

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

APPROVED: Minutes for the meeting of
Wednesday, March 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. Prather, and Comm. Kaplan were in attendance.

None joined remotely.

Comm. Naser, Dominianni, and Bond 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, March 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**

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. (5-0)

Vote: Yea: Unanimous
Nay: None
Abstain: None

Minutes of March 11, 2026
Montgomery County Historic Preservation Commission

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. 7013 Poplar Avenue, Takoma Park (HAWP #1145456) (Takoma Park Historic District); Jeremiah Frueauf (Tina Crouse, Agent) for solar panel installation. *(Devon Murtha)*

- B. ~~WITHDRAWN 9 Primrose Street, Chevy Chase (HAWP #1146371) (Chevy Chase Village Historic District); Alice Keating (Katharine Scott, Architect) for railing replacement.~~ *(Dan Bruechert)*

- C. 5815 Cedar Parkway, Chevy Chase (HAWP #1148430) (Chevy Chase Village Historic District); Lori Ann Weinstein for partial demolition and construction of rear addition. *(Dan Bruechert)*.

- D. 3713 Underwood Street, Chevy Chase (HAWP #1149140) (*Master Plan Site #35/75, Clark House*); Hannah Graae (Chris Graae, Architect) for partial demolition and construction of rear addition, and fenestration alterations. *(Dan Bruechert)*

- E. 10205 Capitol View Avenue, Silver Spring (HAWP #1148881) (Capitol View Park Historic District); Jae You (Tyler Smith, Agent) for hardscape alterations, porch alterations, roof and gutter replacement, and storm door replacement. *(Devon Murtha)*

- F. 29 Holt Place, Takoma Park (HAWP #1148592) (Takoma Park Historic District); Emily Suran and David Peter (Richard Vitullo, Architect) for demolition of existing deck and patio, construction of rear addition. *(Devon Murtha)*

- G. 5605 York Lane, Bethesda (HAWP #1149145) (Greenwich Forest Historic District); Sean Cronin (Pagenstecher Group Inc., Agent) for partial demolition, enclosure of rear stoop. *(Devon Murtha)*

- H. 6913 Westmoreland Street, Takoma Park (HAWP #1149238) (Takoma Park Historic District); Andrew and Alison Kodjak (Eric Saul, Architect) for construction of accessory structure. *(Devon Murtha)*

- I. 7315 Brookville Road, Chevy Chase (HAWP #1140619) (*Master Plan Site #35/72, Simpson House*); Paul and Brandy Carlson (Matt McDonald, Architect) for partial demolition, construction of new one-story rear addition and screened porch. *(Dan Bruechert)*

II. PRELIMINARY CONSULTATIONS

- A. 707 New York Avenue, Takoma Park (HAWP #1143852) (Takoma Park Historic District); Mark Hishmeh (Ben Norkin, Architect) for demolition of existing house, tree removal, and construction of new single-family house. (*Laura DiPasquale*)

Laura DiPasquale presents the staff report. Ben Norkin (architect) 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. 9832 Capitol View Avenue, Silver Spring (Capitol View Park Historic District); Mark Kaufman (Michael Winfield, Agent) for new single-family house construction. (*Dan Bruechert*)

Dan Bruechert presents the staff report. Michael Winfield (agent) and Douglas Mader (architect) present the project, provide testimony, and answer questions from the commission. Mark Faulkner (neighbor) provides testimony.

The commission provides feedback to the applicant and recommends the applicant make a revised proposal and return with another preliminary consultation.

III. MINUTES

COMMISSION ACTION:

A. February 25, 2026

Motion: Comm. Galway moves to approve the meeting minutes of the February 25, 2026 meeting. Comm. Prather 2nds. (4-0-1)

Vote: Yea: Comms Hains, Galway, Prather, Kaplan
Nay: None
Abstain: Comm. Burditt

Action: Comm. Galway moves to approve the meeting minutes for February 25, 2026 meeting. Comm. Prather 2nds.

IV. OTHER BUSINESS

A. Commission Items

None.

B. Staff Items

None.

V. ADJOURNMENT

There being no further business, the Montgomery County Historic Preservation Commission adjourned at approximately 8:45 pm Wednesday, March 11, 2026.

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