

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, May 27, 2020

**The MRO Auditorium and Building were CLOSED to the public due to  
the COVID-19 Pandemic Emergency.**

**The Meeting was held via a Live-Call in Number made available to the public.**

Maryland-National Capital Park and Planning Commission  
Montgomery Regional Office Auditorium  
8787 Georgia Avenue, Silver Spring, MD 20910

**PRESENT**

Chairman Heiler, Vice Chair. Sutton, Comm. Barnes, Comm. Carroll, Comm. Burditt, and Comm. Hains were in attendance.

Comm. Radu and Comm. Legg were absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, Planner Coordinator, Dan Bruechert, Senior Planner.

**WORKSESSION**

The Montgomery County Historic Preservation Commission held a work session at 6:00 pm to receive staff briefings. The work session concluded at approximately 6:30 p.m.

**MEETING**

The Montgomery County Historic Preservation Commission met in regular session on Wednesday, May 27, 2020 at 6:30 p.m.

I. **HISTORIC AREA WORK PERMITS**

**COMMISSION ACTION:**

Motion: V Chair Sutton, Comm. Burditt 2<sup>nd</sup>. (6-0)

Vote: Yea:  
Nay: None  
Abstain: None

Action: Approved staff recommendations for approval of the Historic Area Work Permits as cited below.

- A. 8 Pine Avenue, Takoma Park (HPC Case No. 37/03-20X) (Takoma Park Historic District), John Briley and Cathleen Kelly for partial demolition and building addition. **Approved with Conditions**

The proposed exterior railings need to be constructed out of wood with final approval authority delegated to Staff. Staff will verify this condition has been satisfied during the final review of the permit drawings.

- B. 310 Springloch Road, Silver Spring (HPC Case No. 33/23-20A) (*Master Plan Site #33/23, Donald Shepard House*), Marvin Oleshanski (Juan Hernandez, Agent) for window replacement. **Approved**
- C. 1 South Street, Brookeville (HPC Case No. 23/65-20B) (Brookeville Historic District), Donald Dewall for retroactive hardscape alteration. **Approved**
- D. 7105 Poplar Avenue, Takoma Park (HPC Case No. 37/03-20Y) (Takoma Park Historic District), Tilmon Smith (Advanced Contracting, Agent) for new hardscape, ~~new garage doors, window replacements,~~ and porch railing addition. **Approved. The garage doors and windows will be repaired instead and were removed from the HAWP.**
- E. 3713 Underwood Street, Chevy Chase (HPC Case No. 35/75-20A) (*Master Plan Site #35/75, Clark House*), Hannah Graae and Duke Schaeffer for fence, new hardscape, stair alteration. **Approved**
- F. 9 West Irving Street, Chevy Chase (HPC Case No. 35/13-20N) (Chevy Chase Village Historic District), Nicola and Colin Dowling (Ben Van Dusen, Agent) for storm windows. **Approved**
- G. 113 Elm Ave., Takoma Park (HPC Case No. 37/03-20Z) (Takoma Park Historic District), Karlen Murray (Eric Saul, Agent) for partial demolition, new roof, new rear addition, other alterations. **Approved**
- H. 24 Hesketh Street, Chevy Chase (HPC Case No. 35/13-20O) (Chevy Chase Village Historic District), Carolyn Sullivan (Scott Freedman, Agent) for stair replacement and hardscape alterations. **Approved**
- I. 27 West Irving Street, Chevy Chase (HPC Case No. 35/13-20P) (Chevy Chase Village Historic District), Charlotte Kramer for fence installation. **Approved**
- J. 5605 York Lane, Bethesda (HPC Case No. 35/165-20D) (Greenwich Forest Historic District), Kathryn Becker Revocable Trust (David Schindel, Architect) for wall dormer roof replacement and other alterations. **Approved**
- K. 10 Laurel Parkway, Chevy Chase (HPC Case No. 35/13-20Q) (Chevy Chase Village Historic District), Allison Marvin (Martin Locraft, Agent) for building addition. **Approved**
- L. 10543 St. Paul Street, Kensington (HPC Case No. 31/06-20F) (Kensington Historic District), Jamie Michalek and Payton Thomas for roof replacement and fence installation. **Approved**

- M. 3308 Olney Sandy Spring Road, Olney (HPC Case No. 23/98-20A) (*Master Plan Site #23/98, **Olney House***), Thomas Zippelli (Ryan Behnemen, Architect) for building rehabilitation and new construction. **Approved with Conditions**  
Prior to release of the building permit, HP staff will review the findings of the targeted archaeological excavations and work with the applicant to revise any of the permit drawings, as necessary, if archaeological deposits are discovered and proposed for preservation in place. The HP Office will receive one paper copy and one digital copy of all reports generated by the Ottery Group for this site.
- N. 7410 Maple Avenue, Takoma Park (HPC Case No. 37/03-20AA) (Takoma Park Historic District), Heritage Building and Renovation, Inc. (Rick Leonard, Architect) for window replacement. **Approved**
- O. 7307 Holly Avenue, Takoma Park (HPC Case No. 37/03-20BB) (Takoma Park Historic District), Gillian Caldwell (Richard Vitullo, Architect) for new fence, retaining wall, and hardscape alterations. **Approved**
- P. 7207 Maple Avenue, Takoma Park, (HPC Case No. 37/03-20CC) (Takoma Park Historic District), Tom and Mary Hanisco (Richard Vitullo, Architect) for porch enclosure. **Approved**
- Q. 10109 Grant Avenue, Silver Spring (HPC Case No. 31/07-20D) (Capitol View Park Historic District), Dory Halbe for fence installation. **Approved**
- R. ---
- S. 10221 Montgomery Avenue, Kensington (HPC Case No. 31/06-20G) (Kensington Historic District), Bruce Caswell and Lauren Deichman (Lauren Clark, Agent) for accessory structure alterations and shed construction. **Approved**
- T. 10521 Rocking Spring Drive, Rockville (HPC Case No. 27/01-20A) (*Master Plan Site #27/01, **Rock Spring***), Sadiq Ansari for roof replacement. **Approved**
- U. 3915 Washington Street, Kensington, (HPC Case No. 31/06-20H) (Kensington Historic District), Maureen O'Connell (Megan DiNicola, Agent) for building addition. **Approved with Conditions**  
The proposed deck and railing need to be wood with the railing pickets installed between the top and bottom rails. Final approval authority that this condition has been met is delegated to Staff.
- V. 7310 Piney Branch Road, Takoma Park (HPC Case No. 37/03-20EE) (Takoma Park Historic District), John and Lindsey Simpson (Paul Treseder, Architect) for building addition and parking pad. **Approved**
- W. 102 Tulip Avenue, Takoma Park (HPC Case No. 37/03-20FF) (Takoma Park Historic District), Diane MacEachern for window replacement. **Approved**

COMMISSION ACTION:

The Commission heard the following cases.

- I. (Case R from above) 509 Albany Avenue, Takoma Park (HPC Case No. 37/03-20DD) (Takoma Park Historic District), Philip Walker and Wakako Tokunaga (Wakota Tokunaga, Architect) for rear addition and fence. **Approved**

Speaker: Dan presents. Wakako Tokunaga and Philip Walker speak as the applicants. Debra Challfie and Corin Lushincole, neighbors.

Motion: V. Chair Sutton, Comm. Haines 2<sup>nd</sup>. (6-0)

Vote: Yay:  
Nay: None  
Abstain: None

II. PRELIMINARY CONSULTATIONS

Commissioners heard the following Preliminary Consultations and gave feedback to the applicants.

- A. 3914 Washington Street, Kensington (Kensington Historic District), Karin Averbeck for building addition, dormer alteration, porch restoration, and accessory structure.

Speaker: Dan presents for staff. Karin Averbeck (applicant)

- B. 7018 Poplar Avenue, Takoma Park (Takoma Park Historic District), Thomas & Sue Immermann (Wakota Tokunaga, Architect) for new construction.

Speaker: Dan presets for staff. Wakako Tokunaga (architect). Speakers included John Fredericks (neighbor). Tom Buche (neighbor). Loraine Pearsall (Takoma Park LAP). Thomas Kenny and Sue Immerman (applicants). Thomas Luebke (neighbor).

- C. 21 Quincy Street, Chevy Chase (Chevy Chase Village Historic District), Andrew and Jennifer Tulumello (Wouter Boer, Architect) for demolition, building addition, and porch construction.

Speaker: Dan presents for staff. Wouter Boer (architect). Andrew and Jennifer Tulumello (applicants).

- D. 7228 Spruce Avenue, Takoma Park (Takoma Park Historic District), Paul Landefeld and Christine Dobridge (Richard Vitullo, Architect) for building addition and window replacement.

Speaker: Michael presents for staff. Richard Vitullo (architect).

- E. 22200 Clarksburg Road, Clarksburg (*Master Plan Site #13/25, Cephas Summers House*), Pulte Homes (Bob Harris, Agent) for discussion of rehabilitation.

Speaker: Michael presents for staff. Bob Harris (agent). David Dimarco (owner). Mark Schermyer (architect).

V. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approved minutes for:

None

VI. OTHER BUSINESS

A. Commission Items

There were no Commission items presented.

B. Staff Items

- 1. 36 Philadelphia Avenue, Takoma Park

Motion: Comm. Barnes, Comm. Haines 2<sup>nd</sup>. (6-0)

Vote: Yay:  
Nay: None  
Abstain: None

- 2. 14601 Berryville Road, Germantown

Motion: Chair Heiler, V. Chair. Sutton 2<sup>nd</sup>. (6-0). The motion was to approve the pipe and deny the cladding material.

Vote: Yay:  
Nay: None  
Abstain: None

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:46 p.m.

An audio-video recording of this meeting is available online at  
<http://montgomeryplanning.org/planning/historic/historic-preservation-commission/>.