



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

October 9, 2026

TO: Rabbiah Sabbakhan
Department of Permitting Services
FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1149247 – Partial demolition and construction of rear additions

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved** at the October 7, 2026 HPC meeting.

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: Mitchell Herman (Nick Mroczkowski, Architect)
Address: 8412 Georgia Avenue, Silver Spring

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.



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 building is the Old Silver Spring Post Office (Re: Master Plan #36/11). The building was constructed in 1936, and is a prime example of federal architecture.

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

To improve circulation and accessibility, the applicant intends to add a new elevator and enclosed egress stair to connect the rear existing grade, 1st floor, and lower level elevations. This work will replace the existing open stair landing and steps to grade on the north side of the loading dock, and will replace the existing areaway on the south side of the loading dock. and to enclose the rear loading dock.

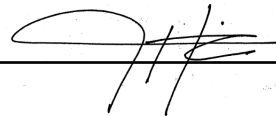
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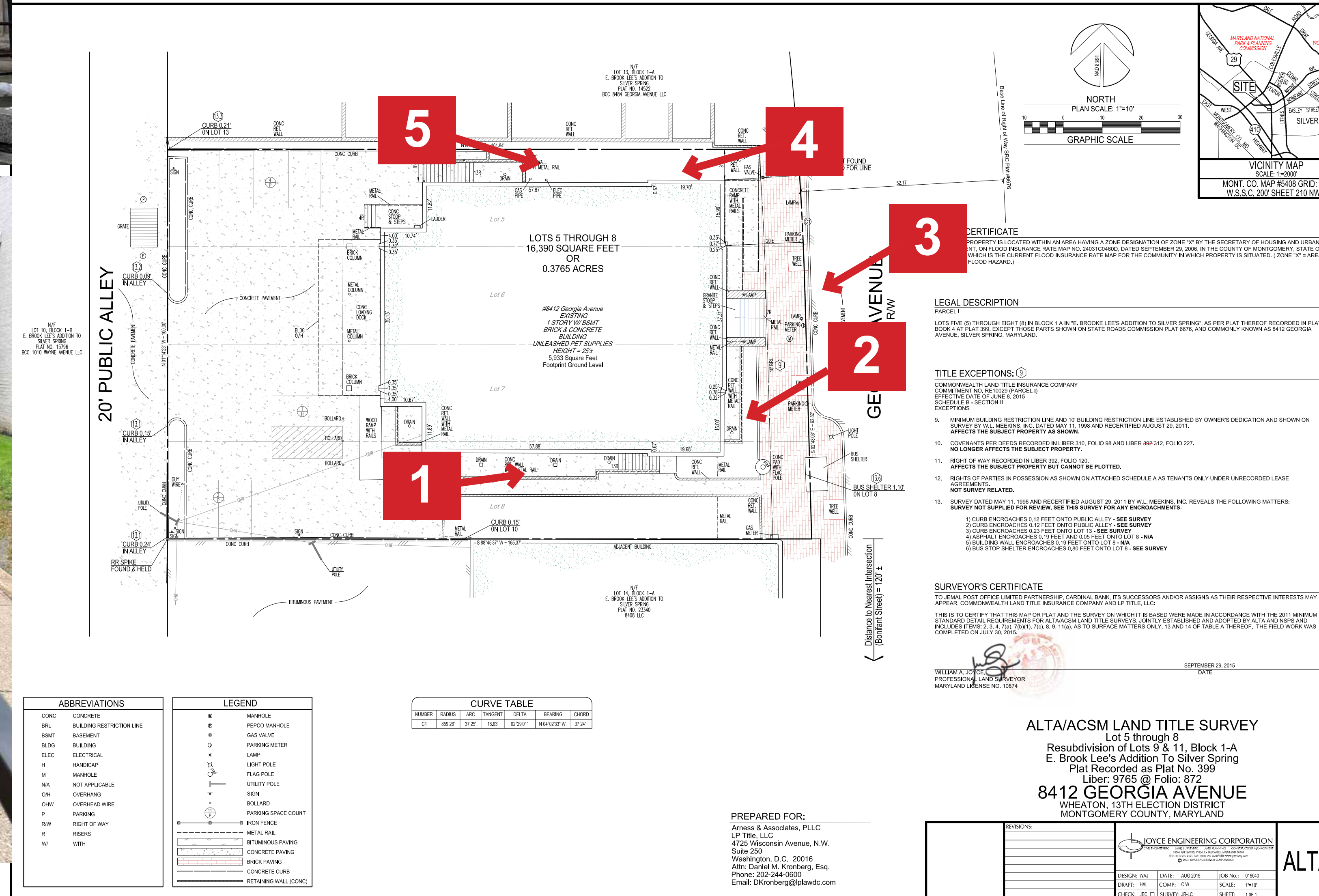
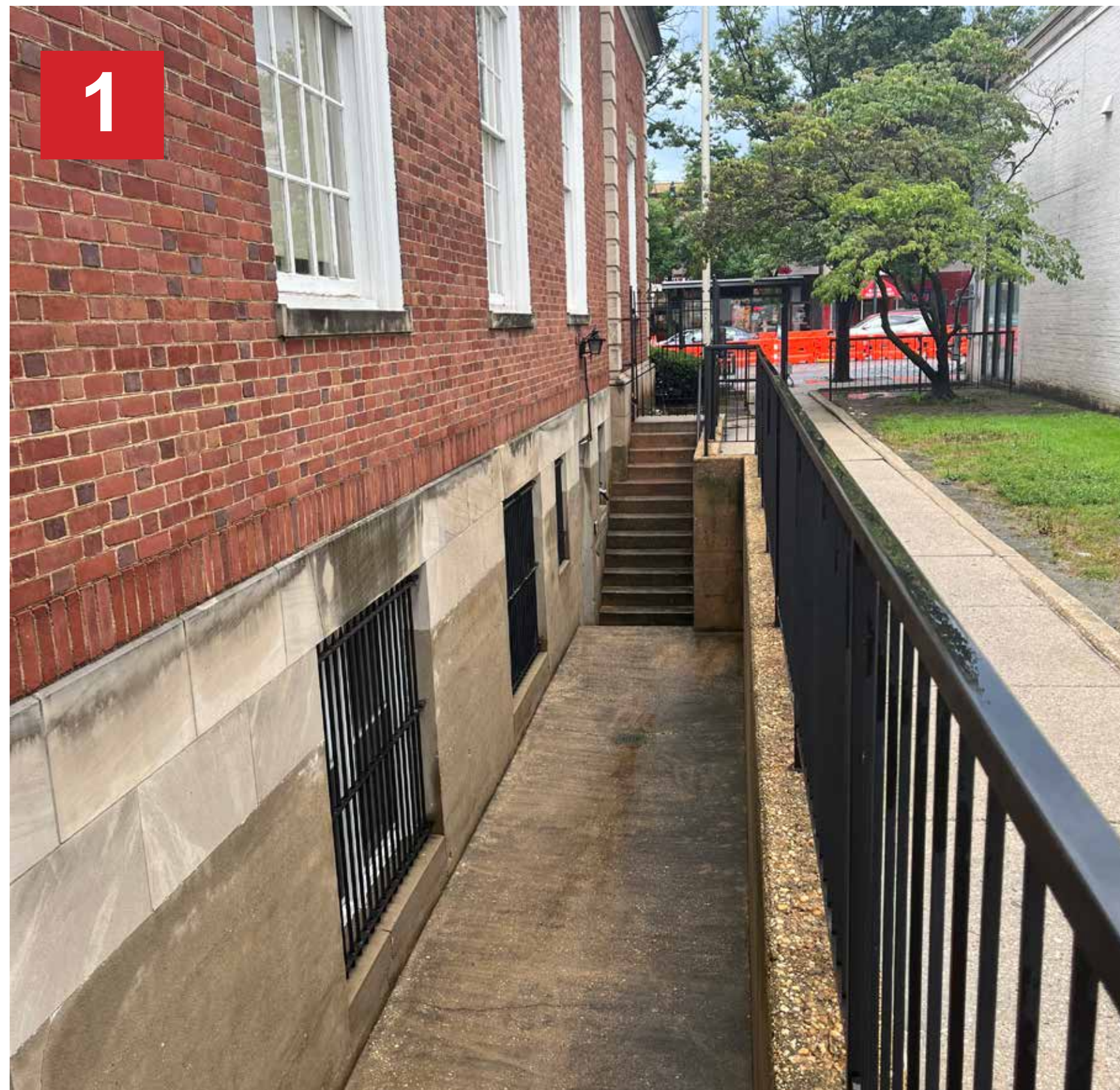
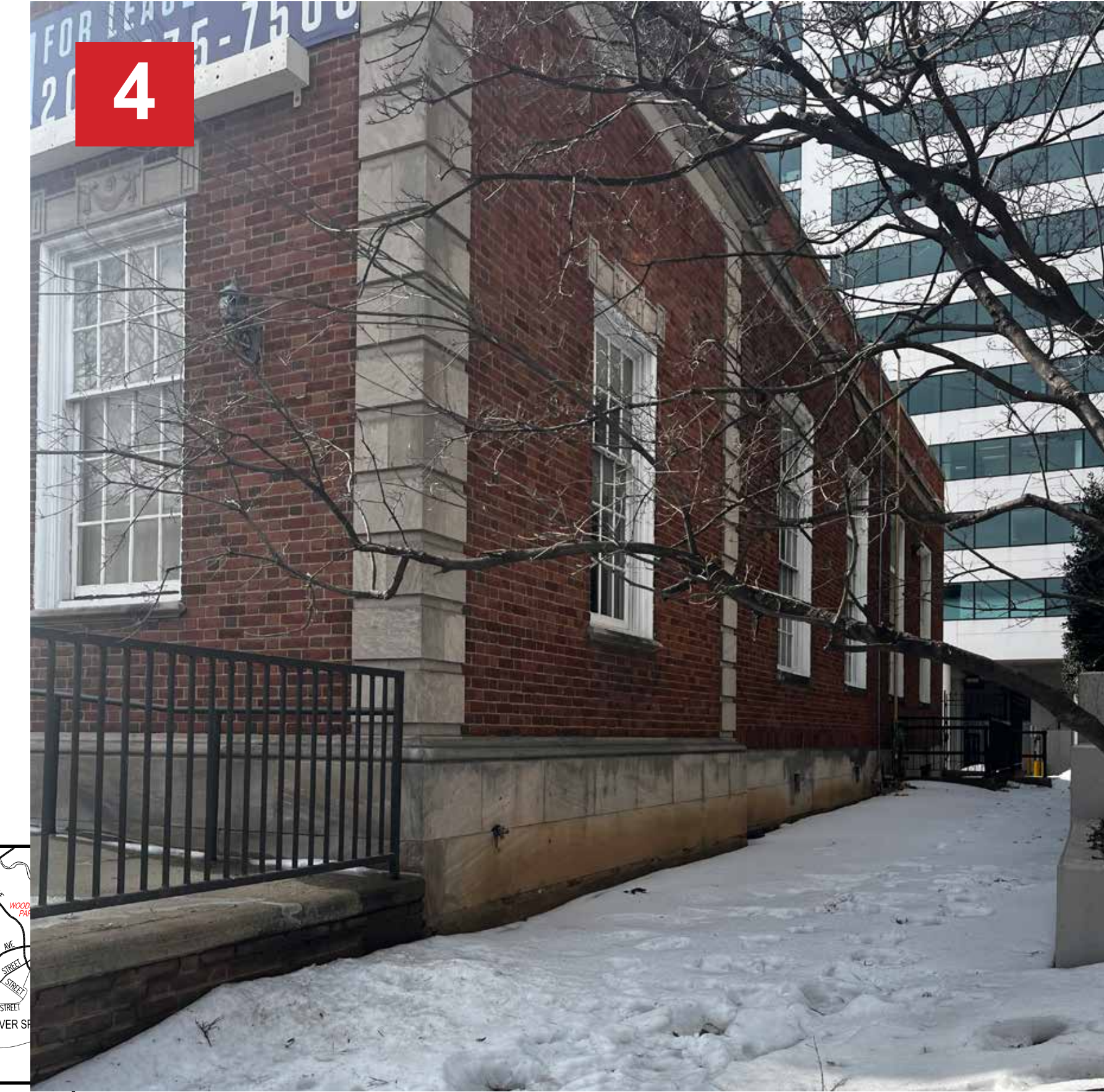
By Laura DiPasquale at 10:30 am, Oct 09, 2026

