

Revised December 3, 2025

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
December 3, 2025
&
CONTINUED HEARING (IF NECESSARY)
TUESDAY
December 9, 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, December 3rd and a Continued Hearing (if necessary) on Tuesday, December 9th. 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 December 2nd (for December 3rd 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@mncppc-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 December 2nd (for December 3rd 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@mncppc-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@mncppc-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. 12450 Old Columbia Pike, Silver Spring (HAWP #1070406) (*Master Plan Site #34/10, Conley House/Green Ridge*); Iglesia Vida Nueva (Philip Aaron Lacy, Architect) for new construction, building demolition, tree removal, hardscape, and grading alterations. (*Dan Bruechert*) **Approved with Conditions**

- B. 17017 Georgia Avenue, Olney (RETROACTIVE HAWP #1131132) (*Master Plan Site #23/104, **Berry-Mackall House***); Iglesia Evangelica Cristo Promesa Inc. for retroactive window and door restoration, fenestration alterations, and shutter installation. (*Laura DiPasquale*) **Approved with Conditions**

- C. 26 Columbia Avenue, Takoma Park (HAWP #1139940) (Takoma Park Historic District); Simon and J Alane Park (Amy G. Stacy, Architect) for construction of rear addition, screened porch, and balcony; and fenestration alterations. (*Laura DiPasquale*) **Approved**

- ~~D. **REMOVED/NO HAWP NEEDED** 7313 Willow Avenue, Takoma Park (HAWP #1140068) (Takoma Park Historic District); Patrizia Ricci (Samuel Oztan, Agent) for retaining wall reconstruction and areaway alterations. (*Laura DiPasquale*)~~

- E. 10913 Kenilworth Avenue, Garrett Park (HAWP #1140128) (Garrett Park Historic District); Michael Epshteyn for driveway alterations. (*Devon Murtha*) **Approved**

- F. 10124 Meadowneck Court, Silver Spring (HAWP #1140266) (Capitol View Park Historic District); Marcel Schmidt (David Bejarano, Agent) for front porch construction, siding replacement, window replacement, garage door replacement, roof replacement. (*Devon Murtha*) **Approved with Conditions**

- G. 7016 Sycamore Avenue Takoma Park (HAWP #1140344) (Takoma Park Historic District); Debra Prybyla for installation of exterior condensing unit, conduit, and electrical equipment. (*Laura DiPasquale*) **Approved**

- H. 7001 Westmoreland Avenue, Takoma Park (HAWP #1140550) (Takoma Park Historic District); Amy Robinson (Romi Prados, Agent) for fenestration alterations. (*Devon Murtha*) **Approved with Conditions**

- I. 19010 Fisher Avenue, Poolesville (HAWP #1140510) (*Master Plan Site #17/12, **Valhalla***); Monika Palmore (Thomas J. Taltavull, Architect) for installation of exterior mechanical equipment. (*Laura DiPasquale*) **Approved**

- J. 113 Elm Avenue, Takoma Park (HAWP #1140511) (Takoma Park Historic District); Brian and Catie Rowland (Eric C. Saul, Architect) for fenestration alterations and rear porch construction, and siding replacement. (*Dan Bruechert*) **Approved**

- K. 8827 Hawkins Lane, Chevy Chase (HAWP #1086808 REVISION) (Hawkins Lane Historic District); Adisra Jittipun for deck construction and hardscape alteration. (*Dan Bruechert*) **Approved with Conditions**

- L. 5 E Irving Street, Chevy Chase (HAWP #1140162) (Chevy Chase Village Historic District); Katherine and Angus S. Lamond (Katherine Hanley, Agent) for hardscape alterations, tree removal, fence replacement, new trash enclosure, grading, and other alterations. (*Laura DiPasquale*) **Approved**

- M. 4721 Dorset Avenue, Chevy Chase (HAWP #1140638) (Somerset Historic District); Michael Roark and Nancy Zuckerbrod (Cindy McClure, Agent) for fenestration alterations and construction of screened porch, and steps/hardscaping elements. (*Devon Murtha*) **Approved**

- N. 7325 Takoma Avenue, Takoma Park (HAWP #PENDING) (Takoma Park Historic District); Judith Kogod Colwell (Brian McCarthy, Architect) for ~~fenestration alterations~~, partial demolition, and construction of rear addition and deck. (*Laura DiPasquale*) **Approved with Conditions**
- O. 30 Columbia Avenue, Takoma Park (HAWP #1102109) (Takoma Park Historic District); Derek Goldman and Emily Hanford (Brian McCarthy, Architect) for partial demolition, construction of rear addition, grading and hardscape alteration, and tree removal. (*Dan Bruechert*) **Approved with Conditions**
- P. 33 Columbia Avenue, Takoma Park (HAWP#1140338) (Takoma Park Historic District); Andrew Flack and Anne Fothergill for partial demolition and construction of rear screened porch. (*Devon Murtha*) **Approved**
- Q. 4 E. Kirke Street, Chevy Chase (HAWP #1106063 REVISION2) (Chevy Chase Village Historic District); Cameron Ruppert (Alexander Smith, Agent) for revision to previous HAWP to include window replacement. (*Dan Bruechert*) **Approved**

II. PRELIMINARY CONSULTATIONS

- A. 23200 Stringtown Road, Clarksburg (Clarksburg Historic District); Randall Hawkins (Susan Hains, Architect) for construction of the new Clarksburg Library, with associated road construction and other site alterations. (*Dan Bruechert*)
- ~~B. **POSTPONED to 12/17/25 MEETING** 25321 Frederick Road, Clarksburg (HAWP #1137921) (*Master Plan Site #10/57, David Zeigler House*); Montgomery County Dept. of Parks (Catherine Stratton Treadway, Agent) for stabilization of frame main block, and demolition and reconstruction of log building section with fenestration modifications and dormer construction. (*Laura DiPasquale*)~~
- C. 10701 Keswick Street, Garrett Park (HAWP #1134898) (Garrett Park Historic District); Andrew Charles Revocable Trust for construction of infill single family house and detached garage, with associated grading, site alterations, and tree removals. (*Dan Bruechert*)
- ~~D. **WITHDRAWN** 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*)~~

III. MINUTES

- A. October 22, 2025
- B. November 12, 2025 (if available)

IV. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

V. ADJOURNMENT