

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, September 07, 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) Comm. Burditt, (Acting Vice Chair) Comm. Hains, Comm. Pelletier, and Comm. Doman were in attendance.

Comm. Naser joined remotely.

Chair Sutton, Comm. Clements, Comm. Radu and Comm. Barnes 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, September 7, 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) Hains moves to approve the HAWPs except Item I.A and I.C, Comm. Doman 2nd. (5-0)

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

Action: Approve all except Item I.A and I.C are pulled for public hearing.

A. ---

B. 2 East Lenox Street, Chevy Chase (HAWP#1000460) (Chevy Chase Village Historic District); Marijke Jurgens Dupree (Eric Morrison, Architect) for fence installation. (Michael Kyne)

- C. ---
- D. 2102 Salisbury Road, Silver Spring (HAWP #1002250) (Linden Historic District); Shivkumar Krishnamoorthy for hardscape alteration. (*Dan Bruechert*)
- E. 402 Tulip Avenue, Takoma Park (HAWP #1002546) (Takoma Park Historic District); Anthony and Sara Camilli (Ryan Doyle, Agent) for solar panel installation. (*Dan Bruechert*)
- F. 11 East Lenox Street, Chevy Chase (HAWP #1002995) (Chevy Chase Village Historic District); Andrew and Gray King (Jeremy Fletcher, Agent) for demolition of rear deck and construction of screened in porch and fireplace. (*Michael Kyne*)
- G. 8500 Colesville Road, Silver Spring (HAWP #1003062) (*Master Plan Site #36/07-03A, Silver Theatre and Shopping Center*); Aaron Webb for exterior alterations. (*Michael Kyne*)
- H. 3824 Warner Street, Kensington (HAWP #1003102) (Kensington Historic District); Peter and Sharon Bartram for partial demolition and new rear addition and porch. (*Dan Bruechert*)
- I. **WITHDRAWN**
- J. 7835 Hampden Lane, Bethesda (HAWP #) (Greenwich Forest Historic District); Bill and Nicole Bien for new skylights and fenestration alteration, new fence installation, grading to accommodate stormwater management. (*Dan Bruechert*)
- K. 19120 Mateny Hill Road, Germantown (HAWP #) (*Master Plan Site #19/13-7A, Wallich-Heimer House*); David Walter for outbuilding demo and new construction. (*Michael Kyne*)
- L. 12 East Lenox Street, Chevy Chase (HAWP #1004042) (Chevy Chase Village Historic District); Elizabeth Bausch (Gary Lofdahl, Agent) for fenestration alteration. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- A. 7827 Hampden Lane, Bethesda (HAWP #955242) (Greenwich Forest Historic District); Tim Hanway (Keith Ricca, Agent) for after the fact fence. (*Dan Bruechert*)

Speaker: Dan Bruechert presents the staff report.

Dan Bruechert answers questions of the Commissioners. The applicant was unable to attend the hearing but asks to have the case heard regardless so the matter will be closed and they will abide by the HPC decision. David Schindel represents the Greenwich Forest Citizens Association, and

speaks regarding this case. The newly formed Historic District Committee endorses his comments. Mr. Schindel answers questions from the Commissioners. Comm. Hains moves to approve the HAWP with the condition that the fence along Midwood road be pulled back 6-8 feet and the fence coming off the sunroom be maintained as shown in the red line diagram and the height be lowered to 4' as recommended by staff. Comm. Doman seconds. Motion passes 5-0.

COMMISSION ACTION:

Motion: Comm. Hains moved to approve the application based on criteria noted in the staff report and with the condition that the fence along Midwood road be pulled back 6-8 feet and the fence coming off the sunroom be maintained as shown in the red line diagram and the height be lowered to 4' as recommended by staff. Comm. Doman 2nds. (5-0).

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

Action: Approve the application based on criteria noted in the staff report with the condition that the fence along Midwood road be pulled back 6-8 feet and the fence coming off the sunroom be maintained as shown in the red line diagram and the height be lowered to 4' as recommended by staff.

- C. 9838 Capitol View Avenue (Lot 12, Block 31), Silver Spring (HAWP #960660) (Capital View Park Historic District); Mark Kaufman (Phillip Long, Architect) for construction of new single family residence, site alteration, hardscape installation, tree removal. (*Dan Bruechert*)

Speaker: Dan Bruechert presented the staff report.

Michael Winfield appears as the representative for Mark Kaufman, applicant, and answers questions from the HPC. He supports the recommendations of the staff report. He answers questions from the Commissioners. The Commissioners deliberate. Comm. Burditt would like to see the plan showing the location of the new trees per the condition and would like more trees (decorative—cherry or redbud) added back in—something faster growing and up near to the street. Would like to see shingles wrapped around the garage and around the second level on the side—that will help relieve some of the boxiness of the massing. Comm. Doman agrees with Comm. Burditt about relieving that elevation. Comm. Doman believes it can be improved. He accepts the staff recommendation about the trees but could see even more trees being planted as acceptable. Comm. Naser reiterates she doesn't see why so many trees are being taken down. Michael Winfield addresses the tree issue—there is a bus stop in front of the house so protecting those trees for screening and planting additional trees is something he supports. Comm. Pelletier moves that the HPC approve the HAWP subject to the conditions in the staff report and with an updated site plan indicating locations of the 3 new trees. Comm. Hains seconds.

COMMISSION ACTION:

Motion: Comm. Pelletier moved to approve the application based on criteria noted in the staff report with conditions recommended by staff with the submission of updated site plan with the locations of trees. Comm. Hains 2nd. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve the application based on criteria noted in the staff report with conditions recommended by staff with the submission of updated site plan with the locations of trees.

II. HISTORIC PRESERVATION TAX CREDITS: GROUP IV (Combined with GROUP III deferred from August 17, 2022 Hearing) (Michael Kyne)

COMMISSION ACTION:

Motion: (Acting Chair) Burditt moves to approve. Comm. Pelletier 2nd. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Michael states we have Group 3 and 4 of the tax credits to approve, 36 applications are in Batch 3 totaling \$782,259.96 and 19 are in Batch 4 totaling \$430,723.86. Staff is asking HPC to approve.

III. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for the July 27, 2022 HPC meeting.

A. July 27, 2022 (if available)

Motion: Comm. Doman moves to approve the minutes Comm. Hains 2nd. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. OTHER BUSINESS

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A. Commission Items

None.

B. Staff Items:

Motion: Comm. Hains moves to approve the two staff items. Comm. Doman 2nd (5-0).

Vote: Yea: Unanimous
Nay: None
Abstain: None

1. 20 Grafton Street, Chevy Chase (HAWP #987802) (Chevy Chase Village Historic District); Meredith and Scott Raney for revisions to rear steps. (Michael Kyne)
2. 6910 Westmoreland Avenue, Takoma Park (HAWP # 1000573) (Takoma Park Historic District); Preston Quesenberry (Rick Vitullo, Architect) for revisions to rear addition siding and windows. (Michael Kyne)

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:16 p.m. Wednesday, September 7th, 2022.

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