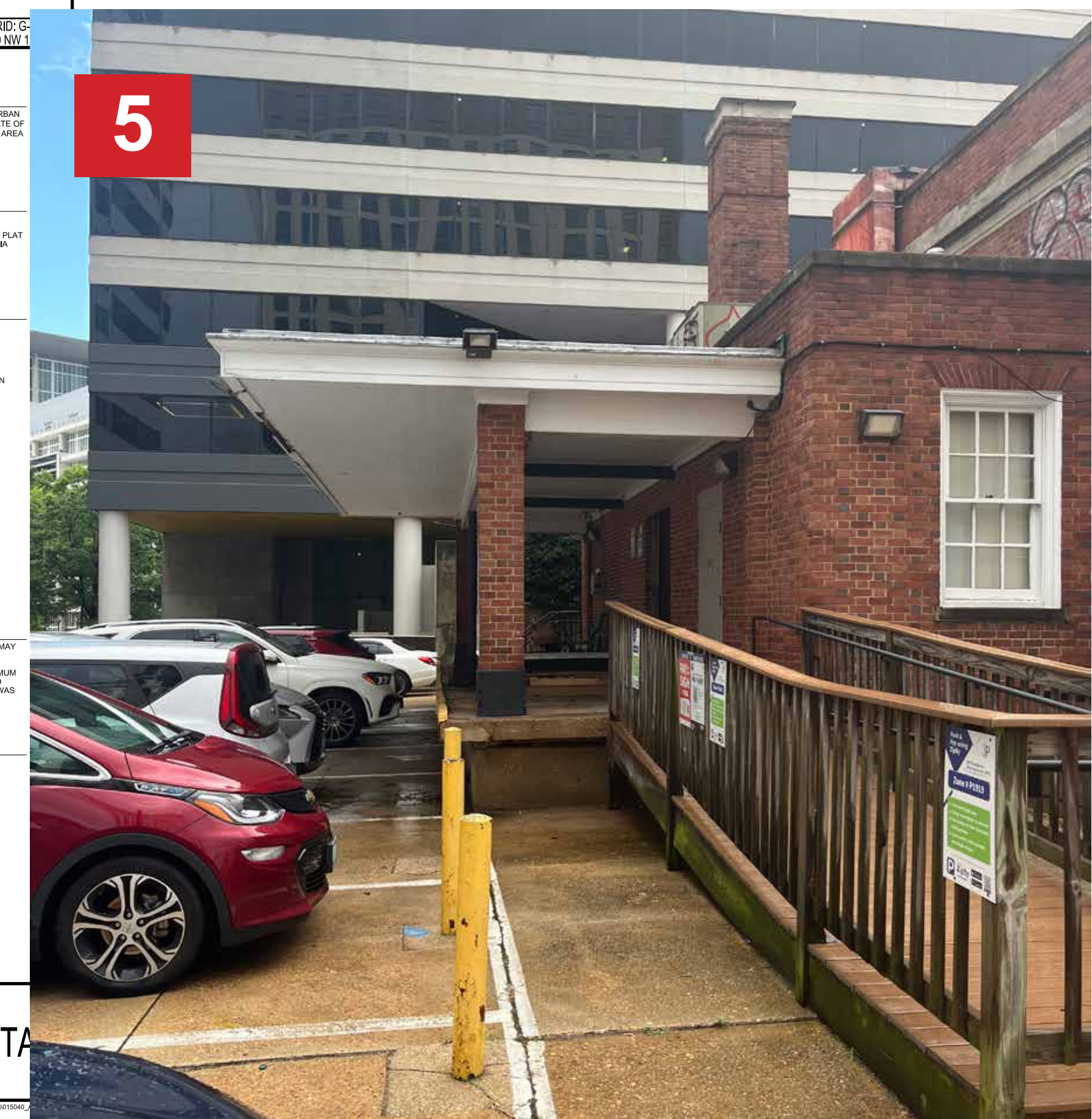
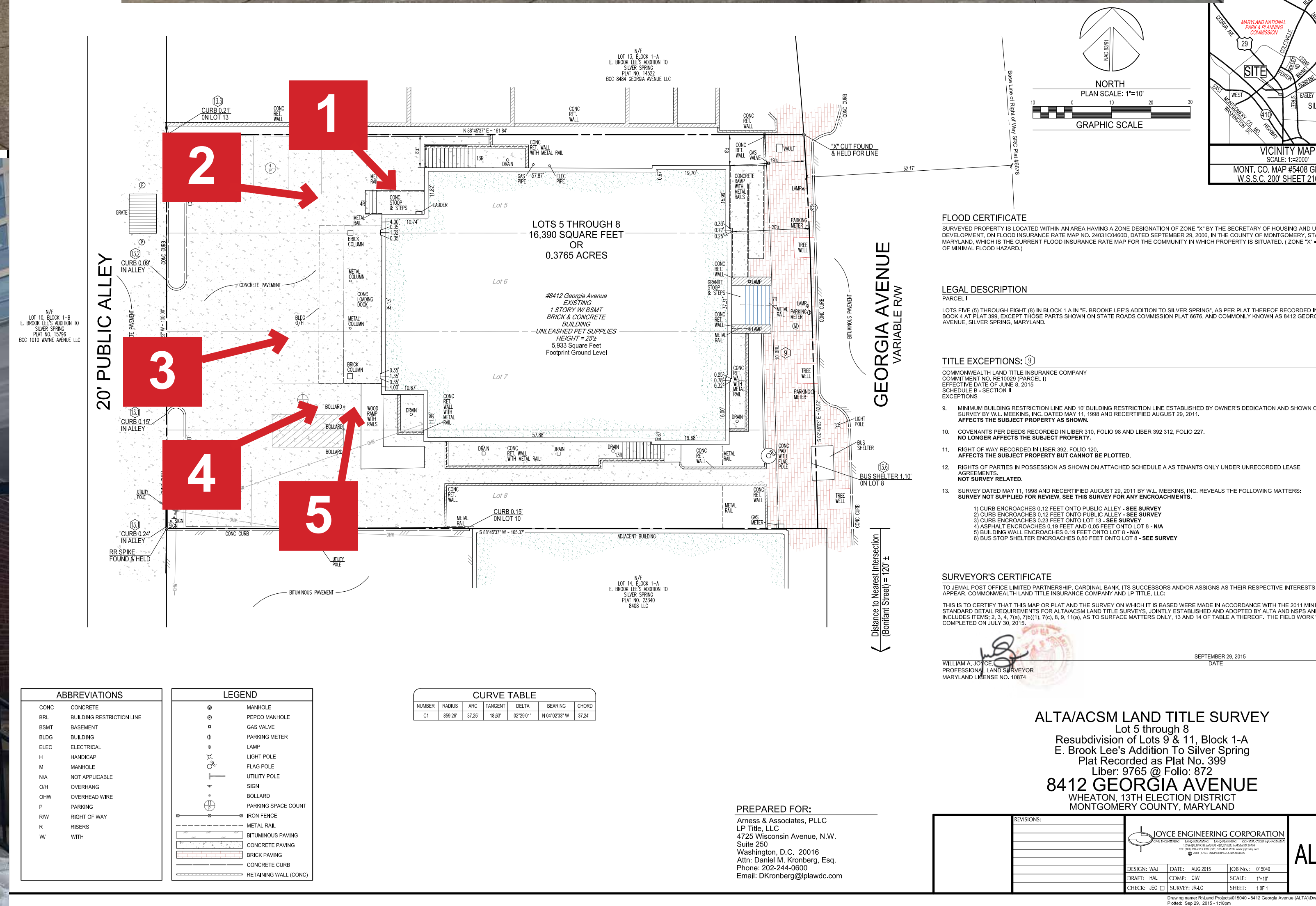
APPROVED

