



Meeting No. 3-2026: Thursday, March 19, 2026

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

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

Sheila Bashiri, Preservation Planner
Cynthia Walters, Deputy City Attorney
Megan Flick, Principal Planner

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

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or 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. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

- A. APPROVAL OF MINUTES:
February 19, 2026**

7:10 PM III. EVALUATION OF SIGNIFICANCE

A. 2026-250-EOS

Applicant: Robert Shapiro, Goshen Valley Investments, LLC
Owner: Andrew Miller
Address: 718 Beall Avenue
Request: Evaluation of Significance (Demolition proposed).

7:10 PM IV. CERTIFICATE OF APPROVAL

A. 2026-256-COA

Applicant: Kelly Kalepe, Owner
Address: 401 West Montgomery Avenue
Request: Certificate of Approval to convert the existing concrete slab in the side yard of the property into a patio.

8:40 PM V. DISCUSSION

A. OLD BUSINESS

1. 2026 Preservation Month Event

B. NEW BUSINESS

9:00 PM VI. ADJOURN

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

HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026

MEETING DATE	APPLICATION DUE DATE
April 16, 2026	March 13, 2026
May 21, 2026	April 17, 2026
June 18, 2026	May 15, 2026
July 16, 2026	June 12, 2026
AUGUST RECESS	*****
September 17, 2026	August 14, 2026
October 15, 2026	September 11, 2026
November 19, 2026	October 16, 2026
December 17, 2026	November 13, 2026
January 21, 2027	December 18, 2026

HISTORIC DISTRICT COMMISSION HYBRID MEETING AND PUBLIC HEARING PROCEDURE

The Historic District Commission meets in person in the Mayor and Council Chambers at Rockville City Hall, 111 Maryland Avenue. The public is invited to participate in person or virtually 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 on the Historic District Commission webpage on the city website.

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

II. CONSENT AGENDA

A. APPROVAL OF MINUTES:

- 1. February 19, 2026**

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 2-2026
Thursday, February 19, 2026**

The City of Rockville Historic District Commission convened at 7:00 PM

Commissioners Present:

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

Staff Present:

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

I. COMMITTEE / ORGANIZATION REPORTS

A. Peerless Rockville - Nancy Pickard, Executive Director

- No Report

B. Lincoln Park Historical Foundation - Anita Neal Powell, President

- LPHF will celebrate its 49th anniversary on February 28th at Mt. Calvary Baptist Church.
- June 2026 is the 135th anniversary of the Lincoln Park Community. A showcase depicting the Black history throughout Montgomery County is currently located in City Hall.
- The African American Walking Tour and virtual tour features the updated Carver Junior College plaque located at the Board of Education.

C. Public Comments/Open Forum

- No Comments

D. HDC and Staff Comments

- Commissioner Goldfinger continued his series on important historic buildings in Rockville by presenting on the history of Farmers Banking and Trust Company Building.

FURTHER DISCUSSION

February 19, 2026. Agenda Item I

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 01:03

II. CONSENT AGENDA

Consent Agenda items may be approved per the Staff Report without discussion. However, any person may request that the Chair remove an item from the Consent Agenda for discussion and public comments before the vote.

A. APPROVAL OF MINUTES:

January 15, 2025

Commissioner Neal Powell moved to approve the Consent Agenda as proposed.

RESULT: APPROVED 5-0

MOTION: Commissioner Neal Powell

SECOND: Commissioner Goldfinger

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

February 19, Agenda Item II-A

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 7:36

III. EVALUATION OF SIGNIFICANCE

A. 2026-232-EOS

Applicant: Mike Witmer, MHG Civil Engineering
St. Raphael Catholic Church

Address: 1592 Kimblewick Road

Request: Evaluation of Significance (Demolition proposed)..

Commissioner Shenge moved to approve Evaluation of Significance application 2026-232-EOS

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Denbo

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

February 19, 2026. Agenda Item III-A

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 8:00

B. 2026-229-EOS

Applicant: City of Rockville
Robert Beidler, Parks and Facilities Manager

Address: 14625 Rothgeb Drive
Request: Evaluation of Significance (Demolition proposed).

Commissioner Goldfinger moved to approve Certificate of Approval application 2026-229-EOS

RESULT: APPROVED 5-0

MOTION: Commissioner Goldfinger

SECOND: Commissioner Neal Powell

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

February 19, 2026. Agenda Item III-B

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 40:56

C. 2026-245-EOS

Applicant: Ben Fisher, Owner

Address: 931 Maple Avenue

Request: Evaluation of Significance (Demolition proposed).

Commissioner Shenge moved to approve Certificate of Approval application 2026-245-EOS

RESULT: APPROVED 5-0

MOTION: Commissioner Shenge

SECOND: Commissioner Goldfinger

IN FAVOR: Commissioners Denbo, Fosselman, Goldfinger, Neal Powell, and Shenge

FURTHER DISCUSSION

February 19, 2026. Agenda Item III-C

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 48:10

IV. DISCUSSION

A. Old Business:

1. 2026 Preservation Month Event

B. New Business:

FURTHER DISCUSSION

February 19, 2026. Agenda Item IV

https://rockvillemd.granicus.com/player/clip/9284?view_id=2&redirect=true

Video time stamp 56:16

V. ADJOURNMENT

The meeting adjourned at 8:21 pm.

Respectfully submitted,

Sheila Bashiri

DRAFT

III. EVALUATION OF SIGNIFICANCE

A. 2026-250-EOS

Applicant: Robert Shapiro, Goshen Valley Investments, LLC

Owner: Andrew Miller

Address: 718 Beall Avenue

Request: Evaluation of Significance(Demolition proposed).



**Historic District Commission Staff Report:
Evaluation of Significance (for demolition)
2026-250-EOS | 718 Beall Avenue**

MEETING DATE: 03/19/2026

REPORT DATE: 03/12/2026

FROM: Sheila Bashiri
Preservation Planner
Sbashiri@rockvillemd.gov

APPLICATION: Evaluation of Significance (demolition proposed)

APPLICANT: Robert Shapiro, Goshen Valley Investments, LLC
9000 Goshen Valley Drive
Gaithersburg, MD 20882

OWNER: Andrew Miller

FILING DATE: 01/30/2026

RECOMMENDATION: Finding that the property at 718 Beall Avenue does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

SITE DESCRIPTION

Location	718 Beall Avenue
Land Use Designation	Detached Residential (High Density)
Zoning District	R-60 Single Family Residential
Existing Use	Single Unit Detached Dwelling Residential
Parcel Area	9,250 SF
Subdivision	West End Park Subdivision, Lot 35, Block 8
Building Floor Area	840 SF
Dwelling Units	1



Birdseye View of 718 Beall Avenue

INITIATION OF PROCESS

The owner filed an Evaluation of Significance application in anticipation of filing a demolition permit. In accordance with Section 25.14.01. of the Zoning Ordinance, and section 5-96(3) of the Rockville City Code, the HDC will evaluate a property for historic significance if the owner proposes demolition of a building. The applicant intends to demolish the existing single-family house and construct a new house on the property.

