

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Tuesday, February 18, 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

Chair. Burditt, 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.

John Liebertz, Cultural Resources Planner III; Dan Bruechert, 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 6:55 p.m.

MEETING

The Montgomery County Historic Preservation Commission met in regular session on Tuesday, February 18, 2025 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. PUBLIC HEARING & WORKSESSION: EVALUATION OF A PROPERTY LISTED ON THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES IN MONTGOMERY COUNTY

- A. W.H. Cecil House (M:10-63), 25110 Old Hundred Road, Dickerson MD 20842 (*John Liebertz*)

Testimony: Mauricio Merino speaking for the applicant.

COMMISSION ACTION:

Motion: V. Chair Hains moves to recommend the Planning Board remove the W.H. Cecil House from the Locational Atlas & Index of Historic Sites in Montgomery County with an additional recommendation that the applicant be required to conduct a dendrochronological investigation before demolition, as recommended by staff. Comm. Dominianni 2nds. (7-0)

Vote: Yea: Unanimous

Nay: None
Abstain: None

Action: Recommend the Planning Board remove Board remove the W.H. Cecil House from the Locational Atlas & Index of Historic Sites in Montgomery County with an additional recommendation that the applicant be required to conduct a dendrochronological investigation before demolition.

II. 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. Doman 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.

- A. 3810 Warner Street, Kensington (HAWP #1097686) (Kensington Historic District); Spencer Harrill (David Merrick, Architect) for removal of rear porch and construction of rear addition, porch, and deck. (Laura DiPasquale)
- B. 4709 Waverly Ave, Garrett Park (HAWP #1098908) (Garrett Park Historic District); Julia J. Wright for fence and retaining wall installation. (Laura DiPasquale)
- C. 3932 Prospect Street, Kensington (HAWP #1100093) (Kensington Historic District); Jennifer F. McLaughlin for demolition of existing rear deck, construction of new deck and screened porch with skylights. (Laura DiPasquale)
- D. 3940 Washington Street, Kensington (HAWP #1100616) (Kensington Historic District); Carola Alvarez (Peter Curro, Agent) for installation of pool, fence, and hardscape alteration. (Laura DiPasquale)
- E. North St Right-of-Way Brookeville (HAWP #1102012) (Brookeville Historic District); Town of Brookeville (Andrea Scanlon, Agent) for tree removal. (Laura DiPasquale)
- F. 3705 Underwood Street, Chevy Chase (HAWP #1064284 REVISION) (Chevy Chase Village Historic District); Rich and Jacqueline Renz (Luke Olson, Architect) for revision to previously-approved chimney and fenestration alterations. (Devon Murtha)
- G. 10220 Capitol View Avenue, Silver Spring (HAWP #1093444) (Capitol View Park Historic District); Skafte Development Group (Augusto Tono, Architect) for partial demolition and construction of two-story rear addition. (Dan Bruechert)

- H. 38 Philadelphia Avenue, Takoma Park (HAWP #1082111 REVISION) (Takoma Park Historic District); DTP RE Fund 3 LLC (Richard Vitullo, Architect) for window revision to previously approved HAWP. (Dan Bruechert)

III. PRELIMINARY CONSULTATIONS

- A. 51 Elm Avenue, Takoma Park (Takoma Park Historic District); Aleksandra Johnson & Mark Murray (Brian McCarthy, Architect) for partial demolition, construction of rear addition, screen porch, and exterior stair. (Dan Bruechert)

Dan Bruechert presents the staff report. Mark Murray (owner) and Brian McCarthy (project 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 Historic Area Work Permit

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

Dan Bruechert presents the staff report. Cynthia Milloy and William Milloy (owners) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicants and recommend the applicants make a revised proposal and return for a HAWP.

- C. 30 Columbia Avenue, Takoma Park (Takoma Park Historic District); Emily Hanford and Derek Goldman (Brian McCarthy, Architect) for partial demolition, construction of new addition, grading and hardscape alteration, tree removal. (Dan Bruechert)

Dan Bruechert presents the staff report. Emily Hanford (owner) and Brian McCarthy (architect) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal and return as a HAWP.

- D. 5 Philadelphia Avenue, Takoma Park (HAWP #1100880) (Takoma Park Historic District); James R. Nail & Brittany N. Starr (Spurge Eismeier, Agent) for partial demolition and construction of rear addition. (Dan Bruechert)

Dan Bruechert presents the staff report. James Nail (owner) and Ranwa Nourieh (designer) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal when returning as a HAWP. The commission identified additional materials were necessary to resolve the window replacement as this work was carried out without a HAWP.

IV. HISTOIRC PRSERVATION TAX CREDITS GROUP I (*Dan Bruechert*)

Action: Comm. Radu moves to approve group I of the Tax Credits, consisting of 21 applications for a total of \$349,440.52 and Comm. Galway 2nds.

Motion: Comm. Radu moves to approve Group I of the Tax Credits, Comm. Galway 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Approval of the meeting minutes for January 8, 2025 and January 22, 2025 meetings.

- A. January 8, 2025
- B. January 22, 2025

Motion: Comm. Radu makes amendment to the January 8th minutes. Doman moves to approve the minutes of the January 8 2025 meeting with the amendment that the votes listed for agenda item I.B be corrected to read “Yea: Comms. Pelletier, Galway, Doman, Dominianni, Burditt, and Radu; Nay: Comms. Galway and Hains; Abstain: None” and for the January 22, 2025 HPC meeting. Comm. Doman moves approval with the amendment for correction. Comm. Hains 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None

B. Staff Items

None

VII. ADJOURNMENT

Minutes of February 18, 2025
Montgomery County Historic Preservation Commission

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:40 pm Tuesday, February 18th, 2025.

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