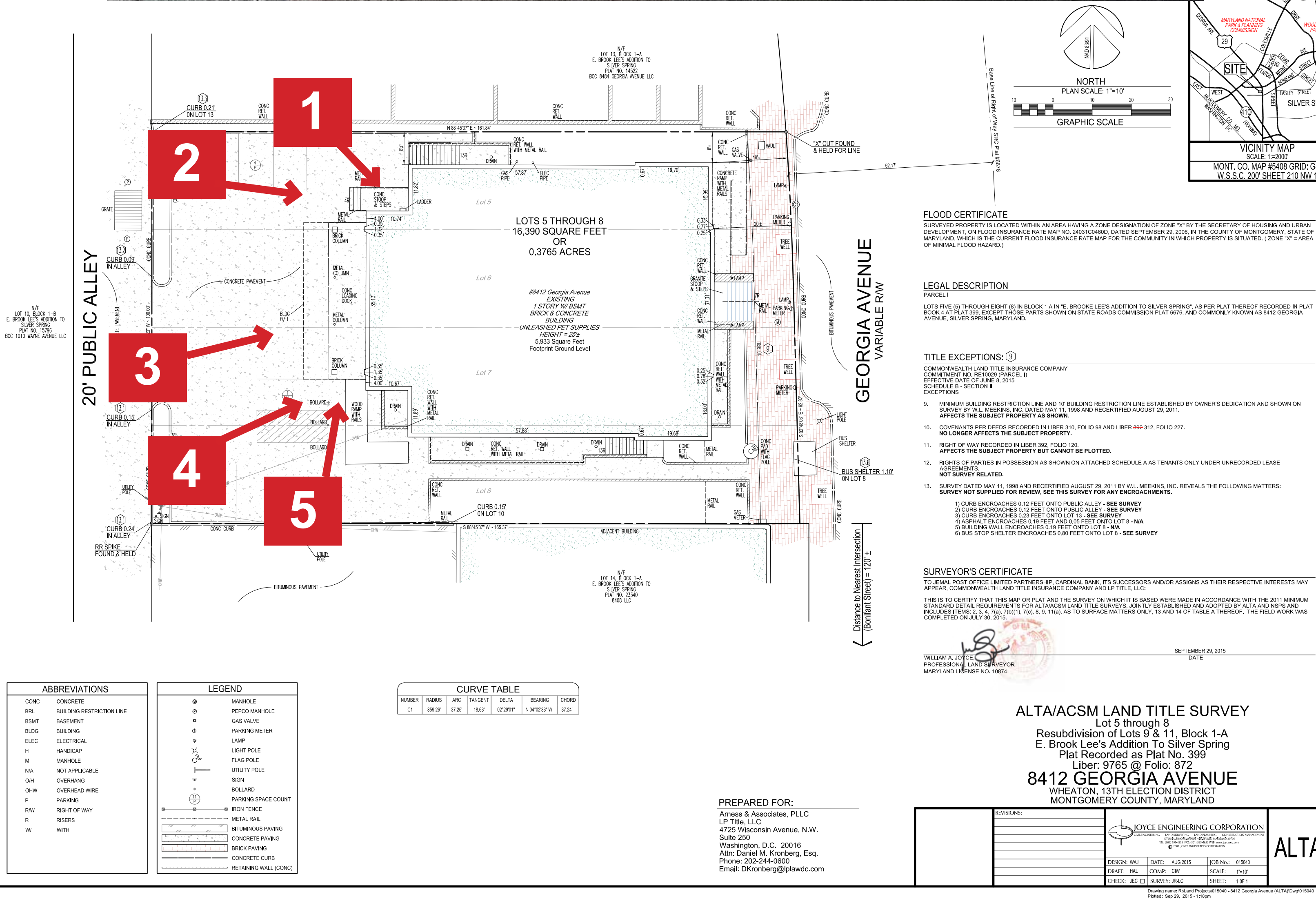
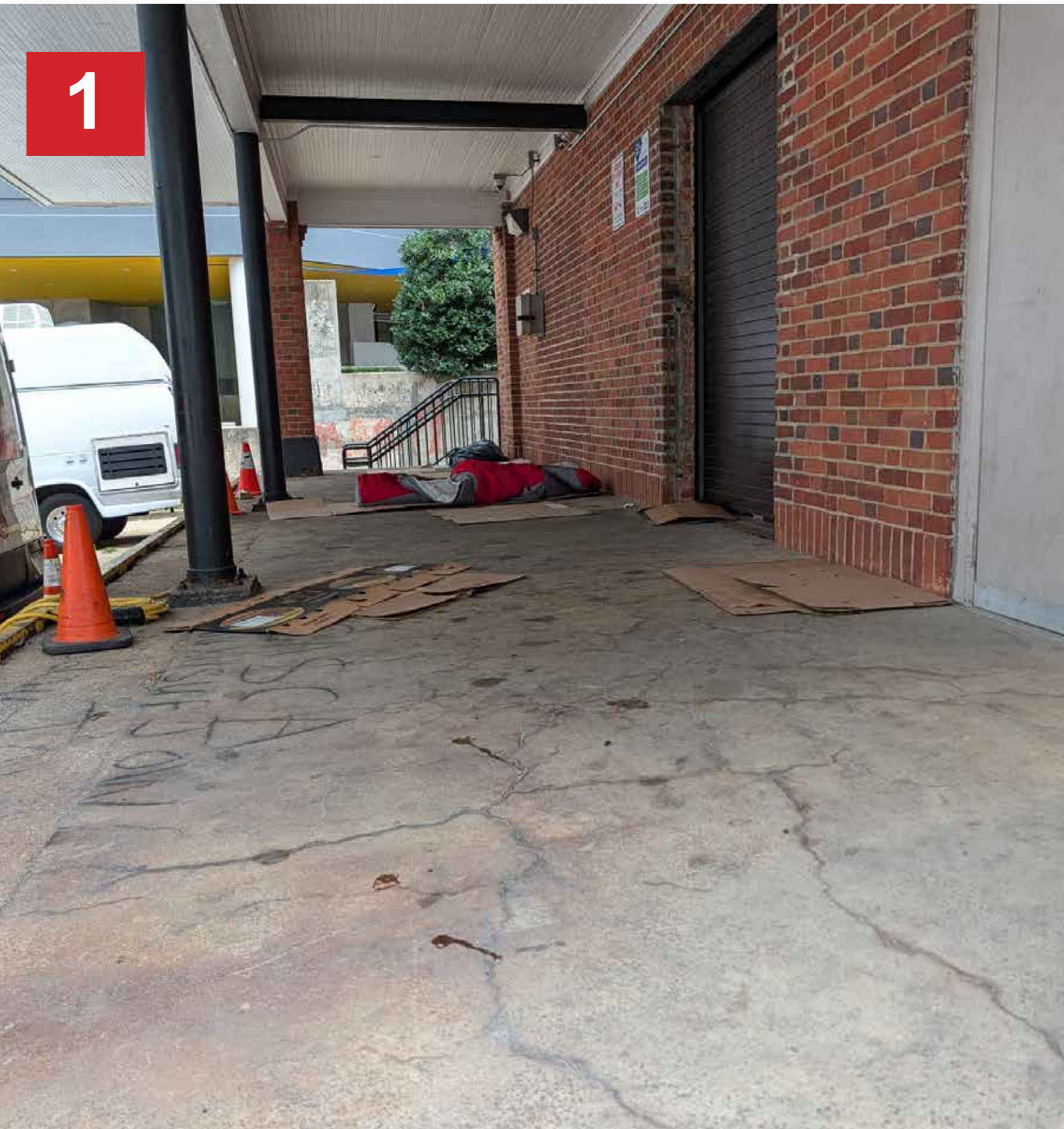
Montgomery County

