



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Karen Burditt**  
*Chair*

Date: 4/24/2025

### **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 #1111097– Fenestration alterations

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one (1) condition** at the April 23, 2025 HPC meeting:

1. The window trim must have a smooth and painted finish.

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: Community Options; Juan Carlos Serrano, Architect.  
Address: 3820 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](mailto: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:

Victorian House on .24 acre lot 4 bedroom, 3 1/2 bathrooms, 3 levels of living space and unfinished basement.

Has covered porch/deck overlooking backyard and front walkway space

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

2 Window enlargement at 3rd level on the east side

**REVIEWED**


*By Laura DiPasquale at 3:01 pm, Apr 24, 2025*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen B. Burt*

Work Item 1: <u>Windows</u>	
Description of Current Condition: Existing 2 windows are sliding 20"x32", trim doesn't match existing one.	Proposed Work: Proposed 2 windows will be casement 28"x45 to comply with the means of egress since the area is a bedroom and will match existing historic trim.
<div><b>REVIEWED</b> By Laura DiPasquale at 3:01 pm, Apr 24, 2025</div>	<div>APPROVED Montgomery County Historic Preservation Commission </div>
Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:





**REVIEWED**

*By Laura DiPasquale at 3:02 pm, Apr 24, 2025*

APPROVED

Montgomery County

Historic Preservation Commission

*Karen Boudit*

WINDOWS TO BE MODIFIED- EAST ELEVATION





**REVIEWED**

*By Laura DiPasquale at 3:02 pm, Apr 24, 2025*

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Historic Preservation Commission

