



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: February 19, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1097686 – Removal of rear porch and construction of rear addition, porch, and deck

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the February 18, 2025 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: Spencer Harrill; David Merrick, Architect
Address: 3810 Warner Street, Kensington

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:

Two story wood frame single family house with a full, unfinished basement/cellar. Front porch with wood rails and roof supported by brick piers below and turned wood posts above. Rear porch, one floor above grade open below with wood rails, stairs to grade with shed roof. Painted dutch lap wood siding, wood windows with aluminum storm windows and asphalt shingle roof.

There is a 20' x 20' wood frame garage/accessory structure in the rear yard, there is an asphalt driveway from the street to the garage in poor condition.

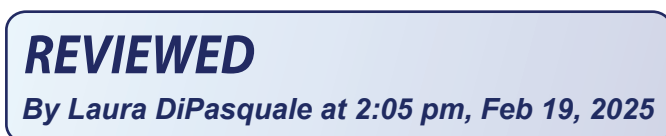
There is one tree adjacent to the garage, there are no trees on the front portion of the property where the house is located and proposed work will take place.

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

Removal of the existing rear porch and roof structure. Construction of new one story, wood frame structure supported by an enclosed basement and utility area. There will be a small deck with entry into the addition and stairs to grade.

The 1st floor exterior will be finished to match the existing wood siding and trim details. The Basement will be a brick foundation extending just above grade with a wood frame wall above the foundation. We will use a stucco type Hardi panel and paint this to match the existing brick foundation.

Interior renovations include a new Kitchen and Bath, new HVAC system and ductwork.



Work Item 1: Rear Porch Demolition

Description of Current Condition:
Existing wood frame porch is in poor condition and structurally weak, there is rotten wood and peeling paint.

Proposed Work:
Complete removal of porch structure from ground to roof and all connections to the house.

Work Item 2: Rear Addition

Description of Current Condition:
Removal of existing porch

Proposed Work:
Construct a new one story wood frame addition supported by an enclosed basement/utility area. New Dutch lap wood siding painted to match the existing house. All trim will be painted 1x wood. New windows will be Lincoln wood windows with full screens or Pella fiberglass composite with SDL's. New door to porch will be a 1/2 light, no grids, wood or fiberglass pre-hung door. Roof will be architectural asphalt shingles in cobblestone gray with 6" 1/2 round gutters, exposed gutter hangers spaced at 16" O.C. and 4" round downspouts, all in white.

Basement utility room will be wood frame above grade with Hardi panel, stucco finish siding painted to match the existing foundation. Windows in the Basement will be vinyl replacement windows matching the existing basement windows.

Work Item 3: Rear Porch Addition

Description of Current Condition:

Proposed Work:
Wood frame porch with 6x6 painted PT wood corner post supporting floor and roof. Floor will be level with interior, painted 1x 4, T&G wood flooring, wood handrail using current profiles. Beams, soffit and corner boards will be 1x painted wood. Handrail posts will be painted 4x4 PT wood.

REVIEWED
By Laura DiPasquale at 2:05 pm, Feb 19, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit



Left Side Photo
Property line is in hedgerow



Front Photo
No changes

Rear Photo
Wood porch to be removed



Right Side Photo
Driveway becomes gravel at house



Rear Yard Photo
20' x 20' wood frame garage
with driveway path
The ONLY TREE on the
property



Siding and Trim Detail Photo



Window Detail Photo
Painted wood double hung
with aluminum storm windows

INDEX OF DRAWINGS

- HAWP-001 HAWP COVER SHEET
- Z-001 ZONING/SITE PLAN
- A-001 1ST FLOOR PLANS
- A-002 2ND FLOOR PLANS
- A-003 BASEMENT AND FOUNDATION PLANS
- A-004 FRONT AND RIGHT ELEVATIONS
- A-005 REAR AND LEFT ELEVATIONS
- A-006 CROSS SECTION LATERAL
- A-007 KITCHEN DETAILS
- A-008 KITCHEN CABINETS
- A-009 LAUNDRY/BATH/HALL DETAILS
- S-001 FOUNDATION PLAN
- S-002 FIRST FLOOR FRAMING
- S-003 2ND FLOOR AND ROOF FRAMING
- M-001 MECHANICAL BASEMENT PLAN
- M-002 MECHANICAL FIRST FLOOR PLAN
- M-003 MECHANICAL 2ND FLR/ATTIC
- M-004 MECHANICAL EQUIPMENT
- M-005 PLUMBING



MERRICK
10605 CONCORD ST
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301-946-2356
MHIC LICENSE #: 38984
DC LICENSE #: 50004406
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Project Information
Spencer Harrill
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Kensington MD, 20895

Designer Information
Phil Bentley
202-250-9763
pbently@mdbi.us
David Merrick
301-798-4858
dmerrick@mdbi.us

HAWP Cover Sheet



REVIEWED

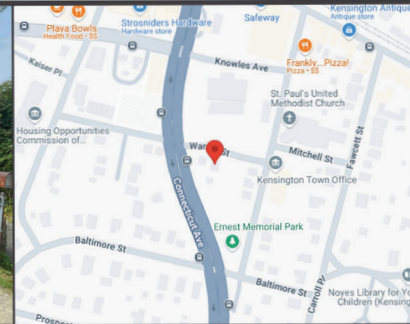
By Laura DiPasquale at 2:05 pm, Feb 19, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Bentley

REVISION TABLE	REVISION DESCRIPTION	DATE	BY
NUMBER			



2409.0447
LOCATION DRAWING
MONTGOMERY COUNTY



PROPERTY ADDRESS:
810 WARNER STREET, KENSINGTON, MARYLAND 20895

SURVEY NUMBER: 2409.0447


DATE SIGNED: 09/06/24 **FIELD WORK DATE:** 9/6/2024

REVISION DATE(S):
REV.1 9/6/2024


POINTS OF INTEREST
FENCE CROSSES PROPERTY LINE.

SURVEYORS CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH C.O.M.A.R. SECTION 09.13.06.06 AS NOW ADOPTED BY THE MARYLAND BOARD FOR PROFESSIONAL LAND SURVEYORS AND IS OF BENEFIT TO A CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE COMPANY IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING THE PROPERTY DEPICTED HEREON.



