



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 #1124951– Rear porch alterations and deck construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for a Historic Area Work Permit (HAWP). This application was **approved with two (2) conditions** at the September 3, 2025 HPC meeting:

1. The porch decking must meet the criteria for a compatible substitute material as stipulated in *HPC Policy #24-01*. The applicant must submit a revised deck flooring specification.
2. The railing must be wood or a paintable composite material. The applicant must submit a railing specification.

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: Laura Zachary
Address: 3947 Washington 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:

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

REVIEWED

By Laura DiPasquale at 9:53 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

Work Item 1: _____

Description of Current Condition:

Proposed Work:

REVIEWED

By Laura DiPasquale at 9:53 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

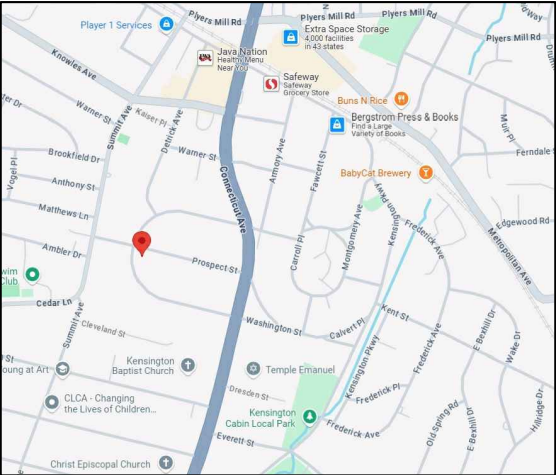
Proposed Work:

RESIDENTIAL COMPOSITE DECK ADDITION

3947 WASHINGTON STREET, KENSINGTON, MD 20895

REVIEWED

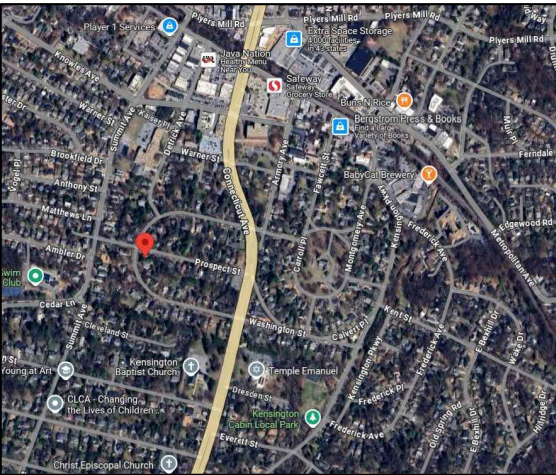
By Laura DIPasquale at 9:53 am, Sep 04, 2025



LOCATION MAP
NOT TO SCALE



EXISTING HOUSE



AERIAL IMAGE
NOT TO SCALE



EXISTING PORCH

SHEET LIST:

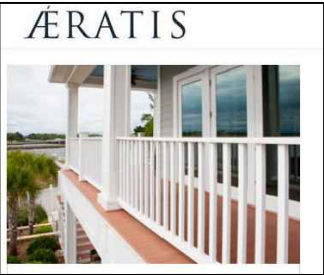
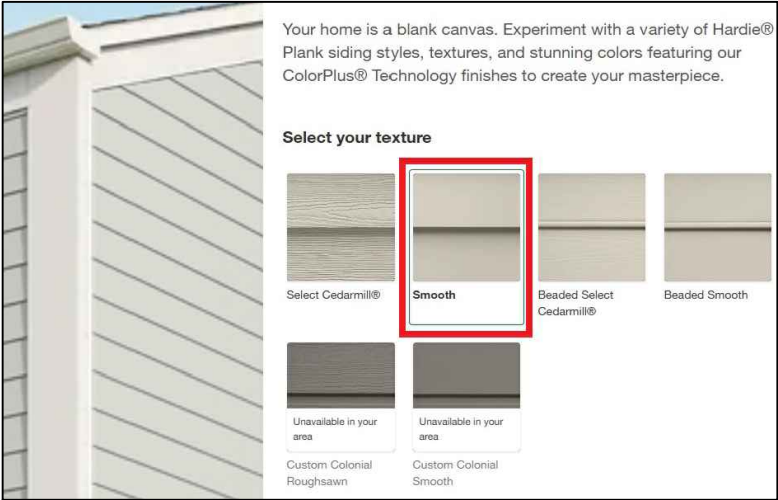
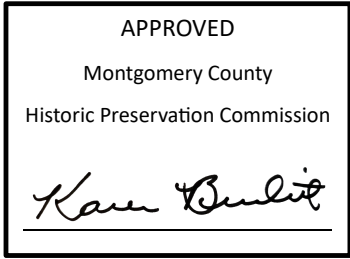
- C1 COVER SHEET
- A1 EXISTING PORCH PLAN
- A2 PROPOSED DECK PLAN
- A3 DECK FRAMING PLAN
- A4 SOUTH ELEVATION
- A5 WEST ELEVATION
- A6 TYPICAL DETAILS

SCOPE OF WORK:

NOTE:
ENCLOSING OF AN EXISTING SCREEN PORCH
W/ INSULATED STUD WALLS AND WOOD CLAD WINDOWS WITH
SMOOTH PRIME-FINISHED HARDI-PLANK SIDING COLOR TO MATCH
EXISTING (TO MEET HISTORICAL PRESERVATION REQUIREMENTS
FOR THE AREA), AND THE ADDITION OF A NEW COMPOSITE
AERATIS PVC DECK BOARDS AND HAMPTON EXTRUDED RAILING

