

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, September 17, 2025

Maryland-National Capital Park and Planning Commission
Montgomery Regional Office Auditorium
2425 Reedie Drive, Wheaton, MD 20902

The Wheaton Headquarters Auditorium and Building were OPEN to the public

PRESENT

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

None joined remotely.

Comm. Bond was absent.

Rebecca 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.

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 17, 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. Galway 2nds. (7-0-1)

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

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 9/3/2025** 20 Grafton Street, Chevy Chase (HAWP #987802 REVISION) (Chevy Chase Village Historic District); Meredith and Scott Raney (Luke Olson, Agent) for hardscape alterations and accessory structure revisions. (*Dan Bruechert*)
- B. **DEFERRED FROM 9/3/2025** 4 East Kirke Street, Chevy Chase (HAWP #1106063 REVISION) (Chevy Chase Village Historic District); Cameron Ruppert (Alexander Smith, Agent) for hardscape alterations, garage demolition, and accessory building construction. (*Dan Bruechert*)
- ~~C. **POSTPONED DEFERRED FROM 9/3/2025** 17 West Irving Street, Chevy Chase (HAWP #1064778 REVISION) (Chevy Chase Village Historic District); Ed and Carolyn Nordberg (Luke Olson, Architect) for revision to previously approved HAWP for tree removal, fenestration alteration, hardscape alteration. (*Devon Murtha*)~~
- D. 7118 Cedar Avenue, Takoma Park (HAWP #1126544) (Takoma Park Historic District); Laurie Welch (Kayla Richardson, Agent) for the replacement of windows and a door. (*Devon Murtha*)
- E. 12 Hesketh Street, Chevy Chase (HAWP #1129402) (Chevy Chase Village Historic District); Matthew Brest (Ethan Santos, Agent) for the demolition and replacement of an accessory structure. (*Laura DiPasquale*)
- F. 102 East Kirke Street, Chevy Chase (HAWP #1067931 REVISION) (Chevy Chase Village Historic District); Britt and Will Williams (Luke Olson, Agent) for revisions to a previously approved patio and swimming pool. (*Dan Bruechert*)
- ~~G. **POSTPONED** 7411 Piney Branch Road, Takoma Park (HAWP #1129952) (Takoma Park Historic District); Olive Muller and Molly Young (Richard J. Vitullo, Agent) for alterations to an existing rear addition, construction of a new addition, and installation of a rear patio. (*Devon Murtha*)~~
- H. 9 Chevy Chase Circle, Chevy Chase (HAWP #1130413) (*Master Plan Site #35/13, Newlands-Corby Mansion* and Chevy Chase Village Historic District); Adrienne Arsht Revocable Trust (CAS Engineering, Agent) for the removal of trees and expansion of the driveway apron. (*Laura DiPasquale*)
- I. 51 Elm Avenue, Takoma Park (HAWP #1098627) (Takoma Park Historic District); Aleksandra Johnson and Mark Murray (Brian McCarthy, Agent) for partial demolition, and construction of a rear addition, screen porch, and exterior stair. (*Dan Bruechert*)
- J. --

- K. 6812 Westmoreland Avenue, Takoma Park (HAWP #1025413 REVISION) (Takoma Park Historic District); David Snyder (Miche Booz, Agent) for revisions to a door and sidelight on the addition. *(Dan Bruechert)*

- L. 51 Walnut Avenue, Takoma Park (HAWP #1130761) (Takoma Park Historic District); Jeffrey Hopkins and Rebecca Smith (Brian McCarthy, Agent) for an HVAC unit. *(Dan Bruechert)*

- M. 10210 Capitol View Avenue, Silver Spring (HAWP #1119303) (Capitol View Park Historic District); Martine Bouzi (Maria Schulze, Agent) for fenestration alterations. *(Devon Murtha)*

- N. ~~POSTPONED 12450 Old Columbia Pike, Silver Spring (HAWP #1070406) (Master Plan Site #34/10, Conley House/Green Ridge); Iglesia Vida Nueva, Inc. (Philip Aaron Lacy, Agent) for building demolition, new construction, associated grading, tree removal, and hardscaping. (Dan Bruechert)~~

COMMISSION ACTION:

The Commission heard the following cases.

- J. 26032 Frederick Road, Clarksburg (HAWP #1130649 RETROACTIVE) (Hyattstown Historic District); Marquis Patterson (A Step in Time LLC, Agent) for an after-the-fact approval for replacing the standing-seam metal roof with asphalt shingles. *(Laura DiPasquale)*

Speaker: Laura DiPasquale presents the staff report. Marquis Patterson (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, in accordance with the standards set forth in section 24.A (8)., Montgomery County Code and per the staff recommendations the roof replacement on the rear under 24.A (8) (b) (1) and (2),and 24.A(8) (d) and deny the roof replacement on the main block and the porches under 24.A (8). Comm. Doman 2nds. (7-0-1)

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

Action: The Historic Preservation Commission approves the roof replacement on the rear and denies the roof replacement on the main block and porches.

II. PRELIMINARY CONSULTATIONS

- A. 10221 Menlo Avenue, Silver Spring (HAWP #PENDING) (Capitol View Park Historic District); Kenneth Gear (Noah Gear, Agent) for the construction of a new house. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Noah Gear (lead designer), Kenneth Gear (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 another preliminary consultation.

- B. 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), Randall Hawkins (Montgomery County Department of General Services), present the project, provide testimony, and answer questions from the commission. Other team members present: Sue Hains was 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 6 TAX CREDITS (Dan Bruechert, Laura DiPasquale, Devon Murtha)

COMMISSION ACTION:

Action: V. Chair Hains moves to approve Group 6 of the Tax Credit Review for 2024.

- A. Group 6 of the Historic Preservation Tax Credit Review for 2024.

Motion: V. Chair. Hains moves to approve Group 6 of the Tax Credits and forward them to the Finance office for issuance. Comm. Dominianni 2nds. (7-0-1)

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

IV. PORCH AND DECK FLOORING GUIDELINESS
COMMISSION ACTION:

Action: Chair Burditt moves to defer the approval of the design guidelines for porches and decks to the next meeting.

Motion: Chair. Burditt moves the approval of the design guidelines for porches and decks to the next meeting

V. MINUTES

COMMISSION ACTION:

Action: Comm. Doman moves to approve of the meeting minutes for September 3, 2025.
Comm Galway 2nds.

A. September 3, 2025

Motion: Comm. Doman approves the meeting minutes of the September 3rd meeting.

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

VI. OTHER BUSINESS

A. Commission Items

1. Chair Burditt spoke at the University Boulevard public hearing and will be speaking at the Clarksburg public hearing later this month.

B. Staff Items

1. Reminder to the commissioners about the Diligent BoardBook Update.

VII. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:45 pm Wednesday, September 17th, 2025.

Minutes of September 17, 2025
Montgomery County Historic Preservation Commission

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