

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, August 17, 2022

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

**The Wheaton Headquarters Auditorium and Building were OPEN to the public.**

**PRESENT**

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

None joined remotely.

Chair Sutton and Comm. Clements were absent.

Rebecca Ballo, HP Supervisor; Michael Kyne, CR Planner III; Dan Bruechert, 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, August 17, 2022 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **HISTORIC AREA WORK PERMITS**

**COMMISSION ACTION:**

Motion: (Acting V. Chair) Barnes moves to approve the expedited HAWPs except Items I.A, B, C, G, and J Comm. Hains 2<sup>nd</sup>. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all except Items I.A, B, C, G, and J which are pulled for public hearing.

Minutes of August 17, 2022  
Montgomery County Historic Preservation Commission

- A. ---
- B. ---
- C. ---
- D. 6910 Westmoreland Avenue, Takoma Park (HAWP #1000573) (Takoma Park Historic District); Preston Quesenberry (Richard Vitullo, Architect) for partial demolition and addition and alterations. (*Michael Kyne*)
- E. 10013 Stoneybrook Drive, Silver Spring (HAWP #1003837) (Capitol View Park Historic District); Melissa Colbert for fence removal, fence installation, construction of accessory building/gazebo. (*Dan Bruechert*)
- F. 7418 Cedar Avenue, Takoma Park (HAWP #1000492) (Takoma Park Historic District); Ryan Boller (Reynaldo Madera, Agent) for fence and lattice installation. (*Dan Bruechert*)
- G. ---
- H. 9 Primrose Street, Chevy Chase (HAWP #1001603) (Chevy Chase Village Historic District); Alice Keating (Alexander Smith, Architect) for dormer and fenestration alterations. (*Michael Kyne*)
- I. 7307 Willow Avenue Takoma Park (HAWP #1001021) (Takoma Park Historic District); Alfred Pinkney (Scott Wilets, Architect) for construction of new screened porch with skylights. (*Dan Bruechert*)
- J. ---
- K. 9510 Hemswell Place, Potomac (HAWP #949997 & 955668 REVISION) (*Master Plan Site #29/18, Kentsdale*); Studio Z Design Concepts, LLC (Mark Giarraputo, Architect) for alterations to location and details of previously approved garage and colonnade. (*Michael Kyne*)

\*\*Dan Bruechert notes that all the HAWPs were duly advertised in the Washington Times.

COMMISSION ACTION:

The Commission heard the following case(s).

- A. 66 Walnut Avenue, Takoma Park (HAWP #997894) (Takoma Park Historic District); Peter Hendrickson (Eric Teran, Architect) for door and window replacement, building addition, deck construction. (*Dan Bruechert*)

Dan presents the staff report. (Acting V. Chair) Barnes asks questions of staff. Patrick Daley asks questions on behalf of the architect, who is the agent for the property, their

firm is located at 2800 North Roser Street, Alexandria, VA 22311. He answers questions of the Commissioners. Comm. Hains moves to approve the HAWP in accordance with the staff recommendations, Comm. Pelletier 2nds. (6-1) (Acting V. Chair) Barnes votes against. Motion to Approve passes (6-1).

COMMISSION ACTION:

Motion: V. Chair Burditt moves the application be approved in accordance with the provisions set aside in Chapter 24A of the County Code. Comm. Pelletier 2nd (6-1).

Vote: Yea: Comms. Burditt, Doman, Pelletier, Hains, Radu and Naser  
Nay: Comm. Barnes  
Abstain: None

Action: Approve the application based on criteria 24A of the County Code.

- B. 9925 Sutherland Road, Silver Spring (HAWP #1000091) (Polychrome Historic District); Meera Kanhouwa for after the fact window and door replacement. (*Dan Bruechert*)

Dan Bruechert presents the staff report. The applicant Meera Kanhouwa gives her presentation to the Commissioners. She resides at 11108 Willowbrook Drive in Potomac, MD. She answers questions from the Commissioners. The HPC deliberates on the item. Comm. Burditt moves to approve the HAWP based on the staff recommendation with the condition recommended by staff and noted in the staff report. Comm. Pelletier 2nds. Radu yes, Hains no, Barnes no, Doman no, Naser yes, Pelletier yes, Burditt yes. (4-3) Motion to Approve passes (4-3).

COMMISSION ACTION:

Motion: V. Chair Burditt moves the application be approved in accordance with the provisions set aside in Chapter 24A of the County Code. Comm. Barnes 2nd (4-3).

Vote: Yea: Comms. Burditt, Pelletier, Radu, Naser  
Nay: Comms. Hains, Barnes, Doman  
Abstain: None

Action: Approve the application based on criteria 24A of the County Code.

- C. 10408 Montgomery Avenue, Kensington (HAWP #1000442) (Kensington Historic District); Jubilee Association of MD Inc. for patio and fenestration alterations. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Steve Keener, Executive Director, speaks for the applicant, the Jubilee Association of MD Inc. Sandra Wasden, adjacent owner at 10407 Fawcett Street Kensington raises concerns and speaks in opposition to the loss of the gardens in front and raises concerns about stormwater. Comm. Pelletier asks questions for the owner about if there is a way to add more green space back in the front. Steve Keener states that they are looking to refinish the parking lot and replace an existing retaining wall in poor repair. He states they could put plantings there or more plantings at the rear of the property. Comm. Doman moves to approve the HAWP, Comm. Barnes 2nds. (7-0). Motion to Approve passes (7-0).

COMMISSION ACTION:

Motion: Comm. Doman moves the application be approved in accordance with the provisions set aside in Chapter 24A of the County Code. Comm. Barnes 2nd (7-0).

