

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, December 4, 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, (Acting) V. Chair. Hains, Comm. Pelletier, Comm. Doman, Comm. Naser, Comm. Dominianni, and Comm. Galway were in attendance.

None joined remotely.

Comm. Burditt and Comm. Radu were absent.

Rebecca Ballo, Historic Preservation Supervisor (attended virtually); 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, December 4, 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. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

- A. 5 Montgomery Avenue, Takoma Park (HAWP #1091028) (Takoma Park Historic District); Leah Rood (Jesse Karpas, Agent) for hardscape alteration and fence installation. *(Laura DiPasquale)*
- B. POSTPONED
- C. ---
- D. 7304 Maple Avenue, Takoma Park (HAWP #1091493) (Takoma Park Historic District); Haluk Ergun and Lucy Mikulak for installation of deer fence. *(Dan Bruechert)*
- E. 2 E. Kirke Street, Chevy Chase (HAWP #1092794) (Chevy Chase Village Historic District); Cary Umhau (Wyant Heating and Air, Agent) for installation of HVAC unit. *(Dan Bruechert)*
- F. 501 Tulip Avenue, Takoma Park (HAWP #1092690) (Takoma Park Historic District); Matt Graham and Sally Tracy (Richard Vitullo, Architect) for fenestration alterations. *(Dan Bruechert)*
- G. 19010 Fisher Avenue, Poolesville (HAWP #1093105) (*Master Plan Site #17/12, **Valhalla***); Monika Palmore (Thomas Taltavull, Architect) for ~~new gutters~~, partial demolition and construction of new addition, removing siding and restoration of exterior walls. *(Laura DiPasquale)*
- H. 2240 Brighton Dam Road, Brookeville (HAWP # 1094633) (*Master Plan Site #23/82, **Grafton Holland Farm***); Duane and Rachel Epperly for installation of heavy use area pad. *(Laura DiPasquale)*
- I. 15021 Rocking Spring Drive, Rockville (HAWP #1093162) (*Master Plan Site #27/01, **Rock Spring***); Sadiq Ansari for front door replacement. *(Laura DiPasquale)*
- J. 5 Hickory Avenue, Takoma Park (HAWP #1093169) (Takoma Park Historic District); Nicholas Wadhams (Lisa Rigazio, Architect) for partial demolition, construction of new rear addition and screened porch. *(Laura DiPasquale)*
- K. 10113 Grant Avenue, Silver Spring (HAWP # 1093001) (Capitol View Park Historic District); Daniel Cafritz (Laurence Cafritz Builders, Architect) for deck demolition and construction of new rear addition. *(Dan Bruechert)*
- L. 23343 Frederick Road, Clarksburg (HAWP #1095490) (Clarksburg Historic District); Sherwin Wells for construction of new single family house, with associated grading, tree removals, and driveway/hardscape installation. *(Rebecca Ballo)*

COMMISSION ACTION:

The Commission heard the following cases.

- C. 10012 Menlo Avenue, Silver Spring (HAWP #1086783) (Capitol View Park Historic District); Alpha Houses LLC (Salem Badawy, Agent) for construction of addition, hardscape alteration, tree removal, and fence installation. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Salem Badawy (agent) represents the property and answers questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Chair. Sutton moves to approve the project in accordance with staff recommendation. Comm. Pelletier 2nds. Sutton calls a roll call vote.

Motion: Chair. Sutton moves to approve the application in accordance with staff recommendations. Comm. Pelletier 2nds. Chair Sutton calls for a roll call vote. (6-0-1)

Vote: Yea: Comms. Naser, Pelletier, Galway, Doman, Dominianni, Sutton
Nay: None
Abstain: Comm. Hains

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

II. PRELIMINARY CONSULTATIONS

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

Dan Bruechert presents the staff report. Adisra Jittipun (applicant) presents the project, provides testimony, and answers 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.

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

Action: The commission discusses the eligibility of a solar panel installation project. They replacement of the roof itself and the installation of solar panels are discussed and examined individually.

Motion: Installation of solar is not a tax credit eligible expense while the roof replacement beneath may be eligible. Staff can help the applicant verify eligibility of their project.

Vote: Yea: Unanimous
Nay: None
Abstain: None

IV. MINUTES

COMMISSION ACTION:

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

- A. October 9, 2024
- B. October 23, 2024

Motion: Chair. Sutton moves to approve the minutes of the October 9th and October 23rd meetings. (Acting) V. Chair Hains 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

COMMISSION ACTION:

Action: Approval of the meeting minutes for November 13, 2024 minutes.

- C. November 13, 2024 (if available)

Motion: Comm. Doman moves to approve the minutes of the November 13, 2024 meeting. (Acting) V. Chair Hains 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

None

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:50 pm Wednesday, December 4th, 2024.

Minutes of November 13, 2024
Montgomery County Historic Preservation Commission

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