TOTAL AREA = 280 SQ FT

BUILDING CODE: IRC 2021



CREATIVE EXTERIORS PLUS LLC

21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
COVER SHEET

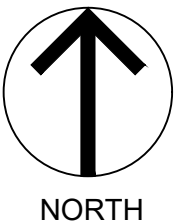
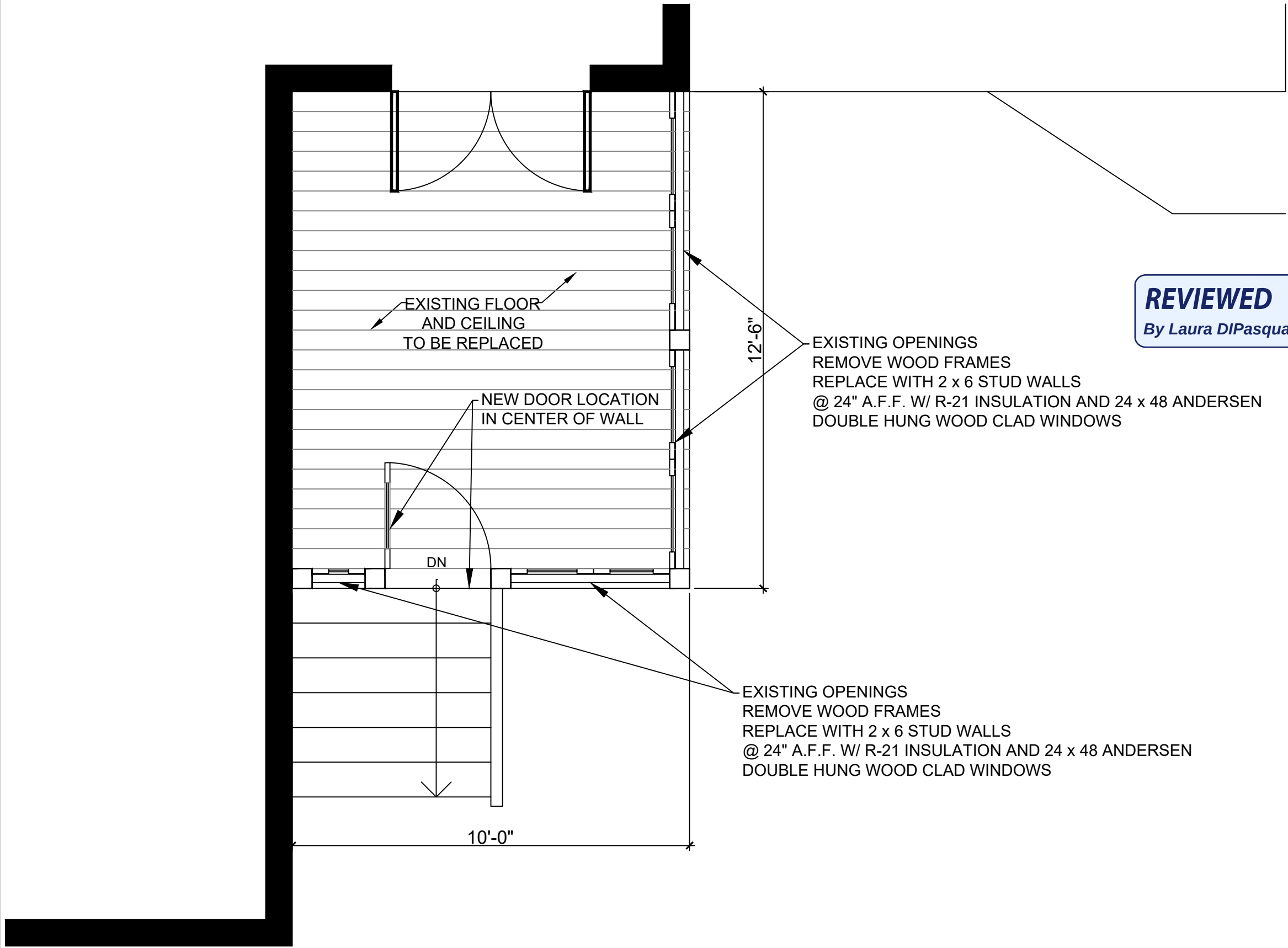
SCALE
AS NOTED

DATE
05/09/25

DRAWN BY
Haytham Younis
18228 Fifeshire Drive
Montgomery Village, MD 20886
Tel. (240) 899 - 2165

SHEET NO.

