Meeting No. 9-2025: Thursday, October 30, 2025

CITY OF ROCKVILLE HISTORIC DISTRICT COMMISSION AGENDA
7:00 p.m.

Anita Neal Powell, Chair
Seth Denbo, Peter Fosselman, Michael Goldfinger, Mercy Shenge

Sheila Bashiri, Preservation Planner
Cynthia Walters, Deputy City Attorney
Katie Gerbes, Comprehensive Planning Manager

Agenda item times are estimates only. Items may be considered at times other than those indicated.

This Historic District Commission meeting will take place virtually via Webex.
The meetings can be viewed on Rockville 11 (Channel 11 on county cable) and livestreamed at www.rockvillemd.gov/rockville11.
Each meeting is also available for viewing soon after the meeting is held, at www.rockvillemd.gov/videoondemand.

7:00 pm **I. COMMITTEE / ORGANIZATION REPORTS**

- **A.** Peerless Rockville - Peerless Rockville Staff
- **B.** Lincoln Park Historical Foundation - Anita Neal Powell
- **C.** Public Comments/Open Forum
- **D.** HDC and Staff Comments

7:05 PM **II. CERTIFICATE OF APPROVAL**

A. 2026-179-COA
Applicant: G&C Contracting, Contractor
Sinan Robert Wolf-Gazo, Owner
Address: 419 Reading Avenue
Request: Certificate of Approval replace an 8x10 foot shed in the rear yard.

B. 2026-175-COA
Applicant: Jacqueline DuPuy, Owner
Address: 302 Lincoln Avenue

Request: Certificate of Approval to replace windows, repair the doors and add a rear doorway, repair the back porch, add a roof membrane, and remove the chimneys.

C. 2026-166-COA

Applicant: Kelly Kalepe, Owner
Address: 401 W. Montgomery Avenue
Request: Retroactive Certificate of Approval to retain a half court sports court in the side yard.

8:05 PM **III. DISCUSSION**

A. OLD BUSINESS

- King Farm Farmstead Master Plan

B. NEW BUSINESS

8:25 PM **IV. ADJOURN**

The HDC adjourns by 10:00 pm, unless extended by the Chair.

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2025	
2025 MEETING DATE	**APPLICATION DUE DATE**
December 18, 2025	November 14, 2025
January 15, 2026	December 12, 2025

HISTORIC DISTRICT COMMISSION VIRTUAL MEETING AND PUBLIC HEARING PROCEDURE

This Historic District Commission meeting will take place virtually via Webex. The public is invited to participate via Webex. Anyone wishing to participate virtually may do so per the instructions below.

HYBRID MEETING AND PUBLIC HEARING PROCEDURE

1. **Pre-meeting Platform: Webex**

   A. Applicant Access: Provided by Community Planning and Development Services/IT
   B. Access for Oral Testimony and Comment: Provided by CPDS/IT (see below)

2. **Pre-Meeting Preparations/Requirements:**

   A. Written Testimony and Exhibits Written testimony and exhibits may be submitted by email to history@rockvillemd.gov

   Written testimony must be received no later than nine (9) days in advance of the hearing in order to be distributed with the Historic District Commission briefing materials. Written testimony and exhibits received after this date, until 4:00 pm on the day before the hearing, will be provided to the Historic District Commission by email.

   B. Webex Orientation for Applicants

      I. Applicants must contact history@rockvillemd.gov no later than five (5) days in advance of the hearing in order to schedule Webex orientation, which must be completed prior to the hearing.

   C. Oral Testimony by Applicants and the Public

      I. Applicants – Applicants must provide a list of presenters and witnesses who will testify on behalf of the Application to history@rockvillemd.gov no later than five (5) days prior to the date of the hearing.

      II. Public Testimony/Comment on an Application – Any member of the public who wishes to comment on an application must submit their name and email address to history@rockvillemd.gov) no later than 9:00 am on the day of the hearing to be placed on the testimony list.

      If a member of the public is unable to meet the deadline to be placed on the testimony list, they can submit written testimony to history@rockvillemd.gov.

3. **Conduct of Online Meeting and Public Hearing:**

   A. Rules of Procedure
   The Meeting and Public Hearing will be held in accord with the Historic District Commission Rules of Procedure, including the order of testimony and applicable time limits on testimony. The Rules may be viewed here: https://www.rockvillemd.gov/documentcenter/view/9989

B. Review of Applications/Cases

The ordinary, but not mandatory, order or procedure for the conduct of the consideration of each application, subject to modifications by the Chair, shall be as follows:

- Introduction and summary of case by staff, including a staff recommendation;
- Questions by the Commission to staff;
- Statement by the applicant and/or his/her agent;
- Questions by the Commission to applicant or agent;
- Public comment;
- Cross-examination of speakers by the applicant, if requested;
- Applicant's rebuttal;
- Consideration and vote by the Commission.

Per the Rules of Procedure, the Chairperson may limit speakers as follows: applicant – five (5) minutes; others – three (3) minutes.

C. Continuance of Hearing

The Historic District Commission, at its discretion, reserves the right to continue the hearing until another date.

PLEASE NOTE:

These procedures are designed to ensure that applicants and members of the public are able to be heard on each matter as fully as is possible within the technological constraints of an online meeting and hearing. Please follow the procedures precisely so that the HDC and staff are able to receive all testimony and comments. When it is your turn to speak:

- Please clearly state your name and address for the record.
- Statements should relate to the subject matter of the hearing.
- Proper, civil language is required at all times.
- Please also be patient.

The HDC and City Staff are doing their best to run the meeting and hearing as efficiently as possible. Thank you in advance for your cooperation.

I. COMMITTEE/ ORGANIZATION REPORTS

A. Peerless Rockville - Peerless Rockville Staff
B. Lincoln Park Historical Foundation - Anita Neal Powell
C. Public Comments/Open Forum
D. HDC and Staff Comments

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City of Rockville
Community Planning & Development Services

Historic District Commission
Staff Report: Certificate of Approval
2026-179-COA, 419 Reading Avenue

MEETING DATE: 10/30/25

REPORT DATE: 10/23/25

STAFF: Sheila Bashiri, Preservation Planner
Community Planning and Development Services
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval replace a shed in the rear yard.

APPLICANT: G&C Contracting, Contractor
Sinan Robert Wolf-Gazo, Owner
419 Reading Avenue
Rockville, MD 20850

FILING DATE: 10/2/25

RECOMMENDATION

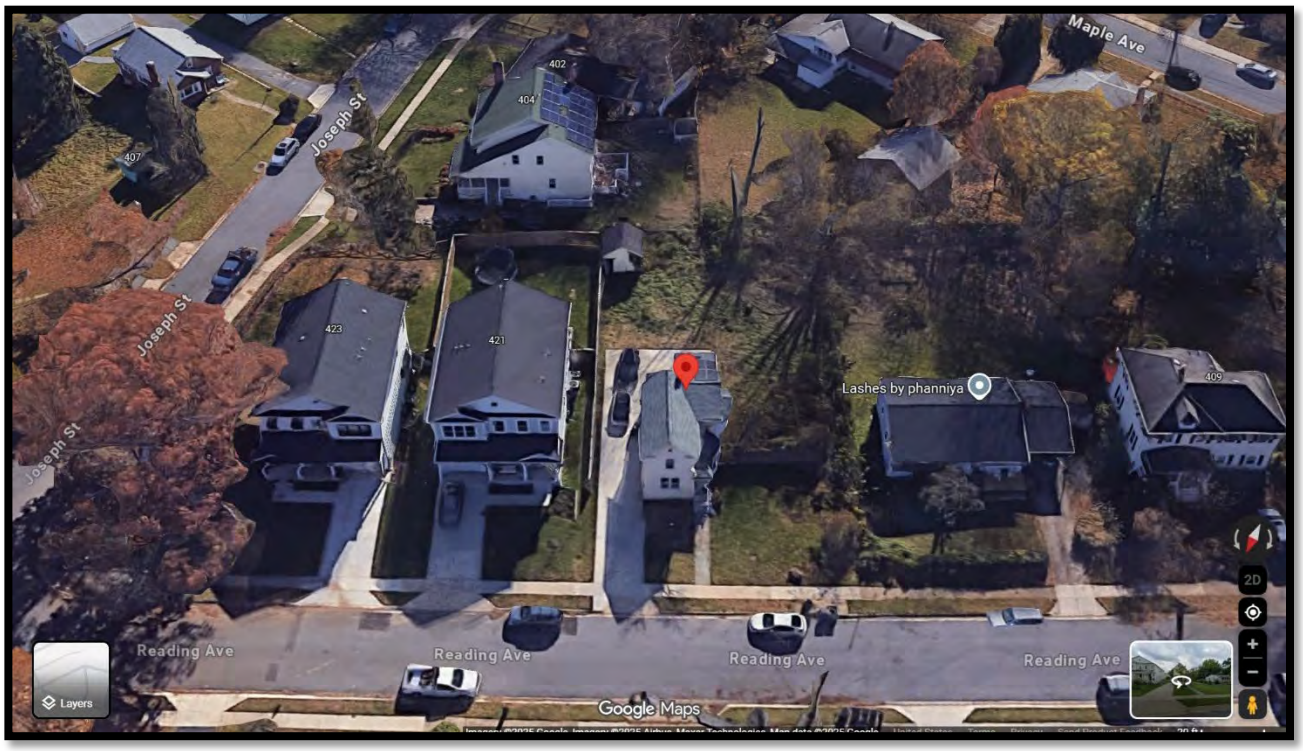
Staff recommends approval of the proposal to install a 10' x 12' shed in the rear yard. The work will meet the *Secretary of the Interior's Standards for Rehabilitation #9* and *Technical Brief #16: Accessory Structures.*

Project Summary

The applicant proposes to replace the existing deteriorated shed with a new 10' x 12' shed.

SITE DESCRIPTION

Location	419 Reading Avenue
Land Use	Detached Restricted Residential
Zoning District	R-60 HD
Existing Use	Residential
Parcel area	9,750 SF
Subdivision	Rockville Park



Birdseye View of 419 Reading Avenue



Front (North) Elevation

HISTORIC SIGNIFICANCE

The Hayes residence was built c. 1896 and it is an individually designated historic site in East Rockville, having been nominated by the owners in 2003. It is an example of modest Vernacular Queen Anne architecture and is significant as one of the first homes built within the Rockville Park subdivision. The front of the house is original with a small modification at the front porch. The two-story rear and side are late-Twentieth century additions. The original wood German siding has been covered with asbestos shingles, and the addition is covered with vinyl siding. The property received approval to install solar panels on the rear addition in 2015 (HDC2015-00749).



Shed Front (North) Elevation

DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant proposes to replace a shed at the rear southwest corner of the property. The existing 8’ x 10’ shed must be removed due to severe deterioration. The applicant proposes to construct a new 11’ wide x 13’ long concrete foundation. The new foundation will be a 4” thick concrete slab designed to support the 10 x12 shed, with a 1’ overhang on all sides for stability and drainage. The proposed shed will be positioned 6’ away from both the side and rear fences.

The proposed custom A-Frame shed will be 10’ wide x 12’ long x 8’ high. The wood framed shed will be clad in white T-11 vertical siding, with white trim. The proposed shed will have intersecting front and side gable roofs clad in 30 year asphalt shingles. Facing the applicant’s house on the west elevation, there will be a wood 54" double door beneath the gable. A single door will be located beneath the gable on the north side elevation facing the rear yard. The single door will be flanked by stationary windows with shutters. Both barn style doors will multi-lite transoms.The white paint and black roof colors will match the house.



Existing Shed Front



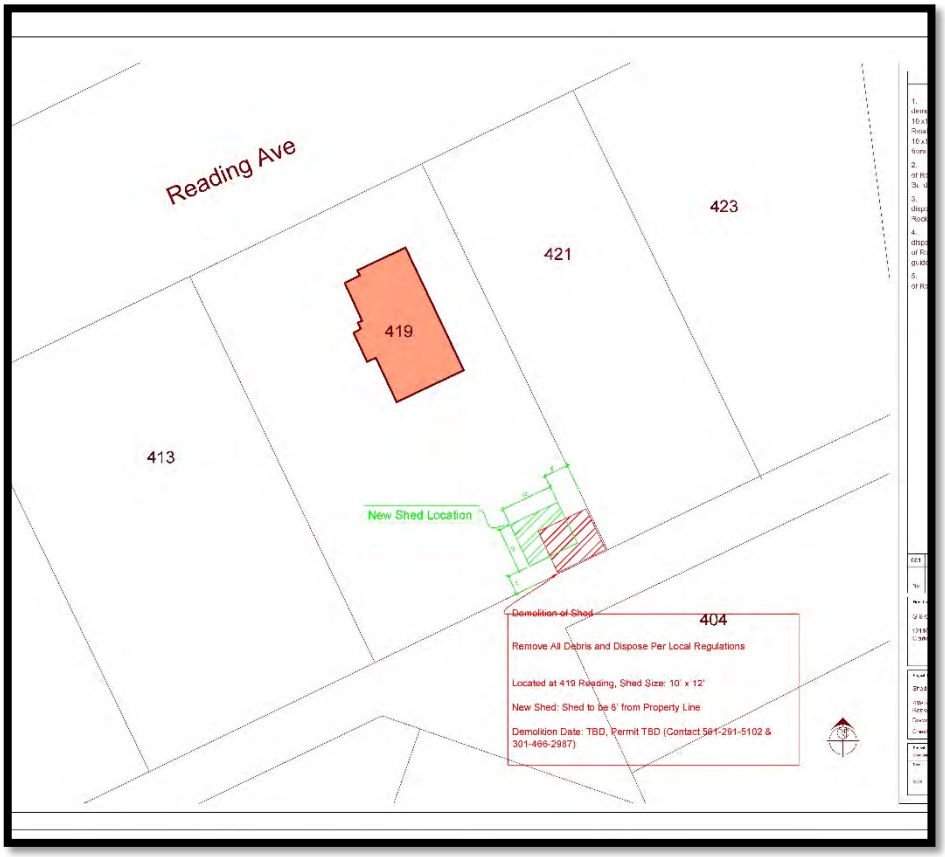
Existing Shed Side



View of Existing Shed Front from Driveway



Proposed Custom Shed



Existing Site Plan

ANALYSIS AND FINDINGS

In accordance with the Secretary of Interiors Standards for Rehabilitation #9, "New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

The proposed shed at the rear of the property, will be obviously new and the materials will differentiate it from the old. It will be located at the rear where existing shed is located. As a result, it will not destroy historic features and spatial relationships, and it will be compatible with the existing features of the property. Therefore, the proposed addition of the new shed meets the *Secretary of Interiors Standards for Rehabilitation Standard #9.*

Technical Brief #16: Accessory Structures states:
"New garages, sheds and other accessory structures should be located in rear yards and in traditional relationship with (typically behind) the primary building. It is not appropriate to locate a garage or outbuilding in front of or alongside a main building unless it is historically accurate for a specific site."

"*New garages and outbuildings must use architectural styles, roof forms and slopes, details, materials, textures and colors that are compatible with, but do not necessarily replicate, those of the principal structure."*

"*Pre-fabricated sheds and similar simple modern structures should be painted to coordinate with the colors on the main building and to be unobtrusive. Sheds should be simple structures with a minimum of decorative features. They should be sited and landscaped to be minimally visible, if visible at all, from the right-of-way. Metal sheds are discouraged."*

The proposal meets the requirements of *Technical Brief #16*.

RECOMMENDATION

Staff recommends approval of the proposal to install a 10' x 12' shed in the rear yard. The work will meet the *Secretary of the Interior's Standards for Rehabilitation #9* and *Technical Brief #16: Accessory Structures.*

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting.

EXHIBITS

1. **Secretary of the Interior’s Standards for Rehabilitation**
2. **Aerial map**
3. **Zoning map**
4. **Application**

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

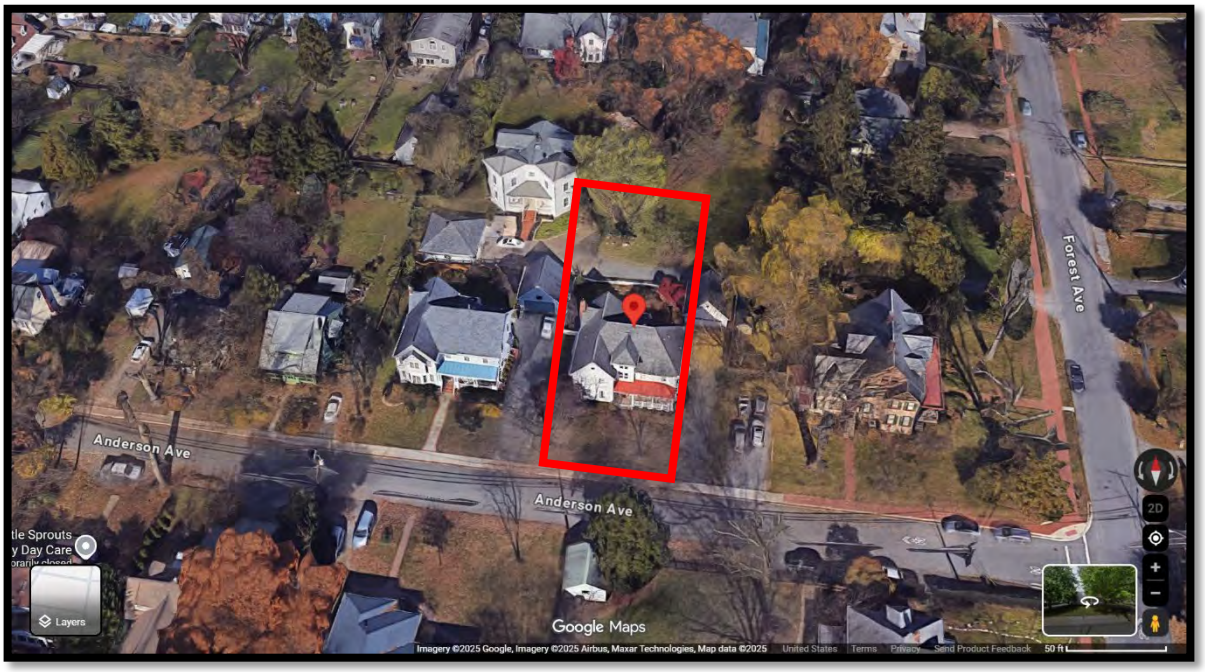
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

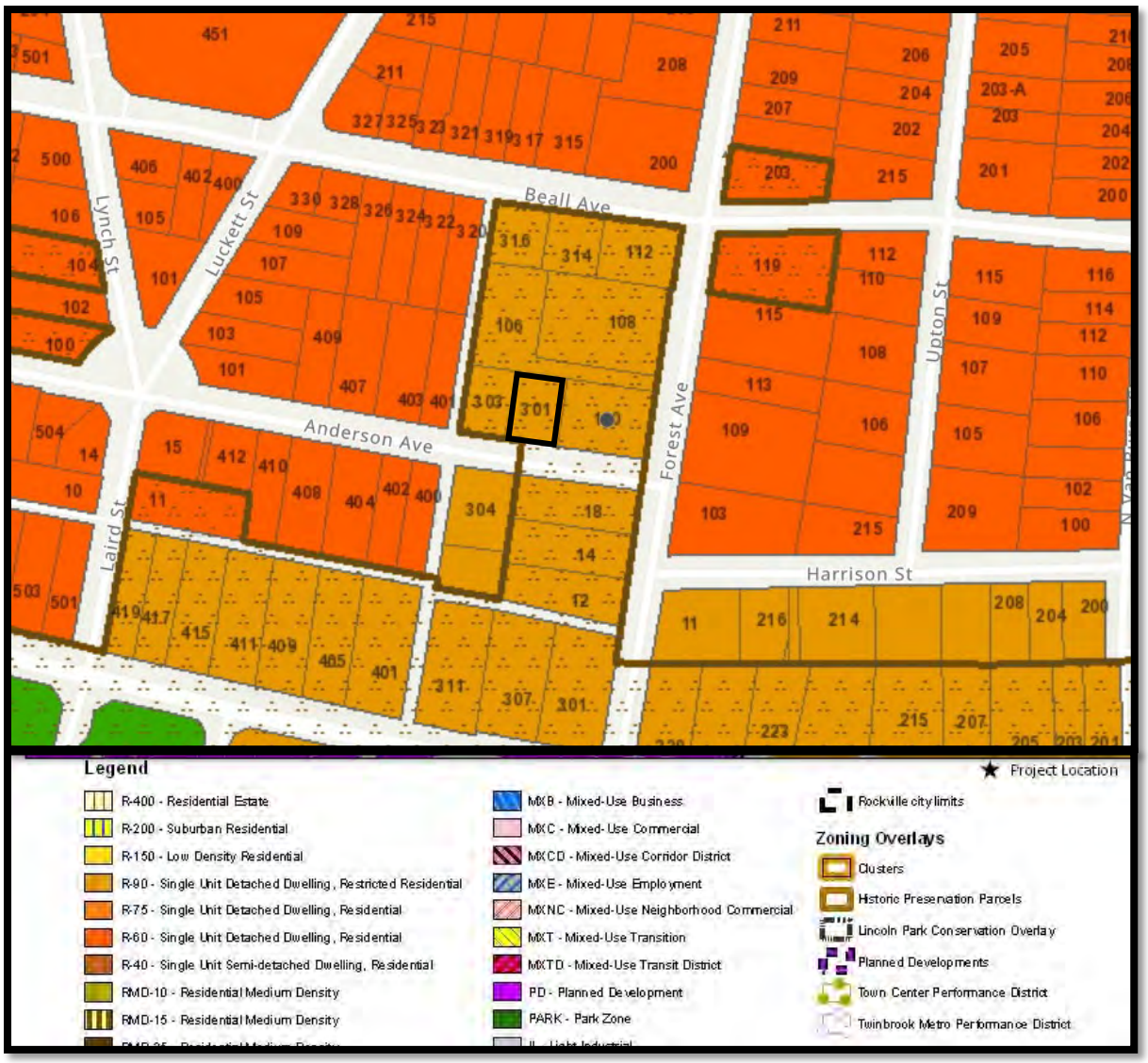
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.


