

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, January 10, 2024

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

None joined remotely.

Comm. Naser was absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Chris Berger, Cultural Resources Planner III; Kevin Manarolla, Planner Technician II.

SUBCOMMITTEE ON ALTERNATIVE MATERIALS, FLOORING, ETC.

The Subcommittee met at 5:30 pm in the Wheaton Headquarters Auditorium. Members present were Vice Chair Burditt, Comm. Pelletier, Comm. Hains, Comm. Radu, and Comm. Doman. The Subcommittee minutes/notes are as follows:

“January 10th, reconvened at 5:30pm. Finished eating and really started meeting at 5:53pm.

James passes out a minority report. There is discussion about how to proceed. There is discussion about the degrees of scrutiny that are being applied to the different categories of resources.

Back to Outstanding resource in a district, where a non-original feature is being replaced: goal is to replace it with something that would have been there. Should have characteristics of the original construction. If can't determine, require flooring that would be appropriate to the time in terms of construction characteristics. We are looking for plank or tongue and groove. Paintable. Sometimes stained. Paint becomes the sacrificial surface for the wood.

Back to Master Plan Sites, would allow/prefer paintable wood for tongue and groove, and IPE or Accoya for plank installations.

Still Outstanding Sites: for non original features/additions, if it is visible from ROW or front, treat like master plan sites. For rear/not visible, be more lenient.

For Contributing Resources: those are about the volume, size, style, and the collection of the resources in the aggregate. So long as it matches the visual, a composite material would be considered. If profile and material characteristics should match—i.e. tongue and groove, but a composite flooring as an example. They have approved Aeratis in the past. Looking at Acre. Staff discourages identifying products by name and instead identifying the characteristics of the materials in question. Profile, materiality, construction techniques need to match wood. Would not support pressure treated wood that is tongue and groove.

Will reconvene January 24th at 5:30pm”

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, January 10, 2024 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 in accordance with Chapter 24.A and conditions recommended by staff, Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

- A. 1) 7403 Baltimore Avenue, Takoma Park (HAWP #1051101) (Takoma Park Historic District); Pamela Coukos for HVAC condenser installation. (*Chris Berger*)
2) ---
- B. 28 High Street, Brookeville (HAWP #1051303) (Brookeville Historic District); Stephen Syski for tree removal. (*Chris Berger*) (**DEFERRED FROM 12/20/2023**)
- C. ---
- D. 10922 Montrose Avenue, Garrett Park (HAWP #1047944) (Garrett Park Historic District); Barbara Jackson (Long Electric LLC, Agent) for new generator installation. (*Chris Berger*)
- E. 7006 Carroll Avenue, Takoma Park (HAWP #1052543) (Takoma Park Historic District); Kathleen Stone for comprehensive façade alterations including lighting and awning signage. (*Dan Bruechert*)
- F. 7216 Maple Avenue, Takoma Park (HAWP #1053779) (Takoma Park Historic District) Marissa Walker (Eric Saul, Architect) for alterations to accessory structure and tree removal. (*Chris Berger*)
- G. 8529 Georgia Avenue, Silver Spring (HAWP #1053885) (*Master Plan Site #36/007-1 003A, Silver Theatre & Shopping Center*); Jeff LaBrier for new sign installation. (*Dan Bruechert*)

- H. **DEFERRED** 23515 Frederick Road to 23200 Stringtown Road, Clarksburg (HAWP #Pending) (Clarksburg Historic District); MCDOT (Yasamin Esmaili, Agent) for revisions of retaining wall treatments associated with the previously approved shared-use path. (*Rebecca Ballo*)
- I. 8940 Jones Mill Road, Chevy Chase (HAWP #1053903) (*Master Plan Site #35/12, Woodend*); Nature Forward (Lisa Alexander, Agent) for tree removal and hardscape alterations. (*Dan Bruechert*)
- J. 10304 Kensington Parkway, Kensington (HAWP #1016525 REVISION) (Kensington Historic District); Paul Longo for revisions to previously approved HAWP for fenestration alterations. (*Rebecca Ballo*)

COMMISSION ACTION:

The Commission heard the following cases.

- I.A 2) 7403 Baltimore Avenue Takoma Park (HAWP #1053854) (Takoma Park Historic District); Pamela Coukos for retroactive fence installation. (Chris Berger)

Speaker: Chris Berger presents the staff report and answers questions from Commissioners. Pamela Coukos (Owner) represents the property and answers questions from the commission.

Deliberations: Comm. Hains makes the motion for approval. Comm. Burditt 2nd.

Motion: Comm. Hains moves to approve the application in accordance with staff recommendations, Comm. Burditt 2^{nds}. (7-1)

Vote: Yea: 7
Nay: 1 (Pelletier)
Abstain: None

Action: Approve the application based on staff recommendations. The fence cap will be metal.

- C. 10212 Montgomery Avenue, Kensington (HAWP #1032588 REVISION) (Kensington Historic District); Karl Voglmayr (William Morris, Architect) for revisions to the previously approved HAWP for comprehensive rehabilitation, new addition, site alterations and grading. (Dan Bruechert) (DEFERRED FROM 12/20/2023)

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

Deliberations: Comm. Burditt proposes to approve the application with conditions by staff and to draft letter to DPS to preserve historic railing. Comm. Hains 2nd. (8-0)

Motion: Comm. Burditt moves to approve the application in accordance with the staff report, and to draft letter to DPS for the preservation of the historic railing, Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve the application in accordance with the staff report, and to draft letter to DPS for the preservation of the historic railing.

II. PRELIMINARY CONSULTATIONS

- A. 10221 Menlo Avenue, Silver Spring (Capitol View Park Historic District); Kenneth A. Gear for construction of new single-family house. (Dan Bruechert)

Dan Bruechert presents the staff report. Kenneth A. Gear, (owner) presents the project, provides testimony and answers questions from the commission.

The commission provides feedback to the applicant and recommends proceeding to a HAWP.

III. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for December 20, 2023.

- A. December 20, 2023

Motion: Comm. Burditt moves to approve the minutes for the December 20th meeting, Comm Sutton 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. OTHER BUSINESS

- A. Commission Items

None

- B. Staff Items

None

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:00 p.m. Wednesday, January 10th, 2024.

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