

Edited 3/31/2026

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

**WEDNESDAY**  
**April 8, 2026**

**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, April 8. The Public Hearing will begin with a Worksession at 6:30 p.m., 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 a.m. on April 7 (for April 8 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](mailto: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 a.m. on April 7 (for April 8 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](mailto: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](mailto: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. 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) **Approved**

- B. 50 Elm Avenue, Takoma Park (HAWP #1148441) (Takoma Park Historic District); Tamir Ezzat for chimney removal and retroactive roof replacement. *(Dan Bruechert)*  
**Approved**
- 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)*  
**Approved with Conditions**
- 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)* **Approved**
- 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)*  
**Approved**
- 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)* **Approved with Conditions**
- 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)*  
**Approved with Conditions**
- 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)* **Approved with Conditions**

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)*

III. UPDATE TO HPC EXECUTIVE REGULATIONS SECTION 1.6.D.7 - DECISIONS DELEGATED TO STAFF *(Laura DiPasquale)*

IV. MINUTES

- A. March 25, 2026 (if available)

V. OTHER BUSINESS

- A. Commission Items
- B. Staff Items

VI. ADJOURNMENT