

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, November 12, 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. Doman, Comm. Dominianni, Comm. Galway, Comm. Bond and Comm. Kaplan were in attendance.

None joined remotely.

Comm. Naser and Comm. Prather were 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.

None 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, November 12, 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. (7-0)

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. ---
- C. 7212 Cedar Avenue, Takoma Park (HAWP #1135654) (Takoma Park Historic District); Kelly Vaena for tree removal. *(Laura DiPasquale)*
- D. 7200 Maple Avenue, Takoma Park (HAWP #1134607) (Takoma Park Historic District); Daniel Eichner (Tina Crouse, Agent) for solar panel installation. *(Devon Murtha)*
- E. 19811 Darnestown Road, Beallsville (HAWP #1136185) (Beallsville Historic District); Montgomery County Department of Parks (Tim Crump, Agent) for demolition of accessory structure and construction of new shed. *(Laura DiPasquale)*
- F. 10 Philadelphia Avenue, Takoma Park (HAWP #1136208) (Takoma Park Historic District); Susan Montgomery for window replacement. *(Dan Bruechert)*
- G. Beechbank Road and Capitol View Avenue (HAWP #1136655) (Capitol View Park Historic District); WSSC (Amanda Gould, Agent) for tree removal and associated grading. *(Laura DiPasquale)*
- H. 19001 Bucklodge Road, Boyds (HAWP #1136176) (*Master Plan Site #18/15, Friends Advice*); Peter Taylor (Valentina Herrera, Agent) for pool modifications and hardscape alterations. *(Devon Murtha)*
- I. 8 E Melrose Street, Chevy Chase (HAWP #1137024) (Chevy Chase Village Historic District); Christopher O'Kane (Adele O'Dowd, Agent) for fence replacement, grading, and hardscape alterations. *(Devon Murtha)*
- J. 3923 Prospect Street, Kensington (HAWP #1138162) (Kensington Historic District); Helen Wilkes for tree removal. *(Dan Bruechert)*

COMMISSION ACTION:

The Commission heard the following cases.

- A. DEFERRED FROM 10/22/2025 7411 Carroll Avenue, Takoma Park (HAWP #1132340) (Takoma Park Historic District); Rhodius Grey-Coker (Abby Hanssen, Agent) for replacement of wood siding with fiber cement siding. *(Devon Murtha)*

Speaker: Devon Murtha presents the staff report. Rhodius Grey-Coker (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 deny the project in accordance with staff recommendations and comments made the during discussion. Comm. Doman 2nds. (7-0)

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

Action: The Historic Preservation Commission denies the application.

B. DEFERRED FROM 10/22/2025 102 East Kirke Street, Chevy Chase (HAWP #1067931 REVISION 5) (Chevy Chase Village Historic District); Britt & Will Williams (Luke Olson, Architect) for chimney removal. (Dan Bruechert)

Speaker: Dan Bruechert presents the staff report. Will Williams (owner), Luke Olson (architect), and Chris Smith (Cypress Builders) 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 project in accordance with staff recommendations and comments made the during discussion and the chimney must be replicated to match old chimney and for staff to have final verification. Comm. Doman 2nds. (4-1-2)

Vote: Yea: Comms. Burditt, Dominianni, Bond and Kaplan
 Nay: Comm. Doman
 Abstain: Comms. Hains and Galway

Action: The Historic Preservation Commission approves the application and calls for the chimney to be replicated to match the old chimney and for staff to have final verification.

II. PRELIMINARY CONSULTATIONS

A. Smith Drive, Silver Spring (National Park Seminary Historic District); Manova Corporation (Mike Razavi, Agent) for building rehabilitation of the Castle and Villa

buildings and construction of new addition to the Villa, and construction of new townhouse development with associated demolition, sitework, tree removal, regrading, road construction and hardscape installation. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Mike Razavi (agent), John Chow (owner of Manova), 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.

- Item HAWP I.J was reopened by the commission for the applicant to provide testimony.

Dan Bruechert presents the staff report. Helen Wilkes (owner) presents the project, provides testimony, and answers questions from the commission.

The commission provides feedback to the applicant and recommends the approval of the project in accordance with staff recommendations.

COMMISSION ACTION:

Motion: Comm. Hains moves to approve the project in accordance with staff recommendations, Comm. Dominianni 2nds. (7-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: Approve the application in accordance with staff recommendations.

III. DRAFT PORCH FLOOR DESIGN GUIDELINESS

COMMISSION ACTION:

Motion: Comm. Dominianni moves to approve the corrected guidelines, Comm. Hains 2nds. (6-1)

Vote: Yea: Comms. Burditt, Hains, Dominianni, Galway, Bond, and Kaplan
Nay: Comm. Doman
Abstain: None

Action: Approve the corrected Draft and Porch Floor Design Guidelines.

IV. TAX CREDIT GROUP VII

COMMISSION ACTION:

Action: V. Chair Hains moves to approve Group 7 of the Tax Credit Review for 2024 consisting of 2 applications for a total of \$18,225.00.

A. Group 7 of the Historic Preservation Tax Credit Review for 2024.

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

Vote: Yea: Unanimous
Nay: None
Abstain: None

V. MINUTES

COMMISSION ACTION:

Action: Chair. Burditt pushes the approval of the meeting minutes for October 22, 2025 to the next meeting on December 3, 2025.

A. October 22, 2025

Motion: Chair. Burditt moves the approval of the meeting minutes of the October 22, 2025 to the next HPC meeting on December 3, 2025.

IV. OTHER BUSINESS

A. Commission Items

Comm. Doman informs the commission that he attended 36th Montgomery County Awards for Historic Preservation on October 24th where The Flower Theater received an award. The Martha Gudelsky Child Development Center

received an award for adaptive reuse. The Montgomery County Agricultural Center received an award for agricultural heritage. The Thomas Llewellyn Wright home won an award for preservation and maintaining the character of the house.

B. Staff Items

None.

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 10:20 pm Wednesday, November 12, 2025.

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