

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, December 1, 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, and Comm. Heiler were in attendance.

None joined remotely.

Comm. Radu and Comm. Clements were absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, Planner Coordinator; Dan Bruechert, Senior Planner; John Liebertz, Planner Coordinator; 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, December 1, 2021 at 7:02 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. Heiler 2nd. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

- A. 13 North Street, Brookeville (HAWP #972472) (Brookeville Historic District); Mark Davis for construction of in ground pool, associated hardscaping, tree removal.

- B. 7025 Eastern Avenue, Takoma Park (HAWP #946470) (Takoma Park Historic District); Peter Feiden for window replacement.
- C. 7212 Cedar Ave, Takoma Park (HAWP #972762) (Takoma Park Historic District); Kelly and Marcos Vaena for construction of new shed.
- D. 7709 Takoma Avenue, Takoma Park (HAWP #971632) (Takoma Park Historic District); Beth Brinkman (Scott Talcott, Agent) for new hardscape.
- E. 4201 Bradley Lane, Bethesda (HAWP #968604) (*Master Plan Site #35/122*, **Glassie House**); Daniel Pewett (Kate Adams, Architect) for new addition, other alterations.
- F. 16401 Old River Road, Poolesville (HAWP #973055) (*Master Plan Site #17/61*, **Upton Darby House**); M.C. Facilities Management (Scott Whipple, Agent) for demolition of outbuilding, fence removal.
- G. ---.
- H. 40 Philadelphia Avenue, Takoma Park (HAWP #973535) (Takoma Park Historic District); Kristina Grear (Richard Vitullo, Architect) for fenestration alteration.
- I. 4600 Waverly Avenue, Garrett Park (HAWP #973698) (Garrett Park Historic District); Town of Garrett Park (Andrea Fox, Agent) for new porch railing.
- J. ---.

COMMISSION ACTION:

The Commission heard the following cases.

- G. 3716 Howard Avenue, Kensington (HAWP #973483) (Kensington Historic District); Prevention of Blindness Society of Metropolitan Washington (Nick Farano, Agent) for new signage.

Michael Kyne presented the staff report. Michael answered questions from the Commission. Nick Farano spoke for the applicant and answered questions from the Commissioners. Comm. Heiler moves to approve the HAWP with a condition that the size of the sign be made smaller and that drawings of other signs be included, with final approval delegated to staff, with the additional condition that staff approve the mounting hardware to avoid damage to historic fabric. Comm. Pelletier 2nds the motion. 6-0-1 (Comm. Doman abstained).

Motion: To approve the HAWP, Comm. Heiler, Comm. Pelletier 2nd. (6-0-1)

Vote: Yay: Unanimous

Nay: None
Abstain: Comm. Doman

- J. 6124 Macarthur Boulevard, Bethesda (HAWP# 897899 REVISION) (Master Plan Site #35/47, Bonfield's Garage); William Fuchs (Silber Fuchs, Agent) for after-the-fact tree removal, grading, site alteration, new hardscape construction.

Michael Kyne presented the staff report. Chris Ruhlen (Lerch, Early & Brewer), Matthew Compton (Foundry Architects), Jamie and Bill Fuchs (owners) spoke jointly as the applicant team. Mr. Fuchs noted for the record his correct name is William, not Wilbur and asked that the record be updated to reflect this correction. The Commissioners asked questions of the applicant.

Cathy Keifer and Joe Shimansky, Address 4230 Leeward Place: Cathy: Requesting a guarantee that work be completed before the opening of the business. Concerned the work would not be completed in a timely manner. Would also like guarantee of continued maintenance of the landscaping on the back and the side. Joe: Desired to make his comments now that he would have made if he had appeared for the permit hearing in 2019. Concerned that the drawings seem to show additional space being taken from the Leeward Place right of way for the proposed landscaping buffer. Takes issue with some of the staff findings from the 2019 staff report. Finds the project is inconsistent with 'stabilizing and improving property values'; he does not think this will enhance property values, he thinks they will be diminished. Further, he notes that 24A states projects should "promote civic beauty". The proposed permit covers about 90% of their concerns, but the side posts are, in his view, ugly. Beauty is certainly in the eye of the beholder, but it remains a concern to him.

Comm. Heiler asked the question of the applicant regarding whether or not the landscaping is indeed shown within the right of way. Matthew Compton responded that a portion of the road is located on the property. It does take up asphalt, but it is located on his property. They showed the engineer's drawing as an exhibit to demonstrate this condition.

Comm. Doman asks the Schimanskys what the property looked like when they bought it. Cathy replied it was originally Bonfield's and then it was sold. There was some discussion.

The HPC deliberated on the case.

Vice Chair Burditt moved to approve the HAWP. Comm. Hains seconded. 7-0.

Motion: To approve the HAWP, V. Chair Burditt, Comm. Hains 2nd. (7-0)

Vote: Yay: Unanimous
Nay: None
Abstain: None

II. Briefing on Silver Spring Downtown and Adjacent Communities Plan Historic Preservation Recommendations

John Liebertz and Rebecca Ballo presented the item and answered questions from the Commissioners. Commissioner Barnes asked questions about presenting the presentation to the Planning Board, inclusion of identified significant properties in the Woodside Historic District, and specifics regarding attainable housing. Commissioner Burditt provided positive feedback about the range of identified properties and asked about inclusion of additional buildings (i.e., Capital One Bank Building, International Harvester Building, The Blue House on Silver Spring Avenue). Commissioner Burditt asked additional questions about re-exploring designation of the north end of the Falkland Apartment building. Rebecca Ballo asked Commissioner Burditt to email the addresses of the properties she recommended for inclusion. Commissioner Doman complimented John and Rebecca's previous 1-hour presentation. Commissioner Pelletier asked questions about potential zoning changes. Rebecca explained the process and potential zoning changes and creation of new districts. Commissioner Sutton commented on the presentation previously provided for the Potomac Overlook District

III. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for November 17, 2021 HPC meeting.

A. November 17, 2021

Motion: Comm. Heiler moved to approve meeting minutes for the two meetings. Chair Sutton 2nd. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. OTHER BUSINESS

A. Commission Items

None were presented.

B. Staff Items

1. Parcel 770, Brookeville, Lot D (HAWP #867436) for revision to location of mudroom door

Commissioner Burditt moved for approval, Commissioner Heiler seconded, approved (7-0)

V. ADJOURNMENT

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Prior to adjournment, Chair Sutton thanked Commissioner Heiler for her service with the Commission

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:11 p.m. Wednesday, December 1st, 2021.

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