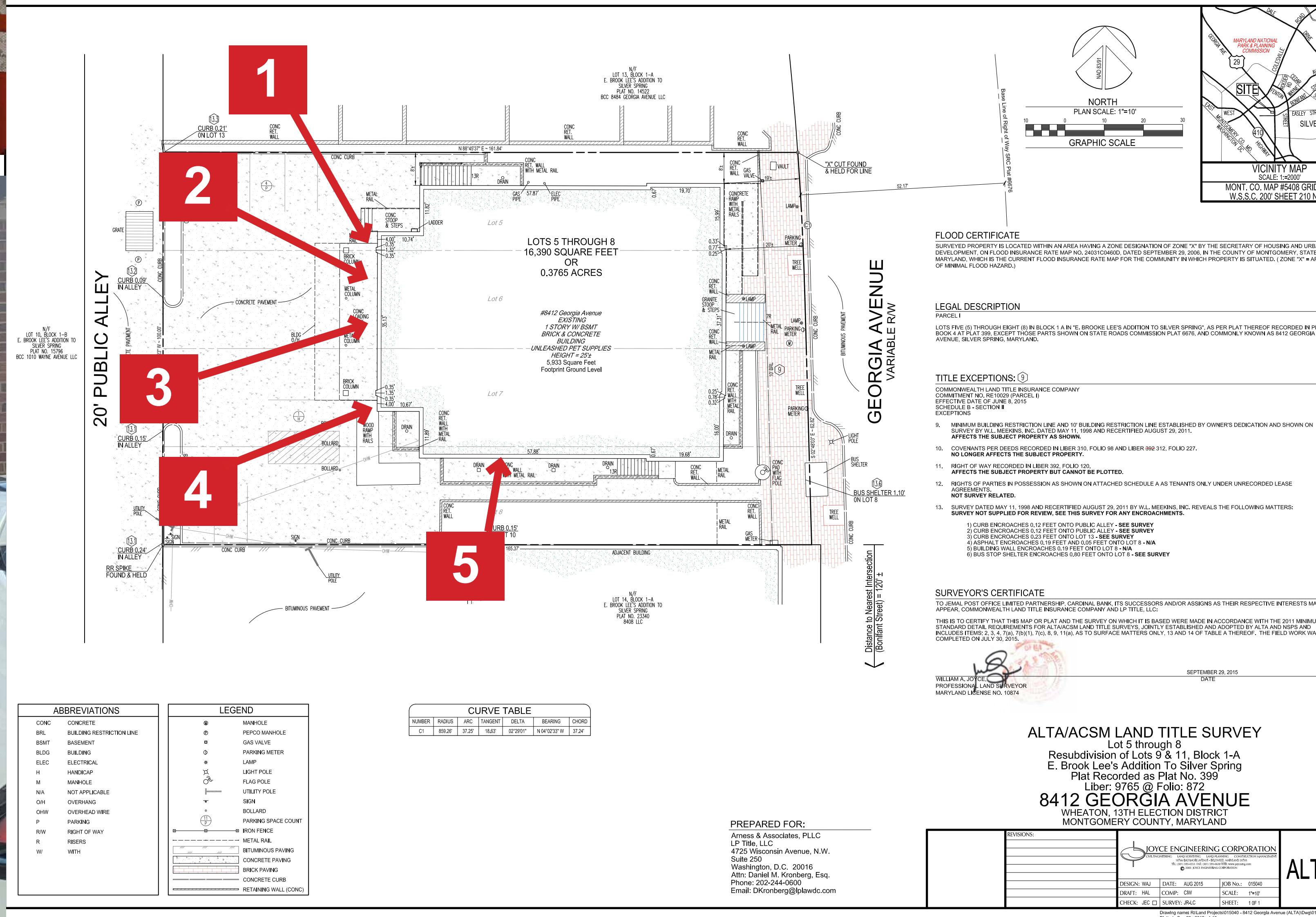
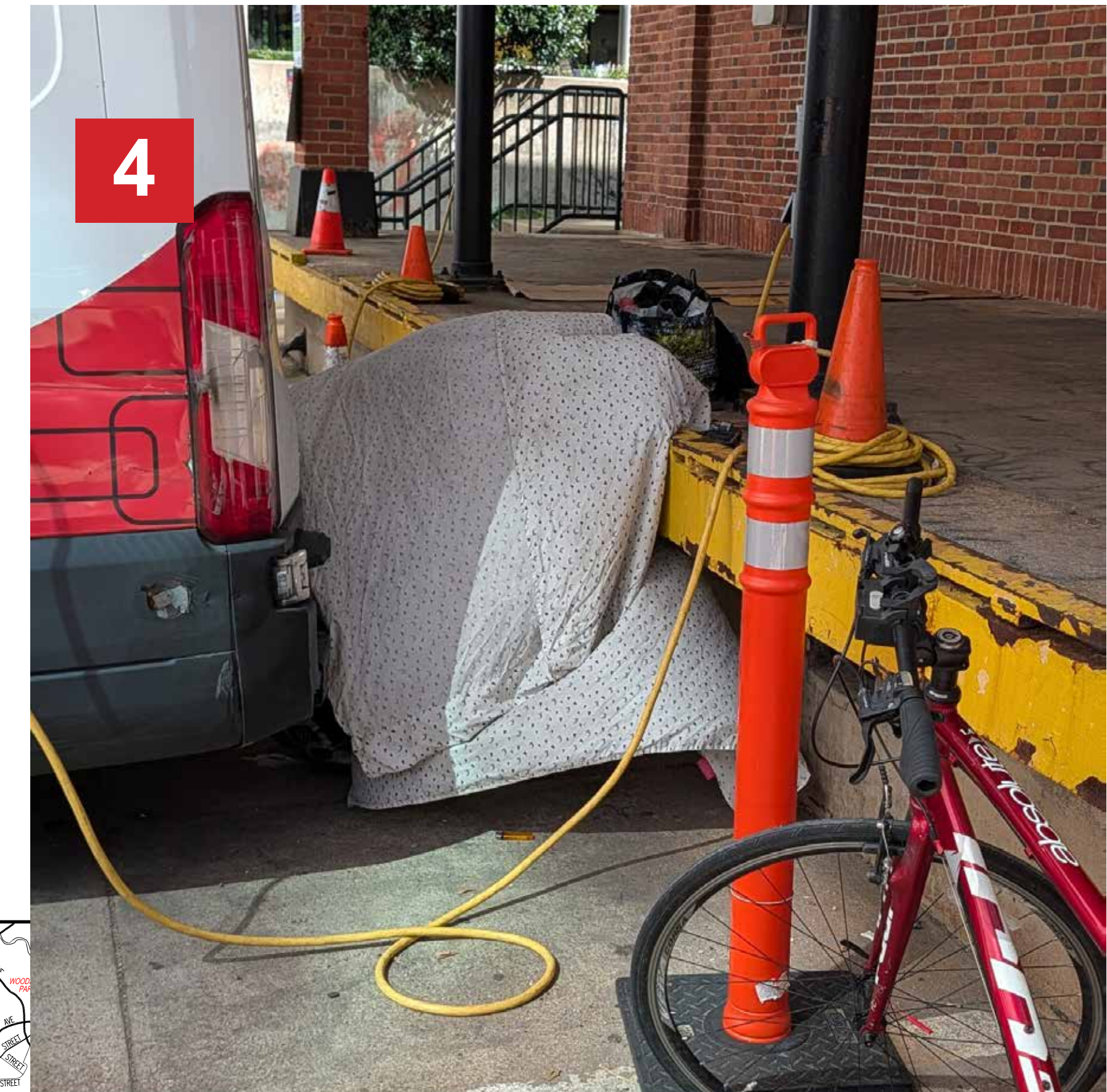
Historic Preservation Commission

