

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, June 14, 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, V. Chair Burditt, Comm. Hains, Comm. Pelletier, Comm. Radu, Comm. Naser, Comm. Galway and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Doman was absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; John Liebertz, Cultural Resources 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, June 14, 2023 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: Comm. Burditt moves to approve the HAWPs as cited below, Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all HAWPs as cited below, items I.A, I.D, I.H, I.K, and I.Q being pulled for hearing.

A. ---

- B. *[Commissioners inadvertently skipped this item. A separate motion was held at the conclusion of the HAWPs pulled for discussion to approve it out.]*
  
- C. 7423 Carroll Avenue, Takoma Park (HAWP #1026855) (Takoma Park Historic District); Mary Angelini (Jennifer Goon, Agent) for fenestration alterations, roof and siding replacement, and other alterations. *(John Liebertz)*
  
- D. ---
  
- E. **POSTPONED** 3927 Prospect Street Kensington (HAWP #1025925) (Kensington Historic District); Marshal Presser and Nancy Sherman for after-the-fact flooring installation. *(Dan Bruechert)*
  
- F. 26105 Frederick Road, Clarksburg (HAWP #1029753) (Hyattstown Historic District); William McBride for fire damage repair, roof repair, window replacement, chimney replacement, other alterations. *(John Liebertz)*
  
- G. 7334 Carroll Avenue Takoma Park (HAWP #1029725) (Takoma Park Historic District); Rick Leonard (Margo Ricks, Agent) for solar panel installation. *(John Liebertz)*
  
- H. ---
  
- I. 11200 River View Drive, Potomac (HAWP #1030191) (*Master Plan Site #29/06-002A09, Marwood Gatehouse*); Christopher Bogdan (Worthington Talcot Jr., Contract Purchaser) for fenestration alterations. *(John Liebertz)*
  
- J. 4600 Waverly Avenue, Garrett Park (HAWP #1030378 and #1031684) (Garrett Park Historic District); Town of Garrett Park (Kayla Buker, Agent) for installation of security cameras, and front door replacement. *(Dan Bruechert)*
  
- K. ---

- L. 7311 Baltimore Avenue, Takoma Park (HAWP #1030519) (Takoma Park Historic District); Andrew Moore for hardscape alterations, driveway replacement, new fence installation. (*John Liebertz*)
  
- M. 7305 Takoma Avenue, Takoma Park (HAWP #1033753) (Takoma Park Historic District); Richard Henrich (Fussion Solar Services, Agent) for solar panel installation. (*John Liebertz*)
  
- N. 10302 Fawcett Street, Kensington (HAWP #1027503) (Kensington Historic District); Jessica Chertow for fence installation and driveway replacement. (*Dan Bruechert*)
  
- O. 7310 Maple Avenue, Takoma Park (HAWP #1031400) (Takoma Park Historic District); Justin & Catherine Ramsdell (Richard Vitullo, Architect) for accessory structure, fence, and hardscape alterations. (*John Liebertz*)
  
- P. 5510 Lambeth Road, Bethesda (HAWP #1031842) (Greenwich Forest Historic District); (Beth Vallandingham, Agent) for solar panel installation. (*Dan Bruechert*)
  
- Q. ---
  
- R. **POSTPONED TO 6/28/23 MEETING** 3947 Baltimore Street, Kensington (HAWP #1032242) (Kensington Historic District); Franco Construction, LLC (agent) for fenestration alterations. (*Dan Bruechert*)
  
- S. 7 Philadelphia, Takoma Park (HAWP #1029926) (Takoma Park Historic District); Brendan Casey (Alexis Hawkins, Agent) for installation of a solar array. (*John Liebertz*)

COMMISSION ACTION:

- B. 21 Columbia Avenue, Takoma Park (HAWP #1025766) (Takoma Park Historic District); Dean Leckie (Builders Fence, Agent) for new fence and retaining wall. (*John Liebertz*)

Deliberations: Comm. Burditt makes the motion for approval with conditions, Comm. Radu 2nd. (8-0)

Motion: Comm. Burditt moves to approve the application in accordance with the staff report with conditions based on **criteria 24.A**. Comm. Radu 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

COMMISSION ACTION:

The Commission heard the following cases.

- A. 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. Brody Barger (owner's rep) speaks for the owners and answers questions from the commission.