Anderson Ave
Anderson Ave
Forest Ave
Layers
Google Maps
Imagery ©2025 Google, Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
United States
Terms
Privacy
Send Product Feedback
50 ft
2D


Beall Ave
Anderson Ave
Harrison St
Lynch St
Luckett St
Laird St
Forest Ave
Upton St
Legend
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PD - Planned Development
PARK - Park Zone
Project Location
Rockville city limits
Zoning Overlays
Clusters
Historic Preservation Parcels
Lincoln Park Conservation Overlay
Planned Developments
Town Center Performance District
Twinbrook Metro Performance District

Home | Projects | Work Orders | Reports | Administrator | Help | MGO Connect Live!

> Home

View Notes | View Audit Trail | Email Notification

Add New Message

WOLF-GAZO SINAN ROBERT
WOLF-GAZO ERNEST D

Created By: Tyree Dodson on 10/2/2025

In Historic District, HDC approval required for demos and exterior work

Created By: Tyree Dodson on 10/2/2025

WMS (Water Meter Size) - 5/8 INCH DISC

Created By: Tyree Dodson on 10/2/2025

DECK - No

Created By: Tyree Dodson on 10/2/2025

RDG - Review for Neighborhood Design Guidelines may be required

Created By: Tyree Dodson on 10/2/2025

Show Control Panel

Jurisdiction:	Project Type:	Project Number:	Project Name:
Rockville	Planning and Zoning	2026-179-COA	(not set)

Project | Requirements | Payments

Project Photos

Add | Add new photo to this project

Project Details

Project Number 2026-179-COA [AUTO GENERATED]

Status: Pending(Under Review)
Designation: Planning
Project Name:
Project Description: The project involves the demolition and replace of an existing 8x10 ft shed located at 419 Reading Ave, rear yard due to structural deterioration, age, and damage.

Work Type: HDC - Certificate of Approval

Physical Address or Location

Add Address

Successfully verified with external GIS system. Plot | Address Search

Location History

Address: 419 READING AVE
Unit / Apt / Suite:
Place Name / City: ROCKVILLE
State: MD
Zipcode: 20850
Description:
Copy address to contact: -Select- | Copy

Project Date & Time

Created	Created By
10/02/2025 09:46:44 AM	Tyree Dodson
Updated	**Updated By**
10/22/2025 10:10:49 AM	Tyree Dodson

Project Information

Location Information | Planning Dates | Projects Dates | HDC - Certificate of Approval/Courtesy Review | Historic District Commission Review Application

Development Name	
Block:	
Class	
Lot:	19
Zoning	
Subdivision:	0226
Neighborhoods	East Rockville Civic Association
Inside City Limits	YES
Outside City Limits	
Historic Districts	Fred and Mary Nellinger House
Water Service Provider	
Code Enforcement	1

Project Details

There are no type fees available

Available Project Fees

Do not filter

There are no options available for selected Work Type

Form Letters

The following letter are shown for City of Rockville	Release to Customer Portal
Certificate of Approval Admin Approval Letter	
Conditional Use Approval Letter	
Conditional Use Review Letter	
FCP Amendment Approval	
FFCP Approval	
FORESTRY PERMIT	
HDC - Certificate of Approval Letter	
HDC - Evaluation of Significance Approval Letter	
HDC - Sign Ready For Pickup (Last generated: 10/17/2025)	
NRI Approval	
PAM Application Submission Letter	
Payment Invoice	
PFCP Approval	
Planning Application Welcome Letter	
Planning Invoice	
Signifant Tree Removal Action	
Variance Sign Ready for Pickup	
Variance Welcome Letter	
Wall Check	

Assigned Personnel

Project Roles

Case Manager: (Not Applicable)
Responsible Planning Tech: (Not Applicable)
Responsible Inspector: (Not Applicable)

Review Comments

Review Type: - Select a Review Type -
Review Type Category: - Select a Review Type -
Action: Approve
Internal
Pre-Determined Comments
Comments

Auto Scroll to Comment | Save

Save

SDAT	http://sdat.dat.maryland.gov/RealProperty/Pages/v
FTPO	No
HOA	No
FLD	No
RDG	Yes
Land Use	RD
Land Use Description	Residential Detached
DPW Area Name	TIM FAUST
MPDU Rental Parcels	
Zone	R-60
Zone Description	Single Unit Detached Dwelling, Residential
Zoning Overlay	Historic District Zone (Fred and Mary Nellinger Hou
Full Address	
WMS (Water Meter Size)	No
Development	

Contacts

Add Contact — Delete Mode: On Global Save

Applicant

Contact
Business Name: G & C contracting
First Name: Greg — Last Name: Gieros — Suffix: - Select -

Details

Property Owner — Go Top

Document Management

Refresh — Upload Files

Upload Files

Associated Files

Plan Review

2026-179-COA-Front_House_Photo_Oct2025.jpg 788.8 kb
front photo
Uploaded: 10/21/25 01:11 PM by Sheila Bashiri
Show in Customer Portal

2026-179-COA-New_Foundation_Plan.pdf 141.0 kb
Foundation Plan
Uploaded: 10/21/25 01:10 PM by Sheila Bashiri
Show in Customer Portal

2026-179-COA-Updated_Shed_Spec_Sheet.pdf 49.9 kb
Shed Spec Sheet
Uploaded: 10/21/25 01:08 PM by Sheila Bashiri
Show in Customer Portal

2026-179-COA-IMG_1712.JPG 3.3 Mb

Manage Customer Portal uploaded files.

Work Orders and Inspections (refresh)

Add New Work Order

Scheduled Date View | Category Grouped View — Print Inspection History

Create 3'rd Party Inspection

Comments

Select All — Comment History

Letters

Letter Type: - Select A Letter Type - — Generate Letter

Letter Contacts

Greg Gieros, G & C contracting (Applicant) SINAN ROBERT WOLF-GAZO (Property Owner)

Letter History

There are no letter for this Project.

Show Voided Letters

Related Projects

Search
Project Number | Project Name | Address (number, street) — Search

Project Comments

Start New Thread — Type: All Types

Search: — Search — Reset — Export to PDF

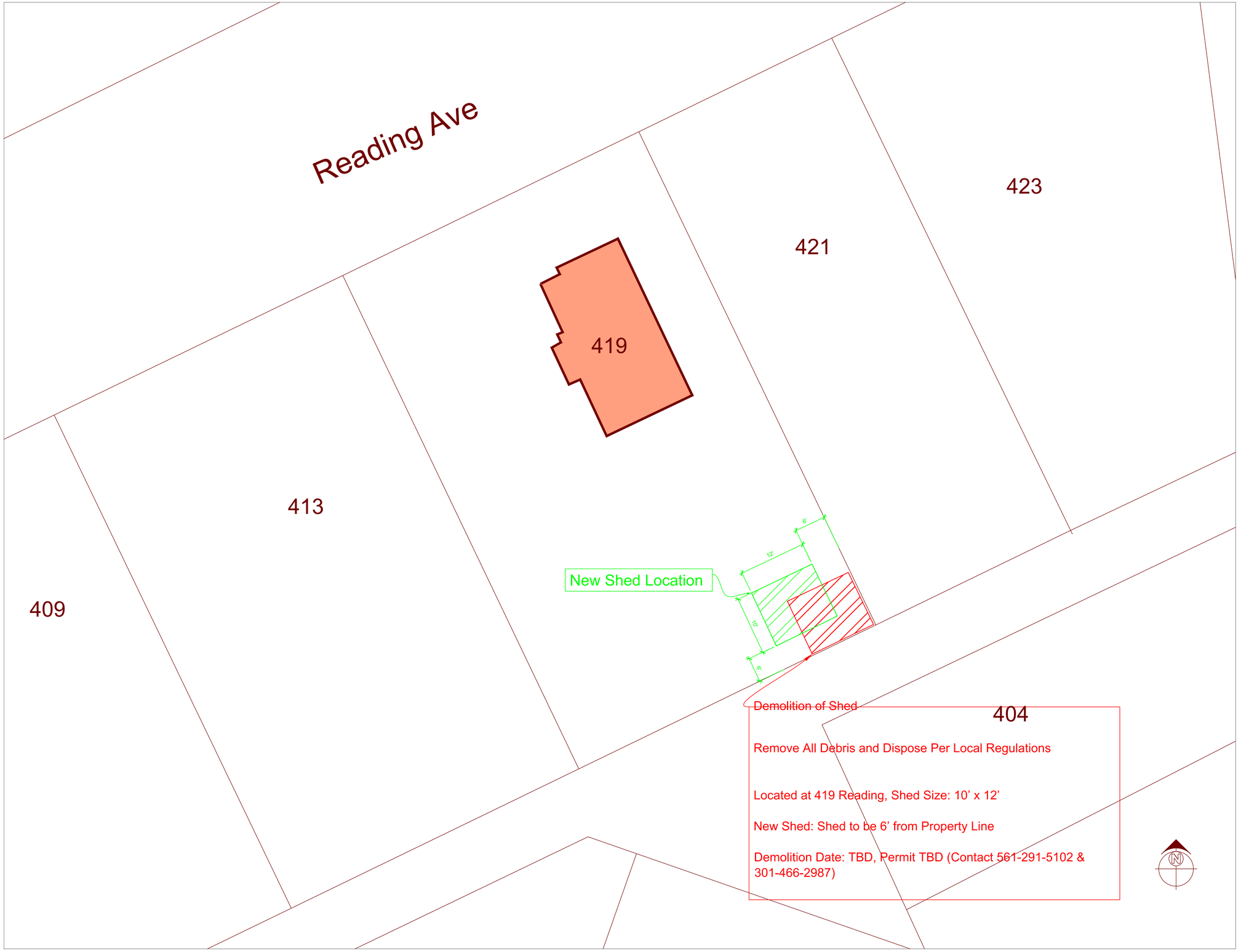
Date and Time Commented	Comment Type	Action Type	Commented By	
10/16/25 09:44 AM	Public	Municipality	Katie Gerbes	Reply

This application will be heard at the Historic District Commission meeting on Thursday, October 30 at 7 pm.

10/02/25 09:47 AM	Private	Municipality	Tyree Dodson	Reply

Customer Portal Application Note:
Work Description: (not set)
Secretary of Interior's Standard #: (not set)
Technical Guide for Alterations #: (not set)
Type of Application: Certificate of Approval
Project Description: The project involves the demolition and replace of an existing 8x10 ft shed located at 419 Reading Ave, rear yard due to structural deterioration, age, and damage.
Scope of Work::
New Construction
INSPECTION OF THE PROPERTY:
The user responded yes.
HEARING/MEETING APPEARANCE:
The user responded yes.
FILING DEADLINES:
The user responded yes.
PUBLIC NOTICE SIGN:
The user responded yes.
Signature: Greg Gieros

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General Notes

1. This plan depicts the demolition of an existing 10'x12' (approximately) shed at 419 Reading Ave. and a new 10'x12' (approximately) shed 6' from the property line.
2. All work to comply with City of Rockville Zoning Ordinance and Building Code.
3. Contractor to demolition and dispose of existing shed per City of Rockville regulations.
4. All debris to be removed and disposed of in accordance with City of Rockville waste management guidelines.
5. New shed to be per the City of Rockville code requirements.

No.	Revision/Issue	Date
001	Preliminary	06/19/25

Firm Name and Address

G & C Contracting LLC

12110 Sassafras Way
Clarksburg MD 20871

Project Name and Address

Shed Replacement

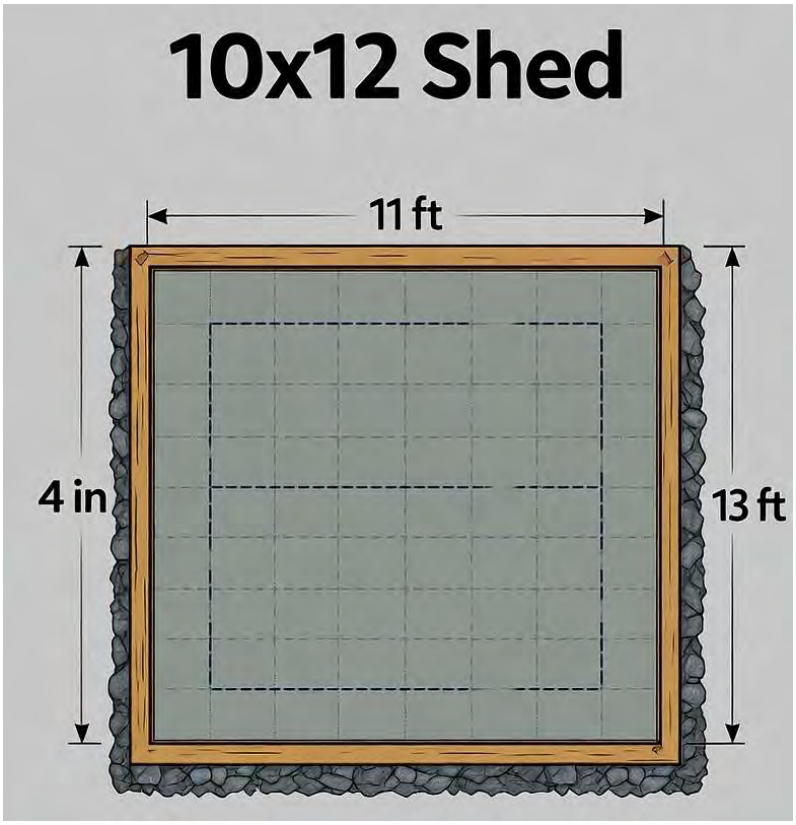
419 Reading Ave
Rockville MD 20850

Drawn By: Sinan Wolf-Gazo

Checked By: Grzegorz (Greg) Gieros

Project	Sheet
Shed Demolition and New Construction	1 of 1
Date: June 19, 2025	
Scale: 1:192	

New Foundation Specifications



The new foundation will be a 4-inch-thick concrete slab designed to support the 10x12 shed, with a 1 ft overhang on all sides for stability and drainage.

Component	Details
Dimensions	11 ft x 13 ft (132 sq ft), extending 1 ft beyond shed footprint (10x12 ft)
Slab Thickness	4 inches
Concrete Strength	4,000 PSI, suitable for residential shed applications
Reinforcement	6x6 W1.4/W1.4 wire mesh (10-gauge) placed at mid-depth of slab
Base Preparation	4-6 inch compacted gravel base (3/4" crushed stone) over leveled subgrade
Drainage	Slab sloped at 1/4" per foot away from center to prevent water pooling
Edge Treatment	Perimeter edges formed with 2x4 lumber; chamfered edges for durability
Curing	7-day wet curing process to ensure proper concrete strength
Compliance	Meets Montgomery County, MD building codes and ICC residential standards

Shed Specifications

The proposed shed is a custom 10x12 A-Frame style, designed to enhance the property's functionality while maintaining aesthetic harmony.

Below are the detailed specifications:

Category	**Specification Details**
Dimensions	Overall: 10 ft x 12 ft x 8 ft (height at peak) Interior: 9.5 ft x 11.5 ft (accounting for wall thickness)
Style	A-Frame
Foundation	New 4-inch-thick concrete slab (11x13 ft to extend 1 ft beyond shed footprint for stability and drainage); 4,000 PSI concrete with wire mesh reinforcement
Framing	Walls: 2x4 studs, 16" on center, double top plates Floor: 2x6 joists, 16" on center, pressure-treated 3/4" T&G plywood
Roof	Truss-style rafters (2x4, 16" on center) with 2x6 ridge beam; 1/2" CDX plywood sheathing; 30-year architectural shingles Roof Color: Black
Siding	T1-11 wood siding Siding Color: White
Trim	Trim Color: White
Doors	54" double door (wood, pre-hung, standard hardware) Door Color: White (to match siding and trim)
Windows	Two 18x27" fixed windows, white frames Shutter Color: White
Materials	Kiln-dried, pressure-treated lumber for ground contact; no OSB or particle board
Compliance	Built to exceed local wind/snow load standards (e.g., 20 PSF snow load); meets ICC residential code guidelines and Montgomery County, MD building requirements

Current Shed 10x12





Proposed Shed 10x12



Sinan Wolf-Gazo
419 Reading Ave
Rockville, MD 20850

September 29, 2025

Historic District Commission
City of Rockville
111 Maryland Ave
Rockville, MD 20850

Subject: Letter of Authorization for 419 Reading Ave

Dear Rockville Historic District Commission,

I, Sinan Wolf-Gazo, the owner of the property located at 419 Reading Ave, Rockville, MD 20850, hereby authorize Greg Gieros/G&C Contracting located at 12110 Sassafras Way, Clarksburg, MD, 20871, to act on my behalf for matters pertaining to submitting a Historic Area Work Permit application, representing me at HDC meetings, or overseeing exterior modifications to the property.

This authorization includes, but is not limited to, submitting documents, making applications, or coordinating with HDC staff regarding the proposed work. This authorization is valid from 05/01/2025 until 05/01/2026.

Sincerely,

Sinan Wolf-Gazo


419

NOTICE

HISTORIC DISTRICT COMMISSION

Public Meeting

Application # 2026-179-COA

Request:

CERTIFICATE OF APPROVAL

City of Rockville
Historic Preservation Section
Department of Community Planning and Development Services

Purpose:

REPLACE SHED

Date: 10-30-25 Time: 7:00 p.m.

Place: Rockville City Hall
111 Maryland Avenue, Rockville, MD 20850
Mayor and Council Chambers

The public is invited to attend and comment on this application.

FOR FURTHER INFORMATION CALL: 240-314-8230

See the meeting agenda and staff report, posted one week prior to the meeting at http://www.rockvillemd.gov/government/commissions/hdc/index.html

City of Rockville
Community Planning & Development Services

Historic District Commission
Staff Report: Certificate of Approval
2026-175-COA, 302 Lincoln Avenue

MEETING DATE: 10/30/25

REPORT DATE: 10/23/25

STAFF: Sheila Bashiri, Preservation Planner
Community Planning and Development Services
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval to replace windows, repair the doors and add a rear doorway, repair the back porch, add a roof membrane, and remove the chimneys.

APPLICANT: Jacqueline DuPuy, Owner
302 Lincoln Avenue
Rockville, MD 20850

FILING DATE: 10/2/25

RECOMMENDATION

Staff recommends approval of the proposal to replace windows, repair the doors and add a rear doorway, repair the back porch, add a roof membrane, and remove the chimneys. The work will meet the *Secretary of the Interior's Standards for Rehabilitation #9* and *Technical Brief #3: Windows and Doors.*

PROJECT SUMMARY

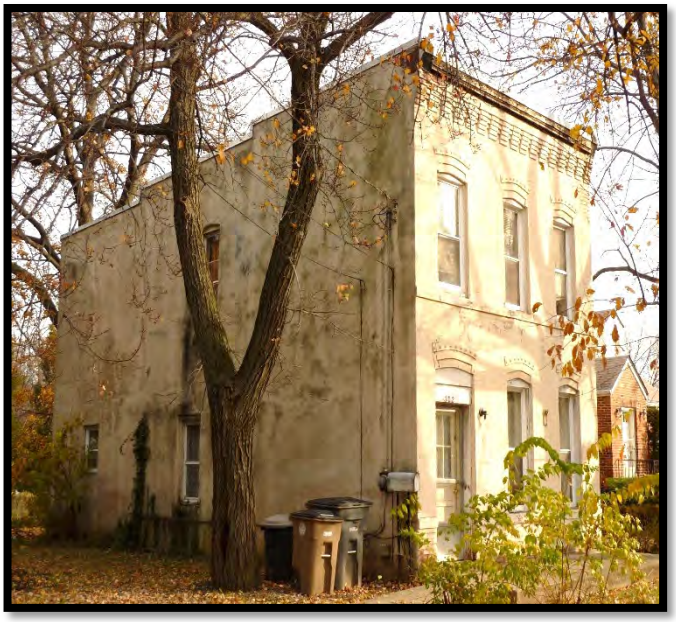
The house has been vacant for several years. The current owner is seeking to begin rehabilitating it by tightening the building envelope.

