

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, September 3, 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, Comm. Dominianni and Comm. Galway were in attendance.

None joined remotely.

Comm. Radu, and Comm. Naser were absent.

Dan Bruechert, Cultural Resources Planner III and Devon Murtha, Cultural Resources Planner II were in attendance.

Rebecca Ballo, Historic Preservation Supervisor and Laura DiPasquale, Cultural Resources Planner III joined 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, September 3, 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: 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. (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. 7518 Carroll Avenue, Takoma Park (HAWP #1123750) (Takoma Park Historic District); Denise Hussong for door replacement. (*Devon Murtha*)
- B. 7420 Carroll Avenue, Takoma Park (HAWP #1124800) (Takoma Park Historic District); William Payne for fence installation and retroactive window replacement. (*Laura DiPasquale*)
- C. 3947 Washington Street, Kensington (HAWP #1124951) (Kensington Historic District); Laura Zachary for rear porch alterations and deck construction. (*Laura DiPasquale*)
- D. ---
- E. 310 Tulip Avenue, Takoma Park (HAWP #1126876) (Takoma Park Historic District); George Martin for window replacement. (*Devon Murtha*)
- F. ---

~~G.~~ **POSTPONED**

- H. 7204 Holly Avenue, Takoma Park (HAWP #1128484) (Takoma Park Historic District); Ben Davidson and Katherine Mastman (Eric Saul, Architect) for partial demolition and construction of second-floor rear addition and window replacement. (*Laura DiPasquale*)
- I. 6951 Carroll Avenue, Takoma Park (HAWP #1063867 REVISION) (Takoma Park Historic District); The City of Takoma Park (Rosalind Grigsby, Agent) for revision to previously approved bus shelter location and hardscape alterations. (*Dan Bruechert*)
- J. 7129 Maple Avenue, Takoma Park (HAWP #1128802) (Takoma Park Historic District); Brian Levy (Robert Timbers, Agent) for window replacement. (*Laura DiPasquale*)
- K. 7319 Willow Avenue, Takoma Park (HAWP #1128193) (Takoma Park Historic District); Alexandru Cojocaru (Hannah Meyer, Architect) for fenestration alterations. (*Dan Bruechert*)

L. 3924 Washington Street, Kensington (HAWP #1128890) (Kensington Historic District); Stephen Strachan for enclosure of existing screened porch, construction of new screened porch. (*Laura DiPasquale*)

M. 10304 Montgomery Avenue, Kensington (HAWP # 1060765 REVISION) (Kensington Historic District); Jeff and Gloria Capron (Luke Olson, Architect) for revisions to previously-approved rear deck. (*Laura DiPasquale*)

~~N.~~ **POSTPONED**

O. 11650 Snowden Farm Parkway, Germantown (HAWP #1109684) (*Master Plan Site #13/19, Howes Farm*); NECC for demolition and reconstruction of barn. (*Dan Bruechert*)

P. **POSTPONED**

Q. 7211 MacArthur Boulevard, Bethesda (HAWP #1126423) (Potomac Overlook Historic District); Jeong Kim for fenestration alterations. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

D. 7015 Eastern Avenue, Takoma Park (HAWP #1126856) (Takoma Park Historic District); Daniel Amon for tree removal. (Devon Murtha)

Speaker: Devon Murtha presents the staff report Daniel Amon (owner) presents the project and answers questions.

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

Motion: V. Chair Hains moves to approve the application noting that the condition for approval has already been met and leaving the condition in. Comm. Doman 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission approves the HAWP with condition.

F. 7221 Spruce Avenue, Takoma Park (HAWP #1126843) (Takoma Park Historic District); Jennifer Airoidi (Tina Crouse, Agent) for solar panel installation. (Devon Murtha)

Speaker: Devon Murtha presents the staff report. David Phillips (owner) and Brian Espinoza (project manager) represent the property and answer questions from the commission.

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

Motion: Comm. Pelletier moves to approve the project but alters the staff condition to move the 3 panels from the front to the east side and for staff to have the final review to verify conditions are met. V. Chair Hains 2nds. (6-0)

Vote:	Yea:	Unanimous
	Nay:	None
	Abstain:	None

Action: The Historic Preservation Commission moved to approve solar panel placements with the condition that the 3 front panels be moved to the east side and for staff to have the final review to verify conditions are met.

II. PRELIMINARY CONSULTATIONS

A. 7314 Maple Avenue, Takoma Park (HAWP #1129183) (Takoma Park Historic District); Eric Maier and Krisztina Petz (Eric Hurtt, Architect) for construction of new addition and retroactive tree removal. (Laura DiPasquale)

Laura DiPasquale presents the staff report. Eric Maier (owner) and Eric Hurtt (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 for a HAWP.

B. 7130 Carroll Avenue, Takoma Park (HAWP #1115772) (Takoma Park Historic District); Antonios Tontisakis (Jennifer Goon, Agent) for window replacement, and retroactive removal of awnings. (Devon Murtha)

Devon Murtha presents the staff report. Howie Kreisman (agent) and David Logi (owner) 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 a HAWP.

III. MINUTES

COMMISSION ACTION:

Action: Comm Dominianni moves to approve the meeting minutes for July 23, 2025 and August 13, 2025.

- A. July 23, 2025
- B. August 13, 2025

Motion: Comm. Dominianni moves to approve the meeting minutes for July 23, 2025 and August 13, 2025. Comm. Pelletier 2nds. (5-0-1)

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

VI. OTHER BUSINESS

A. Commission Items

Upcoming hearings: University Boulevard Plan
Clarksburg Sector Plan
Historic Properties for designation.

B. Staff Items

New commissioners to be confirmed on September 16th. Comm. Pelletier is stepping down from the commission.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:40 pm Wednesday, September 3rd, 2025.

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