



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

May 14, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1155555 – Parsonage porch repairs and partial reconstruction; Meeting House window restoration and foundation repairs and repointing

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Bethesda Meeting House Foundation, Inc (Thomas J. Taltavull, Architect)
Address: 9400 Rockville Pike, Bethesda

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laurel D. Magallon. The approval memo and stamped drawings follow.



APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICANT:

Name: BETHESDA MEETING HOUSE FOUNDATION, INC.

E-mail: hanklevine@gmail.com

Address: 4424 Montgomery Ave., Suite 307

City: Bethesda Zip: 20814

Daytime Phone: 240-888-2222

Tax Account No.: 00436130

AGENT/CONTACT (if applicable):

Name: Thomas J. Taltavull, Architect

E-mail: tom@tjtarchitects.com

Address: 20650 Plum Creek Court

City: Gaithersburg Zip: 20882

Daytime Phone: 301-466-5272

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M-35-5

Is the Property Located within an Historic District? Yes/District Name _____
No/Individual Site Name Bethesda Meeting House

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 9400 Street: Rockville Pike

Town/City: Bethesda Nearest Cross Street: Elsmere Avenue

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| ☐ New Construction | ☒ Deck/Porch | ☐ Shed/Garage/Accessory Structure |
| ☐ Addition | ☐ Fence | ☐ Solar |
| ☐ Demolition | ☐ Hardscape/Landscape | ☐ Tree removal/planting |
| ☐ Grading/Excavation | ☐ Roof | ☒ Window/Door |
| | | ☒ Other: <u>Foundation Repair & Repointing</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Thomas J. Taltavull, architect

April 22, 2026

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The Bethesda Meeting House Property site overlooks Rockville Pike just south of the Capital Beltway. The property consists of a church and parsonage structures and a cemetery. There is a single long driveway that traverses up to behind the buildings at the high point of the site. The landscape consists of grassy area and large trees. The cemetery is located to the north of the buildings. The church is a large framed rectangular structure in what could be classified in the Greek Revival form with Gothic style windows set upon a stone foundation. The parsonage is a framed cruciform plan considered in the Victorian style with traits of the later Queen Anne style. There is a covered open air porch at front and north elevations.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Because of the complexity and extensive restoration work required to the buildings the Owner is taking a phased work approach to evaluate the condition of the Bethesda Meeting House and Parsonage. The work under this Historic Area Work Permit, is to the repair and restore the Parsonage front porch, repair and repointing of stone foundation walls on both Parsonage and Meeting House, and Stain-Glass Window Repair and Restoration.

The proposed restoration work will remove the deteriorated porch floor framing, railings, wood steps and brick masonry foundation piers. The new work will repair the existing wood columns, rebuild the brick support piers, reframe the porch floor framing, install wood tongue and groove decking, rebuild the wood porch railings and steps.

The stone foundations on the Parsonage and the Meeting House are in fair condition. Inappropriate mortar repairs have been done and will need to be repointed.

The Meeting House has six large colored glasse arched windows at the south and north elevations. The three arched windows sashes at the south elevation have been removed and are currently being restored off site by a conservator. The remaining windows are proposed to be restored.

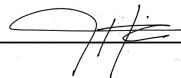
REVIEWED

By Laura DiPasquale at 9:28 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



Work Item 1: Removal and Rebuild Porch Decking and Framing

Description of Current Condition:

The existing front porch floor framing currently is deteriorated and rotted floor joists supported on brick piers. The brick piers are in poor condition with missing and loose brick and mortar. The porch wood t&g decking is deteriorated and rotted. The porch steps are non original with treads and risers in poor condition. See attached photos of existing conditions.

Proposed Work:

Remove front porch railings, decking, floor framing and brick pier foundations. It is proposed to repair/rebuild the brick porch piers in original locations, with appropriate lime based mortar on new concrete footings, reframe porch floor framing with pressure treated framing and install tongue and groove porch floor decking. Repair original porch support posts and rebuild wood porch railings and steps. See attached drawings for proposed work.

Work Item 2: Stone Foundations Repointing

Description of Current Condition:

The stone foundations at the Parsonage and the meeting house are in fair condition. Both buildings were a few years back repointed with inappropriate mortar containing portland cement.

Proposed Work:

Remove recent portland cement type mortar. A mortar analysis of the original mortar will be done. The mortar to be use will be based on the mortar analysis that is currently being performed by Lime Works US. The analysis will be submitted to the HPC. The mason will prepare a mockup of the repointing for the HPC staff for review and approval. Repointing mortar will match the color, texture, strength, joint width, and joint profile of the existing historic mortar. The work will be done in accordance with the guidance provided in NPS Preservation Brief 2, Repointing Mortar Joints in Historic Masonry Buildings. Representative good quality overall and close-up color photographs of the masonry before and after repointing will be submitted to HPC staff for review.

Work Item 3: Window Restoration

Description of Current Condition:

The Meeting House windows are in poor to fair condition. The window frames, sashes and glazing are exhibiting signs of rot and deterioration are in need of restoration.

Proposed Work:

The existing frames will be restored in place to original condition. The existing window sashes will be removed and restored to original condition, reglazed, repainted and reinstalled.

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission





BMH Parsonage South Elevation - March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County
Historic Preservation Commission

A handwritten signature in black ink, appearing to be "JHP", written over a horizontal line.



BMH Parsonage East Elevation - March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



BMH Parsonage North East Elevation - March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



BMH Parsonage North Elevation - March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



BMH Parsonage Brick Pier & Porch Framing at East Elevation - March 2026

REVIEWED

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APPROVED

Montgomery County

Historic Preservation Commission

A handwritten signature in black ink, appearing to be 'JH', written over a horizontal line.