Matthew Nigel Brien
State of Maryland Professional Land Surveyor
License Number 21406

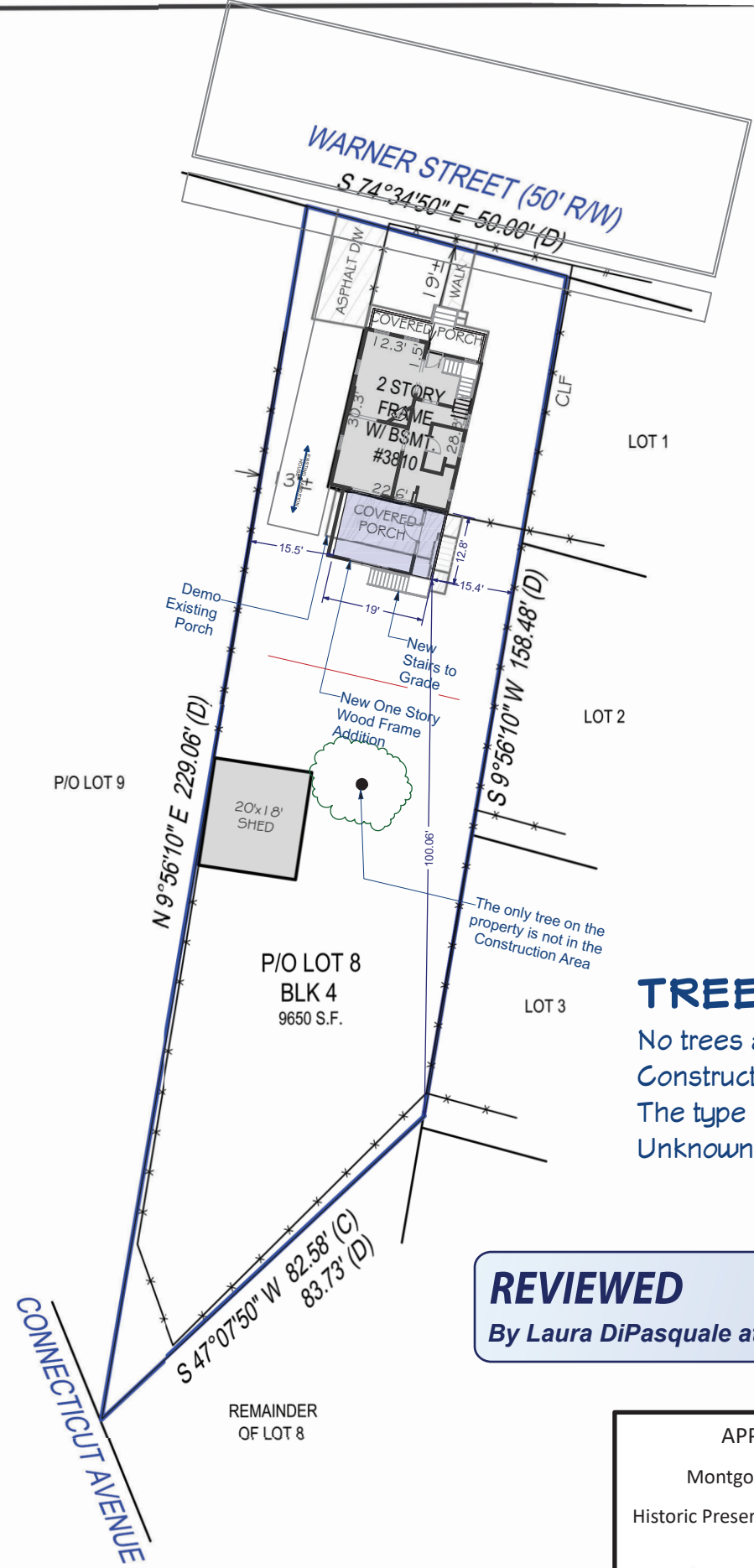


SNIDER & ASSOCIATES
LB:21937
office: 301-948-5100
19544 Amaranth Drive, MD | Germantown, MD 20874
a division of Exacta Land Surveyors, LLC



PLEASE NOTE
Per Maryland State Code, Sec. 09.13.06.06, this House Location Drawing is not to be relied upon to determine property boundaries or the establishment or location of existing or future improvements.

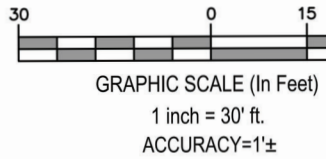
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES
Date printed 1/21/2025



TREE SURVEY
No trees are located within the Construction work area.
The type of tree by the garage is Unknown

REVIEWED
By Laura DiPasquale at 2:05 pm, Feb 19, 2025

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Historic Preservation Commission

REVISION NUMBER	DATE	BY	DESCRIPTION



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David Merrick
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dmerrick@mdbi.us

