

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

DRAFT: Minutes for the meeting of  
Wednesday, September 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**

(Acting) Chair. Burditt, (Acting) V. Chair. Hains, Comm. Pelletier, Comm. Doman, Comm. Radu, Comm. Galway, and Comm. Dominianni were in attendance.

None joined remotely.

Comm. Sutton and Comm. Naser 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, September 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. Doman 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

A. ---

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- B. 3929 Baltimore Street, Kensington (HAWP #1081223) (Kensington Historic District); Nathan Engle for new garage doors and fenestration alteration to garage. *(Chris Berger)*
  
- C. ---
  
- D. 10018 Menlo Avenue, Silver Spring (HAWP #1076857) (Capitol View Park Historic District); Catherine Robertson for stair alteration and other alterations. *(Laura DiPasquale)*
  
- E. 7204 Maple Avenue, Takoma Park (HAWP #1077124) (Takoma Park Historic District); Paul Schwengels for fenestration and siding alterations. *(Dan Bruechert)*
  
- F. 7301 Willow Avenue, Takoma Park (HAWP #1078975) (Takoma Park Historic District); Virginie Ladisch (Tina Crouse, Agent) for solar panel installation. *(Dan Bruechert)*
  
- G. 36 Columbia Avenue, Takoma Park (HAWP #1080126) (Takoma Park Historic District); Elizabeth Hone (Tina Crouse, Agent) for solar panel installation. *(Laura DiPasquale)*
  
- H. 5701 Achille Lane, Rockville (HAWP #1080225) (*Master Plan Site #22/25, James H Cashell Farm*); Robert Bertrand for door replacement. *(Laura DiPasquale)*
  
- I. 3 Hesketh Street, Chevy Chase (HAWP #1074417) (Chevy Chase Village Historic District); Lars Jeurling (Venture Solar, Agent) for roof-mounted solar panel installation. *(Laura DiPasquale)*
  
- J. 15911 Redland Road, Derwood (HAWP #1069299 and #1070638) (*Master Plan Site #22/33-003A, Derwood Store and Post Office*); Lawrence Smith for siding and window replacement, and porch rehabilitation. *(Dan Bruechert)*
  
- K. ---
  
- L. 5808 Surrey Street, Chevy Chase (HAWP #1075033) (Somerset Historic District); Maya Weil (Stephen Santos, Architect) for construction of new accessory dwelling unit and solar panel installation. *(Dan Bruechert)*
  
- M. 5800 Connecticut Avenue, Chevy Chase (HAWP #1082040 **PENDING**) (Chevy Chase Village Historic District); George Pearce IV for fencing installation. *(Chris Berger)*
  
- N. 7420 Cedar Avenue, Takoma Park (HAWP #PENDING) (Takoma Park Historic District); Tim Pittman (Cristina Chaves Vargas, Agent) for skylight with integrated solar panel installation. *(Dan Bruechert)*
  
- O. **WITHDRAWN**
  
- P. 7801 Hampden Lane, Bethesda (HAWP #1082060) (Greenwich Forest Historic District); Thomas Frank & Wendy Edelberg (Luke Olson, Architect) for tree removal. *(Dan Bruechert)*

- Q. 102 E Kirke Street, Chevy Chase (HAWP #1067931 REVISION) (Chevy Chase Village Historic District); Britt & Will Williams (Luke Olson, Architect) for fenestration alterations to previously approved HAWP. *(Dan Bruechert)*
- R. 16 West Irving Street, Chevy Chase (HAWP #1082034) (Chevy Chase Village Historic District); Marea Grant for window replacement. *(Laura DiPasquale)*
- S. 10939 Montrose Avenue, Garrett Park (HAWP #1080905) (Garrett Park Historic District); Andrea Rose for fence installation. *(Chris Berger)*

COMMISSION ACTION:

The Commission heard the following cases.