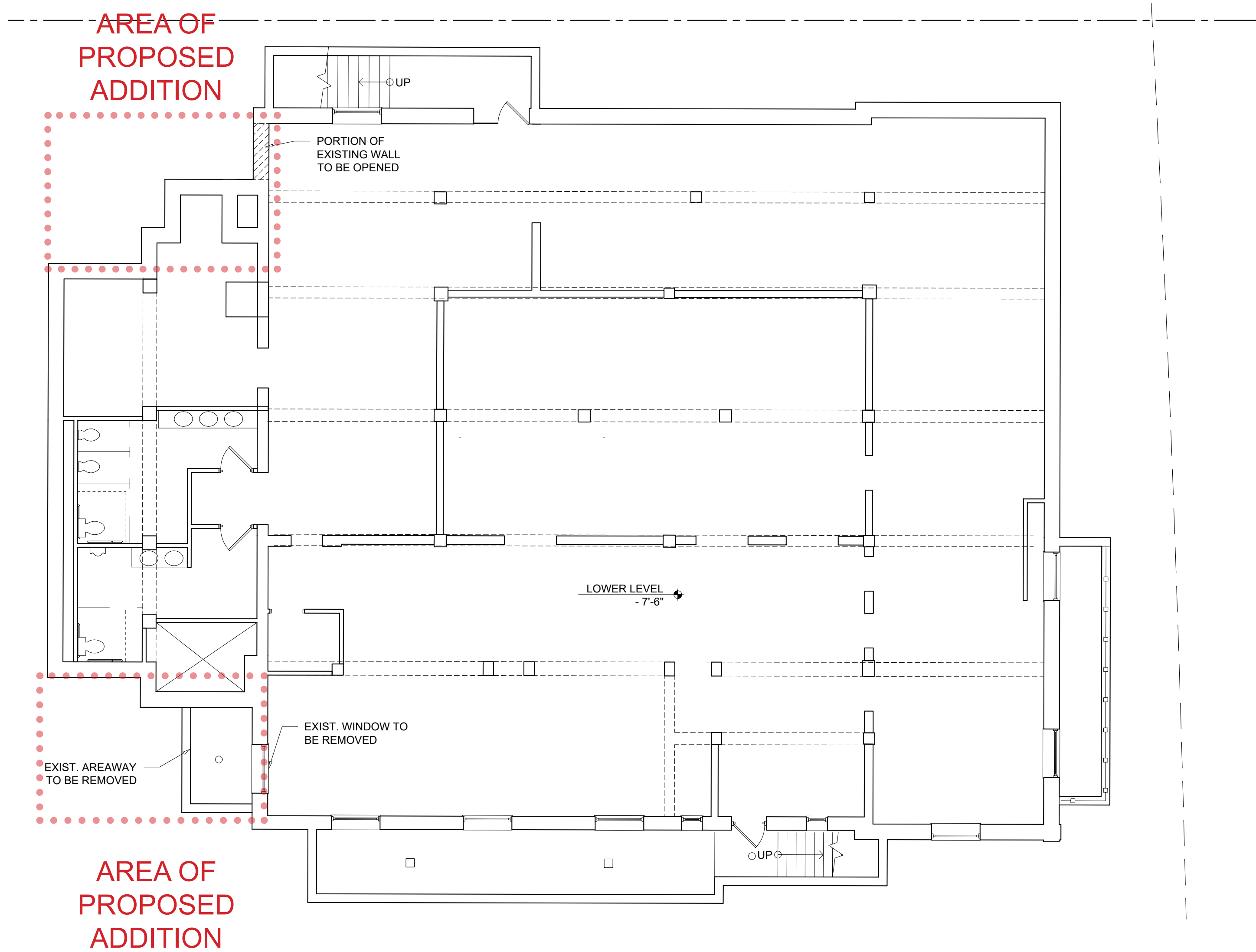
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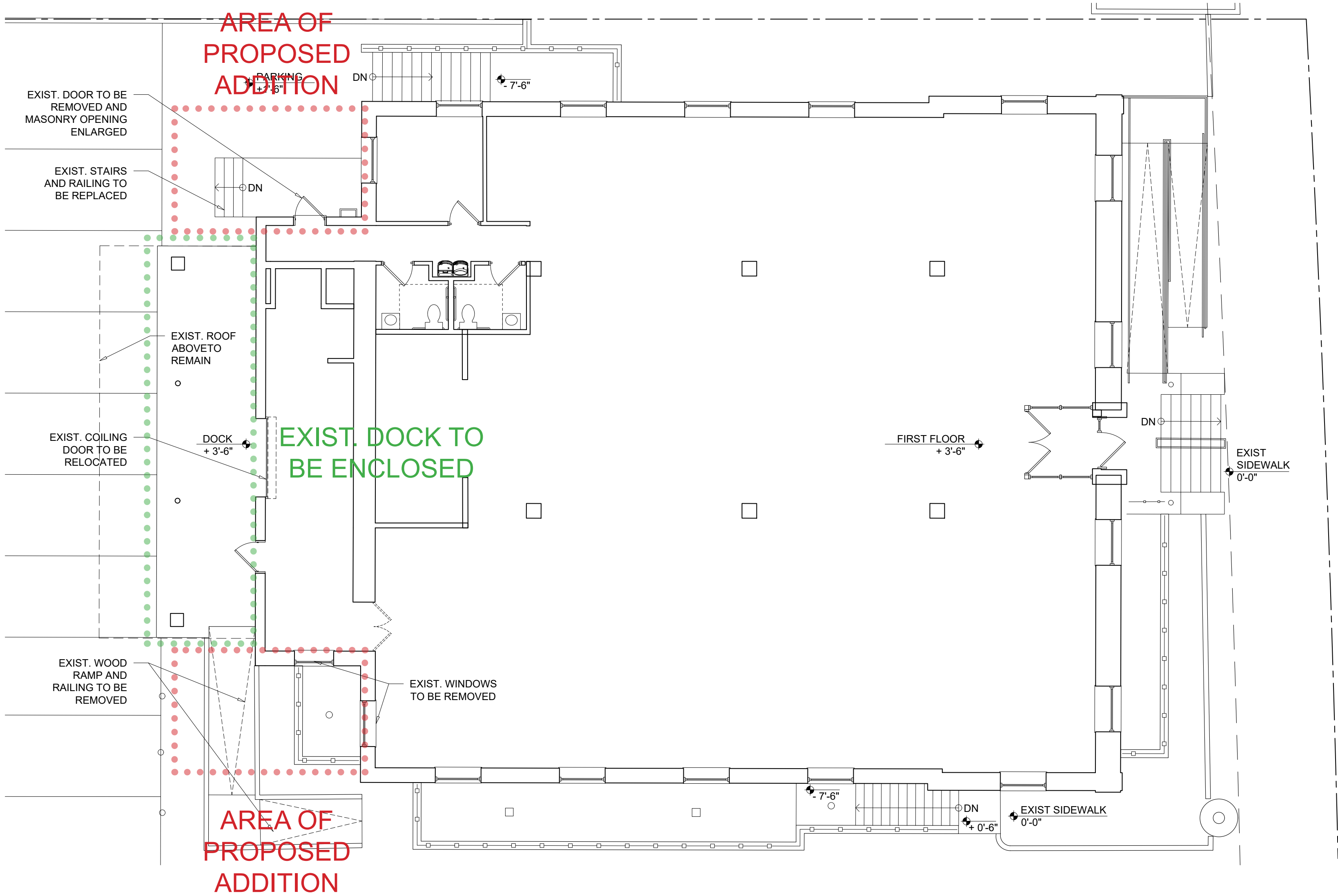