Zoning/Site Plan



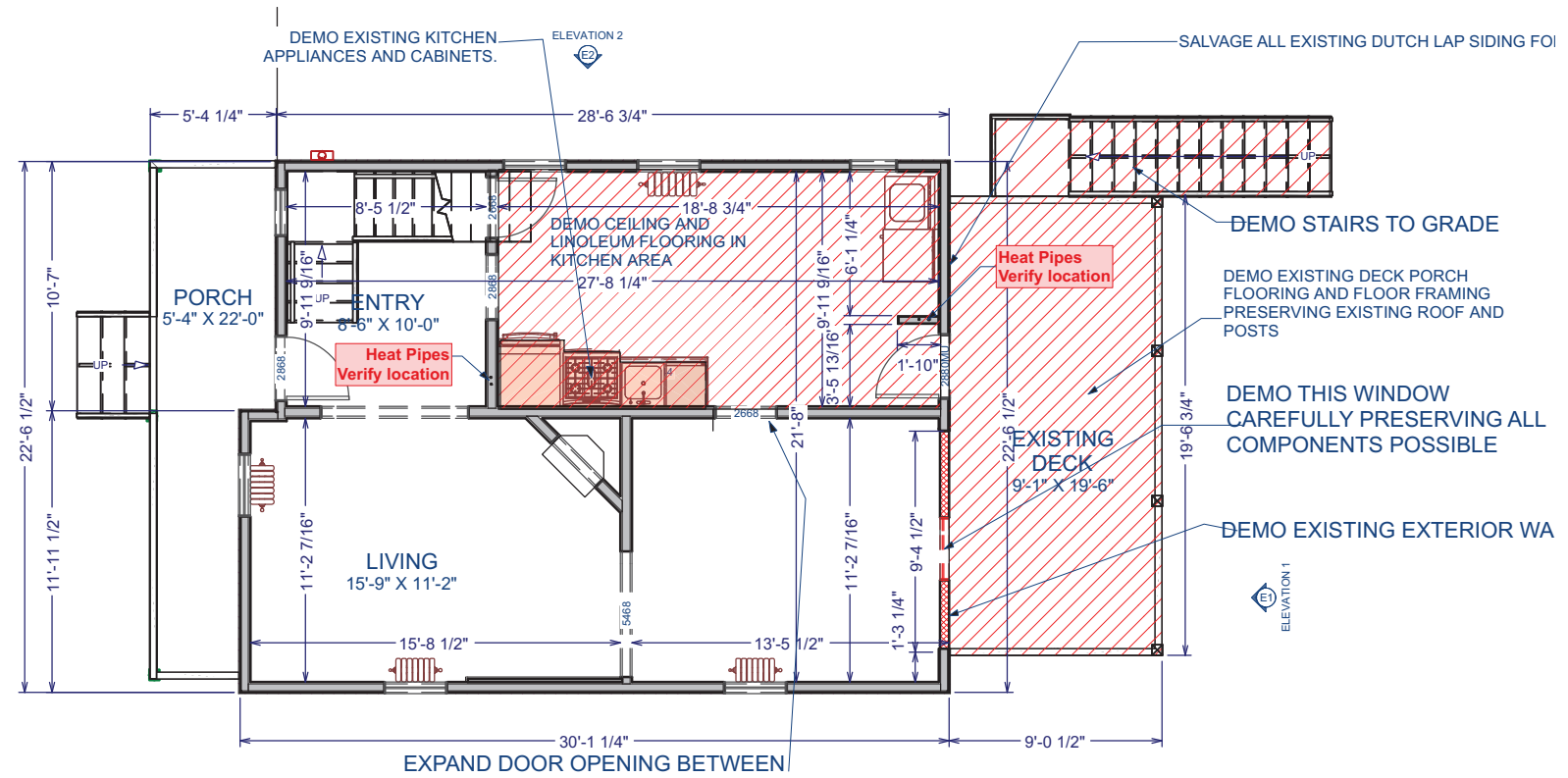
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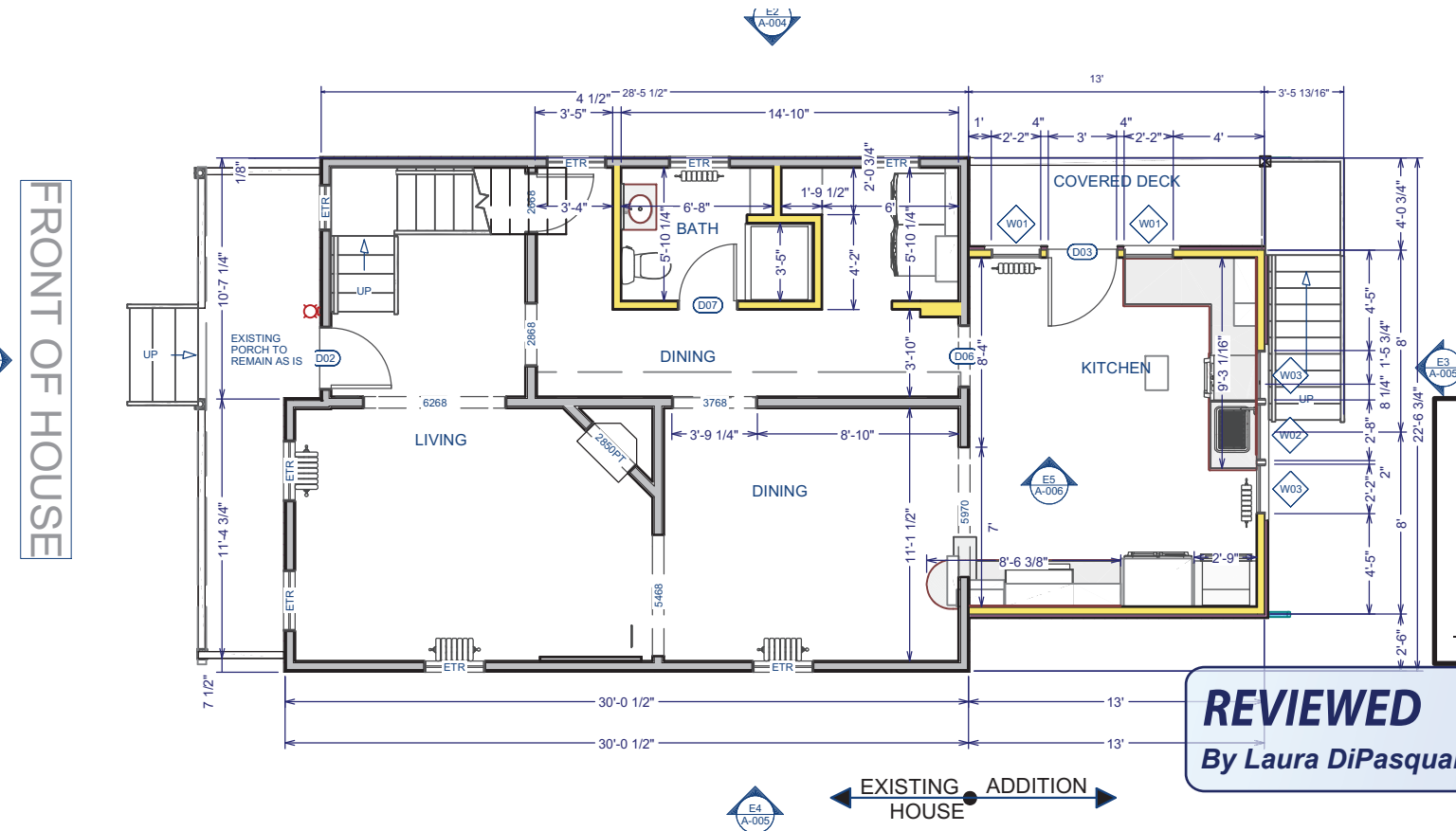
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	1 - SIDING-4 EXISTING
	3 - INTERIOR DRYWALL-4 NEW, PCHASE
	3 - INTERIOR DRYWALL-4 NEW
	INTERIOR-5_2
	3 - SIDING-4 CONTINUOUS INSULATION
	DECK RAILING/FENCE
	INTERIOR RAILING
	INTERIOR-3
	INTERIOR-5
	BRICK



