



**Meeting No. 4-2026: Thursday, April 16, 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](http://www.rockvillemd.gov/rockville11).

Each meeting is also available for viewing soon after the meeting is held, at [www.rockvillemd.gov/videoondemand](http://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:**  
March 19, 2026

**B. CERTIFICATE OF APPROVAL**

**2026-260-COA**

**Applicant:** Sinan Robert Wolf-Gazo, Owner

**Address:** 419 Reading Avenue

**Request:** Certificate of Approval to replace a former shed in the rear yard with a new shed.

7:10 PM **III. EVALUATION OF SIGNIFICANCE**

**A. 2026-278-EOS**

**Applicant:** Paul Athanas, Applicant

**Address:** 722 Carr Avenue

**Request:** Evaluation of Significance (Demolition proposed).

**B. 2026-283-EOS**

**Applicant:** Chris Nourse, Pulte Group

**Owner:** Mid-Atlantic Division of the Pulte Group

**Address:** 1395 Piccard Drive

**Request:** Evaluation of Significance (Demolition proposed).

**C. 2026-283-EOS**

**Applicant:** Chris Nourse, Pulte Group

**Owner:** Mid-Atlantic Division of the Pulte Group

**Address:** 1 Curie Court

**Request:** Evaluation of Significance (Demolition proposed).

8:40 PM **IV. DISCUSSION**

**A. OLD BUSINESS**

1. 2026 Preservation Month Event

**B. NEW BUSINESS**

9:00 PM **V. ADJOURN**

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

**HISTORIC DISTRICT COMMISSION MEETING CALENDAR FOR 2026**

<b>MEETING DATE</b>	<b>APPLICATION DUE DATE</b>
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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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. March 19, 2026**

### **B. CERTIFICATE OF APPROVAL**

**2026-260-COA**

**Applicant:** Sinan Robert Wolf-Gazo, Owner

**Address:** 419 Reading Avenue

**Request:** Certificate of Approval to replace a former shed in the rear yard with a new shed.

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION  
MEETING NO. 2-2026  
Thursday, March 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  
Cynthia Walters, Deputy City Attorney

**I. COMMITTEE / ORGANIZATION REPORTS**

**A. Peerless Rockville - Katherine Rogers, Archives and Collections Manager**

- In celebration of the 250<sup>th</sup> anniversary of the United States Peerless Rockville will present commemorative programming entitled “Rockville 250: Our American History” which will explore how national themes in American history have unfolded in Rockville over the last two and a half centuries. Activities will take place throughout the year including an illustrated showcase at the Red Brick Courthouse and additional lectures, tours, and special programs throughout the year that offer the opportunity to engage with our local heritage. The first even will be on Tuesday, March 30 at 7:00pm beginning with a virtual presentation on the Hungerford Resolves. Contact Peerless Rockville at [info@PeerlessRockville.org](mailto:info@PeerlessRockville.org) in for more information.
- Chair Pete Fosselman thanked Peerless Rockville for meeting with commissioners to plan the Preservation Month event in May of this year.

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

- On February 28, 2026, LPHF celebrated its 49<sup>th</sup> anniversary at Mt. Calvary Baptist Church with a theme of a gospel train ride to freedom, ‘Harriet Tubman on the Run,’ in addition to the 100<sup>th</sup> anniversary of black history in America.
- In May, LPHF will be hosting the first African American Preservation Conference focusing on preserving black history museums in Montgomery County (date and time to be determined).
- On June 13, 2026 from 9am-4pm, the Lincoln Park community will be celebrating its 135<sup>th</sup> anniversary at the Mount Calvary Baptist Church in Lincoln Park. The annual celebration will start with a historical parade and will focus on cultural activities throughout the day. All events are open to the public for participation, and members

of the public are invited to share their stories about the community by contacting the LPHF.

- A showcase depicting the Black history throughout Montgomery County is currently located in City Hall.

**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 the Mount Pleasant Methodist Church. The building known as the Jerusalem Mount Pleasant Parsonage is located at 19 Wood Lane in Town Center. Prior to the Civil War and following racial tensions, the Methodist church split, and by 1868 the African American members of the church owned the property and renamed their church Jerusalem. The parsonage was built in 1912 using lumber milled from trees harvested by the congregation from a church-owned site in Poolesville. It continued to be used as a parsonage until 1986 when the church purchased a new parsonage. The original building became a women's resource center known as Cordelia House. In 1999, Cordelia House was damaged by fire caused by arson. The building was extensively restored in 2005 and is in use today. These two buildings are among the few remaining historic church and parsonage units remaining in Montgomery County. In traditional vernacular style, the parsonage is one of the few remaining examples of this type of building in Rockville's Town Center.

**FURTHER DISCUSSION**

- Commission Shenge spoke about attending the LPHF's Gospel Ride to Freedom event on February 28<sup>th</sup> and commended Commissioner Powell for her work in the community.

**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

**Commissioner Mercy Shenge moved to approve the minutes.**

**RESULT: APPROVED 5-0**

**MOTION:** Commissioner Mercy Shenge

**SECOND:** Commissioner Goldfinger

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

**III. EVALUATION OF SIGNIFICANCE**

**A. 2026-250-EOS**

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

**Address:** 718 Beall Avenue

**Request:** Evaluation of Significance (Demolition proposed).

**Commissioner Denbo moved to not recommend application 2026-250-EOS for designation.**

**RESULT: APPROVED 5-0**

**MOTION:** Commissioner Denbo

**SECOND:** Commissioner Goldfinger

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

**FURTHER DISCUSSION**

March 19, 2026. Agenda Item III-A

[https://rockvillemd.granicus.com/player/clip/9302?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9302?view_id=2&redirect=true)

Video time stamp 10:00

**IV. CERTIFICATE OF APPROVAL**

**A. 2026-250-EOS**

**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.

**Commissioner Shenge moved to recommend Approval provided the following conditions are met:**

1. The applicant must remove the existing concrete pad;
2. The applicant must plant privacy evergreen along the length of the west side fence;  
and
3. The work must be completed by May 20, 2026.

**RESULT: APPROVED 4-0**

**MOTION:** Commissioner Shenge

**SECOND:** Commissioner Neal Powell

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

**RECUSED:** Commissioner Fosselman

**FURTHER DISCUSSION**

March 19, 2026. Agenda Item IV-A

[https://rockvillemd.granicus.com/player/clip/9302?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9302?view_id=2&redirect=true)

Video time stamp 28:30

**V. DISCUSSION**

**A. Old Business:**

1. 2026 Preservation Month Event

**FURTHER DISCUSSION**

March 19, 2026. Agenda Item V

[https://rockvillemd.granicus.com/player/clip/9302?view\\_id=2&redirect=true](https://rockvillemd.granicus.com/player/clip/9302?view_id=2&redirect=true)

Video time stamp 45:25

**VI. ADJOURNMENT**

The meeting adjourned at 8:05pm.

Respectfully submitted,

Sheila Bashiri

DRAFT



## Historic District Commission Staff Report: Certificate of Approval 2026-260-COA | 419 Reading Avenue

**MEETING DATE:** 4/16/26

**REPORT DATE:** 4/9/26

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

**APPLICATION:** Certificate of Approval replace a former shed in the rear yard with a new shed.

**APPLICANT:** Sinan Robert Wolf-Gazo, Owner  
419 Reading Avenue  
Rockville, MD 20850

**FILING DATE:** 2/23/26

### **RECOMMENDATION**

Staff recommends approval of the proposal to install a 10' x 14' 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 received approval to replace the existing deteriorated shed with a new 10' x 12' proposed custom A-Frame shed at the October 10, 2025 HDC meeting (2026-179-COA). The applicant submitted a new application for a shed with a different design and a slightly larger size.

**SITE DESCRIPTION**

<b>Location</b>	419 Reading Avenue
<b>Land Use</b>	Detached Restricted Residential
<b>Zoning District</b>	R-60 HD
<b>Existing Use</b>	Residential
<b>Parcel area</b>	9,750 SF
<b>Subdivision</b>	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).



***The Proposed Shed Will Be Located in the Rear Eastern Portion of the Property.***

**DISCUSSION OF THE PROPOSED PROJECT AND MATERIALS**

The applicant proposes to replace a former shed at the rear southwest corner of the property. The former 8' x 10' shed was removed due to severe deterioration. The applicant proposes to construct a new 14' wide x 18' long concrete foundation. The new foundation will be a 5" thick concrete slab designed to support the proposed 14' x 10' shed. The roof will have 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 14' long x 11' high. The wood framed shed will be clad in white engineered siding, with white trim. The proposed shed will have a gable roof clad in black 30 year asphalt shingles. The proposed shed will have a small square vented housing with a hipped roof and a One Horse Weathervane. Facing the applicant's house on the west elevation, there will be 60" wide x 72" high barn style doors with multi-lite transoms. The barn doors will be flanked by multi-lite single hung windows. A vent will be located beneath the gable on the north and south ends of the shed. The white paint and black roof colors will match the house.



*Former Shed Front*



*Former Shed Side*



*View of Former Shed from Driveway*



*View of Former/Proposed Shed Location in Rear*



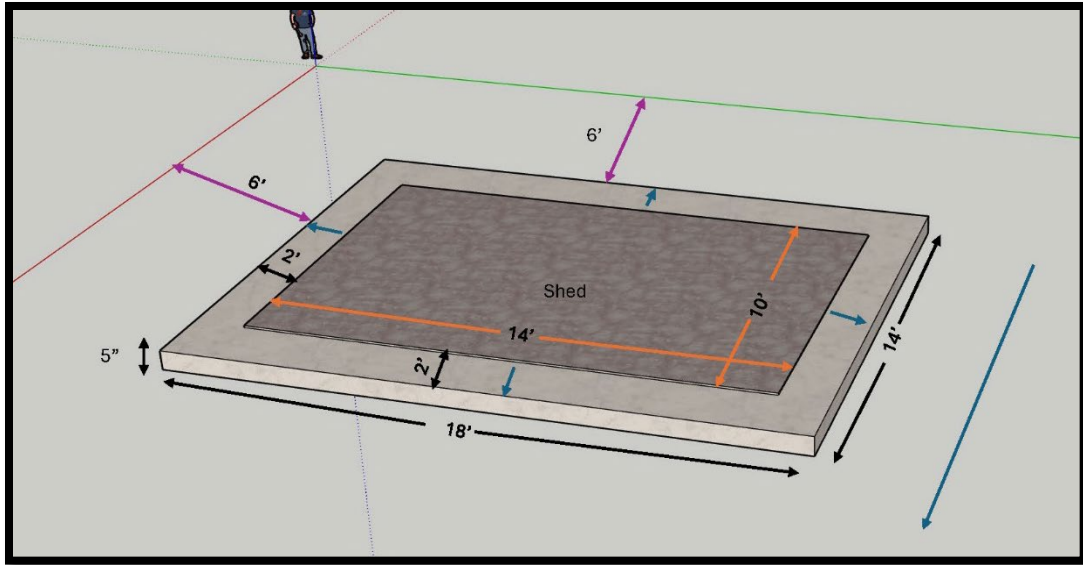
**Proposed Custom Shed**



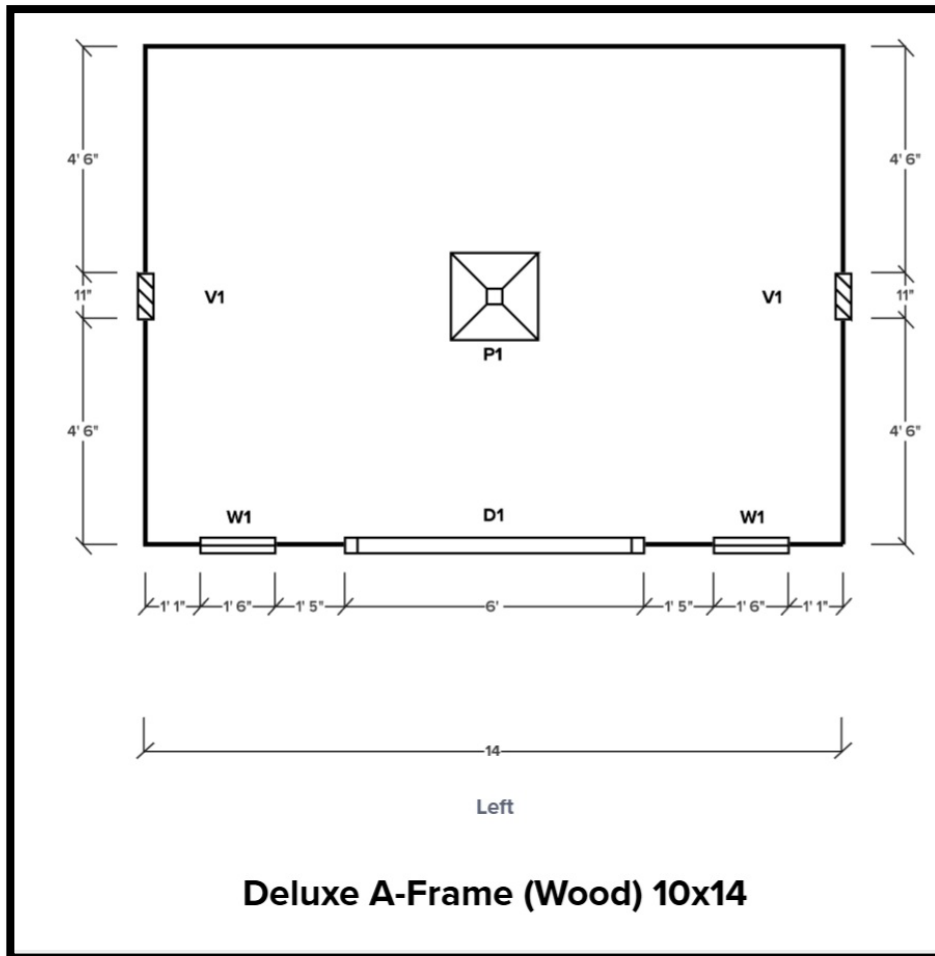
**Previously Approved Custom Shed**



**Existing Site Plan with Shed Location**



**Concrete Slab Foundation Layout Location**



## **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 the former shed was 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 14' 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.