Deliberations: Comm. Sutton makes the motion for approval with conditions, Comm. Burditt 2<sup>nd</sup>. (8-0)

Motion: Comm. Sutton moves to approve the application in accordance with the LAP recommendations and on **criteria 24.A**. Comm. Burditt 2<sup>nds</sup>. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

- D. 16101 Oak Hill Road, Silver Spring (HAWP #1028853) (Master Plan Site #15/52, Edgewood II); Lisa Barry, Barry Gudelsky and Steven Gudelsky for porch floor replacement. (Dan Bruechert)

Speaker: Dan Bruechert presented the staff report and answered questions from Commissioners. Lisa Barry (owner) and Steven Gudelsky (architect) represent the project and answer questions from the commission.

Deliberations: Comm. Pelletier proposes to approve the application. Comm. Radu 2<sup>nds</sup>. Comm Sutton call for a roll call vote. (5-3-0)

Motion: Comm. Pelletier moves to approve the application based on **criteria 24.A**. Comm. Radu 2<sup>nds</sup>. (5-3-0)

Vote: Yea: Commissioners: Radu, Pelletier, Galway, Dominianni, Sutton

Nay: Commissioners: Hains, Burditt, Naser  
Abstain: None

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

H. 10212 Montgomery Avenue, Kensington (HAWP #1032588) (Kensington Historic District); Karl Voglmayr (William Morris, Architect) for comprehensive rehabilitation, new addition, site alterations and grading. (*Dan Bruechert*)

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

Karl Voglmayr (developer), William Morris (architect) speaks on behalf of the project and answers questions from the Commissioners.

Comm. Burditt moves to approve the project with conditions. Comm. Hains 2nds the motion. 8-0

Deliberations: Comm. Burditt makes the motion for approval with staff conditions, Comm. Hains 2nds. (8-0)

Motion: Comm. Burditt moves to approve the application in accordance with the staff report with conditions based on **criteria 24.A**. Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

K. 10221 Montgomery Avenue, Kensington (HAWP #1029631) (Kensington Historic District); McFarland Woods; Bruce Caswell and Laura Deichman (owners), (Mike Roberson, Agent) for after the fact demolition of the garage and construction of a new garage. (*Rebecca Ballo*)

Speaker: Rebecca Ballo presented the staff report and answers questions from Commissioners.

Lauren Deichman (owner), Luke Olson (architect) speak on behalf of the project and answers questions from the Commissioners. Zachary Khalifa (rep for McFarland Woods) provided testimony.

Comm. Hains moves to defer the consideration of the application to a future meeting. He requested additional information be provided including setback compliance, code requirements for the new garage, a wall check, photographic evidence and documentation of the conditions of the historic garage prior to its demolition, and a structural engineer's certification for the new garage. Comm. Galway 2nds the motion. 7-1-0

Deliberations: Comm. Hains makes the motion for deferral, Comm. Galway 2nds. Comm Sutton ask for a roll call vote (7-1-0)

Motion: Comm. Hains moves to defer the application.

Vote: Yea: Comms: Radu, Hains, Burditt, Pelletier, Galway, Naser, Dominianni  
Nay: Commissioner Sutton  
Abstain: None

Action: Defer the application.

Q. 3929 Washington Street, Kensington (HAWP #1032177) (Kensington Historic District); Tom and Maggie McCullough (Luke Olson, Architect) for demolition of existing house and construction of new single-family house, including grading, sitework, hardscape and tree removal. (Dan Bruechert)

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

Tom and Maggie McCullough (owners), Luke Olson (architect) speak on behalf of the project and answers questions from the Commissioners.

Comm. Hains moves to approve the project with conditions. Comm. Pelletier 2nds the motion. 8-0

Deliberations: Comm. Hains makes the motion for approval, Comm. Pelletier 2nds. (8-0)

Motion: Comm. Hains moves to approve the application based on **criteria 24.A**. Comm. Pelletier 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

## II. MINUTES

### COMMISSION ACTION:

Action: Approval of the meeting minutes for May 24, 2023.

A. May 24, 2023 (if available)

Motion: Comm. Sutton moves for the approval of the May 24th minutes, Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

III. OTHER BUSINESS

A. Commission Items

Status of 2 nominations: Edward U. Taylor and Weller's Dry Cleaning:

On 2/23/23 the PB voted down, 3-2, Weller's Dry Cleaning  
the PB voted up, 5-0, Edward U. Taylor School

On 4/25/23 the CC voted up Weller's Dry Cleaning  
the CC voted up Edward U. Taylor School

On 6/12/ it was sent to the PHP Committee of the County Council

B. Staff Items

Rebecca Ballo introduces the book Planting The Rainbow Flag

IV. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:50 p.m. Wednesday, June 14th, 2023.

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