

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, February 21, 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. Hains, Comm. Pelletier, Comm. Doman, Comm. Naser, and Comm. Galway were in attendance.

None joined remotely.

Comm. Dominianni and Radu were 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, and Comm. Doman. The Subcommittee reviewed the draft white paper prepared by staff and offered edits. [At the conclusion of the regular public hearing, the Subcommittee requested that staff circulate the DRAFT with the edits to the Local Advisory Panels and to the full HPC for discussion at a future HPC worksession in 6+ weeks time.]

**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, February 21, 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. (7-0)

Vote: Yea: Unanimous  
Nay: None

Abstain: None

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

- A. 7617 Takoma Avenue, Takoma Park (HAWP #1027485-~~REVISION~~) (Takoma Park Historic District); Richard Weil for partial demolition and construction of a screened in porch. (*Chris Berger*)
- B. 12810 Wisteria Drive, Germantown (HAWP #1056334) (*Master Plan Site #19/13, Madeline V. Waters House*); Lidl US Operations, LLC (Daniel Goodman, Agent) for building demolition. (*Dan Bruechert*)
- C. ---
- D. 43 West Lenox Street, Chevy Chase (HAWP #1057144) (Chevy Chase Village Historic District); Drew Cantor (Mark A. Kramer, Architect) for new construction, fenestration alteration, skylights, new deck, siding installation, and HVAC screening. (*Dan Bruechert*)
- E. 10301 Armory Avenue, Kensington (HAWP #1057271) (Kensington Historic District); Alexis Gurganious McCarthy for new roof, new vent pipe and vents, new pad and HVAC installation. (*Chris Berger*)
- F. 4600 Waverly Avenue, Garrett Park (HAWP #1057416) (Garrett Park Historic District); Town of Garrett Park for sidewalk expansion, retaining wall curb, stairway alterations, and tree removal. (*Chris Berger*)
- G. 230 Park Avenue, Takoma Park (HAWP #1057294) (Takoma Park Historic District); Slater and Ellen Knowles (Brian McCarthy, Architect) for partial demolition and new construction, fenestration alteration, and hardscape alterations. (*Dan Bruechert*)
- H. 51 Walnut Avenue, Takoma Park (HAWP #1057412) (Takoma Park Historic District); Jeffrey Hopkins and Rebecca Smith (Brian McCarthy, Architect) for partial demolition and new construction. (*Dan Bruechert*)
- I. 17201 Norwood Road, ~~Gaithersburg~~ Sandy Spring (HAWP #1056978) (*Master Plan Site #28/13, Norwood*); Jose Thommana (Rebecca Park, Agent) for lighting installation. (*Chris Berger*)
- J. ---
- K. 1 High Street, Brookeville (HAWP #1003919 REVISION) (Brookeville Historic District); Sajid Niazi for revisions to previously approved HAWP for removal of a brick retaining wall and grading. (*Rebeccah Ballo*)

COMMISSION ACTION:

The Commission heard the following cases.

C. 6939 6905 Laurel Avenue, Takoma Park (HAWP #1057051) (Takoma Park Historic District); Ruth Brown for sign installation. (Chris Berger)

Speaker: Chris Berger presents the staff report and answers questions from Commissioners. John Urciolo (owner), Zoe Stern (property manager for John Urciolo), Chris Brown (MotorKat/tenant) represent the property and answer questions from the commission. Lorraine Pearsall (V.P. of Historic Takoma) provides testimony.

Deliberations: Comm. Burditt makes the motion for approval in accordance with the staff report and conditions, with added condition that staff verify the final placement of the conduit, Comm. Hains 2nd.

Motion: Comm. Burditt makes the motion for approval in accordance with staff report and conditions and additional condition, Comm. Hains 2nds. (7-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on staff recommendations with added condition.

J. 7113 Sycamore Avenue, Takoma Park (HAWP #1050155) (Takoma Park Historic District); Fran Burwell (Ben Norkin, Architect) for partial demolition, new second story addition with raised roof, and new roof throughout. (Chris Berger)

Speaker: Chris Berger presents the staff report and answers questions from Commissioners. Ben Norkin (architect) and Fran Burwell (owner) represent the property and answer questions from the commission.

Deliberations: The commissioners are split on their view of the project. Comm. Hains. moves for approval with only the first staff recommended condition, Comm. Doman 2nd. Chair Sutton ask for roll Call Vote.

Motion: Comm. Hains. Moves to approve that application. Comm. Doman 2nd. 2nds. (4-3)

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

Action: Approve the application based on first staff recommendation.

## II. HISTORIC PRESERVATION TAX CREDITS: GROUP I (Chris Berger)

Chris Berger presents Group I of The Historic Preservation Tax Credits with 11 applications amounting to \$161,883.60.

Motion: Comm. Burditt. Moves to approve the tax credits Comm. Galway 2nd. 2nds. (7-0)

III. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for February 7, 2024.

A. February 7, 2024

Motion: Comm. Sutton moves to approve the minutes for the February 7th meeting,  
Comm Hains 2nd. (7-0)

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 8:30 p.m. Wednesday, February 7th, 2024.

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