

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, November 17, 2021

Maryland-National Capital Park and Planning Commission
Montgomery Regional Office Auditorium
2425 Reddie Drive, Wheaton, MD 20902

The Wheaton Headquarters Auditorium and Building were OPEN to the public.
The Meeting was held via a Live-Call in Number made available to the public for those that could not attend in person.

PRESENT

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

None joined remotely.

Comm. Radu was absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, Planner Coordinator; Dan Bruechert, Senior Planner; Kevin Manarolla, Administrative Assistant.

WORKSESSION

The Montgomery County Historic Preservation Commission held a work session at 6:30 pm to receive staff briefings. The work session concluded at approximately 7:00 p.m.

MEETING

The Montgomery County Historic Preservation Commission met in regular session on Wednesday, November 17, 2021 at 7:00 p.m. in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **HISTORIC AREA WORK PERMITS**

COMMISSION ACTION:

Motion: V. Chair Burditt, Comm. Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approved staff recommendations for approval of the Historic Area Work Permits except I.K and I.L as cited below.

- A. 9910 Capitol View Avenue, Silver Spring (HAWP #969273) (Capital View Park Historic District); Kijana Mburu for construction of new addition and deck.

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- B. 6901 Westmoreland Avenue Takoma Park (HAWP #967908) (Takoma Park Historic District); Gregory Graham (Gailan Wensil-Strow, Agent) for installation of solar panels.
- C. 7115 Carroll Avenue, Takoma Park (HAWP #970383) (Takoma Park Historic District); Jorge Salazar (Richard Vitullo, Architect) for partial demolition and construction of new two-story rear addition.
- D. 7056 Carroll Avenue, Takoma Park (HAWP #970566) (Takoma Park Historic District); Carolina McCandless (Michelle Bove, Architect) for construction of walk-in and associated fencing.
- E. 4011 Prospect Street, Kensington (HAWP #970589) (Kensington Historic District); James Purse for new fence construction.
- F. 25914 Frederick Road, Clarksburg (HAWP #969113) (Hyattstown Historic District); Douglas Houston-Ludlam (Tri County Fence & Deck, Agent) for new fence construction.
- G. 6931 Laurel Avenue, Takoma Park (HAWP #971274) (Takoma Park Historic District); Ken Padgett for sign installation.
- H. 23329 Frederick Road, Clarksburg (HAWP #971306) (Clarksburg Historic District); Aries Investment Group (Clarksburg), LLC for window alteration.
- I. 9923 Sutherland Road, Silver Spring (HAWP #967878) (Polychrome Historic District); Alicia Gilbert for front door replacement.
- J. 7324 Piney Branch Road, Takoma Park (HAWP #971449) (Takoma Park Historic District); Garrett Coyle (Paul Treseder, Architect) for new rear addition.
- K. ---
- L. ---
- M. 10540 Metropolitan Avenue, Kensington (HAWP #972319) (Kensington Historic District); Modena (Melissa Brent, Architect) for new sign on new construction.
- N. Water Street and High Street, Brookeville (HAWP #970326) (Brookeville Historic District); Town of Brookeville (Garrett Anderson, rep.) for removal of four (4) trees within the rights-of-way.

COMMISSION ACTION:

The Commission heard the following cases.

- K. 3820 Warner Street, Kensington (HAWP #971756) (Kensington Historic District); Alexis J. Vlahos for roof replacement.

Dan Bruechert presented the staff report, and the HPC asked questions of staff. Speaker: Mr. Alexis Vlahos, property owner, testified on his own behalf and answered questions from the HPC. V. Chair Burditt moved to approve the HAWP for a slate roof replacement. Comm. Pelletier 2nds. Comm. Heiler offers a friendly amendment that color and dimensions of slate be determined by staff. V. Chair Burditt and Comm. Pelletier accept the friendly amendment. Unanimously approved.

Motion: To approve the HAWP, V. Chair Burditt, Comm. Pelletier 2nd. (8-0)

Vote: Y:ay: Unanimous
Nay: None
Abstain: None

- L. 23601 Laytonsville Road, Laytonsville (HAWP #972184) (*Master Plan Site #23/123*, Jacob Allnut House); Lisa Horton (Muse Architects, Architect) for construction of new building and hyphen addition.

There were no speakers for this item. Chair Sutton calls for a separate vote on this item. Michael Kyne reads into the record the staff recommendation from the staff report. V. Chair Burditt moves to approve in accordance with the staff recommendation. Comm. Heiler 2nds. Comm. Barnes lodges her opposition to the HAWP because she feels that it creates a false sense of history, the historic resources is gone and not the victim of demolition by neglect, it was the result of a tragic accident, by moving forward with the HAWP, this enables the owner to move ahead, but she believes it creates a situation where in the future the HPC will need to approve changes in the future and this is not a useful way for the HPC to use its time. Recommends that when there is a major act of loss outside of the owner's control, there should be a way to delist the resource. After further discussion, Chair Sutton calls for a roll call vote.

Motion: To approve the HAWP, V. Chair Burditt, Comm. Heiler 2nd. (7-1)

Vote: Y:ay: Comms. Sutton, Hains, Burditt, Heiler, Pelletier, Doman, Clements
Nay: Comm. Barnes
Abstain: None

II. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for October 13, 2021 and October 27, 2021 HPC meetings.

- A. October 13, 2021
B. October 27, 2021

Motion: Chair Sutton moved to approve meeting minutes for the two meetings. Comm. Hains
2nd.

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. OTHER BUSINESS

A. Commission Items:

1. The HPC would like the Commission to ask the staff to come up with a simplification of master plan amendments and ways to delist a property. Look at the current regulations and procedures for delisting and in six months come back with some options for discussion.
2. HPC response to Office of Legislative Oversight comments on ZTA 21-06. The HPC received a briefing on this letter from the staff and Chair.

B. Staff Items

Michael Kyne presents #1 and #2. Comm. Barnes had a clarifying question about Staff Item 1. Comm. Barnes moves to approve Items 1 and 2. V. Chair Burditt seconds. (8-0)

1. 29 West Kirke Street, HAWP 962278 Revision to expand footprint of previously approved shed from 9' x 18' to 12' x 18'.
2. 9510 Hemswell Place, Potomac HAWP 955668 Revision to approved fenestration, changing the style of one window and adding one window.
3. Master Plan Updates: Potomac Overlook at Planning Board 11/18; Silver Spring & Downtown Communities, December 2021; Edward U. Taylor School RB gives updates - Rebecca Ballo gives updates.
4. BoardEffect HPC Training Dates - Rebecca Ballo gives updates. The training will be held before the HPC Worksession at the December 15th meeting.

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:11 p.m. Wednesday, November 17th, 2021.

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