BMH Parsonage Decking, Railing and Post Condition- March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission



BMH Parsonage South Elevation Foundation- March 2026

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Bethesda Meeting House



Bethesda Meeting House East Elevation View May 2025



Bethesda Meeting House North Elevation View May 2025
By Laura DiPasquale at 9:31 am, May 14, 2026

REVIEWED

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Montgomery County
Historic Preservation Commission



Bethesda Meeting House South Elevation View May 2025



Bethesda Meeting House West Elevation View May 2025

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By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

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Historic Preservation Commission



Bethesda Meeting House South Elevation Window at Alter April 2026

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By Laura DiPasquale at 9:31 am, May 14, 2026

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Bethesda Meeting House North Elevation View Foundation May 2025

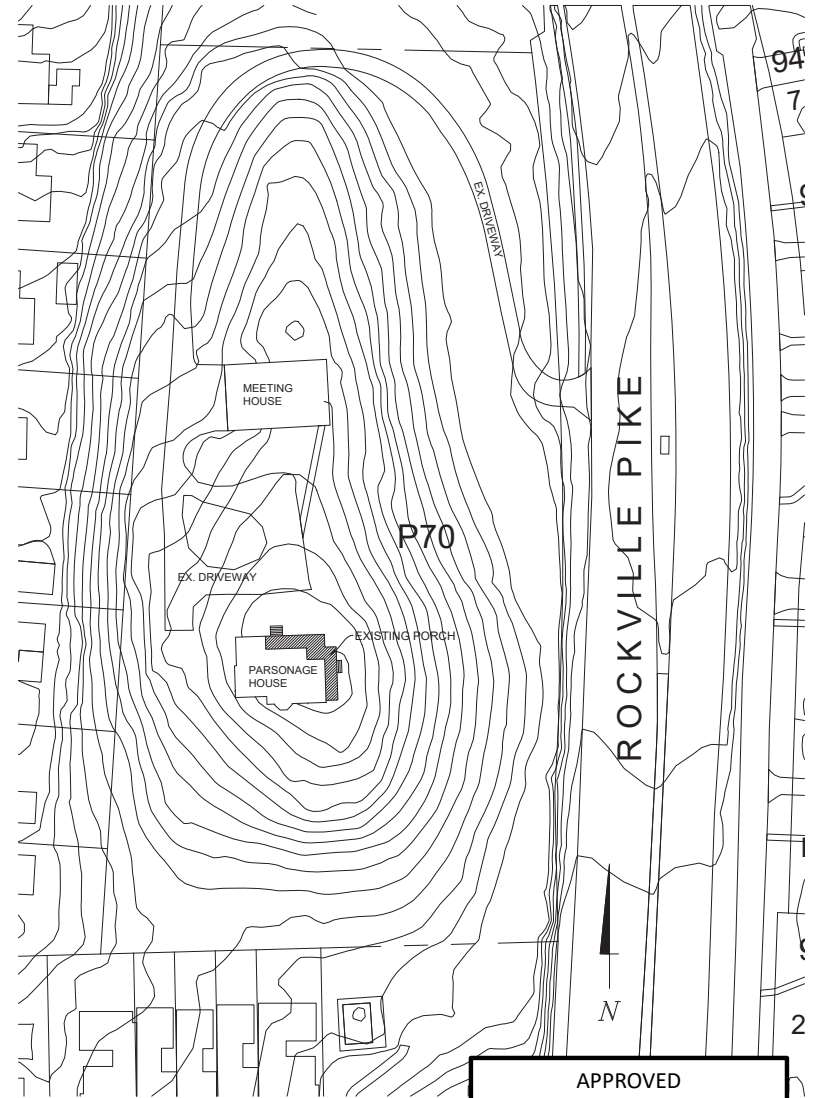
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EXISTING SITE PLAN
1" = 30'

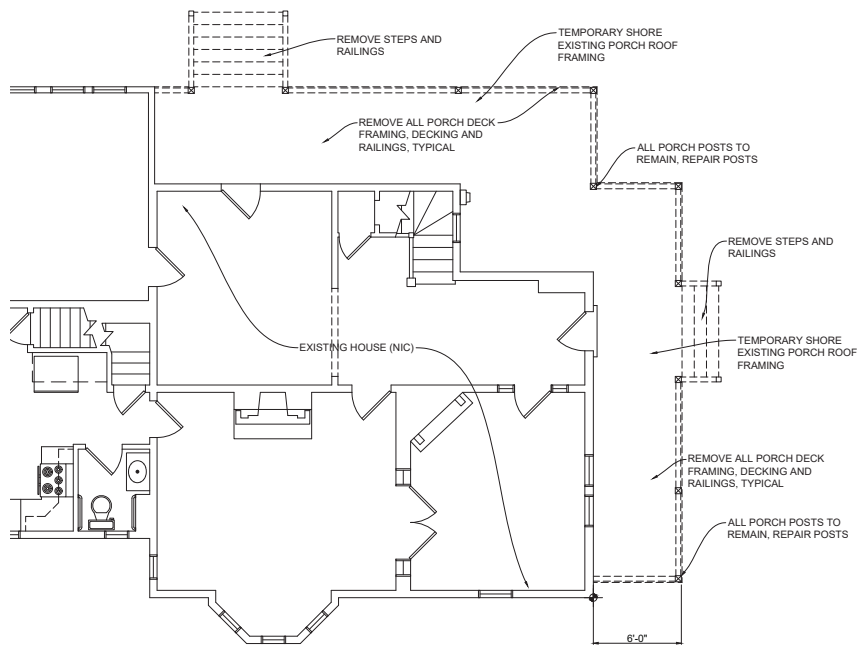
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Montgomery County
Historic Preservation Commission


