

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, July 23, 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. Doman, and Comm. Dominianni were in attendance.

Comm. Naser joined remotely.

Comm. Radu, and Comm. Galway were absent.

Rebeccah Ballo, Historic Preservation Supervisor; Serena Bollinger, 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, July 23, 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 AND TO THE MASTER PLAN FOR HISTORIC PRESERVATION AMENDMENT (Serena Bolliger)

A. BUDD HOUSE 18583 (M: 15-124) BROOKE ROAD, SANDY SPRING, MD 20860

Speaker: Serena Bolliger presents the staff report. Romaine Marie Rose (owner) presents the property and supports the 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 the property meets two criteria for designation listed in 24.A (3) of the County Code to recommend the Planning Board list the property on the Locational Atlas and Index of Historic Sites as well as recommend the inclusion on the Master Plan for Historic Preservation. Comm. Dominianni 2nds. (6-0)

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 and the Master Plan for Historic Preservation.

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. Pelletier 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.

A. **DEFERRED**

B. 17 West Irving Street, Chevy Chase (HAWP #1121820 RETROACTIVE) (Chevy Chase Village Historic District) Carolyn Nordberg for retroactive window replacement. (*Devon Murtha*)

C. 7129 Maple Avenue, Takoma Park (HAWP #1121920) (Takoma Park Historic District): Brian Levy (Tina Crouse, Agent) for solar panel installation. (*Laura DiPasquale*)

D. 7329 Baltimore Avenue, Takoma Park (HAWP #1722773) (Takoma Park Historic District); Kevin Brown (Eric Saul, Architect) for construction of new driveway and garage. (*Dan Bruechert*)

E. ---

F. ---

G. DEFERRED

COMMISSION ACTION:

The Commission heard the following cases.

E. 7221 Cedar Avenue, Takoma Park (HAWP #1122762) (Takoma Park Historic District); Fawzia Ahmed and Steven Teles (Eric Saul, Architect) for fenestration alterations and new skylight. (Laura DiPasquale)

Speaker: Laura DiPasquale presents the staff report Eric Saul (architect) presents the project and answers questions. Robert Englehart provides testimony in opposition.

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

Motion: V. Chair Hains moves to approve the application. Chair Burditt 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the HAWP.

F. 10012 Menlo Avenue, Silver Spring (HAWP #1091229 RETROACTIVE) (Capitol View Park Historic District); Alpha Houses LLC (Salem Badawy, Agent) for after the fact siding and fenestration alterations, siding demolition, and bracket and roof alterations, to previously approved HAWP. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Salem Badawy (agent) 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 fenestration alterations and to disallow the shed awnings and brackets on the left elevation, under the recommendation and justification provided by Staff. Eliminate the front porch roof and bracket extensions on the front elevation. Approve the siding, but require removing the 'boxes' on the front elevation. And for staff to have the final review to verify conditions are met. Comm. Pelletier 2nds. (5-0-1)

Vote:	Yea:	Comms. Hains, Pelletier, Doman, Dominianni and Naser
	Nay:	None
	Abstain:	Burditt

Action: The Historic Preservation Commission moved to approve the fenestration alterations and to disallow the shed awnings and brackets on the left elevation, under the recommendation and justification provided by Staff. Eliminate the front porch roof and bracket extensions on the front elevation. Approve the siding, but require removing the 'boxes' on the front elevation. And for staff to have the final review to verify conditions are met.

III. PRELIMINARY CONSULTATIONS

- A. 8012 Hampden Lane, Bethesda (HAWP #1122942) (Greenwich Forest Historic District); Gordon Franken (Brooke Heiberger, Agent) for slate roof replacement. (Dan Bruechert)

Dan Bruechert presents the staff report. Gordon Franken joined remotely (owner) and Brooke Heiberger (agent) present the project, provide testimony, and answer questions from the commission.

The commission provides feedback to the applicant about roofing materials and recommends the applicant make a revised proposal and return for a HAWP.

IV. MINUTES

COMMISSION ACTION:

Action: Comm Dominianni moves to approve the meeting minutes for July 9, 2025.

A. July 9, 2025

Motion: Comm. Dominianni moves to approve the meeting minutes for July 9, 2025. Chair Burditt 2nds. (6-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

Chair Burditt provided testimony for the Jordan House designation at the Planning Board. It was ultimately voted down.

B. Staff Items

None.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:30 pm Wednesday, July 23rd, 2025.

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