SITE DESCRIPTION

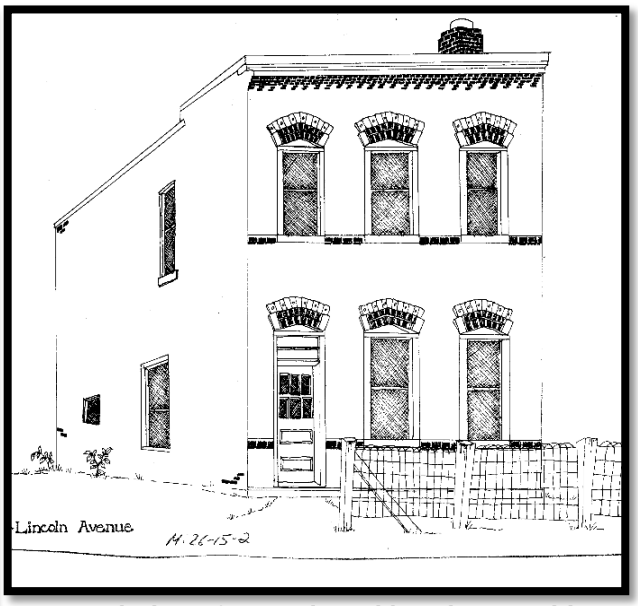
Location	302 Lincoln Avenue
Land Use	Detached Restricted Residential
Zoning District	R-60 HD
Existing Use	Residential
Parcel area	8,817 SF
Subdivision	1st Addition to Lincoln Park



Birdseye View of 302 Lincoln Avenue



Front (South) and West Side Elevations



Rendering of Front (South) and West Side Elevations (c.1978)

HISTORIC SIGNIFICANCE

302 Lincoln Avenue is a two-story brick house built in 1894-95. Identified with the Reuben Hill family and the Cook family, Reuben Hill was a prominent enslaved person that served in the Civil War and purchased land near the present community of Lincoln Park after emancipation. The Cook-Waters-Lewis House is named for the African American families who have lived here. This unique urban townhouse was built by George and Fannie Hill Cook (Reuben Hill's daughter) in what was then the new Lincoln Park subdivision. George and Fannie were considered among the first settlers of the Community.

The Italianate building has decorative brick details on the front facade at the cornice, and over the window and door openings. There is a corbelled cornice line on the front elevation. This stuccoed two-story house was built on fieldstone foundations, with stretcher bonded bricks painted light pink. The south door is glass and wooden paneled. The house currently one-over-one double-hung windows, however, the window sashes have been changed several times since 1894. There is an interior end chimney on the north elevation. The house was locally designated in 2006.



Historic Family Photo Showing Original Brick Façade Prior to the Application of Stucco

DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS

The applicant proposes to rehabilitate the house which has been vacant for a long time. The applicant seeks to begin rehabilitating the house by replacing the windows, repairing the back porch, repairing doors and adding a new rear doorway, adding a roof membrane, and removing the chimneys.



Existing Front Elevation



Existing West Side Elevation and Rear Porch Enclosure



Existing Rear Elevation



Existing East Side Elevation

Windows

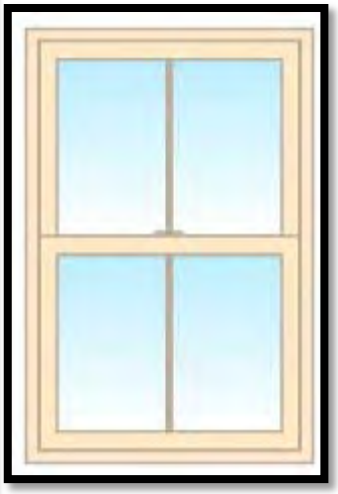
The original wood windows have been changed several times since the house was constructed in 1894. The existing windows are one-over-one double-hung vinyl. The vinyl windows show varying levels of deterioration. The wood window frames are in various stages of severe deterioration. The applicant proposes to replace the vinyl windows with a new composite vinyl window. The proposed new double-hung windows will have a two-over-two configuraton. Simonton 5500 Traditional Style windows are proposed to replace the existing vinyl windows. The proposed windows will have simulated divided lites (SDL). The wood window frames will be repaired, and the new windows and the frames will be painted to match he existing windows.



Examples of Windows with Deteriorating Vinyl and Wood



Proposed New Windows



Proposed Two-Over-Two Window Configuration

Doors

The house retains the original front (south) and east side elevation doors. The six-lite recessed wood panel doors are deteriorated and in need of repair. The applicant proposes add a new door on the rear (north) elevation. The proposed new door will be placed directly beneath the east end second story window. The existing bricks will be removed to open the doorway, and the new doorway will be arched to mimic the existing north elevation window. The proposed new 26 x 68 door will duplicate the front and side doors, with a four-lite confifugraion. A set of two steps will lead to the proposed new door.





Existing Front and Side Wood Doors

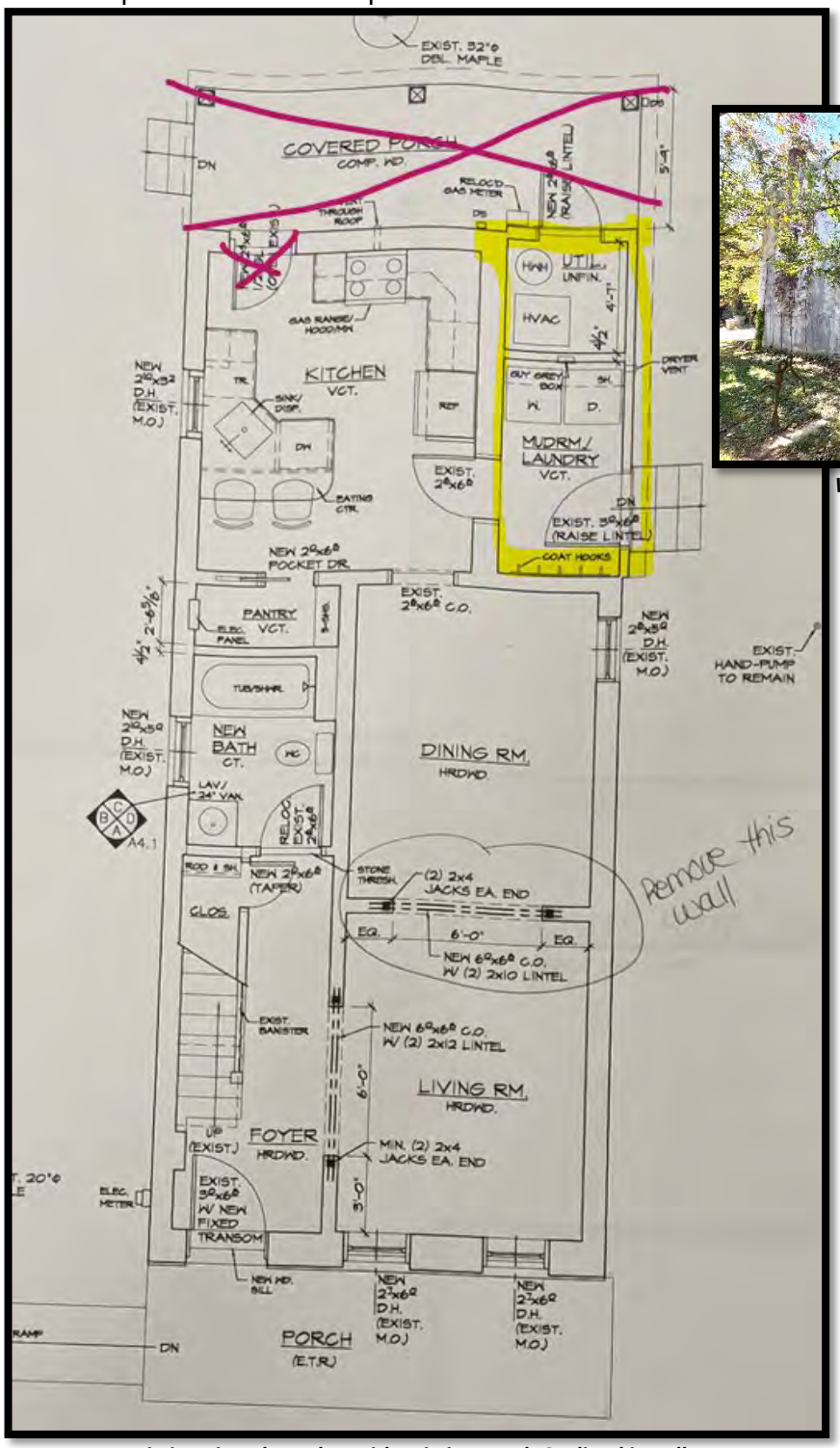




Existing Rear Elevation and Proposed Rear Elevation

Rear Porch

The existing rear porch was enclosed with wood siding. The existing porch is structurally sound, so the applicant intends to restore it as needed. The concrete block steps on the west elevation will be replaced with new steps.



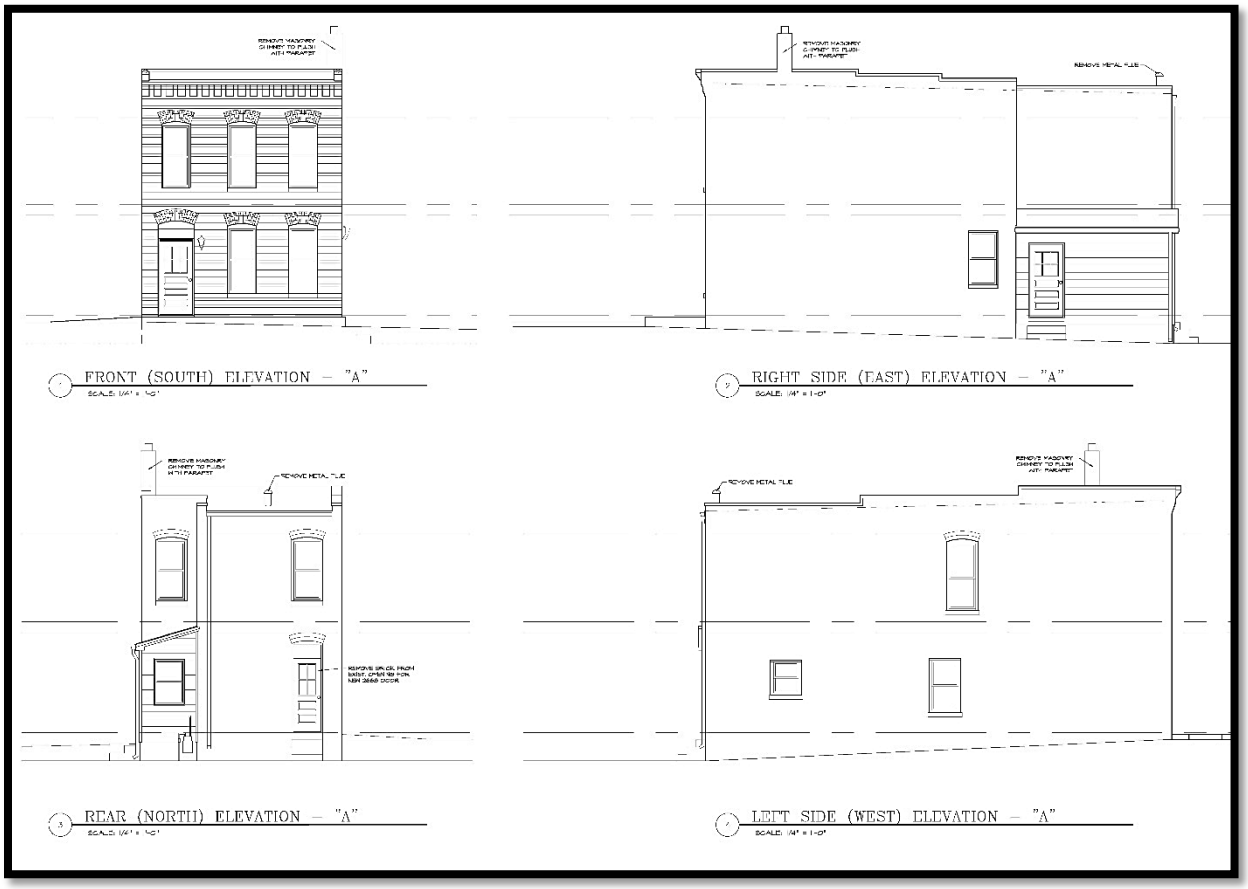
Existing First Floor Plan with Existing Porch Outlined in Yellow



West Elevation of the Enclosed Rear Porch

Roof and Chimneys

As typical in Italianate style buildings, the existing roof of the house is flat. A brick chimney rises above the roof near the front elevation, and a metal pipe chimney is above the rear end. The applicant proposes to remove the two chimneys and seal the openings. A rubber membrane will be applied to the roof to seal the building.



Existing Building Elevations, Including the Proposed Rear (North) Elevation

ANALYSIS AND FINDINGS

The Secretary of Interiors Standards for Rehabilitation Standard #9, states: *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."*

The proposed windows will meet *Standard #9*. The existing vinyl replacement windows are not original to the house. The proposed new windows will be two-over-two configuration, which is much more appropriate for the house style. The window material will distinguish them as a new element.

The proposed new door will be compatible with the historic features of the house. The location at the rear of the house will not impact the historic features that characterize of the house and the new work will be differentiated from the old.

The City's Technical Guide for Alterations #3, Windows and Doors:

- *Retain and repair original windows and doors and their frame and trim.*
- *Retain the location of original window and door openings to the maximum extent possible.*
- *Retain the size of the original openings and configurations, with transoms, sidelights, double doors or other features.*

If the HDC approves the replacement of one or more of the original windows or doors, the replacement shall be in kind, matching the original in design, size, and materials. Windows in new additions are evaluated as "new construction" and repair of original materials would not apply.

The work meets the requirements of *Technical Guide #3, Windows and Doors.*

RECOMMENDATION

Staff recommends approval of the proposal replace windows, repair the doors and add a rear doorway, repair the back porch, add a roof membrane, and remove the chimneys. The work will meet the *Secretary of the Interior's Standards for Rehabilitation #9* and *Technical Brief #3: Windows and Doors.*

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting.

EXHIBITS

1. **Secretary of the Interior's Standards for Rehabilitation**
2. **Aerial map**
3. **Zoning map**
4. **Application**

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.


Memory
Park
Lincoln Ave
Lincoln Ave
Lincoln Ave
604
602
600
308
310
304
303
213
217
219
340


Zoning Districts
View the Rockville Zoning Ordinance
302 LINCOLN AVE
Show search results for 302 LINCOL...
Spring Ave
Lincoln Ave
Howard Ave
N Stonestreet Ave
Douglass Ave
Esri Community Maps Contributors, City of Rockville, MD, MNCPPC, VGIN,
Legend
Project Location
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PD - Planned Development
PARK - Park Zone
Rockville city limits
Zoning Overlays
Clusters
Historic Preservation Parcels
Lincoln Park Conservation Overlay
Planned Developments
Town Center Performance District
Twinbrook Metro Performance District

Home | Projects | Work Orders | Reports | Administrator | Help | MGO Connect Live!

> Home

View Notes | View Audit Trail | Email Notification

Add New Message

LEWIS JACQUELINE

Created By: Tyree Dodson on 9/24/2025

Address located in the Lincoln Park Conservation District.

Created By: Tyree Dodson on 9/24/2025

In Historic District, HDC approval required for demos and exterior work

Created By: Tyree Dodson on 9/24/2025

DECK - No

Created By: Tyree Dodson on 9/24/2025

Show Control Panel

Jurisdiction: Rockville

Project Type: Planning and Zoning

Project Number: 2026-175-COA

Project Name: (not set)

Project | Requirements | Payments

Project Photos

Add | Add new photo to this project

Project Details

Project Number 2026-175-COA [AUTO GENERATED]

Status: Pending(Under Review)

Designation: Planning

Project Name:

Project Description: REPLACING WINDOWS, FRONT DOOR, BACK PORCH, ADDING ROOF MEMBRANE, REMOVING CHIMNEY

Work Type: HDC - Certificate of Approval

Physical Address or Location Add Address

Successfully verified with external GIS system. Plot | Address Search

Location History

Address: 302 LINCOLN AVE

Unit / Apt / Suite:

Place Name / City: ROCKVILLE

State: MD

Zipcode: 20850

Description:

Copy address to contact: -Select- | Copy

Project Date & Time

Created: 09/24/2025 03:30:43 PM

Created By: Tyree Dodson

Updated: 10/23/2025 10:59:57 AM

Updated By: Sheila Bashiri

Project Information

Location Information | Planning Dates | Projects Dates | HDC - Certificate of Approval/Courtesy Review | Historic District Commission Review Application

Development Name	
Block:	
Class	
Lot:	19
Zoning	
Subdivision:	0215
Neighborhoods	Lincoln Park Civic Association
Inside City Limits	YES
Outside City Limits	
Historic Districts	Cook-Waters-Lewis House
Water Service Provider	
Code Enforcement	1
Property Account	160400178541
SDAT	http://sdat.dat.maryland.gov/RealProperty/Pages/v
ETPO	No

Project Details

There are no type fees available

Available Project Fees Do not filter

There are no options available for selected Work Type

Form Letters

The following letter are shown for City of Rockville	Release to Customer Portal
Certificate of Approval Admin Approval Letter	
Conditional Use Approval Letter	
Conditional Use Review Letter	
FCP Amendment Approval	
FFCP Approval	
FORESTRY PERMIT	
HDC - Certificate of Approval Letter	
HDC - Evaluation of Significance Approval Letter	
HDC - Sign Ready For Pickup (Last generated: 10/17/2025)	
NRI Approval	
PAM Application Submission Letter	
Payment Invoice	
PFCP Approval	
Planning Application Welcome Letter	
Planning Invoice	
Signifant Tree Removal Action	
Variance Sign Ready for Pickup	
Variance Welcome Letter	
Wall Check	

Assigned Personnel

Project Roles

Case Manager: (Not Applicable)

Responsible Planning Tech: (Not Applicable)

Responsible Inspector: (Not Applicable)

Review Comments

Review Type: - Select a Review Type -

Review Type Category: - Select a Review Type -

Action: Approve

Internal | Pre-Determined Comments

Comments

Auto Scroll to Comment | Save

Comments

Select All | Comment History

Save

FLD	No
RDG	No
Land Use	RD
Land Use Description	Residential Detached
DPW Area Name	TIM FAUST
MPDU Rental Parcels	
Zone	R-60
Zone Description	Single Unit Detached Dwelling, Residential
Zoning Overlay	Historic District Zone (Cook-Waters-Lewis House)
Full Address	
WMS (Water Meter Size)	No
Development	

Contacts

Add Contact

Delete Mode: On Global Save

Applicant

Contact
Business Name

First Name: JACQUELINE
Last Name: DUPUY
Suffix: - Select -

Details

Property Owner

Go Top

Document Management

Refresh | Upload Files

Plan Review Complete

Upload Files

Associated Files

Plan Review

2026-175-COA-Floorplan.jpg 108.2 kb
First Story floorplan
Uploaded: 10/23/25 10:56 AM by Sheila Bashiri
Show in Customer Portal

2026-175-COA-a1.2 elevation drawing.pdf 128.3 kb
Digital Photographs
Uploaded: 09/12/25 05:13 PM by JACQUELINE DUPUY on CP
Transfered from CP on 09/24/25 03:31 PM
Show in Customer Portal

2026-175-COA-302 lincoln window specs.pdf 143.3 kb
Digital Photographs
Uploaded: 09/12/25 05:13 PM by JACQUELINE DUPUY on CP
Transfered from CP on 09/24/25 03:31 PM
Show in Customer Portal

Manage Customer Portal uploaded files.

Work Orders and Inspections (refresh)

Add New Work Order

Scheduled Date View | Category Grouped View

Print Inspection History

Create 3'rd Party Inspection

Letters

Letter Type: - Select A Letter Type -

Generate Letter

Letter Contacts

JACQUELINE DUPUY (Applicant) JACQUELINE LEWIS (Property Owner)

Letter History

There are no letter for this Project.

Show Voided Letters

Related Projects

Search

Project Number | Project Name | Address (number, street)

Search

Project Comments

Start New Thread

Type: All Types

Search: Search Reset

Export to PDF

Date and Time Commented	Comment Type	Action Type	Commented By	
10/16/25 09:47 AM	Public	Municipality	Katie Gerbes	Reply
This application will be heard at the Historic District Commission meeting on Thursday, October 30 at 7 pm.				
10/09/25 06:58 AM	Public	Customer	JACQUELINE DUPUY	Reply
Just checking to see if I will be on the docket for October 16th.				
09/24/25 03:31 PM	Private	Municipality	Tyree Dodson	Reply

Customer Portal Application Note:
Work Description: (not set)
Secretary of Interior's Standard #: (not set)
Technical Guide for Alterations #: (not set)
Type of Application: Certificate of Approval
Project Description: REPLACING WINDOWS, FRONT DOOR, BACK PORCH, ADDING ROOF MEMBRANE, REMOVING CHIMNEY
Scope of Work::
Chimney
Roofing
Windows/Doors
Other
Other Scope of Work: (not set)
INSPECTION OF THE PROPERTY:
The user responded yes.
HEARING/MEETING APPEARANCE:
The user responded yes.
FILING DEADLINES:
The user responded yes.
PUBLIC NOTICE SIGN:
The user responded yes.
Signature: Jacqueline L. DuPuy

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7. Description

Inventory No. M:26/15/2

Condition **Demolished**

___ excellent ___ deteriorated
x__ good ___ ruins
___ fair ___ altered

Prepare both a one paragraph summary and a comprehensive description of the resource and its various elements as it exists today.

