

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

DRAFT: Minutes for the meeting of
Wednesday, March 26, 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. Hains, (Acting) V. Chair. Pelletier, Comm. Radu, Comm. Doman, Comm. Dominianni, and Comm. Galway were in attendance.

None joined remotely.

Comm. Sutton, Comm. Naser and Comm. Burditt were absent.

Rebecca Ballo, Historic Preservation Supervisor; Dan Bruechert, Cultural Resources Planner III; Laura DiPasquale, Cultural Resources Planner III; and Devon Murtha, Cultural Resources Planner II 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, March 26, 2025 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 Pelletier moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Dominianni 2nds.
(6-0)

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.

Minutes of March 26, 2025
Montgomery County Historic Preservation Commission

- A. ---
- B. ---
- C. 10009 Menlo Avenue, Silver Spring (HAWP #1106777) (Capitol View Park Historic District); Nick Steiner for new rear addition. (*Devon Murtha*)
- D. 7300 Cedar Avenue, Takoma Park (HAWP #1106478) (Takoma Park Historic District); John Lorenz for awning addition. (*Devon Murtha*)
- E. 2420 Spencerville Road, Spencerville (HAWP #1107038) (*Master Plan Site #15/5588*, **Spencer-Carr House**); Cedar Ridge Community Church (Ginger Donohue, Agent) for silo demolition. (*Dan Bruechert*)
- F. 5537 Lambeth Road, Bethesda (HAWP #1107099) (Greenwich Forest Historic District); Matt Felts and Dane Grossnickle (Cindy McClure, Agent) for partial demolition, construction of new one-story addition and rear screen porch. (*Laura DiPasquale*)
- G. 7312 Carroll Avenue, Takoma Park (HAWP #1107109) (Takoma Park Historic District); Richardson School of Music (Maria Wright, Architect) for partial demolition and window replacement, door replacement, gutter installation, other alterations, and retroactive window replacement on facade. (*Devon Murtha*)
- H. ---
- I. 20611 Goshen Road, Gaithersburg (HAWP #1107660) (*Master Plan Site #20/46*, **Black and White Inn**); Potomac Charismatic Community Inc. (W. Hall Miller, Agent) for siding and door replacement. (*Devon Murtha*)
- J. ---
- K. **WITHDRAWN**
- L. ---

COMMISSION ACTION:

The Commission heard the following cases.

- A. 5 Philadelphia Avenue, Takoma Park (RETROACTIVE HAWP #1106307 & HAWP #1100880) (Takoma Park Historic District); James Nail and Brittany Star (Spurge Eismeier, Architect) for partial demolition and building addition and for after the fact window replacement. (*Dan Bruechert*)

Speaker: Dan Bruechert presents the staff report. James Nail (owner) and Ranwa Nourieh (designer) represent the property and answer questions from the commission.

Deliberations: The commissioners ask questions and make comments. The commission has a discussion about the windows.

Motion: For permit #1100880: (Acting) Chair. Hains moves to approve the application in accordance with staff recommendations. Comm. Dominianni 2nds.

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: The Historic Preservation Commission approves the proposal with conditions. (6-0)

Motion: For retroactive permit #1106307: (Acting) V. Chair Pelletier moves to approve replacing the front window immediately and the windows on the left and right to be replaced at a future time as necessary to match the front windows. Comm. Doman 2nds. (6-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: The Historic Preservation Commission provides approval for the project with commissions and staff conditions. (6-0)

B. 7209 Macarthur Boulevard, Bethesda (RETROACTIVE HAWP #1110212) (Potomac Overlook Historic Preservation); Arthur Newmyer for after the fact painting masonry foundation. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Arthur Newmyer (owner) represents the property and answers questions from the commission.

Deliberations: The commissioners ask questions and make comments. Comm. Doman moves to approve proposal. Comm. Dominianni 2nds.