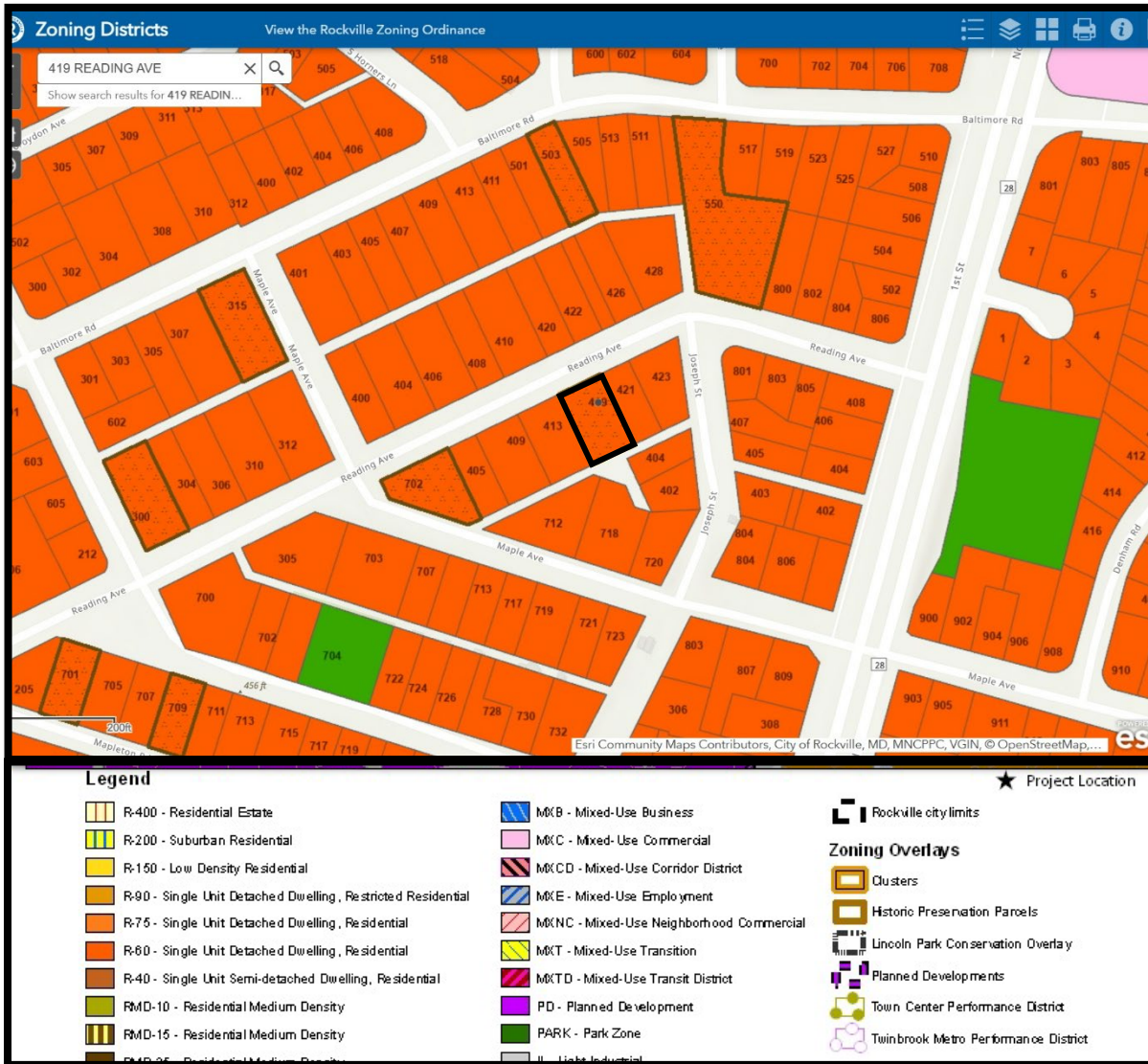
## **EXHIBITS**

- 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.







# Rockville

Submitted by:  
Sinan Wolf-Gazo

## HDC - Certificate of Approval and Courtesy Review

Online Request #: 3224729

Project #: 2026-260-COA

Location: **419 READING AVE**

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

### Contact Information

#### Applicant's Contact Information

Title: First Name: **Sinan** Last Name: **Wolf-Gazo** Suffix:

Business Name:

Mailing Address: **10703 Hampton Mill Ter Apt 210**

City: **Rockville** State: **MD** Zip: **20852**

#### Property Owner's Contact Information

Title: First Name: **Sinan** Last Name: **Wolf-Gazo** Suffix:

Business Name:

Mailing Address: **10703 Hampton Mill Ter Apt 210**

City: **Rockville** State: **MD** Zip: **20852**

### Application Questionnaire (\* denotes required question)

#### HDC - Certificate of Approval and Courtesy Review

Signature \*

Sinan Wolf-Gazo



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

**Project Description \***

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

Construction of a Deluxe A-Frame wood storage shed measuring 10 feet by 14 feet (approximately 140 square feet), including a poured concrete slab foundation measuring 14 feet by 18 feet, to serve as an accessory storage building. The structure will be located in the rear eastern portion of the property.

**Work Description**

**Secretary of Interior's Standard #**

**Technical Guide for Alterations #**

**Scope of Work:**

Accessory Building

**Other Scope of Work**

**INSPECTION OF THE PROPERTY \***

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.

True

**HEARING/MEETING APPEARANCE \***

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.

True



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

**FILING DEADLINES \***

True

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

**PUBLIC NOTICE SIGN \***

True

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.

**Architectural Drawings**

**419 reading ave - shed - 2d floor plan.pdf**

**concrete slab foundation layout.pdf**

**shed drawings.pdf**

**Digital Brochure**

**419 reading ave - shed specifications brochure.pdf**

**Digital Photographs**

**img\_3534.pdf**

**img\_3535.pdf**

**Site Plan**

**shed-d-size layout.pdf**



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

### **III. EVALUATION OF SIGNIFICANCE**

#### **A. 2026-278-EOS**

**Applicant:** Paul Athanas

**Owner:** Bulgaris Residential LLC

**Address:** 722 Carr Avenue

**Request:** Evaluation of Significance (demolition proposed).

#### **B. 2026-283-EOS**

**Applicant:** Chris Nourse, Pulte Group

**Owner:** Mid-Atlantic Division of the Pulte Group

**Address:** 1395 Piccard Drive

**Request:** Evaluation of Significance (demolition proposed).

#### **C. 2026-283-EOS**

**Applicant:** Chris Nourse, Pulte Group

**Owner:** Mid-Atlantic Division of the Pulte Group

**Address:** 1 Curie Court

**Request:** Evaluation of Significance (demolition proposed).



**Historic District Commission Staff Report:  
Evaluation of Significance (for demolition)  
2026-278 | 722 Carr Avenue**

**MEETING DATE:** April 16, 2026

**REPORT DATE:** April 9, 2026

**FROM:** Megan Flick  
Principal Planner  
mflick@rockvillemd.gov

**APPLICATION:** Evaluation of Significance (demolition proposed)

**APPLICANT:** Paul Athanas  
955 Featherstone Street  
Gaithersburg, MD 20878

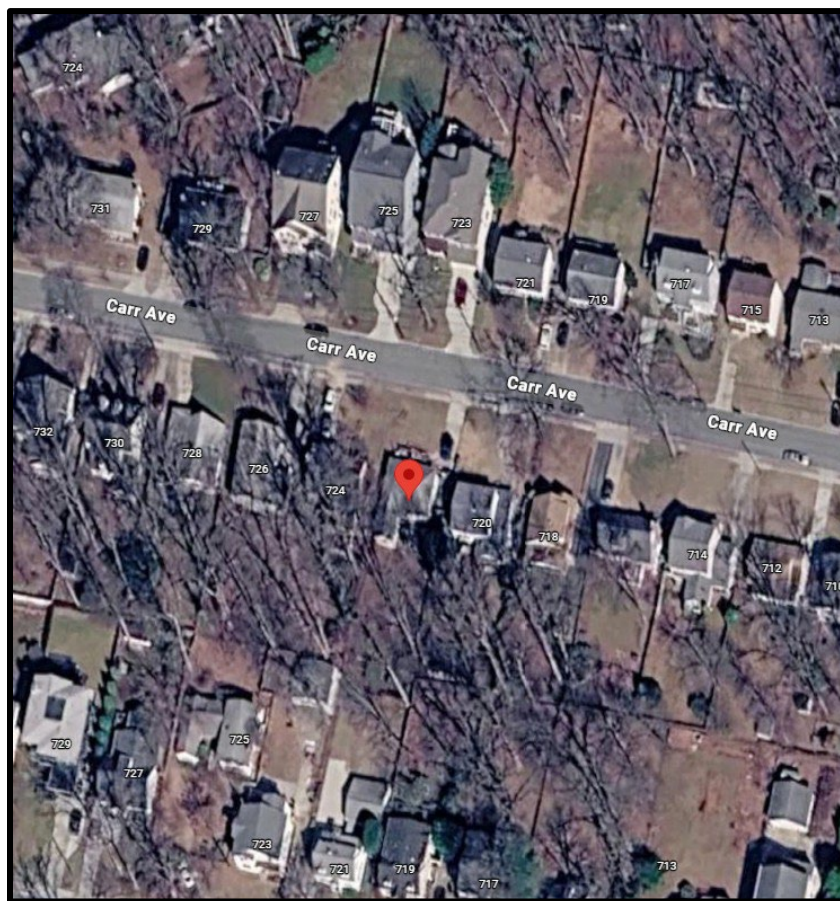
**OWNER:** Bulgaris Residential LLC  
722 Carr Ave  
Rockville, MD 20850

**FILING DATE:** 3/12/26

**RECOMMENDATION:** Finding that the property at 722 Carr Avenue does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

**SITE DESCRIPTION**

<b>Location</b>	722 Carr Avenue
<b>Land Use Designation</b>	Residential Detached
<b>Zoning District</b>	R-60
<b>Existing Use</b>	Residential
<b>Parcel Area</b>	9250 SF
<b>Subdivision</b>	West End Park Block 8, Lot 37
<b>Building Floor Area</b>	741 SF
<b>Dwelling Units</b>	1



*Birdseye view of 722 Carr 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 owner is seeking to demolish the existing 1-story single-family home to construct a new 2-story single-family home.

## **SITE ANALYSIS**

### **Lot Description**

The property is located in the West End Park Subdivision, on Carr Avenue between Manatee Street and Owens Street, where it is zoned R-60, Single Unit Detached Dwelling, Residential. The subject property is a single lot, being Lot 39, Block 15 of the West End Park subdivision.

The subject property is a single-family dwelling which sits on the south side of Carr Avenue, facing north. The property is located on a narrow lot surrounded by other single-family residential homes. The lawn in front is increases in grade from the right-of-way to the house. Small mature shrubbery border portions of the front of the building, with smaller variety plantings on the east, and west elevations. The property has a driveway, on the west side of the property, the house. The property at the rear has a privacy fence on the neighboring property line on the west side, and a chain link fence extends along the east side property line. The rear of the lot is broad and deep with a couple of very tall mature trees.

This part of the West End Park neighborhood is in transition. There are houses that date from the late 1940s through the 21st century. When the neighborhood was originally developed, many of the houses were constructed using the same design as the subject property, however, very few are still intact. Many of the houses have either been enlarged with additions, or demolished and replaced with new two or two and one-half story single-family dwellings of varying sizes, styles, and materials.

## BUILDING DESCRIPTION

The building was constructed in 1955 and is a variation of a Cap Cod-style home with an asphalt shingle hipped roof. The windows are vinyl replacements. The house is clad in an applied faux stone and concrete on the front elevation, and the remainder of the house is clad in a substitute wood.