 ARCHITECTS PLANNERS HISTORIC PRESERVATION	
THOMAS J. TALAVALL ARCHITECT 2001 N. 10th Street, Suite 100 GaitHERSBURG, MARYLAND 20878 301.840.1847 tom@tjtalavall.com	
Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 5685, Expiration Date: 6-13-2028.	
Professional Seal	
Revisions	Drawing Title
	EXISTING SITE PLAN
Date: April 16, 2026	
Restoration to: Bethesda Meeting House and Parsonage 9400 Rockville Pike, Bethesda, Maryland 20814	
Drawing Number	Z001

EXISTING PORCH FLOOR PLAN

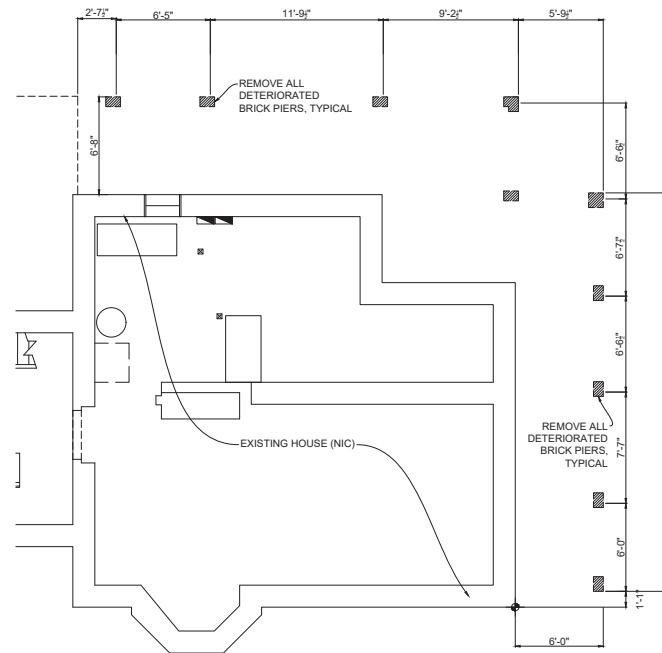
1/4" = 1'-0"



2

EXISTING FOUNDATION PLAN

1/4" = 1'-0"



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

THOMAS J. TALAVALL
ARCHITECT

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tom@jstarchitects.com

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Expiration Date: 6-13-2028.

Professional Seal

Revisions

Drawing Title

EXISTING PLANS

Date: April 16, 2026

Porch Restoration to:
Bethesda Meeting House Parsonage
9400 Rockville Pike,
Bethesda, Maryland 20814

Drawing Number

A001

1

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

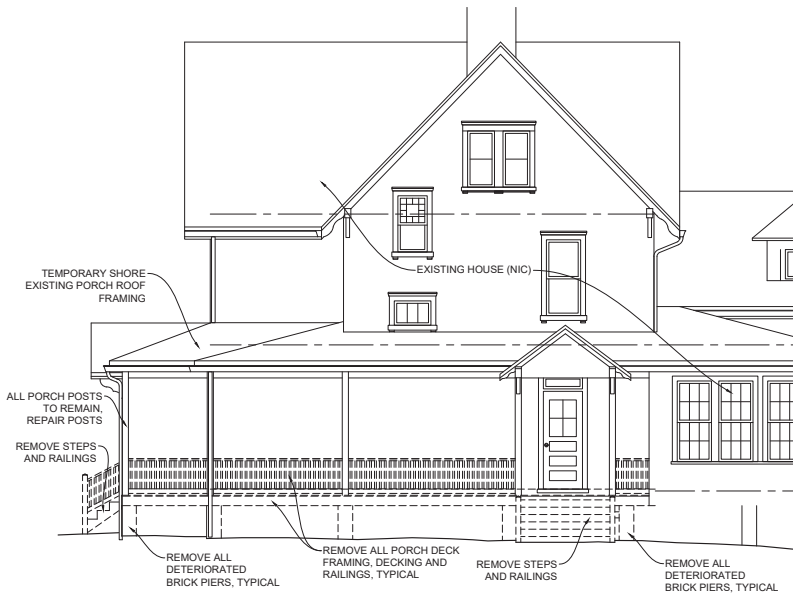
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By Laura DiPasquale at 9:31 am, May 14, 2026



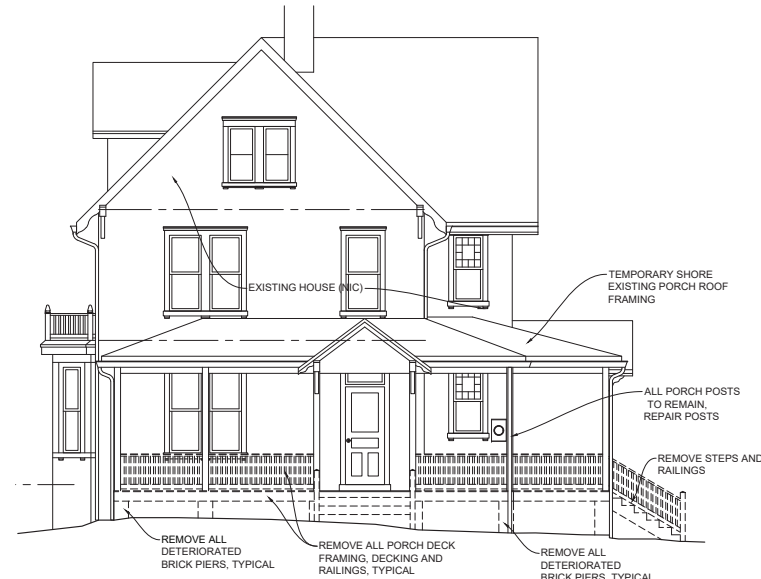
EXISTING SOUTH ELEVATION
1/4" = 1'-0"