SITE ANALYSIS

Lot Description

The property is located on the south side of Beall Avenue, between Mannakee Street and Owens Street, where it is zoned R-60, Single Family Dwelling, Residential. The subject property, being Lot 35, Block 8, of the West End Park subdivision, is an 8,750 square foot single lot. One 840 square foot single-family dwelling is located on the property.

The house sits in the center of the lot. There is a concrete driveway on the east side of the property, which extends from the street apron to the front edge of the house. A narrow concrete walkway angles from the driveway to the front stoop. The front lawn is deep, with shrubs and other plantings bordering the walkway, and the front of the house. The property grade steps down from the rear of the house, and the back yard is narrow and deep with several tall mature trees.



Front (North) Elevation

BUILDING DESCRIPTION

The house is a symmetrical, rectangular one and one-half story Cape Cod style structure constructed in 1949. The house has aluminum siding, a concrete foundation and an asphalt shingles roof. The windows are double-hung vinyl replacements, flanked by vinyl shutters. There is a curved concrete front walk from the public sidewalk to the front stoop. There is a screened porch addition at the rear. The yard slopes from the front of the house to the rear yard, where the property is characterized by mature trees.

Front (North) Elevation

The three-bay front elevation has two six-over-six windows with vinyl shutters. The windows flank the centered front door, which is a solid raised panel wood with a full-lite storm door. The steep side facing gabled roof has two front-facing gabled dormers with six-over-six windows, located above each first-story window.



Front (North) Elevation

Side Elevations

Both the east and west elevations have vents in the gable peaks, a single window on the second story, and two windows on the first story. The windows are flanked by vinyl shutters. The side elevations of the enclosed rear porch are visible on both side elevations. Two basement windows with window wells are located beneath the first story windows.



East Side Elevation (West Side Elevation is Identical)

Rear (South) Elevation

The rear elevation has a screened porch addition. A shed dormer with a small window in the center and on the east end, spans the rear elevation. The rear porch addition has four bays. A set of wood steps with a single handrail, leads from the screen door to the concrete walkway. The base of the screened porch is enclosed in wood lattice.



Rear (South) Elevation

SITE HISTORY

Henry N. Copp, the developer of West End Park, planned a grand Victorian suburb and advertised widely for property sales. Many lots were sold as land speculation; however, the West End Park subdivision did not fill out with Victorian homes in the 1890s, mostly because of financial problems caused by the 1893 nationwide financial crash. Properties came on the market for different reasons over time, and this property remained undeveloped until the middle of the 20th century. The mid-20th century Cape Cod design has numerous examples throughout the neighborhood. Many have been personalized with porches, covered entrances, rear additions, and second-story additions. Many others have been demolished and replaced with larger two-story houses.

The subject property was subdivided as part of the platting of West End Park in 1890. In 1894 the subject lot was sold to San Francisco, California resident, Frank Howard Seely. He purchased this property, with three adjacent lots (lots 33 – 36, Block 8). Prior to the nationwide financial crash of 1893, lots were sold for \$400 each. Mr. Seely remained in California, and after his passing, his widow sold their properties in 1947.

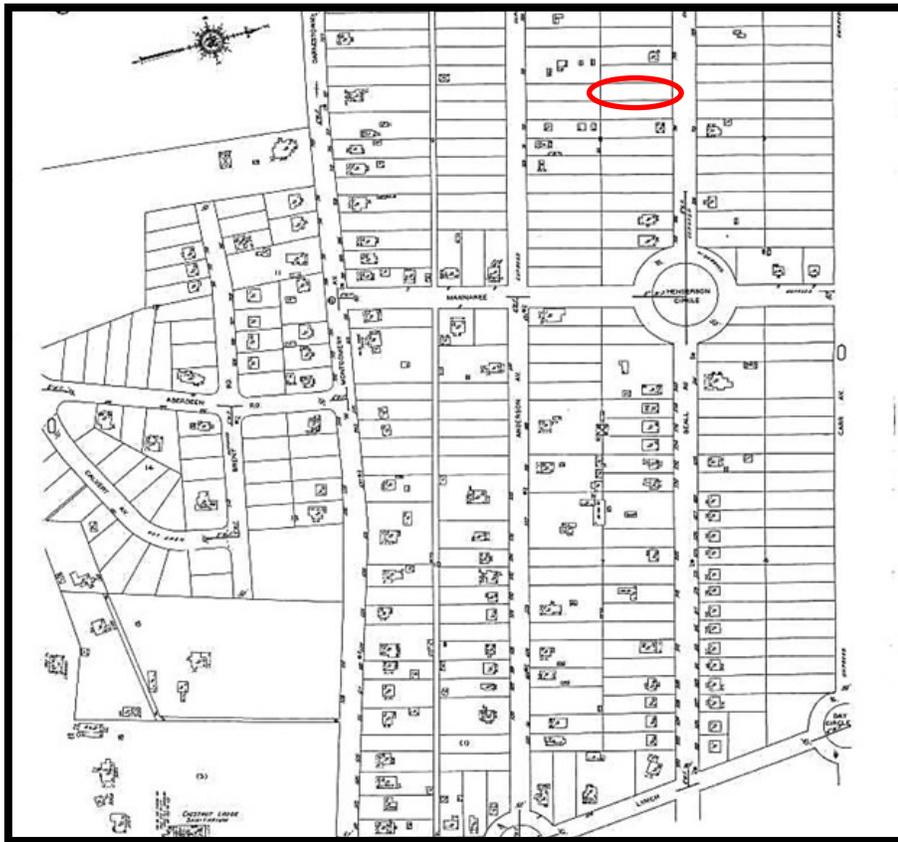
According to the Maryland State Department of Assessments and Taxation (SDAT), the house was constructed in 1949. The 1949 Sanford Fire Insurance map does not show the structure. Due to a lack of deed information, it is unknown who constructed the house. The house was purchased by Ralph W. and Helen Baxter at an unknown date and sold to James Willis and Anna Lee Camidge in 1966. They in turn sold it to Robert and Diane Swink in 1967. In 1974, Diane Swink became the sole owner upon Robert's death. Diane married Robert Cross and added his name to the property deed in 1985. They remained in the house for twenty years until William Becker purchased the property in 2005. Becker sold it 18 months later to Juan and Cheryl Jean Lulli. The current owners, Andrew and Maria Miller, purchased the property in 2009. The applicant is proposing to demolish the existing house and build a new house.

