

Submitted: April 19, 2018

Approved: April 19, 2018

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 3-2018  
Thursday, March 15, 2018**

The City of Rockville Historic District Commission convened  
in the Blue Crab Conference Room on  
March 15, 2018 at 7:00 p.m.

**PRESENT**

Matthew Goguen, Chair  
Rob Achtmeyer  
Emily Correll  
Laurie Kawa  
Anita Neal Powell

**Present:** Sheila Bashiri, Preservation Planner  
Jim Wasilak, Acting Director of Community Planning and Development Services  
Cynthia Walters, Deputy City Attorney

**I. AGENDA REVIEW WORKSESSION (Blue Crab Conference Room)**

Chair Goguen introduced the members. He noted that the agenda review worksession occurred and that no decisions were made.

**II. COMMITTEE / ORGANIZATION REPORTS (Mayor and Council Chamber)**

- A. Peerless Rockville – Nancy Pickard reminded the audience about the purpose of Peerless Rockville, a nonprofit organization formed to preserve the heritage of Rockville through education, advocacy and example and expressed her thanks for being able to speak each month. She reported on the Montgomery Preservation awards, one of which Peerless Rockville received for the “Education to Integration” series of programs held in 2017. The ceremony will be held on Friday March 23 at the National Seminary Ballroom. She announced the Sharyn Duffin, historian and longtime advocate for Rockville’s history, has been nominated for a Montgomery Volunteers lifetime achievement award, and she will receive the award on March 26 at Imagination Stage. She announced the next program for the ongoing Glenview series will take place at Glenview on Thursday, April 12 at 7:00 p.m., reminded everyone about the Historic Homes Tour to be held on Saturday, May 12.
- B. Lincoln Park Historical Foundation – Anita Neal Powell announced that the foundation will sponsor a Community Conversation program on Saturday, March 24 at Mt. Calvary Baptist Church on North Horners Lane.
- C. Public Comments/Open Forum – Suzan Pittman, spoke on behalf of Peerless Rockville, in support of including the policy for reviewing projects adjacent to single family homes in the Master Plan. Paul Hillstrom and Nancy Pickard also addressed support for the policy, which would help to preserve neighborhood character. Ms. Pickard expressed support for the HDC to discuss the methods of accomplishing this review as assembled by staff for the prior

meeting. John Becker of the Americana Centre Condominium expressed support for the staff draft of projects adjacent to historic districts, and that the review should be required.

- D. HDC and Staff Comments – Correll announced that judges were need for History Day on March 17. Commissioner Achtmeyer expressed support for protecting mid-Century modern resources in the City, as several examples of Rockville’s resources have been loss to new development. He suggested that the pedestrian bridge over MD 355 be named after local artist Eric Mohn, who passed away in 2008. He also advocated for moving the MD 28 designation to Gude Drive rather than West Montgomery Avenue. He clarified his position on the discussion on projects adjacent to historic districts at the last meeting, and that he supported the statements made by Peerless Rockville board members. He encouraged citizen participation on the HDC and other City commissions.

Sheila Bashiri announced the joint training with Gaithersburg HDC on historic preservation law on April 3. The next public meeting on the HRMP update will be on April 26 at 7:00 p.m. She also announced the MAHDC symposium will be held at the University of Maryland on June 26.

### III. CONSENT AGENDA

#### A. APPROVAL OF MINUTES: February 15, 2018

*Commissioner Correll pointed out a correction to the minutes. Commissioner Achtmeyer moved, seconded by Commissioner Kawa, to approve the minutes as amended. The motion passed 5-0.*

### IV. CERTIFICATE OF APPROVAL

- A. **Certificate of Approval HDC2018-00883, J. Chris Benjamin** – Certificate of Approval to replace the existing rear porch with a new porch and accessible chair lift at 108 South Washington Street.

Ms. Bashiri presented the staff report and recommendation, which was for approval.

Glenn Stevens, prospective tenant of the building and applicant, addressed the Commission about the wheelchair lift, pointing out that access to the lift would be from the neighboring property, and requesting that only the new porch and stairs be approved.

Ralph Lary, adjacent property owner at 104 South Washington Street, stated that he supports the project and reoccupancy of the building but was concerned about potential access to the wheelchair left through his property.

*Commissioner Achtmeyer moved, seconded by Commissioner Correll, to approve the application for the steps and porch only, excluding the wheelchair lift, finding that the application meets the Secretary of Interior Standard No. 9. The motion passed 5-0.*

### V. DISCUSSION

#### A. Old Business

- 1. Courtesy Review of Proposed Development on Properties Adjacent to Historic Districts** – Mr. Wasilak reviewed the proposed language recommended by staff, which attempted to incorporate the discussion held by the HDC. The proposal recommends review early in the process, that the review standard should be similar to noncontributing resources in the Land Use Article, and that single family homes would be exempt. Commissioner Achtmeyer stated that single family dwellings should be included, and that perhaps only new construction would be involved. In response to a question from Chair Goguen, Ms. Bashiri stated that the review would be advisory only. The Commission discussed the process for review, and whether the Commission could decide to review projects that had been determined to have no impact by staff. Mr. Wasilak responded that staff would discuss that with the City Attorney. Chair Goguen suggested that the public could submit comments on this topic.
  
- 2. Historic Resources Management Plan (HRMP) Update** – Ms. Bashiri noted that the next meeting, an update from the consultant, would be on Thursday, April 26 at 7:00 p.m.

**B. New Business** – None.

## **VI. ADJOURN**

There being no further business to come before the Commission, Chair Goguen adjourned the meeting at 8:40 p.m.