

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, November 13, 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. Doman, and Comm. Galway were in attendance.

None joined remotely.

Comm. Sutton, Comm. Naser, 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, November 13, 2024 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **APPOINTMENT OF MARK FAULKNER TO CAPITOL VIEW PARK LAP**

Action: Acting V. Chair Hains moves to approve the appointment of Mr. Faulkner to the LAP.
Comm Galway 2nds. 5-0

Motion: Acting V. Chair Hains moves to approve the new appointment to the Capital View Park LAP. Comm. Galway 2nds. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

II. 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. Doman 2nds. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

A. POSTPONED

B. 44 Columbia Avenue, Takoma Park (HAWP #1088772) (Takoma Park Historic District); JJ Kaye (Afra Farry, Architect) for partial demolition, construction of new rear addition and deck, fenestration alterations, and tree removal. (*Laura DiPasquale*)

C. 3807 Williams Lane, Chevy Chase (HAWP #1088533) (*Master Plan Site #35/77*, **Frank Simpson House**); Peter Bass (Tina Crouse, Agent) for solar panel installation. (*Laura DiPasquale*)

D. 8537 Georgia Avenue, Silver Spring (HAWP #1088950) (*Master Plan Site #36/07*, **Silver Theatre and Shopping Center**); Dan Gan for new sign installation. (*Dan Bruechert*)

E. 7419 Carroll Avenue, Takoma Park (HAWP #1090289) (Takoma Park Historic District); Brian McCarthy for tree removal. (*Dan Bruechert*)

F. 7835 River Road, Bethesda (HAWP # 1092363 **PENDING**) (*Master Plan Site #29/40*, **Magruder Blacksmith Shop**); 7835 River Road LLC (Constatine Stefanou, Agent) for fenestration alterations. (*Laura DiPasquale*)

G. 10700 Columbia Pike, Silver Spring (HAWP #1090544 **RETROACTIVE**) (*Master Plan Site #33/22*, **Robert B. Morse Complex**); Montgomery Parks Foundation (Katie Rictor, Agent) for after the fact approval of commemorative bench and hardscape. (*Laura DiPasquale*)

H. 10939 Montrose Avenue, (HAWP #1088289) (Garrett Park Historic District); Andrea Rose for new deck construction. (*Dan Bruechert*)

I. 6700 Needwood Road, Derwood (HAWP #1071486) (*Master Plan Site #22/35*, **Needwood**); Montgomery County Parks Dept. (Eileen Emmet, Agent) for building

alterations for ADA accessibility improvements, tree removals, and other alterations. *(Laura DiPasquale)*

- J. 3806 Williams Lane, Chevy Chase (HAWP #~~1091213~~ ~~PENDING~~) (*Master Plan Site #35/76, **Williams-Wirgman House***); Armando Olivares (Luke Olson, Architect) for partial demolition, construction of new two-story rear addition, construction of new detached accessory structure. *(Laura DiPasquale)*

III. PRELIMINARY CONSULTATIONS

- A. 38 Philadelphia Avenue, Takoma Park (HAWP #1082111) (Takoma Park Historic District); DTP RE Fund 3 LLC (Richard Vitullo, Architect) for construction of new second story and new two story rear addition with basement. *(Dan Bruechert)*

Dan Bruechert presents the staff report. Richard Vittulo (architect) and Mercedes Peters (owner) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal for the new construction when returning for a HAWP.

- B. 15114 Barnesville Road Boyds (HAWP #1087171) (Boyds Historic District); SRK LLC (Jesse Tarr, Agent) for new ADA access, porch alterations, fenestration alterations and other work. *(Laura DiPasquale)*

Laura DiPasquale presents the staff report. Jose Leguna (project manager) and Joe Alonzo (architect) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal for the new construction when returning for a HAWP.

- C. 4023 Jones Bridge Road, Chevy Chase (*Master Plan Site #35/56, **Hurley-Sutton House***); Tatyana Baytler for new garage and deck construction. *(Dan Bruechert)*

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

The commission provides feedback to the applicant and recommends the applicant revise the connection of the house to the garage, and that the closing of porch is not appropriate. The commission recommends returning for another preliminary consultation with the recommended revisions.

- D. 9 East Kirke Street, Chevy Chase (HAWP #1088722) (Chevy Chase Village Historic District); Christopher and Kathleen Matthews (Michael Patrick, Architect) for partial demolition, new one-story addition, new garage, grading and associated hardscape alterations. *(Dan Bruechert)*

Dan Bruechert presents the staff report. Michael Patrick (architect) Michael Mizarus (architect) present the project, provides testimony, and answers questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make minor alterations and to return for a HAWP.

- E. 920 Old Bucklodge Lane, Boyds (*Master Plan Site #18/12, White Carlin Farm*); Charles Bergmann for roof replacement. *(Dan Bruechert)*

Dan Bruechert presents the staff report. Carroll Bergmann (owner) and Chuck Bergmann (owner) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends that this prelim to deferred to the December 18th meeting of the HPC.

- F. 8601 Cameron Street, Silver Spring (*Master Plan Site #36-13, Tastee Diner*); 8676 Georgia Avenue, LLC (Stacy Silber, Architect) for building relocation and new construction. *(Dan Bruechert)*

Dan Bruechert presents the staff report. Stacy Silber (attorney) Brian Cochran (owner) Will Ikler (owner) Paul Kiminski (owner) Andy Adams (architectural historian) Daniel Sideman (architect) Ronni Ilee (architect) Michael Katul (architect) Trini Rodgers (architect) present the project, provides testimony, and answers questions from the commission. Deborah Chalfie (preservation chair with The Art Deco Society) presents testimony.

The commission will draft a letter of support for this project to the Planning Board, and provides feedback to the applicant and recommends the applicant make a proposal for demolition and new construction to return for a HAWP.

- G. 3934 Baltimore Street, Kensington (Kensington Historic District); Mark and Maureen Shaheen (Chris Lapp, Architect) for partial demolition and construction of new rear addition. *(Laura DiPasquale)*

Laura DiPasquale presents the staff report. Chris Lapp (architect) Maureen Shaheen (owner) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal and to return for a HAWP.

IV. DISCUSSION OF SOLAR SHINGLE ROOFS AND TAX CREDITS (*Dan Bruechert*)

Action: Chair Burditt request the discussion of this item to be deferred to the next meeting.

Motion: Item discussion is deferred to the December 4th meeting.

Vote: Yea:
Nay: None
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for October 9, 2024 and October 23, 2024.

- A. October 9, 2024
- B. October 23, 2024 (if available)

Motion: Approval of the meeting minutes are deferred to the next meeting.

Vote: Yea:
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

None

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 11:10 pm Wednesday, November 13th, 2024.

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