

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, June 12, 2024

Maryland-National Capital Park and Planning Commission  
Montgomery Regional Office Auditorium  
2425 Reedie 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. Radu, and Comm. Galway, were in attendance.

None joined remotely.

Comm. Sutton, Comm. Doman, Comm. Dominianni were absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Chris Berger, Cultural Resources Planner III; Kevin Manarolla, Planner Technician II 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, June 12, 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: (Acting) V. Chair Hains moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Naser 2nds. (6-0)

Vote:    Yea:        Unanimous  
          Nay:        None  
          Abstain:   None

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

- A. 108 Water Street, Brookeville (HAWP #1068951) (Brookeville Historic District); Jennifer and Nicholas Roy for hardscape alterations. *(Chris Berger)*
- B. ---
- C. **MOVED TO PRELIMINARY CONSULTATION**
- D. 9819 Capitol View Avenue, Silver Spring (RETROACTIVE HAWP #1070209 and #1070207 ) (Capitol View Park Historic District); Bruce Cohen for after-the-fact hardscape and siding alterations. *(Dan Bruechert)*.
- E. 7301 Holly Avenue, Takoma Park (HAWP #1070729) (Takoma Park Historic District); Stephen Smith and Jacqueline Newell for door replacements on rear. *(Dan Bruechert)*
- F. ---
- G. 7502 Carroll Avenue, Takoma Park (HAWP #1071522) (Takoma Park Historic District); Ann Elizabeth Flanagan for installation of HVAC and storm windows, fence alteration. *(Dan Bruechert)*
- H. 19811 Darnestown Road, Beallsville (HAWP #1071643) (Beallsville Historic District); Montgomery County Parks Dept. (Scott Whipple, Agent) for shed demolition, basement level alterations, grading, new door installation, other alterations. *(Chris Berger)*
- I. 9220 Damascus Hills Lane, Damascus (RETROACTIVE HAWP #1071680) *(Master Plan Site #11/21, **Rezin Bowman Farm**)*; Daniel Ferenczy for after-the-fact fence installation, window alterations, door alterations, ~~new lighting installation of new lighting~~ and proposed window casing alteration and fenestration installation. *(Chris Berger)*
- J. 7344 Carroll Avenue, Takoma Park (HAWP #1071722) (Takoma Park Historic District); Jon Bateman (Richard Vitullo, Architect) for fenestration and door alterations, hardscape alterations. *(Dan Bruechert)*
- K. 10304 Montgomery Ave, Kensington (HAWP #1060765 REVISION) (Kensington Historic District); Jeff and Gloria Capron (Luke Olson, Architect) for enlarged areaway and fenestration alterations. *(Chris Berger)*

COMMISSION ACTION:

The Commission heard the following cases.

- B. 3705 Underwood Street, Chevy Chase (HAWP #1068796) (Master Plan Site #35/91, WELSH HOUSE); Jacqueline and Rich Renz (Valerie with Capital Fence Inc., Agent) for fence installation. *(Chris Berger)*

Speaker: Chris Berger presents the staff report. Rich Renz (Owners) and Luke Olson (Agent) represent the property and answers questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. (Acting) V. Chair. Hains moves to approve with a commission condition of a 4 ft. solid board fence with a max of 6 ft of height, and the staff recommendation. Comm. Pelletier 2nds. (6-0)

Motion: Comm. Hains moves to approve the application with the condition of a 4 ft. solid board fence with a max of 6 ft of height and in accordance with staff recommendations. Comm. Pelletier 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on commission and staff recommendations.

F. 25 Hesketh Street, Chevy Chase (RETROACTIVE HAWP #1071279) (Chevy Chase Village Historic District); Whitney VanMeter (James Holly, Agent) for after-the-fact roof replacement, new gutters, material alteration. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Whitney VanMeter (Owner) and James Holly (Agent) represent the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. (Acting) V. Chair. Hains moves to approve with the staff recommendation Comm. Naser 2nds.

Motion: Comm. Hains moves to approve the application in accordance with staff recommendations. Comm. Naser 2nds. (5-1)

Vote:	Yea:	Burditt, Radu, Hains, Naser, Galway
	Nay:	Pelletier
	Abstain:	None

Action: Approve the application based on commission and staff recommendations.

## II. PRELIMINARY CONSULTATIONS

A. 6700 Needwood Road, Derwood (HAWP #1071486) (Master Plan Site #22/35, Needwood); Montgomery County Parks Dept. (Eileen Emmet, Agent) for exterior building alterations for ADA compliance accessibility improvements, tree removals, and other alterations. (Chris Berger)

Chris Berger presents the staff report. Eileen Emmet (agent) presents the project, provides testimony, and answers questions from the commission.

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

- B. 7406 Maple Avenue, Takoma Park (HAWP #1071301) (Takoma Park Historic District); Ann Shalleck and James Klein (Paul Treseder, Architect) for partial demolition, fenestration alteration, construction of new rear addition, hardscape alterations. (Dan Bruechert)

Dan Bruechert presents the staff report. Ann Shalleck and James Klein (owner) and Paul Treseder (architect) present the project, provide testimony, and answer questions from the commission.

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

- C. 200 Market Street, Brookeville (HAWP #1070413) (Brookeville Historic District); Claire Fuller (owner) for demolition and new deck construction. (Chris Berger)

Chris Berger presents the staff report. Andrew Fuller (owner) Lamont Green (contractor) present the project, provide testimony, and answer questions from the commission.

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

- D. 25 Montgomery Avenue, Takoma Park (HAWP #1070502) (Takoma Park Historic District); Steven Edminster (Bill Gunnulfsen, Agent) for fence installation. (Dan Bruechert)

Dan Bruechert presents the staff report. Steven Edminster and Laura Kaufman (owners) present the project, provide testimony, and answer questions from the commission.

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

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

COMMISSION ACTION:

Action: Approval of the tax credit group 5 of which there are 14 applications with a total of \$515,456.34 in approved work.

Motion: Comm. Hains moves to approve group 5 of the tax credit review for work in 2023. Comm. Radu 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

IV. WORKSESSION AND ADOPTION OF HPC POLICY NO. 24-01 FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING

Discussion of the new policy about substitute materials final deferred to the June 12. The commission requested the subcommittee to meet again on May 8<sup>th</sup> to review the public testimony submitted to date. The commission closed the public record for the item at that May meeting.

COMMISSION ACTION:

Action: Approval of the policy for substitute materials.

Motion: Comm. Pelletier moves to adopt the policy and for staff to prepare an illustrated guide and guidelines. Also directs staff to return with a report in 18 months- 2 years that will discuss how implementation has gone for the new policy. Comm. Hains 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for May 8, 2024 and May 22, 2024.

- A. May 8, 2024
- B. May 22, 2024 [Deferred to June 26<sup>th</sup>.]

Motion: Comm. Burditt moves to approve the May 8, 2024 minutes and to defer the approval of the May 22nd minutes to the June 26th meeting. Comm. Hains 2nds. (6-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

B. Staff Items

Reminder that June is the end of the fiscal year.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:00 p.m. Wednesday, June 12th, 2024.

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