

# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of  
Wednesday, March 23, 2022

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

**The Wheaton Headquarters Auditorium and Building were CLOSED to the public.  
The Meeting was held via a Live-Call in Number made available to the public.**

## **PRESENT**

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

Comm. Doman was absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, Planner Coordinator; Dan Bruechert, Planner Coordinator; Kevin Manarolla, Planner Technician.

## **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, March 23, 2022 at 7:00 p.m. virtually via Microsoft Teams. Staff were attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

### I. **HISTORIC AREA WORK PERMITS**

#### **COMMISSION ACTION:**

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

Vote:    Yea:       Unanimous  
       Nay:       None  
       Abstain:  None

Action: Approved staff recommendations for approval of the Historic Area Work Permits as cited below (except G and L) with recommendations and conditions proposed by staff.

- A. 17 Montgomery Avenue, Takoma Park (HAWP #986199) (Takoma Park Historic District); Kerry Richter (Scott Wilets, Architect) for new rear addition, deck, and hardscape.

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- B. 7200 Maple Avenue, Takoma Park (HAWP #982698) (Takoma Park Historic District); Elizabeth Baer & Daniel Eichner (Richard Vitullo, Architect) for new rear addition, areaway, hardscape.
- C. 2 East Lenox Street, Chevy Chase (HAWP #981893) (Chevy Chase Village Historic District); Marijke Jurgens Dupree (Eric Morrison, Architect) for fenestration and door alterations to garage and chimney alteration.
- D. 6403 Connecticut Avenue, Chevy Chase (HAWP #983046) (Chevy Chase Village Historic District); Jessica Killin (Tomi Landis, Agent) for hardscape alteration and pergola construction.
- E. (NPS Campus) Linden Lane, Silver Spring (HAWP #983791 & 984396) (National Park Seminary Historic District); Alan Hais, Pres. NPSMA (Lois Todhunter, Agent) for hardscape/landscape alterations, tree removal and replanting, and new signage.
- F. 3944 Baltimore Street Kensington (HAWP #897942 REVISION) (Kensington Historic District); Meredith Sharp (Thomas Manion, Architect) for revision to building addition.
- G. ---
- H. 7200 Carroll Avenue, Takoma Park (HAWP #984279) (Takoma Park Historic District); Marwan Hishmeh (Richard J Vitullo, Architect) for new hardscape driveway, door replacement, wood repairs, other rehabilitation items.
- I. 7317 Willow Avenue, Takoma Park (HAWP #984301) (Takoma Park Historic District); Ali Kahn (Richard J Vitullo, Architect) for rear addition, other alterations.
- J. 7205 Spruce Avenue, Takoma Park (HAWP #984555) (Takoma Park Historic District); Robert Jones (Richard J Vitullo, Architect) for door replacement on main house, garage alterations.
- K. 27130 Ridge Road, Damascus (HAWP #985218) (*Master Plan Site #11/01, Perry Watkins House*); Brian Stone for construction of new bank barn.
- L. ---
- M. 7818 Hampden Lane, Bethesda (HAWP #985142) (Greenwich Forest Historic District); Jens Dakin and Katherine Nesbitt (Joshua Hill, Architect) for fenestration alterations, new lighting, new hardscape, and other alterations

COMMISSION ACTION:

The Commission heard the following cases.

- G. 7823 Overhill Road, Bethesda (HAWP #967939 REVISION) (Greenwich Forest Historic District); Michael Bern and Rachel Roth for tree removal and replanting plan.

Speaker: Dan updates the HPC that after the staff report posted, the applicant has proposed to update the application to add a new tree. The HPC should acknowledge this change and approve out the HAWP. V. Chair Burditt moves that the revised tree planting plan be approved.

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

Vote: Yay: Unanimous  
Nay: None  
Abstain: None

- L. 15 West Lenox Street, Chevy Chase (HAWP #984980) (Chevy Chase Village Historic District); 15 West Lenox Street Trust (Henry Chuang, Architect) for new additions, fenestration alterations, hardscape alterations, tree removal, and associated grading.