This 1894 three bay by two bay, two story rectangular town house faces south on Lincoln Avenue. It is a rectangular frame and brick building with a regular façade and a flat roof. It is in good condition with no structural cracks visible in the foundation or walls. There is some wood deterioration in the window sills. Several window openings (on the west and rear facades) have been altered or closed. The windows have been replaced several times and the rear porch enclosed. A hand pump is in the east side yard. Despite these alterations over time, the presence of the building and its appearance from the public way is essentially unchanged from the original.



302 Lincoln Avenue

Built on fieldstone foundations, this stretcher bonded brick structure is painted light beige; its east and west elevations are stuccoed. There is a poured concrete slab across the south elevation. The south exterior front door has six lights on top and two wooden panels below. The sides of the building are largely unrelieved.

There are one-over-one double-hung windows. On the south elevation these windows are set into segmental arches of decorative bricks with raised ball design. It has a raised brick beltcourse between the first and second story and under the first story windows on the front façade. The house has a shed roof with a tin and tar covering. There is a corbelled cornice line on the south elevation and a corbelled interior chimney on the east elevation.

9. Major Bibliographical References

Inventory No. M:26/15/2

Land, plat and tax records of Montgomery County Maryland. Ledger belonging to Billy Wire, Wire Hardware, not in possession of Peerless Rockville. Mrs. Maabel Hill Talks About Lincoln Park:, oral history by Bridget Bolcik, April 5, 1976. Exhibit Text for Lincoln Park Architecture Exhibit, 1993. U.S. Census recrords, 1900, 1910, 1920, 1930. Family history by Jacqueline L. Lewis, 2006. Correspondence with Sharyn Duffin, Lincoln Park historian.

10. Geographical Data

Acreage of surveyed property 9,000 square feet
Acreage of historical setting
Quadrangle name Quadrangle scale:

Verbal boundary description and justification
Block 1, lot 16, First Addition to Lincoln Park

11. Form Prepared by

name/title	Eileen McGuckian, Candy Reed (1978) Judy Christensen, Preservation Planner (2006)		
organization	City of Rockville, MD	date	January 20, 2006
street & number	111 Maryland Avenue	telephone	240-314-8230
city or town	Rockville	state	MD 20850

The Maryland Inventory of Historic Properties was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
DHCD/DHCP
100 Community Place
Crownsville, MD 21032-2023
410-514-7600



1 FRONT (SOUTH) ELEVATION – "A"

SCALE: 1/4" = 1'-0"



2 RIGHT SIDE (EAST) ELEVATION – "A"

SCALE: 1/4" = 1'-0"



3 REAR (NORTH) ELEVATION – "A"

SCALE: 1/4" = 1'-0"



4 LEFT SIDE (WEST) ELEVATION – "A"

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

CEM DESIGN
520 ANDERSON AVENUE
ROCKVILLE, MARYLAND
301.294.0682 20850

PROFESSIONAL CERTIFICATION.
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 6059 EXPIRATION DATE 6/30/2026

Restoration and Addition of the:

Lewis Residence

302 Lincoln Avenue, Rockville, Maryland 20850

Issue Date
9/12/2025

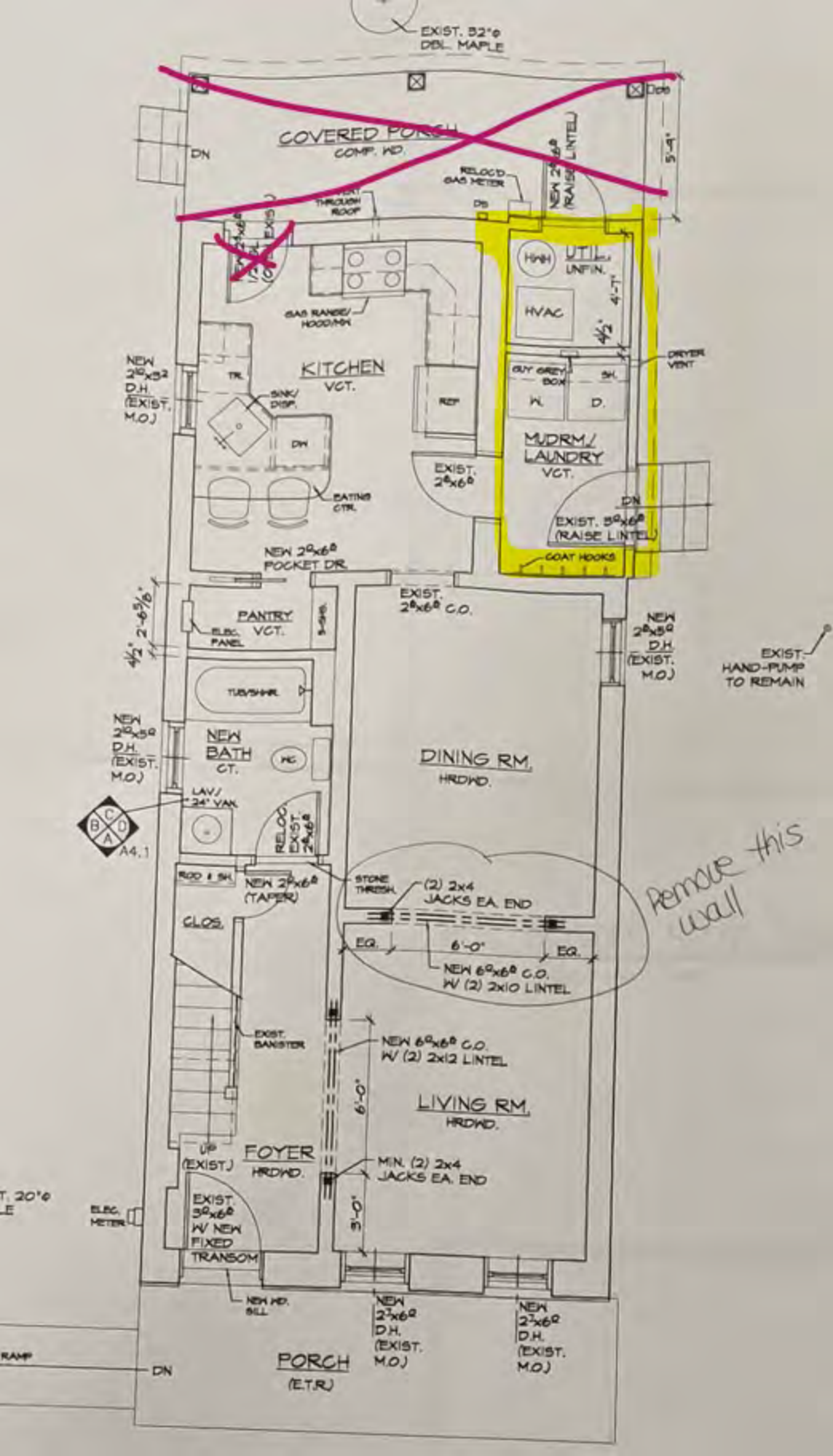
Revisions

Rev.	Date	Description	By
1			
2			
3			
4			
5			

Sheet Title

PROPOSED ELEVATIONS

A1.2


EXIST. 32"ø DBL. MAPLE
COVERED PORCH
COMP. WD.
DN
RELOC'D GAS METER
NEW 2x6@ (RAISE LINTEL)
5'-4"
DB
PAINT THROUGH ROOF
EXIST.
GAS RANGE/ HOOD/MW
KITCHEN
VCT.
TR.
SINK/ DISP.
DW
REF
EATING CTR.
NEW 2x6@ D.H. (EXIST. M.O.)
UTIL.
UNFIN.
HWH
HVAC
4'-7"
4½"
DRYER VENT
GUY GREY BOX
SH.
W.
D.
MUDRM./ LAUNDRY
VCT.
EXIST. 2x6@
DN
EXIST. 5x6@ (RAISE LINTEL)
GOAT HOOKS
NEW 2x6@ POCKET DR.
EXIST. 2x6@ C.O.
PANTRY
VCT.
ELEC. PANEL
S-SHELF
4½" 2'-6⅝"
NEW 2x5@ D.H. (EXIST. M.O.)
EXIST. HAND-PUMP TO REMAIN
TUB/SHWR.
NEW 2x5@ D.H. (EXIST. M.O.)
NEW BATH
CT.
HC
DINING RM.
HRDWD.
LAV/ 24" VAN.
B C D A
A4.1
RELOC'D EXIST. 2x6@
ROD & SH.
NEW 2x6@ (TAPER)
STONE THRESH.
(2) 2x4 JACKS EA. END
Remove this wall
CLOS.
EQ.
6'-0"
EQ.
NEW 6x6@ C.O. W/ (2) 2x10 LINTEL
EXIST. BANISTER
NEW 6x6@ C.O. W/ (2) 2x12 LINTEL
6'-0"
LIVING RM.
HRDWD.
UP (EXIST.)
FOYER
HRDWD.
MIN. (2) 2x4 JACKS EA. END
3'-0"
ELEC. METER
EXIST. 3x6@ W/ NEW FIXED TRANSOM
NEW WD. SILL
NEW 2x6@ D.H. (EXIST. M.O.)
NEW 2x6@ D.H. (EXIST. M.O.)
RAMP
DN
PORCH
(E.T.R.)


302




DD642599


3







R








C









---------- Forwarded message ---------
From: **Thomas Conboy**
Date: Wed, Sep 3, 2025 at 2:13 PM
Subject: Re: Not sure what they mean?
To: Jacqueline DuPuy, CEM Design

Good afternoon,

Here is a link to the Series 5500 windows from Simonton which I typically use. Please let me know if you need anything else.

Simonton 5500 Windows – Traditional Style Windows | Simonton



Simonton 5500 Windows – Traditional Style Windows | Simonton

Simonton 5500 Collection windows feature a traditional beveled design that complement any home style. Browse the...

Historic District Commission
Staff Report: Certificate of Approval
2026-166-COA, 401 W. Montgomery Avenue

MEETING DATE: 10/30/25

REPORT DATE: 10/23/25

STAFF: Sheila Bashiri, Preservation Planner
Community Planning and Development Services
sbashiri@rockvillemd.gov

APPLICATION: Certificate of Approval to retain existing half-court sports court in the side yard.

APPLICANT: Kelly Kalepe, Owner
401 W. Montgomery Avenue
Rockville, MD 20850

FILING DATE: 9/22/25

RECOMMENDATION

Finding that the proposal to retain the half-court sports court does not meet the *Secretary of the Interior's Standards for Rehabilitation* #1, #2, #9 and #10, staff does not recommend approval.

Project Summary

The applicant is seeking a retroactive Certificate of Approval to retain the half-court sports court in the side yard of the property. The applicant is not requesting any alterations to the existing condition.

SITE DESCRIPTION

Location	401 West Montgomery
Land Use	Detached Restricted Residential
Zoning District	R-60 HD
Existing Use	Residential
Parcel area	21,500 sf
Subdivision	West End Park



Aerial Views of 401 West Montgomery Avenue



Front (South) Elevation

HISTORIC SIGNIFICANCE

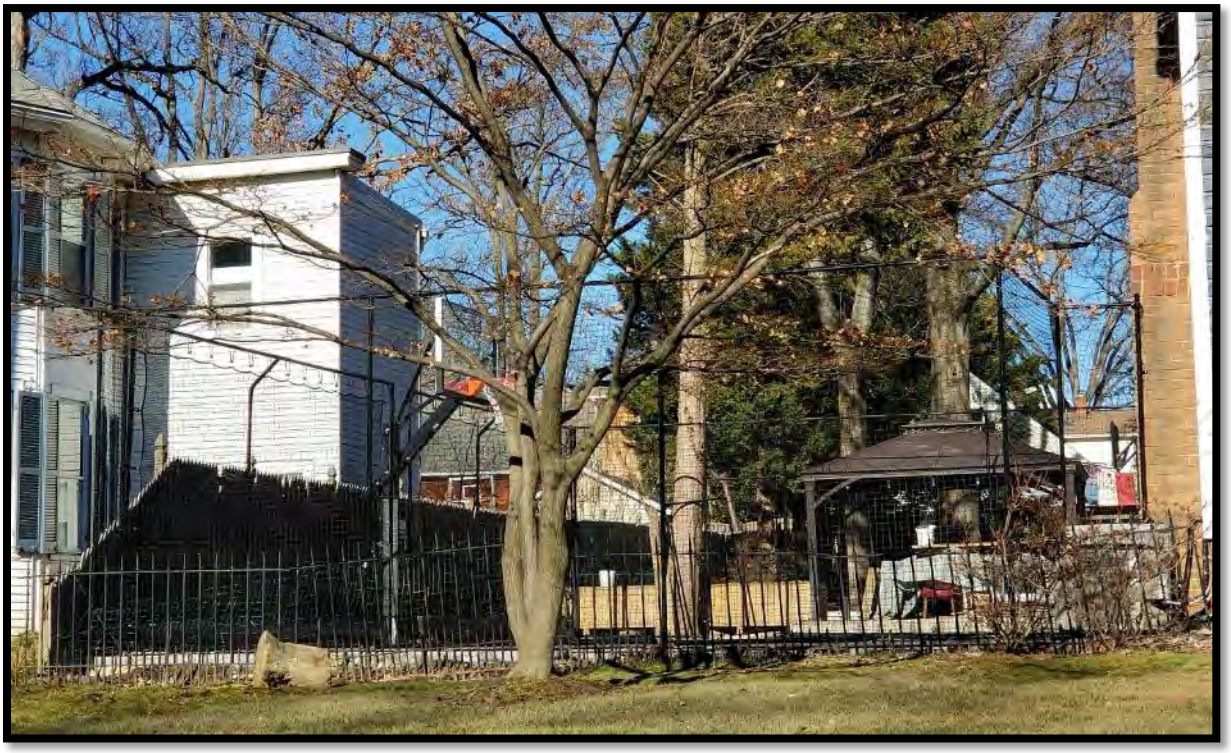
This two and one-half story wood framed house was constructed in 1890 by Charles B. and Lavinia Lyddane Jones and appears in H. Copp's 1890 promotional brochure archived with Peerless Rockville. It sits on the original half-acre of land as originally platted. Mr. Jones served on the Rockville City Council from 1890 to 1892. The property remained in the Jones family until 1958, at which point it was purchased by Joseph and Margaret Ilgenfritz. Mr. Ilgenfritz was the head of the License and Inspections Department in Washington, D. C.

The house faces south on a half-acre lot with several mature trees. The north-south alley directly east of the property serves as the property's driveway and provides access to the east-west alley behind the house. This alley also provides access to the historic carriage house and 1987 garage at the northeast corner of the property. From 1958-1960, the Ilgenfritzs worked with architect Eldred Mowrey, to "modernize" the house, converting it from a Second Empire to a Georgian Revival. Alterations included truncating the center square bay tower, removal of the front porch and steps, and construction of the existing brick split porch stoop. The house has a tall standing seam hipped roof with tall chimneys

that rise above the gabled dormers on the east and west sides of the house. It has a center gable on the front elevation, which rests on a flat roof of the portico. The north elevation includes three additions which had a gabled roof, a flat roof, and a shed roof. In 2021, the flat and shed roofs were replaced with a single standing seam hipped roof which extends over the existing patio (HDC2021-01004).

SPORTS COURT BACKGROUND

On January 10, 2023, Code Enforcement staff became aware of a concrete half-court basketball court surrounded by netting at least 10' high abutting the fence had been installed on the west side of the yard. This work was completed before receiving a COA from the HDC or a fence permit from the Permits & Inspections Division.



View of the basketball court looking north from the public right-of-way. Photo taken January 2023.

On January 13, 2023, the property owner applied for a retroactive COA for the construction of the basketball court (HDC2023-01105). The HDC reviewed the application at their February 16, 2023 meeting. The HDC voted to deny the application. On February 27, 2023, the Chief of Zoning issued a denial letter to the applicant which detailed the reasons for the HDC's denial. The applicant was advised that the decision could be appealed to the Circuit Court for Montgomery County, Maryland within 30 days of receipt of the denial letter. The letter explained that the applicant could submit a new application for a Certificate of Approval to bring the property into compliance. Additionally, should the

applicant fail to get a Certificate of Approval to bring the property into compliance, the half-court basketball court would be required to be removed from the side yard of the property.

Report:https://www.rockvillemd.gov/DocumentCenter/View/47555/HDC2023-01105-401-W-Montgomery-Basketball_Final-with-testimony
Recording:https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4660

The appeal option was not pursued, and the 30-day window expired. The Chief of Zoning issued a Notice of Violation (NOV) to the applicant on April 12, 2023. The NOV informed the applicant of two timelines for bringing the property into compliance. The City gave the applicant 90 days from the date of the Notice letter to apply for a revised Certificate of Approval for a plan to bring the property into compliance by July 11, 2023. Failure to do so would result in the City issuing citations and seeking compliance via removal of the half-court basketball court through a Court order.

If the revised COA application is approved, the applicant would have 90 days from the issuance of the Approval Letter to make the improvements that would bring the property into compliance. If the work was not completed by October 9, 2023, the City would issue citations and seek removal of the half-court basketball court through a Court order.

On May 12, 2023, the applicant submitted two applications for HDC Review: an application for a Certificate of Approval to replace fencing and install landscaping, and an application for a Courtesy Review to retain the half-court basketball court with changes to make it less visible.

The HDC held two reviews for the property at their June 15, 2023 meeting. The HDC approved a COA for the installation of landscaping, and the replacement of the existing fencing (HDC2023-01131).

Report:https://www.rockvillemd.gov/DocumentCenter/View/48854/HDC2023-01131-401-W-Montgomery-Landscaping-Fence
Recording:https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4720



View of Existing Basketball Court Looking North from the Public Right-of-Way with New Privacy Evergreens. Photo taken October 2023.

A Courtesy Review for the half-court basketball court was also held. The proposal for the basketball court included planting evergreen privacy trees along fence in front of the basketball court, moving the basketball hoop and rebounding net to the opposite side of the court, and reducing the height of the three side nets and posts to 8', or removing the net completely (HDC2023-01130). The HDC discussed the proposal and provided the applicants with their suggestions based on the required standards and guidelines.

Report:https://www.rockvillemd.gov/DocumentCenter/View/48853/HDC2023-01130-401-W-Montgomery-Basketball-Court-Courtesy
Recording:https://rockvillemd.granicus.com/MediaPlayer.php?view_id=2&clip_id=4720

In the April Notice of Violation letter, the City reserved the right to grant an extension of the timeline. After the June 15, 2023 meeting, the applicant requested and was granted an extension. The City extended the applicant's deadline to October 20, 2023, to receive a Certificate of Approval from the Historic District Commission for a plan to bring the basketball court into compliance. If the applicant failed to get a COA for a plan that will bring the property into compliance as approved by the HDC by October 20, 2023, the City will issue citations and seek compliance via removal of the half-court basketball court through a Court order. Additionally, the applicant was given until December 31, 2023, to make changes to the property that would bring it into compliance with the Certificate of Approval, if approved by the HDC. Failure to do so will result in the City issuing citations and seeking compliance and removal of the basketball court through a Court order.

On September 15th, 2023, the applicant applied for a Certificate of Approval for the basketball court with the same modifications detailed in the June 15, 2023 Courtesy Review (see description above). The HDC reviewed the proposal at their October 19,

2023 meeting and the HDC voted to deny the application. A denial letter was sent to the applicant on October 24, 2023 summarizing the HDC's decision.

Report: https://www.rockvillemd.gov/AgendaCenter/ViewFile/Agenda/_10192023-7028
Recording: https://rockvillemd.granicus.com/player/clip/4766?redirect=true

Following the October 2023 decision of the Historic District Commission, the applicant elected to enact their right to appeal the HDC's decision to the Circuit Court for Montgomery County, Maryland. A petition for judicial review was filed by the applicant on November 27, 2023. After several months of legal activity tied to the petition for judicial review, the applicant dropped their petition on March 6, 2024. The case did not make it to trial or before a judge before it was dropped.

During a routine inspection of the subject property on May 22, 2024, a City inspector found that the concrete slab from the unapproved half-court sports court remained on the property. Per the Notice of Violation dated April 12, 2023, the entirety of the unapproved alteration was to be removed from the site due to lack of approval by the HDC. Seeing that the alteration had not been removed, the city issued another Notice of Violation to the applicant on June 3, 2024. The Notice of Violation gave the property owner until August 2, 2024 to restore the concrete pad to its original condition of a grassy side yard. A site visit to the subject property on August 20, 2024 confirmed that the concrete pad had not been removed.

In May 2025, the City discovered that the applicant had returned the sports court to its prior state, by reinstalling the court flooring and basketball hoop. Consequently, the Chief of Zoning issued a Uniform Civil Citation on June 27, 2025, which issued a fine, as well as sought abatement of the site to its original condition. Applicant requested hearing before a judge on the citation on July 17, 2025. On August 21, 2025, City was notified that a trial date was scheduled for October 7, 2024. On October 7, 2025, a power outage at the Circuit Court building forced the rescheduling of the trial date to November 4, 2025.

CURRENT PROPOSAL

On September 22, 2025, the applicant submitted Certificate of Approval Application 2026-166-COA to retain the half-court sports court. The applicant is seeking a retroactive approval of the sports court in its existing condition. The applicant is not proposing any alterations to the court at this time.



View of the existing basketball court looking north from the right-of-way. Photo taken August 2025.



View of the sports court from inside the fencing, looking southwest. Photo taken August 2025.



Landscaping and site plan showing the sport court relative to the rest of the property.

