

**MINUTES of the March 15, 2022. MEETING of the Commission
(via Zoom)**

March 15, 2022

Adopted: April 19, 2022

Members Present: The meeting began at approximately 7:30 p.m. Bob Booher, Wendy Harris, Jeff McCrehan, David Stopak, Mimi Styles, and Darrell Anderson (council liaison) were present.

1.1 Approval of Agenda

Minor amendments to the proposed agenda were proposed, and the revised agenda was unanimously approved.

1.2 Adoption of Minutes

The minutes of the November 16, 2021 meeting, the January 18, and the February 15 HPC meetings were reviewed and unanimously adopted.

2.1 Review of Projects

2.1.1 410 4th Avenue – Kirk Greenway and Misook Uh presented their proposed project for an addition to their home. Architect Scott H. Allen also participated in the preliminary review of the project. The homeowners confirmed their project is on the agenda for the April Planning Commission Meeting, as they seek clarity about the feasibility of the project considering the issue of an increase in the degree of non-compliance (the current structure has front setbacks concerns).

HPC fully supports the homeowner’s project as the thoughtful, modest changes of the proposed plan will greatly enhance the livability of the cottage, ensuring its long-term survivability.

2.1.2 342 Ridge Road – HPC reviewed the proposed rear/side addition at 342 Ridge Road. *(Reminder: through an administrative oversight, homeowner Lisa Bielen’s building permit application dated February 3 was not forwarded to HPC for review until February 28. Thus it was reviewed at the next regularly scheduled monthly meeting of the HPC on Tuesday, March 15 rather than at the February meeting).* Neither the homeowner nor the architect was present for

the review. HPC will make it a priority to quickly finalize its review and provide it to the homeowner and Planning Commission.

2.1.3 207 Maple Avenue – Bruce Daggy had requested an informal consultation about plans to add glazing to an existing screened porch that faced Maple Avenue. HPC opted to provide the homeowner with a written Preliminary Review of the proposed change since the Planning Commission might consider the change from a screened porch to what could be characterized a sunroom to require a building permit, and in that case a written review by HPC would also be required.

3.1 TC Report – As customary, Darrell provided a written summary of the monthly Council Meeting and provided further details and the opportunity for discussion at the HPC Meeting.

EV charging Stations: The contract for EV charging stations has not yet been finalized. John Compton and Dave Cosson will handle further discussions with Pepco. Dave reported on the very positive experience of Takoma Park in their interactions with Pepco, as well as their less positive experience with contractor EVI.

Bond Issue for Stormwater Management: There's a good chance for \$250,000 in storm management funds. Town will likely need to provide some matching funds, but these might be covered, at least partially, by grants. Gray Yachup is working to identify a consultant to work on the project.

Landscape Maintenance: Decision is pending, but expected soon, on the four bids received to date. RFP for Facilities Maintenance is being withdrawn, as services can be provided by tradespeople with whom the Town has ongoing relationships (plumbers, electricians, etc.).

New Signage on Miller Drive: Some residents in the Circle neighborhood have difficulty parking when there are events at the Woman's Club or McCathran Hall. They have asked that a few spaces be designated "for residents only". No one has yet been assigned to lead the project. HPC input will be requested as plans progress.

3.2 RASEC Project with Emory Grove

Paula Puglisi explained that the planned tour is not a RASEC project but rather a community event being planned by the pastors of the Washington Grove and Emory Grove United Methodist Churches. However, Paula plans to ask the

pastors whether RASEC might be a co-sponsor. The plan is to walk from a few sites in Emory Grove to sites in Washington Grove, ending with a box lunch at McCathran Hall. Paula would like HPC to provide a write-up on 3-5 Washington Grove sites for a flyer that will be provided to the tour participants. It has not yet been decided whether the tour will be self-guided or led. Paula has reserved McCathran Hall for Sunday, June 5. Suggested WG sites could include the Sacred Circle, Woman's Club/site for former hotel), basketball court (site of former Auditorium) as well as McCathran Hall and Political Hill. A walk to the train station was also a common element between the two communities and could be considered.

