

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, January 8, 2025

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. Radu, Comm. Pelletier, Comm. Doman, Comm. Dominianni, and Comm. Galway were in attendance.

None joined remotely.

Chair. Sutton and Comm. Naser were absent.

Rebecca Ballo, Historic Preservation Supervisor; John Liebertz, Cultural Resources Planner III; Dan Bruechert, Cultural Resources Planner III; and 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, January 8, 2025 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. SELECTION OF OFFICERS FOR CALENDAR YEAR 2025

COMMISSION ACTION:

Motion: Comm. Doman nominates Comm. Burditt as Chair. and Comm. Hains as V. Chair for 2025. Comm. Radu 2nds. (7-0)

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

Action: The commission appoints Comm. Burditt to Chair. and Comm. Hains to V. Chair for 2025.

II. PUBLIC HEARING & WORKSESSION: LISTING TO THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES AND TO THE MASTER PLAN FOR HISTORIC PRESERVATION — AMENDMENT (John Liebertz)

- A. COMMUNITY OF FAITH UNITED METHODIST EPISCOPAL CHURCH (M:13-48), 22420 FREDERICK ROAD, CLARKSBURG, MD 20871
- B. CLARKSBURG HEIGHTS (M:13-61), 12700-12712 RUNNING BROOK DRIVE, CLARKSBURG, MD 20871

Testimony: Cecile Forman and Rev. Sherry Gooden speaking for the applicant. Karen Walker, property owner in Clarksburg Heights, speaks remotely, in support of the designation.

COMMISSION ACTION:

Motion: V. Chair Hains moves to recommend designation to the Locational Atlas to the Planning Board and for Planning Board and Council to list to the Master Plan for Historic Preservation, finding the district and site meet the designation criteria as recommended by staff. Comm. Radu 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Recommend designation to the Locational Atlas to the Planning Board and for Planning Board and Council to list to the Master Plan for Historic Preservation, finding the district and site meet the designation criteria as recommended by staff

III. 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. Galway 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve all HAWPs as cited below in accordance with the Secretary of Interior Standards, with Chapter 24.A and with conditions by staff.

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- A. 515 Philadelphia Avenue, Takoma Park (HAWP #1093441) (Takoma Park Historic District); Brad Crist (SBC Landscaping, Agent) for removal of partially enclosed rear stoop and construction of rear screened porch. *(Laura DiPasquale)*
- B. ---
- C. ---
- D. 3932 Washington Street, Kensington (HAWP #1095479) (Kensington Historic District); Dejan Bujak for tree removal. *(Laura DiPasquale)*
- E. ---
- F. 19820 White Ground Road, Boyds (HAWP #1050805 REVISION) (Boyds Historic District); Danilza Garcia for revisions to previously approved HAWP for foundation cladding on new house and tree removals. *(Laura DiPasquale)*
- G. 24 Quincy Street, Chevy Chase (HAWP #1096917) (Chevy Chase Village Historic District); Holley Meers (David Easterday, Architect) for partial demolition and construction of new addition. *(Dan Bruechert)*
- H. ---
- I. 3904 Washington Street, Kensington (HAWP #1097491) (Kensington Historic District); Al Carr for fence installation. *(Laura DiPasquale)*
- J. 8000 Overhill Road, Bethesda (HAWP #1040897 REVISION) (Greenwich Forest Historic District); Anil Gupta & Haiyan Wang (Luke Olson, Architect) for revision to previously approved HAWP for hardscape, fenestration, and porch roof alterations. *(Dan Bruechert)*
- K. 3934 Baltimore Street, Kensington (HAWP #1098121 ~~PENDING~~) (Kensington Historic District); Mark and Maureen Shaheen (Chris Lapp, Architect) for partial demolition, construction of new addition, tree removal, hardscape alterations, other alterations. *(Laura DiPasquale)*

COMMISSION ACTION:

The Commission heard the following cases.