3



EXISTING NORTH ELEVATION
1/4" = 1'-0"

2

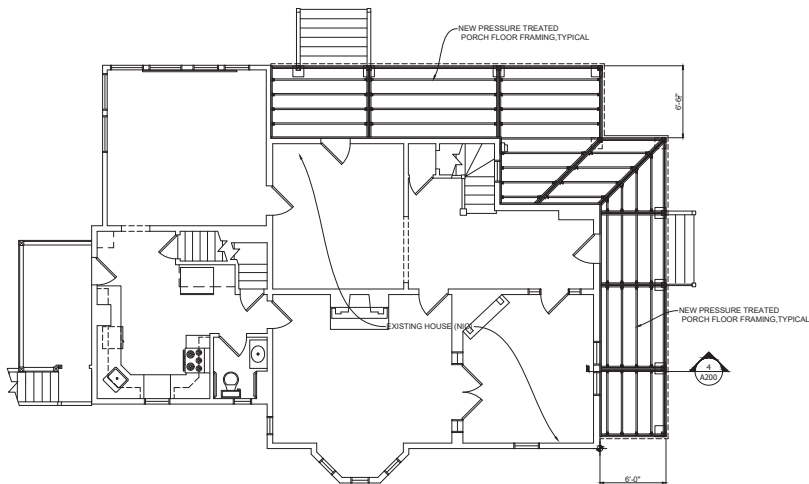


EXISTING EAST ELEVATION
1/4" = 1'-0"

1

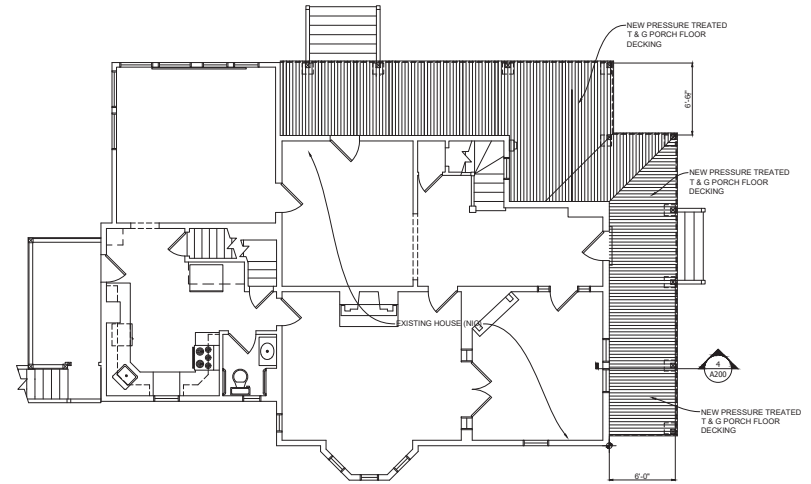
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By Laura DiPasquale at 9:31 am, May 14, 2026

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Montgomery County
Historic Preservation Commission



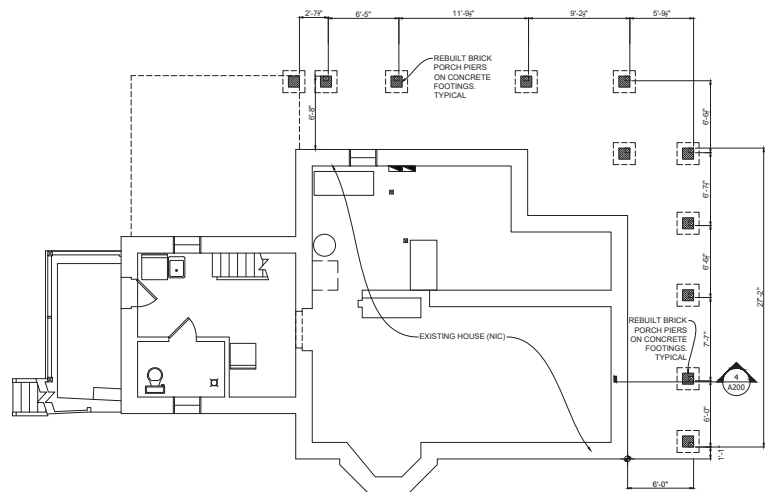
PROPOSED PORCH FLOOR FRAMING PLAN
3/16" = 1'-0"

2



PROPOSED DECKING PLAN
3/16" = 1'-0"

3



PROPOSED FOUNDATION PLAN
3/16" = 1'-0"

1



ARCHITECTS
PLANNERS
HISTORIC
PRESERVATION

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Professional Certification:
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the State of Maryland,
License No. 5683,
Expiration Date: 6-13-2028.