Existing 1st Floor and Demo Plan



20241216_115918



Proposed 1st Floor Plan

Date printed 1/21/2025
 Scale unless noted otherwise is 1/8"=1'-0" printed 11x17

oor Plans



APPROVED
 Montgomery County
 Historic Preservation Commission
Karen Bentley

REVIEWED
 By Laura DiPasquale at 2:05 pm, Feb 19, 2025

REVISION TABLE		
REVISION NUMBER	DATE	DESCRIPTION

Sheet #
A-001

PLAN VERSION #

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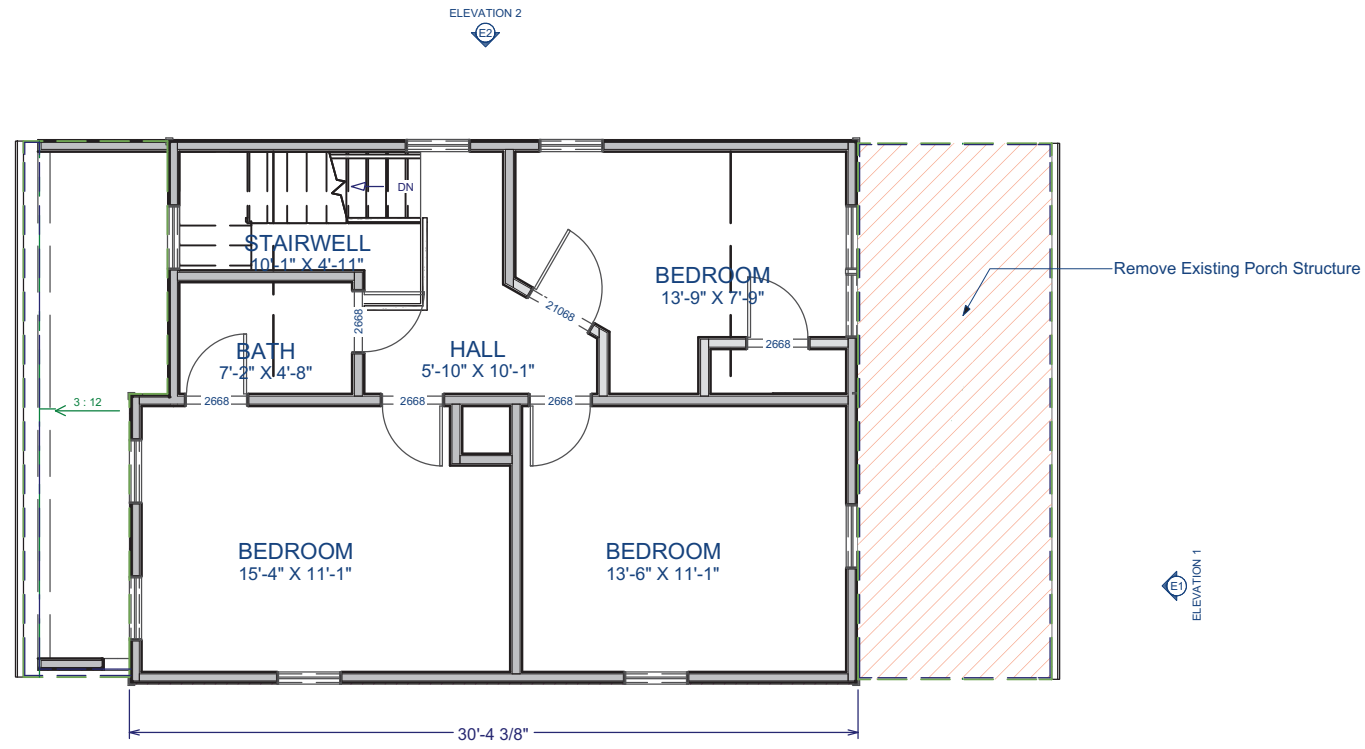


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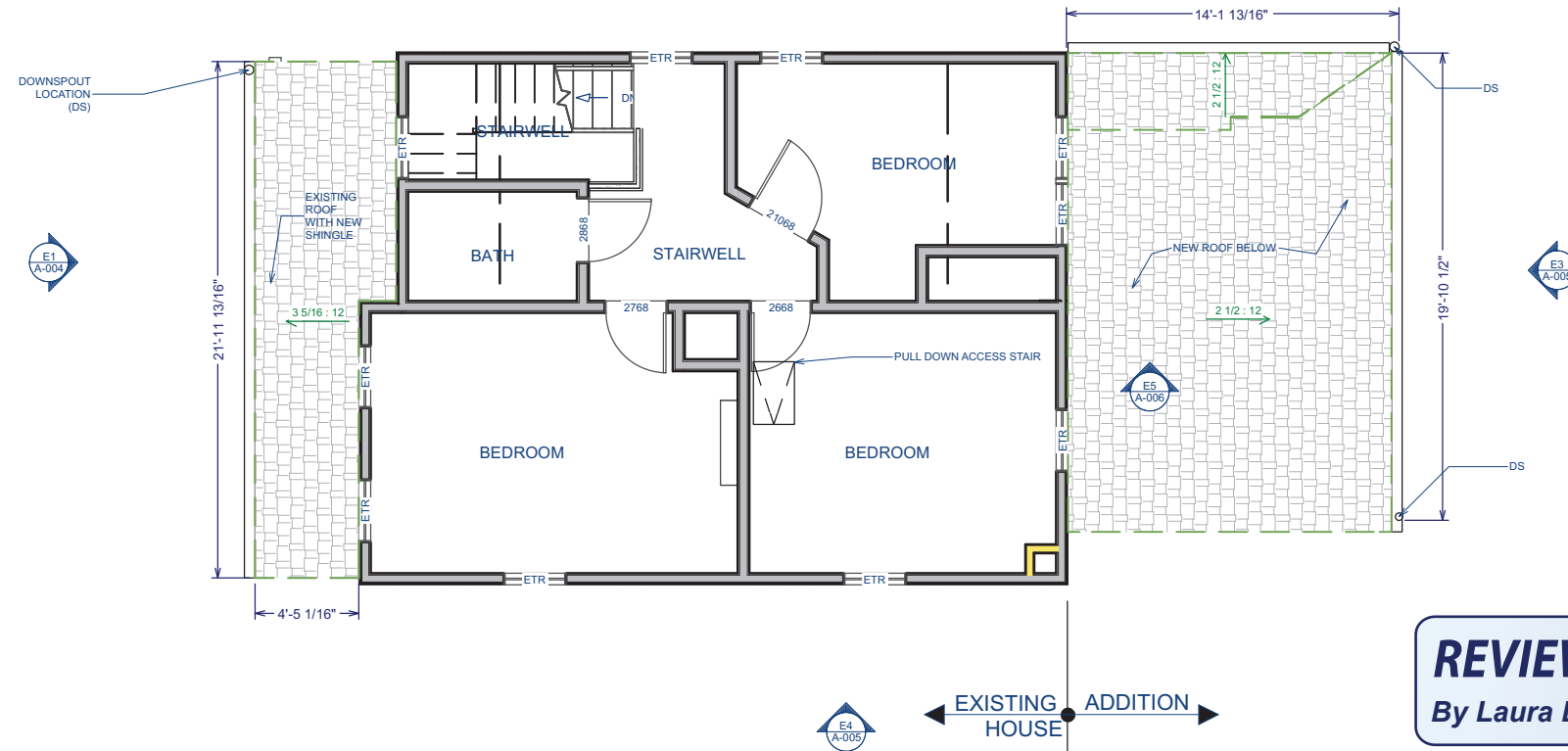
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Existing and Demo 2nd Floor Plan



