

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, September 6, 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 Burditt (Acting), V. Chair Hains (Acting), Comm. Pelletier, Comm. Doman, Comm. Naser, Comm. Galway, and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Sutton and Comm. Radu was absent.

Rebecca Ballo, Historic Preservation Supervisor; John Liebertz, Cultural Resources Planner III; Michael Kyne, Cultural Resources Planner III; Dan Bruechert, Cultural Resources Planner III; Kevin Manarolla, Planner Technician II.

**SUBCOMMITTEE ON ALTERNATIVE MATERIALS, FLOORING, ETC.**

The Subcommittee met at 6pm in the Wheaton Headquarters Auditorium, but did not achieve a quorum. The meeting was rescheduled to the next available agenda on September 20, 2023.

**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 6, 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. Hains moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Naser 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve all HAWPs as cited below with conditions by staff.

A. **POSTPONED to September 20, 2023 Meeting**

- 54 Walnut Avenue, Takoma Park (HAWP #1038899) (Takoma Park Historic District); Steve Shira for fence installation, hardscape alteration, front porch alteration. (*John Liebertz*)
- B. 23 and 29 Hesketh Street, 28 and 30 and 32 W. Irving Street, Chevy Chase (HAWP #1039467) (Chevy Chase Village Historic District); Chevy Chase Village (Ellen Sands, Agent) for tree removals. (*Dan Bruechert*)
- C. 7 West Kirke Street Chevy Chase (HAWP #1039380 & #1040852) (Chevy Chase Village Historic District); Marc and Leana Katz (Stephanie Fisher, Agent) for hardscape alteration, EV charger installation, water feature installation, ~~and fence installation~~. (*Dan Bruechert*)
- D. 99 Elm Avenue, Takoma Park (HAWP #1039884) (Takoma Park Historic District); Clark Pettig & Liz Pardue (Richard Vitullo, Architect) for alterations to non-historic rear addition, basement alterations, new patio construction, and door replacement. (*John Liebertz*)
- E. ---
- F. 7200 Maple Avenue, Takoma Park (HAWP#~~1040006~~) (Takoma Park Historic District); Elizabeth Baer & Daniel Eichner (Richard Vitullo, Architect) for partial demolition and new construction. (*John Liebertz*)
- G. 19924 White Ground Road, Boyds (HAWP #~~1041891~~ **PENDING**) (Boyds Historic District); John S. King and Maria C. Jackson for after the fact fence installation and tree removals. (*John Liebertz*)
- H. 8000 Hampden Lane, Bethesda (HAWP #1040525) (Greenwich Forest Historic District); ~~Anil Gupta and Hiayan Wang~~ Adam Sherwat and Shuen-Yen Lau for tree removal. (*Dan Bruechert*)
- I. ---
- J. 8000 Overhill Road, Bethesda (HAWP #1040897) (Greenwich Forest Historic District); ~~Adam Sherwat and Shuen-Yen Lau~~ Anil Gupta and Hiayan Wang (Luke Olson, Architect) for partial demolition and construction of new addition with associated hardscape alterations. (*Dan Bruechert*)

K. 5810 Cedar Parkway, Chevy Chase (HAWP #1040631) (Chevy Chase Village Historic District); Peter Asmuth for window replacement and hardscape alterations. (*John Liebertz*)

L. ---

COMMISSION ACTION:

The Commission heard the following cases.

E. 7823 Overhill Road, Bethesda (HAWP #967939 REVISION) (Greenwich Forest Historic District); Michael Bern and Rachel Roth (Luke Olson, Architect) for porch repairs and alterations and fence installation. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report and answers questions from Commissioners. Luke Olson (architect) represents the property and answers questions from the commission.

Deliberations: Comm. Hains makes the motion for approval with specific conditions that the wood columns be retained and altered at the base as needed, and if they are determined to be in disrepair after verification by staff, they will be replaced in kind with wood. Comm. Doman 2<sup>nd</sup>.