*Front (southwest) elevation.*

### Front (Southwest) Elevation

The front (southwest) elevation) has a large front wood deck with a staircase on both the east and west sides, and a front door flanked by a bay window to the left and a double hung window to the right. There is a hipped roof with asphalt shingles and very minimal landscaping. A vinyl bay window had been added to the east half of the front elevation, and a window has been removed and the opening enclosed on the west half of the front elevation house. A one-over-one double-hung window is located on the west end of the front elevation. The front door is recessed in the center. The wood door has a fan window and a half-lite aluminum door. A



**West Side Elevation**

The west side elevation contains 3 double hung windows and brush landscaping along the bottom part of the house.

**East Side Elevation**

The east side elevation has 3 double-hung windows with no landscaping and a fence enclosing the rear yard.



*East side elevation.*



*West side elevation.*

### **Rear (North) Elevation**

The rear elevation has an east side addition with an internal stairway with vinyl railing leading to the back door. The addition has a side facing gable roof with a double-hung window in the center beneath a rectangle vent. A single window is located on the west side of the addition, and another single window is located in the center of the main house beneath the hipped roof.



*Rear (north) elevation.*

### **SITE HISTORY**

Henry N. Copp, the developer of West End Park, planned a grand Victorian suburb, and, advertised widely for property sales, resulting in some of the subject property being purchased by someone in San Francisco, California. Many lots were sold as land speculation; however, the West End Park subdivision did not fill out with Victorian homes in the 1890s because of a combination of intention and financial problems caused by the 1893 nationwide financial crash. This property remained undeveloped until the middle of the 20th century. The house itself is a mid-20th century Cape Cod, and like Beall Avenue, the street once had numerous examples of houses with the same design. Many have been personalized with porches, covered entrances, and rear additions and second-story additions. Many others have been demolished and replaced with larger two-story houses.

The history regarding the former owners of the house was not available. The original owners are Victor and Helen Beauchamp, who purchased the property in 1952. They presumably constructed

to house in 1955. The property was sold to John and Laura Wilson in 1952. They owned the property for twenty years, until they sold it to Jeff and Catherine Golden in 1972. The Golden's owned the house for four years, and they later sold it to Rosemary Davies and Ronald Silva. Davies and Silva sold the house to Martha Mindte in 1984, and she sold it in 1997 to Brenda and Gregg Lightcamp. The current owner, Bulgaris Residential, LLC, purchased the house in 2026. They are seeking to demolish it and construct a 2-story house.

## OWNERSHIP HISTORY

Deed Research  
722 Carr Avenue  
West End Park Subdivision  
Block 15, Lot 39

<b>Liber/Folio</b>	<b>Date</b>	<b>Grantor</b>	<b>Grantee</b>
70102/00327	02/04/26	Brenda and Gregg Lightcap	Bulgaris Residential LLC
14924/ 00271	05/30/97	Martha R. Mindte	Brenda and Gregg Lightgap
6536/20	10/02/1984	Rosemary Davies and Ronald Silva	Martha R. Mindte
4808/121	07/06/1976	Jeff and Catherine Golden	Rosemary Davies and Ronald Silva
4246/352	07/19/1972	John and Laura Wilson	Jeff and Catherine Golden
1696/256	07/30/1952	Victor and Helen Beauchamp	John and Laura Wilson

## 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

- 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.*
- 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, the house has had several structural changes including additions, window replacement, and cladding materials, and it is one of many similar examples throughout Rockville and the nation.*
- b. Represents the work of a master architect, craftsman, or builder.  
*No.*
- c. Possesses a style or elements distinctive to the region or City.  
*No, the Cape Cod style house is quite common in the Rockville and throughout the country.*

- d. Represents a significant architectural, design, or landscape entity in the City.  
*No, it is not a significant architectural, design, or landscape entity in Rockville.*
  
- 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**

Depending on staff’s analysis, enter one of the following in this space:

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

The property meets the following adopted Historic District Commission criteria for historic designation:

- Enter criterion here. Use as many bullet points as necessary.

**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.

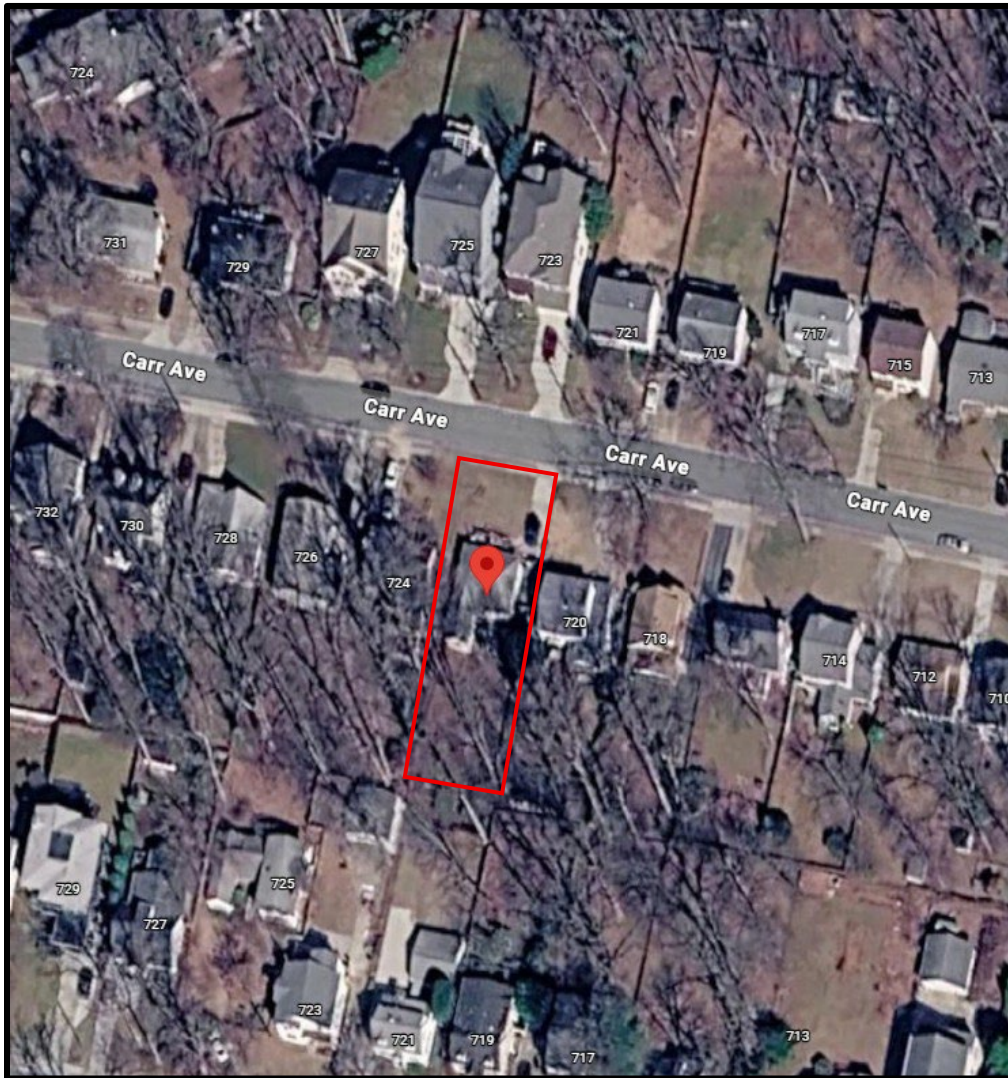
**STAFF RECOMMENDATION**

Finding that the property at 722 Carr 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



Zoning Overlays	Zoning Districts	
Town Center Performance District	R-400 - Residential Estate	MXB - Mixed-Use Business
South Pike	R-200 - Suburban Residential	MXC - Mixed-Use Commercial
Rockville Pike Core	R-150 - Low Density Residential	MXCT - Mixed-Use Corridor Transition
Twinbrook Metro Performance District	R-90 - Single Unit Detached Dwelling, Restricted Residential	MXCD - Mixed-Use Corridor District
Lincoln Park Conservation District	R-75 - Single Unit Detached Dwelling, Residential	MXE - Mixed-Use Employment
Planned Developments	R-60 - Single Unit Detached Dwelling, Residential	MXNC - Mixed-Use Neighborhood Commercial
Residential Clusters	R-40 - Single Unit Semi-detached Dwelling, Residential	MXT - Mixed-Use Transition
Local Historic Districts	RMD-10 - Residential Medium Density	MXTD - Mixed-Use Transit District
Special Exceptions	RMD-15 - Residential Medium Density	PARK - Park Zone
	RMD-25 - Residential Medium Density	IL - Light Industrial
		PD - Planned Development

## 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:  
Paul Athanas

Online Request #: 3283088

Project #: 2026-278-EOS

Location: **722 CARR AVE**

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

## Contact Information

### Applicant's Contact Information

Title: First Name: **Paul** Last Name: **Athanas** Suffix:

Business Name:

Mailing Address: **955 Featherstone Street**

City: **Gaithersburg** State: **MD** Zip: **20878**

### Property Owner's Contact Information

Title: First Name: **Paul** Last Name: **Athanas** Suffix:

Business Name: **Bulgaris Residential, LLC**

Mailing Address: **955 Featherstone Street**

City: **Gaithersburg** State: **MD** Zip: **20878**

## Application Questionnaire (\* denotes required question)

### HDC - Evaluation of Significance

**Signature**

Paul Athanas

**Project Description \***

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

Demolish existing 1-story single family dwelling and construct new 2-story single family dwelling



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

<b>Roof</b>	<u>Asphalt</u>
<b>Siding</b>	<u>Wood or Wood Substitute</u>
<b>Windows</b>	<u>Other</u>
<b>Shutters</b>	<u>NA</u>
<b>All Doors</b>	<u>Steel</u>
<b>All Storm Doors</b>	<u>NA</u>
<b>All Porch/Deck Railings</b>	<u>Vinyl</u>
<b>Fences</b>	<u>Wood</u>
<b>All Porch/Deck Floor Step Materials</b>	<u>Pressure Treated Lumber Structure / Composite Decking + Steps</u>
<b>Garage/Shed or Other Outbuildings Materials</b>	<u>N/A</u>
<b>Any additional information about property including history, previous owners, etc.</b>	<u>Home is in a non-maintained status and not historic</u>



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

## Documents Uploaded

The following documents are attached to the Application.

### Photos

**722 carr ave hdc eos photos.pdf**



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



**Historic District Commission Staff Report:  
Evaluation of Significance (for demolition)  
2026-283-EOS | 1395 Piccard Drive**

**MEETING DATE:** 04/16/2026

**REPORT DATE:** 04/09/2026

**FROM:** Sheila Bashiri  
Preservation Planner  
Sbashiri@rockvillemd.gov

**APPLICATION:** Evaluation of Significance (demolition proposed)

**APPLICANT:** Chris Nourse, Pulte Home Group  
9000 Goshen Valley Drive  
Gaithersburg, MD 20882

**OWNER:** Mid-Atlantic Division of the Pulte Home Group

**FILING DATE:** 01/30/2026

**RECOMMENDATION:** Finding that the property at 1395 Piccard Drive does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

SITE DESCRIPTION

<b>Location</b>	1395 Piccard Drive
<b>Land Use Designation</b>	Mixed-Use Employment
<b>Zoning District</b>	MXE
<b>Existing Use</b>	Industrial
<b>Parcel Area</b>	169,884 SF
<b>Subdivision</b>	270 South Industrial Park, Lot 1, Block E
<b>Building Floor Area</b>	52,500 SF
<b>Dwelling Units</b>	0



*Birdseye View of 1395 Piccard Drive (Left) and 1 Curie Court (Right)*

**Introduction and Architectural Survey Report**

The applicant 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. The applicant is seeking to demolish two existing office buildings on adjacent parcels. 1395 Piccard Drive and 1 Curie Court. The subject property, at 1395 Piccard Drive, was constructed in 1979.

The buildings will be replaced with 110 townhouse units, and a 32-unit multi-family building. The applicant employed a professional architectural historian with extensive experience to survey the two properties. The applicant submitted an architectural survey report (attached) which details the historical context, the site, and the architecture.



*Front (South) Elevation from Parking Lot*



*Rear (North) Elevation From Redland Boulevard*



*West Side Elevation from Piccard Drive*



*East Side Elevation from Parking Lot*

## 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.  
*While the property reflects historical development trends in Rockville during the 1970s era, in that office buildings were constructed on existing platted lots that were formerly agricultural and developed into research parks when the need for a research and light industry area became necessary along I-270. However, given the numbers of industrial buildings representative of the same type and period of construction in the City, staff does not find that the building exemplifies the industrial heritage of Rockville.*
- b) Site of an important event in Rockville's history.  
*As a light industrial/office building, it is not known to be the site of a specific important event in Rockville's history.*
- c) Identified with a person or group of persons who influenced the City's history.  
*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.  
*The building does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage or development of the City, County, State or Nation.*

#### Architectural, Design, and Landscape Significance

- a) Embodies distinctive characteristics of a type, period, or method of construction.  
*Though it is not included in the Historic Buildings Catalog, the building is a good example of a light industrial/office building, constructed in the late 1970s. However, the building does not embody distinctive characteristics of a type, period, or method of construction.*
- b) Represents the work of a master architect, craftsman, or builder.  
*The building is well designed; however, it is not the work of a master architect, craftsman, or builder.*
- c) Possesses a style or elements distinctive to the region or City.

