

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, December 3, 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 Naser, Comm. Dominianni, Comm. Galway, Comm. Prather and Comm. Kaplan were in attendance.

None joined remotely.

Comm. Bond was absent.

Rebecca Ballo, Historic Preservation Division Chief; 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, December 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. Galway 2nds. (8-0)

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. 12450 Old Columbia Pike, Silver Spring (HAWP #1070406) (*Master Plan Site #34/10, Conley House/Green Ridge*); Iglesia Vida Nueva (Philip Aaron Lacy, Architect) for new construction, building demolition, tree removal, hardscape, and grading alterations. (*Dan Bruechert*)
 - B. 17017 Georgia Avenue, Olney (RETROACTIVE HAWP #1131132) (*Master Plan Site #23/104, Berry-Mackall House*); Iglesia Evangelica Cristo Promesa Inc. for retroactive window and door restoration, fenestration alterations, and shutter installation. (*Laura DiPasquale*)
 - C. 26 Columbia Avenue, Takoma Park (HAWP #1139940) (Takoma Park Historic District); Simon and J Alane Park (Amy G. Stacy, Architect) for construction of rear addition, screened porch, and balcony; and fenestration alterations. (*Laura DiPasquale*)
 - ~~D. **REMOVED/NO HAWP NEEDED** 7313 Willow Avenue, Takoma Park (HAWP #1140068) (Takoma Park Historic District); Patrizia Ricci (Samuel Oztan, Agent) for retaining wall reconstruction and areaway alterations. (*Laura DiPasquale*)~~
 - E. 10913 Kenilworth Avenue, Garrett Park (HAWP #1140128) (Garrett Park Historic District); Michael Epshteyn for driveway alterations. (*Devon Murtha*)
 - F. 10124 Meadowneck Court, Silver Spring (HAWP #1140266) (Capitol View Park Historic District); Marcel Schmidt (David Bejarano, Agent) for front porch construction, siding replacement, window replacement, garage door replacement, roof replacement. (*Devon Murtha*)
 - G. 7016 Sycamore Avenue Takoma Park (HAWP #1140344) (Takoma Park Historic District); Debra Prybyla for installation of exterior condensing unit, conduit, and electrical equipment. (*Laura DiPasquale*)
 - H. ---
 - I. 19010 Fisher Avenue, Poolesville (HAWP #1140510) (*Master Plan Site #17/12, Valhalla*); Monika Palmore (Thomas J. Taltavull, Architect) for installation of exterior mechanical equipment. (*Laura DiPasquale*)
 - J. 113 Elm Avenue, Takoma Park (HAWP #1140511) (Takoma Park Historic District); Brian and Catie Rowland (Eric C. Saul, Architect) for fenestration alterations and rear porch construction, and siding replacement. (*Dan Bruechert*)

- K. 8827 Hawkins Lane, Chevy Chase (HAWP #1086808 REVISION) (Hawkins Lane Historic District); Adisra Jittipun for deck construction and hardscape alteration. (*Dan Bruechert*)
- L. 5 E Irving Street, Chevy Chase (HAWP #1140162) (Chevy Chase Village Historic District); Katherine and Angus S. Lamond (Katherine Hanley, Agent) for hardscape alterations, tree removal, fence replacement, new trash enclosure, grading, and other alterations. (*Laura DiPasquale*)
- M. 4721 Dorset Avenue, Chevy Chase (HAWP #1140638) (Somerset Historic District); Michael Roark and Nancy Zuckerbrod (Cindy McClure, Agent) for fenestration alterations and construction of screened porch, and steps/hardscaping elements. (*Devon Murtha*)
- N. 7325 Takoma Avenue, Takoma Park (HAWP #PENDING) (Takoma Park Historic District); Judith Kogod Colwell (Brian McCarthy, Architect) for ~~fenestration alterations~~, partial demolition, and construction of rear addition and deck. (*Laura DiPasquale*)
- O. 30 Columbia Avenue, Takoma Park (HAWP #1102109) (Takoma Park Historic District); Derek Goldman and Emily Hanford (Brian McCarthy, Architect) for partial demolition, construction of rear addition, grading and hardscape alteration, and tree removal. (*Dan Bruechert*)
- P. 33 Columbia Avenue, Takoma Park (HAWP#1140338) (Takoma Park Historic District); Andrew Flack and Anne Fothergill for partial demolition and construction of rear screened porch. (*Devon Murtha*)
- Q. 4 E. Kirke Street, Chevy Chase (HAWP #1106063 REVISION2) (Chevy Chase Village Historic District); Cameron Ruppert (Alexander Smith, Agent) for revision to previous HAWP to include window replacement. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

- H. 7001 Westmoreland Avenue, Takoma Park (HAWP #1140550) (Takoma Park Historic District); Amy Robinson (Romi Prados, Agent) for fenestration alterations. (*Devon Murtha*)

Speaker: Devon Murtha presents the staff report. Romina Prados (agent) presents the project and answers questions.

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

Motion: Comm. Doman moves to approve the project in accordance with staff recommendations and the applicant must submit after drawings for the northeast elevation and for staff to have final verification. Comm. Naser 2nds. (6-2)

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

Action: The Historic Preservation Commission approves the application in accordance with the staff report and the commission condition that the applicant must submit after drawings for the northeast elevation and for staff to have final verification.

II. PRELIMINARY CONSULTATIONS

- A. 23200 Stringtown Road, Clarksburg (Clarksburg Historic District); Randall Hawkins (Susan Hains, Architect) for construction of the new Clarksburg Library, with associated road construction and other site alterations. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Antonio Rebelo (agent) and Hamid Omidvar (Montgomery County, DGS) 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.

- C. 10701 Keswick Street, Garrett Park (HAWP #1134898) (Garrett Park Historic District); Andrew Charles Revocable Trust for construction of infill single family house and detached garage, with associated grading, site alterations, and tree removals. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Daniel Andrews (agent) presents the project, provides testimony, and answers 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.

III. MINUTES

COMMISSION ACTION:

Action: Comm. Dominianni moves to approve the meeting minutes for October 22, 2025 and November 12, 2025. Comm. Doman 2nds. (8-0)

- A. October 22, 2025
- B. November 12, 2025

Motion: Comm. Dominianni moves to approve the meeting minutes of the October 22, 2025 and November 12, 2025. Comm. Doman 2nds.

IV. OTHER BUSINESS

A. Commission Items

Chair Burditt to give testimony at the Planning Board for the Rose Budd House.

B. Staff Items

Straw vote for the University Corridor Boulevard Plan and was unanimously approved. Romeo and Elison Horrad House was approved for designation and the Council approved putting language back into the plan to study the Woodmoor Shopping Center for future designations.

V. ADJOURNMENT

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

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