C1



REVIEWED

By Laura DiPasquale at 9:53 am, Sep 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkle

EXISTING OPENINGS
REMOVE WOOD FRAMES
REPLACE WITH 2 x 6 STUD WALLS
@ 24" A.F.F. W/ R-21 INSULATION AND 24 x 48 ANDERSEN
DOUBLE HUNG WOOD CLAD WINDOWS

EXISTING OPENINGS
REMOVE WOOD FRAMES
REPLACE WITH 2 x 6 STUD WALLS
@ 24" A.F.F. W/ R-21 INSULATION AND 24 x 48 ANDERSEN
DOUBLE HUNG WOOD CLAD WINDOWS

EXISTING FLOOR
AND CEILING
TO BE REPLACED

NEW DOOR LOCATION
IN CENTER OF WALL

DN

1
A1

EXISTING PORCH PLAN

SCALE: 3/8" = 1'-0"

CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
EXISTING PORCH PLAN

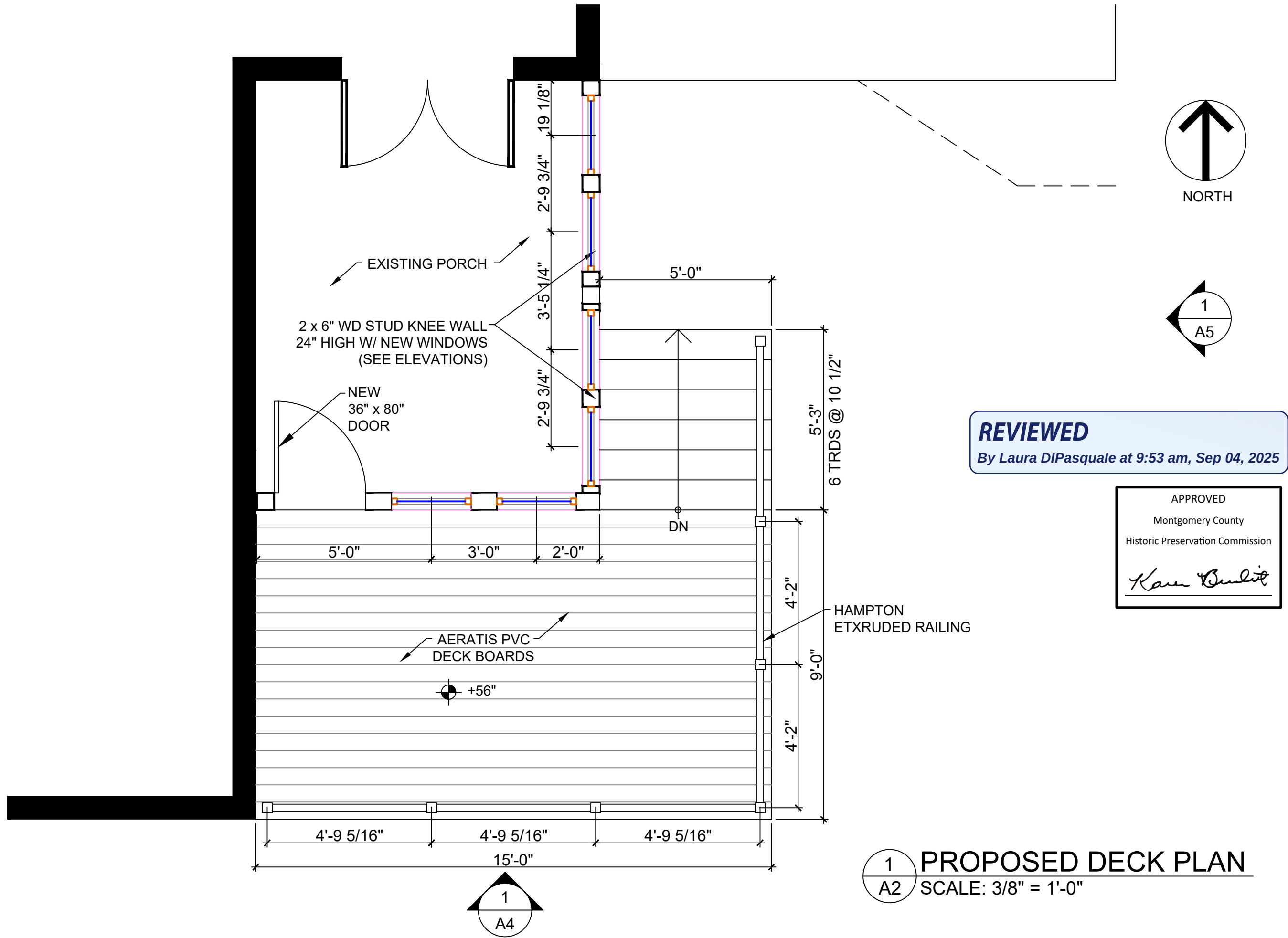
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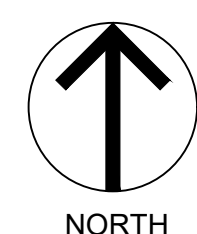
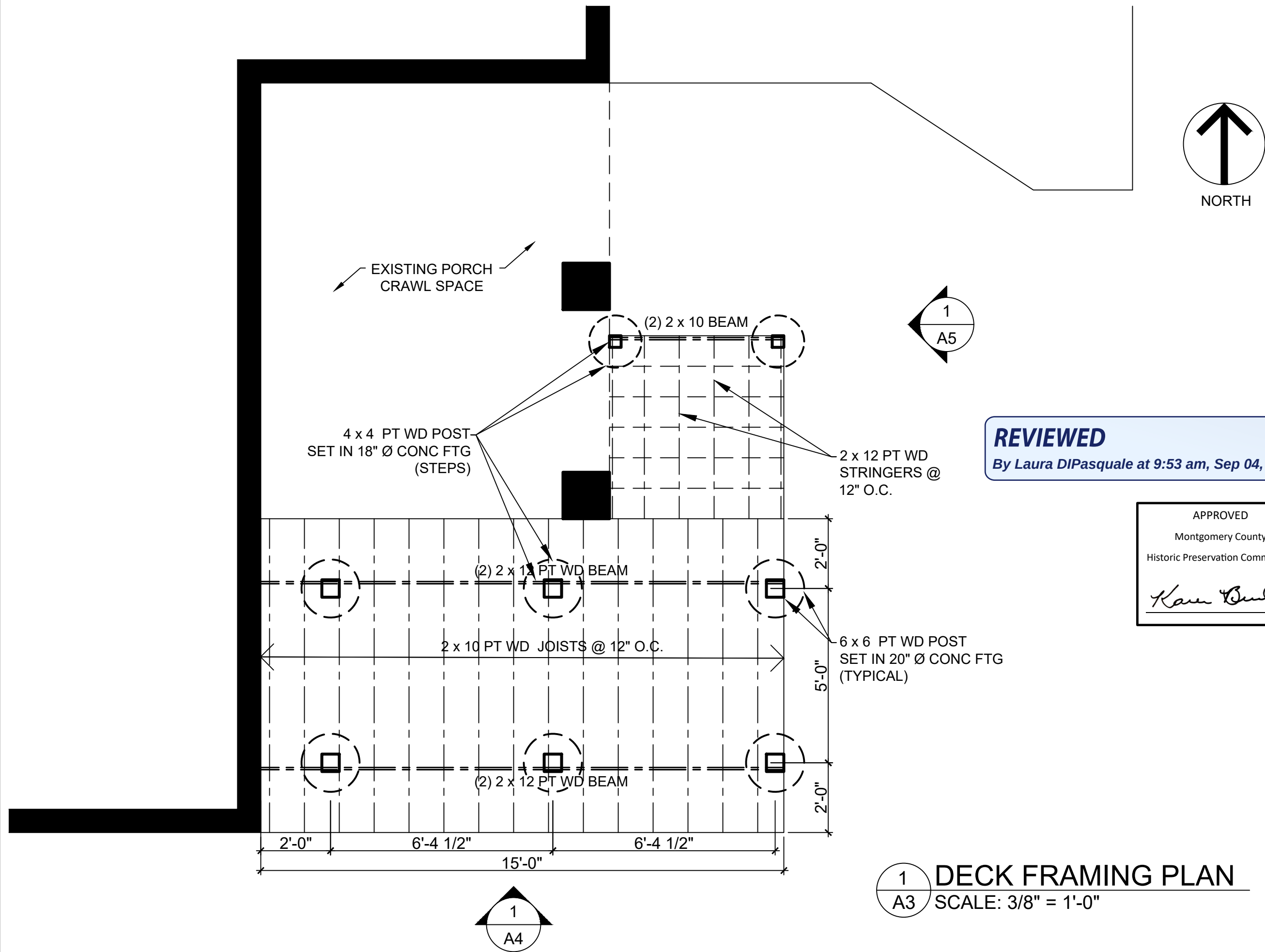
SHEET NO.