*While the building is a good example of an office park building design, it does not possess a high level of artistic value, and it is not in the Rockville Historic Buildings Catalogue.*

- d) Represents a significant architectural, design, or landscape entity in the City.

*While the building does have some features representative of national and local trends in light industrial/office, this structure does not represent a significant architectural, design, or landscape entity in Rockville.*

- e) Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

*The building is not an established visual feature of the neighborhood or city because of its physical characteristics or landscape components*

## **STAFF FINDINGS**

Staff recommends the HDC find that the subject building proposed for demolition at 1395 Piccard Drive does not meet any of the Historic District Commission's (HDC's) adopted criteria for Historic Significance or Architectural, Design, and Landscape Significance. Staff therefore recommends that the HDC not forward a recommendation to the Mayor and Council to rezone the buildings to place them in the historic district zone.

## **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.

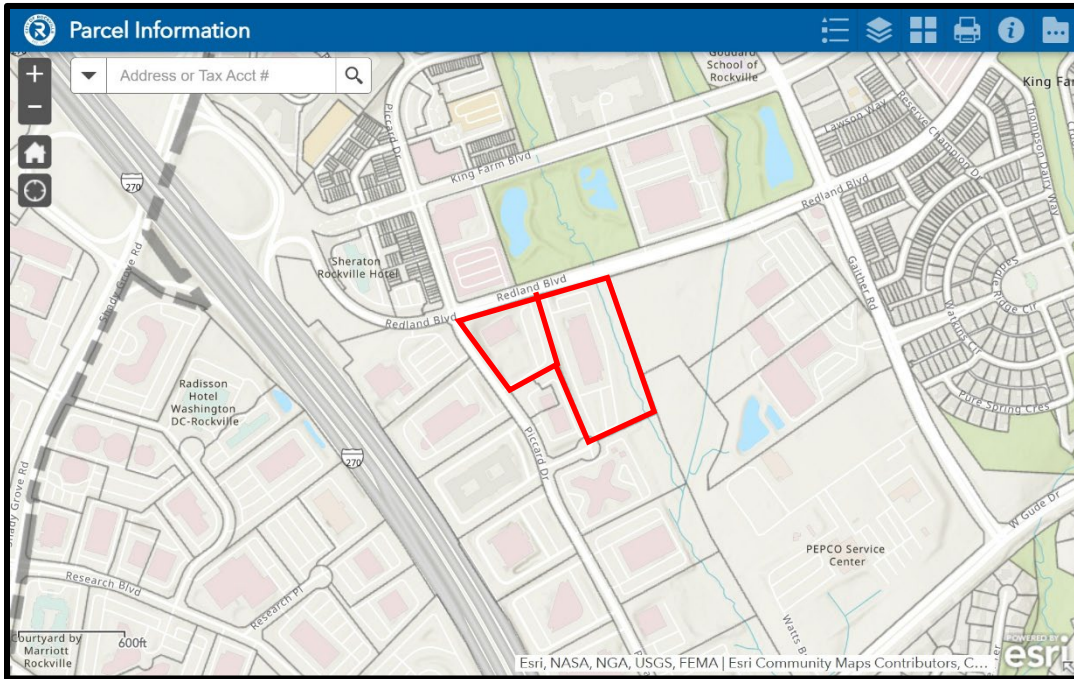
## **STAFF RECOMMENDATION**

Finding that the property at 1395 Piccard Drive does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

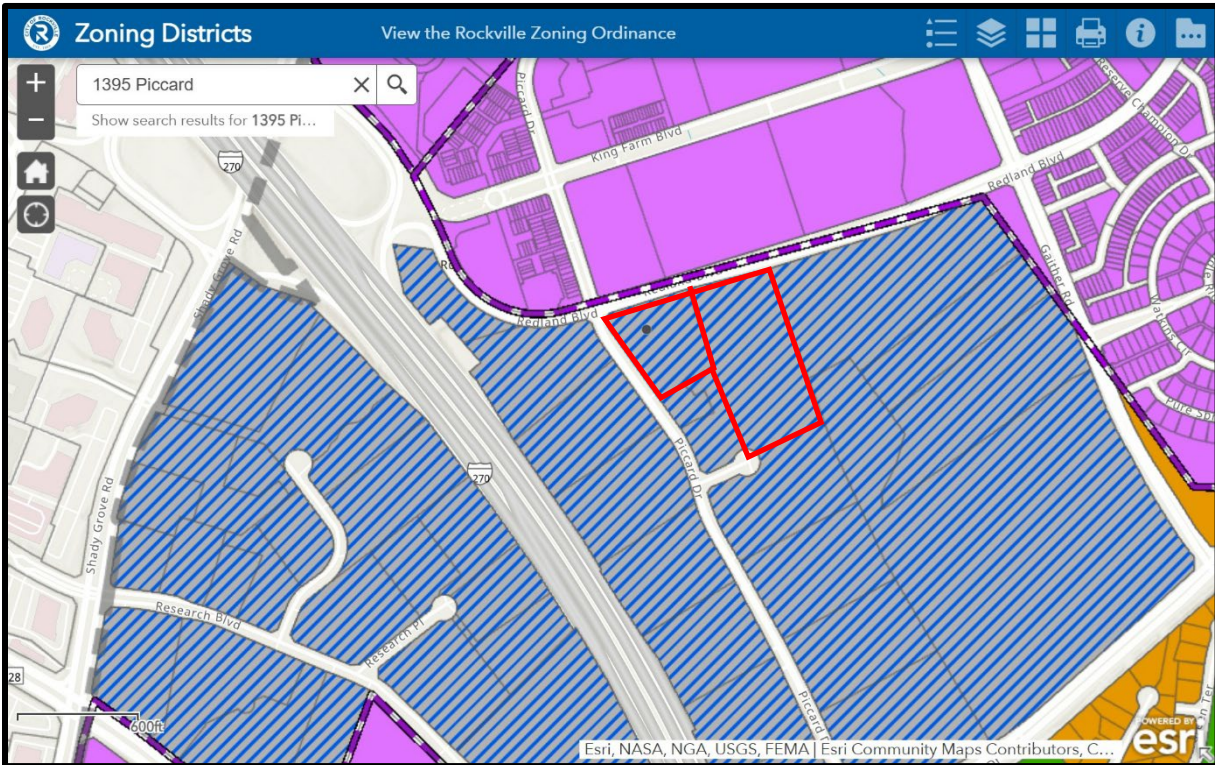
## **EXHIBITS**

- 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.

ASSESSMENT OF 1395 PICCARD DRIVE AND 1 CURIE COURT,  
ROCKVILLE, MARYLAND

Prepared by:

Anne H. Adams  
Architectural Historian

A. Adams & Co.  
4800 Hampden Lane  
Suite 200  
Bethesda, MD 20814

March 16, 2026

This assessment of the office buildings at 1395 Piccard Drive and 1 Curie Court, Rockville, MD (“Buildings”) was undertaken on behalf of the Mid-Atlantic Division of the Pulte Group, contract purchaser of the Buildings. The purpose of the assessment was to investigate and understand the historic and architectural character of the Buildings and evaluate them under the Rockville Historic District Commission (“HDC”) criteria for historic designation set forth in City of Rockville’s Historic Resources Management Plan (HRMP”). I have visited the Buildings and undertaken research necessary to fully understand them. I have studied the development history of Rockville and the area around the Buildings and the rise, evolution, and decline of local Modernism and Mid-Century Modern (“MCM”) architecture through the middle and later decades of the 20<sup>th</sup> century. A particular focus was Donald N. Coupard, the architect who designed 1 Curie Court. After thorough study and careful consideration, it is my professional opinion that the Buildings do not meet any relevant designation criterion and therefore cannot legitimately be granted historic status. The Buildings do not rise to the level of significance necessary to justify such designation and the resulting imposition of regulatory control.

Historic preservation is an important land use tool that provides for the official recognition and resulting protection of, and control over, architecturally and historically significant buildings. Such protected buildings are tangible connections to our past, preserving our history for future generations. They create a sense of place and community and help us retain cultural identity. Identifying historic resources to achieve these goals and establishing appropriate protective regulations is clearly justified in the public interest when buildings really and truly are significant and they meet established criteria for designation. What must be avoided, for the good and support of historic preservation, is the misuse of designations when not fully warranted, when buildings do not rise to the required level of significance.

Unwarranted designations undermine the credibility of preservation. Regulatory controls resulting from the designation of historic resources can have serious economic consequences for property owners. Adverse economic impacts are not a legitimate reason not to designate a building that does rise to the level of significance required for designation. However, those charged with evaluating and potentially designating buildings must be fully aware of such impacts. Such impacts demand that a building must well and truly meet the required criteria and level of significance to justify the imposition of regulatory controls.

I have been working professionally as an Architectural Historian in the field of historic preservation since 1977. I have long since been qualified as an expert in Architectural History and historic preservation by numerous historic preservation and design review boards and commissions, including in Rockville and Montgomery County. I have evaluated hundreds of buildings for their eligibility for both local landmark designation and listing in the National Register of Historic Places. Over the years the types and ages of buildings being considered for historic resource status have changed. In the 1970s the preservation community was just starting to consider Victorian buildings as possibly important. More recently the importance of mid-twentieth century buildings has become apparent. Indeed, in the past decade I have studied and evaluated a variety of buildings from the third quarter of the 20<sup>th</sup> century. I prepared successful designation applications for William B. Tabler’s Expressionist Washington Hilton Hotel (1965) at 1919 Connecticut Avenue, NW, and Harold E. Wagoner’s Modern Gothic National

Presbyterian Church (1969) at 4101 Nebraska Avenue, NW, both in Washington, DC and listed in the DC Inventory of Historic Sites. I also evaluated and opposed the designation of the National Ready Mixed Concrete Association building (1964) at 900 Spring Street, Silver Spring, MD and the commercial building at 400 Hungerford Drive, Rockville, MD (about 1968). Both were designed by local architect John H. Sullivan. Neither Maryland building was designated as historic.

These four buildings were designed and built within the Mid-Century Modern (“MCM”) period, which generally spans the years 1945 to 1970. The period falls within the broader Modern era in architecture, which loosely began earlier – in the 1920s – and ran later – through the 1980s. Interest in Modernism, MCM, and the Recent Past is not new, either across the country or in Montgomery County or Rockville; a great deal of research and survey work in these areas has occurred in the last thirty or so years. Since 1995, DoCoMoMo US, the American chapter of DoCoMoMo International, the non-profit organization dedicated to the documentation and conservation of buildings, sites, and neighborhoods of the Modern movement, and its local chapters have led the way in the identification and preservation of Modern era buildings and sites. Surveys of Modern and MCM buildings began in Maryland around the same time. Over 40 buildings in Rockville are included in Clare Lise Kelly’s 2015 *Montgomery Modern – Modern Architecture in Montgomery County, Maryland 1930-1979*, which documents buildings of every type and Modern stylistic expression, including many in Rockville. The *City of Rockville Catalog of Historic Buildings* (2011) includes buildings through 1990. Given the covered dates and the later construction dates of the Buildings (1979 and 1984) it is not surprising that the Buildings do not appear in Kelly’s book. However, it is notable that neither of the Buildings appears in the *Rockville Catalog*, which includes buildings that post-date both Buildings.

These Buildings do not meet any of Rockville’s designation criteria and, most fundamentally and importantly, they lack the level of significance required for historic designation; buildings must be important to justify such designation and the resulting regulatory controls. Significance is the most basic and essential requirement for designation. Existence is not significance. All buildings represent themselves and their time period. Being representative of something is not sufficient for designation. Nor is possible concern about the demolition of other buildings a reason for designation. While preservation is important and historic designation is an honor to some, it is a burden to many. Designation must be fully warranted to be justified.

The following information and evaluation is provided in support of my position that the Buildings are not significant and do not meet any designation criterion and therefore historic status cannot be granted.

### Background

The post-World War II years in the United States was a period of extraordinary growth and optimism in the United States. The economy boomed. Pent-up demand, a population boom, and the sudden post-war availability of building materials led to extraordinary growth, particularly in suburban areas, including Rockville and the rest of Montgomery County. Construction of all

types – houses, schools, churches, commercial buildings, and the roads by which they were accessed - transformed the County. Some development grew outward from Washington, DC and some grew around what had been small villages and country crossroads. New building types emerged, such as suburban branches of downtown Washington, DC department stores, shopping centers set amid acres of parking, mid- and high-rise office buildings, and corporate office campuses, transformed the landscape and character of Montgomery County. Farms were sold for development and the county's formerly-rural, agricultural character all but vanished in a few short decades.