- A. 2240 Brighton Dam Road, Brookville (PARTIAL RETROACTIVE HAWP #1070379) (Master Plan Site #23/82, Grafton Holland Farm); Duane Epperly for construction of new fence and retroactive approval of construction of three new outbuildings. *(Chris Berger)*

Speaker: Rebecca Ballo presents the staff report. Duane and Rachel Epperly (owners) represent the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Comm. Hains moves to approve the project in accordance with staff recommendation. Comm. Doman 2nds.

Motion: (Acting) V. Chair. Hains moves to approve the application in accordance with staff recommendations. Comm. Radu 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

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

- C. 7209 MacArthur Boulevard, Bethesda (RETROACTIVE HAWP #1069614) (Potomac Overlook Historic District); Arthur Grover Newmyer IV for retroactive approval of masonry painting. *(Dan Bruechert)*

Speaker: Dan Bruechert presents the staff report. Arthur Grover Newmyer IV (owner) represents the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Comm. Hains moves to deny the application with the condition that the applicant remove the painted brick in an area at least 3' x 3' to be reviewed by staff to determine if it should be completely removed or not. Comm. Burditt 2nds. Comm. Burditt asks for roll call vote.

Motion: (Acting) V. Chair. Hains moves to deny the application with the condition the paint be removed from the brick and tested for damage. (Acting) Chair. Burditt 2nds. (5-2)

Vote: Yea: Comms: Burditt, Hains, Dominianni, Pelletier, Galway

Nay: Comms: Doman and Radu  
Abstain: None

Action: Deny the application with condition that the paint be removed form the foundation brick and test for damages.

K. 8804 Old Georgetown Road, Potomac (RETROACTIVE HAWP #1082780 PENDING) (Master Plan Site # 35/043-000A, Bethesda Community Store); 8804 OGR LLC (Kevin Roach, Agent) for retroactive approval for various exterior alterations for hardscape, new restrooms and storage sheds, other items. (*Rebeccah Ballo*)

Speaker: Rebeccah Ballo presents the staff report. Kevin Roach (agent) represents the property and answer questions for the Commission.

Deliberations: The Commissioners asks questions and make comments. Comm. Hains moves to approve the project in accordance with staff recommendation and with the Secretary of Standards section b, 9 and 10. Comm. Pelletier 2nds.

Motion: (Acting) V. Chair. Hains moves to approve the application in accordance with staff recommendations and with the Secretary of Standards section b, 9 and 10. Comm. Pelletier 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: Approve the application based on commission and staff recommendations and with the Secretary of Standards section b, 9 and 10.

## II. PRELIMINARY CONSULTATIONS

A. **POSTPONED** 1811 Brighton Dam Road, Brookeville (HAWP #1063540 RETROACTIVE) (Master Plan Site 23/72, Prospect Hill); Jeffrey Shirazi for retroactive review of fencing installation, grading and site alterations, construction of various outbuildings. (Chris Berger)

Project not heard.

B. **POSTPONED** 2130 Spencerville Road Spencerville (HAWP #1077198 RETROACTIVE) (Master Plan Site 15/75, William Phair House); Antonio Escobar for after the fact fence installation. (Dan Bruechert)

Project not heard.

- C. 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 Vitullo (architect) and Damien Peters (owner) present the project, provides testimony, and answers questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a reduced proposal for their new construction when returning for a PRELIM/HAWP.

III. HISTORIC PRESERVATION TAX CREDITS GROUP VII (*Dan Bruechert, Laura DiPasquale*)

Action: Comm. Doman moves to approve group 7 of the Tax Credits, consisting of 7 applications for a total of \$533,971.36 and (Acting) V. Chair Hains 2nds.

Motion: Comm. Doman moves to approve Group 7 of the Tax Credits, (Acting) V. Chair Hains 2nds. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

IV. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for July 24 and August 14, 2024.

- A. July 24, 2024
- B. August 14, 2024 (if available)

Motion: Comm. Galway moves to approve the minutes of the July 24th and August 14th meetings. (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 8:53 pm Wednesday, September 4th, 2024.

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