

# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of  
Wednesday, June 22, 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**

Chair Sutton, V. Chair Burditt, Comm. Hains, Comm. Pelletier, Comm. Doman, Comm. Radu, and Comm. Naser were in attendance.

None joined remotely.

Comm. Clements and Comm. Barnes were absent.

Rebecca Ballo, HP Supervisor; Kacy Rohn, CR Planner II; Michael Kyne, CR Planner III; Dan Breuchert, CR Planner III; Kevin Manarolla, Planner Technician II.

## **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, June 22, 2022 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

- I. **WORKSESSION AND PUBLIC HEARING ON LOCATIONAL ATLAS DESIGNATION:**  
JOSEPH PYLES HOUSE (MIHP# 35-213), 4608 North Park Avenue, Chevy Chase, MD 20815

### **COMMISSION ACTION:**

Speaker: Kacy Rohn gives the staff presentation and answered questions from the Commissioners. Julie Yuhas, Dan Estrada, Robert Harris (Lerch Earley), and Andi Adams presented for the property owner. Ms. Yuhas read a brief statement and Ms. Adams gave a powerpoint presentation, all opposing the designation. The property owner team answered questions from the Commission. Alfred Muller on the City of Friendship Heights Village Council, and Julian Mansfield, Village Manager, attended. Mr. Muller presented on behalf of the Village in support of the designation that they are requesting. Mr. Muller answered questions from the Commission. Commissioners deliberated on the case. Comm. Hains moved to recommend that the Planning Board

approve the Locational Atlas listing. V Chair Burditt seconds the motion. Ms. Ballo noted they must cite at least one designation criterion to support the motion. Comm. Hains moved to recommend listing on the Locational Atlas under Criterion 1.A. V Chair Burditt seconds the amended motion. Chair Sutton called for a roll call vote:

Yes: Comm. Hains. V.Chair Burditt, Chair Sutton

No: Comms. Naser, Radu, Doman, Pelletier

The motion failed 3-4.

2<sup>nd</sup> Motion: Comm. Doman moved to accept the staff recommendation and recommend that the PB not list the property to the Locational Atlas and that it does not meet the criteria for designation. Comm. Pelletier 2nd. (4-3)

Vote: Yea: Comms. Naser, Radu, Doman, Pelletier  
Nay: Comm. Hains. V. Chair Burditt, Chair Sutton  
Abstain: None

The Chair thanked the property owner and Village representatives for their testimony.

## II. HISTORIC AREA WORK PERMITS

### COMMISSION ACTION:

Motion: V. Chair Burditt moves to approve the HAWPs, Comm. Hains 2<sup>nd</sup>. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all except Item II.D was pulled for public hearing.

A. 7324 Carroll Avenue, Takoma Park (HAWP #994004) (Takoma Park Historic District); Ken Padgett for installation of new sign. (*Dan Bruechert*)

B. **WITHDRAWN**

C. 36 Quincy Street, Chevy Chase (HAWP #994665) (Chevy Chase Village Historic District); Maddie and Billy Glading for chimney removal. (*Dan Bruechert*)

D. ---

E. **POSTPONED**

F. 6910 Westmoreland Avenue, Takoma Park (HAWP #995187) (Takoma Park Historic District); Preston Quesenberry (Richard J. Vitullo, Architect) for construction of rear addition, screened porch, and patio. (*Michael Kyne*)

- G. 23630 Woodfield Road, Gaithersburg (HAWP #993932) (Woodfield Historic District); Smartlink, LLC (Bijan Olexo, Agent) for telecommunications equipment alteration. (*Michael Kyne*)
- H. 8 East Irving Street, Chevy Chase (HAWP #988112) (Chevy Chase Village Historic District); Dana Beyer (Bolorma Yondonsambuu, Architect) for after the fact deck and pergola construction. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- D. 11650 Snowden Farm Parkway, Germantown (HAWP #994889) (*Master Plan Site #13/19, Howes Farm*); Nepal Education and Cultural Center (NECC) for demolition of three accessory structures. (*Dan Bruechert*)

Speaker: Dan Bruechert presented the staff report.

Dan Bruechert presented the staff presentation and answered questions from Commissioners. Comm. Doman noted that he has visited the site and was given a tour of all the buildings by the property owner. His professional background is in carpentry, he is a Master Carpenter, and has worked professionally as a contractor for years. It is his professional opinion that based on his site visit and assessment of the physical condition of the buildings that they are not salvageable, and he believes they are severely deteriorated. There was discussion of the options, questions of the staff, followed by deliberations. Comm. Burditt moves to deny the demolition of the outbuildings based on the criteria identified in the staff report. Comm. Hains seconded. Roll call vote: Comm. Naser yes, Comm. Hains yes, V. Chair Burditt yes, Comm. Radu no, Comm. Doman no, Comm. Pelletier no, Chair Sutton no. fails 3-4. Comm. Doman moved to approve the application based on criteria b(3). Comm. Pelletier seconds. Comm. Radu makes a friendly amendment to add the signage condition from the staff report. Comm. Doman and Comm. Pelletier accept the recommendation. Roll call vote: Comm. Naser no, Comm. Hains no, V. Chair Burditt no, Comm. Radu yes, Comm. Doman yes, Comm. Pelletier yes, Chair Sutton yes. Vote passes 4-3.

COMMISSION ACTION:

Motion: Comm. Doman moved to approve the application based on criterion 24A-8.b.(3). Comm. Pelletier 2nd. Comm. Radu makes a friendly amendment to add the signage condition from the staff report. Comm. Doman and Comm. Pelletier accept the recommendation. (4-3)

Vote: Yea: Comm. Radu, Comm. Doman, Comm. Pelletier, Chair Sutton  
Nay: Comm. Naser, Comm. Hains, V Chair Burditt,  
Abstain: None

Action: Approve the application based on criterion 24A-8.b.(3) with a friendly amendment to add the signage condition.

III. PRELIMINARY CONSULTATIONS

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

A. **POSTPONED.**

No presentation.

Speaker: None.

IV. HISTORIC PRESERVATION TAX CREDITS: GROUP I

COMMISSION ACTION:

Motion: Comm. Radu moves to approve. Chair Sutton 2nd. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Michael stated we have Group 1 of the tax credits, 46 applications are in this Batch. Staff is asking HPC to approve.

V. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for the June 8, 2022 HPC meeting.

A. June 8, 2022 (if available)

Motion: Comm. Doman moves to approve the minutes Comm. Hains 2nd. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None.

Staff Items:

Motion: Comm. Sutton moved to approve the first staff item. Comm. Pelletier 2nd (7-0).

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

1. Chair Sutton moves for staff to prepare the Hammer Hill letter Comm. Pelletier seconds and that is unanimous. Rebeccah Ballo presents on the LGBTQ history pride month.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:30 p.m. Wednesday, June 22<sup>nd</sup>, 2022.

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