

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

APPROVED: Minutes for the meeting of  
Wednesday, April 8, 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. Naser, Comm. Dominianni, Comm. Prather, Comm. Bond, and Comm. Kaplan were in attendance.

None joined remotely.

Comm. Burditt 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, April 8, 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. Dominianni 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. 10212 Montgomery Avenue, Kensington (HAWP #1053565 REVISION #4) (Kensington Historic District); Warner Circle Mansion Condominiums, LLC (Karl Voglmayr, Architect) for installation of exterior mechanical equipment and window replacement. *(Dan Bruechert)*
- B. 50 Elm Avenue, Takoma Park (HAWP #1148441) (Takoma Park Historic District); Tamir Ezzat for chimney removal and retroactive roof replacement. *(Dan Bruechert)*
- C. 29 Philadelphia Avenue, Takoma Park (HAWP #1151654) (Takoma Park Historic District); Margaret Flaherty (Devon Brophy, Agent) for rear stair and landing replacement, hardscape alterations, and rear door replacement. *(Devon Murtha)*
- D. 7414 Maple Avenue, Takoma Park (HAWP #1151788) (Takoma Park Historic District); Sally Blatz & Sam Jacobson (Richard Vitullo, Architect) for partial demolition and construction of rear addition. *(Devon Murtha)*
- E. 7303 Takoma Avenue, Takoma Park (HAWP #1151947) (Takoma Park Historic District); Remington and Gretta Stone (Eric Saul, Architect) for partial demolition, construction of rear addition and deck, fenestration alterations. *(Laura DiPasquale)*
- F. 7315 Brookville Road, Chevy Chase (HAWP #1151968) (*Master Plan Site #35/72, **Simpson House***); Paul & Brandy Carlson (Great American Landscapes, Agent) for hardscape alterations, grading, pergola and outdoor kitchen construction, retaining wall installation, and tree removal. *(Dan Bruechert)*
- G. 6704 Westmoreland Avenue, Takoma Park (HAWP #1152012) (Takoma Park Historic District); Miles and Vanessa Ryan (Brian McCarthy, Architect) for fence installation, hardscape alterations, porch alterations, door replacement, screen porch and deck construction, chimney removal, and fenestration alterations. *(Laura DiPasquale)*
- H. 7427 Carroll Avenue, Takoma Park (HAWP #1152062) (Takoma Park Historic District); Lonko Tuma (Alan Kinney, Agent) for fenestration alterations and window replacement. *(Devon Murtha)*

II. PRELIMINARY CONSULTATIONS

- A. 20 Grafton Street, Chevy Chase (HAWP #1151195) (Chevy Chase Village Historic District); Scott and Meredith Raney (Eric Zuckerman, Agent) for replacement of slate roof with synthetic slate. (*Laura DiPasquale*)

Laura DiPasquale presents the staff report. Eric Zuckerman (agent and in-person) Meredith Raney (owner and remote) 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.

III. UPDATE TO HPC EXECUTIVE REGULATIONS SECTION 1.6.D.7 - DECISIONS DELEGATED TO STAFF

Laura DiPasquale presents the staff report for expanding the approval authority for staff, and answers questions from the commission.

The commission provides feedback to staff and votes to accept the updates and for staff to make the information available to the public and forwarded to associated government agencies.

Motion: Chair. Hains calls for a roll call vote to approve the update to the HPC Executive Regulations and for staff level approvals and allow staff to move forward and present this to the public and various government agencies. (7-0)

Vote: Yea: Unanimous  
Nay: None  
Abstain: None

Action: The updates are approved to allow the delegation to staff to execute Regulations Section 1.6 D.7 and allow staff to move forward and present this to the public and various government agencies.

IV. MINUTES

COMMISSION ACTION:

A. March 25, 2026

Motion: V. Chair. Galway moves to approve the meeting minutes of the March 25, 2026 meeting. Comm. Kaplan 2nds. (6-0-1)

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

Action: V. Chair. Galway moves to approve the meeting minutes for March 25, 2026. Comm. Kaplan 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 8:05 pm Wednesday, April 8, 2026.

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