Much of the current suburban character of Montgomery County is the result of the upzoning of the 1964 Wedges and Corridors plan and the completion of I-270 in 1957 (and its later expansion in the 1980s) and the Beltway in 1964. Montgomery County shifted from primarily rural to primarily suburban. The growth of Rockville was consistent with what was happening in the rest of the County. That growth was fueled in part by the annexation of the Twinbrook subdivision in 1949 and the closure and sale of Congressional Airport in 1954, which opened a large tract of land for residential development and the construction of the shopping Center known as Congressional Plaza, which opened in 1958. The 1960s proved hard on Rockville's historic downtown. Suburban development and the ravages of urban renewal ushered in an era of demolition and decline. Demolition under Rockville's government-funded urban renewal plan largely wiped out Rockville's old downtown. Indeed, Donald N. Coupard's 1962 sketch of the Preliminary Urban Renewal Plan even included demolition of the 1891 Red Brick Courthouse, a ill-advised move corrected in a subsequent plan. Commercial and economic activity shifted to Rockville Pike, other large arterials, and, slightly later, to the I-270 corridor. Thousands of houses and commercial buildings sprang up across the landscape, some architecturally distinguished, most not so much.

Montgomery County's and Rockville's collection of important Modern and MCM buildings is impressive. Housing, both individual examples and planned communities, churches, government, and institutional buildings tended to outshine commercial buildings with respect to architectural interest and quality. Many were designed by architects of national and regional importance. Some were designed by local architects who also contributed important designs to the built environment.

Although the Colonial Revival has survived into the 21st century, modern and occasional futuristic design approaches often won out in the County and Rockville. Examples of the four primary stylistic expressions of the MCM period – the International Style, New Formalism, Expressionism, and Brutalism – are found among large-scale government buildings, commercial, and institutional building. These styles largely fell out of favor by the end of the 1970s. Planned residential communities and extensive swaths of tract housing were often designed in the Modern mode, some being examples of significant architecture and planning. As time went on, more buildings, indeed the majority of them, exhibited watered-down versions of those styles, paling in comparison to earlier examples. The number of architecturally insignificant buildings in both the County and Rockville far exceeds those that are significant. Buildings of the later decades of the 20<sup>th</sup> century were, most often, not design exemplars.

The tract of land on which the Buildings were constructed, generally bounded on the west by I-270, on the north by Fields Road, now Redland Parkway, on the south by West Gude Drive, and

on the east by a small stream, was farmland until its rezoning in 1970. The primary street through the area is Piccard Drive, which was originally accessed from the east until West Gude Drive was connected to Route 28. The 14 buildings which now occupy that land were constructed individually over a 17-year period. The first of these buildings was the Kaiser Permanente Shady Grove Medical Center, constructed at 1396 Piccard Drive in 1970. The last were 1380 Piccard Drive and 1355 Piccard Drive, both built in 1987. All these buildings were individual construction projects undertaken by individual owners, unrelated to each other, stylistically or otherwise. The Buildings, which date from 1979 and 1984, were neither the first nor last of the group.

### 1395 Piccard Drive

I have found little information about the building at 1395 Piccard Drive (see Figures 1, 2 and 3). It was constructed by the General Motors Corporation (“GM”) and dates from 1979. It served as offices for several GM car brands, including Buick and Oldsmobile; it was not a showroom or otherwise oriented to public use. The building was sold in 1999 to 1395 Piccard LLC and has since been leased to multiple tenants, with occupants changing over the years. Tenants have included therapists offices, mental health facilities, and virtual office space.

The land on which 1395 Piccard Drive sits is 169,884 square feet, primarily taken up by a very large parking lot. There is limited landscaping. The three-story building, at three stories and 52,500 square feet, is not particularly large. It is a remarkably simple dark red brick box with a recessed front entrance spanning its bay, strip windows, a loading dock, and unscreened mechanical equipment. The front elevation is seven bays wide, with the front entrance located off-center to the right looking at the building. There is no fanfare about the entrance. The elevations are consistent around the building.

GM’s building was clearly not about making a brand statement, or a public statement. The front of the building is not oriented to the street. Indeed, the building sits quietly on its site; one must look carefully to figure out how best to get to its front door. It is presumably a functional building, designed to be so, nothing more than that.

### 1 Curie Court

The building at 1 Curie Court (see Figures 4, 5, 6 and 7) was designed by Donald N. Coupard, AIA, of DNC Associates for Computer Data Systems, Inc. (“CDSI”), an early then-high tech company. CDSI held an open house at the completion of the building on July 24, 1984. Although the building has a large footprint (133,846 square feet on a 337,154 square foot parcel of land) it is actually rather hidden from view. Originally accessed off Fields Road, now Redland Parkway, currently access is from Curie Court, a cul-de-sac at the south end of the property (one exits to Redland Parkway). The building, clad in dark brownish brick, sits low to the ground with parking in front of the building and behind it, along with loading access. The building came into the ownership of Lockheed Martin through the 1995 merger of Martin Marietta and the Lockheed Corporation. It has since been occupied by a small component of

Lockheed Martin, a leading defense and aerospace manufacturer headquartered in Bethesda, MD.

Coupard's design for the building exhibits features of the International Style, which emerged in the 1920s and was past its prime by the late 1970s. The building's elevations are very flat, long and essentially unrelieved. The elevations feature ribbon windows and horizontal bands of contrasting brick at the window heads and between the floors. Bands of blue trim divide some of the large single-pane windows and define the lower edge of the windows in other places. The front entrance is within a two-story recess within which the third floor is supported by a single stainless steel-wrapped column. The actual doors are set back somewhat farther than the second floor windows above. The most interesting aspect of the building are the emergency egress stairs at opposing corners of the buildings. These stairs are housed within rounded projecting arms of the building. The metal egress doors themselves face inward towards the adjacent block of the building. These forms add some visual interest, from certain vantage points, to the otherwise simple, straightforward building. There is no significant landscaping at the site.

This building is not and has never been oriented toward the street. It sits quietly in a bit of a hollow, lower from Redland Parkway and physically removed from Piccard Drive, the primary street through the area.

#### Donald Norbert Coupard - Architect

Donald N. Coupard was born on June 19, 1926. He was born in Rockville and was a long-time resident of Montgomery County, in both Rockville and later Bethesda. His professional offices were also in Rockville, including for a time at 1370 Piccard Drive, and Bethesda. He was married to Patricia Eaton Coupard for 59 years and they had five children. He was a member of the Congressional Country Club and the Edgemoor Club. The Coupards moved from Bethesda to Smith Ranch Retirement Community in San Rafael, CA in September, 2007. Donald Coupard died on January 1, 2008.

Most of the biographical information in this paragraph was found in Coupard's October, 1956 application for membership in the American Institute of Architects ("AIA"). He graduated from Richard Montgomery High School in 1944, and attended Montgomery Junior College ("MJC") for three years. According to William C. Strasser, Jr., in his article on the formative years of Montgomery Junior College (see Montgomery County Historical Society's August 1992 publication), Coupard, while a student at MJC, won a competition for the design of the school seal, which is still used and which remains largely as he designed it. Coupard ultimately graduated from the Catholic University of America, with a Bachelor of Architecture degree, in 1952. He was a student associate member of the Washington Metropolitan Chapter of the AIA from 1950-52 and he worked for: the US government from 1948-50; Arthur J. Kelsey, Architect, from 1950-51; Frank J. Duane, Architect from 1951-52; and Alfred M. Rinaudot, Architect, from 1952-56. Prior to forming the partnership with Rinaudot, Coupard was a consulting architect for Carl M. Freeman. He passed his Maryland licensing exam (four days/36 hours long) with an average of 86.4%; his first registration (#965A) was effective as of January 12, 1955. Coupard learned that his membership application to the American Institute of Architects ("AIA") was successful by letter dated November 11, 1956. He was assigned to the Potomac Valley Chapter

of the AIA, which had emerged from the Washington Metropolitan Chapter of the AIA in 1955. The Potomac Valley Chapter's January 1, 1957 newsletter acknowledge him as a new member. He and Rinaudot formed Rinaudot & Coupard Architects in 1956. That partnership designed Rockville Pike's Congressional Plaza (1958) in association with Curtis and Davis. Coupard formed Donald N. Coupard & Associates in 1960. That firm was reorganized in 1987 as DNC Architects, Inc. Coupard served as the Chief Executive Officer until his retirement in 1990, after which the firm was sold. Coupard was also registered in VA and DC. His AIA membership continued until 1997

Donald Coupard ran a successful architectural firm from 1960 until he retired in 1990. His work was primarily commercial, largely for developers. He designed buildings throughout the greater Washington DC region, largely in Montgomery and Prince George's Counties. Among Coupard's buildings are: the southwestern most building at the IBM campus at 700 North Frederick Road, Gaithersburg (1966); the Rockville Volunteer Fire Department station at 380 Hungerford Road, Rockville (1966); the Vitro Corporation building at 4115 Aspen Hill Road, Aspen Hill (1967-68, now demolished); the Riverdale Theater, 5617 Riverdale Road, Riverdale, MD (1967); and the County Employee Parking Garage and Gas Facility, 41 Maryland Avenue, Rockville (1970), which won a design award from the Potomac Valley Chapter of the AIA in 1971. Coupard's design aesthetic was decidedly Modern. His designs reflected then-current and sometimes somewhat past architectural expressions. Coupard and his firm are included in a representative list of 65 architects and firms identified in the 2019 report Suburbanization Historic Context Addendum (1961-1980) Montgomery and Prince George's Counties, Maryland, prepared for the Maryland Department of Transportation State Highway Administration. Collectively, these individuals and firms designed thousands of buildings, transforming the built environment of both counties. Only a few of the firms, such as Keyes, Lethbridge, and Condon, Hugh Newell Jacobsen, and Hartman-Cox, are known for their design excellence, creating some of the area's architecturally best and most interesting buildings. However, most of the individuals and firms on the list were not so known. They were workaday, generally competent architects, without great design expertise, producing vast numbers of competent, ordinary buildings.

Although included in a representative list, Coupard was not a master architect. His work did not possess the consistent design excellence or level of innovation that generally characterizes the work of a master architect, any number of whom worked in Montgomery County in the middle to late decades of the 20<sup>th</sup> century. Nationally-known architects and firms working here included: Paul Cret (Bethesda Naval Hospital Tower, 8901 Wisconsin Avenue, Bethesda, 1938-1942); Pietri Belluschi (Cedar Lane Unitarian Church, with Keyes, Lethbridge, and Condon, 9601 Cedar Lane, Bethesda, 1953-1958); Voorhees, Walker, Smith and Smith (Atomic Energy Commission, 19901 Germantown Road, Clarksburg, 1957; Marcel Breuer (Seymour Krueger House, 6739 Brigadoon Drive, Bethesda, 1958; and Skidmore, Owings, and Merrill (Montgomery College Campus, Takoma Park, 1971-1977). All designed important and distinctive mid-century buildings in the County. Their design talent and exceptional buildings transformed the appearance of large tracts of the County. Their architectural impact was national and they had significant professional influence their chosen field of architecture.

Regionally-important firms such as Keyes, Lethbridge, and Condon ("KLC") (Potomac Overlook and Carderock Springs) and Charles Goodman (Hammond Hill, Hammond Wood, and

Rock Creek Woods) transformed and defined large swaths of the County and influenced residential design and the planning of residential subdivisions throughout the region for decades. KLC also designed important non-residential buildings, including the National Institutes of Health (“NIH”) Administration Building on the NIH campus (1960-1962) and the Wheaton Youth Center (11711 Georgia Avenue, Wheaton, 1963), both important MCM designs. Diegert and Yerkes designed houses in Tulip Hill, the Bushey Drive Elementary School (4010 Randolph Road, Wheaton, 1961), and the Primary Day School (7300 River Road, Bethesda, 1955), all impressive MCM designs. Ronald Senseman designed a number of post-war schools, including Sligo Adventist Elementary School (8300 Carroll Avenue, Takoma Park, 1964), with its exuberant MCM zigzag roof. Cloethiel Woodard Smith designed notable modernist houses in the County, including the award-winning David and Margaret Ricoh House (4607 Dorset Avenue, Bethesda, 1947).

These nationally and regionally-known architects were all Fellows in the AIA, known for their design abilities and the esteem in which they were held by their fellow architects. Both characteristics contributed to their status as master architects. Their individual talent and widely-recognized design expertise positively influenced their chosen field of architecture and also the development in and the appearance of our area. This, of course, is not to say that all buildings by master architects are great, or even good, or that buildings by architects who are not masters or AIA Fellows cannot be significant. Indeed, not all Fellows are recognized for their design expertise. However, FAIA status generally denotes architects who have risen to a level not achieved by most architects. They are recognized for their design excellence and service to their profession. Coupard, like a majority of architects, was never elected to Fellowship in the AIA. He cannot be considered a master architect.

