

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, December 16, 2020

Maryland-National Capital Park and Planning Commission  
Montgomery Regional Office Auditorium  
2425 Reedie Drive, Wheaton, 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. Pelletier, Vice Chair. Sutton, Comm. Hains, and Comm. Burditt were in attendance.

Comm. Radu was 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.

Future worksession/training topics could include: compatibility, conservation districts, layering of district standards vs. SOI, Thrive 2050. Financial incentives more broadly.

**MEETING**

The Montgomery County Historic Preservation Commission met in regular session on Wednesday, December 16, 2020 at 6:30 p.m. remotely from the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **HISTORIC AREA WORK PERMITS**

**COMMISSION ACTION:**

Motion: V. Chair Sutton, Comm. Hains 2<sup>nd</sup>. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve consent agenda, except Cases I.A. and I.J.

A. ---

B. **POSTPONED** 18 West Irving Street, Chevy Chase (HPC Case No. 35/13-20LL) (Chevy Chase Village Historic District), James Meisel and Julia Dahlberg for building alteration.

- C. 9923 Sutherland Road, Silver Spring (HPC Case No. 32/05-20A) (Polychrome Historic District), James Gott, for new garage door.
- D. **POSTPONED** 14 Oxford Street, Chevy Chase (HPC Case No. 35/13-20JJ) (Chevy Chase Village Historic District), Lauren and Josh Davis for roof replacement.
- E. 7423 Buffalo Avenue, Takoma Park (HPC Case No. 37/03-20XXXX) (Takoma Park Historic District), Griffin Witte for tree removal.
- F. 15920 Oursler Road, Burtonsville (HPC Case No. 15/58-20A) (*Master Plan Site #15/058-000A, **Spencer-Oursler House***), M-NCPPC Parks Department (Scott Whipple, Agent) for demolition of accessory outbuildings.
- G. 7409 Baltimore Avenue, Takoma Park (HPC Case No. 37/03-20YYYY) (Takoma Park Historic District), Stacey Katz & Robert Fegley (Paul Treseder, Architect) for partial demolition and new rear addition.
- H. 41 Philadelphia Avenue, Takoma Park (HPC Case No. 37/03-20ZZZZ) (Takoma Park Historic District), Stuart Gagnon for storm door replacement.
- I. 2109 Salisbury Road, Silver Spring (HPC Case No. 36/02-20C) (Linden Historic District), Beverly Sobel for driveway replacement.
- J. ---
- K. 4023 Jones Bridge Road, Chevy Chase (HPC Case No. 35/56-20B) (*Master Plan Site #35/56, **Hurley/Sutton House***), Tatyana and Gregory Baytler for new deck and side door.

COMMISSION ACTION:

The Commission heard the following cases.

- A. 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.

Speaker: Yasamin Esmaili, Tom Connor, Dan Sheridan representing MCDOT were on the call. The Commission discussed a condition to require interpretive signage as part of a condition of approval. Michael Kyne makes a brief presentation for the staff. MCDOT agrees to the condition and requests it be coordinated with MNCPPC as part of the other interpretive work happening at

the Park property at Spire Street to meet standards of historic preservation staff and entity within Mo.Co. that approves signs. V. Chair Sutton moves to approve with the condition as noted above. Comm. Burditt 2nds. Motion passes 7-0-1 (Comm. Barnes abstains)

Motion: V. Chair Sutton, Comm. Burditt 2<sup>nd</sup>. (7-0-1)

Vote: Yay: Chair Heiler, V. Chair Sutton, Comms. Hains, Burditt, Pelletier, Doman, Clements  
Nay: None.  
Abstain: Comm. Barnes

J. 7417 Baltimore Avenue, Takoma Park (HPC Case No. 37/03-20AAAAA) (Takoma Park Historic District), Benjamin and Jess Bregman for front porch alterations.

Speaker: Ben Bregman, owner, is on the call. Dan Bruechert presents for the staff. Condition to add a stucco-covered bracket adjacent span the area between the column and the LVL/Soffit of the end of the rebuilt porch. V. Chair Sutton moves to approve with fascia and stucco covered brackets on the corner, and staff conditions on column, with staff approval of the brackets on the fascia. Would look like Figure 4, page 2 this would show the transitional brackets in the same plane as the examples that are being shown. V. Chair Sutton accepts that modification. Comm. Clements 2nds.

Motion: V. Chair Sutton, Comm. Clements 2<sup>nd</sup>. (4-4)

Vote: Yay: V. Chair Sutton, Comm. Hains, Doman, Clements  
Nay: Chair Heiler, Comm. Bares, Burditt, Pelletier  
Abstain: None  
Motion fails 4-4.

Chair Heiler moves to approve with staff condition, with the roof slope allowed, and arch remain as existing. Comm. Burditt 2nds.  
The Chair notes that applicant should submit a staff item with the detail of a new proposed fascia.

Motion: Chair Heiler, Comm. Burditt 2<sup>nd</sup>. (5-3)

Vote: Yay: Chair Heiler, Comm. Barnes, Burditt, Clements, Pelletier  
Nay: Comm. Haines, V. Chair Sutton, Comm. Doman  
Abstain: None

## II. PRELIMINARY CONSULTATIONS

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

- A. 21 Quincy Street, Chevy Chase (Chevy Chase Village Historic District), Andrew and Jennifer Tulumello (Wouter Boer, Architect) for swimming pool, accessory structure, tree removal, and hardscape construction.

Speaker: Dan Bruechert presents for the staff. Kevin Campion, Nick Reis, Campion Ruby Landscape architects, Wouter Boer, Architect, present to the HPC. The HPC gave feedback to the applicant.

- B. 9 West Kirke Street, Chevy Chase (Chevy Chase Village Historic District), Josh Harrison (Neal Thomson, Agent) for demolition and construction of a new single-family house.

Speaker: Patrick Cooke, Neal Thomson presented for the applicant. Jamillia Ferris and Josh Harrison, owners, also on the call. The HPC gave feedback to the applicant.

- C. **POSTPONED** 10012 Capitol View Avenue, Silver Spring (Capitol View Park Historic District), Eric Eicher (Jenn Heller, Architect) for new addition.

Speaker: Item POSTPONED.

- D. 7214 Maple Avenue, Takoma Park (Takoma Park Historic District), Dale Sloan for partial demolition and rear addition.

Speaker: Eric Saul architect presented for the applicant on the call. The HPC gave feedback to the applicant.

The HPC gave comments.

IV. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve all available minutes.

- A. November 18, 2020 (if available)
- B. December 2, 2020 (if available)

Motion: Approve Nov. 18<sup>th</sup> and Dec. 2<sup>nd</sup>. V. Chair Sutton, Comm. Hains 2<sup>nd</sup>. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. OTHER BUSINESS

- A. Commission Items

There were no Commission items presented.

B. Staff Items

Motion:

- 23 West Irving Street, Chevy Chase: Request for reduction in scope.
- 23335 Frederick Road, Clarksburg: Request to add exterior gas vent.
- 30 West Kirke Street, Chevy Chase: Reduction in hardscape.

Motion: V. Chair Sutton, Comm. Burditt 2<sup>nd</sup>. (8-0) V. Chair Sutton, Comm. Chair Heiler 2<sup>nd</sup>. (7-0-1).

Vote: Yay: Chair Heiler, Vice Chair. Sutton, Comm. Doman, Clements, Pelletier, Hains, and Burditt

Nay: None

Abstain: Comm. Barnes (she had not reviewed the Staff Items)

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:15 p.m. Wednesday, December 16<sup>th</sup>, 2020.

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