OWNERSHIP HISTORY

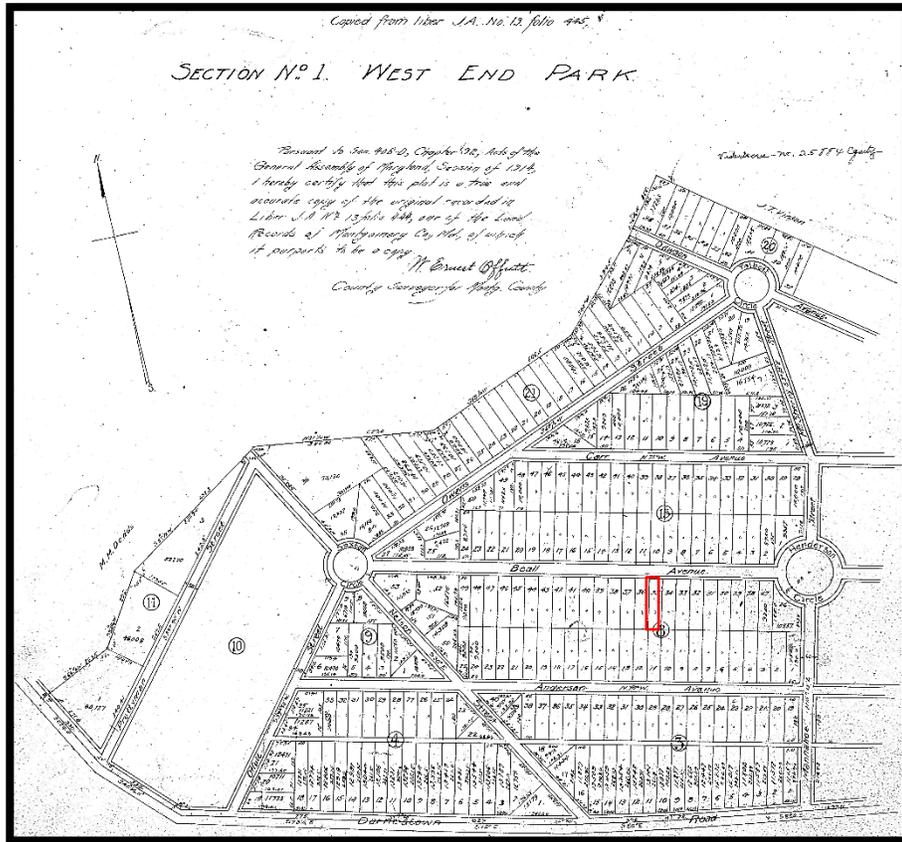
Deed Research
718 Beall Avenue
West End Park Subdivision
Lot 35, Block 8

Liber/Folio	Date	Grantor	Grantee
37106/ 00376	5/5/2009	Juan and Cheryl Jean Lulli	Andrew and Maria Miller
33782/ 00741	2/7/2007	William Becker	Juan and Cheryl Jean Lulli
30074/ 00080	6/15/05	Robert H. and Diane Cross	William Becker
6889/705	10/10/1985	Diane Swink	Robert H. and Diane Cross (formerly Swink)
4529/739	5/17/1974	Robert and Diane Swink	Diane Swink

3597/247	2/25/67	James Willis and Anna Lee Camidge	Robert and Diane Swink
3556/66	9/15/66	Ralph W. and Helen Baxter	James Willis and Anna Lee Camidge
		UNKNOWN	Ralph W. and Helen Baxter
1112/294 Lots 33-36, Block 8	8/25/1947	Marian Blachly Seely, widow of Frank Howard Seely, deceased [of California]	UNKNOWN
JA 44/52 Lots 33-36 Block 8	6/13/1894	Henry N. Copp	F. Howard Seeley, San Francisco, CA



1949 Sanborn Fire Insurance Map



1891 West End Plat Map - Section 1

STAFF ANALYSIS

The evaluation of historic significance is based on the adopted Historic District Commission criteria per Appendix A of the Historic Resources Management Plan.

Historic Designation Criteria

The following criteria is used to assist in evaluating the significance of nominated properties. Standing structures and sites, including archaeological sites, must be determined to be significant in one or more of the following criteria to be found eligible for historic designation:

Historic Significance

Historic Significance

- a) Represents the development, heritage, or cultural characteristics of the City.
The property reflects historical development trends and the suburban growth of Rockville during the mid-20th century, but fails to meet any of the Criteria for historic designation.
- b) Site of an important event in Rockville's history.
No, it is not the site of an important event.

- c) Identified with a person or group of persons who influenced the City's history.
No, the building is not closely identified with a person or group who influenced the City's history.
- d) Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.
No. While the development of the property followed the cultural phenomenon of widespread suburban development after the end of World War II, this property does not highlight any particular aspect of that story.

Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction.
No, it is one of many similar examples throughout Rockville and the nation.
- b) Represents the work of a master architect, craftsman, or builder.
No, it is not the work of a master architect, craftsman, or builder.
- c) Possesses a style or elements distinctive to the region or City.
No, the style is not distinctive to the City or the region.
- d) Represents a significant architectural, design, or landscape entity in the City.
No, it does not represent a significant architectural, design, or landscape entity in the City.
- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.
No, there is nothing outstanding about the house or the landscape

STAFF FINDINGS

The property does not meet any of the adopted Historic District Commission criteria for historic designation.

COMMUNITY OUTREACH

The required posting of the sign on the property occurred two weeks prior to the HDC meeting date and postcard notices were also sent out two weeks prior to the meeting to all property owners and residents within 500 feet of the property.

STAFF RECOMMENDATION

Finding that the property at 718 Beall Avenue does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

EXHIBITS

- A. Aerial Map
- B. Zoning Map
- C. Definition and Criteria for Historic Resources in the City of Rockville
- D. City of Rockville, Maryland Zoning Ordinance
- E. Application