Motion: Comm. Doman moves to defer the application, for the applicant to look into more aggressive means to remove the paint. (Acting) Chair Hains adds a friendly amendment to require the applicant engage a masonry professional experienced in masonry restoration to consult and report back to the HPC on the efficacy and possibility of removing the paint. Comm. Dominianni 2nds. (5-1)

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

Action: The Historic Preservation Commission defers the application and provides a requirement for the applicants in their paint removal. (5-1)

H. 20 West Lenox Street, Chevy Chase (HAWP #1095563 REVISION) (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 from the commission. Public testimony is heard from Greg Wiedemann and Meredith Wellington who both spoke in efforts to protect the tree in the project proposal.

Deliberations: The commissioners ask questions and make comments. (Acting) Chair. Hains moves to approve the project with staff recommendations and conditions. Comm. Doman. 2nds.

Motion: (Acting) Chair. Hains moves to approve the application as proposed. Comm. Doman 2nds. (6-0)

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| Vote: | Yea: | Unanimous |
| | Nay: | None |
| | Abstain: | None |

Action: The Historic Preservation Commission approves the project as proposed. (6-0)

- J. 3806 Williams Lane, Chevy Chase (HAWP #1104437) (Master Plan Site #35/76, Williams Wirgman House); Pat and Wyman Stokes (Shawn Buehler, Architect) for partial demolition, construction of new two-story rear addition, new detached accessory structure, tree removal; siding, window and roof replacement. (Laura DiPasquale)

Speaker: Laura DiPasquale presents the staff report. Shawn Buehler (architect) represents the property and answers questions from the commission.

Deliberations: The commissioners ask questions and make comments. (Acting) Chair. Hains moves to approve the project with just conditions 5, 6, 7 and 8. (Acting) V. Chair Pelletier makes a friendly amendment to include conditions 1 and 2. (Acting) Chair Hains accepts. (Acting) V. Chair Pelletier 2nds.

Motion: (Acting) Chair. Hains moves to approve the project with conditions 1, 2, 5, 6, 7 and 8. (Acting) V. Chair Pelletier 2nds. (6-0)

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| Vote: | Yea: | Unanimous |
| | Nay: | None |
| | Abstain: | None |

Action: The Historic Preservation Commission approves the proposal with a modified list of conditions. (6-0)

- L. 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 Milloy and William Milloy (owners) represents the property and answers questions from the commission.

Deliberations: The commissioners ask questions and make comments. (Acting) Chair. Hains moves to provide approval with staff recommendation. Comm. Dominianni 2nds.

Motion: (Acting) Chair. Hains moves to approve the proposal with staff recommendations. Comm. Dominianni 2nds. (6-0)

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| Vote: | Yea: | Unanimous |
| | Nay: | None |
| | Abstain: | None |

Action: The Historic Preservation Commission approves the proposal. (6-0)

II. 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 (owner) presents the project, provides testimony, and answers questions from the commission. Teddy Martin, Miguel Teixeira, Seth Troy and Philip Coyne provided testimony from the public.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal and return for another Preliminary Consultation.

III. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for March 12, 2025 meetings.

- A. March 12, 2025

Motion: Comm. Galway moves to approve the minutes of the March 12th meeting. (Acting) V. Chair Pelletier 2nds. (6-0)

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| Vote: | Yea: | Unanimous |
| | Nay: | None |
| | Abstain: | None |

IV. OTHER BUSINESS

- A. Commission Items

None

B. Staff Items

- i. Update on Properties from District Court March 18th:
 - 1. 9220 Damascus Hills Lane, Damscus (Rezin-Bowman Farm);
 - 2. 1811 Brighton Dam Road, Brookeville (Prospect Hill);
 - 3. 7827 Hampden Lane, Bethesda (Greenwich Forest HD);
 - 4. 3820 Warner Street, Kensington (Kensington HD)
- ii. University Boulevard Corridor Plan: Planning Board Worksession on Historic Preservation May 22nd
- ii. Clarksburg Sector Plan: Planning Board Worksession on Historic Preservation May 22nd

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 11:00 pm Wednesday, March 26th, 2025.

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