Motion: Comm. Hains moves to approve the application in accordance with staff recommendations (wood shall be retained), fence in accordance to **24A-8(b)(2) Guideline D9 STD 2**, porch in accordance to **24A-8(d)**, Comm. Doman 2<sup>nds</sup>. (7-0)

|       |          |           |
|-------|----------|-----------|
| Vote: | Yea:     | Unanimous |
|       | Nay:     | None      |
|       | Abstain: | None      |

Action: Approve the application based on staff recommendations (wood shall be retained), fence in accordance to **24A-8(b)(2) Guideline D9 STD 2**, porch in accordance to **24A-8(d)**.

I. 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 presents the staff report and answers questions from Commissioners.

Deliberations: Comm. Hains proposes to approve the application with conditions by staff. Comm. Pelletier 2<sup>nd</sup>. (7-0)

Motion: Comm. Hains moves to approve the application in accordance with the staff report, criteria **24A-8(b)(4) and (d), Kensington Master Plan, and the Secretary of Interior's Standards for Rehabilitation**, Comm. Pelletier 2<sup>nds</sup>. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on **criteria 24A-8(b)(4) and (d), Kensington Master Plan and the Secretary of Interior's Standards for Rehabilitation.**

**L. POSTPONED from August 16, 2023 Meeting**

3927 Prospect Street Kensington (HAWP #1025925) (Kensington Historic District); Marshall Presser and Nancy Sherman for after-the-fact flooring installation. (Dan Bruechert)

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

Deliberations: Comm. Hains proposes to deny the application. Comm. Naser 2<sup>nd</sup>. (6-1)

Motion: Comm. Hains moves to deny the application in accordance with **criteria 24.A. 8 (a) and Montgomery County Code**, Comm. Naser 2nds. (6-1)

Vote: Yea: Comms. Burditt, Hains, Pelletier, Naser, Galway, and Dominianni  
Nay: Comm. Doman  
Abstain: None

Action: Deny the application based on **criteria 24.A. 8 (a) and Montgomery County Code.**

II. PRELIMINARY CONSULTATIONS

- A. 7001 Carroll Avenue and 7012 Westmoreland Avenue, Takoma Park (HAWP #1039731) (Takoma Park Historic District); Bruce Levin for partial demolition and new construction. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Bruce Levin (owner), and Bill London (architect) represent the project and answer questions from the commission.

The commission provides feedback to the applicants.

- B. 10304 Montgomery Avenue, Kensington (Kensington Historic District); Jeff and Gloria Capron (Luke Olson, Architect) for new additions, hardscape alterations, construction of new detached garage. (*John Liebertz*)

John Liebertz presents the staff report. Luke Olson (architect) represents the project and answers questions from the commission.

The commission provides feedback to the applicants.

III. HISTORIC PRESERVATION TAX CREDITS – GROUP VIII

Michael Kyne presents the Historic Preservation Tax Credits for Group 8 consisting of 20 applications for a total of \$605,356.44

Motion: Comm. Hains moves to approve group 6 of the tax credits, Comm. Dominianni  
2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

IV. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for August 16, 2023.

A. August 16, 2023 (if available)

Motion: Comm. Burditt moves to approval the minutes for this meeting. Comm.  
Doman 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

V. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

1. The Sub Committee moved to September 20<sup>th</sup>. The Chair and Vice Chair sent a letter regarding Hoyles Mill to MCDOT and will ask staff to arrange council and Executive meetings for the Mill – on a budget with intent for functional use.

2. The HPC to send a letter to the Takoma Park Minor Master Plan Amendment for the Planning Board recommendations.

3. Staff will transmit dates to the Planning Board for a Historic Preservation Commission joint dinner on October 19<sup>th</sup>, November 2<sup>nd</sup> or November 9<sup>th</sup>.

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:50 p.m. Wednesday, September 6th, 2023.

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