

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, January 7, 2026

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. 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 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, January 7, 2026 at 7:00 p.m. in attendance in the Auditorium of the Wheaton Headquarters Office in Wheaton, Maryland.

I. **ELECTION OF OFFICERS FOR 2026**

COMMISSION ACTION:

Motion: Comm. Doman moves to nominate V. Chair Hains as the new Chairperson and Comm. Galway to be the new Vice Chairperson. Comm. Naser 2nds. (9-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Action: The new Chairperson and Vice Chairperson of the Historic Preservation Commission are Jeffrey Hains and Michael Galway.

With the new Chairperson and Vice Chairperson now presiding.

II. HISTORIC AREA WORK PERMITS

COMMISSION ACTION:

Motion: V. Chair. Galway moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Dominianni 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. 9601 Dewitt Drive, Silver Spring (HAWP #1141192) (Nation Park Seminary Historic District); RMNR LLC (Michael Carriere, Agent) for porch repairs and deck expansion. (*Devon Murtha*)

B. POSTPONED

C. 1 South Street, Brookeville (HAWP #1142727) (Brookeville Historic District); Donald deWall for siding replacement. (*Dan Bruechert*)

D. 10206 Montgomery Avenue, Kensington (HAWP #1053565 REVISION) (Kensington Historic District); Karl Voglmayr for fenestration alterations and foundation material alterations. (*Dan Bruechert*)

E. 7107 Sycamore Avenue, Takoma Park (HAWP #1143212) (Takoma Park Historic District); Sharon Bakewell for tree removal. (*Devon Murtha*)

F. 50 Philadelphia Avenue, Takoma Park (HAWP #1143222) (Takoma Park Historic District); Sarah Greenberg (Richard J. Vitullo, Architect) for fenestration alterations. (*Laura DiPasquale*)

G. 7103 Sycamore Avenue, Takoma Park (HAWP #1143386) (Takoma Park Historic District); Christopher Yost for window replacement. (*Devon Murtha*)

H. 507 Albany Avenue, Takoma Park (HAWP #1135035 REVISION) (Takoma Park Historic District); Shanna and Michael Hirsch (Wakako Tokunaga, Architect) for revisions to previously-approved HAWP for porch modifications. (*Laura DiPasquale*)

III. PRELIMINARY CONSULTATIONS

- A. 23 Columbia Avenue, Takoma Park (HAWP #1140665) (Takoma Park Historic District); Karl Pitt for installation of window sill capping. (Dan Bruechert)

Dan Bruechert presents the staff report. Karl Pitt (owner) 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 with an Historic Area Work Permit application.

- B. 707 New York Avenue, Takoma Park (HAWP #1143852) (Takoma Park Historic District); Mark Hishmeh (Ben Norkin, Architect) for lot subdivision, demolition of existing house and garage, tree removal, and construction of two single-family houses on subdivided parcels. (Laura DiPasquale)

Laura DiPasquale presents the staff report. Mark Hishmeh (owner), (Ben Norkin (architect), and Michael Norton (contractor) 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.

IV. MINUTES

COMMISSION ACTION:

Action: Comm. Dominianni moves to approves the meeting minutes for December 17, 2025.
Comm. Burditt 2nds. (9-0)

A. December 17, 2025

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

IV. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

1. The HPC Retreat is next week Jan 14th at 6pm
2. On Jan. 20th there is a public hearing for the Clarksburg Gateway Sector Plan [Actual date is January 21st]

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:20 pm Wednesday, January 7, 2026.

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