Professional Seal

Revisions
Drawing Title
PROPOSED PLANS

Date: April 16, 2026

Porch Restoration to:
Bethesda Meeting House Parsonage
9400 Rockville Pike,
Bethesda, Maryland 20814

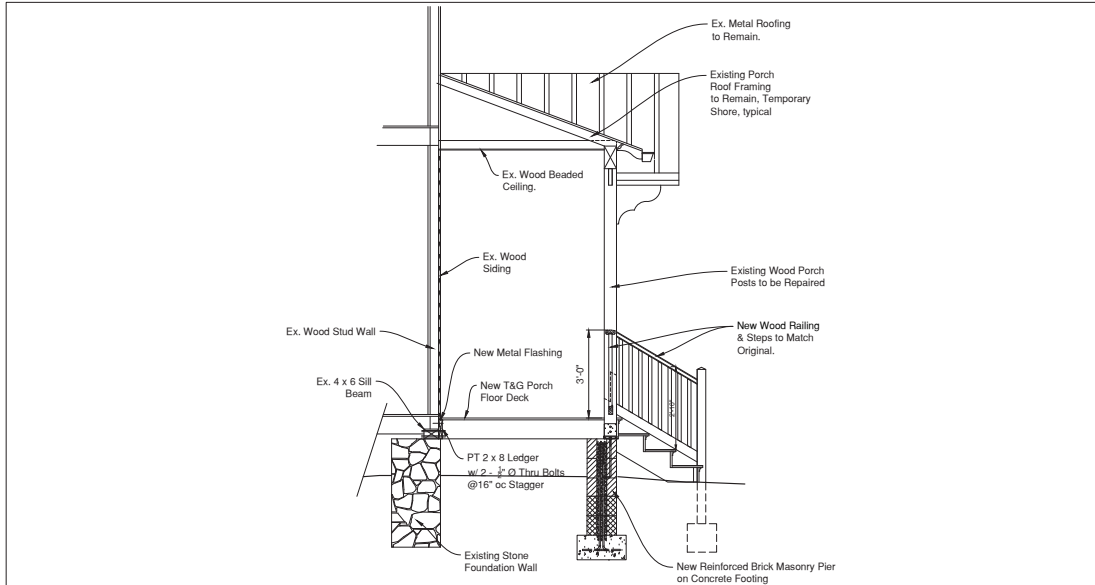
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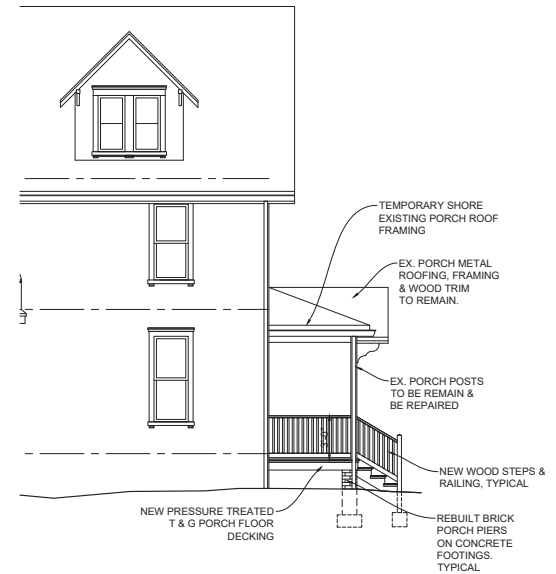
By Laura DiPasquale at 9:31 am, May 14, 2026



PROPOSED PORCH SECTION

1/2" = 1'-0"

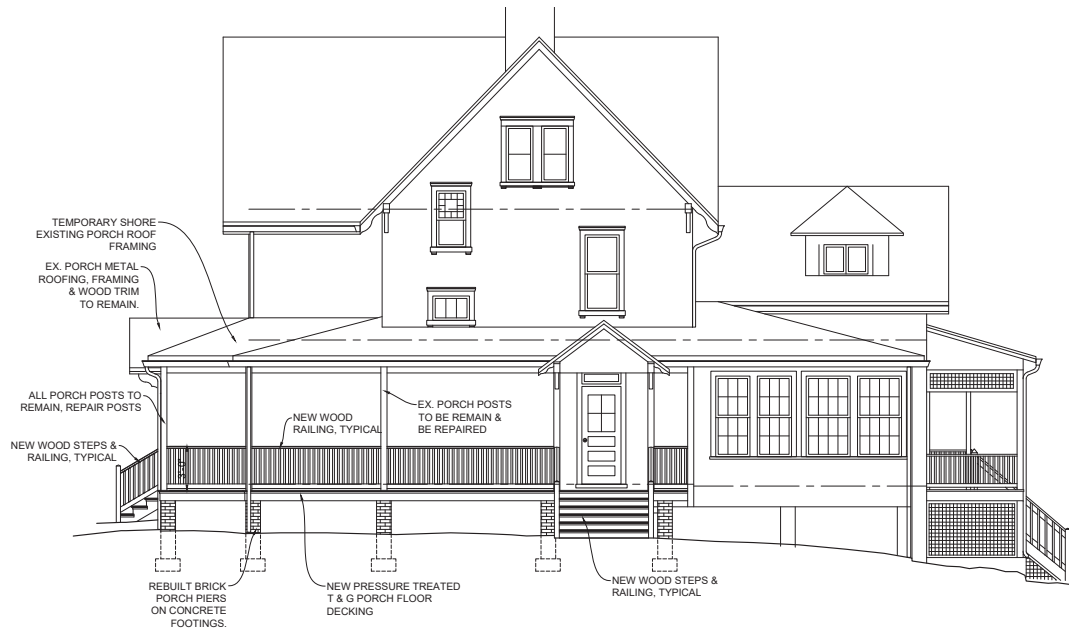
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PROPOSED SOUTH ELEVATION

1/4" = 1'-0"