*Karen Benoit*

EAST ELEVATION





18"x 30"  
WINDOW

**REVIEWED**

By Laura DiPasquale at 3:02 pm, Apr 24, 2025

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Montgomery County

Historic Preservation Commission

*Karen Benoit*

EXISTING WEST WINDOW W/ TRIM



**REVIEWED**

*By Laura DiPasquale at 3:02 pm, Apr 24, 2025*

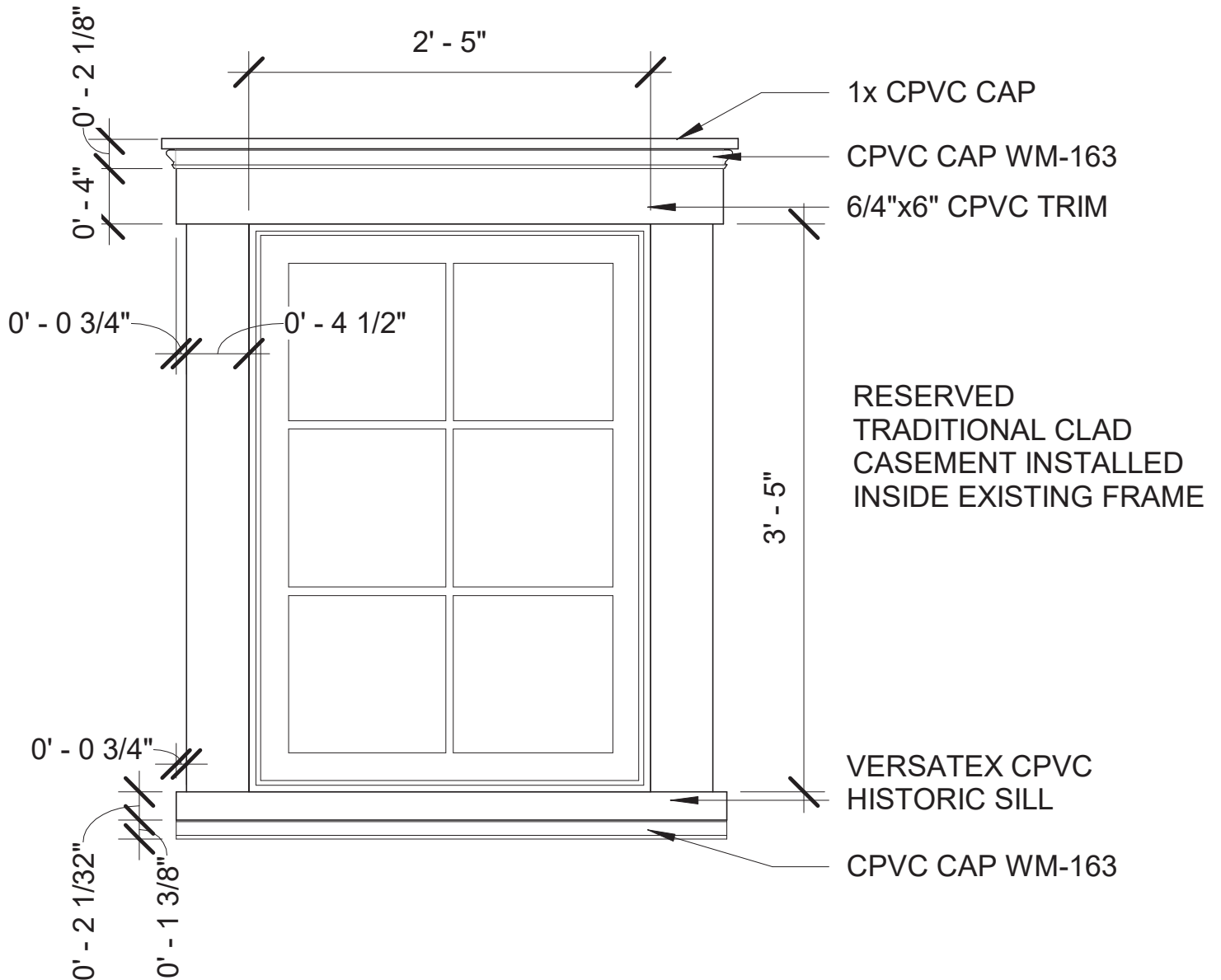
APPROVED

Montgomery County

Historic Preservation Commission

*Karen Benoit*

INTERIOR ELEVATION- EAST SIDE  
PROPOSED WINDOW LOCATION



## PROPOSED WINDOW ELEVATION W/TRIM

**REVIEWED**

By Laura DiPasquale at 3:02 pm, Apr 24, 2025

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Montgomery County

Historic Preservation Commission

*Karen Boudet*





# Pella® Reserve™ Traditional Casement Window

## Size Tables

### Vent and Fixed Units

	(451) (432)	(552) (533)	(603) (584)	(654) (635)	(756) (737)	(832) (813)	(908) (889)
Opening	1' 5 3/4"	1' 9 3/4"	1' 11 3/4"	2' 1 3/4"	2' 5 3/4"	2' 8 3/4"	2' 11 3/4"
Frame	1' 5"	1' 9"	1' 11"	2' 1"	2' 5"	2' 8"	2' 11"
3' 5 3/4"	(1 060) (1 041)						
2' 11 3/4"	(908) (889)						
2' 8"	(832) (813)						
	1732	2132	2332	2532	2932 E <sub>3</sub>	3232 E <sub>3</sub>	3532 (F)
	1735	2135	2335	2535	2935 E <sub>3</sub>	3235 E <sub>2</sub>	3535 E <sub>1</sub> E <sub>2</sub>
	1741	2141	2341	2541 E <sub>3</sub>	2941 E <sub>1</sub> E <sub>2</sub>	3241 E <sub>1</sub> E <sub>2</sub>	3541 E
	1747	2147	2347	2547 E <sub>2</sub>	2947 E	3247 E	3547 E