Wendy suggested Clare Kelly's "Historic Context Report: A Harvest in the Open for Saving Souls-The Camp Meetings of Montgomery County" as it has a great deal of information about Emory Grove. (Note: Mimi has since provided Paula with a link to Clare's report.)

3.3 New Alternate

Bob reported that he had contacted Nancy Helme to gauge her interest in serving as HPC alternate, suggesting she might wish to Zoom connect to our monthly meeting to get an idea of our activities.

3.4 Historic Landscape Resources

List and Map of Resources – Bob and Jeff will work to set up a meeting with Johanna to move forward with work on the maps.

3.5 Shared Used Path Liaison Group

Prior to the meeting, Wendy circulated a draft of the document entitled "Impacts to the Forested Buffer Located at the Base of Lower Brown Street: Historic Preservation Perspectives". It had been prepared with the goal of educating the mitigation/liason group about areas of concern and the importance of the hedgerow buffer (rather than looking at the value/importance of individual trees in that area). It was agreed that certain preservation concepts such as "setting" benefitted from being committed to written expression. HPC voted unanimously to accept the document as written and provide it to the Shared Use Path Liaison Group.

3.6 Corrections to Architectural Survey

HPC discussed options for capturing corrections to the survey – errata sheet(s), footnotes, change to entry to totally remove the error. Bob suggested we may wish to ask Robinson & Associates for the Word document to give us flexibility

in handling the corrections. (The survey is a stand-alone document and not part of the NR submission.)

3.7 Bulletin Material

So that corrections to the (Robinson & Associates') Architectural Survey may be prepared, a bulletin piece is planned, asking homeowners to advise HPC of any inaccuracies in the description of their homes. Links to the Architectural Survey will be included in the bulletin piece. It is planned to run the request in both the April and May Bulletin, and the text of the request will be sent to the listserv.

3.8 Border Committee

Bob reported on the initial planning session; Jeff also participated. A planning/vision document for Railroad Street and Washington Grove Lane is being developed. Historic preservation concerns will need to be addressed. Bob will work on a draft and circulate it to HPC.

3.9 Sustainability Committee

Lighting – Bob reported there is a bill in MD State legislature to better enable municipalities to purchase their street lights from the utilities. Washington Grove has testified in favor of it.

Exterior Lighting at McCathran Hall – Town should have sought MHT approval before installing the low walkway lights between the Council Room and McCathran Hall. Bob finalized the required paper work and reported that we should soon learn whether MHT has approved the installation.

3.10 – Planning Commission Meeting - Wendy attended the March PC meeting and reported the following:

Building Permit for the addition at 342 Ridge Road (Bielen) – PC will wait to receive HPC's review before issuing the building permit.

Cherry Avenue Walkway – The Chapman family continues to request that Cherry Avenue be permitted to be used for vehicular traffic (driveway) permanently and that the current restriction that its use for vehicular traffic will end upon title change be lifted. A formal letter to the family advising that no change is planned is likely. (Note: PC feels there may be sufficient room on the south side of the Chapman home for a driveway off Ridge Road.) Town does not plan to make any changes to the original agreement – Cherry will revert to “walkway only” when the property changes hands. It was noted that the issue of

maintaining walkways for pedestrian use only has been addressed in master/comprehensive plans.

Border Committee – Peter Nagrod showed a video of the work being done on the welcome sign for Washington Grove Lane.

Written Testimony – Comprehensive Plan – a resident has expressed concern that the issue of mansionization had not been adequately addressed in the comprehensive plan. Georgette referred to the historic preservation ordinance suggested by HPC as the main anti-mansionization tool. The usual arguments were presented – the objection to the over-regulation of a preservation ordinance; the sufficiency of setbacks and lot coverage limits, etc.

3.11 Additional Street Signs - Mimi contacted Susan Van Nostrand asking for a copy of the spreadsheet she has prepared and maintained that details all the street signs in town and their locations. Susan said she was currently very busy at work but would try to find the latest version and forward it. Mimi will follow up with her before the April meeting.

Adjournment

The meeting was adjourned at approximately 9:45 pm.

The next meeting will be Tuesday, April 19, at 7:30pm via Zoom.