

Revised 12/3/2025

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
301-563-3400

WEDNESDAY
December 17, 2025

&
CONTINUED HEARING (IF NECESSARY)
TUESDAY
December 23, 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 17th and a Continued Hearing (if necessary) on Tuesday, December 23rd. 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 16th (for December 17th 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 16th (for December 17th 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. ~~DEFERRED 10229 Capitol View Avenue, Silver Spring (HAWP # 1140799) (Capitol View Park Historic District); Laura Jaynes for tree removal and driveway alteration. (Devon Murtha)~~

- B. 8313 Tomlinson Avenue, Bethesda (HAWP #1141312) (*Master Plan Site #35/18, John and Roberta Lynch House*); Floyd Haynes for window and door replacement. (*Dan Bruechert*) **Approved with Conditions**
- C. ~~REMOVED 105 Elm Avenue, Takoma Park (HAWP # 1141573) (Takoma Park Historic District); Nejma Lusiani (Lynne Plante, Agent) for porch repairs, siding repairs, trim replacement, and window replacement. (*Devon Murtha*)~~
- D. 8012 Hampden Lane, Bethesda (HAWP #1141392) (Greenwich Forest Historic District); Vuk Koprivica for driveway alterations. (*Dan Bruechert*) **Approved with Conditions**
- E. 228 Park Avenue, Takoma Park (HAWP #1141442) (Takoma Park Historic District); Dave & Kris Besch (Richard J. Vitullo, Architect) for partial demolition, construction of rear addition and screened porch; fenestration alterations, and hardscape alterations. (*Laura DiPasquale*) **Approved with Conditions**
- F. 515 New York Avenue, Takoma Park (HAWP #1142009) (Takoma Park Historic District); Carole Crandon (Lynne Plante, Agent) for structural repairs, porch alterations, siding ~~replacement alterations, and~~ chimney reconstruction. (*Devon Murtha*) **Approved**
- G. 7200 Holly Avenue, Takoma Park (HAWP #1141120) (Takoma Park Historic District); Daniel Krienbuehl for construction of screened porch and hardscape alterations. (*Laura DiPasquale*) **Approved with Conditions**
- H. 201 Ethan Allen Avenue, Takoma Park (HAWP #1142074) (Takoma Park Historic District); Mike Houston (Garret Shaffer, Architect) for HVAC, partial demolition, hardscape alteration, and awning alteration. (*Dan Bruechert*) **Approved**

II. PRELIMINARY CONSULTATIONS

- A. 15911 Redland Road, Derwood (HAWP #PENDING) (*Master Plan Site #22/33, Derwood Store and Post Office*); CLW Real Estate Group (Lawrence Smith, Agent) for partial demolition and construction of new three story apartment addition with associated hardscaping, grading, and site improvements. (*Dan Bruechert*)

III. DISCUSSION ITEM: POPLAR GROVE PRELIMINARY AND SITE PLAN/WATERS FAMILY CEMETERY (*Brian Crane*)

IV. TAX CREDIT REVIEW GUIDANCE

V. MINUTES

- A. December 3, 2025 (if available)

VI. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VII. ADJOURNMENT