A1



1
A2

PROPOSED DECK PLAN
SCALE: 3/8" = 1'-0"



REVIEWED
By Laura DiPasquale at 9:53 am, Sep 04, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit

1 DECK FRAMING PLAN
A3 SCALE: 3/8" = 1'-0"

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GERMANTOWN, MD 20876



PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817

SHEET TITLE:
DECK FRAMING PLAN

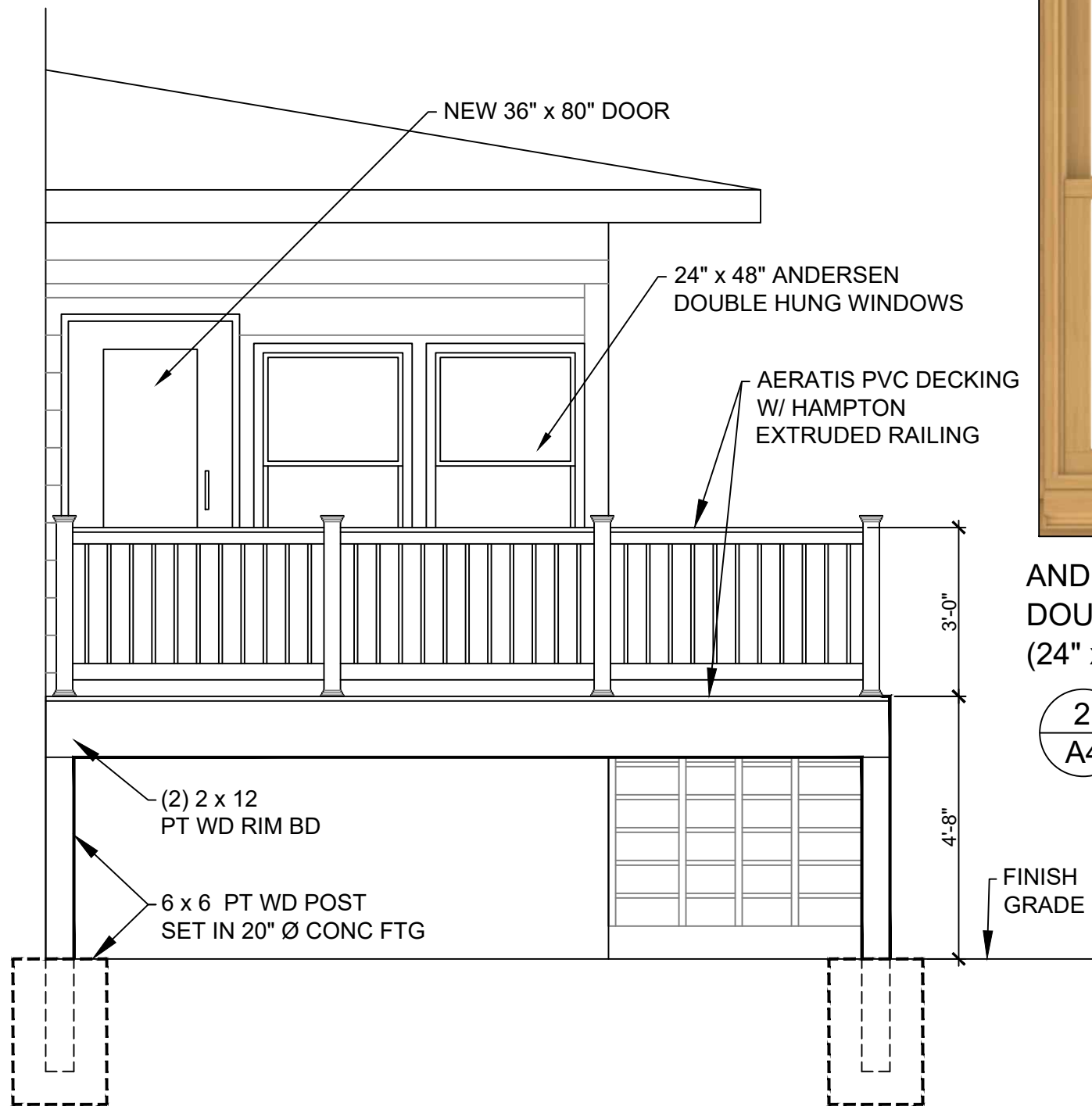
SCALE
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SHEET NO.

A3



ANDERSEN 400 SERIES
DOUBLE HUNG WOOD WINDOW
(24" x 48" NOM)

2 ANDERSEN WINDOW
A4 SCALE: 3/4" = 1'-0"

REVIEWED

By Laura DiPasquale at 9:54 am, Sep 04, 2025



1 SOUTH ELEVATION
A4 SCALE: 3/8" = 1'-0"

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SHEET TITLE:
SOUTH ELEVATION

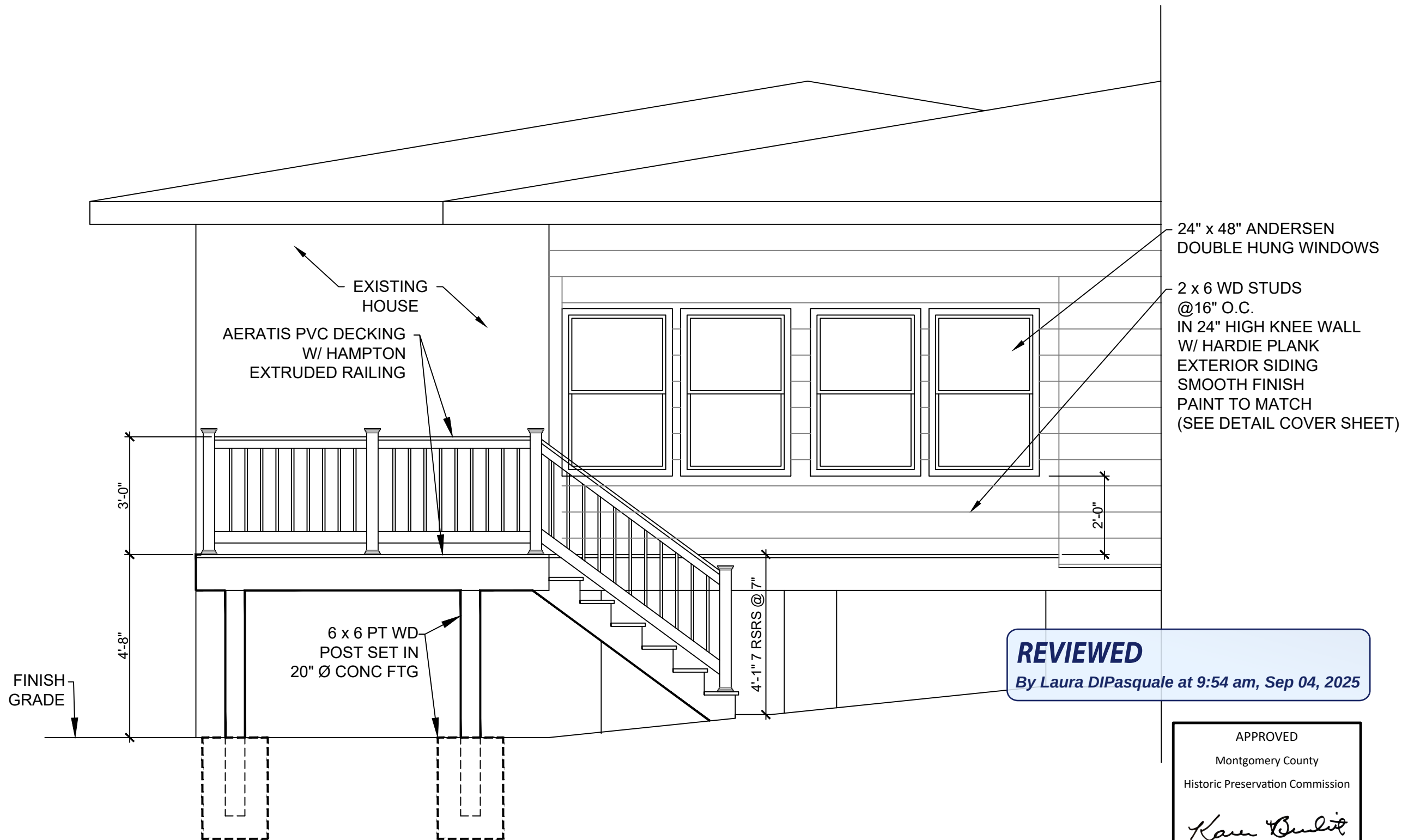
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SHEET NO.

A4



REVIEWED
By Laura DiPasquale at 9:54 am, Sep 04, 2025

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Montgomery County
Historic Preservation Commission
Karen Benoit

1 WEST ELEVATION
A5 SCALE: 3/8" = 1'-0"

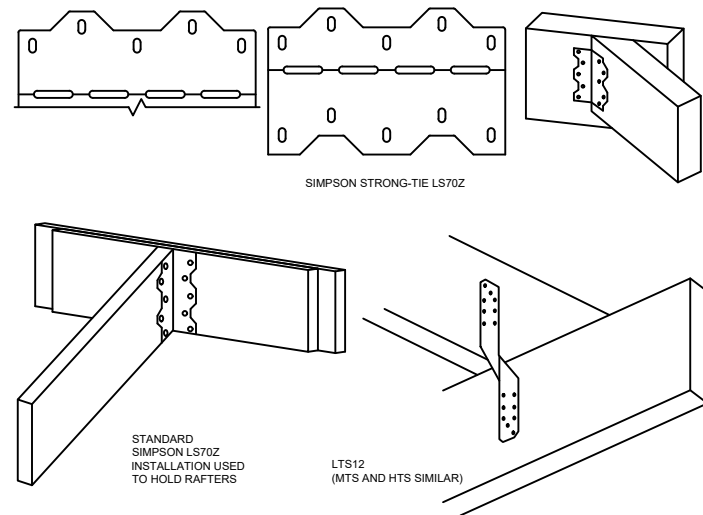
CREATIVE EXTERIORS PLUS LLC
21030 FREDERICK RD SUITE G 375
GERMANTOWN, MD 20876
CREATIVE EXTERIORS PLUS

PROJECT:
NEW COMPOSITE DECK
6007 MARQUETTE TERRACE, NORTH POTOMAC, MD 20817
SHEET TITLE:
WEST ELEVATION

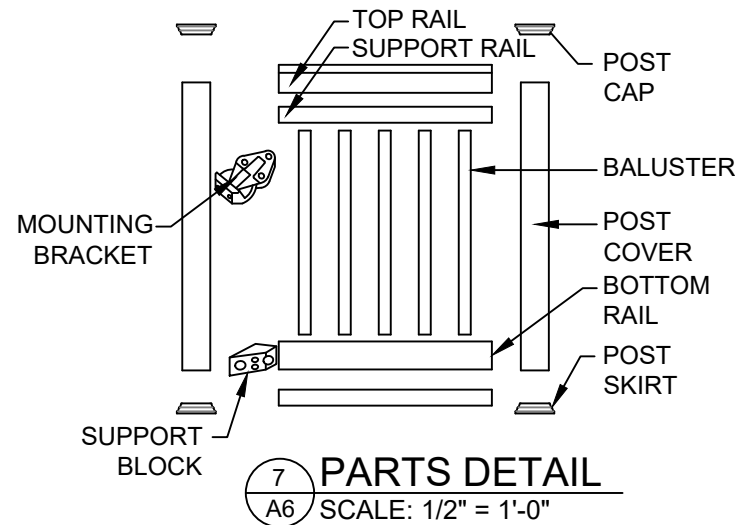
SCALE
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DATE
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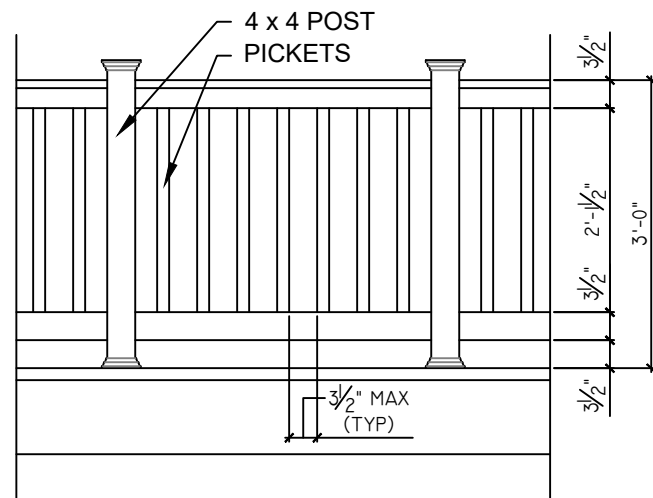
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A5



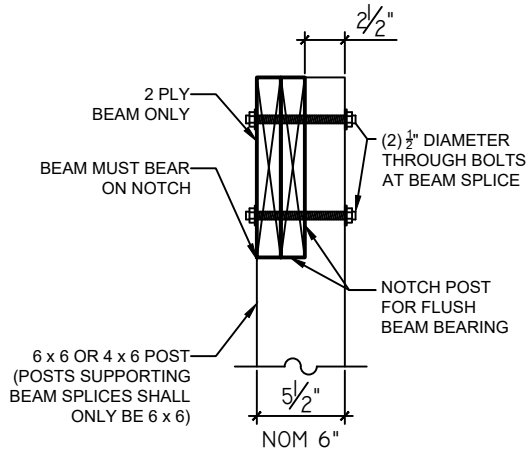
8 SIMPSON PARTS DETAILS
A6 NOT TO SCALE



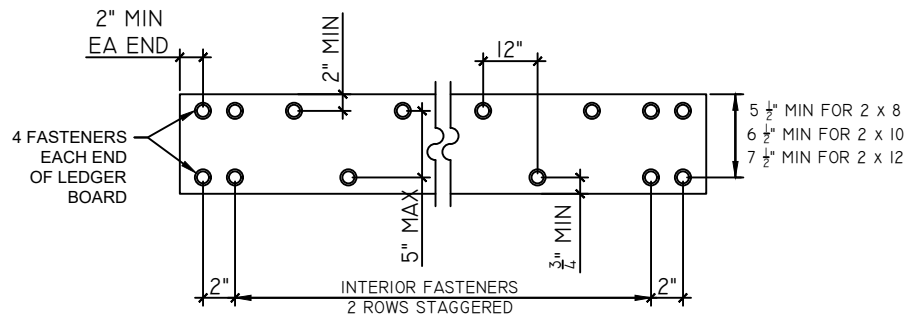
7 PARTS DETAIL
A6 SCALE: 1/2" = 1'-0"



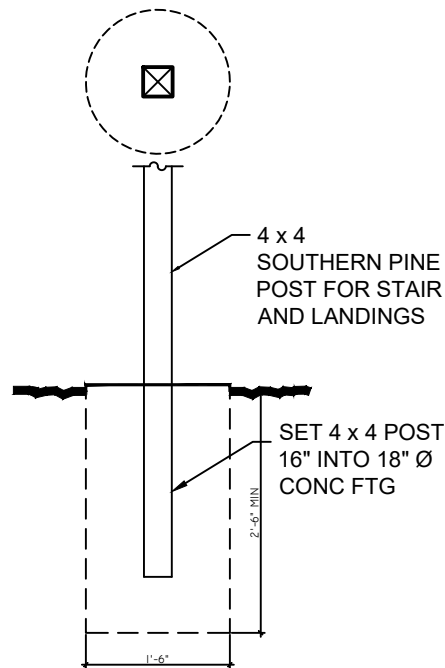
6 ELEVATION DETAIL
A6 SCALE: 1/2" = 1'-0"



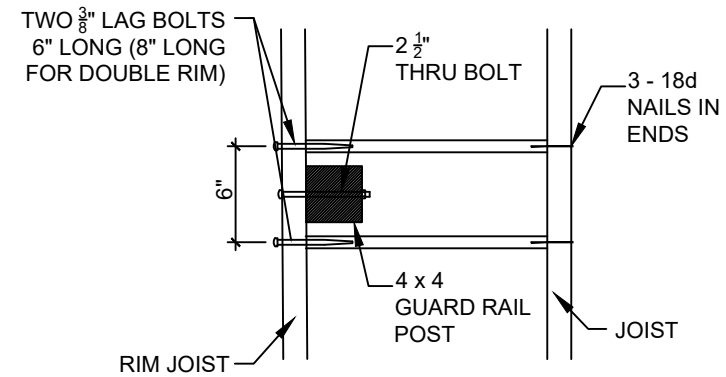
5 NOTCHED POST DETAIL
A6 SCALE: 1" = 1'-0"



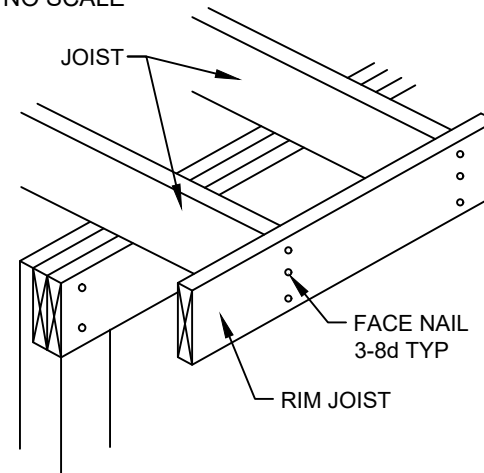
4 LEDGER BOARD DETAILS
A6 SCALE: 1" = 1'-0"



