

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, June 11, 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. Pelletier, Comm. Dominianni and Comm. Galway were in attendance.

None joined remotely.

Comm. Radu, Comm. Doman and Comm. Naser were absent.

Rebeccah Ballo, Historic Preservation Supervisor; John Liebertz, Cultural Resources Planner III; 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 6:55 p.m.

MEETING

The Montgomery County Historic Preservation Commission met in regular session on Wednesday, June 11, 2025 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. PUBLIC HEARING & WORKSESSION: LISTING TO THE LOCATIONAL ATLAS & INDEX OF HISTORIC SITES (John Liebertz)

- A. Wilson and Charlotte Jordan House (M: 19-13-8), 19323 Liberty Mill Road, Germantown, MD

Speaker: John Liebertz presents the staff report. Susan Soderberg (Germantown Historic Society) presented the Historical Society's request for designation, provides testimony and answers questions.

Deliberations: The commissioners ask questions and make comments. The commission has a short discussion.

Motion: V. Chair Hains moves to recommend designation on the Locational Atlas and Index of Historic Sites contrary to the staff recommendation against the listing. The motion cited 24A-3(b)(1)(d), (2)(a), and (2)(e) to support the recommendation. Chair Pelletier 2nds. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: The Historic Preservation Commission to send a letter to the Planning Board in support for designation on the Locational Atlas and Index of Historic Sites.

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. Dominianni 2nds. (5-0)

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. ---

B. 509 Philadelphia Avenue, Takoma Park (HAWP #1111550) (Takoma Park Historic District); Lauren Wilk for replacement of concrete porch floor with composite decking. (*Dan Bruechert*)

C. 9 Primrose Street, Chevy Chase (HAWP #1001603 REVISED) (Chevy Chase Village Historic District); Alice Keating (Alexander Smith, Architect) for revisions to previously approved HAWP. (*Dan Bruechert*)

D. 20 West Kirke Street, Chevy Chase (HAWP #1116733) (Chevy Chase Village Historic District); Elizabeth Williams for hardscape alterations and fence installation. (*Laura DiPasquale*)

E. Next to 4600 Waverly Avenue, Garrett Park (HAWP #1117069) (Garrett Park Historic District); Town of Garrett Park for shed installation. (*Dan Bruechert*)

F. POSTPONED

- G. 7103 Cedar Avenue, Takoma Park (HAWP #1117840) (Takoma Park Historic District); Elliot Schwartz for fence installation. (*Devon Murtha*)
- H. 7101 Cedar Avenue, Takoma Park (HAWP #1118075) (Takoma Park Historic District); Christine L. Owens and Sanford A. Newman for fence installation. (*Devon Murtha*)
- I. 6 High Street, Brookeville (HAWP #1117972 RETROACTIVE) (Brookeville Historic District); Monticello Spring Realty LLC for retroactive approval for basement window installation, masonry painting, shutter removal. (*Devon Murtha*)
- J. ---
- K. 7310 Baltimore Avenue, Takoma Park (HAWP #1118459) (Takoma Park Historic District); Ellen Brown for ~~dead~~ tree removal. (*Devon Murtha*)
- L. 7012 Carroll Avenue, Takoma Park (HAWP #1110140) (Takoma Park Historic District); Mary Beth Rummell for porch alterations. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- A. 23345 Frederick Road in Clarksburg (HAWP #1115052) (Clarksburg Historic District); Javier Nogales (Michael P. Rouse, Architect) for porch modifications, fenestration alterations, siding replacement, and other alterations. (*Laura DiPasquale*)

Speaker: Laura DiPasquale presents the staff report. Javier Nogales (owner) and Michael Rouse (architect) present the project and answer questions.

Deliberations: The commissioners ask questions and make comments. The commission has a short discussion.

Motion: V. Chair Hains moves to approve the application with 6 of the 7 conditions and to defer condition #5 to another time. The applicant will remove the siding replacement from the building permit set so they can move forward and address that separately as another application. Chair Burditt 2nds. (5-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the HAWP with 6 of 7 conditions and to defer condition #5 to a future time.

J. 10300 Fawcett Street, Kensington (HAWP #1118349) (Kensington Historic District); Glen and Katherine Cowan (Desmond Hall, Agent) for porch floor replacement. (Laura DiPasquale)

Speaker: Laura DiPasquale presents the staff report. Katherine Cowan (owner) represents the property and answers questions from the commission.

Deliberations: The commissioners ask questions and make comments. The commission deliberates on the item.

Motion: V. Chair Hains moves to approve the application for the side porch replacement according to 24A-8(b)(1) and (2) and 24A-8(d) and moves to deny the front porch replacement material as inappropriate according to 24.A-8(a). Comm. Pelletier 2nds. (5-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the application for the side porch replacement according to 24A-8(b)(1) and (2) and 24A-8(d) and denies the front porch replacement material as inappropriate according to 24.A-8(a).

III. PRELIMINARY CONSULTATIONS

A. 12450 Old Columbia Pike, Silver Spring (Master Plan Site #34/10, Conley House/Green Ridge); German Pineda (Jerry Warder, Agent) for building demolition, building construction, associated grading, tree removal, and hardscaping. (Dan Bruechert)

Dan Bruechert presents the staff report. Jerry Warder (agent), Philip Lacy (architect), John Shienko (civil engineer), and German and Anita Pineda (owners) 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 for second preliminary consultation.

IV. MINUTES

COMMISSION ACTION:

Action: Chair Burditt moves to approve the meeting minutes for May 28, 2025.

A. May 28, 2025

Motion: Chair Burditt moves to approve the meeting minutes for May 28, 2025. V. Chair
Hains 2nds. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

None.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:10 pm Wednesday, June 11th, 2025.

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