Proposed 2nd Floor Plan

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 Montgomery County
 Historic Preservation Commission
Karen Bentley

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2nd Floor Plans

REVISION TABLE	
NUMBER	DATE



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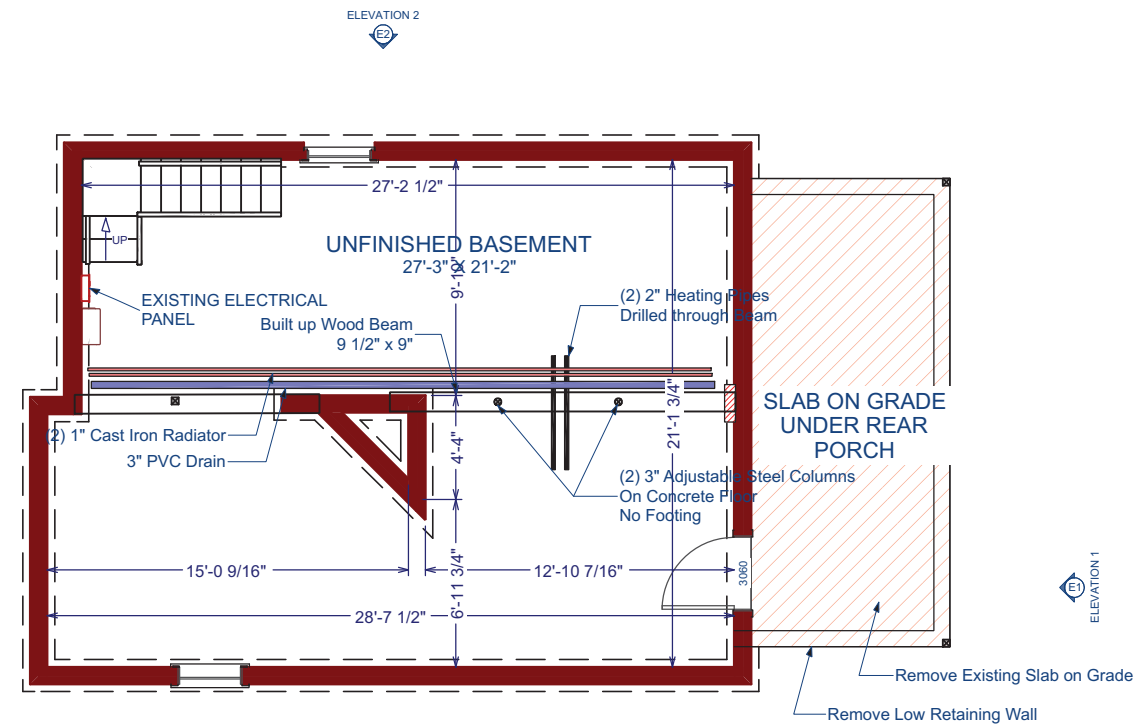
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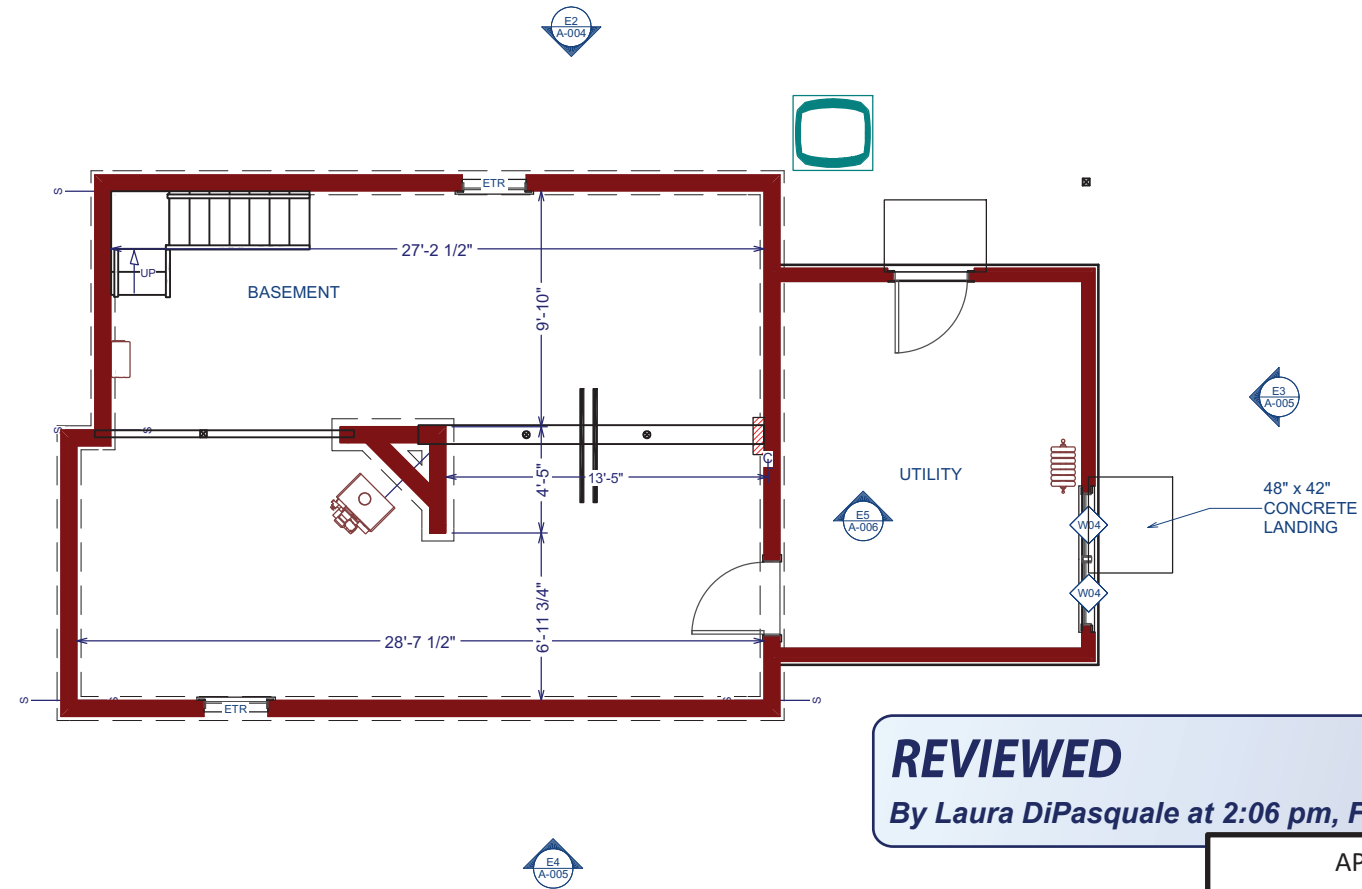
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Foundation