### Evaluation of the Buildings Under the Designation Criteria

The HRMP provides for the identification, regulation, and protection of buildings and sites of historical and architectural significance to the City of Rockville. The HRMP sets forth criteria for such designation, providing a framework for the evaluation of buildings and sites and the making of determinations as to whether buildings and sites are worthy of designation as historic resources such that they can justifiably be subjected to City regulation and protection. Essential to the evaluation of any building is a critical assessment of whether it is actually significant, significance being the most fundamental requirement for the recognition, designation, and protection of a building as a historic resource. At their most basic, protected historic resources must be important, significant, and not simple representative examples of something. After all, all buildings are representative of something and exemplify something, even if only themselves. Clearly, not all representative buildings are worthy of regulatory protection.

To qualify for historic designation in Rockville, a building must meet at least one of nine criteria related to historic, architectural, design, or landscape significance. Under historic significance, a building must: represent the development, heritage, or cultural character of the city; be the site of an important event in Rockville’s history; be identified with a person or group of persons who influenced the city’s history; or that exemplifies the cultural, economic, industrial, social, political, archaeological, or historical heritage of the city. Under architectural, design, and

landscape significance, a building must; embody distinctive characteristics of a type, period, or method of construction; represent the work of a master architect, craftsman, or builder; possess a style or element distinctive of the region or city; represent a significant architectural design or landscape entity in the city; or represent an established visual feature because of its physical characteristics or landscape components. Again, the basic, fundamental requirement is significance and the word significance appears throughout published text relating the City's designation of historic resources.

The building at 1395 Piccard Drive meets none of these criteria. It is a generic office building. While it represents itself and its own aspect of Rockville's history, the buildings does not do so with any significance. Its construction by GM does not convey significance. Nor does its use as a multi-tenant commercial office building. Its history is the same as countless similar office buildings in Rockville. It has no architectural, design or landscape significance. It is not an established visual feature in the landscape. There is no evidence that the building is significant in any way in Rockville's history and there is no basis for its designation as a historic resource.

The building at 1 Curie Court requires a more considered assessment. It is a perfectly nice building with reasonable architectural expression. However, ultimately, there is no evidence that the building meets any of the criteria in any significant way. It does represent or exemplify itself, and therefore represents some aspect of the city's heritage, just as all building do. It does not do these things in any significant manner. Although the building is large it remains visually unassuming, especially from primary roads, because of its location and siting. It is not a visual feature in the landscape.

That 1 Curie Court was occupied by Computer Data Systems, Inc., an early high tech company that absorbed multiple other companies and was then absorbed itself, does not convey significance. That it has been occupied by a small part of Lockheed Martin for a relatively short period of time also does not convey significance. Lockheed Martin is a major national corporation with a major local presence at its Rock Springs campus. Its minor and recent presence at 1 Curie Court does not equate to significance.

Donald Coupard and DNC Architects designed the building. Coupard and his firm designed many buildings in Rockville and the region. Some, such as the Chesapeake and Potomac Telephone complex on Route 29 in Fairland are certainly highly visible and more architecturally-interesting than others. That building was a notable feature of the Route 29 corridor, particularly when it was new. It was actually quite remarkable for its time. However, even with his many buildings, Coupard does not rise to the level of a master in his field.

To meet the architecture, design, and landscape criteria for designation a building must do these things better and in a more important manner than just any building; it must actually be significant. It is therefore my professional opinion that there is no justification for the designation of 1 Curie Court as a Rockville historic resource. Both of the Buildings are younger than many that have been surveyed and identified. However, there have been opportunities for preservation professionals to identify them as important features of the City's and County's MCM and Modern heritage. That this has not happened is appropriate given the Buildings' lack of significance and failure to meet any required designation criterion. I urge the HDC to deny historic district status to both buildings.

Figures



*Figure 1 - 1395 Piccard Drive, Front/East Elevation*



*Figure 2 - 1395 Piccard Drive, Front Entrance*



*Figure 3 - 1395 Piccard Drive, North Elevation*



*Figure 4 - 1 Curie Court, Front/South Elevation*



*Figure 5 - 1 Curie Court, Front Entrance*



*Figure 6 - 1 Curie Court, Rear/North Elevation*



*Figure 7 - 1 Curie Court, West Elevation*



**Historic District Commission Staff Report:  
Evaluation of Significance (for demolition)  
2026-283-EOS | 1 Curie Court**

**MEETING DATE:** 04/16/2026

**REPORT DATE:** 04/09/2026

**FROM:** Sheila Bashiri  
Preservation Planner  
Sbashiri@rockvillemd.gov

**APPLICATION:** Evaluation of Significance (demolition proposed)

**APPLICANT:** Chris Nourse, Pulte Home Group  
9000 Goshen Valley Drive  
Gaithersburg, MD 20882

**OWNER:** Mid-Atlantic Division of the Pulte Home Group

**FILING DATE:** 01/30/2026

**RECOMMENDATION:** Finding that the property at 1 Curie Court does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

SITE DESCRIPTION

<b>Location</b>	1 Curie Court
<b>Land Use Designation</b>	Mixed-Use Employment
<b>Zoning District</b>	MXE
<b>Existing Use</b>	Industrial
<b>Parcel Area</b>	337,154 SF
<b>Subdivision</b>	270 South Industrial Park, Lot 12, Block B
<b>Building Floor Area</b>	133,846 SF
<b>Dwelling Units</b>	0



*Birdseye View of 1395 Piccard Drive (left) and 1 Curie Court (right)*

**Introduction and Architectural Survey Report**

The applicant 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. The applicant is seeking to demolish two existing office buildings on adjacent parcels. 1395 Piccard Drive and 1 Curie Court. The subject property, at 1 Curie Court, was constructed in 1985.

The buildings will be replaced with 110 townhouse units, and a 32-unit multi-family building. The applicant employed a professional architectural historian with extensive experience to survey the two properties. The applicant submitted an architectural survey report (attached) which details the historical context, the site, and the architecture.



*West Side Elevation from 1395 Piccard Drive*



*North Elevation from Redland Boulevard*



*South Entrance to Parking Lot from Curie Court*

## **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.

*While the property reflects historical development trends of modern light industrial/office buildings constructed on existing platted lots that were formerly agricultural and developed into research parks when the need for a research and light industry area became necessary along I-270. However, given the numbers of industrial buildings representative of the same*

*type and period of construction in the City, staff does not find that the building exemplifies the industrial heritage of Rockville.*

- b)** Site of an important event in Rockville's history.

*As a light industrial/office building, it is not known to be the site of a specific important event in Rockville's history.*

- c)** Identified with a person or group of persons who influenced the City's history.

*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.

*The building does not exemplify the cultural, economic, industrial, social, political, archeological, or historical heritage or development of the City, County, State or Nation.*

### **Architectural, Design, and Landscape Significance**

- a)** Embodies distinctive characteristics of a type, period, or method of construction.

*It is not included in the Historic Buildings Catalog; however, the building is an example of a light industrial/office building, constructed in the mid-1980s. The building does embody the distinctive characteristics of the Brutalist style in a very general sense with its massing, and the recessed upper-story window configuration. The deep first-story overhangs were compromised with the extension of the window walls*

- b)** Represents the work of a master architect, craftsman, or builder.

*The building is well designed, and while Donald Coupard is well known for constructing many buildings in Rockville and Montgomery County, he is not considered a master architect, craftsman, or builder.*

- c)** Possesses a style or elements distinctive to the region or City.

*While the building is a good example of a light industrial/office building design, it does not possess a high level of artistic value, and it is not in the Rockville Historic Buildings Catalogue.*

- d)** Represents a significant architectural, design, or landscape entity in the City.

*While the building does have some features representative of national and local trends in commercial architecture, this structure does not represent a significant architectural, design, or landscape entity in Rockville.*

- e)** Represents an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.

*The building is not an established visual feature of the neighborhood or City because of its physical characteristics or landscape components.*

**STAFF FINDINGS**

Staff recommends the HDC find that the subject building proposed for demolition at 1 Curie Court does not meet any of the Historic District Commission's (HDC's) adopted criteria for Historic Significance or Architectural, Design, and Landscape Significance. Staff therefore recommends that the HDC not forward a recommendation to the Mayor and Council to rezone the buildings to place them in the historic district zone.

**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.

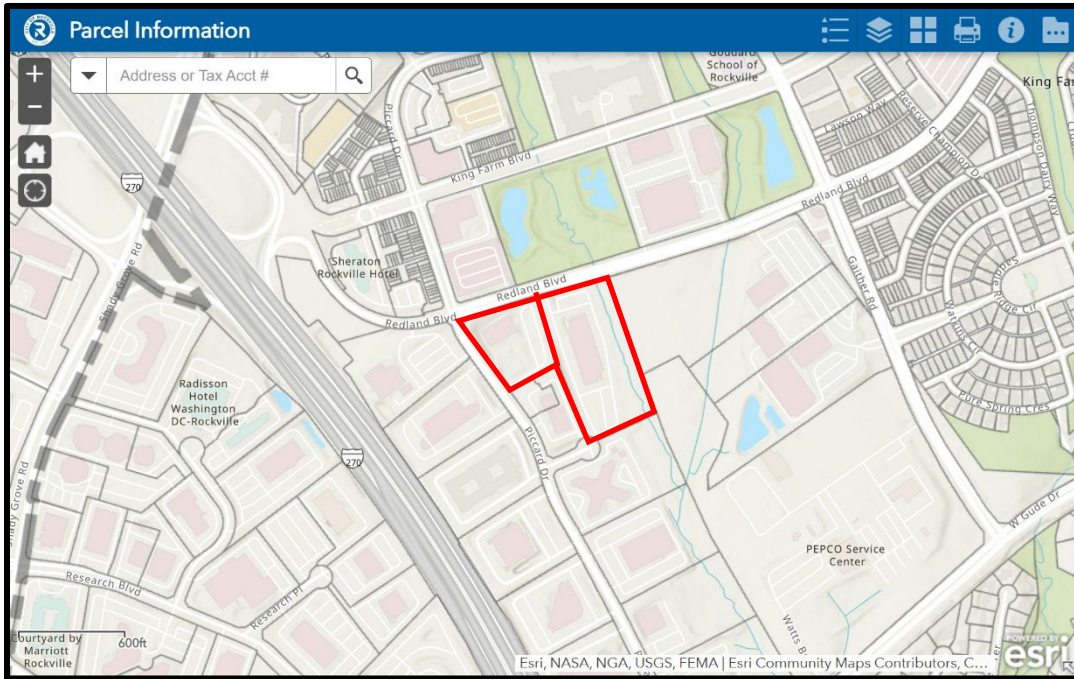
**STAFF RECOMMENDATION**

Finding that the property at 1 Curie Court does not meet any of the adopted HDC criteria for historic designation, staff recommends against historic designation.

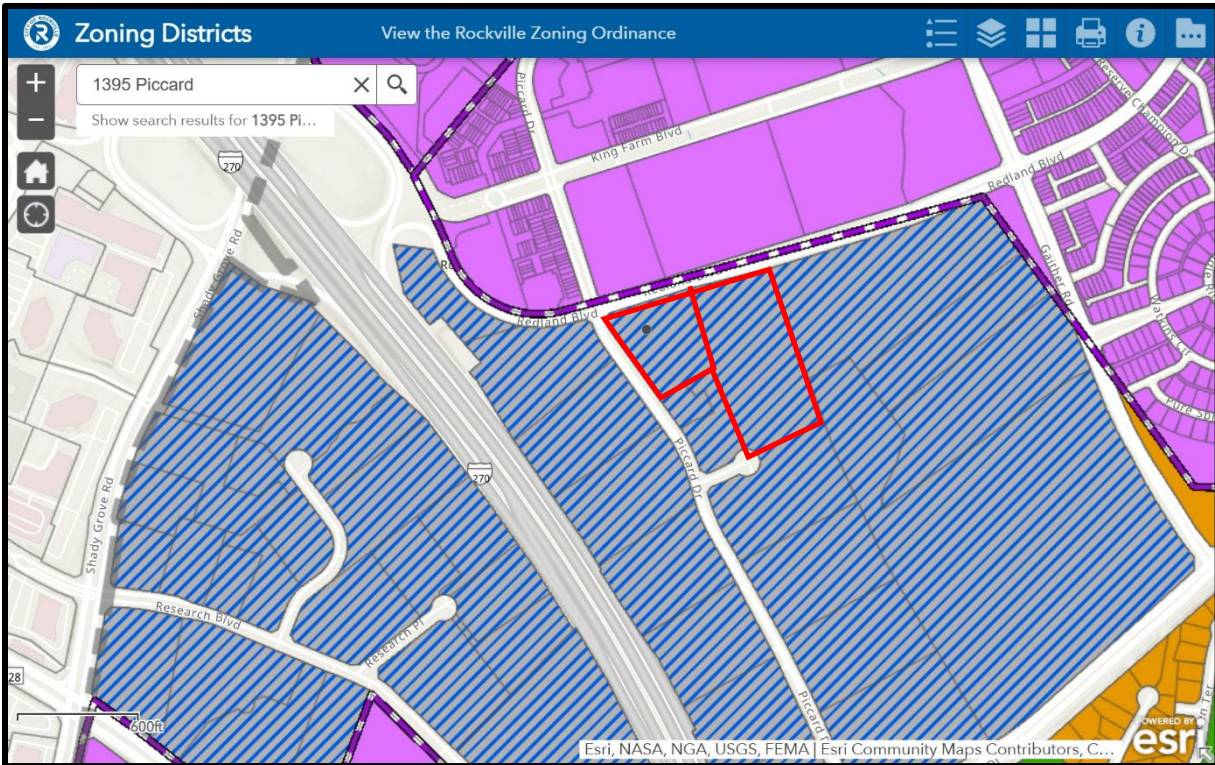
**EXHIBITS**

- 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.