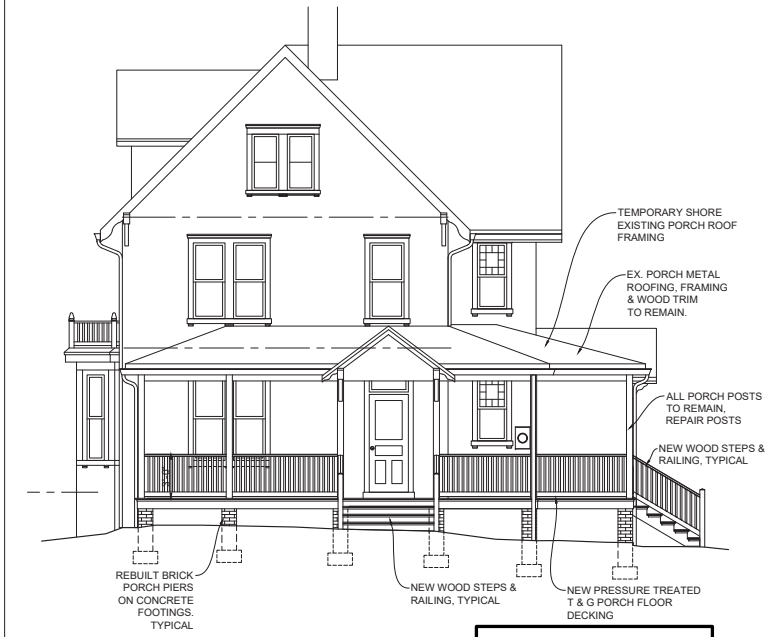
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PROPOSED NORTH ELEVATION

1/4" = 1'-0"

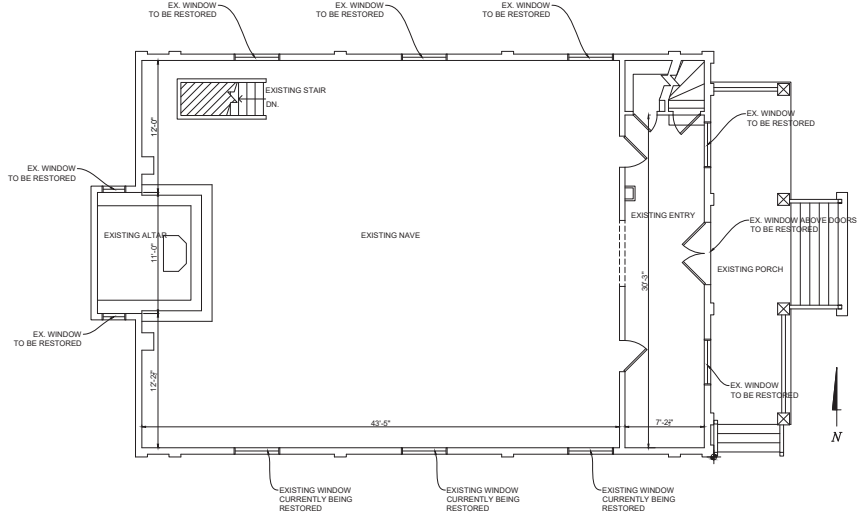
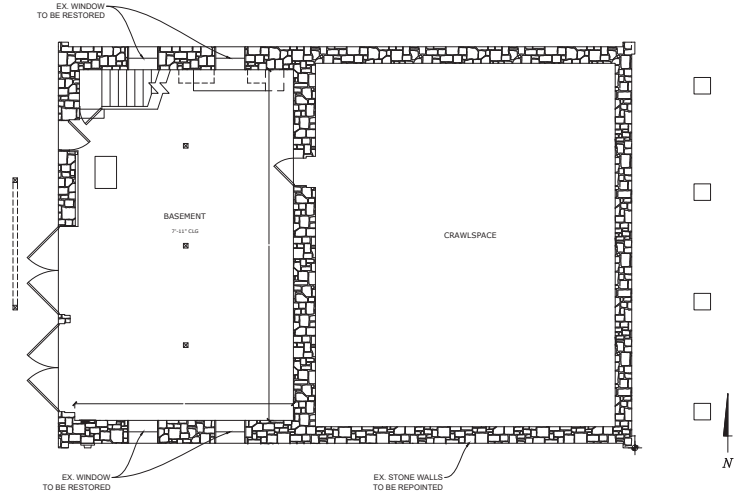
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PROPOSED EAST ELEVATION

1/4" = 1'-0"

1

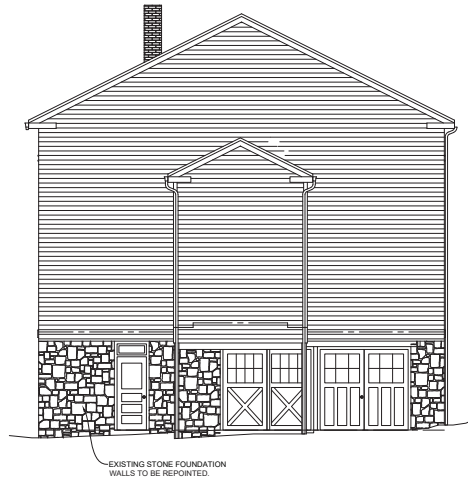
	 EXISTING FIRST FLOOR PLAN 3/16" = 1'-0" 1	 THOMAS J. TALAVULL ARCHITECT 301.840.1847 tom@tjarchitects.com Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, License No. 5683, Expiration Date: 6-13-2028. Professional Seal
	 EXISTING FOUNDATION PLAN 3/16" = 1'-0" 1	Revisions Drawing Title EXISTING PLANS Date: April 16, 2026 Restoration to: Bethesda Meeting House and Parsonage 9400 Rockville Pike, Bethesda, Maryland 20814 Drawing Number A001 1