Foundation



EXISTING BEAM

(2) Heating Pipes are drilled through center of beam, adequate repairs have been made to reinforce beam but the beam is supported by temporary columns with no footings

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By Laura DiPasquale at 2:06 pm, Feb 19, 2025

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Karen Bunkit

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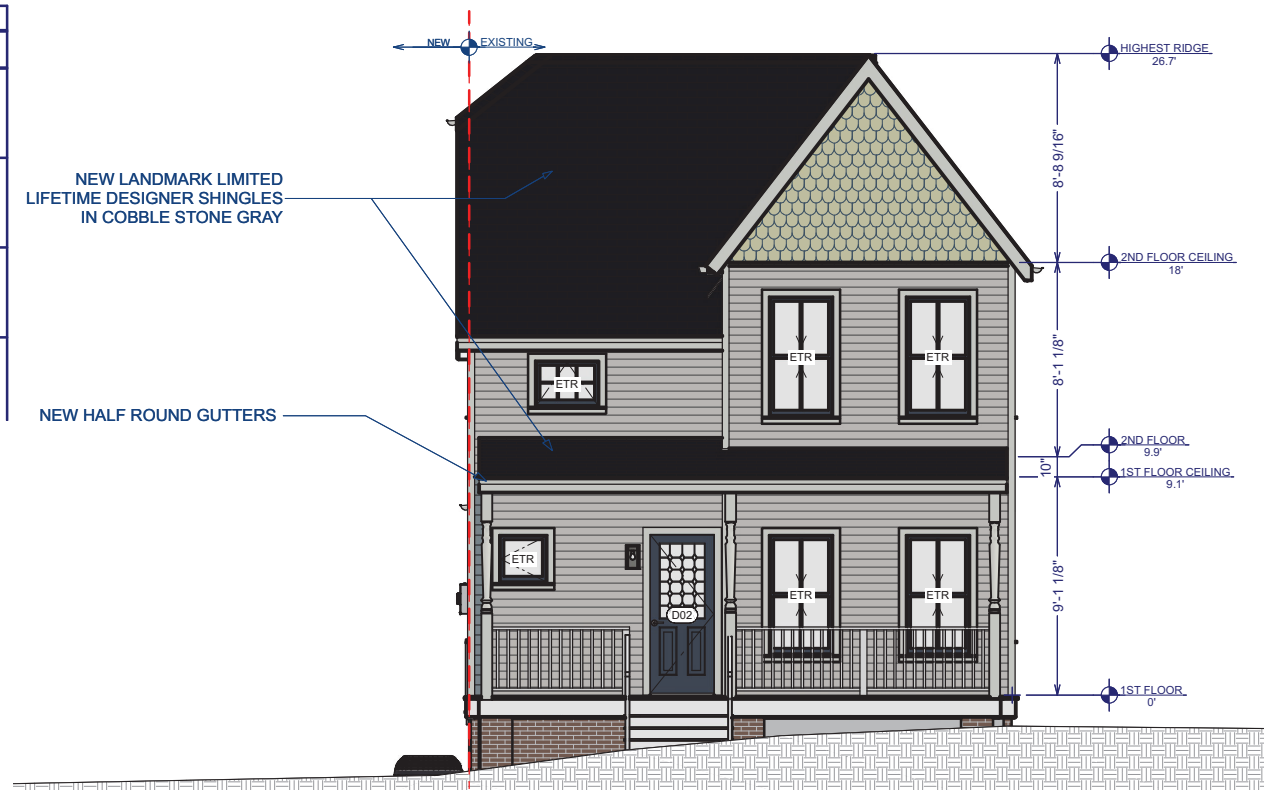
Basement and Foundation Plans



REVISION TABLE	REVISION DESCRIPTION	DATE	BY

Sheet #
A-003

WINDOW SCHEDULE										
3D	#	QTY	W	H	DESCRIPTION	MANUFACTURER	U-FACTOR	SHGC	TEMP	COMMENTS
	W01	2	26"	36"	DOUBLE HUNG	LINCOLN CLAD WOOD	0.3	0.3		
	W02	1	30"	40"	DOUBLE HUNG	LINCOLN CLAD WOOD	0.3	0.3		
	W03	2	26"	40"	DOUBLE HUNG	LINCOLN CLAD WOOD	0.3	0.3		
	W04	2	32"	60"	DOUBLE HUNG		0.3	0.3		



Elevation 1



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NEW ROOFING
 CERTAINTED landmark limited lifetime designer shingles WITH 10-year SureStart Protection. 25-year StreakFighter algae-resistance warranty. 15-year 110 mph wind-resistance warranty. Wind warranty upgrade to 130 mph available.

