

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, August 13, 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 CLOSED to the public SO
THE MEETING WAS HELD VIRTUALLY ON MICROSOFT TEAMS AS
ADVERTISED.**

PRESENT

Chair. Burditt, V. Chair. Hains, Comm. Pelletier, Comm. Galway, Comm. Naser, and Comm. Dominianni were in attendance remotely.

Comm. Radu, and Comm. Doman were absent.

Rebeccah 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 remotely.

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, August 13, 2025 at 7:00 p.m. in over Microsoft Teams in a virtual meeting as advertised.

I. 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. Galway 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 FROM 7/23/25** 203 Market Street, Brookeville (HAWP #1121551) (Brookeville Historic District); Andrea and Chris Scanlon for front porch decking replacement. (*Devon Murtha*)
- B. ---
- C. 10003 Pratt Place, Silver Spring (HAWP # 1127977 **RETROACTIVE**) (Capitol View Park Historic District); Ian Hill for retroactive deck reconstruction, demolition and reconstruction of tool shed. (*Devon Murtha*)
- D. 4 W Melrose Street, Chevy Chase (HAWP #1124626) (Chevy Chase Village Historic District); Mary and Ed Bartlett (Todd McPhee, Agent) for dormer alterations. (*Laura DiPasquale*)
- E. 10110 Day Avenue, Silver Spring (HAWP #1124659 **RETROACTIVE**) (Capitol View Park Historic District); Susan Diamond (Roger Herrera, Agent) for retroactive siding alterations and new roof installation, and new gutter installation. (*Devon Murtha*)
- F. 10700 Columbia Pike, Silver Spring (HAWP #1125394) (*Master Plan Site #33/22, Robert B. Morse Complex*): State Highway Administration (Rebecca Lichtenstein, Agent) for hardscape and grading alterations. (*Dan Bruechert*)
- G. ---
- H. 20 Hickory Avenue, Takoma Park (HAWP #1125778) (Takoma Park Historic District); Stephanie Papa for tree removal. (*Devon Murtha*)
- I. 5604 York Lane, Bethesda (HAWP #1125774) (Greenwich Forest Historic District); Thomas and Phoebe Liddle for garage door replacement. (*Laura DiPasquale*)
- J. 4101 Muncaster Mill Road, Rockville (HAWP #1125581) (*Master Plan Site #23/113-02, Norbeck Rosenwald Center*); Montgomery Parks (Delisa Mitchell, Agent) for hardscape alterations, fenestration and door alterations, tree removal, installation of sign panels and a bench. (*Laura DiPasquale*)

COMMISSION ACTION:

The Commission heard the following cases.

- B. DEFERRED FROM 7/23/25 113 Elm Avenue, Takoma Park (HAWP #1116058) (Takoma Park Historic District); Brian and Catie Rowland for window replacement and door replacement. (*Dan Bruechert*)

Speaker: Dan Bruechert presents the staff report. Brian and Catie Rowland (owners) 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 project in accordance with staff recommendations. Comm. Naser 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the application with conditions.

G. 7329 Baltimore Avenue, Takoma Park (HAWP #1121582) (Takoma Park Historic District); Kevin Brown (Eric Saul, Architect) for partial demolition and new construction of second story addition and other alterations. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Kevin Brown (owner) represents the property and answers questions from the commission. Stanley Reed provides testimony in opposition.

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

Motion: V. Chair Hains moves to approve the project in accordance with staff recommendations. Comm. Pelletier 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the application with conditions.

II. PRELIMINARY CONSULTATIONS

A. 23200 Stringtown Road, Clarksburg (HAWP #1121699) (Clarksburg Historic District); Montgomery County (John Chow, Agent) for Clarksburg Library. (Dan Bruechert)

Dan Bruechert presents the staff report. Antonio Rebelo (lead designer), Greg Ossont (Deputy Director, Department of General Services), present the project, provide testimony, and answer questions from the commission. Other team members including: Hamid Omidvar, John Chow, Kari Mackey, Randall Hawkins, Sue Hains, and Yi Cheng Chen were on the call available to provide testimony.

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

III. GROUP 5 TAX CREDITS (Dan Bruechert, Laura DiPasquale, Devon Murtha)

COMMISSION ACTION:

Action: V. Chair Hains moves to approve Group 5 of the Tax Credit Review for 2024 consisting of 21 applications for a total of \$850,824.27.

A. Group 5 of the Historic Preservation Tax Credit Review for 2024.

Motion: IV. V. Chair. Hains moves to approve Group 5 of the Tax Credits and forward them to the Finance office for issuance. Comm. Galway 2nds. (6-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Chait Burditt moves to defer the approval of the meeting minutes for July 23, 2025 to the next meeting.

A. July 23, 2025

Motion: Chair Burditt deferrers the approval of the meeting minutes to September 3rd meeting.

Vote: Yea: Unanimous
Nay: None
Abstain: None

VI. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

1. University Boulevard Corridor Master Plan at the County Council

2. Clarksburg Gateway Sector Plan at the Planning Board where we will hear the designation of : Comsat, African American Community at Rocky Hill and the associated African American Church

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:30 pm Wednesday, August 13th, 2025.

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