

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, October 9, 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

Chair. Sutton, V. Chair. Burditt, Comm. Hains, Comm. Pelletier, Comm. Doman, Comm. Naser, and Comm. Galway were in attendance.

None joined remotely.

Comm. Radu and Comm. Dominianni were absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Laura DiPasquale, 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, October 9, 2024 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

- I. PROVIDE ADVICE TO THE COUNTY EXECUTIVE & MARYLAND HISTORICAL TRUST ON NATIONAL REGISTER NOMINATION River Road Unitarian Church (M: 35-214), 6301 River Road, Bethesda, MD. The HPC will consider all evidence in the record and advise the County Executive as to whether this resource should be included in the National Register of Historic Places.

COMMISSION ACTION:

Motion: Chair Sutton recommends nomination to the National Register, V Chair Burditt 2nds.
(7-0)

- II. **HISTORIC AREA WORK PERMITS**

COMMISSION ACTION:

Motion: Chair Sutton moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Burditt 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

- A. 7006 Carroll Avenue, Takoma Park (HAWP #1077218) (Takoma Park Historic District); Thuy-Tu Tran for sign installation. *(Laura DiPasquale)*
- B. 309 Market Street, Brookeville (HAWP #1075954) (Brookeville Historic District); Matthew Keller, Building Solutions LLC for demolition of shed, stone wall, and tree removal. *(Rebeccah Ballo)*
- C. ---
- D. 28 Hickory Avenue, Takoma Park (HAWP #1084454) (Takoma Park Historic District); Timothy Dowd (Tina Crouse, Agent) for solar panel installation. *(Laura DiPasquale)*
- E. 11 East Irving Street, Chevy Chase (HAWP #1084673) (Chevy Chase Village Historic District); Neal Thompson (Henry Chuang, Architect) for door replacement. *(Dan Bruechert)*
- F. 5918 Cedar Parkway, Chevy Chase (HAWP #1084766) (Chevy Chase Village Historic District); Rebecca and Rob Nichols (Angela Koloszar, Agent) for construction of pergola. *(Dan Bruechert)*
- G. 2130 Spencerville Road, Spencerville (HAWP #1077198 REVISION) *(Master Plan Site #15/75, William Phair House)*; Antonio Escobar for revision to construct a new fence. *(Dan Bruechert)*
- H. 316 Tulip Avenue, Takoma Park (HAWP #1085063) (Takoma Park Historic District); Jill Feasley (Tina Crouse, Agent) for solar panel installation. *(Laura DiPasquale)*
- I. 34 Columbia Avenue, Takoma Park (HAWP #1085271) (Takoma Park Historic District); Dave Groberg (Tina Crouse, Agent) for solar panel installation. *(Laura DiPasquale)*
- J. 15 West Lenox Street, Chevy Chase (HAWP #1085874) (Chevy Chase Village Historic District); 15 West Lenox Street Trust (Amber Phaire, Agent) for fence installation. *(Dan Bruechert)*

- K. 9919 Sutherland Road, Silver Spring (HAWP #1086318) (Polychrome Historic District); Megan Wulf (Jane Ferren, Agent) for fence replacement and new fence installation. (*Dan Bruechert*)
- L. 7425 Carroll Avenue, Takoma Park (HAWP #1086430) (Takoma Park Historic District); Brendan Smith (Tina Crouse, Agent) for solar panel installation. (*Laura DiPasquale*)
- M. ---
- N. 11 Columbia Avenue, Takoma Park (HAWP #1086775) (Takoma Park Historic District); Ronald Levine (Juan Hernandez, Agent) for construction of screened porch. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- C. 3820 Warner Street, Kensington (RETROACTIVE HAWP #1086425) (Kensington Historic District); Community Options (Destinie Smith, Agent) for after the fact window replacements, driveway alterations. (*Laura DiPasquale*)

Speaker: Laura DePasquale presents the staff report. Destinie Smith (agent) represent the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Comm. Burditt moves to approve the driveway paving in accordance with staff recommendation and with Chapter 24.A.8.b.1 and 5. And deny the changes to the windows. Comm. Hains 2nds.

Motion: V. Chair. Burditt moves to approve the driveway paving in accordance with Chapter 24.A.8.b.1 and 5, and to deny the windows, and in accordance with staff recommendations. Comm. Hains 2nds. (7-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on commission and staff recommendations and partial denial for windows.

- M. 3904 Washington Street, Kensington (HAWP #1086622) (Kensington Historic District); Al Carr (Henry Carrasco, Agent) for installation of solar shingle roof. (*Laura DiPasquale*)

Speaker: Rebecca Ballo gave a brief synopsis of the issue the owner wished to discuss. Al Carr (owner), requested that the Commission consider the solar shingles roofs as eligible for the County's historic preservation tax credit.

Deliberations: The Commissioners asks questions and make comments. V. Chair Burditt moves to approve the project in accordance with staff recommendation and Chapter 24.A.8.b. Comm. Hains 2nds.

Motion: V. Chair. Burditt moves to approve the application in accordance with staff recommendations. Comm. Hains 2nds. (7-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: Approve the application based on commission and staff recommendations. Further, the Commission requested that staff bring information forward as a discussion item at the November 12th HPC meeting so that the Commission could give guidance as to whether or not solar shingle roofs could qualify in whole or in part for the County's historic preservation tax credit.

III. PRELIMINARY CONSULTATIONS

- A. 10012 Menlo Avenue, Silver Spring (HAWP #1086783) (Capitol View Park Historic District); Alpha Houses LLC (Salem Badawy, Agent) for partial demolition, construction of new two-story, rear addition, and tree removal. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Salem Badawy (Agent) presents the project, provides testimony, and answers questions from the commission.

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

- B. 8827 Hawkins Lane, Chevy Chase (HAWP #1086808) (Hawkins Lane Historic District); Adisra Jittipun for building addition, trim and siding replacement, and window replacement. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Adisra Jittipun (owner) present the project, provides testimony, and answers questions from the commission.

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

IV. HISTORIC PRESERVATION TAX CREDITS GROUP VIII (*Dan Bruechert, Laura DiPasquale*)

Action: Comm. Sutton moves to approve Group 8 of the tax credits, which consists of 8 applications for \$212,842.00, and to forward the report for all groups to the

finance office. V. Chair. Burditt 2nds. (7-0)

Motion: Comm. Sutton moves to approve Group 8 and to forward the report for all groups to the finance office. 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for September 18, 2024.

A. September 18, 2024 (if available)

Motion: V. Chair Burditt moves to approve the minutes of the September 18th meeting. Comm. Hains 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

1. Adoption of the 2025 HPC Meeting Calendar

Action: Approval of the meeting calendar for 2025.

A. Meeting Calendar for 2025

Motion: Chair. Sutton moves to approve the meeting calendar for 2025. V. Chair Burditt 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

2. Initiative for the Smithsonian for the restoration of the Scotland AME
Zion Church

3. Montgomery County History Conference notice.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:00 pm Wednesday, October 9th, 2024.

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