Speaker: Dan Bruechert presented the staff report. HPC asked questions of staff. Patrick Cooke from Thomson Cooke gave the applicant's presentation. Richard Arentz, landscape architect, Joseph Sampsell, landscape architect, and Neal Thompson, architect, were on the call for the applicant team. Susie Gelman, 11 West Lenox Street, spoke in opposition to the proposal. [Michael Gelman lends Susie some of her time.] Michael Gelman, 11 West Lenox Street, concurs with Susie Gelman. Has a question about what the excavation on the east side represents, they are concerned about the runoff as well. Peter Wellington, 18 West Lenox, noted in his testimony that he drafted the CCV Historic District design guidelines, and stated he was on the LAP for over 20 years and participated in the 2003 process and the proposal for expansion at that property. Supports the withdrawal of the entry court as did the Gelmans. He spoke against the application and more broadly to the history and consideration of the 2003 approval. Comm. Barnes requested that staff read aloud the LAP comments, which were received the day of the hearing, Wednesday, March 23<sup>rd</sup>. V. Chair Burditt asked if the owner was aware of these discussions from 2003. Patrick Cooke confirmed that they were aware of these earlier discussions, but this is a new owner not the same owner from 2003. They researched the entire history of the property. V. Chair Burditt asks if any perspectives or axonometric drawings were prepared for this project.

Motion: Comm. Radu moves to approve the project with conditions recommended by staff, Comm. Clements 2<sup>nd</sup>. (8-0)

Vote: Yay: Unanimous  
Nay: None  
Abstain: None

## II. PRELIMINARY CONSULTATIONS

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

- A. 19 Montgomery Avenue, Takoma Park (HAWP #984286 & 975312) (Takoma Park Historic District); Marwan Hishmeh (Richard J Vitullo, Architect) for screened porch addition, after the fact parking pad in front yard, door alteration, after the fact basement window and door alterations, foundation re-parging.

Michael Kyne presented the staff report. He answers questions of the Commissioners.

Speaker: Rick Vitullo, architect, presented the application. Discussion. Direction of the HPC is no more preliminary consultations, only the final HAWP. There is great concern because of the discrepancies in the drawing, serious issues with egress and code compliance, and demonstrated carelessness and a pattern of repeated violations of 24A and the building code with this application. Commissioners deliberate and offer direction to the architect. The HPC will not hear this as another prelim but only as a HAWP. They can send that information directly to the applicant from the Chair, if necessary.

- B. 8804 Old Georgetown Road, Bethesda (*Master Plan Site #35/43*, **Bethesda Community Store**); 8804 OGR Holdings LLC for comprehensive rehabilitation and structural stabilization.

Michael Kyne presented the staff report.

Speaker: Kevin Roach, owner's representative, and Allyn Kilsheimer, structural engineer, presented the application and answered questions of the HPC. The HPC offered direction for the applicant to return for a HAWP.

- C. 12820 Wisteria Drive, Gaithersburg (*Master Plan Site #19/13*, **Madeline V. Waters House**); Lidl US, LLC (Françoise Carrier, Agent) for construction of a new grocery store with associated hardscape and landscaping, historic markers, grading, and other alterations

Michael Kyne presents the staff report.

Speaker: Françoise Carrier, attorney, Patrick La Vay, civil engineer, and David Simez, Lidl, presented the application and answered questions of the HPC. Susan Soderberg speaks for the Germantown Historical Society. They have been meeting with Lidl for many months and have been working on the mural and the marker location and content with them. Gives comments to HPC on the proposed park and the character of the park. Would like seating and park space by the mural in coordination with the sector plan. Discussion about the allee of trees. Miriam Schoenbaum, Boyds Historical Society, believes the plan does not conform to the sector plan recommendations. The HPC offered direction for the applicant to return for a HAWP.

III. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for March 2, 2022 HPC meeting.

A. March 2, 2022

Motion: IV. Chair Burditt moves to approve meeting minutes as submitted. Comm. Barnes 2<sup>nd</sup>. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

IV. OTHER BUSINESS

A. Commission Items

None.

Staff Items:

A. 7315 Brookeville Road, revision to change location of exterior stair landing and minor door revision.

Motion: Vice Chair Burditt moves to approve meeting minutes as submitted. Comm. Hains 2<sup>nd</sup>. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:27 p.m. Wednesday, March 23<sup>rd</sup>, 2022.

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