EXHIBIT A – AERIAL MAP

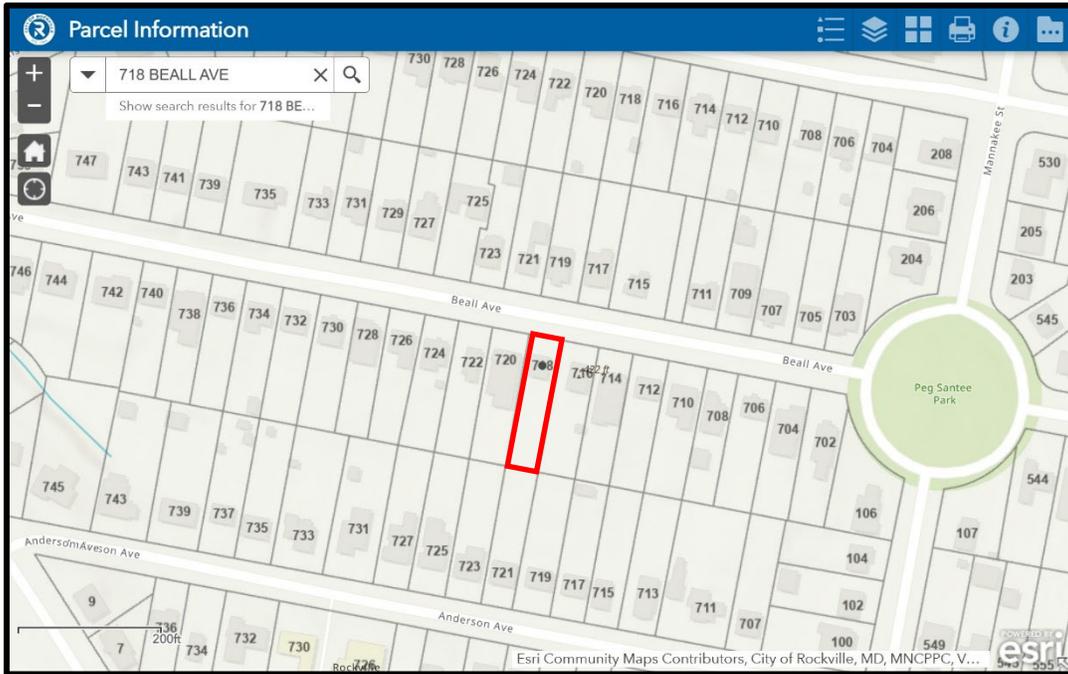


EXHIBIT B – ZONING MAP

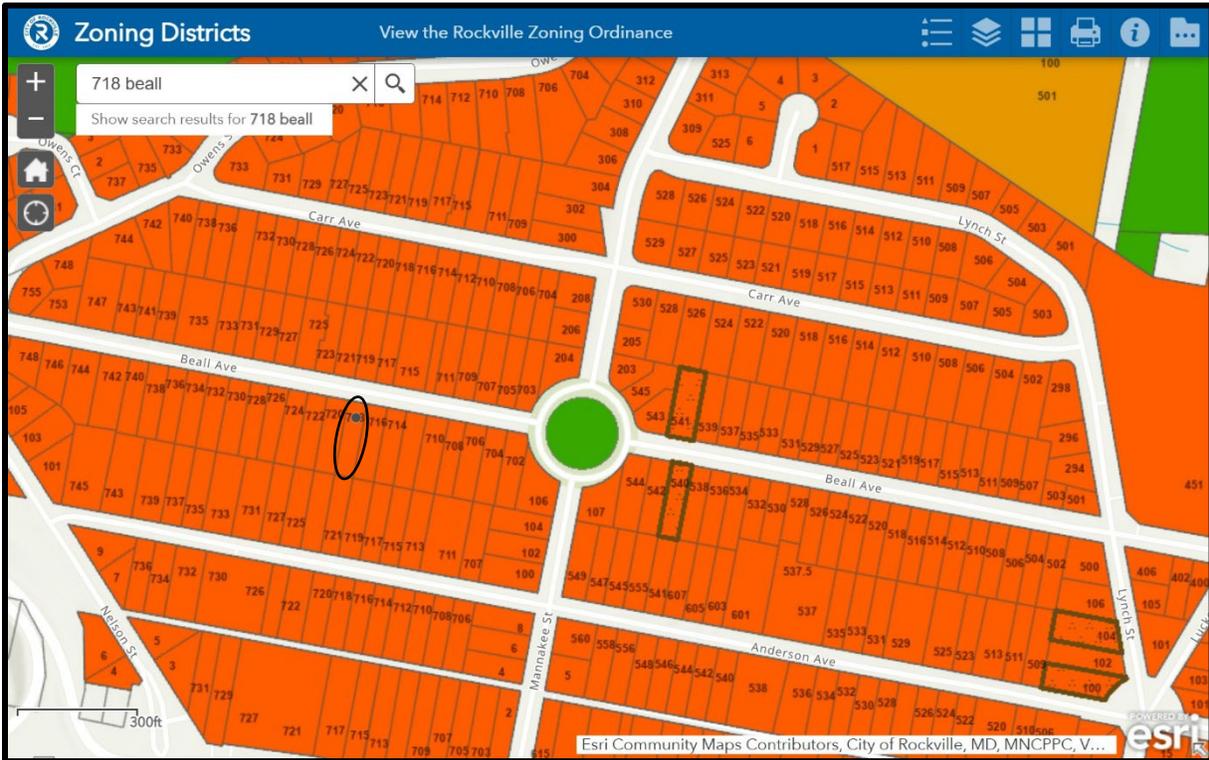


EXHIBIT C: DEFINITION AND CRITERIA FOR HISTORIC RESOURCES IN THE CITY OF ROCKVILLE

DEFINITION

Historic Resource: Includes architectural, historic, cultural, archaeological, and landscape resources significant to Rockville's development. Intangible resources such as folklore and oral histories are important, but for this purpose are to be considered supportive resources. Physical resources must retain their integrity, as defined by the Federal Register, September 29, 1983, Department of Interior Archeology and Historic Preservation; Secretary of the Interior's Standards-and Guidelines."

Integrity: the authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.

CRITERIA

Historic Significance

- a. Represents the development, heritage, or cultural characteristics of the City; or
- b. Is the site of an important event in Rockville's history; or
- c. Is identified with a person or group of persons who influenced the City's history; or
- d. Exemplified the cultural, economic, industrial, social, political, archeological, or historical heritage of the City.

Architectural, Design, and Landscape Significance

- a. Embodies distinctive characteristics of a type, period, or method of construction; or
- b. Represents the work of a master architect, craftsman, or builder; or
- c. Possesses a style or elements distinctive to the region or City; or
- d. Represents a significant architectural, design, or landscape entity in the City; or
- e. Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

EXHIBIT D: CITY OF ROCKVILLE, MARYLAND ZONING ORDINANCE

Article 14 – Special Zones

25.14.01 – Historic District Zones

a. *Purpose* – The Historic District Zone is an overlay zone. The purpose of the zone is to:

1. Safeguard the heritage of the City by preserving sites, structures, or areas which reflect elements of cultural, social, economic, political, archaeological, or architectural history;
2. Stabilize and improve the property values of those sites and structures, and the adjacent neighborhood;
3. Foster civic beauty;
4. Strengthen the local economy; and
5. Promote the preservation and the appreciation of those sites and structures for the education and welfare of the residents of the City.

b. *Location*

1. *Underlying Zoning* - The regulations of the Historic District Zones are in addition to the underlying residential or nonresidential zoning regulations.
2. *Established Location* – The Historic District Zones are depicted on the Zoning Map incorporated into these regulations in Article 2.
3. *Future Location* – The Mayor and Council may establish, change, layout, and define future Historic District Zones which are of local, state, or national or historical, archaeological, or architectural significance.

c. *Historic District Commission* – The Historic District Commission is subject to the provisions of Section 25.04.04.

