

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, December 7, 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. Naser, and Comm. Galway were in attendance.

None joined remotely.

Comm. Radu, and Comm. Clements were absent.

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

- I. **PUBLIC HEARING & WORKSESSION: LISTING TO THE MASTER PLAN FOR HISTORIC PRESERVATION - AMENDMENT FOR WELLER'S DRY CLEANING BUILDING (MIHP# M:36-86-1), 8237 FENTON STREET, SILVER SPRING, MD 20910:** The HPC will take testimony from the public and hold a work session and public hearing on the proposed amendment. (*John Liebertz*)

COMMISSION ACTION:

Speaker: John Liebertz presents for the Historic Preservation Office. Historic Preservation staff John Liebertz and Rebecca Ballo answer questions from the commission. The owners speak at the hearing and poses questions to the Commission. Deborah Chalfie with ADSW presents testimony in support of the designation. Helen Wilkes speaks in support of the designation. Rebecca Ballo reads into the record an email from Brian Dietz from MDE regarding air quality sampling results at the site. The HPC deliberated on the item. V. Chair Burditt moves to recommend designation with the staff recommendation. Comm. Hains seconds. 6-0-1 Comm. Doman abstains. Commissioners asked questions of staff.

Deliberations: V. Chair Burditt makes the motion for the recommendation of designation to The Master Plan for Historic Preservation, Comm. Hains 2nds.

The motion passes with a vote of (6-0-1).

Motion: V. Chair Burditt moves to approve with staff recommendations. Comm Hains 2nds. (6-0-1)

Vote: Yea: Comm. Sutton, Burditt, Pelletier, Hains, Naser, Galway
Nay: None
Abstain: Comm. Doman

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair Burditt moves to approve the HAWPs as cited below except II.A and II.C, Comm. Hains 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve all except II.A which is deferred to next meeting and II.C is pulled for public hearing.

A. ---

B. 118 Park Avenue, Takoma Park (HAWP #1013194) (Takoma Park Historic District); Brian Milligan for solar panel installation. (*Dan Bruechert*)

C. ---

D. 7209 MacArthur Boulevard, Bethesda (HAWP #1008960) (Potomac Overlook Historic District); Kim and Arthur Newmyer for partial demolition, building addition, window installation, and hardscape alteration. (*Dan Bruechert*)

E. 7 West Kirke Street, Chevy Chase (HAWP #1012774) (Chevy Chase Village Historic District); Marc and Leana Katz (Lucy Byrne, Agent) for installation of a generator. (*Winnie Cargill*)

F. 4101 Manor Road, Chevy Chase (HAWP #1001591) (*Master Plan Site #35/10, Hayes Manor*); Howard Hughes Medical Institute (Susan Pommerer, Architect) for comprehensive rehabilitation, site work, tree removals, and new addition. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- C. 7209 Holly Avenue, Takoma Park (HAWP #1013352) (Takoma Park Historic District); Greg Dalfonzo (Jerry Levine, Architect) for partial demolition and foundation underpinning, construction of screened-in porch, and fenestration alterations. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report and answers questions from Commissioners.

Greg Dalfonzo and Jerry Levine speak for the applicant and answer questions from the Commissioners. V. Chair Burditt moves to approve the HAWP with the conditions recommended by staff. Comm. Pelletier seconds. 6-1 Comm. Doman against. Motion passes 6-1.

Deliberations: V. Chair Burditt makes the motion for approval Comm. Pelletier 2nd. Roll Call Vote.

COMMISSION ACTION:

Motion: Comm. Burditt moved to approve the application with conditions based on **criteria 24.A**. Comm. Pelletier 2nd. (6-1)

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| Vote: | Yea: | Comm. Sutton, Burditt, Pelletier, Hains, Naser, Galway |
| | Nay: | Comm. Doman |
| | Abstain: | None |

Action: Approve the application based on **criteria 24.A**.

III. PRELIMINARY CONSULTATIONS

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

- A. 6950 Carroll Avenue, Takoma Park (Takoma Park Historic District); Jeff Harner (Christopher Peli, Architect) for fenestration alterations, HVAC installation and associated screening on the roof, and building addition. (*Dan Bruechert*)

Dan Bruechert presents the staff report and answers questions from the commission.

Speaker: Jeff Harner potential owner, Christopher Pelli, project architect, Nate Grunendike, also potential owners present to the Commission. Christopher Pelli clarifies that the half window in the rear would be salvaged to put back in the ATM blank wall on the side. Lorraine Pearsall testifies on behalf of Historic Takoma and gives several suggestions for the proposed design for

alterations. Chair Sutton asks what the noise will be like from the new business. Commissioners deliberate and provide feedback for the applicant to move ahead to obtain their HAWP

Deliberations: The commission gave comments and feedback on the application and asked that staff transmit the comments to the applicant.

IV. TAX CREDITS BATCH VII AND FINAL TRANSMITTAL (Dan Bruechert)

COMMISSION ACTION:

Action: Commissioners voted to approve Group VII of the tax credits. Group VII consisted of 2 applications for a total of \$50,261.46 of eligible expenses.

Motion: The commission moves to approve the reviewed tax credit applications and transmit them to the finance office. V. Chair Burditt moves to approve Comm. Hains 2nd. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. MINUTES FOR APPROVAL

COMMISSION ACTION:

Action: Approval of the November 16, 2022 meeting minutes.

A. November 16, 2022 (if available)

Motion: VI. V. Chair. Burditt moves to approve the November 16th minutes, Comm. Hains 2nd. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VII. OTHER BUSINESS

A. Commission Items

V. Chair Burditt moves to send a letter to the County Executive regarding Weller's and its process moving forward to designation. (7-0).

B. Staff Items

None.

VIII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:10 p.m. Wednesday, December 7th, 2022.

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