ALL NEW TRIM
 Soffit, fascia, corners, casings will be fully primed and painted, wood in similar dimension and profile to the existing house

NEW METAL HALF ROUND GUTTERS

NEW PAINTED WOOD SIDING

PAINTED WOOD HANDRAIL TO MATCH THE DETAILS OF THE OLD PORCH. SIMILAR TO FRONT

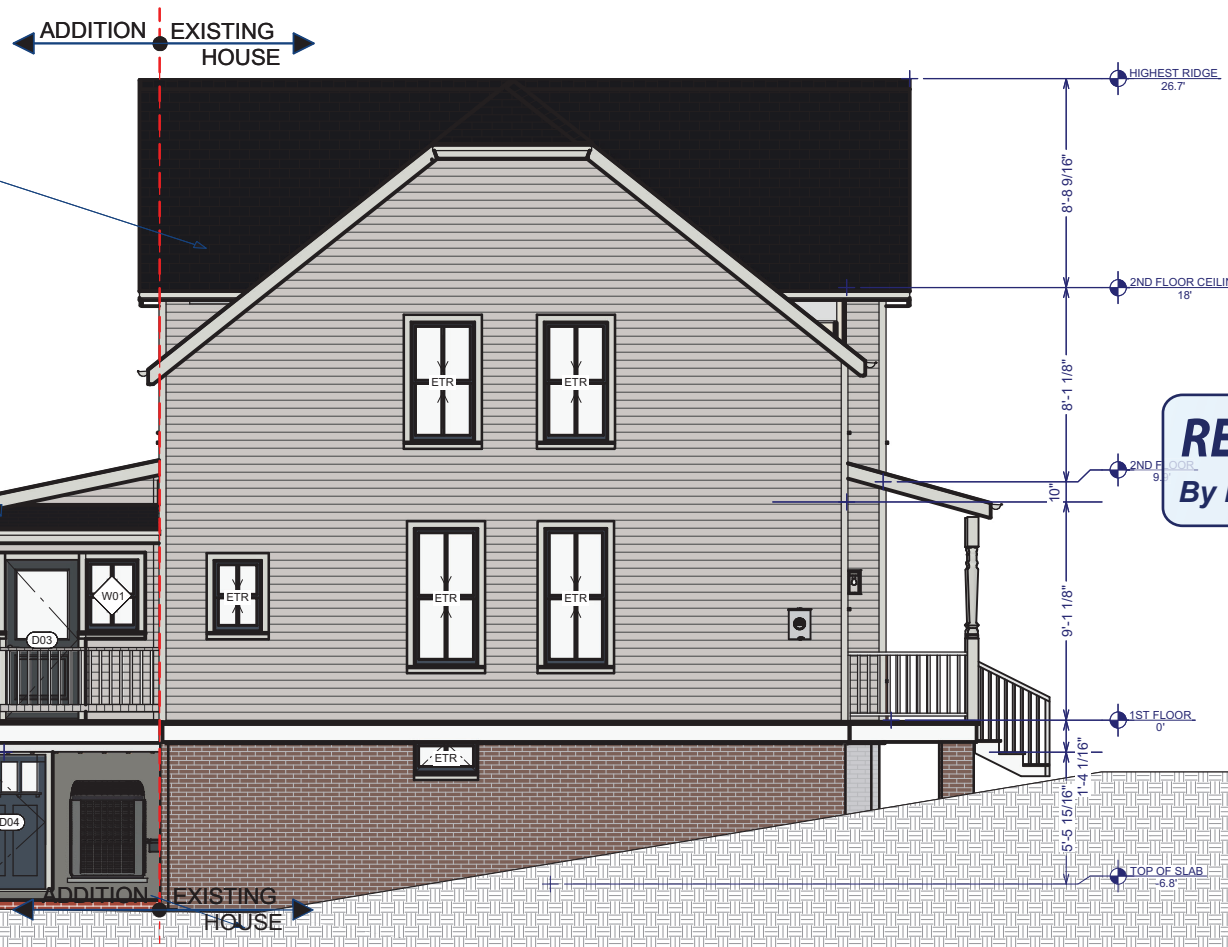
PAINTED 4x4 POST

ALIGN PORCH BAND TRIM with the existing water table, match dimension and profile. Porch flooring should align with drip molding

NEW ROUND DOWNSPOUT

Hardi Panel - Stucco finish Painted to match existing foundation

Brick Foundation to 6" above GRADE



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 Montgomery County
 Historic Preservation Commission
Karen Bentley

