

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, November 18, 2020

Maryland-National Capital Park and Planning Commission
Montgomery Regional Office Auditorium
2425 Reedie Drive, Silver Spring, MD 20902

The Wheaton Headquarters 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.

PRESENT

Chairman Heiler, Comm. Barnes, Comm. Doman, Comm. Clements, Comm. Radu, Comm. Pelletier, Vice Chair. Sutton, Comm. Hains, and Comm. Burditt were in attendance.

None 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, November 18, 2020 at 6:33 p.m. in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **HISTORIC AREA WORK PERMITS**

COMMISSION ACTION:

Motion: V. Chair Sutton, Comm. Hains 2nd. (9-0)

Vote: Yea:
Nay: None
Abstain: None

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

- A. **POSTPONED** 7220 Spruce Avenue, Takoma Park (HPC Case No. 37/03-20JJJ)
(Takoma Park Historic District), Andrew Saindon for deck construction.
- B. **POSTPONED** 7305 Willow Avenue, Takoma Park (HPC Case No. 37/03-20AAAA)
(Takoma Park Historic District), Federico Azcarate for tree removals.

- C. **POSTPONED** 3807 Williams Lane, Chevy Chase, (HPC Case No. 35/77-20A) (*Master Plan Site #35/77, Frank Simpson House*) Peter Bass for new accessory structure.
- D. 23 Philadelphia Avenue, Takoma Park (HPC Case No. 37/03-20KKKK) (Takoma Park Historic District), Alexandra Minicozzi for hardscape alteration. **Approved**
- E. 19 Philadelphia Avenue, Takoma Park (HPC Case No. 37/03-20LLLL) (Takoma Park Historic District), Danielle and Beau Willis (Eric Saul, Architect) for partial demolition, new construction for dormer and rear addition. **Approved**
- F. 114 Park Avenue, Takoma Park (HPC Case No. 37/03-20MMMM) (Takoma Park Historic District), Rohit Rao for roof replacement and skylight replacements. **Approved**
- G. 5400 Grosvenor Lane, Bethesda (HPC Case No. 30/15-20A) (*Master Plan Site #30/15, Wild Acres*), Mary McCusker (Scott Olmstead, Agent) for hardscape alterations and tree removal. **Approved**
- H. 7021 Poplar Avenue, Takoma Park (HPC Case No. 37/03-20NNNN) (Takoma Park Historic District); Jamie Goldfarb (Larry Neal, Agent) for porch replacement and front stair alteration. **Approved**
- I. 103 Tulip Avenue, Takoma Park (HPC Case No. 37/03-20OOOO) (Takoma Park Historic District); Zack Neubauer for solar array. **Approved**
- J. ---
- K. 8013 Hampden Lane, Bethesda (HPC Case No. 35/165-20F) (Greenwich Forest Historic District), Matthew Bode (Mark Kramer, Architect) for façade alterations. **Approved**
- L. ---
- M. 7302 Maple Avenue, Takoma Park (HPC Case No. 37/03-20 QQQQ) (Takoma Park Historic District); Ingrid Carter for porch alteration. **Approved**
- N. 15110 Barnesville Road, Boyds (HPC Case No. 18/08-20B) (Boyds Historic District); Boyds Country Store (Scott Knudson, Architect) for ADA access improvements and canopy installation. **Approved**
- O. 20 Magnolia Avenue, Chevy Chase (HPC Case No. 35/13-20GG) (Chevy Chase Village Historic District); Susan Keisler (Adele O’Dowd, Agent) for hardscape alterations. **Approved**
- P. 19 Grafton Street, Chevy Chase (HPC Case No. 35/13-20HH) (Chevy Chase Village Historic District); Josh Bonnie (Jenn Heller, Architect) for building alterations. **Approved**
- Q. 10914 Montrose Avenue, Garrett Park (HPC Case No. 30/13-20A) (Garrett Park Historic District), Andrew and Alicia Prevost for solar panel installation. **Approved**

R. ---

S. 10213 Meredith Avenue, Silver Spring (HPC Case No. 31/07-20N) (Capitol View Park Historic District); Susan Brady for new fence. **Approved**

T. 7308 Baltimore Avenue, Takoma Park (HPC Case No. 37/03-20RRRR) (Takoma Park Historic District); Ary Amerikaner for new fence. **Approved**

U. 7305 Maple Avenue, Takoma Park (HPC Case No. 37/03-20SSSS) (Takoma Park Historic District); Zach Neubauer, Agent for solar installation. **Approved**.

COMMISSION ACTION:

The Commission heard the following cases.

J. 3944 Baltimore Street, Kensington (HPC Case No. 31/06-200) (Kensington Historic District), Meredith Sharp (Thomas Manion, Architect) for building addition. **Approved**

Speaker: Dan Bruechert presents for the staff. Meredith Sharp, owner, and Viviana Leonnig & Thomas Manion – architects, presented for the owner. HPC deliberated.

Motion: V. Chair Sutton, Comm. Doman 2nd. (8-1)

Vote: Yay: Chairman Heiler, Comm. Barnes, Comm. Doman, Comm. Clements, Comm. Radu, Comm. Pelletier, Vice Chair. Sutton, and Comm. Burditt
Nay: Comms. Hains
Abstain: None

[recess from 7:30-7:45]

L. 7040 Carroll Avenue, Takoma Park (HPC Case No. 37/03-20PPPP) (Takoma Park Historic District); Carroll Avenue Properties (John Mangan, Agent) for hardscape alteration and new trellis construction. **Approved with Conditions**.

Speaker: Dan Bruechert presents for the staff. John Mangan presents for the applicant. HPC has questions for the applicant before deliberations.

Motion: V. Chair Sutton moves to approve with staff condition, Comm. Pelletier 2nd. Comm. Hains asks for a friendly amendment to have the structure be temporary. V. Chair Sutton does not agree, and friendly amendment is withdrawn. (6-3)

Vote: Yay: V. Chair Sutton, Comms. Hains, Radu, Pelletier, Doman, Clements

Nay: Chair Heiler, Comm. Barnes, Comm. Burditt
Abstain: None

- R. 23515 Frederick Road to 23200 Stringtown Road, Clarksburg (HPC Case No. 13/10-20C) (Clarksburg Historic District), MCDOT (Yasamin Esmaili, Agent) for construction of shared use path with associated hardscape, lighting, grading, tree removals. **Approved in part**

Speaker: Michael Kyne presents for the staff. Dan Sheridan presents for MCDOT. Yasamin Esmaili, MCDOT is also on the call. Mark Bodmann and Scott Rose, with Wallace Montgomery, consultants for MCDOT are also on the call.

Motion: Chair Heiler, Comm. Pelletier 2nd. Chair Heiler moves to only approve the HAWP for the section with the 8' shared path, and that the portion with the 10' come in for another HAWP, specifically, the path shown at the intersection and north. Comm. Pelletier seconds. Comm. Barnes makes friendly amendment to specify that the geographic area being excluded is from the intersection of Clarksburg Road and all sections North. Chair Heiler accepts. (8-1)

Vote: Yay: Chairman Heiler, Comm. Barnes, Comm. Clements, Comm. Radu, Comm. Pelletier, Vice Chair. Sutton, Comm. Hains, and Comm. Burditt
Nay: Comm. Doman
Abstain: None

III. PRELIMINARY CONSULTATIONS

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

- V. **POSTPONED** 20 Philadelphia Avenue, Takoma Park (Takoma Park Historic District), ACE Construction LLC (Alan Kinney, Architect) for after the fact building alterations and roof replacement.

Speaker: [This item was postponed.]

IV. TAX CREDIT: Group V and Transmittal to Department of Finance

Speaker: Michael Kyne provides a brief summary. V. Chair Sutton moves to submit the tax credits to the Division of Treasury. Comm., Barnes seconds.

Motion: V. Chair Sutton, Comm. Barnes 2nd. (9-0)

Vote: Yay: Unanimous
Nay:

Abstain: None

V. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve All Minutes October 14-October 28th.

- A. October 28, 2020 (if available)
- B. October 19, 2020
- C. October 14, 2020 (if available)

Motion: V. Chair Sutton, Comm. Hains 2nd. (9-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

Comm. Doman would like it entered into the record that the Cephas-Summers house letter went out.

B. Staff Items

Rebecca Ballo noted the outcome of the Board of Appeals hearing and the HPC decision was supported 5-0.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:48 p.m. Wednesday, November 18th, 2020.

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