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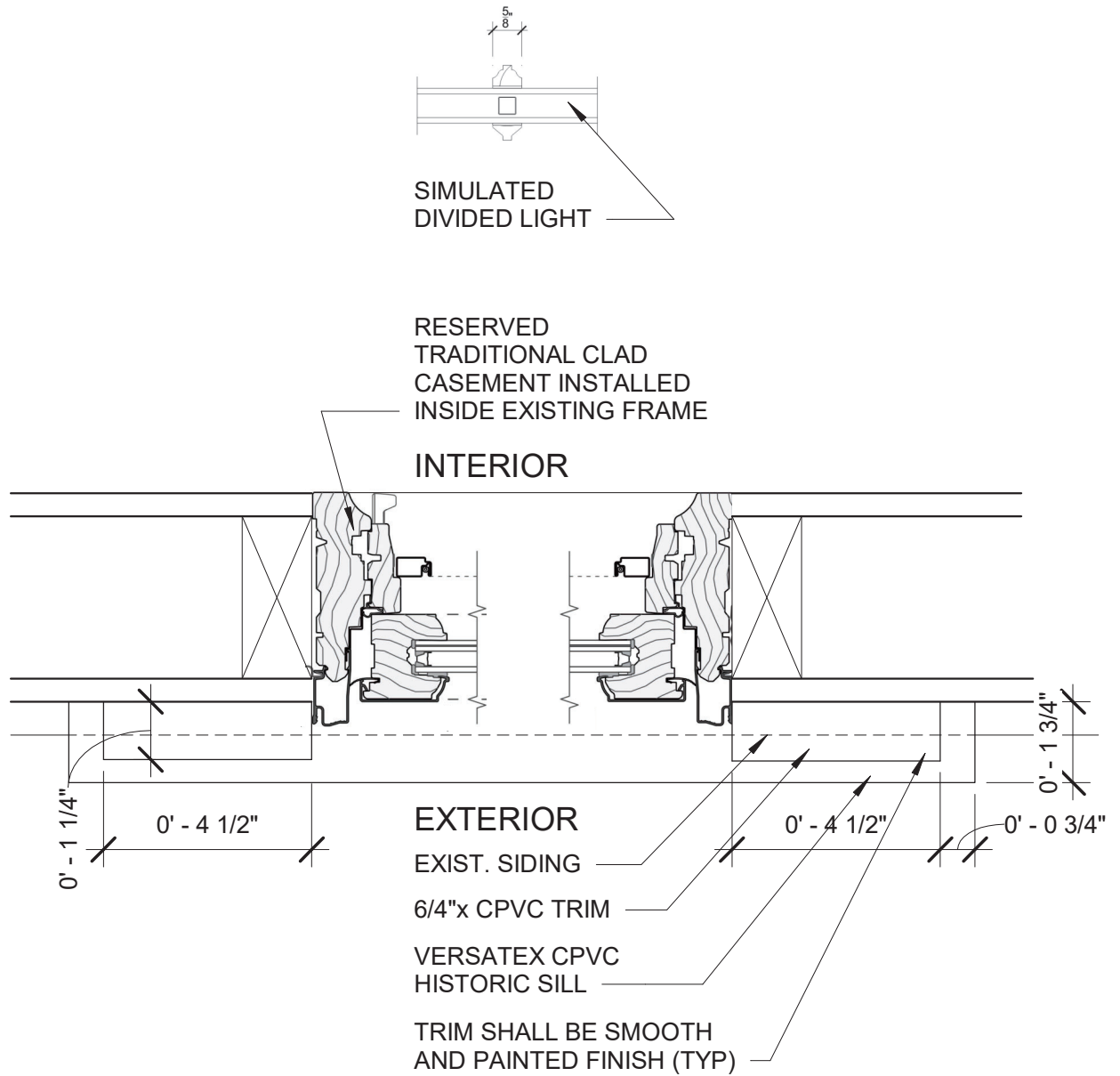
*Karen Buelit*

**REVIEWED**

By Laura DiPasquale at 3:02 pm, Apr 24, 2025

Note:

Window shall have side pivot  
to comply with the means of  
egress 5.7 sf



PROPOSED WINDOW JAMB SECTION 3"=1'-0"