Elevation 2
 Left Side

Front and Right Elevations



REVISION TABLE	REVISION DESCRIPTION	BY	DATE



Rear Photo

Lincoln DH Clad Windows

Double Hung Window Styles



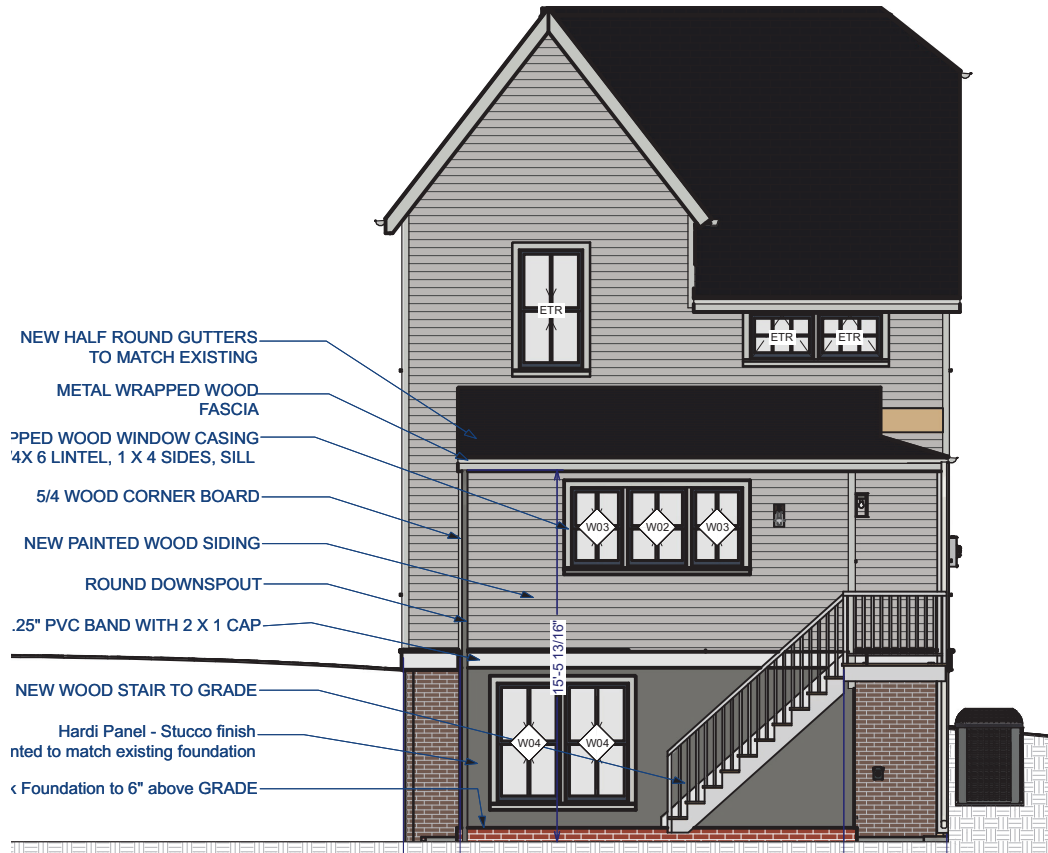
Wide Rail Double Hung

This arrangement is an ageless window type that offers some unique advantages. Sash tilt in for easy cleaning, ventilation is improved by opening the top and bottom sash equally and classic historical appeal is achieved when using Lincoln double hungs.

Our standard window is equipped with advanced energy saving features. For example, Lincoln double hung checkrails incorporate the use of interlocks, weatherstrip and high-quality sash locks for a precision fit.

<https://lincolnwindows.com/DoubleHung>

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Montgomery County
Historic Preservation Commission
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Elevation 3

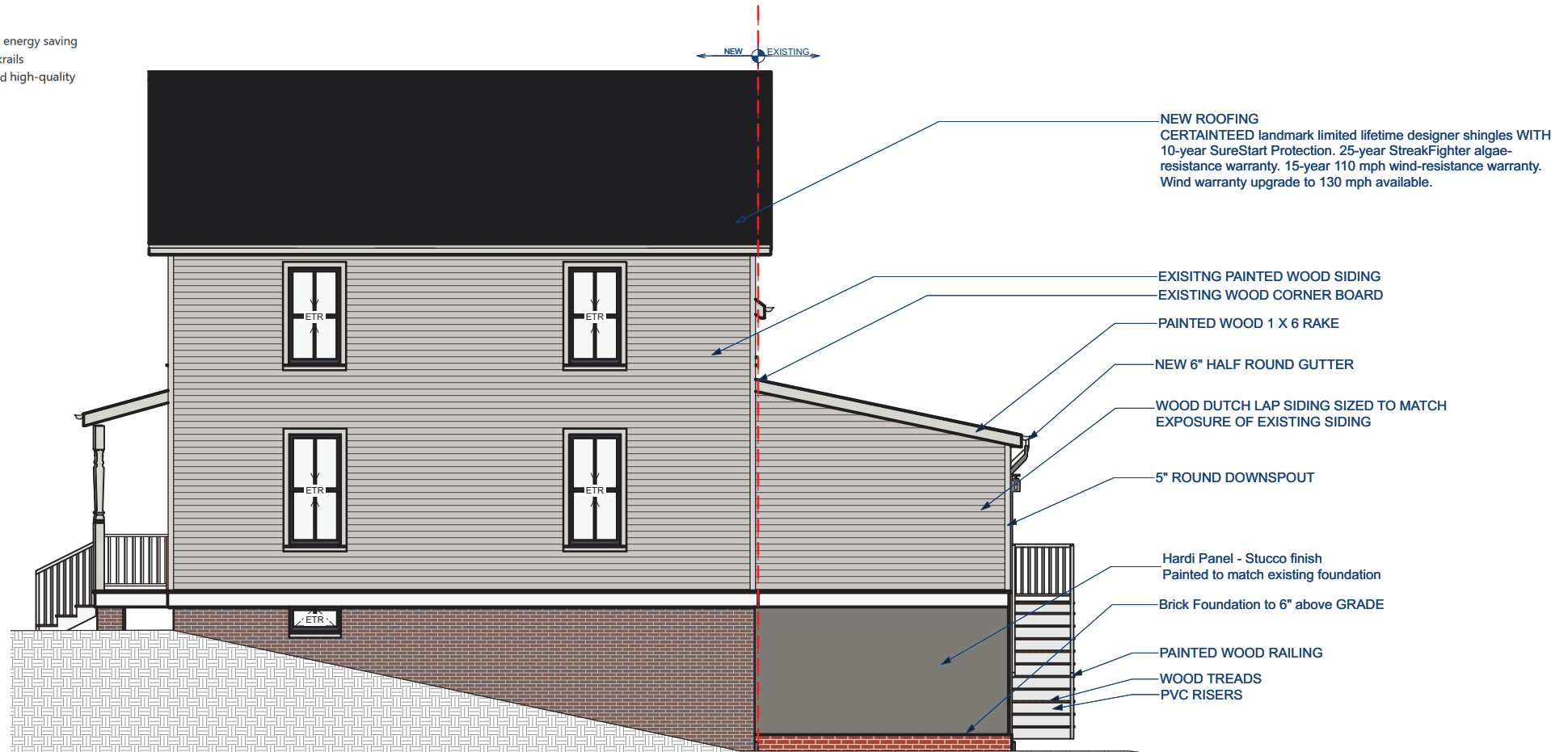


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Elevation 4

Rear and Left Elevations



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NUMBER	DATE