

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, January 24, 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

(Acting) Chair Burditt, (Acting) V. Chair Hains, Comm. Pelletier, Comm. Doman, Comm. Radu, Comm. Naser, Comm. Galway, and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Sutton was absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Chris Berger, Cultural Resources Planner III; Serena Bolliger, Cultural Resources Planner II; 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 24th, reconvened at 5:35pm. Recapped highlights from last meeting. Acknowledged the receipt of James’ memo from last meeting.

Back to Contributing Resources: For the back of the contributing resources don’t make a distinction in the material characteristics and construction methods. Would not support pressure treated wood that is tongue and groove with presumption it is unpaintable—so long as it is painted it can be approved. Can also do pressure treated for outstanding or master plan sites so long as can be painted. Pressure treated would just need conditions for painting and follow up inspections. Make clear it has to be a smooth, plain, paintable surface. Absolutely no embossing or grain. If it is non historic, it can have decking, and all the newer materials.

For noncontributing houses: do not have to use traditional building methods. Still no embossing or grain on the front. Uniform finish and appearance of the material.

Open question: is there an end condition that we never want to see? (in regards to the conversation regarding Trex/Timbertech). Decided—we don’t ever want to see the edge condition if they use Trex or Timbertech. Will ask to see the details of construction with the applications—i.e. the framing plans. No faux wood grain embossing and no reflective plastic or other material. On the back anything goes if it is not visible from the right of way. If visible, same provisions as the front.

Staff will work up a draft and committee will reconvene at the February 21st meeting.”

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 24, 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. Hains moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Galway 2nds. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

- A. 23515 Frederick Road to 23200 Stringtown Road, Clarksburg (HAWP #1054192) (Clarksburg Historic District); MCDOT (Yasamin Esmaili, Agent) for revisions to retaining wall treatments associated with the previously approved shared-use path. (*Rebeccah Ballo*) **DEFERRED FROM 1/10/24**
- B. 16501 Norwood Road, Sandy Spring (HAWP #1054359) (*Master Plan Site #28/14, Woodlawn*); M-NCPPC Parks (Scott Whipple, Agent) for installation of security cameras and video intercom system. (*Chris Berger*)
- C. ---**DEFERRED**
- D. ---

COMMISSION ACTION:

The Commission heard the following cases.

- D. 22200 Clarksburg Road, Boyds (HAWP #956436 REVISION) (Master Plan Site #13/25, **Cephas Summers House**); Pulte Home Company LLC for revisions to previously approved HAWP. (Chris Berger)

Speaker: Chris Berger presents the staff report and answers questions from Commissioners. Bradley Nicholas (V. President of Construction Operations for Pulte Mid Atlantic Div.) represents the property and answers questions from the commission.

Deliberations: Comm. Doman makes the motion for approval in accordance with staff report and with request for a plaque to be installed to denote complete reconstruction. Comm. Hains 2nd.

Motion: Comm. Doman moves to approve the application in accordance with staff recommendations with the inclusion of the plaque, Comm. Hains 2nds. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve the application based on staff recommendations. Commemorative plaque for reconstruction.

II. PRELIMINARY CONSULTATIONS

- A. 11650 Snowden Farm Parkway, Germantown (HAWP #1053994) (*Master Plan Site #13/19, **Howes Farm***) NECC for construction of new podiums and accessory building construction. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Mohan Karki, Prajwal Regmi, Pramod KC, Prashant Gongal, Ram Shrestha (represent the owner) present the project, provide testimony, and answer questions from the commission. Scott Dykes (neighbor) presents testimony.

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

- B. 9832 Capitol View Avenue, Silver Spring (HAWP #1054442) (Capitol View Park Historic District); Mark Kaufman (Michael Winfield, Agent) for construction of a new single family house. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Michael Winfield (owner) presents the project, provides testimony, and answers questions from the commission. Mark Faulkner, Patricia Mulready, and Sherry Zuckerman (neighbors) present testimony.

The commission provides feedback to the applicant and recommends proceeding to an additional preliminary consultation.

III. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for January 10, 2024.

- A. January 10, 2024

Motion: Comm. Radu moves to approve the minutes for the January 10th meeting,
Comm Hains 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. OTHER BUSINESS

A. Commission Items

Takoma Park Minor Master Plan Public Hearing, Takoma Park Middle School, January
25th, 6-9pm

COMMISSION ACTION:

Action: Staff to prepare letter that aligns with the testimony by V. Chair Burditt from the
Planning Board public hearing.

Motion: Comm. Burditt moves to have staff prepare a letter of support matching the
recommendation by Comm. Burditt, Comm Pelletier 2nd. (8-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

B. Staff Items

None

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission
adjourned at approximately 9:20 p.m. Wednesday, January 24th, 2024.

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