d. *Designation of Properties*

1. *Initiation of Process* – The process of evaluating a property for possible historic designation due to its historic, archaeological, or architectural significance begins upon the occurrence of any of the following items in subsection (a) below. If the nomination application is filed by a person other than the property owner, the person making the nomination must provide notice of the nomination by first class mail to the property owner at the time of application. A copy of the notice must also be provided to the Historic District Commission.
 - (a) The filing of an application nominating the property for historic designation by one (1) or more of the following:
 - (i) The property owner;
 - (ii) The Historic District Commission;
 - (iii) The Mayor and Council;

- (iv) The Planning Commission; or
 - (v) Any other person;
- (b) The filing of an application by the property owner requesting the evaluation of the property for eligibility for historic designation; or
 - (c) The filing of an application for a demolition permit for the property; or
 - (d) The filing of a Natural Resources Inventory identifying a potentially significant historic resource on the property.
2. *Application Review* – Upon the filing of an application for nomination, evaluation, or demolition, the Chief of Planning must evaluate the subject property for compliance with the City's criteria for historic designation, and make a recommendation to the Historic District Commission.
 3. *Historic District Commission Review and Decision*– The Historic District Commission will consider the application at a meeting of the Commission following notice given in accordance with the notice provisions of Section 25.05.03, to determine if the property meets the adopted City of Rockville Historic District Designation Criteria. If the Historic District Commission finds that a site meets the criteria to be eligible for historic designation, it will make a written recommendation that the Mayor and Council rezone the property to the Historic District Zone.
 4. *Mayor and Council Authorization* – Upon receipt of the Historic District Commission's recommendation, the Mayor and Council may authorize the filing of a sectional map amendment (Section 25.06.01.b.2) to place the property in the Historic District Zone.
 5. *Completion of Designation Process* – The designation process shall be complete upon the occurrence of any of the following:
 - a) The determination of the Historic District Commission, that the property does not meet the criteria for historic designation; or
 - b) The determination of the Mayor and Council not to authorize the filing of a sectional map amendment for historic rezoning;
 - c) The determination of the Mayor and Council to take final action to grant or deny a map amendment for historic rezoning.
 6. ***Restrictions on Property During Interim Historic Review Period*** – No exterior change may be made to any property identified in the Historic Building Catalog, as revised, that is the subject of an application for nomination, historic evaluation, or a demolition permit under this Section 25.14.01 until the designation process is complete, unless the property owner first obtains a Certificate of Approval from the Historic District Commission in accordance with the provision of Section 25.07.13.

The restriction of this subsection will not apply for more than 210 days from the date of the filing of the application that initiated the historic designation review period.

25.07.13 – Certificate of Approval in Historic Districts

a. **Requirement** – A Certificate of Approval issued by the Historic District Commission is required prior to any actions affecting a site or exterior of a building or structure in a Historic District Zone consistent with the provisions of Article 66B of the Maryland Code for Historic Area Zoning.

b. **Exceptions** – A Certificate of Approval is not required for exterior paint colors, routine maintenance, normal gardening and landscaping, or driveway repairs. Routine maintenance is defined as repair or replacement of building and site features with features of the same design and same material.



Rockville HDC - Evaluation of Significance

Submitted by:
Robert Shapiro

Online Request #: 3200848

Project #: 2026-250-EOS

Location: **718 BEALL AVE**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Robert** Last Name: **Shapiro** Suffix:

Business Name: **Goshen Valley Investments, LLC**

Mailing Address: **9000 Goshen Valley Drive**

City: **Gaithersburg** State: **MD** Zip: **20882**

Property Owner's Contact Information

Title: First Name: **Andrew** Last Name: **Miller** Suffix:

Business Name:

Mailing Address: **718 Beall Avenue**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Evaluation of Significance

Signature

Robert Shapiro

Project Description *

For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"

demolition to construct and new single family home



You can complete this application and view updates online at [MGO Connect](#)

Roof	<u>Shingle</u>
Siding	<u>Aluminum</u>
Windows	<u>Vinyl</u>
Shutters	<u>Vinyl</u>
All Doors	<u>Wood</u>
All Storm Doors	<u>Aluminum</u>
All Porch/Deck Railings	<u>Wood</u>
Fences	<u>NA</u>
All Porch/Deck Floor Step Materials	
Garage/Shed or Other Outbuildings Materials	
Any additional information about property including history, previous owners, etc.	<u>None</u>

Documents Uploaded

The following documents are attached to the Application.

Letter of Authorization

authorization letter for historic review_andrew.pdf



You can complete this application and view updates online at [MGO Connect](#)



You can complete this application and view updates online at [MGO Connect](#)

IV. CERTIFICATE OF APPROVAL

A. 2026-256-COA

Applicant: Kelly Kalepe, Owner

Address: 401 W Montgomery Avenue

Request: Certificate of Approval to convert the existing concrete slab in the side yard of the property into a patio.



**Historic District Commission
Staff Report: Certificate of Approval
2026-256-COA, 401 W. Montgomery Avenue**

MEETING DATE: 03/19/2026

REPORT DATE: 03/12//2026

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

APPLICATION: Certificate of Approval to convert the existing concrete slab in the side yard of the property into a patio.

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

FILING DATE: 02/17/26

RECOMMENDATION

Finding that the proposal to convert the existing concrete slab in the side yard of the property into a patio does not meet the *Secretary of the Interior's Standards for Rehabilitation* #1, #2, #9 and #10, staff does not recommend approval.

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).

BACKGROUND

The subject property is the site of several Certificate of Approval applications in the past three years, all for work in the side yard on the western side of the property. In January 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. That discovery triggered a series of applications to gain compliance for alterations to the site, which are documented in the table below.

Related Historic District Commission Applications for the Subject Property

Application Number	Request	Meeting Date	Result
HDC2023-01105	COA for retroactive approval of the basketball court	02/16/2023	Denied
HDC2023-01130	Courtesy Review for alterations to the basketball court	06/15/2023	n/a
HDC2023-01131	COA for landscaping and replacement of existing fence	06/15/2023	Approved
HDC2024-01139	COA for alterations to the basketball court	10/19/2023	Denied
2026-166-COA	COA to retain the basketball court	10/30/2025	Denied
2026-226-CRT	Courtesy Review to convert the existing concrete slab in the side yard of the property into a patio	01/21/2026	n/a

At this point in time, the applicant's current proposal for the side yard is seeking to bring the property into compliance with the Zoning Ordinance.

