

**MINUTES of the July 17, 2022 MEETING of the Commission  
(via Zoom)**

**Adopted: August 16, 2022**

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

**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 April 19 HPC meeting were reviewed, a minor correction was made, and they were unanimously adopted. The minutes of the June 21 HPC meeting were reviewed and unanimously adopted.

**2.1 Review of Projects**

Kirk Greenway presented revised plans for his home at 410 4<sup>th</sup> Avenue, and they were discussed. No building permit application has yet been filed, thus HPC's written review will be a Preliminary Review.

**3.2 Comprehensive Plan Changes at Town Council**

Bob attended the July TC meeting and reported on Comprehensive Plan changes. Some minor changes have been approved, but the entire document has not yet been approved. Changes to Section 9 – the recommendation to “enact” a preservation ordinance faced opposition, so the language was changed to indicated that the advisability of a preservation ordinance would be studied/examined (i.e., nothing to tie the hands of this or a future Council.) Bob reviewed other minor changes.

**3.3 Corrections to Architectural Survey**

There was discussion of the summary “erratum” that David Stopak provided on the previous architectural survey table as well as discussion about how to incorporate homeowners’ comments/ “corrections”. The professional standing of the Robinson & Associates’ and their architectural survey vs. homeowner comments was discussed. Using the term “homeowner comments” (vs. “corrections”) may be preferable for some entries. Also, Bob mentioned that we should verify homeowner comments as much as possible.

The value of a foreword for the “comment/corrections” part of the architectural survey was discussed. David will discuss the logistics of posting this with Christine Dibble. Marilynn stressed the importance of dating versions, commented based on her technical expertise, and offered to assist with this project going forward.

Bob confirmed he has the WORD document version of the Architectural Survey. Insertions will need to be run by the homeowners before they are added to the “published” document.

David will prepare suggestions for review at the August meeting.

### **3.6 Border Committee**

Border/Gateway Committee has erected a second sign, on Railroad Street near the Cator property, but it includes the same date error as the West Woods sign. Peter doesn't want to ask the vendor to correct it, since he thinks he pushed the vendor for delivery. Mike Schank thinks he can correct the date. Wendy commented on the wording used on these signs vs. the term “Historic District” as is commonly used.

### **3.7 Bulletin Material**

Mimi will submit a piece about HPC's review of the Edible Garden Group's proposal for the August bulletin.

### **3.8 Planning Commission Meeting**

David Stopak attended the July PC Meeting and discussed the potential HPC/PC Meeting with them. He stressed the concept that a historic preservation ordinance would be for the benefit of the Town (vs. “giving power” to the HPC), and that historic preservation should be incorporated into general planning going forward. He reviewed some “principles” he discussed with the PC, such as “triggers”, issues Kirk Greenway faced with setback issues, overlay zones, etc.

He told the PC that HPC does not need to be the deciding body, but rather that HPC could make recommendations that would be forwarded to TC or PC for their decisions. HPC members would need to be accredited through the Maryland Association of Historic District Commissions (MAHDC). David said he was unaware how to limit demolition without a preservation ordinance in place; but through a preservation ordinance, there are established legal processes to address demolition. Currently the Town has no review criteria for demolition permits.

PC requested to step back and decide among themselves what they want to focus on. Peter Nagrod will contact Bob about the timeline. So, no joint meeting is to be scheduled at this time.

Bob then reviewed issues he would address in any potential Historic Preservation Ordinance:

- process to regulate demolition,
- process to regulate mansionization, and
- introduce flexibility within various areas of town (getting away from concept that everything must be equivalent) – overlay districts, conservation districts, local historic district (whole town or part of town).

There is an ordinance that created HPC but would need to be totally revised.

Mimi again asked that HPC take advantage of the professional help that Steve Allan, MHT, had offered.

Bob will start a common Google Drive file for the Historic Preservation Ordinance issue.

Other topics David reported from the PC meeting:

- PC felt they should have been consulted before the Council approved the Edible Garden Group proposal.
- There are two new PC members: David Hix is back on the commission and Robert Johnson has transitioned from alternate to commissioner. Jonathan Dail is the new alternate.
- The Comprehensive Plan was discussed as was the intention to survey Railroad Street and McCauley Street.
- PC is considering eliminating the requirement for boundary survey for fences when there is sufficient information from other sources. There were no permits for review.

### **3.9 Town Council Meeting**

Darrell had submitted a brief written report prior to the meeting. He discussed the “resident parking only” signs for Miller Drive, as well as the issue of removing restrictive covenants on deeds, saying it was being done carefully.

There are ARPA funds available for an extension of the water line down to end of Ridge Road. An RFP for stormwater management in residential areas of town and the West Woods is being developed.

### **4.1 Speakers Bureau**

The Montgomery History Speakers Bureau “ad” about the 1950s housing boom in Montgomery County was discussed. Wendy volunteered to pursue this and said there were other programs that could be interesting. Co-sponsoring some talks with RASEC was discussed with Paula Puglisi.

### **ADJOURNMENT**

The meeting was adjourned at approximately 9:25 pm.

The next meeting will be Tuesday, August 16, at 7:30 pm via Zoom.