

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, June 9, 2021

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

None were absent.

Rebeccah Ballo, HP Supervisor; Michael Kyne, Planner Coordinator, John Liebertz, Planner Coordinator.

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, June 9, 2021 at 6:30 p.m. in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

- I. **PUBLIC HEARING & WORKSESSION: LISTING TO THE LOCATIONAL ATLAS AND MASTER PLAN FOR HISTORIC PRESERVATION AMENDMENT FOR THE POTOMAC OVERLOOK HISTORIC DISTRICT**

Rebeccah Ballo gives the staff report. Rebeccah Ballo and John Liebertz take questions from Commissioners.

Speakers:

- Elizabeth Sammis, 6551 Wiscasset Road, lives in the model house. Thanks the HP Office for the documentation and the work. Excited for the neighborhood to become an historic district. Thinks this is the best way for the neighborhood to move into the future with appropriate changes. Arrived in 1987. Lots of original owners, surprised there was such stability in the neighborhood. The houses and the woods were different, looked like they had grown in the landscape; they liked that a lot. Decided this was *how* they wanted to live, not just *where* they wanted to live. Now understand that what they were responding

to is something that the architects and builders worked hard to create. Now recognize the deep connection designed into the neighborhood. The original children who grew up here, and then another, and now another are here. Yes the structures have been changed in updated, but they look like they belong here and the special character is alive here. When she is no longer in her house she hopes new people will come to experience the way the neighborhood is. Feels HP will be the path to the future for Potomac Overlook, to enhance and preserve the neighborhood.

- Yama Jewayni, 6605 Rivercrest Court. Echoes Liz's comments. Thanks the staff. These are homes built for *people*—that is what is special about this neighborhood. Examples of situational modernism—each house is like a picnic table in a park. Each is unique and you can see the it in each house. Moved from dupont rowhouse to here and see them the same as unique architecture to be preserved.

Questions: Commissioner Barnes asks Mr. Jewayni about his experience or opinion with a request for expansion of a home for a 'modern family'. They have a discussion on this. Mr. Jewayni says there is likely some self-selection—when people want large bedrooms each with an en-suite bathroom, they move across the street or nearby and not in this neighborhood. People living here haven't expressed a desire to really expand. The homes are *incredibly* versatile in how they've been moved spaces around on the interior over time.

Chair Sutton closed the Public Hearing Portion for the Item.

Chair Sutton suggest breaking deliberations for the Worksession into 3 parts: general comments on the district, amendments or corrections, and a motion.

General comments: Commissioner Barnes is very supportive. This is a small development that respects the topography that captures a wonderful period of time. Feels even better after hearing from the covenants committee member about how people live in these homes. These are devoted owners and this small community will be in good hands. Vice Chair Burditt is also very supportive. Struck by the cohesiveness. The landscape and topography lends itself to the tight knit nature. Takes her back to other neighborhoods of her childhood. Congratulates the staff on the nomination and design guidelines.

Amendments or Corrections: Commissioner Pelletier has two items from the design guidelines. On the decks, currently listed as a HAWP with potential staff approval. Feels this should go to HPC. The other is the paving max is 150 sq. ft. and that seems like a lot. Think that quantity either goes down, or HPC weighs in. Very supportive of this overall, well done. Commissioner Doman asked to discuss the paint colors and Commissioner Heiler concurs.

John Liebertz asked a clarifying question of Commissioner Pelletier regarding a comment on the decks. He notes that the language she questioned is a typo it should only note decks on the rear; Commissioner Pelletier removed her comment on the decks.

Rebecca Ballo stated that for multiple reasons staff believes colors should not be regulated here: not intent of original architects, not a character defining feature, not subject of conversation with the community, difficult to regulate paint color. Commissioners Doman and Heiler concur and remove their request to add language regarding paint.

There was discussion about the recommended threshold for requiring hardscape to come for HPC review versus staff approval. A new threshold of 100 square feet is proposed instead of 150 and a majority of Commissioners supported that change.

Vice Chair Burditt moved that the Historic Preservation Commission:

- 1) Find that the proposed Potomac Overlook Historic District meets the Designation Criteria outlined in Chapter 24A of the Montgomery County Code;
 - 2) Recommend that the Planning Board add the subject historic district to the Locational Atlas & Index of Historic Sites;
 - 3) Recommend that the Planning Board request that the County Council approves an amendment to the Master Plan for Historic Preservation to designate Potomac Overlook as a Master Plan Historic District;
 - 4) Recommend approval of the proposed Design Guidelines; and,
 - 5) Direct staff to prepare the Public Hearing Draft Plan and make any technical revisions (technical, graphic, or editorial) as part of the editing process before transmission to the Planning Board.
- Commissioner Pelletier 2nds.

The motion passed Unanimously 9-0.

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

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

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

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

A. **WITHDRAWN** 101 Philadelphia Avenue, Takoma Park, (HAWP #951721) (Takoma Park Historic District), City of Takoma Park for construction of a deer fence.

- B. 1) 10701 Colesville Road, Silver Spring (HAWP #953180)
 (*Master Plan Site 33/022-000A, **Robert Morse Complex/WSSC***)
- 2) 16501 Norwood Road, Sandy Spring (HAWP #953172)
 (*Master Plan Site #28/014-000A, **Woodlawn***)
- 3) 18400 Muncaster Road, Derwood (HAWP #953163)
 (*Master Plan Site # 22/007-000A, **Bussard Farm***)
- 4) 20101 Wasche Road, Dickerson (HAWP #953187)
 (*Master Plan Site # 12/40, **Seneca Stone Barn***)

Montgomery County Dept. Parks (Julie Muller, agent) for selfie stand installation at each of the four (4) Master Plan Historic Sites.

- C. 3717 Bradley Boulevard, Chevy Chase, (HAWP #953365) (*Master Plan Site #35/68, Mills House*), Darren Binder for alteration to install a garage door.
- D. 36 Columbia Avenue, Takoma Park, (HAWP #952235) (Takoma Park Historic District), Stephen West for tree removal.
- E. 5625 Lambeth Road, Bethesda, (HAWP #951716) (Greenwich Forest Historic District), Yalda Ghamarian for rear addition, window replacement, hardscape and other alterations.
- F. **POSTPONED** 9510 Hemswell Place, Potomac, (HAWP #949997) (*Master Plan Site #29/18, Kentsdale*), Jacque Hinman (Ric Wugalter. Agent) for construction of a swimming pool, pool house, garage, and other alterations.

III. PRELIMINARY CONSULTATIONS

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

- A. 15 Columbia Avenue, Takoma Park, (HAWP #952481) (Takoma Park Historic District) Jeffrey Dorn (Wakako Tokunaga, Architect) for new rear addition and alterations to the facade.

Rebecca Ballo presents for staff. Wakako Tokunaga, architect, and Jeff Dorn, owner, are on the call for the applicant. They answered questions and received feedback from the HPC.

IV. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Minutes to be approved at next meeting.

- A. May 26, 2021 (if available)
- B. May 12, 2021 (if available)

Motion: Push to next meeting

Vote: Yea: --
Nay: None
Abstain: None

V. OTHER BUSINESS

- A. Commission Items

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Chair Sutton presets request from the World Heritage Sites for a board member, Latinx or American Indian.

B. Staff Items

Staff Level Approvals were transmitted to LAPs.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:14 p.m. Wednesday, June 9th, 2021.

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