ANALYSIS AND FINDINGS

The analysis and findings are based on the applicant's proposal obtain a retroactive Certificate of Approval to retain the half-court sports court in the side yard. The applicable *Secretary of the Interior's Standards for Rehabilitation* and the *Technical Guides for Exterior Alterations* must be taken into consideration.

The Secretary of Interior's Standards for Rehabilitation Standard No. 1 states*: "A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships."* The basketball court represents a new use that severely altered the distinctive materials, features, spaces, and spatial relationships of the property. The applicant's proposal does not address any remedies for these factors.

The Secretary of Interior's Standards for Rehabilitation Standard No. 2 states: *"The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided."* The installation and the current location of the basketball court changed the character of the property. The side yard was an important feature of this historic property. The distinctive features, spaces, and spatial relationships of the historic properties and the historic district were impacted with the installation of the basketball court in the side yard. The current application won't alleviate this issue.

The Secretary of Interior's Standards for Rehabilitation Standard No. 9 states: *"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."* The installation of the sports court is clearly differentiated from the older, original components of the house. However, the dense side yard was a character defining feature of the historic property. In its current location, the basketball court is not sensitive to the character and setting of the historic district.

The Secretary of Interior's Standards for Rehabilitation Standard No. 10 states: *"New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."* The basketball court and all the changes that were made to install it, were not undertaken in such a manner that would leave the property unimpaired. Since landscaping was removed to make way for the court, it is not easily reversible; however, it can begin to be reversed with the removal of the basketball court, and grading and sodding the impacted area.

COMMUNITY OUTREACH

The posting of the notification sign on the property occurred two weeks prior to the meeting, and the notices were sent out two weeks prior to the meeting.

RECOMMENDATION

Finding that the proposal to retain the half-court sports court does not meet the *Secretary of the Interior's Standards for Rehabilitation* #1, #2, #9 and #10, staff does not recommend approval.

EXHIBITS

1. Secretary of the Interior's Standards for Rehabilitation
2. Aerial Map
3. Zoning Map
4. Application

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. **A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

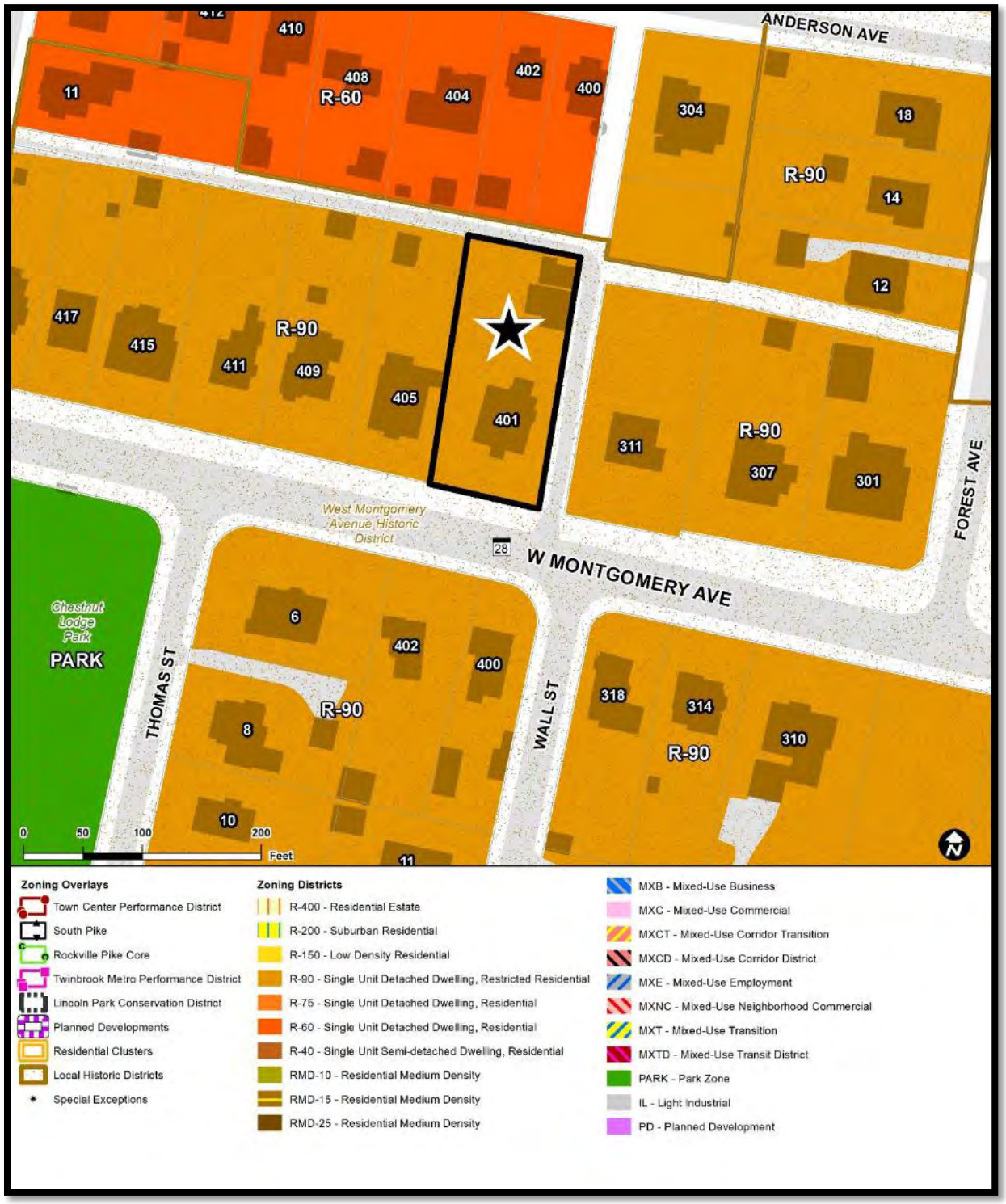
9. **New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

10. **New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

AERIAL MAP


ANDERSON AVE
W MONTGOMERY AVE
FOREST AVE
THOMAS ST
WALL ST
Chestnut Lodge Park
412
410
408
404
402
400
304
18
14
12
11
417
415
411
409
405
401
311
307
301
6
402
400
318
314
310
8
10
11
0
50
100
200
Feet

ZONING MAP


ANDERSON AVE
410
408
402
400
11
R-60
404
304
18
R-90
14
12
417
415
411
409
405
401
311
307
301
FOREST AVE
West Montgomery Avenue Historic District
28
W MONTGOMERY AVE
Chestnut Lodge Park
PARK
THOMAS ST
6
402
400
8
R-90
WALL ST
318
314
310
10
11
0
50
100
200
Feet
Zoning Overlays
Town Center Performance District
South Pike
Rockville Pike Core
Twinbrook Metro Performance District
Lincoln Park Conservation District
Planned Developments
Residential Clusters
Local Historic Districts
Special Exceptions
Zoning Districts
R-400 - Residential Estate
R-200 - Suburban Residential
R-150 - Low Density Residential
R-90 - Single Unit Detached Dwelling, Restricted Residential
R-75 - Single Unit Detached Dwelling, Residential
R-60 - Single Unit Detached Dwelling, Residential
R-40 - Single Unit Semi-detached Dwelling, Residential
RMD-10 - Residential Medium Density
RMD-15 - Residential Medium Density
RMD-25 - Residential Medium Density
MXB - Mixed-Use Business
MXC - Mixed-Use Commercial
MXCT - Mixed-Use Corridor Transition
MXCD - Mixed-Use Corridor District
MXE - Mixed-Use Employment
MXNC - Mixed-Use Neighborhood Commercial
MXT - Mixed-Use Transition
MXTD - Mixed-Use Transit District
PARK - Park Zone
IL - Light Industrial
PD - Planned Development

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View Notes | View Audit Trail | Email Notification

Add New Message

KALEPE KELLY A

Created By: Tyree Dodson on 9/22/2025

In Historic District, HDC approval required for demos and exterior work

Created By: Tyree Dodson on 9/22/2025

DECK - No

Created By: Tyree Dodson on 9/22/2025

WMS (Water Meter Size) - 5/8 INCH DISC

Created By: Tyree Dodson on 9/22/2025

Show Control Panel

Jurisdiction: Rockville

Project Type: Planning and Zoning

Project Number: 2026-166-COA

Project Name: (not set)

Project | Requirements | Payments

Project Photos

Add | Add new photo to this project

Project Details

Project Number 2026-166-COA [AUTO GENERATED]

Status: Pending(Under Review)

Designation: Planning

Project Name:

Project Description: Proposal to keep half court sport court

Work Type: HDC - Certificate of Approval

Physical Address or Location

Add Address

Successfully verified with external GIS system.

Location History

Plot | Address Search

Address: 401 W MONTGOMERY AVE

Unit / Apt / Suite:

Place Name / City: ROCKVILLE

State: MD

Zipcode: 20850

Description:

Copy address to contact: -Select- | Copy

Project Date & Time

Created: 09/22/2025 01:35:15 PM

Created By: Tyree Dodson

Updated: 10/22/2025 10:12:49 AM

Updated By: Tyree Dodson

Project Information

Location Information | Planning Dates | Projects Dates | HDC - Certificate of Approval/Courtesy Review | Historic District Commission Review Application

Development Name	
Block:	
Class	
Lot:	1
Zoning	
Subdivision:	0234
Neighborhoods	West End Citizens Association
Inside City Limits	YES
Outside City Limits	
Historic Districts	West Montgomery Avenue Historic District
Water Service Provider	
Code Enforcement	4
Property Account	160400230398
SDAT	https://sdat.dat.maryland.gov/RealProperty/Pages/
ETPO	No

Project Details

There are no type fees available

Form Letters

The following letter are shown for City of Rockville	Release to Customer Portal
Certificate of Approval Admin Approval Letter	
Conditional Use Approval Letter	
Conditional Use Review Letter	
FCP Amendment Approval	
FFCP Approval	
FORESTRY PERMIT	
HDC - Certificate of Approval Letter	
HDC - Evaluation of Significance Approval Letter	
HDC - Sign Ready For Pickup (Last generated: 10/17/2025)	
NRI Approval	
PAM Application Submission Letter	
Payment Invoice	
PFCP Approval	
Planning Application Welcome Letter	
Planning Invoice	
Signifant Tree Removal Action	
Variance Sign Ready for Pickup	
Variance Welcome Letter	
Wall Check	

Assigned Personnel

Project Roles

Case Manager: (Not Applicable)

Responsible Planning Tech: (Not Applicable)

Responsible Inspector: (Not Applicable)

Review Comments

Review Type: - Select a Review Type -

Review Type Category: - Select a Review Type -

Action: Approve

Internal

Pre-Determined Comments

Comments

Auto Scroll to Comment | Save

Comments

Select All | Comment History

Letters

Letter Type: - Select A Letter Type - | Generate Letter

Letter Contacts

Save

FLD	No
RDG	No
Land Use	RD
Land Use Description	Residential Detached
DPW Area Name	TIM FAUST
MPDU Rental Parcels	
Zone	R-90
Zone Description	Single Unit Detached Dwelling, Restricted Residenti
Zoning Overlay	Historic District Zone (West Montgomery Avenue H
Full Address	
WMS (Water Meter Size)	No
Development	

Restore Default Contact Types

Add Contact

Go Top

Contact
Business Name

First Name | Last Name | Suffix

Details

Permit Files Refresh Upload Files

Plan Review Complete Upload Files

Associated Files

Manage Customer Portal uploaded files.

Work Orders and Inspections (refresh) Add New Work Order

Scheduled Date View | Category Grouped View Print Inspection History

Create 3'rd Party Inspection

Letter History

There are no letter for this Project.

Show Voided Letters

Related Projects

Search

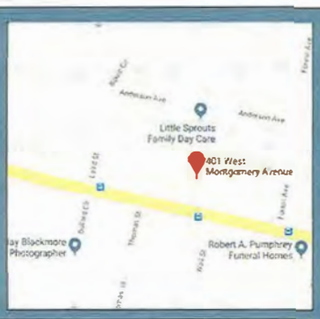
Project Number | Project Name | Address (number, street) | Search

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PREPARED BY:

EXACTA
MARYLAND SURVEYORS

[redacted]
www.exactaMD.com





PROPERTY ADDRESS: 401 WEST MONTGOMERY AVENUE, ROCKVILLE, MARYLAND 20850

SURVEY NUMBER: 1804.4448

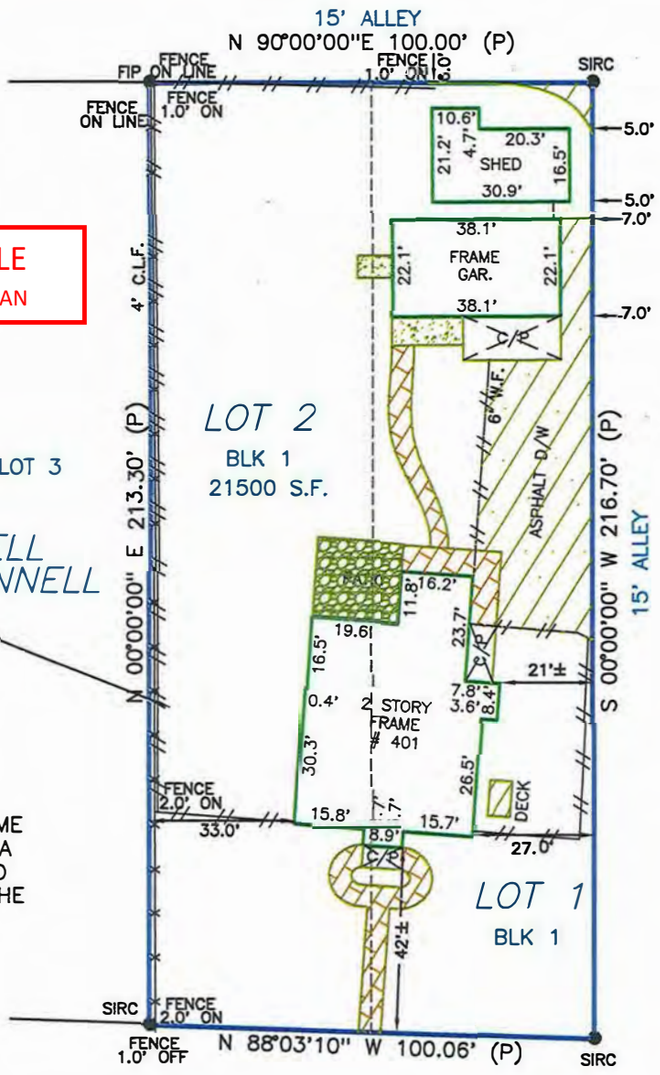
FIELD WORK DATE: 7/31/2018

REVISION HISTORY: (REV.0 8/2/2018)

18044448
BOUNDARY SURVEY
LOT 1 & 2, BLOCK 1
WEST END PARK
MONTGOMERY COUNTY, MARYLAND
08-01-2018 SCALE 1"=40'

ROCKVILLE
REVIEWED PLAN





1. THE PROPERTY SHOWN HEREON IS IDENTIFIED AS ACCOUNT NUMBER 00230398 AMONG THE ASSESSMENT RECORDS OF MONTGOMERY COUNTY, MARYLAND.

2. THE PROPERTY IS NOW IN THE NAME OF JAMES S. O'CONNELL AND BARBARA KLIEN O'CONNELL BY DEED, RECORDED IN LIBER 47243, FOLIO 311 AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND.



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

POINTS OF INTEREST:
NONE VISIBLE

CLIENT NUMBER:

DATE: 08/02/18

BUYER: JAMES S & BARBARA O'CONNELL

SELLER: JAMES S & BARBARA O'CONNELL

CERTIFIED TO:
JAMES S & BARBARA O'CONNELL

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.

POWERED BY:

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MARYLAND SURVEYORS
o: 443.819.3994 | 1220 E Churchville Road, Suite 100 | Bel Air, MD 21014

LB# 21535
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THIS IS A TWO PAGE DOCUMENT. THE ADVICE FOUND ON THE AFFIXED PAGE (PAGE 2 OF 2) IS AN INTEGRAL PART OF THE PLAT.

This document is not valid without all pages.


SHED
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RESIDENCE
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AC





















NOTICE

HISTORIC DISTRICT COMMISSION

Public Meeting

Application # 2026-166-COA

Request: RETROACTIVE CERTIFICATE OF APPROVAL

City of Rockville
Historic Preservation Section
Department of Community Planning and Development Services

Purpose: RETAIN BASKETBALL COURT IN SIDE YARD

Date: 10-30-25 Time: 7:00 p.m.

Place: Rockville City Hall
111 Maryland Avenue, Rockville, MD 20850
Mayor and Council Chambers

The public is invited to attend and comment on this application.

FOR FURTHER INFORMATION CALL: 240-314-8230

See the meeting agenda and staff report, posted one week prior to the meeting at http://www.rockvillemd.gov/government/commissions/hdc/index.html

Outlook

2026-166-COA Kelly Kalepe

From ellen gagnon **Date** Mon 10/20/2025 4:45 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

I am writing in opposition to the application 2026-166-COA submitted by Kelly Kalepe.
I sent a letter in 2023 on this same application. I even sent a letter to the court when it went before a judge. The rest of this letter is copied and pasted from the original. My opinions have not changed.

The construction and location of the sport court was completed with a total disregard for their immediate neighbors and the historic district. The location of the court is so as not to restrict the occupant's view in their backyard. Bottom line, they too did not want to have to look at it too.

401 West Montgomery has been under renovation for some time. They have received multiple permits to complete the work. The occupants of 401 were completely aware of their actions when they constructed the sport court. They assumed they would get permission after the fact or as they are asking now for landscaping. This was a deliberate action on their part. A 2023 sport court does not represent the historic neighborhood. It also establishes a precedent to do the work first and then ask for forgiveness. Why would anyone seek out the commission when they know the work would not be approved?

Please do not give into the manipulation for this permit!!!

Ellen Gagnon

Outlook

Regarding application 2026-166-COA, 401 W Montgomery Ave

From Lewis Parker
Date Tue 10/21/2025 9:48 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Good morning,

I would like to express my opposition to the retroactive application for a half-court basketball court in the side yard at 401 W Montgomery Ave. I don't agree that the half-court in the side yard is consistent with the historic area's history and heritage and that it would detract from the historic district's preservation.

It is also concerning that the owners seem to be disregarding the rules that most of the other owners in the historic district are following. If they are allowed to do whatever they want without consequence, I am concerned that it will set a bad precedent for others in the area to also disregard the process and fail to adhere to the principles of historic preservation. Thank you.

Lewis Parker
409 W Montgomery Ave
Rockville, MD 20850

Outlook

Statement of Opposition to Application 2026-166-COA for retro approval of sport court

From eamahony@aol.com
Date Thu 10/23/2025 1:38 AM
To History <History@rockvillemd.gov>

2 attachments (1 MB)
Aerial view - redacted.pdf; IMG_8309.JPEG;

WARNING - External email. Exercise caution.

Hello,
We are writing to oppose the application number 2026-166-COA for a retroactive certificate of approval to retain the half-court basketball court (sport Court) in the side yard at 401 W Montgomery Ave (WM).

We live at 405 W Montgomery Ave, immediately to the west of 401 W Montgomery Ave. The location of the sport court is in very close proximity to our property, spanning the entirety of the neighbors' side yard directly up to the 8' fence that separates the two properties and running almost the entire length of both houses. Because our house is situated at an angle on our lot, in some instances the sport court is no more than a few feet away from the house. Attached for your reference is a aerial photo of our two properties showing the location of the sport court in relation to our house and a photo taken from our second floor window overlooking the sport court. It is not the neighbors fault that our house is located so close to the property line, however, the neighbors certainly were aware of this and chose to locate the sport court there anyway.

Originally, the sport court was installed by the neighbors in January of 2023, without prior approval from the HDC. Since then, the neighbors have petitioned four times for retro approval, with the fourth application now pending. Each of the previous three applications have been denied because a modern sport court is out of place sandwiched between two historic houses and negatively affects the historic esthetic of the neighborhood visible from the street and surrounding area.

This fourth application for retro approval is particularly frustrating because after the denial of the third application, and the withdrawal of their appeal to the Circuit Court, the neighbors dismantled the sport court as they were required to do. However, they actually only partially dismantled the sport court and left the approximately 30' x 40' concrete base intact, allowing them to easily reinstall the sport court at a later date. And that's exactly what they did - in the same location on the same concrete pad - they removed it and then they put it back. They did not seek a certificate of approval from the HDC prior to reinstalling the sport court, as they surely knew would be required. Instead, they reinstalled it and have now applied for retro approval,

again, presumably to avoid civil penalties and possibly appeal any new denial to the Circuit Court.

All owners of historic properties in the City of Rockville know, or should know, that any significant change to the exterior of their property, including the yard, requires prior approval by the HDC to ensure that our historic district retains its historic character. That is not to say that retroactive approval of a project is never be appropriate or may never be granted. However, we would ask the HDC, as we have done in the past, to consider granting retro approval only to those projects that would have been approved anyway had the homeowner sought approval beforehand, as he or she is required to do. If the project would have been approved prior to starting work, then it makes sense to grant approval retroactively. However, if the proposed project would never have been approved even if it had been presented prior to construction, then retro approval would not be appropriate and should be denied.

