

# MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of  
Wednesday, May 24, 2023

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**

Chair Sutton, Comm. Pelletier, Comm. Doman, Comm. Hains, Comm. Galway, and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Burditt, Comm. Radu, and Comm. Naser were absent.

Rebecca Ballo, Historic Preservation Supervisor (joined remotely); Michael Kyne, CR Planner III (joined remotely); 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, May 24, 2023 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

- ~~I. (CONTINUED FROM MAY 10, 2023 IF NECESSARY) CONTINUED WORKSESSION & RECOMMENDATIONS: LISTING TO THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES AND TO THE MASTER PLAN FOR HISTORIC PRESERVATION AMENDMENT. (Kacy Rohn) A. HEFFNER PARK COMMUNITY CENTER (MIHP#: M:37-61), 42 OSWEGO AVENUE, SILVER SPRING, MD 20910 B. KRESTVIEW (MIHP#: M:37-57), 7625 CARROLL AVENUE, TAKOMA PARK, MD 20912 C. SLIGO SEVENTH DAY ADVENTIST CHURCH (MIHP#: M:37-60), 7700 CARROLL AVENUE, TAKOMA PARK, MD 20912 (This Item was concluded at the previous public hearing and no further hearing was held. The meeting proceeded to the HAWPs).~~

## **II. HISTORIC AREA WORK PERMITS**

### **COMMISSION ACTION:**

Motion: Comm. Hains moves to approve the HAWPs as cited below with items I.B, I.F, and I.L being pulled for hearing, Comm. Pelletier 2nds. (6-0)

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Vote:     Yea:       Unanimous  
          Nay:       None  
          Abstain:  None

Action:  Approve all HAWPs as cited below with items II.B, II.F, and II.L being pulled for hearing.

- A. 6950 Carroll Avenue, Takoma Park (HAWP #1025550) (Takoma Park Historic District); Jeff Harner (Christopher Peli, Architect) for building addition, fenestration alterations, HVAC installation and associated screening on the roof. (*Dan Bruechert*)
  
- B. ---
  
- C. **POSTPONED TO MAY 24, 2023 HEARING** 6100 Connecticut Avenue, Chevy Chase (HAWP #1028602) (Chevy Chase Village Historic District); Chevy Chase Club (Alyssa Stein, Agent) for fenestration alterations, construction of new terrace, hardscape and pathway alterations, terrace alterations, installation of cable railings, new rooftop mechanical equipment, tree removal, and lighting alterations. (*John Liebertz*)
  
- D. 26 Quincy Street, Chevy Chase (HAWP #1028877) (Chevy Chase Village Historic District); Jennifer Emmett & Lee Bodner (Justin Kelly, Agent) for hardscape and pergola construction. (*John Liebertz*)
  
- E. 7419 Baltimore Avenue, Takoma Park (HAWP #1028636) (Takoma Park Historic District); Jesse and Dianne Kirsch (Tamir Ezzat, Architect) for partial demolition, window and door replacement, and screened-in porch construction. (*John Liebertz*)
  
- F. ---
  
- G. 12535 Milestone Manor Lane, Germantown (HAWP # 1030740) (*Master Plan Site #19/01, Pleasant Fields/Basil Waters House*); Montgomery County Parks Dept. (Eileen Emmet, Agent) for column alteration, fenestration alteration, hardscape alteration and addition of mechanical units. (*John Liebertz*)
  
- H. 7107 Sycamore Avenue, Takoma Park (HAWP #1029627) (Takoma Park Historic District); Sharon and Clark Bakewell (Brian McCarthy, Architect) for window replacement and areaway construction, utility relocation and stucco repair. (*Dan Bruechert*)
  
- I. 2240 Brighton Dam Road, Brookeville (HAWP #1029036) (*Master Plan Site #23/82, Grafton Holland Farm*); Duane Epperly for accessory building (hay barn and corn crib) deconstruction. (*Rebecca Ballo*)
  
- J. **POSTPONED**

**K. POSTPONED**

L. ---

M. 5 Montgomery Avenue, Takoma Park (HAWP #1030121) (Takoma Park Historic District); Justin Rood (William Jelen, Architect) for siding restoration, partial demolition, construction of a new rear addition, roof replacement, and fenestration alteration. (*Dan Bruechert*)