Vote:    Yea:       Unanimous  
          Nay:       None  
          Abstain:  None

Action:  Approve the application based on criteria 24A of the County Code.

- G.       15001 Barnesville Road, Boyds (HAWP #1002085) (*Master Plan Site #18/10, Winderbourne*); Lee Levin for below grade alterations, retaining walls, patio, and driveway alteration and tree removal. (*Michael Kyne*)

Michael Kyne presents the staff report. There are questions about the location of the dirt road among other questions. Jennifer and Lee Levin spoke as the owners and speak to how their team intends to address the WSSC concerns from their letter from their landscape architect. Comm. Barnes moves to approve the HAWP and notes that the HPC has deliberated on the WSSC concerns and these are under the purview of DPS. She moves approval under the staff recommendation in the staff report. Comm. Hains 2nds. Passed unanimously 7-0. Motion to Approve passes (7-0).

COMMISSION ACTION:

Motion:  Comm. Barnes moves the application be approved in accordance with the provisions set aside in Chapter 24A of the County Code. Comm. Hains 2nd (7-0).

Vote:    Yea:       Unanimous  
          Nay:       None  
          Abstain:  None

Action:  Approve the application based on criteria 24A of the County Code.

- J. 1 High Street, Brookeville (HAWP #1003919) (Brookeville Historic District); HRA Holdings LLC (Jeffrey Lees, Architect) for new construction, hardscape alterations, and new fence. (*Michael Kyne*)

Michael Kyne presents for the staff report. He answers questions from the HPC. Jeffrey Lees, architect, speaks and answers questions from the Commissioners. The Chair calls Todd Van Gelder, neighbor at 212 Market Street, for his testimony. He points out potential issues with the survey and notes that the latest survey would remove a portion of his driveway and encroach on his property and remove several large trees and green space. He objects to how close it is to the property line of this property and other design issues. He answers questions from the Commissioners. There is discussion about requesting Van Gelder's survey, the applicant's survey, and information on required setbacks, and the appropriateness of the proposed conditions about materials and fencing. He would request additional information about the survey and more information regarding the PVC if the applicant wants to make that case about using a material not typically used in Brookeville. Comm. Pelletier asks if they can just defer the fence. Comm. Barnes moves to defer the HAWP to receive additional information related to property line surveys and would ask the applicant and the neighbor notify the staff if they are able to provide the information for the case to be heard on September 21st. Comm. Hains 2nds. Passes 7-0. Motion to Approve passes (7-0).

COMMISSION ACTION:

Motion: Comm. Barnes moves the application be approved in accordance with the provisions set aside in Chapter 24A of the County Code. Comm. Hains 2nd (7-0).

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on criteria 24A of the County Code.

II. PRELIMINARY CONSULTATIONS

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

- A. 4711 Waverly Avenue, Garrett Park (Garrett Park Historic District); Michele and Malcolm Russell-Einhorn (Kwasi Hemeng, Architect) for new addition. (Dan Bruechert)

Dan Bruechert presents the staff report.

Speaker: William Millholland, Elizabeth Rogers, William Kominers (owners) and Kwasi Hemeng (architect) answer questions from the commissioners and the neighbor Michael O'Hearn gives testimony and received feedback from the HPC.

- B. 4000 Jones Bridge Road, Chevy Chase (HAWP #1001591) (Master Plan Site #35/10, Hayes Manor); Howard Hughes Medical Institute (Susan Pommerer, Architect) for comprehensive rehabilitation, site work, new addition. (Dan Bruechert)

Dan Bruechert presents the staff report.

Speaker: James Shepherd and Susan Pommerer (consultant team) with the Smith Group and Patrick O'Neil (attorney) answer questions from the commissioners. Robert Obrist (rep. for Howard Hughes Med. Inst.) provides testimony and received feedback from the HPC.

- C. 10304 Kensington Parkway, Kensington (HAWP #1001594) (Kensington Historic District); Paul Longo for partial demolition and construction of new two-story addition with roof, deck, other fenestration, and door alterations. (Michael Kyne)

Michael Kyne presents the staff report.

Speaker: Paul Longo and Laure Hurr (owners) and Anne Decker (architect) provide testimony and answer questions of the commission. They received feedback from the HPC.

- D. 7203 Cedar Avenue, Takoma Park (Takoma Park Historic District); Mark Foster for front stoop, fenestration, and dormer alterations. (Dan Bruechert)

Dan Bruechert presents the staff report.

Speaker: Mark Foster (owner) provides testimony and answers questions of the commission. He received feedback from the HPC.

III. HISTORIC PRESERVATION TAX CREDITS: GROUP III (Michael Kyne)

Action: Postponed the approval of the tax credits Group III.

Motion: Postponed and moved to the September 7<sup>th</sup> meeting.

Vote: Yea:  
Nay: None  
Abstain: None

IV. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Postponed the approval of the minutes for the July 27, 2022 HPC meeting.

A. July 27, 2022 (if available)

Motion: Postponed and moved to the September 7<sup>th</sup> meeting.

Vote: Yea:  
Nay: None  
Abstain: None

V. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items:

1. 7128 Willow Avenue, Takoma Park for revision to previously approved HAWP.

Action: Comm. Burditt moves to approve the changes to previously approved HAWP, Comm. Radu 2nds (7-0). Motion passes to approve the changes (7-0).

Motion: Commission moves to approves the changes to the previously approve HAWP.

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 11:55 p.m. Wednesday, August 17<sup>th</sup>, 2022.

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