In this particular case, and in response to each previous application, the Commissioners have repeatedly stated to the neighbors that the side yard is not an appropriate location for this type of sport installation. They have also repeatedly stated that this project *would have* been approved had it been located in the **back yard**. Yet the neighbors appear to have no interest in moving the sport court to a different location, despite having a large back yard that could easily accommodate it and knowing that the location in the back yard would be approved. Given the history of this case - the neighbors' repeated applications for the same project, the refusal to relocate the project to the back yard, the outright refusal to abide by the rulings of the HDC, and reinstalling the sport court knowing approval had not been granted – we can only conclude that the neighbors are acting in bad faith.

As a result, we believe that granting retro approval of this fourth application would wipe away all authority of the HDC and send a message to other historic property owners that the rules don't actually apply if you ignore them long enough. All historic property owners must be held to the same standards and cannot be allowed to ignore these standards without consequence. Rules must apply to all, or they should apply to none.

We admit that in the past we have not been so outspoken in our opposition to the first three applications for retro approval. This stemmed from our desire keep good relations with our neighbors, and faith that the process would result in what we believed was the appropriate outcome. Regrettably, that muted response has given the impression to some that we approved of this project or supported it. This is not the case – we have never and will never support the approval of the sport court in its current location in the side yard.

Therefore, we would ask that approval of this application be denied and the applicants be required to remove the sport court in its entirety, including the concrete base, otherwise we have little doubt this never-ending cycle of delay will continue and we'll be here again a year from now for the exact same reason.

Respectfully,

Erin Mahony and John Barker
405 West Montgomery Avenue





Outlook

2026-166-COA Kelly Kalepe

From ellen gagnon <ellengagnon314@gmail.com>
Date Mon 10/20/2025 4:45 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

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Please do not give into the manipulation for this permit!!!

Ellen Gagnon

Outlook

Regarding application 2026-166-COA, 401 W Montgomery Ave

From Lewis Parker <lewis.f.parker@gmail.com>
Date Tue 10/21/2025 9:48 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Good morning,

I would like to express my opposition to the retroactive application for a half-court basketball court in the side yard at 401 W Montgomery Ave. I don't agree that the half-court in the side yard is consistent with the historic area's history and heritage and that it would detract from the historic district's preservation.

It is also concerning that the owners seem to be disregarding the rules that most of the other owners in the historic district are following. If they are allowed to do whatever they want without consequence, I am concerned that it will set a bad precedent for others in the area to also disregard the process and fail to adhere to the principles of historic preservation. Thank you.

Lewis Parker
409 W Montgomery Ave
Rockville, MD 20850

Outlook

Statement of Opposition to Application 2026-166-COA for retro approval of sport court

From eamahony@aol.com <eamahony@aol.com>
Date Thu 10/23/2025 1:38 AM
To History <History@rockvillemd.gov>
Cc mahonybarker@gmail.com <mahonybarker@gmail.com>

2 attachments (1 MB)
Aerial view - redacted.pdf; IMG_8309.JPEG;

WARNING - External email. Exercise caution.

Hello,
We are writing to oppose the application number 2026-166-COA for a retroactive certificate of approval to retain the half-court basketball court (sport Court) in the side yard at 401 W Montgomery Ave (WM).

We live at 405 W Montgomery Ave, immediately to the west of 401 W Montgomery Ave. The location of the sport court is in very close proximity to our property, spanning the entirety of the neighbors' side yard directly up to the 8' fence that separates the two properties and running almost the entire length of both houses. Because our house is situated at an angle on our lot, in some instances the sport court is no more than a few feet away from the house. Attached for your reference is a aerial photo of our two properties showing the location of the sport court in relation to our house and a photo taken from our second floor window overlooking the sport court. It is not the neighbors fault that our house is located so close to the property line, however, the neighbors certainly were aware of this and chose to locate the sport court there anyway.

Originally, the sport court was installed by the neighbors in January of 2023, without prior approval from the HDC. Since then, the neighbors have petitioned four times for retro approval, with the fourth application now pending. Each of the previous three applications have been denied because a modern sport court is out of place sandwiched between two historic houses and negatively affects the historic esthetic of the neighborhood visible from the street and surrounding area.

This fourth application for retro approval is particularly frustrating because after the denial of the third application, and the withdrawal of their appeal to the Circuit Court, the neighbors dismantled the sport court as they were required to do. However, they actually only partially dismantled the sport court and left the approximately 30' x 40' concrete base intact, allowing them to easily reinstall the sport court at a later date. And that's exactly what they did - in the same location on the same concrete pad - they removed it and then they put it back. They did not seek a certificate of approval from the HDC prior to reinstalling the sport court, as they surely knew would be required. Instead, they reinstalled it and have now applied for retro approval,

again, presumably to avoid civil penalties and possibly appeal any new denial to the Circuit Court.

All owners of historic properties in the City of Rockville know, or should know, that any significant change to the exterior of their property, including the yard, requires prior approval by the HDC to ensure that our historic district retains its historic character. That is not to say that retroactive approval of a project is never be appropriate or may never be granted. However, we would ask the HDC, as we have done in the past, to consider granting retro approval only to those projects that would have been approved anyway had the homeowner sought approval beforehand, as he or she is required to do. If the project would have been approved prior to starting work, then it makes sense to grant approval retroactively. However, if the proposed project would never have been approved even if it had been presented prior to construction, then retro approval would not be appropriate and should be denied.

In this particular case, and in response to each previous application, the Commissioners have repeatedly stated to the neighbors that the side yard is not an appropriate location for this type of sport installation. They have also repeatedly stated that this project *would have* been approved had it been located in the **back yard**. Yet the neighbors appear to have no interest in moving the sport court to a different location, despite having a large back yard that could easily accommodate it and knowing that the location in the back yard would be approved. Given the history of this case - the neighbors' repeated applications for the same project, the refusal to relocate the project to the back yard, the outright refusal to abide by the rulings of the HDC, and reinstalling the sport court knowing approval had not been granted – we can only conclude that the neighbors are acting in bad faith.

As a result, we believe that granting retro approval of this fourth application would wipe away all authority of the HDC and send a message to other historic property owners that the rules don't actually apply if you ignore them long enough. All historic property owners must be held to the same standards and cannot be allowed to ignore these standards without consequence. Rules must apply to all, or they should apply to none.

We admit that in the past we have not been so outspoken in our opposition to the first three applications for retro approval. This stemmed from our desire keep good relations with our neighbors, and faith that the process would result in what we believed was the appropriate outcome. Regrettably, that muted response has given the impression to some that we approved of this project or supported it. This is not the case – we have never and will never support the approval of the sport court in its current location in the side yard.

Therefore, we would ask that approval of this application be denied and the applicants be required to remove the sport court in its entirety, including the concrete base, otherwise we have little doubt this never-ending cycle of delay will continue and we'll be here again a year from now for the exact same reason.

Respectfully,

Erin Mahony and John Barker
405 West Montgomery Avenue



[redacted]

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct 30

From Amanda Hall <missmandie7@gmail.com>
Date Sun 10/26/2025 9:33 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Historic District Commission,

I am writing to express my full support for the Kalefe family's request to keep the basketball court at 401 W. Montgomery Avenue. The court has become a meaningful part of the home and the neighborhood—it fosters connection, healthy activity, and real community spirit.

From my perspective, the court has been used responsibly, respectfully, and has added to the joy and beauty of the area rather than taking anything away. I believe this type of family space—especially when cared for so thoughtfully—should be respected and welcomed in our historic community.

Thank you for your time and consideration.

Sincerely,

Amanda Hall
N. Van Buren St.
Rockville, MD 20850

Outlook

Support for W.Montgomery Avenue- HDC hearing, Oct 30

From Chrissy Hainer <hainerc@gmail.com>
Date Sun 10/26/2025 10:04 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

I am writing to support the Kalepe family in keeping their family's basketball court. I have seen the pictures and the court is a tasteful addition to their beautiful property. Children need opportunities for outside play and taking this court away from the Kalepe family would be cruel. Please allow them to keep their court so they can continue to get fresh air and exercise at their home.
Thank you,
Chrissy Hainer(friend of the family)

Outlook

Support for W. Montgomery Avenue- HDC Hearing, Oct. 30

From Rain Emmons <rainemmons@gmail.com>
Date Sun 10/26/2025 10:02 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hello.

The Kalepe family is a loving, supportive, family we are lucky to know. In the recent events of communication regarding the half-court in their backyard, I wanted to share my support. The Kalepe parents want nothing but the best for their children, and the half-court provides their children with a safe space to play and practice sports. The Kalepe children are lucky to have parents who are so passionate and willing to go up to bat for their kids. I hope you consider the support of myself and those around the Kalepe's before making a final decision.

Sincerely,
Rain Emmons

Outlook

Support for W. Montgomery Ave - HDC Hearing, Oct. 30th

From Alison Daniels Rosenfeld <alison.anne.daniels@gmail.com>
Date Mon 10/27/2025 12:29 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To Whom It May Concern,

I am writing with strong support for the Kalepe family to keep their basketball court. I live about one block away from the Kalepe's home, at 101 Lynch St, and regularly walk down West Montgomery past their home as I'm walking to Town Center or going out for a run. I have never even noticed that they have a basketball court, let alone has it been a bother to my experience of our neighborhood. I can't see it or hear it, and I don't think it has any sort of a negative effect on the neighborhood or the historic nature of some of our lovely homes.

My husband and I specifically chose the Historic West End neighborhood in part because it *doesn't* have an HOA. We want to be able to create and maintain our home the way that works for us without having some arbitrary governing body holding us to some discretionary standard. I want that for my neighbors as well. I want the Kalepe children to be able to play and have fun in their own yard without the city interfering.

The Kalepe family are completely lovely, and an asset to our community. I am in favor of their equally lovely basketball court.

Best,
Alison Rosenfeld
101 Lynch St

--
Alison Anne, PCC
Leading the #RestaurantRevolution
86 Your Fears. Change Your Life on the Fly!
---
alison.anne.daniels@gmail.com
301.980.3425

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Allison Chin <allisonachin@gmail.com>
Date Mon 10/27/2025 11:57 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hello,

I support the Kalepe family and their installment of a sport court as a reasonable, family-oriented use of private property — not something that harms the historic character of the home or the neighborhood.
The Kalepe family has demonstrated a **long-term commitment to Rockville,** including coaching local youth sports and active involvement in the West End Citizens Association (WECA).

Recreational activities and facilities add to the value of a neighborhood as a safe and wholesome environment.

HDC should encourage and work with homeowners who strive to maintain and improve their historic properties responsibly. Especially when significant **time, care, and investment** has been made in **restoring and preserving** the historic property, both inside and out.
Additionally, HDC should consider the following:

- The importance of families being able to provide **safe, active outdoor spaces** for their children.
- That the **landscaping adequately shields** the court from public view.
- That the court **does not alter any distinctive historic features** of the property and remains **compatible with surrounding homes.**

Further, there is need for **clear, consistent, and fair regulations** that don't penalize families for investing in their homes.

Thanks for your time and consideration.

Sincerely,

Allison Robinson

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Bartholomew Radolinski <bradolinski@gmail.com>
Date Mon 10/27/2025 10:53 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Members of the Historic District Commission,

We are writing to express our full support for the Kalepe family at 401 W. Montgomery Avenue and to urge you to grant their retroactive Certificate of Approval for their backyard basketball court.

We know the Kalepe family to be dedicated and active members of the Rockville community, through their involvement in local youth sports and the West End Citizens Association. They are precisely the kind of engaged, long-term residents who make our city a wonderful place to live.

They have also demonstrated a deep commitment to their historic property, investing significant time and care into its restoration and preservation.

The addition of a half-court is a reasonable, family-oriented use of their private backyard. It provides a safe and active space for their children and, as we understand it, is adequately shielded by landscaping so as not to be visible from the street. This modest recreational area does not alter any distinctive historic features of the property and is compatible with the neighborhood.

This seems like an ideal opportunity for the HDC to work with homeowners who strive to maintain and improve their historic properties. Please vote to approve their application and allow the Kalepe family to keep their court.

Sincerely,

Bart & Natalie Radolinski
Friends of the Kalepe Family

Outlook

Application:2026-166-COA Kelly Kalepe-Retroactive Certificate of Approval to retail a half court sports court in the side yard

From David Spillers <DavidSpillers@live.com>
Date Mon 10/27/2025 11:57 AM
To History <History@rockvillemd.gov>

1 attachment (219 KB)
Application 2026-166-COA-Kelly Kalepe.pdf;

WARNING - External email. Exercise caution.

See attached letter of support for approval of the application1

Thank you,

David Spillers
Office 301-279-0846
Mobile 301-529-5121

Outlook

support for 401 W Montgomery Ave - HDC Hearing, Oct. 30

From Eileen <eoschempp@msn.com>
Date Mon 10/27/2025 1:18 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

We are writing in support of the Kalepe family. They should be allowed to keep their back yard court as it does not detract in any way from the historic appearance of their home and is a reasonable use of their private property. Further, they have done an admirable job of maintaining their historic home and yard, which was in much worse condition when they bought it than it is now. As you know, maintaining an historic home entails a great deal of work and expense. The Kalepe family has been up to the task.

We invite the HDC to review their regulations, which aim to preserve historic district properties without discouraging people from wanting to own them. Neglected properties (such as boarded windows, overgrown yards, temporary structures and fencing) as well as non-conforming structural additions, and new builds, should be the focus of the HDC - always keeping in mind that real families live here.

Sincerely,
Eileen and Terrence Schempp
417 W. Montgomery Ave.

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Eileen Lee <eileen.lee1101@gmail.com>
Date Mon 10/27/2025 8:25 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Historic District Commission Members,

I am writing to express my strong support for allowing the Kalepe family to keep their court at 401 W. Montgomery Avenue.

As a Rockville resident and parent, I believe family-oriented spaces like this play an important role in keeping our community vibrant and welcoming for young families. The Kalepe family's court is simply a safe, private space where their two boys can enjoy quality outdoor time with their parents, just like many other families do in their backyards. In a time when many neighborhoods struggle to attract and retain families with young children, having such spaces encourages healthy, active family life and helps maintain the vitality of our historic community.

It's also clear that the Kalepe family has taken great care to preserve the character of their historic property. The landscaping thoughtfully shields the court from view, and the design remains entirely compatible with the surrounding homes. Rather than detracting from the neighborhood's charm, their improvements demonstrate a balanced, responsible approach to maintaining a historic home while supporting active family life.

I urge the Commission to view this project as an example of how Rockville can work with homeowners who invest time, care, and heart into both preserving our shared history and creating a livable future for families.

Thank you for your consideration.

Warm regards,

Eileen Lee, parent and West End Community resident

Outlook

Support for W. Montgomery Avenue – HDC Hearing, Oct. 30

From Heidi Liu <heidimaeliu@gmail.com>
Date Mon 10/27/2025 1:33 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

I'm writing about the Rockville Historic District Commission (HDC)'s unfair treatment of the private property on W. Montgomery Ave. The half-court backyard basketball court should be approved and left alone, as the Kalepe family has only improved the property by leveling the side of their property from rain and water damage. It's a reasonable, family-oriented use of private property — not something that harms the historic character of our home or the neighborhood.

A concerned West End neighbor,

Heidi Liu

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Jeanette Reynolds <jeanettegbreynolds@gmail.com>
Date Mon 10/27/2025 6:45 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Historic Commission of Rockville,

Please read in full. Your job and council are very important and needed in Rockville to preserve our historic properties. You matter and thank you for your service.

I am writing to ask you to please reconsider the abatement order for the beautiful property at 401 West Montgomery Ave. Yes the basketball court is not in an approved area and it " breaks the rules;" however, it is beautifully done, not harming anyone, and doesn't take away from the historic character of the house or the neighborhood. It is hidden by a fence and I believe it is an excellent use of private property for this young family.

Please allow the Kalepe family to keep their basketball court and make an exception for retroactive approval of the court and its location on the property. It is not causing anyone harm and is not worth the financial devastation and stress on this young family who did not break the rules on purpose.

In this time of division and hate, please show kindness and mercy and do whatever is possible to fix the situation with the least amount of affect on the community as possible. When one family is hurting, we all hurt.

Thank you,
Jeanette

Outlook

Anti: 401 W Montgomery Ave- HDC heating 30 Oct

From jleeware@gmail.com <jleeware@gmail.com>
Date Mon 10/27/2025 1:54 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Good morning,

A neighbor recently posted to a local online mom's group, asking members to flood this address with letters of support for her garish basketball court. I resent this effort, as she is seeking to convince members of the community to write in to this address by presenting a skewed version on the facts. Any letters to this address written by members of that group ("Sixx Cool Moms") should be disregarded as they are based on an incomplete set of facts. The wealthy should not be able to buy their way out of their responsibility to protect our historic homes. Thank you.

Best regards, Lee Kaviar

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Nicolle Singer <nicolle.singer@gmail.com>
Date Mon 10/27/2025 8:55 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Deae Historic District Commission,

Please approve the as-is retroactive Certificate of Approval for this family's backyard sport court at 401 W. Montgomery Avenue.

The house is beautiful and historic and the family shouldn't have to move their sport court slightly. That would be cost prohibitive. Let them play, please.

If you want new owners to get historic approval for this sort of thing, I suggest giving them a flier with info about it and a link to your website soon after moving in, buying, or inheriting a house. Or maybe flier everyone annually who is affected by this. It's hard to follow rules that a family doesn't know about.

I care about not wasting resources to dig up a perfectly good court and then move it a little bit. Once they apologize please let them keep the court and not fine them.

Sincerely, a concerned neighbor,

Nicolle Singer
Bethesda, MD
202-642-9123
nicolle.singer@gmail.com

Visit our mindfulness bell to be more present online.
http://awakeningbell.org/

Outlook

Support for W. Montgomery Avenue – HDC Hearing, Oct. 30

From Robin Brannan <2robinbrannan@gmail.com>
Date Mon 10/27/2025 7:07 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Esteemed Commissioners,

I am writing in support of allowing the Kalepe family to retain the half court basketball court constructed on their property. I have had the pleasure of visiting this family's home, and it's such a pleasure because of the effort this family puts into maintaining the character of their home, both inside and out. Even on the half court basketball court, the surface has been carefully designed to blend with the character of the home.

The sport of basketball itself has a long history, having been created in the USA just 3 years after Rockville elected its first mayor and council. Basketball was gaining popularity nationwide just as Rockville was becoming a town large enough to require governance. The rich history of basketball in our area continues beyond that time as well, with more than 50.famous players coming from MCPS schools over time. What if one of the Kalepe boys is the next one?

Truly, the basketball court represents reasonable and respectful use of their historic home by a modern day family. It demonstrates Rockville's unique capacity to honor the beauty and integrity of its past, while also adapting to honor the people who call Rockville home today. If the concern is that something made of modern materials may be visible from the street, perhaps the family could be asked to simply plant a tree?

Thank you for your consideration.

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Tara Dutka <TCHDutka@gmail.com>
Date Mon 10/27/2025 8:35 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hi,
I am writing as a resident of Rockville to express my support for the Kalepe family to keep their basketball court. It is a perfectly reasonable use of a private family space. It does nothing to diminish the history of the property and is not even noticable by a reasonable person traversing the neighborhood. I encourage the city to be reasonable to a family in these economic conditions.
Best,
Dr. Tara Dutka

Outlook

Support for W. Montgomery Avenue – HDC Hearing, Oct. 30

From Victoria Sedzro <vickysedzro@gmail.com>
Date Mon 10/27/2025 10:41 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Members of the Historic District Commission,

I'm writing as a friend and neighbor of the Kalepe family to express my heartfelt support for allowing them to keep their small backyard basketball court on West Montgomery Avenue.

The Kalepe family are kind, community-minded people who take pride in their home and care deeply about Rockville's historic character. Their basketball court isn't a disruption it's a space that brings their family together and adds joy and life to the neighborhood. I've seen their children and friends playing there, laughing, and spending time outside the kind of everyday moments that make our community special.

In a time when so many kids are inside on screens, it's refreshing and encouraging to see families creating spaces that inspire real connection, exercise, and outdoor play. The Kalepe court adds life, energy, and togetherness to our community not harm. It represents the very best of what family and neighborhood life should be.

I truly hope the Commission will see this court for what it is: a simple, family-oriented space that reflects love, togetherness, and respect for both history and home. Please consider granting the retroactive Certificate of Approval so the Kalepe family can continue to enjoy it for years to come.

Thank you for your time and thoughtful consideration.

Warmly,

Victoria Sedzro

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Milton Olivares <olivares.milton@gmail.com>
Date Mon 10/27/2025 10:20 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Pls Allow the Kalepe family to keep they play court.
Thank you for your understanding
Milton
Sent from my iPhone

Outlook

2026-166-COA - Opposition to retroactive approval of basketball court at 401 W Montgomery Ave

From Steven Fong <stevefong@me.com>
Date Mon 10/27/2025 9:36 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Historic District Commission:

I am writing to express my strong opposition to the installation of a modern basketball half court in the side yard between two historic houses in the City of Rockville.