REVIEWED

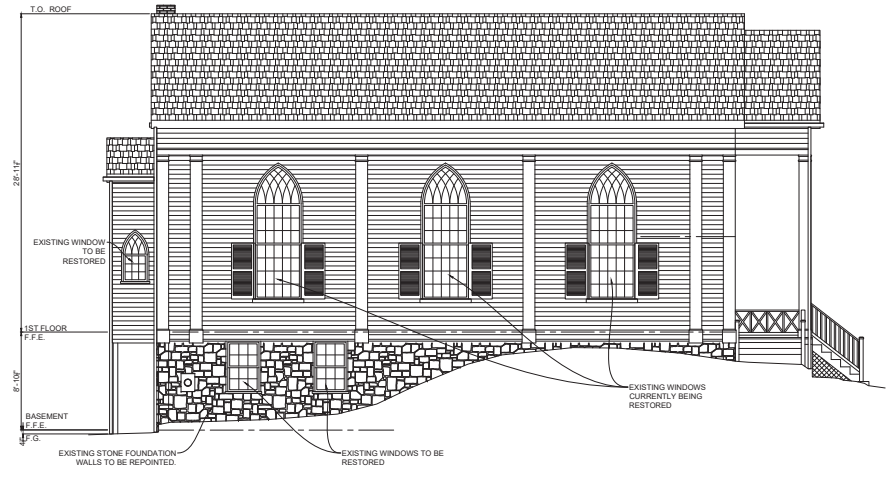
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APPROVED
Montgomery County
Historic Preservation Commission

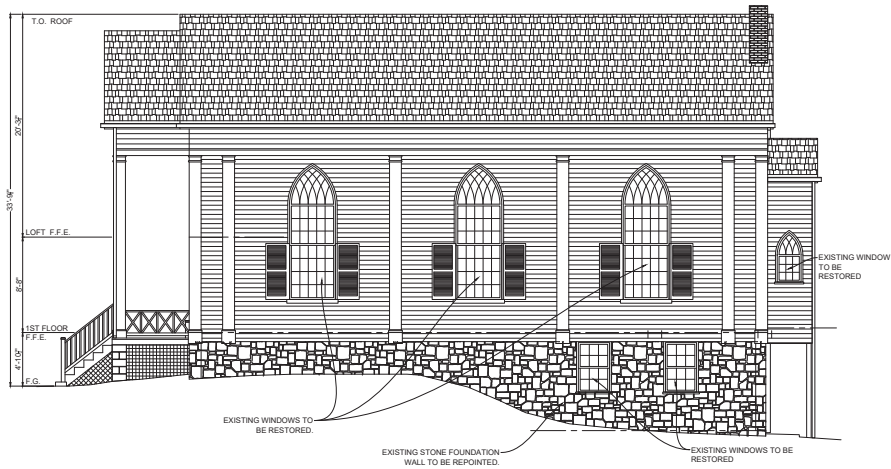




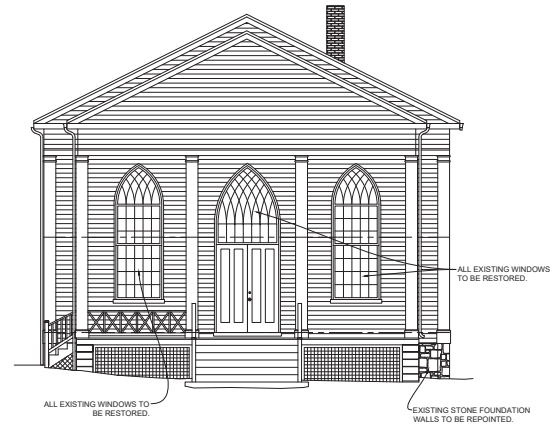
EXISTING WEST ELEVATION
3/16" = 1'-0"



EXISTING SOUTH ELEVATION
3/16" = 1'-0"



EXISTING NORTH ELEVATION
3/16" = 1'-0"



EXISTING EAST ELEVATION
3/16" = 1'-0"



THOMAS J. TALTAVULL
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EXISTING ELEVATIONS

Revisions

Drawing Title

Date: April 16, 2026

Restoration to:
Bethesda Meeting House and Parsonage
9400 Rockville Pike,
Bethesda, Maryland 20814

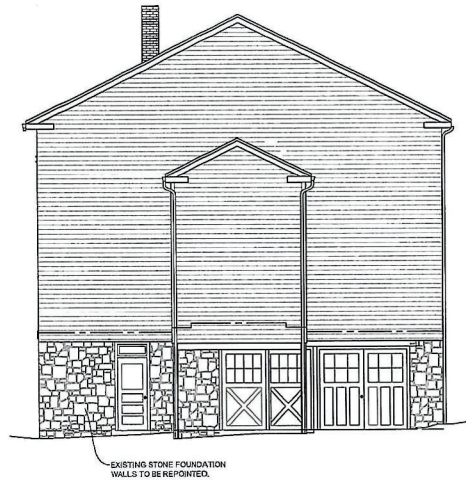
Drawing Number

A002

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Montgomery County
Historic Preservation Commission