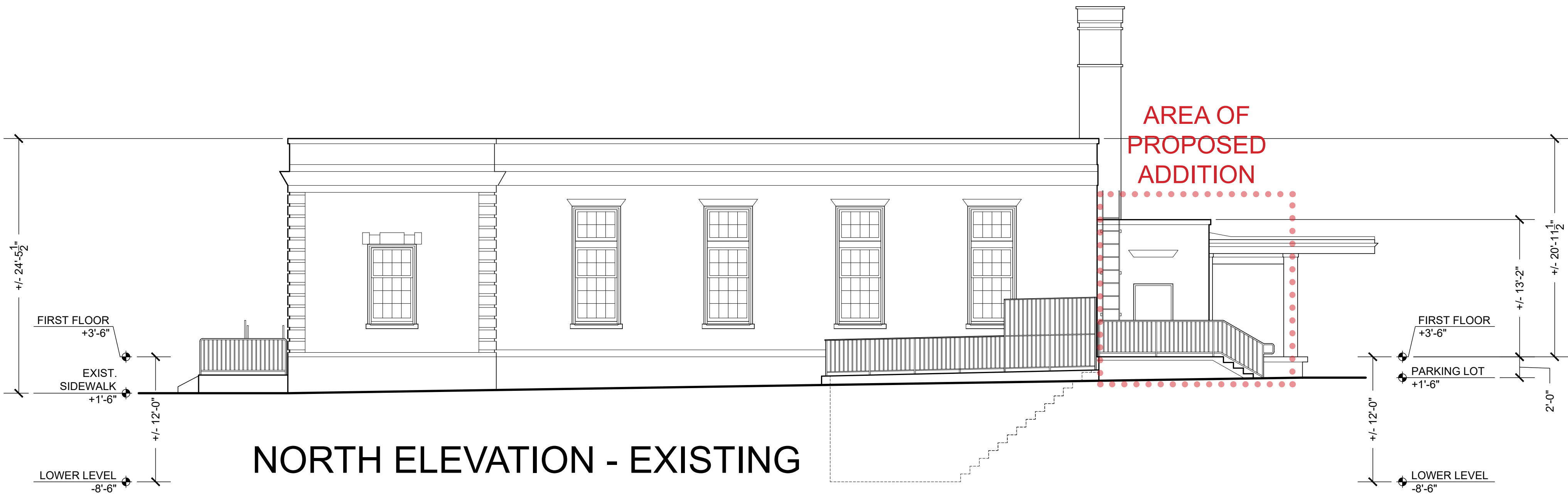




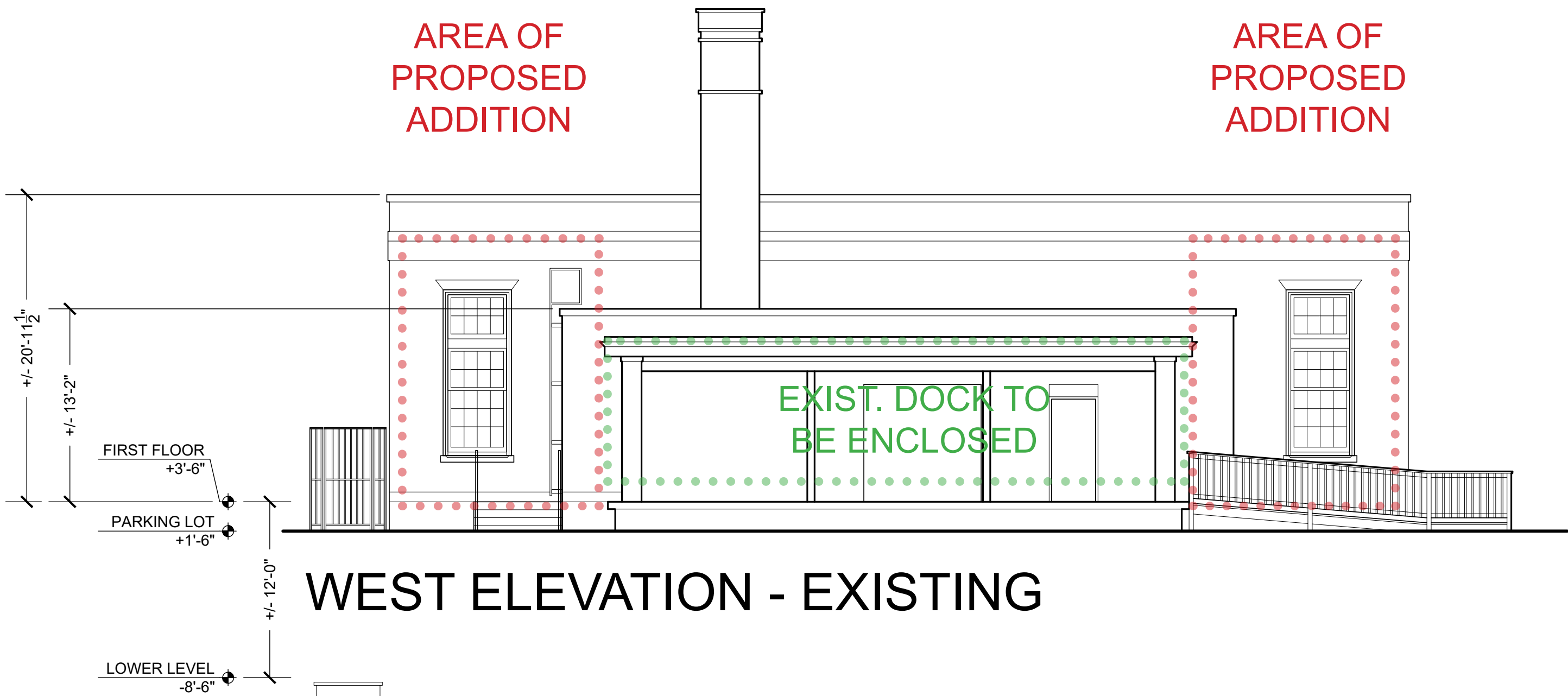
LOWER LEVEL PLAN - EXISTING



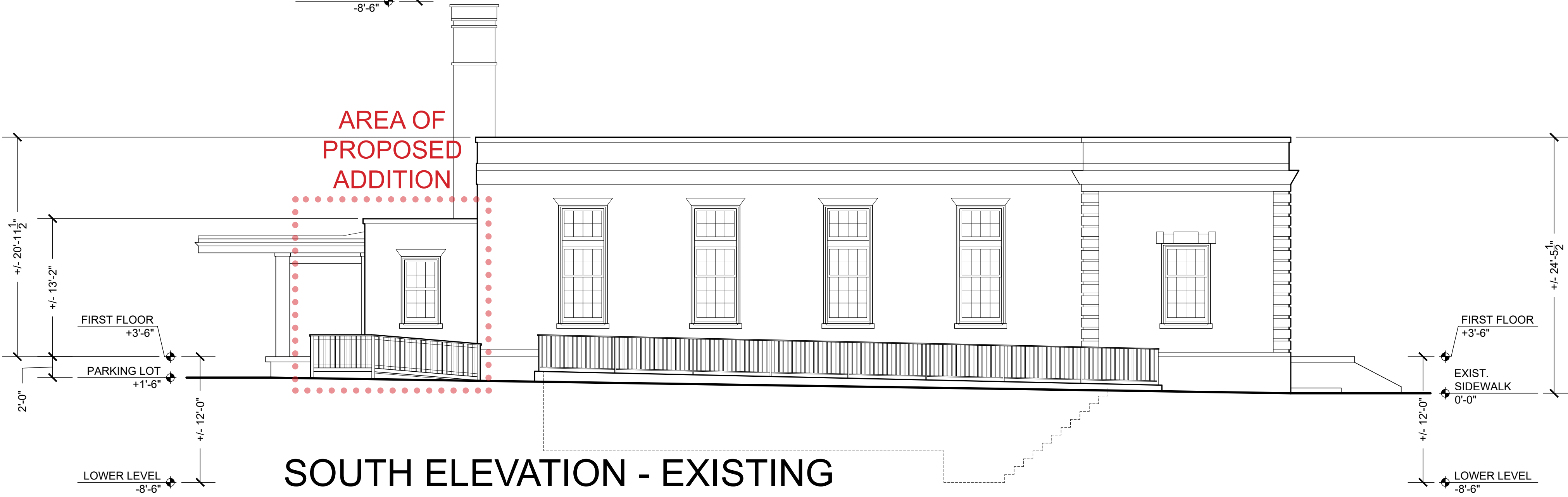
FIRST FLOOR PLAN - EXISTING



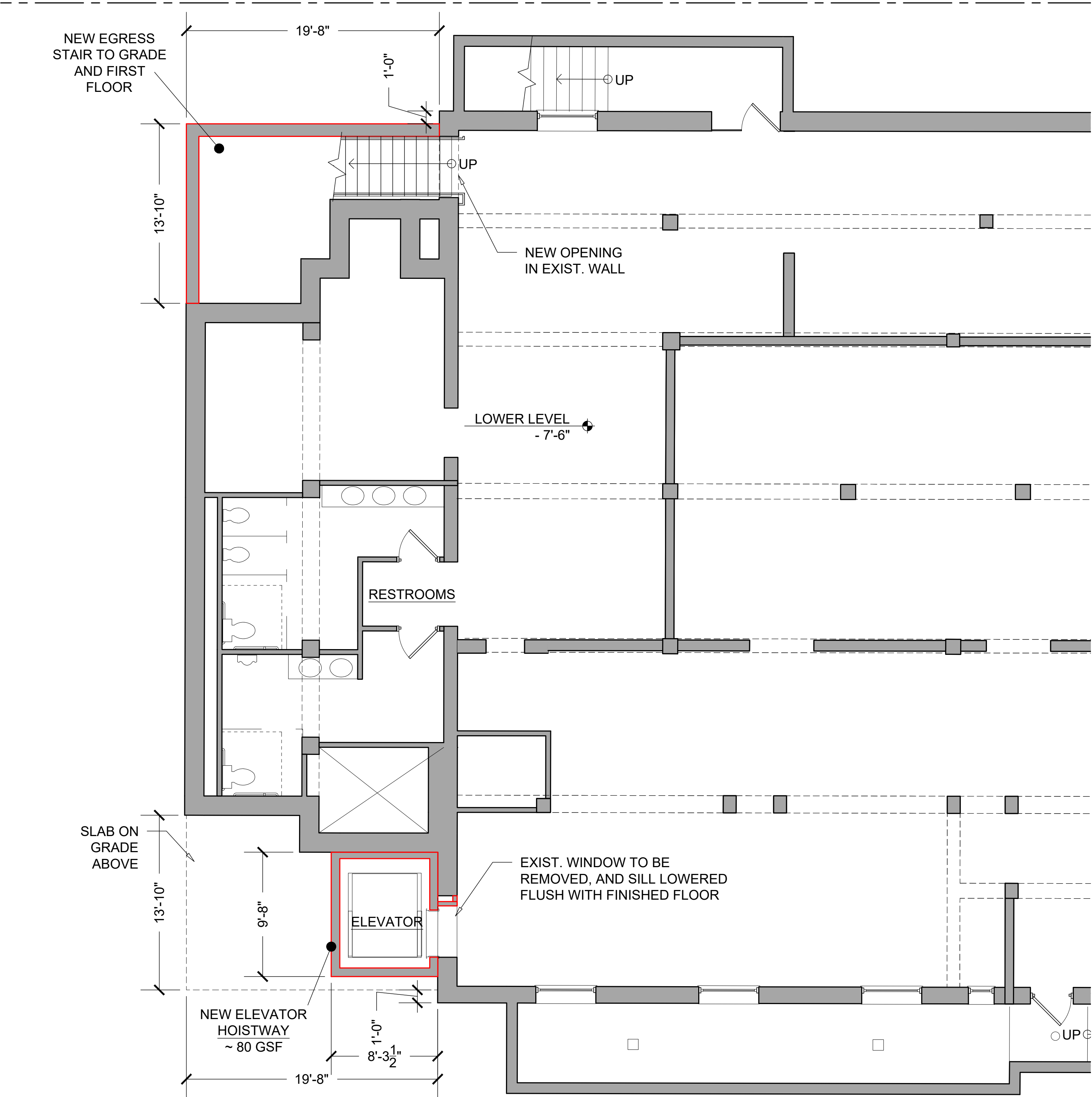
NORTH ELEVATION - EXISTING



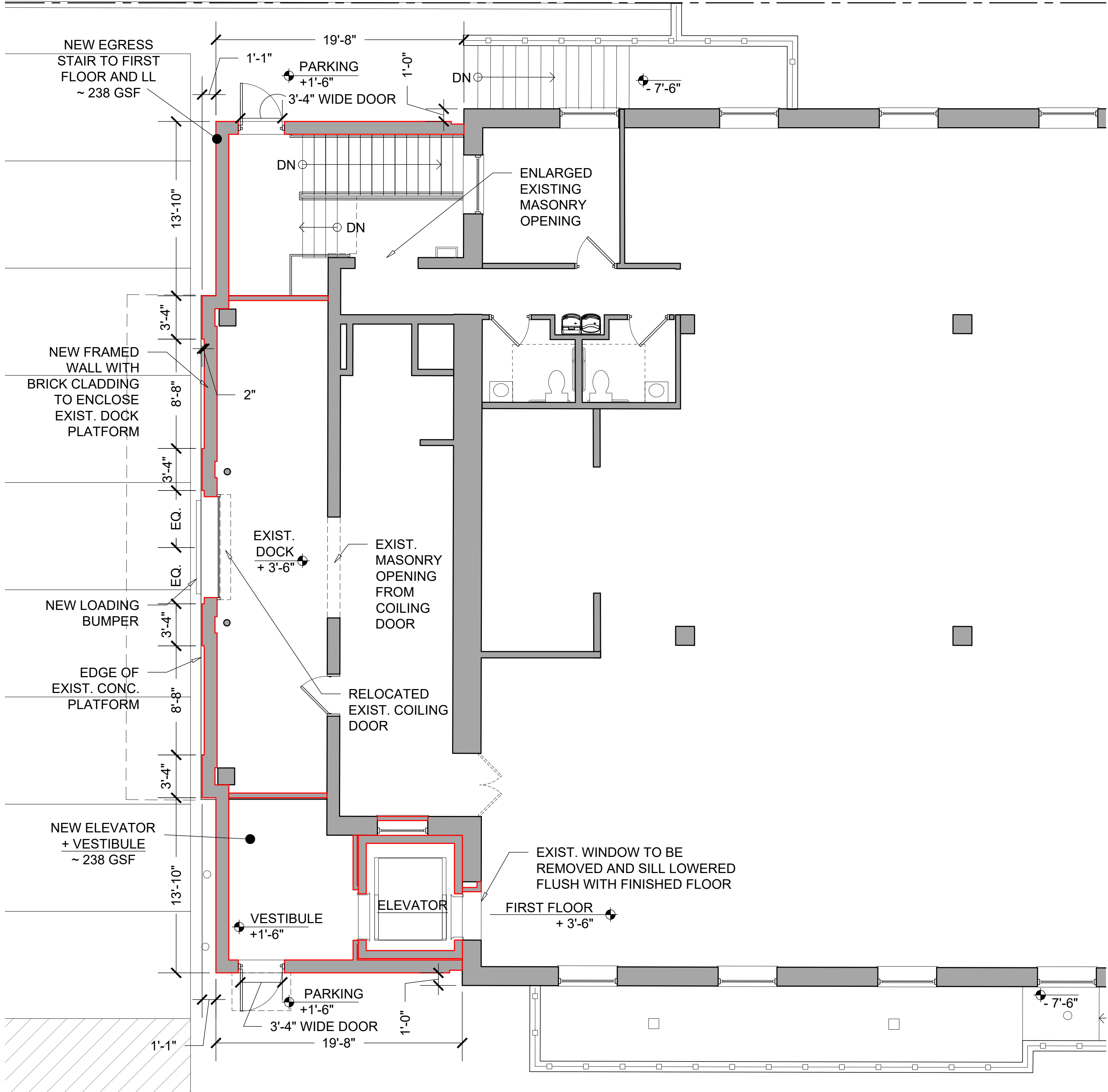
WEST ELEVATION - EXISTING



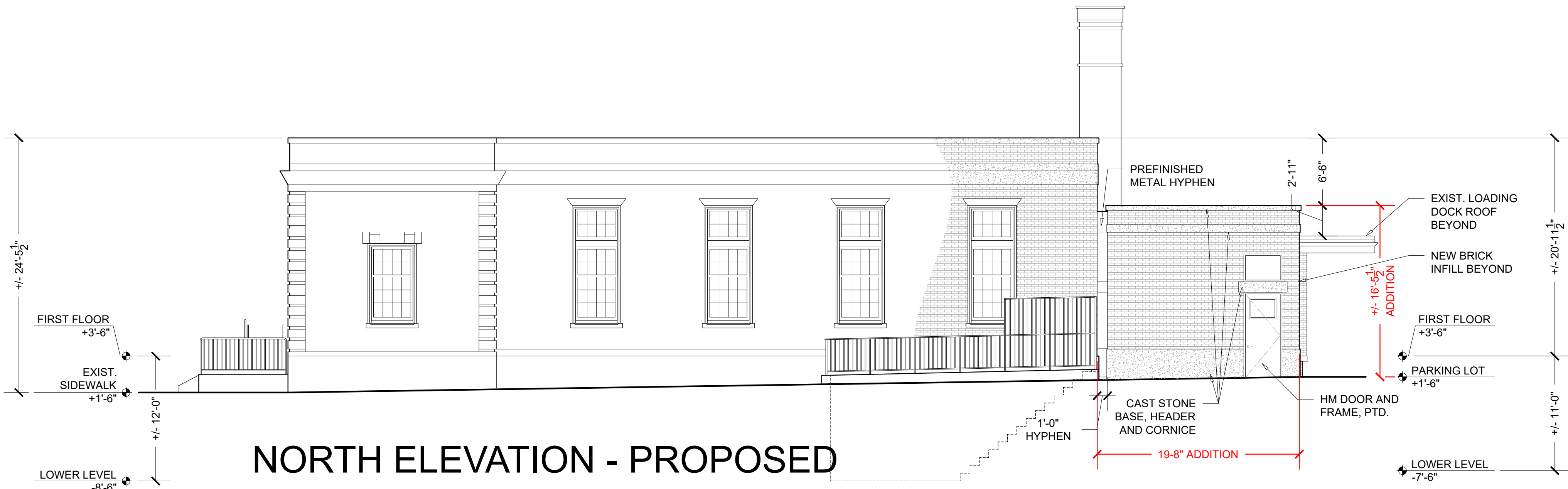
SOUTH ELEVATION - EXISTING



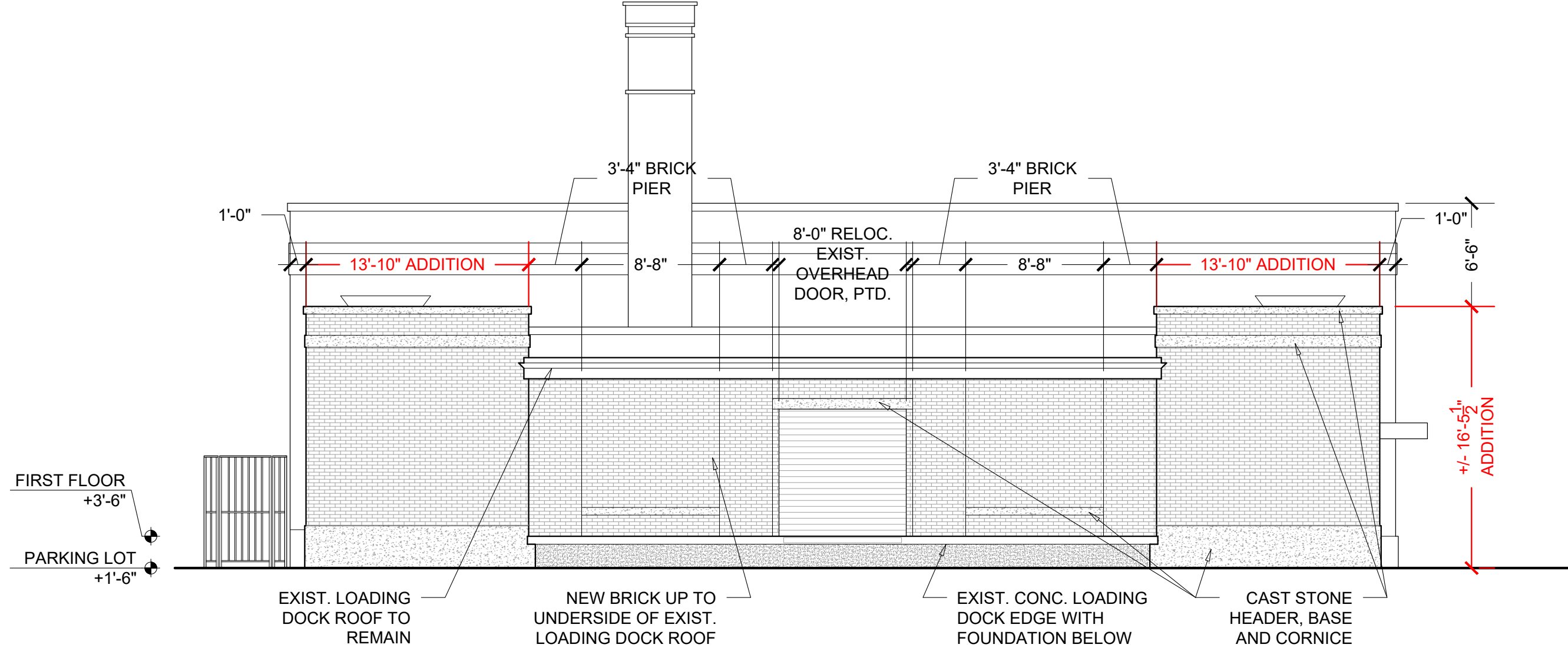
LOWER LEVEL PLAN - PROPOSED