DISCUSSION OF THE PROPOSED PROJECT

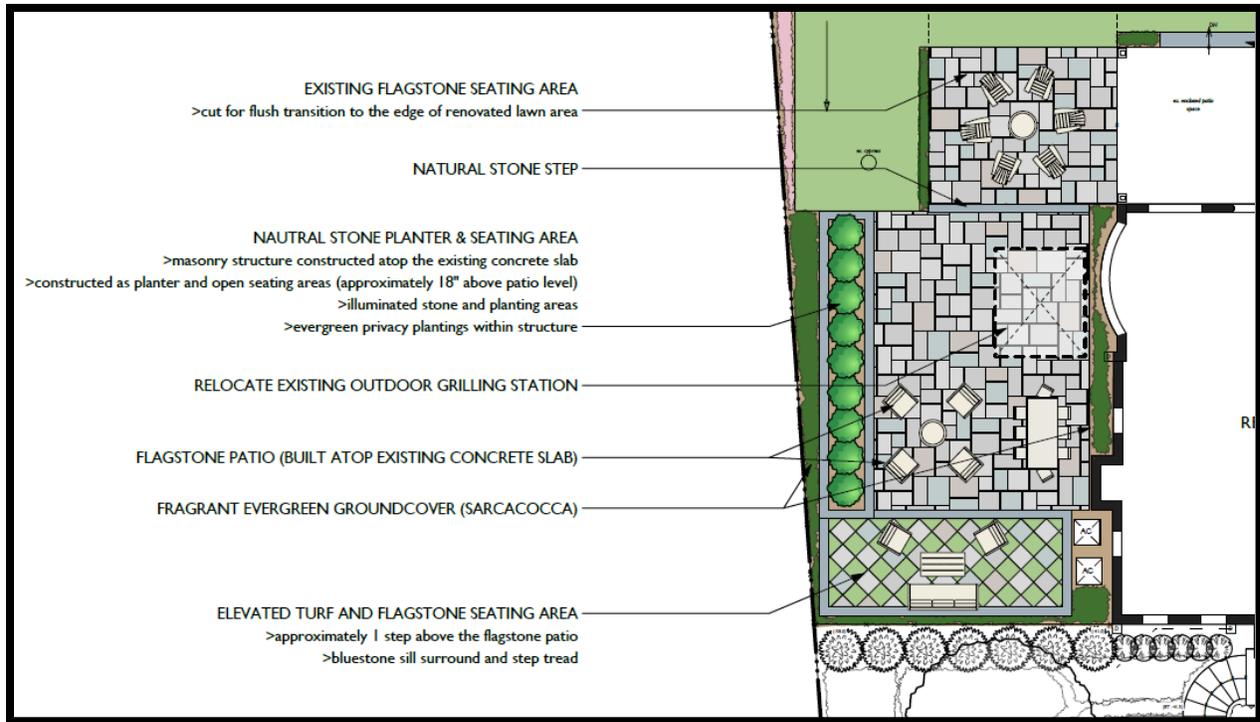
The applicant is proposing to convert the existing concrete slab in the side yard of the property into a patio. The applicant proposes to remove all elements of the existing basketball court (fence posts, fencing, basketball hoop, court flooring) and retain only the concrete slab. The applicant is proposing to build a flagstone patio atop the existing concrete slab. The patio area would measure approximately 29 feet by 45 feet. The flagstone selected would coordinate with the existing flagstone patio at the rear of the house. A natural stone step will transition between the existing patio at the rear and the new patio in the western side yard.

A series of raised planters with Chindo Viburnum evergreen shrubs for privacy are proposed to flank the westernmost edge of the patio. The proposed shrubs would be set in raised planters on top of the existing concrete slab. Evergreen groundcover, such as Saccocca, will be planted on the eastern side of the patio between the patio edge and the house.

A raised seating area is proposed for the south end of the patio. The proposed seating area would be constructed on top of the existing concrete slab. The proposed seating area would be 18" above the concrete slab. The existing outdoor grilling station, currently located on the rear patio beneath a freestanding pergola, will be relocated onto the patio, adjacent to the western wall of the home. The grilling station is a modular unit that will not be built into the patio, but placed there for use, similar to the furniture in the applicant's renderings.



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



Proposed Modifications to the West Side Yard.



Rendering of the proposed patio, looking southwest, showing the raised planting beds, outdoor furniture and outdoor grilling station. None of these fixtures are proposed to be embedded into the patio and thus permanent.



Rendering of the Proposed Patio, Looking Southwest, In the Location of the Former Basketball Court.



View of the basketball court from inside the fencing, looking southwest. The concrete slab is under the sports court flooring. Photo taken August 2025.



Former Basketball Court After Removal of the Basketball Hoop and Court Flooring

ANALYSIS AND FINDINGS

The analysis and findings are based on the applicant's proposal to obtain a Certificate of Approval to convert the existing concrete slab in the side yard of the property into a patio. 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 patio would be a new use which is generally consistent with the historic use of the rear and side yards that characterize the West Montgomery Avenue Historic District. However, the size, location, and concrete slab foundation of the patio impacts the spatial relationships of the property. The large concrete slab is a major alteration to the distinctive materials, features, spaces and spatial relationships that previously characterized the property. The large concrete patio does not allow for the replanting of the landscaping

and greenery that formerly characterized the side yard. **The applicant's proposal does not meet the requirements of Standard #1.**

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 current location of the basketball court changed the character of the property. The side yard is an important feature of this historic property, and the alterations associated with the basketball court altered the features, spaces, and spatial relationships of the property. The proposed patio does not retain and preserve historic character of the property. **The applicant's proposal does not meet the requirements of Standard #2.**

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 patio is clearly differentiated from the older, original components of the house and property. The dense side yard was a character defining feature of the historic property. The installation of the basketball court destroyed the historic materials, features, and spatial relationships that characterize the property. The size, scale and proportion, and massing of the proposed patio will not assist in restoring the integrity of the property and its environment. **The applicant's proposal does not meet the requirements of Standard #9.**

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 construction of the basketball court, and the removal of all the greenery to install it, left the side yard severely impaired. The applicant is proposing to retain the existing concrete slab instead of removing it, and grading, sodding and landscaping the side yard in order to restore the impacted area as closely to the original condition as possible. Retaining the full concrete slab, and placing the plantings and seating area on top of it, will allow it to be reversed and used as a sports court in the future. **The applicant's proposal does not meet the requirements of Standard #10.**

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 convert the existing concrete slab in the side yard of the property into a patio does not meet the *Secretary of the Interior's Standards for Rehabilitation* #1, #2, #9 and #10, staff does not recommend approval.

