

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, March 6, 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. Radu, Comm. Doman, 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.

**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, March 6, 2024 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **GREAT SENENCA PLAN BRIEFING**

Planning Department Staff: Maren Hill, Jessica McVary, and Serena Bolliger present the plan to the commissioners.

Motion: V. Chair Burditt moves that staff prepare a letter to forward to the Planning Board, Comm. Pelletier 2nds. (8-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Staff will prepare a letter to forward to the Planning Board on behalf of the Historic Preservation Commission.

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair 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. ---
- B. 7312 Willow Avenue, Takoma Park (HAWP #1055350) (Takoma Park Historic District); Tina Crouse for solar panel installation. (*Dan Bruechert*)
- C. 4609 Waverly Avenue, Garrett Park (HAWP #1054048) (Garrett Park Historic District); Danie Simons and Susan Balamaci (Mark Shaffery, Agent) for swimming pool construction, pool equipment, associated hardscape, and new fence installation. (*Dan Bruechert*)
- D. 7200 Maple Avenue, Takoma Park (HAWP #1055219) (Takoma Park Historic District) Tina Crouse for solar panel installation. (*Dan Bruechert*)
- E. 7338 Piney Branch Road, Takoma Park (HAWP #1057864) (Takoma Park Historic District); Ivan and Mirjana Tokic (Maja Tokic, Architect) for partial demolition and building addition. (*Chris Berger*)
- F. 17715 Meeting House Road, Sandy Spring (HAWP #1057575) (*Master Plan Site #28/11, Sandy Spring Friends Meeting House*); Sandy Spring Monthly Meeting (Miche Booz, Architect) for porch alterations. (*Chris Berger*)
- G. 7328 Piney Branch Road, Takoma Park (HAWP #1058872) (Takoma Park Historic District); Scott Plunkett and Jasleen Kaur (Eric Saul, Architect) for deck demolition, building addition, and deck construction. (*Chris Berger*)
- H. 7305 Baltimore Avenue, Takoma Park (HAWP #1058866) (Takoma Park Historic District); Roger McGary (Avneet Luthra, Agent) for deck demolition and screened-in porch construction. (*Chris Berger*)
- I. 7801 Hampden Lane, Bethesda (HAWP #1058892) (Greenwich Forest Historic District); Thomas Frank & Wendy Edelberg (Luke Olson, Architect) for building addition, areaway construction, retaining wall construction, hardscape alteration, and gutter replacement. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- A. 511 Philadelphia Avenue, Takoma Park (HAWP #1054004) (Takoma Park Historic District); Christopher Khoury (Megan DiNicola, Architect) for partial demolition and construction of new rear addition, fenestration alteration, and roof replacement. (Dan Bruechert)

Speaker: Dan Bruechert presents the project and answers questions from Commissioners. Megan DiNicola (Architect) represents the property and answers questions from the Commission.

Deliberations: Comm. Doman asks questions and makes comments. Comm. Hains moves to approve with the staff recommendation with amendments, Comm. Galway 2nds.

Motion: Comm. Hains moves to approve the application in accordance with staff recommendations, with a modification to Condition#4, and addition of a new Condition #5 to inset the addition 6"-8" on either side. Comm. Galway 2nds. (8-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on staff recommendations with conditions as amended.

III. PRELIMINARY CONSULTATIONS

- A. 8661 Colesville Road, Silver Spring (Silver Spring CBD Historic District); Avante Ellsworth Venture, LLC (Ian Duke, Agent) for residential tower addition. (Dan Bruechert)

Dan Bruechert presents the staff report. Gus Bauman (in person), and Brandon Bell, Esra Soyututan, Gus Bauman, Ian Duke, Jennie LaNoue, Joshua Sloan, Kristen Heggie (rest virtual) attended on behalf of the owner.

The commission provides feedback to the applicant and recommends another preliminary consultation.

- B. 518 Philadelphia Avenue, Takoma Park (HAWP #1059042) (Takoma Park Historic District); Bradley DeGregorio (Richard Vitullo, Architect) for partial demolition, building addition, fenestration alteration, deck construction. (Chris Berger)

Chris Berger presents the staff report. Bradley DeGregorio (owner), Richard Vitullo (architect) represent the owner and present the project, provide testimony, and answer questions from the commission.

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

IV. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for February 21, 2024.

A. February 21, 2024

Motion: Comm. Sutton moves to approve the minutes of the February 21st meeting,  
Comm. Burditt 2nds. (7-0-1)

Vote: Yea: Unanimous  
Nay: None  
Abstain: Radu

V. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

County Executive's CIP Budget Amendment for Hoyles Mill. Comm. Sutton moves HPC write a letter of support for this budget appropriation to structurally stabilize the mill.  
Comm. Burditt 2nds. (8-0)

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:15 p.m. Wednesday, March 6th, 2024.

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