

Submitted: January 16, 2020
Approved: February 20, 2020

**MINUTES OF THE ROCKVILLE HISTORIC DISTRICT COMMISSION
MEETING NO. 01-2020
Thursday, January 16, 2020**

The City of Rockville Historic District Commission convened
in the Mayor and Council Chambers on
January 16, 2020 at 7:30 p.m.

PRESENT

Matthew Goguen, Chair
Laurie Kawa
Anita Neal Powell
Alan Tabachnick

Staff Present: Sheila Bashiri, Preservation Planner
Cindy Kebba, Comprehensive Planning Manager
Cindy Walters, Deputy City Attorney

I. COMMITTEE/ORGANIZATION REPORTS

- A. Peerless Rockville – Nancy Pickard, Executive Director
Ms. Pickard spoke about reviving the proposed text amendment on mansionization due to the recent discussions on ADUs and changes to regulations on accessory structures.
- B. Lincoln Park Historical Foundation – No report.
- C. Public Comments/Open Forum – None.
- D. HDC and staff comments – None.

II. CONSENT AGENDA

- A. APPROVAL OF MINUTES: December 19, 2019

Commissioner Tabachnick moved to approve the minutes. Commissioner Powell seconded the motion. Approved 3-1, 1 abstained.

III. CERTIFICATE OF APPROVAL

A. HDC2020-00968

Applicant: Erin Mahony

Address: 405 West Montgomery Avenue

Request: Certificate of Approval to construct a rear addition, relocate the mud room, and replace a window.

Sheila Bashiri presented the staff report and showed photos of the house. Areas affected by the proposed work and existing and proposed floorplans were shown. Ms. Bashiri explained the necessity to remove the screened porch, the lean-to, and the mud room to replace the deteriorated sill plate. She discussed plans to construct a rear kitchen and screened porch addition, relocate the mud room to the west side of the house, and replace a window on the west elevation,

Staff Recommendation: Finding that the proposal to construct a rear addition, relocate the mud room to the west side of the house, and replace a window on the west elevation, meets the Secretary of the Interior's Standards for Rehabilitation #9, and Technical Guide #4, staff recommends approval.

Commissioner Kawa inquired about the walkway material. Ms. Bashiri explained that the walkway was previously approved during the construction of the garage. Ms. Mahony later explained that the walkway would be removed and replaced with the existing pavers. Commissioner Tabachnick asked if the kitchen counter was installed too high. Ms. Bashiri explained that the kitchen window is 30' from the floor, and the standard cabinet height is 36", making counter visible from the exterior. Commissioner Kawa asked if there was a window in the closet of the proposed mudroom. Ms. Mahony said yes and explained that it would match the window in the stairwell on the opposite side of the house. Ms. Kawa asked if the proposed screened porch was simpler in design than the existing screened porch. Ms. Mahony replied that it would look like the existing screened porch. Mr. Tabachnick asked how close the addition will be to the large tree. Ms. Mahony explained that the arborists were consulted, and they assured her that the root system would not be impacted. She stated the tree is 21' from the house, and the roots were growing parallel to the house.

Motion: Commissioner Kawa made a motion finding that the proposal to construct a rear addition, relocate the mud room to the west side of the house, and replace a window on the west elevation, meets the Secretary of the Interior's Standards for Rehabilitation #9, and Technical Guide #4, she recommends approval. Commissioner Powell seconded the motion. Approved 4-0.

IV. DISCUSSION

A. Old Business Work Session

1. Historic Resources Management Plan (HRMP). Ms. Kebba stated that staff is making progress with the Procurement Department and the legal staff regarding issues with the document and the consulting firm. The issued should be resolved by February.
2. Historic Preservation Text Amendment Update. Ms. Bashiri will be working on the Text Amendment.

V. ADJOURN

There being no further business to come before the Commission, Chair Powell adjourned the meeting at 7:52 p.m.

Respectfully submitted,

Sheila Bashiri

APPROVED