ASSESSMENT OF 1395 PICCARD DRIVE AND 1 CURIE COURT,  
ROCKVILLE, MARYLAND

Prepared by:

Anne H. Adams  
Architectural Historian

A. Adams & Co.  
4800 Hampden Lane  
Suite 200  
Bethesda, MD 20814

March 16, 2026

This assessment of the office buildings at 1395 Piccard Drive and 1 Curie Court, Rockville, MD (“Buildings”) was undertaken on behalf of the Mid-Atlantic Division of the Pulte Group, contract purchaser of the Buildings. The purpose of the assessment was to investigate and understand the historic and architectural character of the Buildings and evaluate them under the Rockville Historic District Commission (“HDC”) criteria for historic designation set forth in City of Rockville’s Historic Resources Management Plan (HRMP”). I have visited the Buildings and undertaken research necessary to fully understand them. I have studied the development history of Rockville and the area around the Buildings and the rise, evolution, and decline of local Modernism and Mid-Century Modern (“MCM”) architecture through the middle and later decades of the 20<sup>th</sup> century. A particular focus was Donald N. Coupard, the architect who designed 1 Curie Court. After thorough study and careful consideration, it is my professional opinion that the Buildings do not meet any relevant designation criterion and therefore cannot legitimately be granted historic status. The Buildings do not rise to the level of significance necessary to justify such designation and the resulting imposition of regulatory control.

Historic preservation is an important land use tool that provides for the official recognition and resulting protection of, and control over, architecturally and historically significant buildings. Such protected buildings are tangible connections to our past, preserving our history for future generations. They create a sense of place and community and help us retain cultural identity. Identifying historic resources to achieve these goals and establishing appropriate protective regulations is clearly justified in the public interest when buildings really and truly are significant and they meet established criteria for designation. What must be avoided, for the good and support of historic preservation, is the misuse of designations when not fully warranted, when buildings do not rise to the required level of significance.

Unwarranted designations undermine the credibility of preservation. Regulatory controls resulting from the designation of historic resources can have serious economic consequences for property owners. Adverse economic impacts are not a legitimate reason not to designate a building that does rise to the level of significance required for designation. However, those charged with evaluating and potentially designating buildings must be fully aware of such impacts. Such impacts demand that a building must well and truly meet the required criteria and level of significance to justify the imposition of regulatory controls.

I have been working professionally as an Architectural Historian in the field of historic preservation since 1977. I have long since been qualified as an expert in Architectural History and historic preservation by numerous historic preservation and design review boards and commissions, including in Rockville and Montgomery County. I have evaluated hundreds of buildings for their eligibility for both local landmark designation and listing in the National Register of Historic Places. Over the years the types and ages of buildings being considered for historic resource status have changed. In the 1970s the preservation community was just starting to consider Victorian buildings as possibly important. More recently the importance of mid-twentieth century buildings has become apparent. Indeed, in the past decade I have studied and evaluated a variety of buildings from the third quarter of the 20<sup>th</sup> century. I prepared successful designation applications for William B. Tabler’s Expressionist Washington Hilton Hotel (1965) at 1919 Connecticut Avenue, NW, and Harold E. Wagoner’s Modern Gothic National

Presbyterian Church (1969) at 4101 Nebraska Avenue, NW, both in Washington, DC and listed in the DC Inventory of Historic Sites. I also evaluated and opposed the designation of the National Ready Mixed Concrete Association building (1964) at 900 Spring Street, Silver Spring, MD and the commercial building at 400 Hungerford Drive, Rockville, MD (about 1968). Both were designed by local architect John H. Sullivan. Neither Maryland building was designated as historic.

These four buildings were designed and built within the Mid-Century Modern (“MCM”) period, which generally spans the years 1945 to 1970. The period falls within the broader Modern era in architecture, which loosely began earlier – in the 1920s – and ran later – through the 1980s. Interest in Modernism, MCM, and the Recent Past is not new, either across the country or in Montgomery County or Rockville; a great deal of research and survey work in these areas has occurred in the last thirty or so years. Since 1995, DoCoMoMo US, the American chapter of DoCoMoMo International, the non-profit organization dedicated to the documentation and conservation of buildings, sites, and neighborhoods of the Modern movement, and its local chapters have led the way in the identification and preservation of Modern era buildings and sites. Surveys of Modern and MCM buildings began in Maryland around the same time. Over 40 buildings in Rockville are included in Clare Lise Kelly’s 2015 *Montgomery Modern – Modern Architecture in Montgomery County, Maryland 1930-1979*, which documents buildings of every type and Modern stylistic expression, including many in Rockville. The *City of Rockville Catalog of Historic Buildings* (2011) includes buildings through 1990. Given the covered dates and the later construction dates of the Buildings (1979 and 1984) it is not surprising that the Buildings do not appear in Kelly’s book. However, it is notable that neither of the Buildings appears in the *Rockville Catalog*, which includes buildings that post-date both Buildings.

These Buildings do not meet any of Rockville’s designation criteria and, most fundamentally and importantly, they lack the level of significance required for historic designation; buildings must be important to justify such designation and the resulting regulatory controls. Significance is the most basic and essential requirement for designation. Existence is not significance. All buildings represent themselves and their time period. Being representative of something is not sufficient for designation. Nor is possible concern about the demolition of other buildings a reason for designation. While preservation is important and historic designation is an honor to some, it is a burden to many. Designation must be fully warranted to be justified.

The following information and evaluation is provided in support of my position that the Buildings are not significant and do not meet any designation criterion and therefore historic status cannot be granted.

### Background

The post-World War II years in the United States was a period of extraordinary growth and optimism in the United States. The economy boomed. Pent-up demand, a population boom, and the sudden post-war availability of building materials led to extraordinary growth, particularly in suburban areas, including Rockville and the rest of Montgomery County. Construction of all

types – houses, schools, churches, commercial buildings, and the roads by which they were accessed - transformed the County. Some development grew outward from Washington, DC and some grew around what had been small villages and country crossroads. New building types emerged, such as suburban branches of downtown Washington, DC department stores, shopping centers set amid acres of parking, mid- and high-rise office buildings, and corporate office campuses, transformed the landscape and character of Montgomery County. Farms were sold for development and the county's formerly-rural, agricultural character all but vanished in a few short decades.

Much of the current suburban character of Montgomery County is the result of the upzoning of the 1964 Wedges and Corridors plan and the completion of I-270 in 1957 (and its later expansion in the 1980s) and the Beltway in 1964. Montgomery County shifted from primarily rural to primarily suburban. The growth of Rockville was consistent with what was happening in the rest of the County. That growth was fueled in part by the annexation of the Twinbrook subdivision in 1949 and the closure and sale of Congressional Airport in 1954, which opened a large tract of land for residential development and the construction of the shopping Center known as Congressional Plaza, which opened in 1958. The 1960s proved hard on Rockville's historic downtown. Suburban development and the ravages of urban renewal ushered in an era of demolition and decline. Demolition under Rockville's government-funded urban renewal plan largely wiped out Rockville's old downtown. Indeed, Donald N. Coupard's 1962 sketch of the Preliminary Urban Renewal Plan even included demolition of the 1891 Red Brick Courthouse, a ill-advised move corrected in a subsequent plan. Commercial and economic activity shifted to Rockville Pike, other large arterials, and, slightly later, to the I-270 corridor. Thousands of houses and commercial buildings sprang up across the landscape, some architecturally distinguished, most not so much.

Montgomery County's and Rockville's collection of important Modern and MCM buildings is impressive. Housing, both individual examples and planned communities, churches, government, and institutional buildings tended to outshine commercial buildings with respect to architectural interest and quality. Many were designed by architects of national and regional importance. Some were designed by local architects who also contributed important designs to the built environment.

Although the Colonial Revival has survived into the 21st century, modern and occasional futuristic design approaches often won out in the County and Rockville. Examples of the four primary stylistic expressions of the MCM period – the International Style, New Formalism, Expressionism, and Brutalism – are found among large-scale government buildings, commercial, and institutional building. These styles largely fell out of favor by the end of the 1970s. Planned residential communities and extensive swaths of tract housing were often designed in the Modern mode, some being examples of significant architecture and planning. As time went on, more buildings, indeed the majority of them, exhibited watered-down versions of those styles, paling in comparison to earlier examples. The number of architecturally insignificant buildings in both the County and Rockville far exceeds those that are significant. Buildings of the later decades of the 20<sup>th</sup> century were, most often, not design exemplars.

The tract of land on which the Buildings were constructed, generally bounded on the west by I-270, on the north by Fields Road, now Redland Parkway, on the south by West Gude Drive, and

on the east by a small stream, was farmland until its rezoning in 1970. The primary street through the area is Piccard Drive, which was originally accessed from the east until West Gude Drive was connected to Route 28. The 14 buildings which now occupy that land were constructed individually over a 17-year period. The first of these buildings was the Kaiser Permanente Shady Grove Medical Center, constructed at 1396 Piccard Drive in 1970. The last were 1380 Piccard Drive and 1355 Piccard Drive, both built in 1987. All these buildings were individual construction projects undertaken by individual owners, unrelated to each other, stylistically or otherwise. The Buildings, which date from 1979 and 1984, were neither the first nor last of the group.

### 1395 Piccard Drive

I have found little information about the building at 1395 Piccard Drive (see Figures 1, 2 and 3). It was constructed by the General Motors Corporation (“GM”) and dates from 1979. It served as offices for several GM car brands, including Buick and Oldsmobile; it was not a showroom or otherwise oriented to public use. The building was sold in 1999 to 1395 Piccard LLC and has since been leased to multiple tenants, with occupants changing over the years. Tenants have included therapists offices, mental health facilities, and virtual office space.

The land on which 1395 Piccard Drive sits is 169,884 square feet, primarily taken up by a very large parking lot. There is limited landscaping. The three-story building, at three stories and 52,500 square feet, is not particularly large. It is a remarkably simple dark red brick box with a recessed front entrance spanning its bay, strip windows, a loading dock, and unscreened mechanical equipment. The front elevation is seven bays wide, with the front entrance located off-center to the right looking at the building. There is no fanfare about the entrance. The elevations are consistent around the building.

GM’s building was clearly not about making a brand statement, or a public statement. The front of the building is not oriented to the street. Indeed, the building sits quietly on its site; one must look carefully to figure out how best to get to its front door. It is presumably a functional building, designed to be so, nothing more than that.

### 1 Curie Court

The building at 1 Curie Court (see Figures 4, 5, 6 and 7) was designed by Donald N. Coupard, AIA, of DNC Associates for Computer Data Systems, Inc. (“CDSI”), an early then-high tech company. CDSI held an open house at the completion of the building on July 24, 1984. Although the building has a large footprint (133,846 square feet on a 337,154 square foot parcel of land) it is actually rather hidden from view. Originally accessed off Fields Road, now Redland Parkway, currently access is from Curie Court, a cul-de-sac at the south end of the property (one exits to Redland Parkway). The building, clad in dark brownish brick, sits low to the ground with parking in front of the building and behind it, along with loading access. The building came into the ownership of Lockheed Martin through the 1995 merger of Martin Marietta and the Lockheed Corporation. It has since been occupied by a small component of

Lockheed Martin, a leading defense and aerospace manufacturer headquartered in Bethesda, MD.

Coupard's design for the building exhibits features of the International Style, which emerged in the 1920s and was past its prime by the late 1970s. The building's elevations are very flat, long and essentially unrelieved. The elevations feature ribbon windows and horizontal bands of contrasting brick at the window heads and between the floors. Bands of blue trim divide some of the large single-pane windows and define the lower edge of the windows in other places. The front entrance is within a two-story recess within which the third floor is supported by a single stainless steel-wrapped column. The actual doors are set back somewhat farther than the second floor windows above. The most interesting aspect of the building are the emergency egress stairs at opposing corners of the buildings. These stairs are housed within rounded projecting arms of the building. The metal egress doors themselves face inward towards the adjacent block of the building. These forms add some visual interest, from certain vantage points, to the otherwise simple, straightforward building. There is no significant landscaping at the site.

