

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, September 21, 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. Barnes, Comm. Hains, Comm. Pelletier, Comm. Doman, Comm. Radu, and Comm. Naser were in attendance.

None joined remotely.

Comm. Clements was absent.

Rebecca Ballo, HP Supervisor; John Liebertz, CR Planner III; 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 21, 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: Weller's Dry Cleaning (MIHP# 36-86-1), 8237 Fenton Street, Silver Spring, MD 20910**

COMMISSION ACTION:

Speaker: John Liebertz gives the staff presentation and answered questions from the Commissioners. Mr. Dagmawi Lakew and Bekelech Delelegne (owners) and Sean Hughes (attorney) present their request of a continuance. Deborah Chalfie (preservation Chair of the Art Deco Society of Washington) presents in favor of the designation. V Chair Burditt moves to recommend listing on the Locational Atlas under Criterion 1.A. Comm. Barnes seconds the amended motion. Chair Sutton called for a roll call vote: Naser, yes; Radu, yes; Hains, yes; Burditt, yes; Barnes, yes; Doman, no; Pelletier, yes; and Sutton, yes.

The motion passes with a vote of (7-1).

Motion: V Chair Burditt moves to accept the staff recommendation and recommend that the PB list the property to the Locational Atlas and that it does meet the criteria for designation. Comm. Barnes 2nd. (7-1)

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

The Chair thanked the property owner for their testimony.

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair Burditt moves to approve the HAWPs as cited bellow, Comm. Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve all except Item II.A and II.B which were pulled for public hearing.

A. ---

B. ---

C. 8 Primrose Street, Chevy Chase (HAWP #1004381) (Chevy Chase Village Historic District); Kim Shur (Marci Bonner, Agent) for deck, pool, fencing, hardscape, and tree removal. (*Dan Bruechert*)

D. 21 Philadelphia Avenue, Takoma Park (HAWP #1004962) (Takoma Park Historic District); Colleen Phillips for screened porch infill and “catio”. (*Michael Kyne*)

E. 49 Elm Avenue, Takoma Park (HAWP #1004874) (Takoma Park Historic District); Eric Lindblom (Anthony Colella, Agent) for solar panels. (*Michael Kyne*)

F. 5537 Lambeth Road, Bethesda (HAWP #1005210) (Greenwich Forest Historic District); Matt Felts and Dane Grossnickle for new driveway and retaining wall. (*Dan Bruechert*)

G. 4701 Cumberland Avenue, Chevy Chase (HAWP #1005314) (Somerset Historic District); Ilhem & John Salamon (Denchfield Landscaping, Inc., Agent) for retaining wall and regrading. (*Michael Kyne*)

H. 10701 Keswick Street, Garrett Park (HAWP #512967 REVISION) (*Master Plan Historic Site#30/13-1, **Truitt-Richter House***); Charles Andrews & Elin Quigley for new door and landing. (*Michael Kyne*)

COMMISSION ACTION:

The Commission heard the following cases.

- A. 6712 Westmoreland Avenue, Takoma Park (HAWP #1001229) (Takoma Park Historic District); Norman Greene for demolition and new construction, hardscape, and tree removal. (*Dan Bruechert*)

Speaker: Dan Bruechert presented the staff report.

Dan Bruechert presented the staff presentation and answered questions from Commissioners. Amit Barman (owner, architect, builder) presents his property. Comm Barnes Moves to approve with conditions, Comm. Hains 2nd (8-0)

COMMISSION ACTION:

Motion: Comm. Barnes moved to approve the application with conditions based on criterion 24A-8.b.(3). Comm. Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: Comm.
Abstain: None

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

- B. 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*)

Speaker: Michael Kyne presented the staff report and answered questions from Commissioners.

Dane Grossnickle (owner), Jeffery Lees (architect) present the property. Chris Scanlon (Chairperson of Brookeville Planning Commission representing The Town of Brookeville LAP) and expresses approval for most of the project with minor concessions and answers questions from the commissioners. Jennifer Goldberg (neighbor) . Comm. Burditt moved to approve the application with conditions based on criterion 24A-8.b.(3). Comm. Pelletier 2nd. Comm Doman makes friendly amendment. Comm. Burditt and Comm. Hains accept the recommendation. Roll call vote: Comm. Naser yes, Comm. Radu, Comm. Hains yes, V. Chair Burditt yes, Comm. Barnes abstain, Comm. Doman yes, Comm. Pelletier yes, Chair Sutton. Vote passes (7-0-1).

COMMISSION ACTION:

Motion: Comm. Burditt moved to approve the application with conditions based on criterion 24A-8.b.(3). Comm. Pelletier 2nd. Comm. Doman makes friendly amendment. (7-0-1)

Vote: Yea: Comm. Naser, Radu, Hains, Burditt, Doman, Pelletier, and Sutton.

Nay: None
Abstain: Comm. Barnes

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

III. HISTORIC PRESERVATION TAX CREDITS: GROUP V

COMMISSION ACTION:

Motion: Comm. Burditt moves to approve. Chair Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Michael stated we have Group 5 of the tax credit review, 10 applications are in this Batch for \$117,471.78. Staff is asking HPC to approve.

IV. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approve the minutes for the August 17, 2022 HPC meeting.

A. August 17, 2022 (if available)
B. ---

Motion: Comm. Doman moves to approve the minutes Comm. Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve the minutes for the September 7, 2022 2022 HPC meeting.

A. ---
B. September 7, 2022 (if available)

Motion: V. Chair Burditt moves to approve the minutes Comm. Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

None.

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:35 p.m. Wednesday, September 21st, 2022.

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