N. 109 Elm Avenue, Takoma Park (HAWP #993041 REVISION) (Takoma Park Historic District); Jennifer Gibson and Andreas Smith (Brian McCarthy, Architect) for revisions to previously approved HAWP. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

B. DECISION DEFERRED FROM APRIL 26, 2023 MEETING 12 East Melrose Street, Chevy Chase (HAWP #1028583) (Chevy Chase Village Historic District); Laura Braden for new fence. (*Dan Bruechert*)

Speaker: Dan Bruechert presented the staff report and answered questions from Commissioners.

Deliberations: Comm. Hains makes the motion for approval with conditions, Comm. Doman 2<sup>nd</sup>. (6-0)

Motion: Comm. Hains moves to approve the application in accordance with the staff report with conditions based on **criteria 24.A**. Comm. Doman 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on **criteria 24.A** and with conditions from staff and the commission.

F. 104 Water St Brookeville (HAWP #1017737) (Brookeville Historic District); Garrett Anderson for rear deck construction. (*John Liebertz*)

Speaker: Dan Bruechert presented the staff report (*John Liebertz* was absent) and answered questions from Commissioners.

Deliberations: Comm. Hains proposes to approve the application with conditions by staff.  
Comm. Pelletier 2<sup>nd</sup>. (6-0)

Motion: Comm. Hains moves to approve the application in accordance with the staff report with conditions based on **criteria 24.A**. Comm. Pelletier 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on **criteria 24.A** and with conditions from staff and the commission.

L. 7325 Carroll Avenue, Takoma Park (HAWP #1030069) (Takoma Park Historic District); Janet Hostetler & Anil Chaturvedi for railing alterations, front porch repairs and rehabilitation, roof replacement, new storm door, and gutters. (John Liebertz)

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

Janet Hostetler & Anil Chaturvedi (owner) speaks on behalf of the project and answers questions from the Commissioners.

Comm. Hains moves to approve the project with conditions. Comm. Doman 2nds the motion. 6-0

Deliberations: Comm. Hains makes the motion for approval with staff conditions, Comm. Doman 2<sup>nd</sup>. (6-0)

Motion: Comm. Hains moves to approve the application in accordance with the staff report with conditions based on **criteria 24.A**. Comm. Doman 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on **criteria 24.A** and with conditions from staff and the commission.

### III. PRELIMINARY CONSULTATIONS

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

A. 16101 Oak Hill Road, Silver Spring (HAWP #1011322) (*Master Plan Site #15/52, Edgewood II*); Lisa Barry, Barry Gudelsky and Steven Gudelsky for porch floor replacement. (*Dan Bruechert*)

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

Speaker: Lisa Barry (owner) and Steven Gudelsky (architect) representing the owners for the project. They answered questions from the commissioners and received feedback from the HPC.

B. WITHDRAWN

No presentation.

Speaker: None.

C. 3930 Washington Street, Kensington (HAWP #1030006) (Kensington Historic District); John and Iris Schwabe (Jodi Longo, Architect) for demolition of accessory structure, and construction of one story addition, construction of new shed and other alterations. (*John Liebertz*)

Rebecca Ballo presents the staff report and answers questions from the commission.

Speaker: Jodi Longo (architect) representing the owners for the project. They answered questions from the commissioners and received feedback from the HPC.

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

Michael Kyne presents this group of tax credits, Tax Credit Group 4 of the Historic Preservation Tax Credits consisting of 20 applications with \$319,026.19 in value.

COMMISSION ACTION:

Motion: Comm. Doman moves to approve Tax Credit Group 4, Comm. Hains 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all the applications in Group 4 for the Tax Credit review.

V. MINUTES

COMMISSION ACTION:

Action: Approve the meeting minutes for April 12, 2023.

A. April 26, 2023 and May 10, 2023 (if available)

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Motion: Comm. Hains moves to approve the April 26, 2023 and May 10, 2023 meeting minutes Comm. Galway 2nd. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

None.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:10 p.m. Wednesday, May 24th, 2023.

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