This building is not and has never been oriented toward the street. It sits quietly in a bit of a hollow, lower from Redland Parkway and physically removed from Piccard Drive, the primary street through the area.

#### Donald Norbert Coupard - Architect

Donald N. Coupard was born on June 19, 1926. He was born in Rockville and was a long-time resident of Montgomery County, in both Rockville and later Bethesda. His professional offices were also in Rockville, including for a time at 1370 Piccard Drive, and Bethesda. He was married to Patricia Eaton Coupard for 59 years and they had five children. He was a member of the Congressional Country Club and the Edgemoor Club. The Coupards moved from Bethesda to Smith Ranch Retirement Community in San Rafael, CA in September, 2007. Donald Coupard died on January 1, 2008.

Most of the biographical information in this paragraph was found in Coupard's October, 1956 application for membership in the American Institute of Architects ("AIA"). He graduated from Richard Montgomery High School in 1944, and attended Montgomery Junior College ("MJC") for three years. According to William C. Strasser, Jr., in his article on the formative years of Montgomery Junior College (see Montgomery County Historical Society's August 1992 publication), Coupard, while a student at MJC, won a competition for the design of the school seal, which is still used and which remains largely as he designed it. Coupard ultimately graduated from the Catholic University of America, with a Bachelor of Architecture degree, in 1952. He was a student associate member of the Washington Metropolitan Chapter of the AIA from 1950-52 and he worked for: the US government from 1948-50; Arthur J. Kelsey, Architect, from 1950-51; Frank J. Duane, Architect from 1951-52; and Alfred M. Rinaudot, Architect, from 1952-56. Prior to forming the partnership with Rinaudot, Coupard was a consulting architect for Carl M. Freeman. He passed his Maryland licensing exam (four days/36 hours long) with an average of 86.4%; his first registration (#965A) was effective as of January 12, 1955. Coupard learned that his membership application to the American Institute of Architects ("AIA") was successful by letter dated November 11, 1956. He was assigned to the Potomac Valley Chapter

of the AIA, which had emerged from the Washington Metropolitan Chapter of the AIA in 1955. The Potomac Valley Chapter's January 1, 1957 newsletter acknowledge him as a new member. He and Rinaudot formed Rinaudot & Coupard Architects in 1956. That partnership designed Rockville Pike's Congressional Plaza (1958) in association with Curtis and Davis. Coupard formed Donald N. Coupard & Associates in 1960. That firm was reorganized in 1987 as DNC Architects, Inc. Coupard served as the Chief Executive Officer until his retirement in 1990, after which the firm was sold. Coupard was also registered in VA and DC. His AIA membership continued until 1997

Donald Coupard ran a successful architectural firm from 1960 until he retired in 1990. His work was primarily commercial, largely for developers. He designed buildings throughout the greater Washington DC region, largely in Montgomery and Prince George's Counties. Among Coupard's buildings are: the southwestern most building at the IBM campus at 700 North Frederick Road, Gaithersburg (1966); the Rockville Volunteer Fire Department station at 380 Hungerford Road, Rockville (1966); the Vitro Corporation building at 4115 Aspen Hill Road, Aspen Hill (1967-68, now demolished); the Riverdale Theater, 5617 Riverdale Road, Riverdale, MD (1967); and the County Employee Parking Garage and Gas Facility, 41 Maryland Avenue, Rockville (1970), which won a design award from the Potomac Valley Chapter of the AIA in 1971. Coupard's design aesthetic was decidedly Modern. His designs reflected then-current and sometimes somewhat past architectural expressions. Coupard and his firm are included in a representative list of 65 architects and firms identified in the 2019 report Suburbanization Historic Context Addendum (1961-1980) Montgomery and Prince George's Counties, Maryland, prepared for the Maryland Department of Transportation State Highway Administration. Collectively, these individuals and firms designed thousands of buildings, transforming the built environment of both counties. Only a few of the firms, such as Keyes, Lethbridge, and Condon, Hugh Newell Jacobsen, and Hartman-Cox, are known for their design excellence, creating some of the area's architecturally best and most interesting buildings. However, most of the individuals and firms on the list were not so known. They were workaday, generally competent architects, without great design expertise, producing vast numbers of competent, ordinary buildings.

Although included in a representative list, Coupard was not a master architect. His work did not possess the consistent design excellence or level of innovation that generally characterizes the work of a master architect, any number of whom worked in Montgomery County in the middle to late decades of the 20<sup>th</sup> century. Nationally-known architects and firms working here included: Paul Cret (Bethesda Naval Hospital Tower, 8901 Wisconsin Avenue, Bethesda, 1938-1942); Pietri Belluschi (Cedar Lane Unitarian Church, with Keyes, Lethbridge, and Condon, 9601 Cedar Lane, Bethesda, 1953-1958); Voorhees, Walker, Smith and Smith (Atomic Energy Commission, 19901 Germantown Road, Clarksburg, 1957; Marcel Breuer (Seymour Krueger House, 6739 Brigadoon Drive, Bethesda, 1958; and Skidmore, Owings, and Merrill (Montgomery College Campus, Takoma Park, 1971-1977). All designed important and distinctive mid-century buildings in the County. Their design talent and exceptional buildings transformed the appearance of large tracts of the County. Their architectural impact was national and they had significant professional influence their chosen field of architecture.

Regionally-important firms such as Keyes, Lethbridge, and Condon ("KLC") (Potomac Overlook and Carderock Springs) and Charles Goodman (Hammond Hill, Hammond Wood, and

Rock Creek Woods) transformed and defined large swaths of the County and influenced residential design and the planning of residential subdivisions throughout the region for decades. KLC also designed important non-residential buildings, including the National Institutes of Health (“NIH”) Administration Building on the NIH campus (1960-1962) and the Wheaton Youth Center (11711 Georgia Avenue, Wheaton, 1963), both important MCM designs. Diegert and Yerkes designed houses in Tulip Hill, the Bushey Drive Elementary School (4010 Randolph Road, Wheaton, 1961), and the Primary Day School (7300 River Road, Bethesda, 1955), all impressive MCM designs. Ronald Senseman designed a number of post-war schools, including Sligo Adventist Elementary School (8300 Carroll Avenue, Takoma Park, 1964), with its exuberant MCM zigzag roof. Cloethiel Woodard Smith designed notable modernist houses in the County, including the award-winning David and Margaret Ricoh House (4607 Dorset Avenue, Bethesda, 1947).

These nationally and regionally-known architects were all Fellows in the AIA, known for their design abilities and the esteem in which they were held by their fellow architects. Both characteristics contributed to their status as master architects. Their individual talent and widely-recognized design expertise positively influenced their chosen field of architecture and also the development in and the appearance of our area. This, of course, is not to say that all buildings by master architects are great, or even good, or that buildings by architects who are not masters or AIA Fellows cannot be significant. Indeed, not all Fellows are recognized for their design expertise. However, FAIA status generally denotes architects who have risen to a level not achieved by most architects. They are recognized for their design excellence and service to their profession. Coupard, like a majority of architects, was never elected to Fellowship in the AIA. He cannot be considered a master architect.

### Evaluation of the Buildings Under the Designation Criteria

The HRMP provides for the identification, regulation, and protection of buildings and sites of historical and architectural significance to the City of Rockville. The HRMP sets forth criteria for such designation, providing a framework for the evaluation of buildings and sites and the making of determinations as to whether buildings and sites are worthy of designation as historic resources such that they can justifiably be subjected to City regulation and protection. Essential to the evaluation of any building is a critical assessment of whether it is actually significant, significance being the most fundamental requirement for the recognition, designation, and protection of a building as a historic resource. At their most basic, protected historic resources must be important, significant, and not simple representative examples of something. After all, all buildings are representative of something and exemplify something, even if only themselves. Clearly, not all representative buildings are worthy of regulatory protection.

To qualify for historic designation in Rockville, a building must meet at least one of nine criteria related to historic, architectural, design, or landscape significance. Under historic significance, a building must: represent the development, heritage, or cultural character of the city; be the site of an important event in Rockville’s history; be identified with a person or group of persons who influenced the city’s history; or that exemplifies the cultural, economic, industrial, social, political, archaeological, or historical heritage of the city. Under architectural, design, and

landscape significance, a building must; embody distinctive characteristics of a type, period, or method of construction; represent the work of a master architect, craftsman, or builder; possess a style or element distinctive of the region or city; represent a significant architectural design or landscape entity in the city; or represent an established visual feature because of its physical characteristics or landscape components. Again, the basic, fundamental requirement is significance and the word significance appears throughout published text relating the City's designation of historic resources.

The building at 1395 Piccard Drive meets none of these criteria. It is a generic office building. While it represents itself and its own aspect of Rockville's history, the buildings does not do so with any significance. Its construction by GM does not convey significance. Nor does its use as a multi-tenant commercial office building. Its history is the same as countless similar office buildings in Rockville. It has no architectural, design or landscape significance. It is not an established visual feature in the landscape. There is no evidence that the building is significant in any way in Rockville's history and there is no basis for its designation as a historic resource.

The building at 1 Curie Court requires a more considered assessment. It is a perfectly nice building with reasonable architectural expression. However, ultimately, there is no evidence that the building meets any of the criteria in any significant way. It does represent or exemplify itself, and therefore represents some aspect of the city's heritage, just as all building do. It does not do these things in any significant manner. Although the building is large it remains visually unassuming, especially from primary roads, because of its location and siting. It is not a visual feature in the landscape.

That 1 Curie Court was occupied by Computer Data Systems, Inc., an early high tech company that absorbed multiple other companies and was then absorbed itself, does not convey significance. That it has been occupied by a small part of Lockheed Martin for a relatively short period of time also does not convey significance. Lockheed Martin is a major national corporation with a major local presence at its Rock Springs campus. Its minor and recent presence at 1 Curie Court does not equate to significance.

Donald Coupard and DNC Architects designed the building. Coupard and his firm designed many buildings in Rockville and the region. Some, such as the Chesapeake and Potomac Telephone complex on Route 29 in Fairland are certainly highly visible and more architecturally-interesting than others. That building was a notable feature of the Route 29 corridor, particularly when it was new. It was actually quite remarkable for its time. However, even with his many buildings, Coupard does not rise to the level of a master in his field.

To meet the architecture, design, and landscape criteria for designation a building must do these things better and in a more important manner than just any building; it must actually be significant. It is therefore my professional opinion that there is no justification for the designation of 1 Curie Court as a Rockville historic resource. Both of the Buildings are younger than many that have been surveyed and identified. However, there have been opportunities for preservation professionals to identify them as important features of the City's and County's MCM and Modern heritage. That this has not happened is appropriate given the Buildings' lack of significance and failure to meet any required designation criterion. I urge the HDC to deny historic district status to both buildings.

Figures



*Figure 1 - 1395 Piccard Drive, Front/East Elevation*



*Figure 2 - 1395 Piccard Drive, Front Entrance*



*Figure 3 - 1395 Piccard Drive, North Elevation*



*Figure 4 - 1 Curie Court, Front/South Elevation*



*Figure 5 - 1 Curie Court, Front Entrance*



*Figure 6 - 1 Curie Court, Rear/North Elevation*



*Figure 7 - 1 Curie Court, West Elevation*



# Rockville HDC - Evaluation of Significance

Submitted by:  
Eric Schlatter

Online Request #: 3285477

Project #: 2026-283-EOS

Location: **1395 PICCARD DR**

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

## Contact Information

### Applicant's Contact Information

Title: First Name: **CHRIS** Last Name: **NOURSE** Suffix:

Business Name: **PULTE GROUP**

Mailing Address: **4000 LEGATO ROAD, 9TH FLOOR**

City: **FAIRFAX** State: **VA** Zip: **22033**

### Property Owner's Contact Information

Title: First Name: **JOHN** Last Name: **JAMES** Suffix:  
**JAEGER** **DAMM**

Business Name: **1395 PICCARD LLC & ASTROLINK INTERNATIONAL LLC**

Mailing Address: **1395 PICCARD DR & 1 CURIE CT**

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

## Application Questionnaire (\* denotes required question)

### HDC - Evaluation of Significance

#### Signature

#### Project Description \*

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

Demolish existing office buildings constructed in 1979 and 1983 and replace with 110 townhouse units and a 32 unit multi-family building



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

**Roof**

**Siding**

**Windows**

**Shutters**

**All Doors**

**All Storm Doors**

**All Porch/Deck Railings**

**Fences**

**All Porch/Deck Floor Step Materials**

**Garage/Shed or Other Outbuildings Materials**

**Any additional information about property including history, previous owners, etc.**

## **Documents Uploaded**

The following documents are attached to the Application.

**Letter of Authorization**

**1 curie ct loa.pdf**



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

**Letter of Authorization**

**1395 piccard dr loa.pdf**

**Photos**

**1 curie ct pics.pdf**

**1395 piccard dr pics.pdf**



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

## **IV. DISCUSSION**

### **A. Old Business**

1. 2026 Preservation Month Event

### **B. New Business**

**V. ADJOURN**