This is another example of a growing concern for homeowners in the City of Rockville, as it seems the City is allowing residents to disregard and ignore the City and its Codes (i.e., a presumption by a resident who builds or constructs without permits and assumes that if no one objects, then it's allowed). Many neighbors think the City will take action on such code and zoning violations and feel there is no need report them to the City, but I have seen many instances where inaction on the part of the community has allowed residents to do illegal things and get away with it. This is unfair to neighbors and any fellow law abiding, tax paying, and voting residents of Rockville who do respect City rules and codes. The owners' actions of building a basketball court in their side yard without submitting a permit, is a clear violation of City and County codes and a blatant disregard of permitting requirements. The City of Rockville's Community Enhancement Program's mission of preserving property values and maintaining housing stock by improving the community's appearance is clearly being violated by this owner's actions. Allowing these violations to continue for over 2 years is an unacceptable failure of the City to enforce its own Codes, carry out its mission, and protect its residents, preserve property values, and maintain the appearance of its neighborhoods, especially our historic ones.

Regardless of what the owners have constructed, no proper permit was ever filed (no permit = no build); furthermore, if one had been filed it certainly would be found to be in violation of zoning and setback rules with regard to construction in the owners SIDE yard (NOT backyard)

I have a been a faithful and supportive Rockville resident since 1974 and have always been so proud of how the City has services to ensure our property values and historic properties were preserved and neighborhoods stayed attractive. I grew up in the Hungerford-Stoneridge neighborhood and currently live in Woodley Gardens. I have friends and family throughout Rockville and spent time visiting nearly every neighborhood in Rockville over my 50 years as a resident of this great city. City and County Codes are in place for very important reasons and need to be respected; Rockville Code Enforcement has acted more swiftly about violations much less egregious.

Sincerely,
Steve Fong

Resident

Rockville, MD 20850

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Chaitali Patel <chai.desai@gmail.com>
Date Mon 10/27/2025 9:22 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hello -

Please note my support for the homeowner to provide safe, active outdoor space for play in their backyard that is shielded by landscaping from public view. This space does not alter any distinctive historic features of the property.

They have taken time, care, and invested in restoring and preserving this historic property. The HDC should work with not against homeowners who invest in their homes such as this family who has restored the property extensively inside and out. They are an athletic family and have committed to coaching local youth sports in Rockville and are active in the West End Citizens Association (WECA). Most MoCo families have a basketball net on their property with some placing it on the street. They should not be restricted as others in the county are not.

Regards,
Chaitali

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Jennifer Gravish <jennifergravish@gmail.com>
Date Mon 10/27/2025 7:20 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To whom it may concern,

I'm writing to express my support for the half court backyard basketball area at 401 W. Montgomery Ave. I have known the Kalepe family for many years and am currently the assistant coach on the soccer team our boys play on. I coach in conjunction with Roland and Kelly who are the head coach and team manager respectively. If I know anything about this family, it is their passion for sports, their desire to foster athletic and emotional growth in their players, and their complete commitment to fostering a positive environment for all of our kids. It has truly been an honor working with them and I know that this basketball court will only continue to foster these important attributes in their kids and any children who are lucky enough to play on the courts. Please consider the positive impact playing sports has on young children, it is such a vital, positive, and healthy way for kids to expend energy, learn, and grow. I would consider myself lucky if the Kalepe family were my neighbors. There is no one more supportive of their children . Thank you,

Jennifer Gravish

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From kflei@yahoo.com <kflei@yahoo.com>
Date Mon 10/27/2025 5:48 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Members of the Rockville Historic District Commission,

I'm writing as a longtime Rockville (Woodley Gardens) resident and neighbor to share my support for the Kalepe family. I know how much they care about their home and our community, and I truly believe they represent the kind of homeowners who make the Historic District such a special place to live.

The Kalepe family has put so much time, effort, and care into restoring and maintaining their beautiful historic home. Everything they've done has been thoughtful and respectful of the property's character. Their home doesn't just fit into the neighborhood—it enhances it. You can see the pride they take in keeping it beautiful and true to its history.

But what really stands out is how much they give back to Rockville. They're not just homeowners; they're active community members—coaching youth sports, showing up for neighborhood events, and contributing to the West End Citizens Association. They've shown, time and again, that they're invested here for the long haul.

That's why I hope the HDC can take a collaborative approach with families like theirs. Homeowners who put this much love and energy into preserving their homes **shouldn't feel like they're being punished for trying to make improvements**. (This is a resounding theme I hear related to the HDC.) We all want to see our historic homes cared for, but that requires clear, consistent, and fair guidelines—ones that encourage people to invest, not scare them off. These houses are BEAUTIFUL and it breaks my heart to see the historic homes that fall into disrepair because no one is willing to take the risk to invest.

Their outdoor court, for example, is tasteful, well-screened from public view, and doesn't take away from the historic character of the property or the neighborhood. It's simply a safe, functional space for their kids to play—a small thing that means a lot to a family. We should be supporting families who want to create those kinds of spaces while still being mindful of our shared history.

At the end of the day, the Kalepe family's care for their home and their community is exactly what we should be celebrating and encouraging. I hope the Commission can see the good faith and integrity behind their efforts and choose to work with them to find a fair and reasonable path forward.

Thank you and warm regards,

Kala Fleisher
443-822-4839

Outlook

Support For 401 W. Montgomery Avenue - HDC Hearing, Oct. 30th

From Bridget Coyne <bacoyne@gmail.com>
Date Mon 10/27/2025 5:03 PM
To History <History@rockvillemd.gov>
Cc Christian Dinneen-Long <cbdl.home@gmail.com>; Bridget Coyne <bacoyne@gmail.com>

WARNING - External email. Exercise caution.

To the City of Rockville, Historic Preservation Section:

I am writing to express my support on behalf of the Kalepe Family, who currently have a hearing scheduled for October 30th for a retroactive Certificate of Approval relative to an installed half-court, family-use basketball area at their historic home on 401 W. Montgomery Avenue.

My husband and I are residents of Rockville and live in the neighborhood across from the Kalepe's (Rose Hill) on Great Falls Road. We frequently pass the Kalepe home on our walks and drives, and are familiar with the home and the surrounding area/neighborhoods generally.

While we understand (and value!) the importance of process, pre-review, and approvals for historic property alterations, in this case we kindly request that the Commission apply balance and discretion when assessing whether any penalty for retroactive approval applies.

From our perspective as neighbors, the Kalepe Family is committed to maintaining a beautiful home -- including through landscaping, a protective fence, a well-maintained exterior and tremendous curb appeal. Nearly every holiday I see their home decorated and bright -- and often hear happy children around the home playing on the very basketball court at issue. The Kalepe home is well-known and generally thought of by neighbors as beautiful. These types of homes and neighbors drive potential new Rockville residents into Rockville when new residents can see homeowners who value their property/community and who are equally valued by their neighbors. **To be clear, the Kalepe home stands out for all the right reasons on W. Montgomery Avenue and positively contributes to the beauty of Rockville!**

So while we can agree process was not followed in the construction of the basketball court, the Commission decision should fairly take into account:

- All of the positives the Kalepe's have contributed to our neighborhood and our City through their commitment to their home;
- Whether their mistake in installing the basketball court prior to approval warrants levying a costly renovation or destruction of that basketball court in order to satisfy process (i.e, is the home or the property truly at risk from the alteration?)
- Whether any proposed "abatement" requiring the basketball court to either be moved or destroyed "makes sense" -- to us, any proposed positive benefit of an abatement should outweigh the negatives (time, cost, alienation of the homeowner);

- Retained aesthetics: the current privacy fence installed around the basketball court mitigates impact to aesthetics;
- Are there any other mitigation paths that could be explored other than movement or destruction of the basketball court that would cost the homeowner less out of pocket?
- The likelihood that an abatement requiring the basketball court to either be moved or destroyed would come at such a cost to the homeowner that it drives the Kalepe's from our neighborhood/City;
- The impact that a loss of the basketball court might have on the broader neighborhood children.

Thank you for your time and consideration. Please feel free to reach out for any other additional information or support you may require.

Many thanks,

--

BRIDGET COYNE
CHRISTIAN DINNEEN-LONG
300 Autumn Wind Way
Rockville, MD 20850

C | 240-753-3178
E | bacoyne@gmail.com

Outlook

Support for 401 W. Montgomery Ave. -HDC HEARING Oct . 30

From Barbara OConnell <bdoll13508@aol.com>
Date Tue 10/28/2025 12:48 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hello to all involved,
I am Kelly OConnells Mother and grandmother to Roy and Ro.
Jim and I gave the boys the gift of a sport court for a long running Christmas and Birthday gift that would keep on giving for as long as they call 401 home.
We understand that Kelly had been told that there was no requirement for a permit of any kind since it was being built in the backyard. She built the court close to the kitchen windows so that she would be able to watch the boys at all times while she was preparing dinner and such. There was an incident 10 years ago when a stranger came into their yard and approached little Roy when he was playing outside in the fenced yard!! Kelly had this in mind when building the court!!
Also, the far back yard tends to be wet and the sport court people felt this was the best spot in the yard.
We have been using sport court since our children were young and we built one in our yard for them many years ago. As a result, they all played basketball all through high school. All of their friends came to our house to enjoy our backyard and all their parents were very happy to have them be there. This is what we were hoping for Kelly and her family. This is the first time our daughter has taken the reins for a project without our help and it's very sad that people have made such a great court a bad thing. We understand you are saying she needed permission and I know she feels badly about that, but we did not even know this was something that was necessary. We all have tried now to do everything possible to make this court hidden from the street and as I understand it, submit any paperwork that the HDC has asked for going forward.
I know Kelly and Roland are committed to being great neighbors to everyone and being involved with the neighborhood. I even offered for them to move out of the area because of all this, and they want to stay because they love their home and they love their neighborhood and Rockville. Their home is also a place where our family can gather and enjoy the sport court and the outdoor patio. We have invested so much time and energy to make their home current and fix all the problems that have arisen from it being a very old historical home.
Please 🙏 make this a learning example for everyone going forward as to what is expected if doing work in your backyard and grant us the opportunity to keep our sport court for our family and the neighbors..
Thank you,
Barbie
PS. Our other daughter shares the alley with her sister and husband and Roy and Ro. This is how dedicated our family is to the historic neighborhood of Rockville. You have actually broken our heart a bit due to all this fuss about a place we cherish.
Sent from my iPhone

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Elizabeth Burrows <lizburrows6@gmail.com>
Date Tue 10/28/2025 11:52 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Rockville Historic District Commission,

As a Rockville resident with a deep family history of historic preservation efforts, I do understand the extreme importance of keeping history that can be gone forever if not taken care of properly. My mother works at a history museum (Historic Deerfield) and has taught history in museums for several decades.

I have recently become aware of the basketball half court at 401 W. Montgomery Ave., and I do believe this deserves an exception. It is less "invasive" to the historic landscape than all the driveways with parked cars, by far, and comes with so many benefits. Basketball was invented in 1891 and doesn't require any modern technology. Allowing and encouraging children to play outdoors is rapidly dwindling in today's world and any preservation and appreciation of these increasingly "historic" behaviors could ensure the longevity of historic preservation efforts in Rockville into the future.

I do know that the Kalepe family is instilling the values of the importance of history in their children and the community, and they have spent a huge amount of time and money preserving their home, which even caused them to relocate for a year. They are such an incredible asset to the Rockville community in so many ways. They are on the board of WECA and coach many sports teams and pour their heart and soul into these activities. Their community involvement may not seem relevant to the issue of historic preservation, but the Kalepe family exudes such positive energy into everything they do and this has immense ripple effects. Having this family on board and involved with the Rockville Historic District Commission will undoubtedly advance it's mission and goals for generations.

Thank you very much for considering their request. Feel free to reach out to me at any time if I may answer any questions or help in your future activities. Thank you also for all you do to preserve Rockville's history! The importance of your work cannot be overstated.

Sincerely,
Elizabeth Burrows
Rockville resident

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Maryangelica Prado Nieto <mpradonieto@worldbank.org>
Date Tue 10/28/2025 11:29 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Members of the Rockville Historic District Commission,

I hope this message finds you well.

I am writing to express my wholehearted support for the Kalepe family's request for a retroactive Certificate of Approval for their backyard half-court basketball area at 401 W. Montgomery Avenue.

As a neighbor and a parent, I've seen firsthand the positive impact this space has had. My son is a close friend of one of the Kalepe children, and they absolutely love playing together on the court. It's a safe, healthy, and joyful outlet for them — something that's increasingly rare and valuable in today's world.

The Kalepe family has shown a deep commitment to preserving the historic character of their home and contributing to the Rockville community. Their thoughtful landscaping ensures the court is not visible from the street, and the structure itself does not alter any historic features of the property.

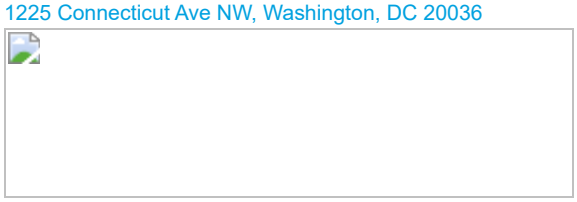
Rather than detracting from the neighborhood, it enhances it by supporting active, engaged families who care deeply about their homes and community.

I respectfully urge the Commission to consider the broader context of this request — one rooted in family, community, and responsible stewardship of a historic property. I believe this is a reasonable and family-oriented use of private space that aligns with the values of our neighborhood.

Thank you for your time and thoughtful consideration.

Warm regards,

Maryangelica Prado
Asset Management and Advisory Department
T +1 (202) 458-4668
E mpradonieto@worldbank.org
W www.worldbank.org
1225 Connecticut Ave NW, Washington, DC 20036



Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Darlene Pierro <darlenepierro@gmail.com>
Date Tue 10/28/2025 8:07 PM
To History <History@rockvillemd.gov>; Sheila Bashiri <sbashiri@rockvillemd.gov>
Cc Kelly Kalepe <kellykalepe@gmail.com>; Ajay Khetarpal <ajk@maxxum.org>; Darlene Pierro <darlenepierro@gmail.com>

WARNING - External email. Exercise caution.

To members of the Historic District Commission:

As a long-time resident of the Rockville Historic District, I have great respect for the guidelines and restrictions imposed by the Historic Dictrict Commission. I also have great frustration with those same guidelines and restrictions. Some are clearly meant to preserve the historic nature of the area; and some, it seems, are meant to befuddle well-intended residents.

I want to call your attention to an issue at 401 West Montgomery Ave, just a few steps from my historic home at 222. The Kalepe family lives at 401. Besides mom and dad, there are two darling boys, aged 9 and 11. And the boys want and need a small outdoor area where they can shoot baskets. Their grandparents installed a basketball hoop, and it was only after the fact that anyone discovered that the entire installation needed HDC approval. Now that it has been installed, it seems that the HDC wants it removed – at a potential cost of $30,000 to the Kalipe family!

And generally, aside from the cost, I might agree. But in this case, I sincerely do not. The basketball area is totally blocked from the street by 7 beautiful trees – that the owners planted to create a visually pleasing view from West Montgomery Avenue.

This basketball area harms no one! And brings pleasure, exercise, and fitness to two young boys. *It should remain*.

The success of any law or regulation depends not so much on unbending adherence but on how much flexibility is built in. It truly boggles the mind that the HDC would spend even a minute of time on this issue. The Kalipe family has owned this historic property for several generations. They are not only responsible home owners, they are also responsible historic district residents.

Outlook

Case Number 2026-166-COA - Opposition to Retroactive Approval of Basketball Court

From Paul Newman <newman1259@live.com>
Date Tue 10/28/2025 6:09 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Members of the Rockville Historic District Commission,
I am writing to express my strong opposition to Certificate of Approval Application 2026 166-COA, submitted for the historic property located at 401 West Montgomery Avenue, Rockville, MD 20850. The applicant is seeking retroactive approval to retain the half-court sports court installed in the side yard of this historic property.
The installation of the sports court in the side yard of this historic home has had a negative impact on the historic character of the property. It completely replaced the side yard's soft grass carpet and landscaped setting, substituting it with modern sports court hardscape on a concrete base. This alteration significantly detracts from the property's historic aesthetic and charm.

The staff report notes that this sports court was initially installed without prior application or approval (as required for this historic landmark home), and subsequent applications for retroactive approval have been denied. Had an application for the sports court been submitted in advance it may or may not have been approved in some form; That we cannot know now. But we do know that as built it has a negative impact on the property's historic setting and integrity, and prior citations to remove it have been ignored. Allowing retroactive approval would set a concerning precedent. It would suggest that disregard for the regulations agreed upon regarding the stewardship of historic properties can be overlooked and even rewarded.

For these reasons I strongly urge the Historic District Commission to deny the retroactive approval for the sports court at 401 West Montgomery Avenue. Thank you for your service and your attention to this matter.

Paul Newman
Rockville, MD

I implore the HDC to focus its attention elsewhere, where its oversight matters, and to allow two little boys to play basketball in their own yard.

Thank you.

Darlene B Pierro

Outlook

Basketball court at 401 West Montgomery

From Amanda McCall <amandapmccall@gmail.com>
Date Wed 10/29/2025 9:10 AM
To History <History@rockvillemd.gov>

2 attachments (3 MB)
22359.jpg; 22349.jpg;

WARNING - External email. Exercise caution.

To the committee,

Thank you so much for taking the time to listen to this community dispute. I'm sure that this is your least favorite part of the job. I think under these circumstances, no one is the winner.

I am writing to express my extreme concern with respect to the installation and maintenance of the basketball paved area at the side yard of the above property. I see from previous meeting minutes that this basketball court has already been adjudicated. This is the fourth and hopefully final time. Please let us put this to rest, and allow the decision to be actioned posthaste.

As a resident of the Rockville Historic West End (Beall Ave), I understand why people may not gain permission for renovations. Many homeowners report finding the permitting process tedious. I understand that people may flout city/historic regulations because it's expedient, cheaper, and/or easier. When we moved into Beall Avenue we found there were several items on our property that lacked permitting, and/or inspection certificates. We were encouraged to retroactively permit everything to make sure the house was compliant and up to code. We spent a lot of money making sure our house was properly permitted and inspected. When I spoke with the permits office, they were encouraging and helped us through the process.

Separately, I was disappointed and worried when many contractors from whom we sought quotes for renovations encouraged us against the permitting process. Many advocated performing renovations without permits. I find this worrisome. Especially since that once I engaged with the Rockville permitting office, I found them nothing but a group of helpful, thoughtful people. They are ready to be on the phone whenever I have questions. They were fast, efficient, and thorough.

Please see attached a public post made by a resident of 401 W Montgomery on their Facebook feed, and in the "sixx cool moms" Facebook group. As you can see, the resident stated that she did not seek a permit or permission, "nor did I need one". I find this idea incredulous. Given that a large portion of the side yard is now paved and there are a lot of city ordinances with respect to paving. The fact that 401 West Montgomery - a registered historic home at the time of purchase - did not need a permit to pave almost the entirety of their side yard to the fence-line I think is unlikely.

I think historic homes are beautiful, I'm glad that they're there, but I don't think that just because something is old means it should be preserved in a free society. However I appreciate that rules exist within our community which everyone in our area agrees to abide by them. There are even more restrictions for historic homes. The public declaration from the homeowner that they did not know they would need permission from the Historic Society or the city to install a basketball court is ridiculous on its face. Publically, she stated that she inherited the home, and therefore did not know she needed permission for such an installation. As an immigrant, and a new homeowner in the USA, I knew we would need permits for any renovations. A person who grew up in the local area then claiming they weren't aware that permits and permissions were needed belies belief. Even though I do not live in an historic home, speaking to any resident living in one for any length of time, they will advise you of all the additional restrictions they have to their liberty with respect to renovations and changes. My understanding is that all historic home owners are notified extensively about the things they can and cannot do with their historic homes and that includes their yards.

Generally speaking I would say that, if work on your property on your or on your yard is safe, up to code, and doesn't disturb anybody that you should be able to do what you want. I think that permitting, and permissions helps West End residents of Rockville manage safety, and help everyone to remain neighborly. Looking at the photographs submitted to the committee, the basketball court goes right up to the fence line shared between 401 West Montgomery and 405 West Montgomery. This does not seem to be neighborly. Basketball courts are surprisingly noisy. Even with sound mitigation, the sharp ping, and the long-wave thump of a basketball hitting a court, drills through walls. The thumping is especially disruptive. I do not believe anyone should have a basketball court in yards as small and close as the ones in the historic west end. Especially considering there are at least 3 full courts and 4 half courts within 0.5 miles of this property (3 full at Welsh Park, and 4 half at Beall Elementary).

Even if a basketball court installation were approved, the proximity to the fence line with the basketball court in question indicates that no thought was given to their neighbours. My understanding from the resident of 401 is that the rear yard was not considered at the time of installation because of the landscaping and flattening requirements. The fact that subsequently the homeowners at 401 West Montgomery flattened their rear yard to make a gorgeously flat meadow suggests this problem has since been resolved. I'm sure anyone would prefer to look at a beautiful grassy meadow, than a hot and noisy basketball court.

I think that the committee should only acquiesce to the basketball remaining in place if Rockville permitting and the historic district society would have always allowed it in place over the objections of neighbors. I think that no one should be able to retroactively get permission for any addition that would never have succeeded in the first place. I think that if the committee takes the action of retroactive approval, this will be the course of action for all future controversial installations. Ultimately this voids the community consultation requirement altogether. I don't think design guidelines are the way to go, but having a central arbiter like the City of Rockville permitting office, or the historic committee such as yourselves to facilitate opportunities for public comment (i.e. what we have currently) is a great position. This is where the community can come together and discuss installations i.e. basketball courts, and they may be managed to make sure that everyone remains neighborly before it goes out of proportion. I think if there had been no objections to the installation, we wouldn't be having this conversation. However, because no permission/permitting was sought, there was no opportunity for their neighbors to object and thus allow the residents of 401 to correct the dispute before it became expensive.