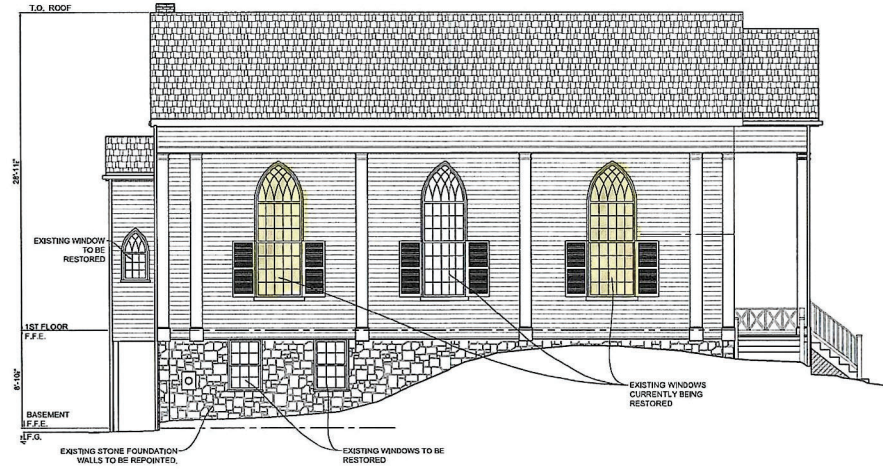
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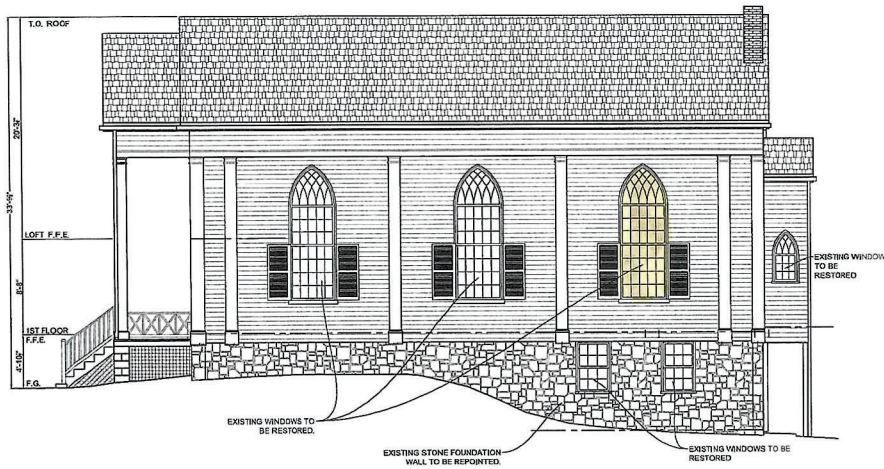
EXISTING WEST ELEVATION

3/16" = 1'-0"



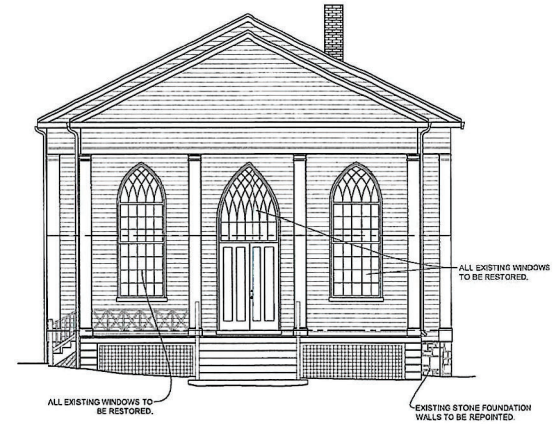
EXISTING SOUTH ELEVATION

3/16" = 1'-0"



EXISTING NORTH ELEVATION

3/16" = 1'-0"



EXISTING EAST ELEVATION

3/16" = 1'-0"



THOMAS J. TALLAVALL
ARCHITECT
PLANNERS & HISTORIC
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301.842.1647
tom@tjarchitects.com

Professional Certification
I hereby certify that these
documents were prepared
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architect under the laws of
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License No. 3528,
Expiration Date: 6-13-2026

Professional Seal

EXISTING ELEVATIONS

Revisions
Drawing Title

Date: April 16, 2026

Restoration to:
Bethesda Meeting House and Parsonage
9400 Rockville Pike,
Bethesda, Maryland 20814

Drawing Number

A002

1



REVIEWED
By Laura DiPasquale at 9:31 am, May 14, 2026

PORCH FLOORING, T&G, CUSTOM MILL

REVIEWED

By Laura DiPasquale at 9:31 am, May 14, 2026

APPROVED

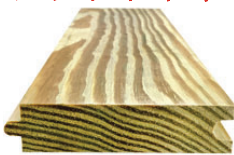
Montgomery County
Historic Preservation Commission

PORCH FLOORING

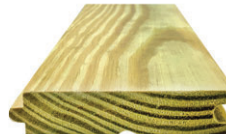
ELEVATE YOUR OUTDOOR ENTRANCE

Porches add comfort, distinction, and value to any home and act as a natural extension of the family living space. Culpeper porch flooring is a superior choice for enhancing this architectural icon.

All profiles available in: 2x4, 2x6, 2x8, 2x10



**1x4 T&G
PORCH FLOORING**



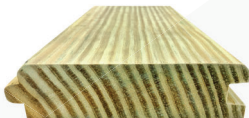
**1x4 T&G
PORCH FLOORING**



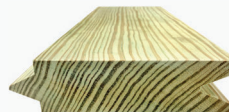
**5/4x4 T&G
PORCH FLOORING**

CULPEPER TONGUE AND GROOVE

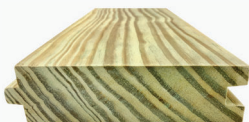
Culpeper tongue and groove boards consist of a "tongue" on one side and the interlocking "groove" on the other for easy installation. The tongue and groove style is a popular choice for porches, covered patio ceilings, wallcoverings, and siding.



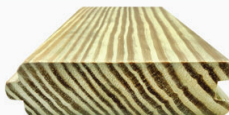
2x6 V ONE SIDE



2x6 SLOPPY V



2x6 SQUARE EDGE



2x6 V TWO SIDES