

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

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

None joined remotely.

None were 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; Brian Crane, Cultural Resources Planner III 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 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. (9-0)

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**

B. ---

C. **REMOVED**

D. 8012 Hampden Lane, Bethesda (HAWP #1141392) (Greenwich Forest Historic District); Vuk Koprivica for driveway alterations. (*Dan Bruechert*)

E. 228 Park Avenue, Takoma Park (HAWP #1141442) (Takoma Park Historic District); Dave & Kris Besch (Richard J. Vitullo, Architect) for partial demolition, construction of rear addition and screened porch; fenestration alterations, and hardscape alterations. (*Laura DiPasquale*)

F. 515 New York Avenue, Takoma Park (HAWP #1142009) (Takoma Park Historic District); Carole Crandon (Lynne Plante, Agent) for structural repairs, porch alterations, siding ~~replacement alterations~~, and chimney reconstruction. (*Devon Murtha*)

G. 7200 Holly Avenue, Takoma Park (HAWP #1141120) (Takoma Park Historic District); Daniel Krienbuehl for construction of screened porch and hardscape alterations. (*Laura DiPasquale*)

H. 201 Ethan Allen Avenue, Takoma Park (HAWP #1142074) (Takoma Park Historic District); Mike Houston (Garret Shaffer, Architect) for HVAC, partial demolition, hardscape alteration, and awning alteration. (*Dan Bruechert*)

COMMISSION ACTION:

The Commission heard the following cases.

B. 8313 Tomlinson Avenue, Bethesda (HAWP #1141312) (Master Plan Site #35/18, John and Roberta Lynch House); Floyd Haynes for window and door replacement. (*Dan Bruechert*)

Speaker: Dan Bruechert presents the staff report. Yvette Gulinao (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 project in accordance with staff recommendations and conditions. Comm. Doman 2nds. (9-0)

Vote: Yea: Unanimous
 Nay: None
 Abstain: None

Action: The Historic Preservation Commission approves the application in accordance with the staff report and the staff conditions.

II. PRELIMINARY CONSULTATIONS

- A. 15911 Redland Road, Derwood (HAWP #PENDING) (*Master Plan Site #22/33, Derwood Store and Post Office*); CLW Real Estate Group (Lawrence Smith, Agent) for partial demolition and construction of new three story apartment addition with associated hardscaping, grading, and site improvements. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Lawrence Smith (owner) and Michael Greigg (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 with an Historic Area Work Permit application.

III. DISCUSSION ITEM: POPLAR GROVE PRELIMINARY AND SITE PLAN/WATERS FAMILY CEMETERY

Brian Crain presents the staff report and answers questions from the commission. Chris Rzomp and Erin Girard (agents) represent the property and answer and ask questions of the commission.

The commission provides feedback to the applicant and provides their support for the project as it moves forward for permits.

IV. TAX CREDIT REVIEW GUIDANCE

Dan Bruechert presents the revised tax credit guidance for the Historic Preservation Tax Credit and answers questions from the commission.

The commission accepts the updated guidance and supports that it will be incorporated into the online information available for the tax credit.

V. MINUTES

COMMISSION ACTION:

Action: Comm. Dominianni moves to approve the meeting minutes for December 3, 2025. V.
Chair. Hains 2nds. (9-0)

A. December 3, 2025

Motion: Comm. Dominianni moves to approve the meeting minutes of the December 17, 2025.
V. Chair. Hains 2nds.

IV. OTHER BUSINESS

A. Commission Items

Chair Burditt did testify on behalf of the Rose Budd House at the Planning Board where is passed unanimously. New Chair and Vice Chair to be appointed in January of 2026.

B. Staff Items

Earlier today the joint M-NCPPC commissions approved the final Approved and Adopted Master Plan Amendment for Timberlawn.

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 9:25 pm Wednesday, December 17, 2025.

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