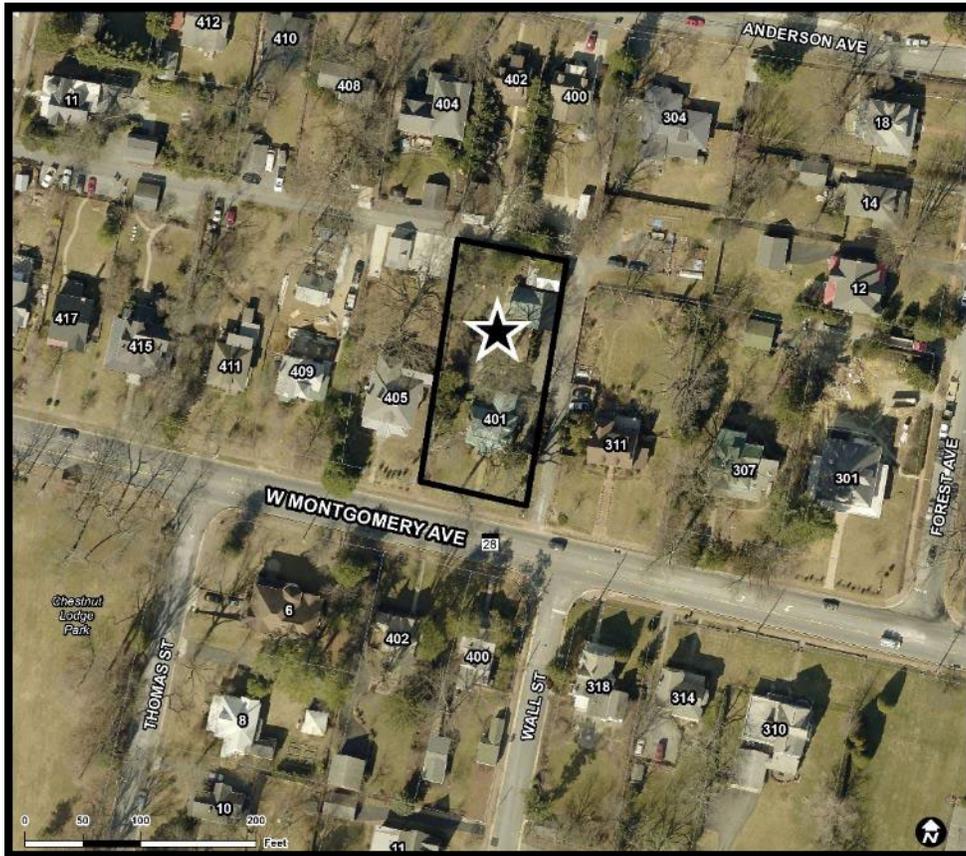
EXHIBITS

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

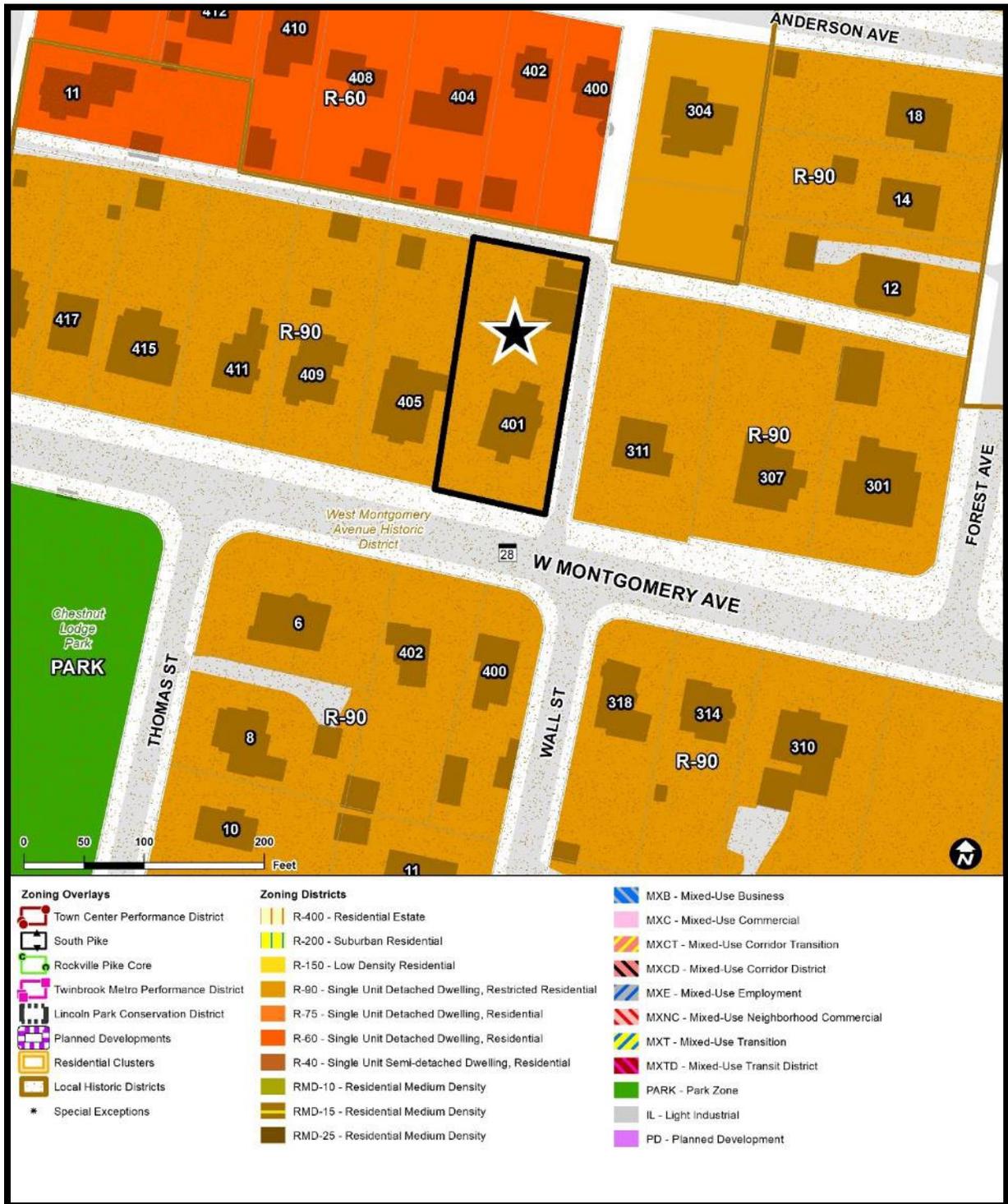
SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 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



ZONING MAP





Rockville

Submitted by:
Kelly Kalepe

HDC - Certificate of Approval and Courtesy Review

Online Request #: 3236186

Project #: 2026-256-COA

Location: **401 W MONTGOMERY AVE**

City: **ROCKVILLE** State: **MD** Zip: **20850**

Contact Information

Applicant's Contact Information

Title: First Name: **Kelly** Last Name: **Kalepe** Suffix:

Business Name:

Mailing Address: **401 W Montgomery Ave**

City: **Rockville** State: **MD** Zip: **20850**

Property Owner's Contact Information

Title: First Name: **Kelly** Last Name: **Kalepe** Suffix:

Business Name:

Mailing Address: **401 W. Montgomery Ave.**

City: **Rockville** State: **MD** Zip: **20850**

Application Questionnaire (* denotes required question)

HDC - Certificate of Approval and Courtesy Review

Signature * Kelly A Kalepe

Project Description * Conversion of Existing Concrete Slab into Side
Patio
For Example, "Proposal to construct a 182-unit condominium and associated infrastructure on the southern portion of the property"



You can complete this application and view updates online at [MGO Connect](#)

Scope of Work:

Miscellaneous

Other Scope of Work

INSPECTION OF THE PROPERTY *

72620

City staff must be given the opportunity to physically inspect the subject property to help them reach a decision on the application. This opportunity must be granted provided that reasonable notice is given for said inspection.