**REVIEWED**

By Laura DiPasquale at 3:02 pm, Apr 24, 2025

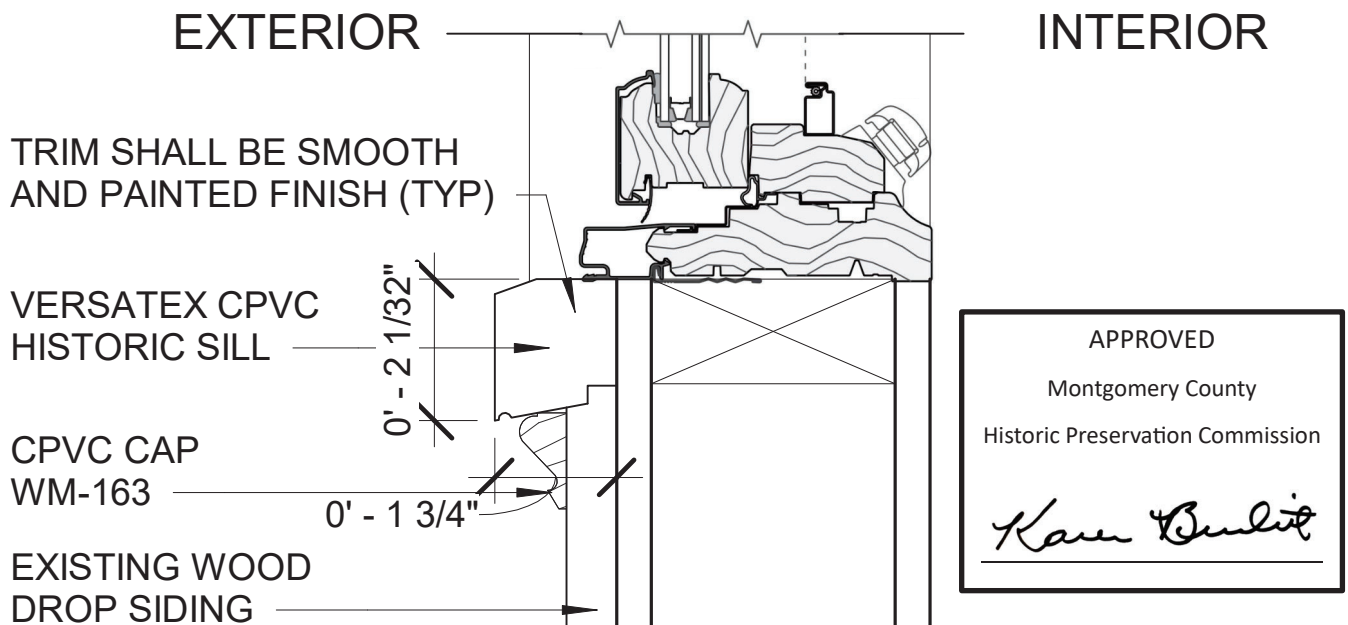
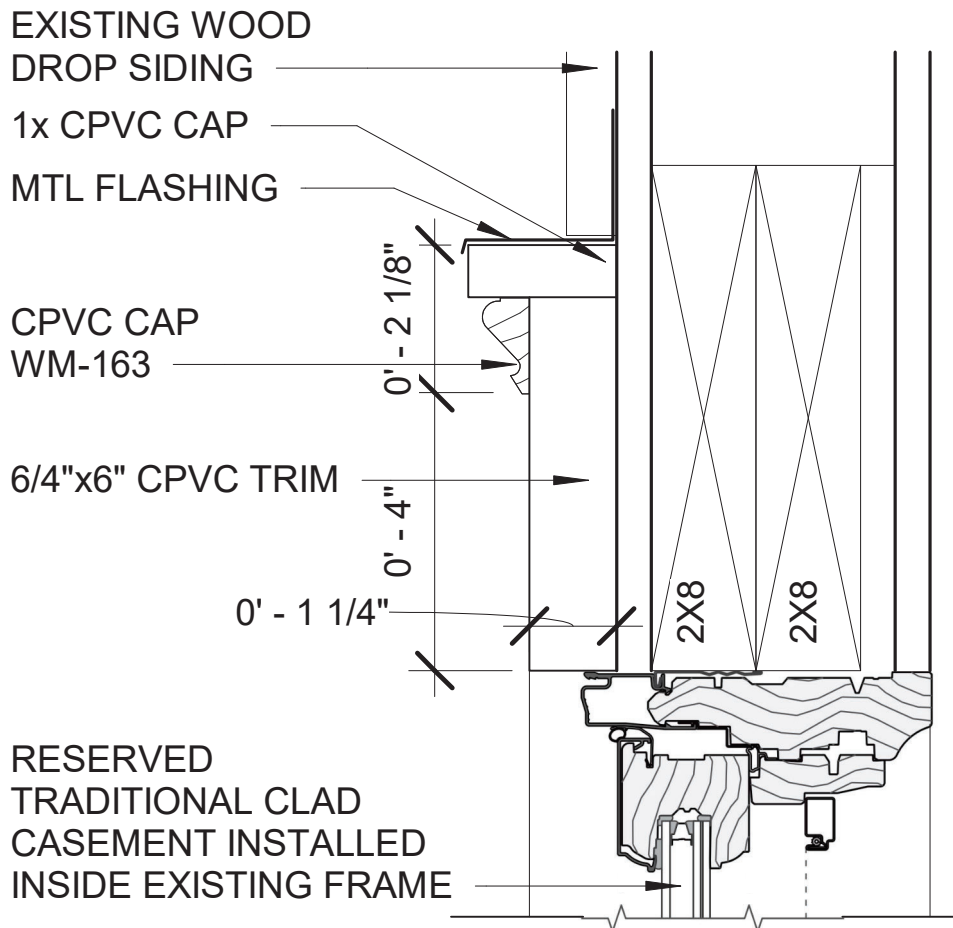
APPROVED

Montgomery County

Historic Preservation Commission

*Karen Bunkle*





**REVIEWED**

By Laura DiPasquale at 3:02 pm, Apr 24, 2025

PROPOSED WINDOW SECTION

3"=1'-0"