Finally, the application of the residents at 401 West Montgomery for retroactively approving this basketball court has been denied on more than one occasion. There was a stalled court case, and extensive citations. At what point is there some kind of enforcement mechanism for violations. I appreciate that the residents at 401 don't want to destroy a thing that they have created, and a portion of their home that they use. However, the idea that if any resident fights long enough, then they will get to keep a renovation that clearly violates the community rules, then I think retroactive approval will forever undermine the committee's authority. Everyone will do what they want and apply for retroactive approval and fight the committee forever.

I appreciate that the installation of the basketball court was expensive. The removal will also be expensive. However the excuse that the residents of a historical home thought they did not need a permit/permission for this amount of paving is belies belief. I think installing this basketball court in a residential area is incredibly inconsiderate. I think it would have been objected to even if it were not in an historic home.

I don't envy the committee having to adjudicate this discussion. Neighbors are publicly asking for support for both sides. However, I think that if you stick to the rules as written for now that is the correct course of action. If someone would like to change rules in the future to include basketball courts being allowed in historic homes without permissions or permitting, and paving side yards to the fenceline, then that should be a bridge to cross in the future. For now, please follow the rules as written. If someone then deliberately tries to circumvent the rules, there is precedent for maintaining the rules. People avoiding the permitting process for expediency should not be rewarded. Unfortunately, everyone should be responsible for correcting their errors, even if it is expensive. Play stupid games: Win stupid prizes.

Thank you for your time, and for hearing my thoughts.

Warmly,
Amanda Collinson
323 Beall Ave
240 421 6383 erin

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"I burn my candle at both ends, it will not last the night. But ah my friends, and oh my foes, it gives a lovely light." - Edna St. Vincent Millay

09:15 • 73
kelly kalepe in Sixx Cool Moms of Mor
FILTERS POSTS YOU'VE SEEN MOST RECENT POSTED E

Sixx Cool Moms of Montgomery County
TM
Kelly Kalepe · 1d ·

Sixx Cool Moms- I need your help!🙏❤️✉️

I'm reaching out with a small but extremely meaningful favor. This Thursday, October 30th at 7 PM, I will be appearing before the Rockville Historic District Commission (HDC) regarding a retroactive Certificate of Approval for our half-court backyard basketball area at 401 W. Montgomery Avenue.

After years of back and forth with the City, this hearing may be our last chance to make our case — and to hopefully avoid the $50,000 abatement order.

If you're willing, please take a minute to send a quick message of support to the Commission. Your note will go into the public record and can help show that this is a reasonable, family-oriented use of private property — not something that harms the historic character of our home or the neighborhood.

How to Help:

1. Email history@rockvillemd.gov

2. Use the subject line: Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

3. Write a few sentences from the heart expressing your support for allowing the Kalepe family to keep their basketball court.

4. Please send it by 4 PM on Wednesday evening so it's received before the hearing.

5. Share this info with any Rockville friends or neighbors who may also be willing to voice their support.

This process has been long, expensive, and stressful. Every message of support helps show that homeowners and families deserve fair treatment and respect for the efforts we put into keeping our historic homes — and our community — vibrant.

Thank you all so much for your kindness, encouragement, and support. It means more than I can say!






40 35 comments

Like Comment Send

Sixx Cool Moms of Montgomery County
TM
Julie Jonas · 20h ·

09:20 72

40

Jill Dehner Banyas · 1d

You are asking for a retroactive permit? Meaning you built it without going through the permitting process? Is the city upset that you built the court or that you didn't follow code and the lawful process? While I fully support that this is a great family use of your property, you do own a historic home that comes with specific regulations. And the permitting process, while onerous (and a pain in Rockville) is there for a reason.

Reply 9

Kelly Kalepe · 1d · Author

The court itself doesn't violate any city code and didn't require permits. The city issued the citation, fine, and abatement order because I didn't go through the proper process of getting historic approval prior to building it. They have told me the court itself isn't a problem, they just don't like the placement because it's technically in the side yard. They want me to move it farther back in the yard.... Literally adjacent to where it is now. Unfortunately that's a very expensive move to make and one that we cannot afford.

Reply

Bridget O'Cadhain · 17h

Jill Dehner Banyas OP isn't arguing that she was exempt from the process or that she doesn't agree with the process. But a "good"process allows for appeals, applied discretion, and balance when folks make a mistake — to me, that is all OP is asking for here.

Write a comment...

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 30

From Ann Trimble <ann.trimble@gmail.com>
Date Wed 10/29/2025 9:49 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To Whom it May Concern,

I am writing today to give my full support for the Kalepe family's decision to add a half-court basketball area in their backyard. They have always been thoughtful neighbors, working to improve their home while respecting its history and the character of the land. They give back to the community regularly through coaching local youth sports teams as well as their active involvement with the WECA.
The landscaping keeps the court out of sight from the street, so the neighborhood still feels historic. The court also gives kids a safe place to play outside. Since it does not change any unique historical features of the house or nearby homes, I see this as a positive addition. I encourage the HDC to work closely with homeowners to find solutions that help everyone in the community. Clear and fair rules are important to protect our history, but they should also allow homeowners to restore and improve their homes.

Sincerely,

Ann Trimble

Rockville Citizen

Outlook

Re: 2026-166-COA - Opposition to retroactive approval of basketball court.

From Chuck Gagnon <chuck.gagnon@clarkconcretellc.com>
Date Wed 10/29/2025 10:12 AM
To Katie Gerbes <kgerbes@rockvillemd.gov>

WARNING - External email. Exercise caution.

Hi Katie - Sorry about that. I just want to go on record as "against the basketball court in historic Rockville". We live up the street but we can still see it from our house. It's unfortunate that they spent all that $ building it but building it and asking for forgiveness after the fact isn't acceptable. It doesn't fit into a historic neighborhood and should be removed.

Chuck Gagnon
Director of Finance
Clark Concrete Contractors, LLC
7900 Westpark Drive, Suite T300, McLean, VA 22102
(o)-301-272-6809
(m)-301-943-0871
Chuck.Gagnon@clarkconcretellc.com

On Wed, Oct 29, 2025 at 10:06 AM Katie Gerbes <kgerbes@rockvillemd.gov> wrote:

This Message Is From an External Sender
This message came from outside your organization.

Good morning, Chuck -

It doesn't look like any text came through in the body of your message. Is there a message beyond the subject line that you would like relayed to the HDC?

Katie

Katie Gerbes, AICP
COMPREHENSIVE PLANNING MANAGER
Community Planning & Development Services
P. 240-314-8273
www.rockvillemd.gov

From: Chuck Gagnon <chuck.gagnon@clarkconcretellc.com>
Sent: Wednesday, October 29, 2025 9:57 AM
To: History <History@rockvillemd.gov>
Subject: 2026-166-COA - Opposition to retroactive approval of basketball court.

WARNING - External email. Exercise caution.

Chuck Gagnon
Director of Finance
Clark Concrete Contractors, LLC
7900 Westpark Drive, Suite T300, McLean, VA 22102
(o)-301-272-6809
(m)-301-943-0871
Chuck.Gagnon@clarkconcretellc.com

Outlook

Basketball half-court at 401 W Montgomery

From MARY McEACHERN <jamesmac28@verizon.net>
Date Wed 10/29/2025 10:17 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Gentle People,

Please do not make an exception to allow this basketball court to remain where it is currently. If the owners of this Historic District house want this amenity, it could be located behind the home. If the HDC has the right and obligation to protect the feel and integrity of the old neighborhood, this should be an obvious decision.

West End is a great and generous place to live.
Please help the community to keep it honoring the past, as well as the future.

Sincerely,
Mary McEachern
208 Forest Avenue
Rockville, MD 20850

Outlook

Support for 401 W. Montgomery Ave – 1/2 basketball court

From Maureen O'Connell <maureenquinnart@gmail.com>
Date Wed 10/29/2025 11:17 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To the Rockville Historic District Commission,

My name is Maureen O'Connell, and I live on Laird Street in the West End, a short walk from 401 W. Montgomery Avenue. I'm writing in support of the Kalepe family's retroactive Certificate of Approval for their small rear-yard basketball area.

First, I want to acknowledge the importance of the City's historic-preservation process. From everything I understand, the applicant is not asking to be exempt from the rules. Rather, she's participating in the proper channels and asking for balanced discretion now that the situation is before you. In my view, a good process includes the ability to appeal, consider mitigating factors, and correct honest mistakes without disproportionate penalties.

On the merits:

- The court is in the rear yard, largely unseen from the public way, and does not alter the historic façade or streetscape. The view from West Montgomery Avenue remains the same.
- The installation is modest and reversible; it can be removed in the future without damage to historic fabric.
- It is comparable in impact to the many rear-yard family amenities found at other historic homes in our neighborhood (patios, play areas, small recreation spaces).

I also want to highlight the broader community context. The Kalepe family are active, constructive neighbors. Kelly is engaged with the West End Citizens

Association (WECA) and helps plan kid-friendly activities in the community—like painting kindness rocks- that bring neighbors together. She and her family volunteer as coaches with the City and even started a local youth soccer program that gives kids a safe, supervised outlet. The rear-yard court directly supports that mission of healthy, active, safe play for children—something our community should encourage.

Approving this COA would not set a precedent that "forgiveness beats permission." It would show that the Commission can apply the standards with judgment, taking into account the work's location, reversibility, lack of impact on character-defining features, and the applicant's sustained good-faith efforts to make things right.

In a time when families need supportive spaces, channeling significant enforcement energy into a low-impact, rear-yard play area risks appearing out of proportion to the actual effect on the district. I'm grateful to have neighbors who invest in their historic home and in our community's children. Please approve the retroactive COA.

Thank you for your service and consideration.

Sincerely,

Maureen O'Connell

11 Laird Street

Rockville, MD 20850

--

Maureen Quinn O'Connell

www.maureenquinn.com

Outlook

2026-166-COA- Opposition to retroactive approval of basketball court

From Mia D'Albora <miadalbora@gmail.com>
Date Wed 10/29/2025 11:30 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Rockvilly City Government & HDC,

I am writing today as a long time Rockville resident, tax payer and neighbor. One of the reasons we were drawn to purchase a home and reside in Rockville is its beautifully preserved historic charm and character. The historic integrity of West Montgomery Avenue was tarnished the day the basketball court was constructed without prior approval at 401 W. Montgomery Ave, in the side yard in plain view of the street.

As a neighbor, I'm appalled at this lack of respect for our community. If you purchase a home in a historic district, you are subject to the long standing rules and regulations of that district for a reason. I implore the City and HDC to enforce its regulations specifically in this case where no prior approval was ever requested and the front facade of Historic West Montgomery has been compromised. I'm afraid that if you give in to this residence, all bets are off and the HDC (and City) will lose all future powers and efforts to maintain Rockville's history.

Please consider the City's long history, dating back to 1967, when you hold your hearing this week as well as the future standards that you wish to uphold - **deny the side yard basketball court** and keep our city's historic integrity.

Thank you,

Myriam D'Albora

Outlook

Please approve retroactive COA Reasonable, Community-Centered Outcome

From Jennifer Diehl <diehljenny@yahoo.com>
Date Wed 10/29/2025 11:31 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Commissioners,

As a neighbor and historic home lover, I want to begin with my sincere appreciation for the HDC's role in safeguarding the character and history of Rockville. Your time, expertise, and careful consideration are why our community remains a place we are proud to call home. Thank you for that stewardship.

I am writing in strong support of approving the Kalepe family's retroactive Certificate of Approval (COA) for the small backyard sport court at 401 W. Montgomery Avenue.

I have followed the HDC hearings regarding this matter over the past few years and I would say that the "ask forgiveness, not permission" concern has been heard—and the precedent you wish to maintain has been thoroughly established and the message has been received… by the Kalepe's as well as invested neighbors. At this point, declining this COA will not reinforce respect for the rules; it will read to many of us as punitive. Frankly, it gives bullying vibes that our community is not here for.

What also feels undeniable to neighbors is the human impact. The Kalepe family is a valued part of our community—active, supportive, and committed to creating a safe, positive environment for kids. Not just their own… but for other kids in the neighborhood as well. We have watched this situation take a heavy toll on a household that has otherwise been a force for good. There comes a point where preservation and proportionality must meet. This is that point.

From a preservation standpoint, the facts are straightforward:

• The work does not alter the streetscape.
• No historic fabric has been irreparably destroyed.
• There is no clear, specific standard that this configuration plainly violates with absolute certainty.
• The court is a modest, family use that supports safe, healthy play—entirely consistent with a living, historic neighborhood.

In the climate of the world today, we could all use more joy and fewer zero-sum fights. Seeking abatement here—against a family activity in a private backyard that does not impact the historic streetscape—feels, to many of us, disproportionate and unnecessary. Denying the COA would do more harm than good by leaving historic homeowners with the impression that the Commission is working against them rather than with them. That outcome risks eroding trust in the very preservation mission we all support.

Please remember: approving this COA does not undermine anyone's authority. It demonstrates the Commission's wisdom and balance—its ability to distinguish between work that truly threatens historic character and work that does not. It shows you can enforce standards while exercising reason and humanity when the circumstances merit it.

Your charge is to protect Rockville's heritage, and that includes sustaining the lived, day-to-day life of the families who keep these homes loved and maintained. On those terms, this is an easy call. Approve the COA. Let the kids play in their yard. And let this decision reflect the best of what historic preservation can be: principled, proportional, and people-centered.

Thank you for your continued service and your careful consideration.

With respect,
Jennifer Diehl

Sent from Yahoo Mail for iPhone

Outlook

Support for 401 W Montgomery Avenue - HDC Hearing, Oct. 30

From Jane Pontius <jane.m.pontius@gmail.com>
Date Wed 10/29/2025 11:35 AM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

Dear Commissioners,

I am writing to you to support the above petition to keep their sports court on behalf of the Kalepe family.

The Kalepe family has a long-term commitment to Rockville. This includes Kelley's volunteer service on behalf of the West End Citizens Association, including currently serving as an officer in this neighborhood organization. The family also devotes a generous amount of time coaching local youth sports.

The family has devoted considerable care and investment towards restoring and preserving their historic property, both inside and outside. They are committed to being long-term Rockville residents. I have been a West End property owner since 1975. As devoted parents of two young boys, they are seeking to provide a safe outdoor space for their sons and friends to enjoy. This is a worthwhile pursuit in my estimation.

I encourage the HDC to continue to be a major source for historical preservation within the City of Rockville. You are performing a valuable service to the City. At the same time, I also am a proponent of clear, consistent and fair regulations that do not penalize citizens for investing in improvements to their home. The family has planted attractive landscaping which provides a natural shield from public view. Also, the sports court does not alter any of the exterior historic features of their magnificent home which is fully compatible with the nearby historic homes on the W. Montgomery Ave gateway to downtown Rockville.

Thank you for your time and attention to this matter. I hope you will give your approval to the Kalepe family's request before you and that you will seek to make this a win-win outcome for all parties concerned.

Best regards,

Jane Pontius
127 S. Van Buren St
Rockville

Outlook

Opposition to Retroactive Certificate of Approval – 401 W Montgomery Avenue (Application 2026-166-COA)

From Glyn Collinson <glyn.collinson@gmail.com>
Date Wed 10/29/2025 1:58 PM
To History <History@rockvillemd.gov>
Cc Amanda Collinson <amandapmccall@gmail.com>

WARNING - External email. Exercise caution.

Dear Members of the Historic District Commission,

I am writing to express my strong opposition to the retroactive application for a Certificate of Approval (2026-166-COA) submitted by the owner of 401 West Montgomery Avenue, seeking permission to retain a half-court basketball installation in the side yard of the property.

The issue before the Commission is not simply one of landscaping or recreational use, but one of principle and precedent. The applicant constructed this installation without prior HDC approval, despite clear requirements under the Rockville City Code and the well-established procedures governing exterior alterations within the Historic District. A court order was subsequently issued directing removal of the structure, yet the applicant continues to seek post-facto approval.

1. Equal Application of the Law
The Historic District's authority depends on consistent and impartial enforcement of its standards. Either the rules apply to everyone, or they cease to have meaning. Allowing this retroactive approval would send a message that those who disregard established procedure can later seek forgiveness rather than permission. That approach is incompatible with the preservation ethic the Commission is charged to uphold.

2. Ignorance and Cost Are Not Defenses
Any claims that the applicant was unaware of the permitting requirements, or that removal would now be costly, are not legitimate defenses. Every purchaser of a property within a designated Historic District assumes both the benefits and the responsibilities that come with that designation. Any claims of ignorance of the regulations does not exempt an owner from compliance, nor does expense excuse a violation that was entirely preventable.

3. Responsibility to the Broader Community
Historic preservation depends upon trust — that each homeowner will follow the same procedures, respect the same guidelines, and preserve the same character of our shared streetscape. If individual exceptions are allowed on grounds of convenience or personal preference, the collective value of the Historic District is undermined. To approve this application would effectively erode the foundation on which the entire district rests.

4. A Matter of Informed Choice
Before purchasing my own home, I considered a historic property in Ellicott City. I met with their

Historic District Commission to understand the responsibilities such ownership entails. Their staff generously explained the rules and limitations — information that helped me decide not to proceed with the purchase. Anyone buying within Rockville's Historic District is afforded the same opportunity for due diligence. The applicant's claim of unawareness therefore strains credibility.

5. Preserving the Integrity of the District
The City's staff report from October 2023 and the prior HDC decisions all found that the basketball court is inconsistent with the Secretary of the Interior's Standards for Rehabilitation (#1, #2, #9, #10). The Commission's mandate is clear: new work must be compatible with the historic setting and reversible without permanent harm to the property's character. This installation fails those tests.

If the Commission were to approve this application despite repeated violations and prior denials, it would not only diminish the credibility of its own decisions but also invite future disregard for the process by other property owners. At that point, the City might as well consider dissolving the Historic District altogether, because the rules would have lost their force.

In conclusion, I respectfully urge the Commission to deny this retroactive application and require full removal of the basketball court, including the concrete base, to restore the property's historic integrity. Upholding the standards of preservation is not always easy or convenient, but it is essential to fairness, accountability, and the protection of our shared heritage.

Thank you for your time and your continued commitment to preserving Rockville's historic character.

Respectfully submitted,
Glyn Collinson

323 Beall Avenue
Rockville, MD, 20850

Outlook

Support for 401 W. Montgomery Avenue – HDC Hearing, Oct. 3

From Joe Fire <joefire15@gmail.com>
Date Wed 10/29/2025 2:07 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To whom it may concern,

I am writing as a resident of Rockville's West End to express my strong support to approve the basketball court built on the property of 401 W. Montgomery Avenue.

First of all, the court is modest, well-maintained, and largely screened by bushes and landscaping, making it barely visible from the street.

Further, as a parent of this generation of children who are exposed to excessive technology, this type of space is critical for children to exercise and play in a safe environment, which is so important for the healthy development of our next generation.

Additionally, since the sport of basketball was invented in 1891, which is right around the timerame the house was likely built, I believe a basketball court on the property is congruent with the historical aesthetics of the home.

Finally, the family that lives there is an exceptionally positive presence in our community. They are kind, respectful neighbors who give back in many ways, including coaching our son in soccer and showing deep commitment to supporting local kids and families. Their investment in this small, family-oriented space reflects that same dedication to healthy activity, connection, and community engagement.

In conclusion, the basketball court in no way detracts from the historic character of the neighborhood. On the contrary, it adds to the vitality and sense of family that makes the West End such a special place to live.

I respectfully ask that the Commission take these factors into consideration and allow the family to keep their basketball court in place.

Sincerely,

Joe Fire

711 Wilson Avenue, Rockville, MD

Outlook

Support for W. Montgomery Avenue - HDC Hearing, Oct 30

From Paul Rosenfeld <rosenfp@proton.me>
Date Wed 10/29/2025 2:27 PM
To History <History@rockvillemd.gov>

WARNING - External email. Exercise caution.

To whom it may concern:

It has come to my attention that my neighbor Kelly Kalepe is being asked by the city to remove a basketball court on her property at some extremely high cost because of some kind of historic considerations. I'd like to voice my support for the Kalepe family in this matter.

I live about a block away from the Kalepe house and walk my dog past the house constantly. The thing I notice most about the house is that it's extremely well maintained and has very pleasing landscaping. The thing I do _not_ notice is the basketball court because it is hidden by some strategically planted trees. Contrast this to some historic houses just a few doors down that, quite frankly, are overgrown hovels, which might be following the historic rules but are not portraying historic Rockville in a good light. Between being offset far from W. Montgomery in the front and having a fence you can't see through on the back, I really can't imagine that some casual passerby would notice much less be put off by the Kalepe basketball court.

I met Kelly at a WECA event a while back. She's very nice, involved in the community, and in my opinion should be able to make the most use of her property. Rockville is a wonderful place for young families, and I think the HDC should grant this young family permission to keep their basketball court.

Thanks and Regards,
Paul Rosenfeld
101 Lynch St.
Rockville, MD 20850

III. DISCUSSION

A. Old Business

- King Farm Farmstead Master Plan

B. New Business

IV. ADJOURN