

Revised 11/12/2025

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
301-563-3400

WEDNESDAY  
November 12, 2025

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
WHEATON HEADQUARTERS AUDITORIUM  
2425 REEDIE DRIVE  
WHEATON, MARYLAND 20902

**ALL HPC HEARINGS ARE BEING CONDUCTED IN PERSON**

The HPC will conduct the Public Hearing on Wednesday, November 12th. The Public Hearing will begin with a Worksession at 6:30 pm, followed by the hearing at 7:00pm. See the agenda below for item details.

**GENERAL PUBLIC WISHING TO OBSERVE MAY ATTEND IN PERSON OR FOLLOW THE MEETINGS VIA THIS AUDIO LINK: <https://montgomeryplanningboard.org/meetings/watch-online/>**

**SIGN UP TO TESTIFY ONLINE**

If you wish to testify on an item, **you must** sign up to testify online in advance of the hearing.

<https://montgomeryplanning.org/planning/historic/historic-preservation-commission/historic-preservation-commission-sign-up-to-testify/>

Final Deadline to Sign up to testify:

- 9 am on November 11th (for November 12th meeting)

Speakers must identify themselves for the record and wait to be acknowledged by the Meeting Clerk and Chair.

**WRITTEN COMMENTS:**

Members of the public or applicants may submit exhibits, via this email: [mcp-historic@mnepcc-mc.org](mailto:mcp-historic@mnepcc-mc.org).  
[Comments received after the deadline will be included for the record, but not distributed for the HPC.](#)

Final deadlines for comments to be distributed:

- 10 am on November 11th (for November 12th meeting)

The HPC agenda is subject to change any time after printing or during the commission meeting. Please contact the Historic Preservation Commission staff at the email above to obtain current information.

**MEETING ACCESSIBILITY POLICY:**

Sign language interpreter services and other auxiliary aids or services will be provided upon request with as much advance notice as possible, preferably at least five (5) full business days before the meeting. To request any reasonable accommodation to participate in the meeting, please contact The Office of Historic Preservation in advance at [MCP-Historic@mnepcc-mc.org](mailto:MCP-Historic@mnepcc-mc.org) or please call (301) 563-3400. In all situations, a good faith effort will be made to provide accommodations. For any additional questions or concerns, please contact [MCP-Historic@mnepcc-mc.org](mailto:MCP-Historic@mnepcc-mc.org) or please call (301) 563-3400, or MD Relay 711.

**HPC WORKSESSION** – 6:30 p.m. in WHQ Second Floor Auditorium

**HPC MEETING** – 7:00 p.m. in WHQ Second Floor Auditorium

I. **HISTORIC AREA WORK PERMITS** (*Staff assignments shown in parentheses below.*)

- A. **DEFERRED FROM 10/22/2025** 7411 Carroll Avenue, Takoma Park (HAWP #1132340) (Takoma Park Historic District); Rhodius Grey-Coker (Abby Hanssen, Agent) for replacement of wood siding with fiber cement siding. (*Devon Murtha*)  
**Denied**
- B. **DEFERRED FROM 10/22/2025** 102 East Kirke Street, Chevy Chase (HAWP #1067931 REVISION 5 4) (Chevy Chase Village Historic District); Britt & Will

Williams (Luke Olson, Architect) for chimney removal. (*Dan Bruechert*) **Approved with Conditions**

- C. 7212 Cedar Avenue, Takoma Park (HAWP #1135654) (Takoma Park Historic District); Kelly Vaena for tree removal. (*Laura DiPasquale*) **Approved with Conditions**
- D. 7200 Maple Avenue, Takoma Park (HAWP #1134607) (Takoma Park Historic District); Daniel Eichner (Tina Crouse, Agent) for solar panel installation. (*Devon Murtha*) **Approved with Conditions**
- E. 19811 Darnestown Road, Beallsville (HAWP #1136185) (Beallsville Historic District); Montgomery County Department of Parks (Tim Crump, Agent) for demolition of accessory structure and construction of new shed. (*Laura DiPasquale*) **Approved with Conditions**
- F. 10 Philadelphia Avenue, Takoma Park (HAWP #1136208) (Takoma Park Historic District); Susan Montgomery for window replacement. (*Dan Bruechert*) **Approved**
- G. Beechbank Road and Capitol View Avenue (HAWP #1136655) (Capitol View Park Historic District); WSSC (Amanda Gould, Agent) for tree removal and associated grading. (*Laura DiPasquale*) **Approved**
- H. 19001 Bucklodge Road, Boyds (HAWP #1136176) (*Master Plan Site #18/15, Friends Advice*); Peter Taylor (Valentina Herrera, Agent) for pool modifications and hardscape alterations. (*Devon Murtha*) **Approved**
- I. 8 E Melrose Street, Chevy Chase (HAWP #1137024) (Chevy Chase Village Historic District); Christopher O'Kane (Adele O'Dowd, Agent) for fence replacement, grading, and hardscape alterations. (*Devon Murtha*) **Approved**
- J. 3923 Prospect Street, Kensington (HAWP #1138162) (Kensington Historic District); Helen Wilkes for tree removal. (*Dan Bruechert*) **Approved with Conditions**

## II. PRELIMINARY CONSULTATIONS

- A. Smith Drive, Silver Spring (National Park Seminary Historic District); Manova Corporation (Mike Razavi, Agent) for building rehabilitation of the Castle and Villa buildings and construction of new addition to the Villa, and construction of new townhouse development with associated demolition, sitework, tree removal, regrading, road construction and hardscape installation. (*Dan Bruechert*)

## III. DRAFT PORCH FLOOR DESIGN GUIDELINES

## IV. TAX CREDITS GROUP VII

## V. MINUTES

- A. October 22, 2025 (if available)

## VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT