



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: 9/4/2025

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 #1060765 REVISION – Revisions to previously-approved rear deck

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 September 3, 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: Jeff and Gloria Capron; Luke Olson, Architect
Address: 10304 Montgomery Avenue, 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:

EXISTING 2-STORY COLONIAL REVIVAL HOUSE WITH CLAPBOARD SIDING AND ASPHALT SHINGLE ROOF CIRCA 1893 WITH 2-STORY DETACHED ACCESSORY STRUCTURE IN REAR YARD.

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

We have previously received approval for our Historic Area Work Permit application. We would like to make a revision to change the rear porch from a wood-frame porch with composite decking to a poured conc. porch clad in stone with flagstone decking.

REVIEWED

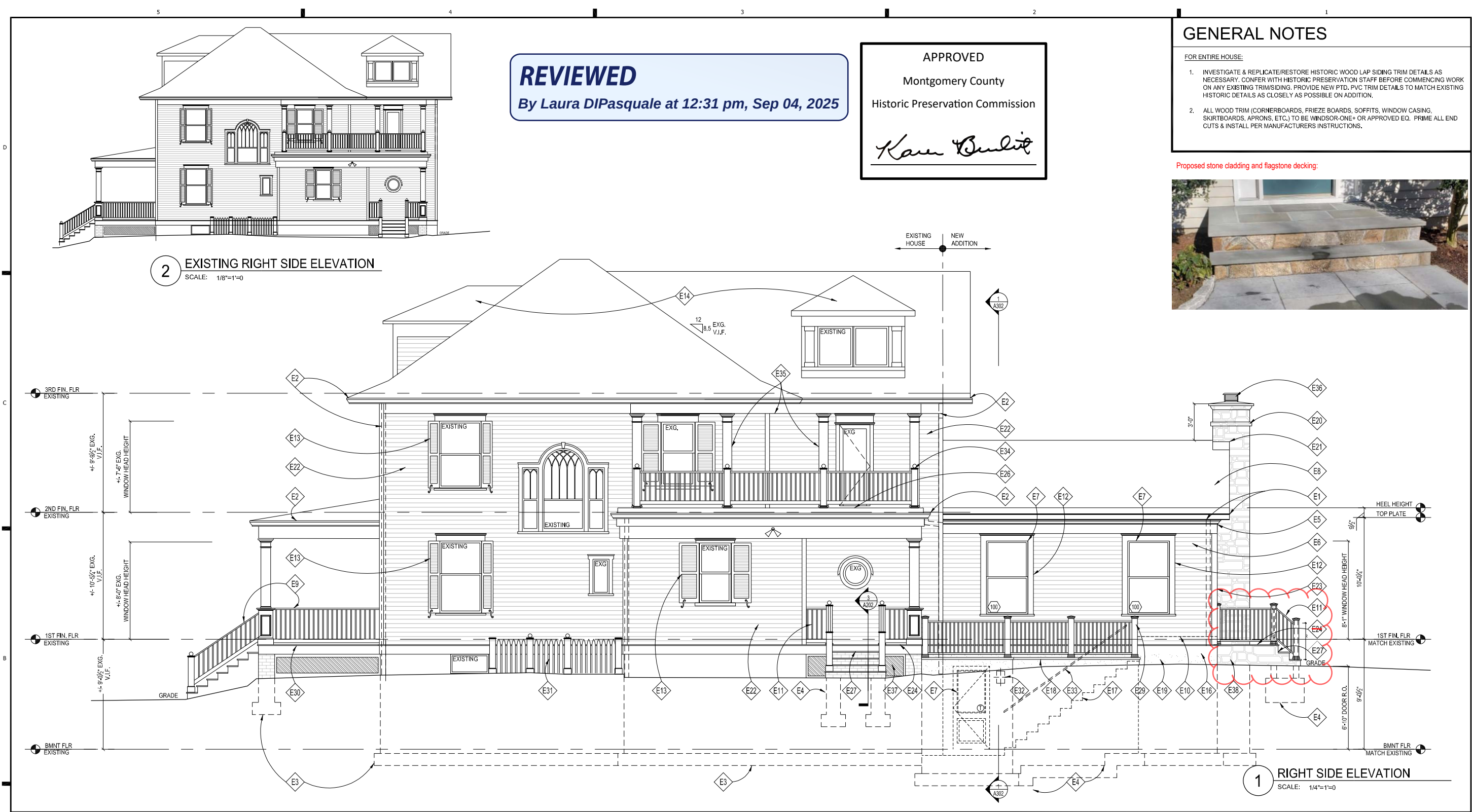
By Laura DiPasquale at 12:30 pm, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit



PROJECT

CAPRON RESIDENCE

10304 MONTGOMERY AVE., KENSINGTON, MD 20895

Owner

Developer

DESIGN DEVELOPMENT

Issue Description

2/13/2024

Date

GTM Project No.

23.0138

Checked By

GTM

Drawn By

LEO/TK

Scale

AS NOTED

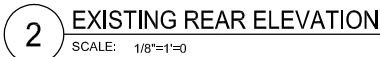
Sheet Title

RIGHT SIDE ELEVATION

Sheet No.

A201

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By Laura DiPasquale at 12:31 pm, Sep 04, 2025

Karen Bunt

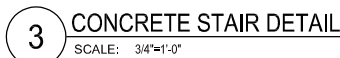
1. INVESTIGATE & REPLICATE/RESTORE HISTORIC WOOD LAP SIDING TRIM DETAILS AS NECESSARY. CONFER WITH HISTORIC PRESERVATION STAFF BEFORE COMMENCING WORK ON ANY EXISTING TRIMS/SIDING. PROVIDE NEW PTD, PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS AS CLOSELY AS POSSIBLE ON ADDITION.
2. ALL WOOD TRIM (CORNERBOARDS, FRIEZE BOARDS, SOFFITS, WINDOW CASING, SKIRTBOARDS, APRONS, ETC.) TO BE WINDSOR-ONE+ OR APPROVED EQ. PRIME ALL END CUTS & INSTALL PER MANUFACTURERS INSTRUCTIONS.

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM

certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 8385, expiration date: 12-06-2024.

A202

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E1	GUTTER & DOWNSPOUT, TO MATCH EXISTING SEE ROOF PLAN, TYPICAL	E11	36" H. INTEX COMPOSITE HANDRAIL/GUARDRAIL OR EQ., PER IRC 2018, SEE DTL. 8/A501
E2	EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, G.C. TO EVALUATE CONDITION OF ROOF DRAINAGE AND REPAIR AS REQ'D.	E12	PTD, 5/4X AZEK WINDOW/DOOR TRIM, TO MATCH EXG. HISTORIC TRIM TYP., SEE DETAILS, 11/A500
E3	APPROX. LINE OF EXISTING FOUNDATION & FOOTINGS BELOW, VERIFY IN FIELD	E13	EXISTING WINDOW SHUTTERS TO BE EVALUATED AND SCRAPPED/REPAIRED & PAINTED AS NEEDED
E4	APPROX. LINE OF PROPOSED FOUNDATION/FOOTINGS BELOW, SEE FOUNDATION PLAN FOR ADDITIONAL INFO.	E14	EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY
E5	PTD. AZEK EAVE/CORNICE TRIM TO MATCH EXISTING, SEE DETAIL 1/A500	E15	STAIRCASE & RAILING; PTD, PVC RISERS & PTD, COMPOSITE TREADS TO MATCH DECKING T.B.S., SEE DETAIL 10/A501, FOLLOW IRC 2018 R311.7; PTD, COMPOSITE RAILING SYSTEM T.B.S.
E6	PTD, FIBERCEMENT LAP SIDING TO MATCH EXG.	E16	PTD. AZEK SKIRT BOARD, SEE 8/A500
E7	NEW ALUMINUM CLAD WOOD DOORS & WINDOWS AS SCHEDULED	E17	FLAGSTONE STEPS/PARGED CONCRETE RISERS TO GRADE, VERIFY RISE & RUN IN FIELD, SEE DETAIL 17/A501, TYP., & FOLLOW IRC 2018 R311.7
E8	ROOFING TO MATCH EXISTING; COLOR TO MATCH EXG. ROOFING	E18	AREAWAY WALL W/ SLOPED STONE CAP. SEE STRUCTURAL DETAILS
E9	EXG. COLUMNS AND PERGOLA STRUCTURE TO REMAIN WHERE POSSIBLE, TO BE STORED ON SITE, EVALUATED AND SCRAPPED, PAINTED, REPAIRED, OR REPLACED IN-KIND WHERE REQUIRED	E19	CEMENTITIOUS PARGE COAT OVER FOUNDATION WALLS
E10	PROVIDE NEW CONCEALED ALUMINUM FLASHING @ ALL EXG. VERT. TRANSITIONS; PROVIDE IF MISSING & EXTEND VERT. TRANSITIONS 8" MIN. BEHIND SIDING, TYP.	E20	NEW MASONRY CHIMNEY, SEE SHEET A501 FOR DETAILS

E21 FLAGSTONE STEPS/BRICK RISERS TO GRADE, VERIFY RISE & RUN IN FIELD, SEE DETAIL 3/A202, TYP. & FOLLOW IRC 2018 R311.7 **REAR STAIRS TO BE STONE INSTEAD OF BRICK**

E22 EXISTING SIDING TO REMAIN: PATCH/REPAIR, SCRAPE, SAND AND REPAINT AS REQUIRED

E23 PTD. 5/4x AZEK CORNER BOARD; TO MATCH EXG.

E24 NEW AERATIS VINTAGE SLATE DECKING TO REPLACE EXG. DECKING

E25 36" H. INTEX COMPOSITE GUARDRAIL OR EQ., PER IRC 2018, SEE DTL.

E26 EXG. DECKING TO BE SELECTIVELY REMOVED TO PROVIDE ACCESS TO DECK SUBSTRUCTURE TO BE EVALUATED/REPAIRED, STORE ON-SITE FOR REINSTALL, REPLACE IN-KIND AS REQ'D

E27 EXG. GUARDRAIL TO REMAIN WHERE POSSIBLE, BE STORED ON SITE, EVALUATED AND SCRAPED, PAINTED, REPAIRED, OR REPLACED IN-KIND WHERE REQUIRED

E28 EXTERIOR LIGHTING, ALLENBURY 12" 1 LIGHT WALL LIGHT OR EQ.

E29 PTD. COMPOSITE 36" HANDRAIL/GAURDRAIL PER IRC 2018, INTEX OR EQ.; SEE ELEVATIONS & DETAIL 10/A501

NOTES:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD

2. EXITING BRICK TO BE REPAINTED

3.Ⓣ= TEMPERED GLASS

D
C
B
A
FILE NAME:



2 EXISTING LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"

REVIEWED

By Laura DiPasquale at 12:31 pm, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Boudit

GENERAL NOTES

FOR ENTIRE HOUSE:

1. INVESTIGATE & REPLICATE/RESTORE HISTORIC WOOD LAP SIDING TRIM DETAILS AS NECESSARY. CONFER WITH HISTORIC PRESERVATION STAFF BEFORE COMMENCING WORK ON ANY EXISTING TRIM/SIDING. PROVIDE NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS AS CLOSELY AS POSSIBLE ON ADDITION.
2. ALL WOOD TRIM (CORNERBOARDS, FRIEZE BOARDS, SOFFITS, WINDOW CASING, SKIRTBOARDS, APRONS, ETC.) TO BE WINDSOR-ONE+ OR APPROVED EQ. PRIME ALL END CUTS & INSTALL PER MANUFACTURERS INSTRUCTIONS.

Proposed stone cladding and flagstone decking:



GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX
WWW.GTMARCHITECTS.COM



Seal



I certify that these documents were prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Maryland. License number 8385. Expiration Date: 12-06-2024.

Consultant

Project

CAPRON
RESIDENCE

10304 MONTGOMERY AVE, KENSINGTON, MD 20895

Owner

Developer

DESIGN DEVELOPMENT 2/13/2024
Issue Description Date

GTM Project No. 23.0138

Checked By GTM

Drawn By LEO/TK

Scale AS NOTED

Sheet Title

LEFT SIDE
ELEVATION

Sheet No.

A203

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ELEVATION NOTES

- E1 GUTTER & DOWNSPOUT, TO MATCH EXISTING SEE ROOF PLAN, TYPICAL
- E2 EXISTING GUTTERS AND DOWNSPOUTS TO REMAIN, G.C. TO EVALUATE CONDITION OF ROOF DRAINAGE AND REPAIR AS REQ'D
- E3 APPROX. LINE OF EXISTING FOUNDATION & FOOTINGS BELOW, VERIFY IN FIELD
- E4 APPROX. LINE OF PROPOSED FOUNDATION/FOOTINGS BELOW, SEE FOUNDATION PLAN FOR ADDITIONAL INFO.
- E5 PTD. AZEK EAVE/CORNICE TRIM TO MATCH EXISTING, SEE DETAILS 1/A500
- E6 PTD. FIBERCEMENT LAP SIDING TO MATCH EXG.
- E7 NEW DOORS & WINDOWS AS SCHEDULED
- E8 ROOFING TO MATCH EXISTING; COLOR TO MATCH EXG. ROOFING
- E9 SCRAPE & PAINT EXIST GUARDRAIL, TYP.
- E10 PROVIDE NEW CONCEALED ALUMINUM FLASHING @ ALL EXG. VERT. TRANSITIONS; PROVIDE IF MISSING & EXTEND VERT. TRANSITIONS 8" MIN. BEHIND SIDING, TYP.

- E11 36" H. INTEX COMPOSITE HANDRAIL/GUARDRAIL OR EQ., PER IRC 2018, SEE DTL. 8/A501
- E12 PTD. 5/4x AZEK WINDOW/DOOR TRIM TO MATCH EXG. HISTORIC TRIM TYP., SEE DETAILS, 11/A500
- E13 EXISTING WINDOW SHUTTERS TO BE EVALUATED AND SCRAPPED/REPAIRED & PAINTED AS NEEDED
- E14 EXISTING ROOFING TO REMAIN, PATCH AND REPAIR AS NECESSARY
- E15 FLAGSTONE STEPS/BRICK RISERS TO GRADE, VERIFY RISE & RUN IN FIELD, SEE DETAIL 3/A202, TYP. & FOLLOW IRC 2018 R311.7 REAR STAIRS TO BE STONE INSTEAD OF BRICK
- E16 PTD. AZEK SKIRT BOARD, SEE 8/A500
- E17 NEW KERATIS VINTAGE SLATE DECKING TO REPLACE AND MATCH EXG. FLAGSTONE AT REAR PORCH/STOOP
- E18 PTD. 5/4x AZEK CORNER BOARD, TO MATCH EXG.
- E19 CEMENTITIOUS PARGE COAT OVER FOUNDATION WALLS
- E20 NEW MASONRY CHIMNEY, SEE SHEET 1,2,7,&21/A501 FOR DETAILS

- E21 PTD. ALUMINUM BASE & COUNTER FLASHING @ NEW CHIMNEY
- E22 EXISTING SIDING TO REMAIN; PATCH/REPAIR, SCRAPE, SAND AND REPAINT AS REQUIRED
- E23 LARGE KENSINGTON CHIMNEY POT BY CLAYCHIMNEYPOTS OR EQ.
- E24 REPLACE EXG DECKING IN-KIND W/ WOOD DECKING
- E25 PROVIDE FILM @ BOTTOM SASH TO TEMPER WINDOW PER CODE

NOTES:

1. VERIFY ALL EXTERIOR RISER & TREAD DIMENSIONS IN FIELD
2. EXITING BRICK TO BE REPAINTED
3. = TEMPERED GLASS