1 POST & FOOTING DETAILS
A6 SCALE: 1/2" = 1'-0"



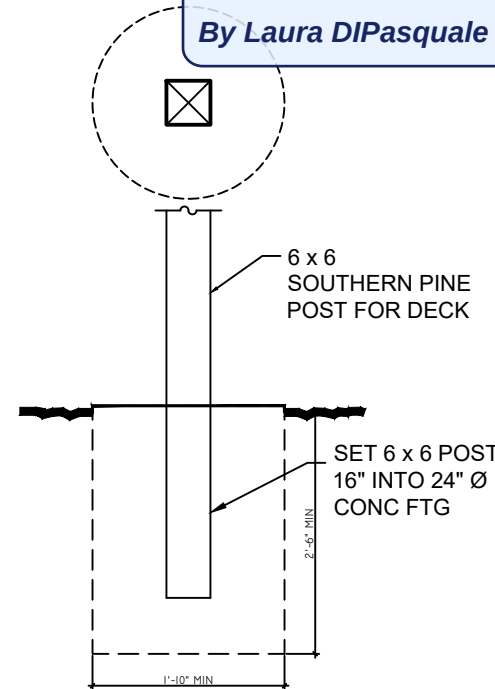
3 INTERIOR GUARD RAIL POST
A6 NO SCALE



2 RIM JOIST CONNECTION
A6 NO SCALE

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SHEET TITLE:
TYPICAL DETAILS

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SHEET NO.

A6



SAGE TITLE GROUP

THE WISE CHOICE

o: 310.654.2560

f: 301.654.0325

www.sagetitlegroup.com



7700 OLD GEORGETOWN ROAD SUITE 210 | BETHESDA, MD 20814

PROPERTY ADDRESS: 3947 WASHINGTON STREET, KENSINGTON, MARYLAND 20895-3934

SURVEY NUMBER: MD2110.2640

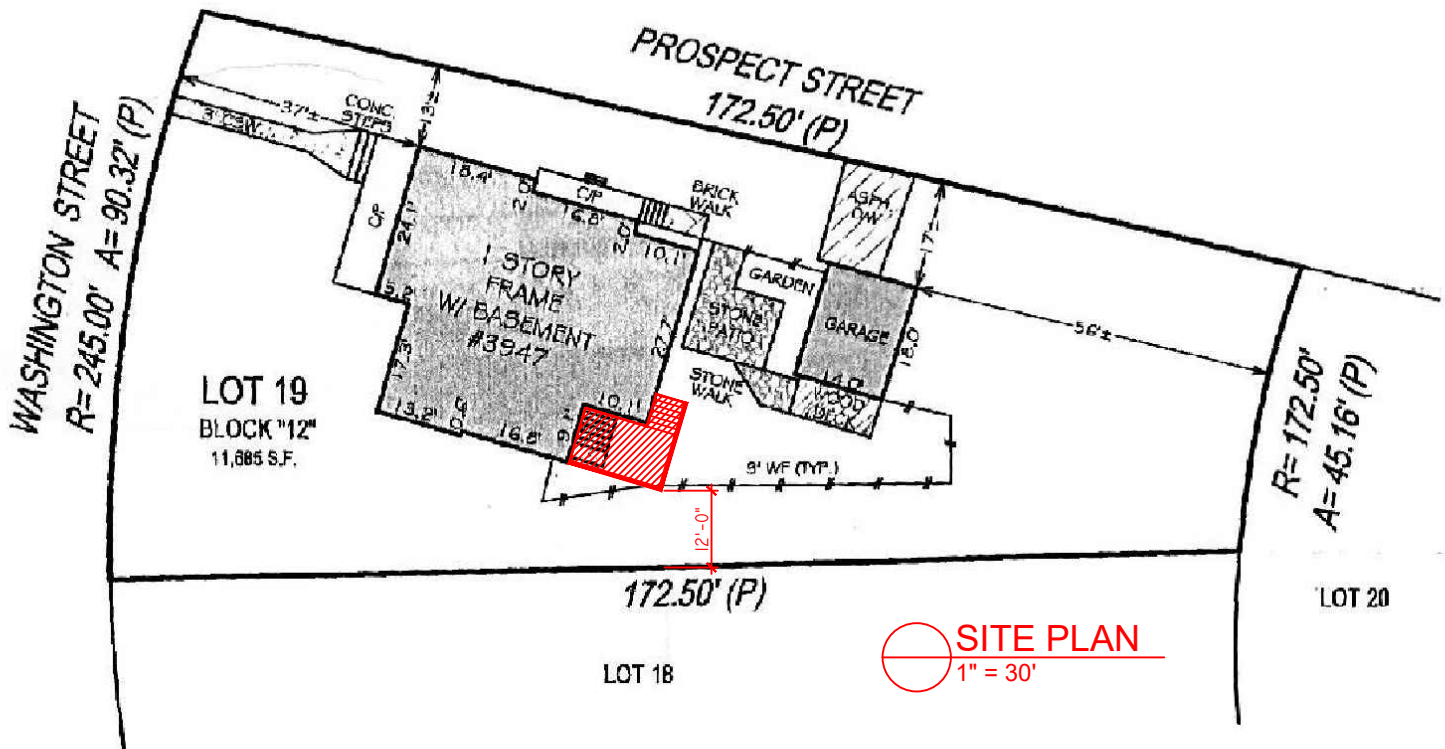
MD2110.2640

LOCATION DRAWING

MONTGOMERY COUNTY

PLEASE NOTE

This House Location Drawing is for informational purposes only. Per Maryland State Code it may not be relied upon to determine property boundaries and may not be used for building permits or construction.



REVIEWED

By Laura DiPasquale at 9:54 am, Sep 04, 2025



GRAPHIC SCALE (In Feet)

1 inch = 30' ft.

ACCURACY=1'±

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bunkit

SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE

POINTS OF INTEREST:

NONE VISIBLE