

## **MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, May 8, 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. Naser, Comm. Galway and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Sutton, Comm. Radu and Comm. Doman were absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Chris Berger, Cultural Resources Planner III; John Liebertz, Cultural Resources Planner III were in attendance.

### **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, May 8, 2024 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

**SUBCOMMITTEE ON ALTERNATIVE MATERIALS, FLOORING, ETC.** – 6:00 p.m. in WHQ Second Floor Auditorium

Commission Action: Discussed public comments received to date. The commission leaves as is and recommends guidelines to include credit info distinguishing for HPC and to revisit on an annual basis.

- I. **PUBLIC HEARING & WORKSESSION: LISTING TO THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES AND TO THE MASTER PLAN FOR HISTORIC PRESERVATION – AMENDMENT.** The HPC will take testimony from the public and hold a work session and public hearing on the proposed amendment. (*John Liebertz*)
  - A. **ROMEO AND ELSIE HORAD HOUSE (MIHP# : M:31-87), 2118 UNIVERSITY BOULEVARD WEST, SILVER SPRING, MD 20910**

John Liebertz presented this item at the worksession and public hearing for the Commissioners.

There was no public testimony received. Mr. Liebertz answered questions from the Commissioners. Staff recommended the Commission request the Planning Board list the property to the Locational Atlas and Index of Historic Sites, recommends the Planning Board find the property eligible for listing in the Master Plan for Historic Preservation, and that the Planning Board recommend designation to the Master Plan to the County Council, having found that it meets the relevant criteria in Chapter 24A-3.

COMMISSION ACTION:

Motion: V. Chair Hains moves with staff's recommendation on all three points, Comm. Naser 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the recommendation.

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair Hains moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Dominianni 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

- A. 6710 Westmoreland Avenue, Takoma Park (HAWP #1059492) (Takoma Park Historic District); (Tina Crouse, Agent) for solar panel installation. (*Dan Bruechert*)
- B. **WITHDRAWN**
- C. 15 West Lenox Street, Chevy Chase (HAWP #1065230) (Chevy Chase Village Historic District); 15 West Lenox Street Trust (Amber Phaire, Agent) for hardscape/landscape (pond) installation. (*Chris Berger*)
- D. 18 Hickory Avenue, Takoma Park (HAWP #1068865) (Takoma Park Historic District); Michael Desautels for rafter tail alteration, and gutter installation, ~~and solar panel installation~~. (*Dan Bruechert*)
- E. --- [Pulled for hearing]
- F. **STAFF APPROVED**

- G. 21210 Martinsburg Road, Dickerson (HAWP #1066539) (*Master Plan Site #12/31, **Lawrence White Barn***); Rocklands Livestock Co. (Montgomery Soil Conservation District) for fence, ~~installation~~ water tank, and trough installations. (*Chris Berger*)
- H. 2115 Salisbury Road, Silver Spring (HAWP #1066554) (Linden Historic District); Brett Howard for hardscaping, landscape alteration, gazebo removal, and tree removal. (*Dan Bruechert*)
- I. **MOVED TO III.B**

COMMISSION ACTION:

The Commission heard the following cases.

- E. 7124 Carroll Avenue, Takoma Park (HAWP #1066313 RETROACTIVE) (Takoma Park Historic District); Karen & Russell Pittman for retroactive vinyl fence installation. (Dan Bruechert)

Speaker: Dan Bruechert presents the application. Timothy Pittman (Son of Owner) represents the property, he submits photos and answers questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Chair. Burditt moves to deny the application. Comm. Pelletier 2nds.

Motion: Comm. Burditt moves to deny the application. Comm. Pelletier 2nds. (5-0-1)

Vote: Yea: Comms. Burditt, Pelletier, Naser, Galway, Dominianni  
Nay:  
Abstain: Comm Hains

Action: Deny the application.

III. PRELIMINARY CONSULTATIONS

- A. 9220 Damascus Hills Lane, Damascus (HAWP #1067141) (Master Plan Site #11/21, Rezin Bowman Farm); Daniel Ferenczy for partial demolition, building addition, roof alteration. (*Chris Berger*)

Chris Berger presents the staff report. Daniel Ferenczy (owner) presents the project virtually, provides testimony, and answers questions from the commission.

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

- B. 9220 Damascus Hills Lane, Damascus (HAWP #1067189 RETROACTIVE) (Master Plan Site #11/21, **Rezin Bowman Farm**); Daniel Ferenczy for retroactive fenestration and lights replacement; window openings in the gable ends and installation of composite windows; and fence construction. (*Chris Berger*)

Chris Berger presents the staff report. Daniel Ferenczy (owner) presents the project virtually, provides testimony, and answers questions from the commission.

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

IV. HISTORIC PRESERVATION TAX CREDITS: GROUP III (Dan Bruechert, Chris Berger)

Action: Approval of the Historic Preservation Tax Credits in Group III.

Motion: Comm. Hains moves to approve the Historic Preservation Tax credits in Group III, Comm. Galway 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for April 3, 2024 and April 17, 2024.

A. April 3, 2024 and April 17, 2024

Motion: Comm. Galway moves to approve the minutes of the April 3, 2024 and April 17, 2024 meetings, Comm. Pelletier 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

Staff requests HPC permission to draft a letter supporting the Great Seneca Plan to be sent to the County Council. Chair. Burditt moves to approve the letter, Comm Hains 2nd.

B. Staff Items

None

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:45 p.m. Wednesday, May 8th, 2024.

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