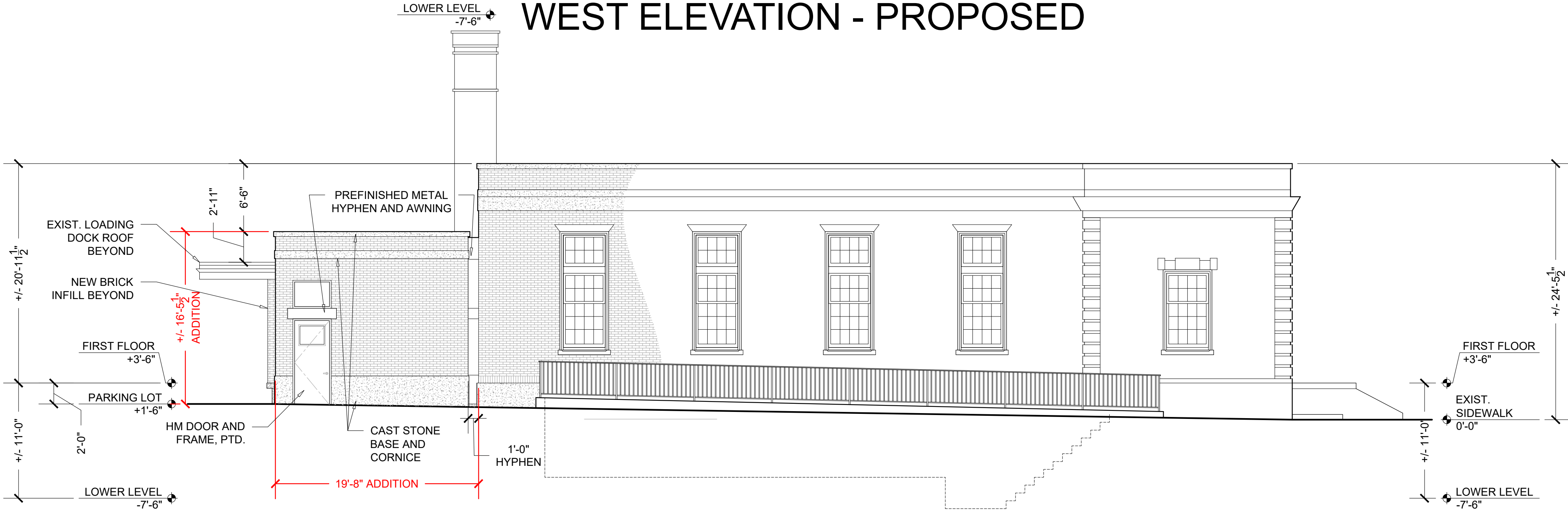
FIRST FLOOR PLAN - PROPOSED



NORTH ELEVATION - PROPOSED



WEST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED



MATERIAL SELECTION

General Information

Doors

FEEMA and Tornado

Frames

Sticks

Labeled

Frames • Thermal break frames

Thermal break frames: TB Series



Features and benefits

Republic TB (Thermal break) Series frames offer the following unique features, which enhance long term functionality and durability:

- Thermal Break:** By separating the frame along the stop, the transfer of exterior heat or cold into your building is reduced. Frames provide 95% better resistance to thermal conductivity over non-thermal break frames.
 - Lower thermal costs and improved comfort
- Frames** shall be either knocked-down or have corners welded and ground smooth. Corners shall have aligning tabs and slots for secure and easy interlocking of jambs to head.
- Uses Galvannealed A-60 steel
- Frame and weld-in anchors are specially designed to achieve a true thermal break

- Thermal separator:** This durable polymer extrusion provides a more secure barrier over time and is more durable in freezing conditions compared to traditional vinyl separators.
- Die-mitered corner connections:** Die-mitered corner connection at the head and jamb insure an attractive, tight and closed mitered connection. The miter includes 4 corner tabs designed with concealed connection eliminating the need for continuous profile welding.
- Frame finish:** Frames will be cleaned and phosphatized with one coat of force-cured beige primer that meets or exceeds ANSI A250.10-2011 and ASTM B117 for finishes.

Specification compliance

- Hardware preparations and reinforcements are in accordance with ANSI A250.6-2003. Locations are in accordance with ANSI/BHMA.
- Frames are not fire-rated.

About the product

TB frames are separated at the stop by a durable polymer extrusion that serves as a thermal break.

TB Series 3-sided frames are designed to meet requirements for light to maximum duty applications in both commercial and institutional buildings. Although the most common use is exterior masonry opening, these frames are installed in both interior and exterior locations, and in virtually all types of buildings and wall constructions. These frames are to be installed as part of the wall framing sequence. They can be specified and supplied as KD (knock-down) for field assembly prior to installation or welded for installation as a complete unit.

Installation

Installation shall conform to the Republic published installation instructions, ANSI A250.11-2012 *Recommended Erection Instructions for Steel Frames and HMMA B40*.

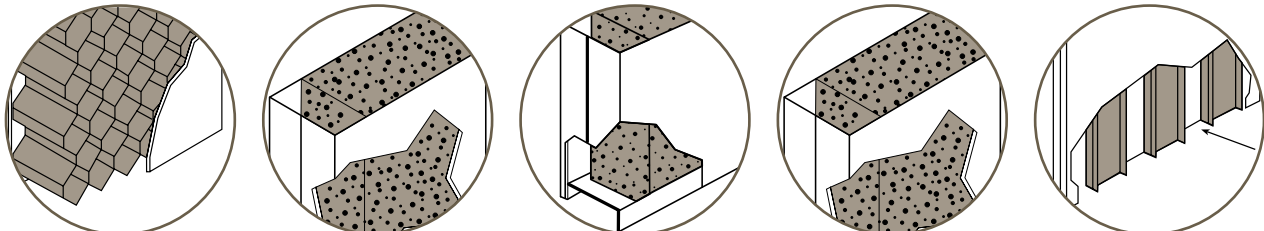
Care should be taken throughout the installation process to maintain the thermal break designed into anchors and reinforcements.

Application

TB Series frames are best used for energy cost savings on exterior openings or interiors where temperature control is desired between locations. They are typically installed in wall construction types as defined in the table below.

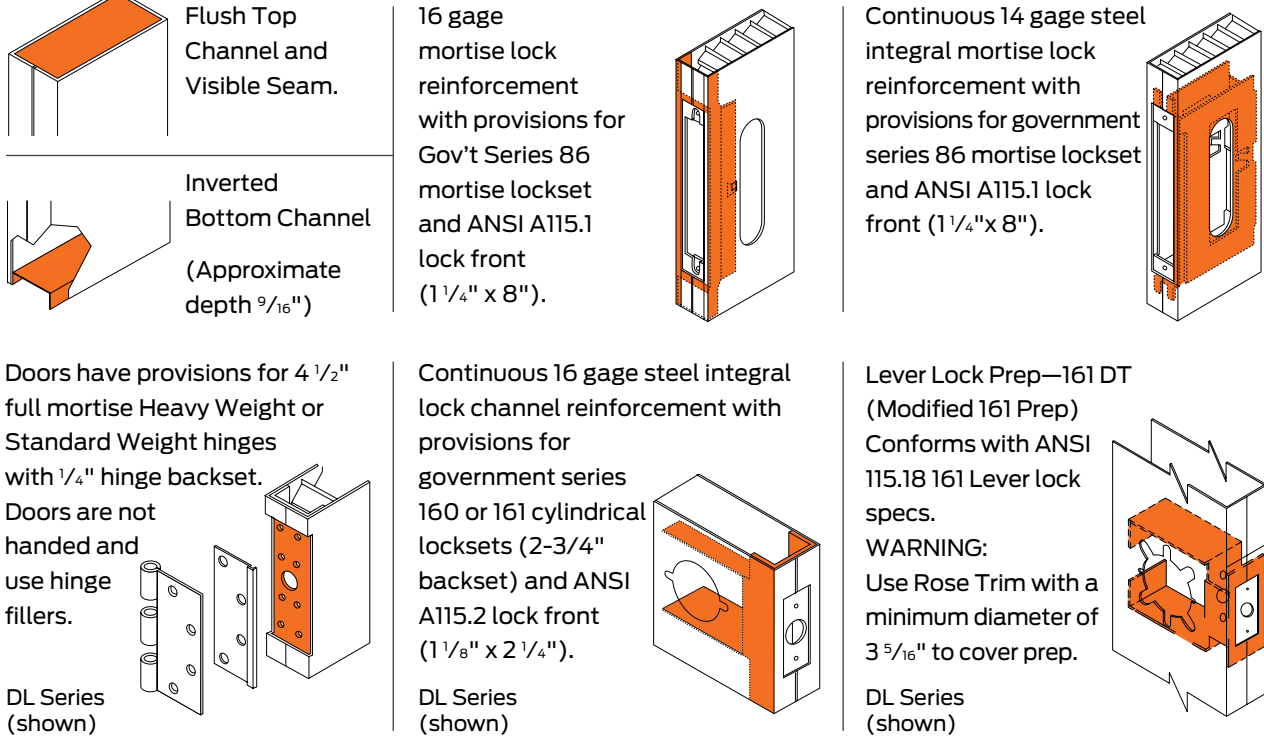
Standard door features

Cores available



Honeycomb (standard)PolystyreneMineral fiberboardPolyurethaneSteel stiffened

Standard construction



Flush Top Channel and Visible Seam.
Inverted Bottom Channel (Approximate depth 1/4\"
16 gage mortise lock reinforcement with provisions for Gov't Series 86 mortise lockset and ANSI A115.1 lock front (1 1/2\" x 8\"
Continuous 14 gage steel integral mortise lock reinforcement with provisions for government series 86 mortise lockset and ANSI A115.1 lock front (1 1/2\" x 8\"
Doors have provisions for 4 1/2\" full mortise Heavy Weight or Standard Weight hinges with 1/4\" hinge backset. Doors are not handed and use hinge fillers.
DL Series (shown)
Continuous 16 gage steel integral lock channel reinforcement with provisions for government series 160 or 161 cylindrical locksets (2-3/4\" backset) and ANSI A115.2 lock front (1 1/2\" x 2 1/4\"
DL Series (shown)
Lever Lock Prep—161 DT (Modified 161 Prep) Conforms with ANSI 115.18 161 Lever lock specs.
WARNING: Use Rose Trim with a minimum diameter of 3 1/8\" to cover prep.
DL Series (shown)

For door(s) over 3'6\" in width, 7'6\" in height, or 250 lbs. Republic recommends additional hinge(s) or continuous hinge application.

Options available

Door thickness:

- 1 3/4\" (Standard)
- 1 3/4\" (Polystyrene only)

Gages:

- 20, 18, 16 and 14 (Steel stiffened not available in 20 ga.)

Material:

- CRS (standard) A60 and G90

Door edges:

- Visible seam (Standard)
- Seamless bondo
- Seamless welded

Sizes:

- From 1'0\" x 1'0\" to 4'0\" x 10'0\" (all cores)
- Steel stiffened core available up to 4'10\" x 10'0\"

Fire ratings:

- 20 minutes through 3 hours (see fire section for options)

SDI levels:

- 1-4

Physical performance:

- Level A – 1 million cycles (all cores)

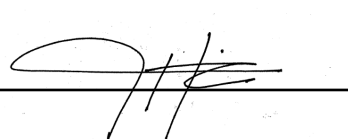
Stoiber

Associates

Architecture · Interiors

8412 GEORGIA AVE
SILVER SPRING, MD
PROPOSED ADDITION - HPC REVIEW
16 SEPTEMBER 2026

REVIEWED
By Laura DiPasquale at 10:31 am, Oct 09, 2026

APPROVED
Montgomery County
Historic Preservation Commission


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