HEARING/MEETING APPEARANCE *

72621

Once the application is complete, staff will set a tentative date for a public hearing by the Historic District Commission. Meetings of the Commission are typically held on the third Thursday of the month at 7:00 p.m. The applicant, or a representative designated by the applicant, should be prepared to present and/or answer questions from the Historic District Commission. The applicant will have the opportunity to ask questions and respond to comments at the public hearing. HDC decisions may be appealed to the Circuit Court of Montgomery County.

FILING DEADLINES *

72622

Applications are due five weeks preceding the regularly scheduled HDC meeting. Click [HERE](#) to see the schedule of filing deadlines.

PUBLIC NOTICE SIGN *

72623

Two (2) weeks prior to the meeting, a public notice yard sign, which must be posted on the property announcing the HDC public hearing, will be provided to you by City staff. After the HDC meeting, the sign must be removed.

Type of Application

Certificate of Approval

Documents Uploaded

The following documents are attached to the Application.

Digital Photographs

hdc application 02-2026 - google docs.pdf



You can complete this application and view updates online at [MGO Connect](#)



You can complete this application and view updates online at [MGO Connect](#)



J & G Landscape Design, Inc.

1910 Spencerville Road | Spencerville, MD 20868

301-476-7600 www.jglandscape.com



OPEN MULCH AREAS FOR FUTURE PLANTINGS

LAWN RENOVATION
 >grade for level upper play area
 >install tall fescue sod
 >grade for proper slope and drainage

EVERGREEN PRIVACY SHRUB (CHINDO VIBURNUM)

EXISTING FLAGSTONE SEATING AREA
 >cut for flush transition to the edge of renovated lawn area

FLAGSTONE PATIO EXPANSION
 >constructed at the same level as existing
 >matching craftsmanship and style of existing

LAWN RENOVATION
 >grade for level upper play area
 >install tall fescue sod
 >grade for proper slope and drainage

FRAGRANT EVERGREEN GROUNDCOVER (SARCOCOCCA)

MULCH MAINTENANCE BORDER ALONG FENCE

SHED

GARAGE

PAVER WALKWAY ENTRY

EVERGREEN GROUNDCOVER (PACHYSANDRA)

FLOWERING PERENNIAL (ECHINACEA PURPUREA 'POWWOW WILD BERRY')

FLOWERING PERENNIAL (ECHINACEA PURPUREA 'POWWOW WILD BERRY')

EVERGREEN FOUNDATION SHRUB (UPRIGHT PLUM YEW)

NATURAL STONE STEPS & LANDINGS

FRAGRANT EVERGREEN GROUNDCOVER (SARCOCOCCA)

EVERGREEN GROUNDCOVER (PACHYSANDRA)

RESIDENCE

EXISTING SUSTENANCE GARDENING

Project Notes

This drawing and design shown hereon are the property of J&G Landscape Design, Inc. The reproduction, copying or use of this drawing without written consent is prohibited and any infringement will be subject to legal action.

Project # P1122-076

Kalepe Residence
 401 W Montgomery Avenue
 Rockville, MD 20850

2023 08 28

No.	Date	Description

MARYLAND LANDSCAPE ARCHITECT'S CERTIFICATION
 I certify that these documents were prepared or approved by me, and that I am a duly licensed landscape architect under the laws of the STATE OF MARYLAND.
 (License number 3998, expiration date 11/14/2027)

Paul E Jester, PLA, ASLA



Illustrative Landscape Plan
 REVISED

Scale: 1" = 4'-0"

Drawn By: AE

Checked By: PJ

LA - 0316-07

From: [Ellen Gagnon](#)
To: [History](#)
Subject: 2026-256-COA
Date: Tuesday, March 10, 2026 1:57:22 PM

Hello,

I am not writing in opposition to the applicant's side yard patio. However, I would press upon the committee to ensure the basketball hoop does not remain on the patio. They have other places on their property for the hoop and where it is presently is very noisy for the immediate neighbors. By not asking about the basketball hoop, the applicant is essentially keeping her sport court that the neighborhood opposed.

Ellen Gagnon

From: [Erin Mahony](#)
To: [History](#)
Subject: 401 W Montgomery Ave - 2026-256-COA
Date: Tuesday, March 17, 2026 10:04:17 PM

Hello,

We are writing regarding the pending request for Certificate of Approval to convert the existing concrete slab in the side yard of 401 W Montgomery Ave into a patio.

There seems to be two proposal submitted - the original one similar to that submitted in January for Courtesy Review, then a second submitted later that is greatly reduced in size. We will address the original proposal first.

At this point, the history of this slab and the existing basket ball court is well known to everyone. The initial proposal for a Certificate of Approval is almost identical in size and scope to the proposal submitted for Courtesy Review in January. During that review process, two of the four commissioners were very clear that the size of the patio should be reduced by at least 30% or more and the green buffer between the houses replaced. This proposal does not reduce the size of the patio at all.

Therefore, regarding the proposal to convert the slab into a patio that was originally submitted for approval, we continue to have the following objections:

- The patio as proposed is too large for the space and could be converted back to a basketball court.
- The existing slab does not leave any real opportunity for permanent replacement of the green space in the side yard between the houses

We have no general objection to a patio in the side yard of the neighbors' property but the patio as proposed is just too large for the space. But if this were a proposal for a new patio where no slab existed, would this proposal be acceptable to the HDC? Or, would the HDC require the patio be smaller in size, more proportionate to the surroundings, thus allowing room for permanent landscaping to replace the green space that was removed?

If the answer to either of these questions is no, then we ask the HDC to deny approval of the proposal as submitted or require the homeowners to significantly reduce the size of the patio and replace the green buffer, including shrubs and trees.

Regarding what seems to be an alternate submission for the conversion of the slab to a patio, where the size of the patio has been significantly reduced in size, we think that looks great and would enthusiastically offer our support. We would ask, however, that instead of just sod the homeowners be required to also plant tall hedges and/or trees along the fence line or in the side yard to replace vertical green space that was removed.

Many thanks.

Erin Mahony and John Barker
405 W Montgomery Ave

V. DISCUSSION

A. Old Business

1. 2026 Preservation Month Event

B. New Business

VI. ADJOURN