- B. 7305 Holly Avenue, Takoma Park (HAWP #1093419) (Takoma Park Historic District); Frederick Fence Co. (Laura Braden, Agent) for fence replacement. *(Laura DiPasquale)*

Speaker: Laura DiPasquale presents the staff report. Brody Barger (owner) represents the property and answers questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Comm. Doman moves to approve the project without the staff recommendation of a fence height of 4 feet, where 6 feet will be fine. Comm. Pelletier 2nds.

Motion: Chair. Doman moves to approve the application in accordance without the staff recommendation. Comm. Pelletier 2nds. Chair Burditt calls for a roll call vote. (5-2)

Vote: Yea: Comms. Pelletier, Galway, Doman, Dominianni, Burditt
Nay: Comms. Galway and Hains
Abstain: None

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

C. 9403 Warren Street, Silver Spring (HAWP #1092049) (Linden Historic District); Cynthia Milloy for fenestration alterations, partial demolition and construction of a new addition. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Cynthia and William Milloy (owners) represent the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. V. Chair. Hains moves to defer the applicant for a preliminary design review. Comm. Doman 2nds.

Motion: V. Chair. Hains moves to defer the application to a future preliminary design review. Comm. Doman 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

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

E. 20 West Lenox Street, Chevy Chase (HAWP #1095563) (Chevy Chase Village Historic District); Dan Coughlan (Scott Freedman, Agent) for hardscape alterations, installation of in-ground pool, new fence. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Dan Coughlan (owner) represents the property and answers questions for the Commission. Meridith Wellington speaks as a member of the public.

Deliberations: The Commissioners asks questions and make comments. V. Chair. Hains moves to defer the applicant to a future meeting for a new application with the fence recommendations and for the letter from Chevy Chase Village. Comm. Pelletier 2nds.

Motion: V. Chair. Hains moves to defer the applicant to a future meeting for a new application with the fence recommendations and for the letter from Chevy Chase Village and the arborist. Comm. Pelletier 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Defer the applicant to a future meeting for revised fence and letter from the Chevy Chase Village.

H. 8827 Hawkins Lane, Chevy Chase (HAWP #1086808) (Hawkins Lane Historic District); Adisra Jittipun for partial demolition, building addition, window replacement, and hardscape alteration. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Adisra Jittipun (owner) represents the property and answers questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. V. Chair. Hains moves to defer the applicant to a future meeting to allow them to submit a new application. Chair. Burditt 2nds.

Motion: V. Chair. Hains moves to defer the applicant to a future meeting for a new HAWP. Chair. Burditt 2nds. (7-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

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

IV. PRELIMINARY CONSULTATIONS

A. 2500 Holman Avenue, Silver Spring (HAWP #1097561) (Forest Glen Historic District); Partap Verma for construction of two new single family houses. (Laura DiPasquale)

Laura DiPasquale presents the staff report. Partap Verma (contract purchaser) presents the project, provides testimony, and answers questions from the commission.

The commission provides feedback to the applicant and recommends the applicant to proceed with an updated preliminary consultation

B. 10220 Capitol View Avenue, Silver Spring (HAWP #1093444) (Capitol View Park Historic District); Skaft Development Group (Augusto Tono, Architect) for construction of two-story rear addition. (Dan Bruechert)

Dan Bruechert presents the staff report. Augusto Tono (architect) 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 and return for a HAWP.

- C. 11 Quincy Street, Chevy Chase (HAWP #1097543) (Chevy Chase Village Historic District); Malcom & Kelly Little (Henry Chuang, Architect) for demolition of existing house and construction of new single family house. (Dan Bruechert)

Dan Bruechert presents the staff report. Henry Chuang (architect) 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 when returning as a HAWP.

V. MINUTES

COMMISSION ACTION:

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

A. December 18, 2024

Motion: Comm. Dominianni moves to approve the minutes of the December 18th meeting with the amendment that the motion for the HAWPs approval was made by V. Chair Burditt and not Chair. Sutton. Comm. Doman moves approval with the amendment for correction. Chair Burditt 2nds. (7-0)

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

Rebecca Ballo provides updates for History Day.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 11:45 pm Wednesday, January 8th, 2025.

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