

# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of  
Wednesday, May 04, 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 OPEN to the public.**

## **PRESENT**

(Acting) Chair Burditt, (Acting) V. Chair Barnes, Comm. Hains, and Comm. Pelletier were in attendance.

Comm. Clements joined remotely.

Chairman Sutton, Comm. Radu, Comm. Doman, and Comm. Naser were absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, CR Planner III; Dan Bruechert, CR Planner III; 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, May 04, 2022 at 7:05 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

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

#### **COMMISSION ACTION:**

Motion: Comm. Hains, Comm. Pelletier 2<sup>nd</sup>. (5-0)

Vote:     Yea:       Unanimous  
          Nay:       None  
          Abstain:  None

Action: Approve all except D, G, I.2, and L were pulled for public hearing.

- A. 5 Columbia Avenue, Takoma Park (HAWP #988107) (Takoma Park Historic District); Samuel Bryson for tree removal, hardscape alterations, and new shed construction. (*Dan Bruechert*)
- B. 19801 Georgia Avenue, Brookeville (HAWP #988647) (Brookeville Historic District); M-NCPPC Parks (Scott Whipple, Agent) for demolition of house, outbuildings, and associated site features. (*Michael Kyne*)

- C. 5701 Achille Lane, Rockville (HAWP #983374) (*Master Plan Site #22/25, James H. Cashell Farm*); Robert Bertrand for installation of a new fence. (*Michael Kyne*)
- D. ---
- E. 9220 Damascus Hills Lane, Damascus (HAWP #981848) (*Master Plan Site #11/21, Rezin Bowman Farm*); Daniel Ferenczy (Sigi Koko, Architect) for partial demolition, comprehensive rehabilitation, building alterations, new addition. (*Michael Kyne*)
- F. 6812 Westmoreland Avenue, Takoma Park (HAWP #992320) (Takoma Park Historic District); David Snyder for fenestration alterations, chimney removal, and tree removals. (*Dan Bruechert*)
- G. ---
- H. 4716 Waverly Avenue, Garrett Park (HAWP #989504) (Garrett Park Historic District); Jane and Ken Salomon for tree removals. (*Dan Bruechert*)
- I. 1) 34 West Kirke Street, Chevy Chase (HAWP #989570) (Chevy Chase Village Historic District); Melissa and Tom Dann for construction of new shed and arbor, hardscape alteration. (*Dan Bruechert*)  
2) ---
- J. **POSTPONED**
- K. 2 East Melrose Street, Chevy Chase (HAWP #989960) (Chevy Chase Village Historic District); James and Emily Petrila (Patricia Mendoza, Agent) for fenestration alterations. (*Michael Kyne*)
- L. ---

COMMISSION ACTION:

The Commission heard the following cases.

- D. 10408 Montgomery Avenue, Kensington (HAWP #989087) (Kensington Historic District); Jubilee Association of Maryland, Inc. (Josie Gardner, Agent) for building addition. (*Dan Bruechert*)

Speaker: Dan Bruechert gave the staff report.

(Acting ) Chair Burditt calls the public hearing for this case. Sandra Wasden 10407 Fawcett Street, Kensington spoke in opposition to the proposal, expressing concerns about the visual impact of the proposal on properties to the rear. Also has concerns about stormwater management. Comm. Pelletier asked questions of the speaker. (Acting) V. Chair Barnes had a question for staff and a question for Ms. Wasden.

Motion: (Acting) V. Chair Barnes moves to defer the application to request additional information regarding proposed landscaping or screening to mitigate views from Montgomery Avenue. Comm. Hains 2<sup>nd</sup> to approve. (4-1 with Comm. Clements voting against). (Acting) Chair Burditt also asks for additional information on stormwater management and zoning setbacks.

Vote: Yay: (Acting) Chair Burditt, (Acting) V. Chair Barnes, Comm. Hains, and Pelletier  
Nay: Comm. Clements  
Abstain: None

G. 19 Montgomery Avenue, Takoma Park (HAWP #989539, 984286 & 975312) (Takoma Park Historic District); Marwan Hishmeh (Richard 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*)

Michael Kyne presented the staff report.

Richard Vitullo, architect, presented for the applicant and answered questions from the Commissioners.

Motion: Comm. Hains to approve all 3 separate HAWP numbers, Comm. Pelletier 2<sup>nd</sup>. (5-0)

Vote: Yay: Unanimous  
Nay: None  
Abstain: None

I.2. 34 West Kirke Street, Chevy Chase (HAWP #987580) (Chevy Chase Village Historic District); Tom and Melissa Dann for new handrails, fence, and roof repairs. (*Dan Bruechert*)

Dan Bruechert gave the staff report.

Tom Dann, owner, did not have a presentation, but answered questions from the Commission.

Motion: Comm. Hains moves to approve with a condition that the proposed wood railing be a metal railing and that the low garden fence be approved as submitted. Comm. Pelletier 2<sup>nd</sup> offers a friendly amendment that final drawings showing curvature of the rail be submitted to staff for review and approval. Comm. Hains accepts the amendment. The Chair called for a vote on the amended motion. (5-0)

Vote: Yay: Unanimous

Nay: None  
Abstain: Comm. None

- L. 28 Pine Avenue, Takoma Park (HAWP #989988) (Takoma Park Historic District); Laure Anais and John Nicholas (Ryan Doyle, Agent) for solar panel installation. (*Michael Kyne*)

Michael Kyne gives the staff report.

John Nicolas Lusiani, owner, and Jonathan Crill, representative from the solar company, presented the application and answered questions from the Commissioners.

Motion: Comm. Pelletier moves to approve the HAWP with the condition that no solar panels be located on the front porch roof and the orientation and positioning of remaining panels be reviewed and approved by staff. Comm. Hains 2<sup>nd</sup>. Approved (5-0)

Vote: Yay: Unanimous  
Nay: None  
Abstain: None

## II. PRELIMINARY CONSULTATIONS

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

- A. 12450 Old Columbia Pike, Silver Spring (*Master Plan Site #34/010, Conley House/Green Ridge*); Iglesia Vida Nueva, Inc. (David McKee Architect) for site development. (*Dan Bruechert*).

Dan Bruechert gave the staff report.

Speaker: David McKee land planner, Jerry Warder also with the applicant team. They are planting 25-26 trees as mitigation in their forest conservation area—3” caliper trees. Most of the trees being removed are Bradford Pear. The stream buffer and its attendant building restrictions are really driving the site layout of the proposal. Commissioners had questions for the applicants and gave their feedback on the proposal.

## III. MINUTES FOR APPROVAL

### COMMISSION ACTION:

Action: Approve the minutes for April 20, 2022 HPC meeting.

A. April 20, 2022 (if available)

Motion: IV. (Acting) Chair Burditt moves to approve the minutes for the meeting, Comm. Pelletier 2nd. (5-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

### III. OTHER BUSINESS

#### A. Commission Items

None.

#### Staff Items:

Motion: Comm. Hains moved to approve both staff items. Comm. Clements 2nd (5-0).

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

1. Historic Preservation Program 2021 Annual Report/Historic Preservation Month – **POSTPONED to 5/18 Meeting**
2. 7823 Overhill Road, Bethesda (HAWP #976939) for fenestration alteration in previously approved addition.
3. Parcel 770, Brookeville (HAWP #867436) for alterations to previously approved infill construction.

### IV. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:19 p.m. Wednesday, May 4<sup>th</sup>, 2022.

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