

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, February 11, 2026

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. Hains, V. Chair. Galway, Comm. Burditt, Comm. Naser, Comm. Dominianni, 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, February 11, 2026 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. Galway moves to approve the HAWPs as cited below in accordance with Chapter 24.A and conditions recommended by staff, Comm. Burditt 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. 7209 Holly Avenue, Takoma Park (HAWP #1144020) (Takoma Park Historic District); Paxton Holt Jordan, Agent for stair replacement and hardscape alterations. (*Devon Murtha*)
 - B. **POSTPONED** ~~7107 Sycamore Avenue, Takoma Park (HAWP #1145259) (Takoma Park Historic District); Sharon Bakewell (Tina Crouse, Agent) for solar panel installation. (*Devon Murtha*)~~
 - C. 10212 and 10206 Montgomery Avenue, Kensington (HAWP #1032588 REVISION⁴) (Kensington Historic District); Warner Circle Mansion Condominiums LLC (Karl Voglmayr, Architect) for revisions to previous HAWP approval for door modifications. (*Dan Bruechert*)
 - D. 7411 Baltimore Avenue, Takoma Park (HAWP # 1145605) (Takoma Park Historic District); Isabelle and Andy Hasty (Paul Treseder, Architect) for demolition of existing rear porch and sunroom, construction of new one-story rear addition, porch, deck, and basement egress alterations. (*Devon Murtha*)
 - E. **PURGED** ~~7112 Holly Avenue, Takoma Park (HAWP #1145807) (Takoma Park Historic District); Peter Kovar for handrail installation. (*Laura DiPasquale*)~~
 - F. 4000 Jones Bridge Road, Chevy Chase (HAWP #1146728) (*Master Plan Site #35/10, Hayes Manor*); Howard Hughes Medical Institute (Kyle Hughes, Agent) for fence installation. (*Dan Bruechert*)
 - G. 7423 Buffalo Avenue, Takoma Park (HAWP #1145919) (Takoma Park Historic District); Griffin Witte (Margo Ricks, Agent) for solar panel installation. (*Devon Murtha*)
 - H. 8525 Georgia Avenue, Silver Spring (HAWP #1146698) (*Master Plan Site #37/06, Silver Theatre and Shopping Center*); Pali Eats Silver for installation of rooftop mechanical equipment. (*Laura DiPasquale*)
 - I. 14 W. Kirke Street, Chevy Chase (HAWP #1146712) (Chevy Chase Village Historic District); Peter and Emily Gardner (Jon Hensley Architects, Architect) for fenestration alterations, window replacement, and construction of areaway. (*Laura DiPasquale*)
 - J. 7211 MacArthur Boulevard, Bethesda (HAWP #1126423 REVISION) (Potomac Overlook Historic District); Jeong Kim for door replacement. (*Dan Bruechert*)

- K. 228 Park Avenue, Takoma Park (HAWP #1146781) (Takoma Park Historic District); Dave & Kris Besch (Richard J. Vitullo, Architect) for fenestration alterations. (*Laura DiPasquale*)

- L. 7120 Maple Avenue, Takoma Park (HAWP #1074329 REVISION) (Takoma Park Historic District); Jessica & Eli Williams-Szenes (Brian McCarthy, Architect) for revisions to basement egress window, fenestration alterations, and rear porch alterations. (*Dan Bruechert*)

II. PRELIMINARY CONSULTATIONS

- A. 23200 Stringtown Road, Clarksburg (HAWP #PENDING) (Clarksburg Historic District); Montgomery County DBDC, DGS (Susan Hains, Architect) for construction of new library. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Antonia Rebelo (architect) and Randy Hawkins (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 with an Historic Area Work Permit application.

III. TAX CREDITS GROUP I (Dan Bruechert, Laura DiPasquale, Devon Murtha)

Discussion Item: Staff presented to the HPC last December the interpretation of new construction in relation to the tax credit. The staff recommended to the HPC that new construction be defined as anything built after the designation. However, input received from the public has noted that this is difficult for owners that had done work expecting the credit, and a request was received from the public to delay implementation of this new guidance for a year. If the HPC concurs, this new guidance will be put into effect for the tax credit review in 2027 for work completed in 2026. The HPC deliberated and agrees with waiting for the 2027 review to implement the updated interpretation for the tax credit.

COMMISSION ACTION:

Action: Chair. Hains pushes the approval of Group I Tax Credits to the next meeting.

- A. Group I Tax Credits

Motion: Chair. Hains defers the approval of the Group I Tax Credits to the next meeting.

IV. MINUTES

COMMISSION ACTION:

Action: Comm. Dominianni moves to approve the meeting minutes for January 21, 2026 meeting. Comm. Prather 2nds. (7-0)

A. January 21, 2026

Motion: Comm. Dominianni moves to approve the meeting minutes of the January 21, 2026 meeting. Comm. Prather 2nds.

V. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

None.

VI. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:30 pm Wednesday, February 11, 2026.

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