



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

January 9, 2026

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 #1145094– Construction of rear deck railing

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** by HPC staff.

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: Al Carr
Address: 3904 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.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by LDP on _____. The approval memo and stamped drawings follow.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Single-family colonial home built in 1935. Aluminum siding circa 1975 over original wood siding. Metal and solar tile roof (installed 2025). Steep slopes on north and east sides of the property due to Maryland State Highway road construction in 1959 and sidewalk construction in 2013.

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

Our homeowners insurance requires us to add a handrail/railing to the small stairway and back porch at our rear entry. We propose to add a simple wood railing.

REVIEWED

By Laura DiPasquale at 11:56 am, Jan 09, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Work Item 1: Handrail/railing

Description of Current Condition:
At the rear entry, there is a small porch (wood over brick) and stairway (3 wood steps + 1 concrete steps). The rear door swings outward. There is no handrail or railing.

Proposed Work:
Add a simple wood handrail/railing

Work Item 2: _____

Description of Current Condition:
REVIEWED
By Laura DiPasquale at 11:56 am, Jan 09, 2026

APPROVED
Montgomery County
Historic Preservation Commission
Karen Buelit

Work Item 3: _____

Description of Current Condition:

Proposed Work:

2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of boundary lines, but such identification may not be required for the transfer of title or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

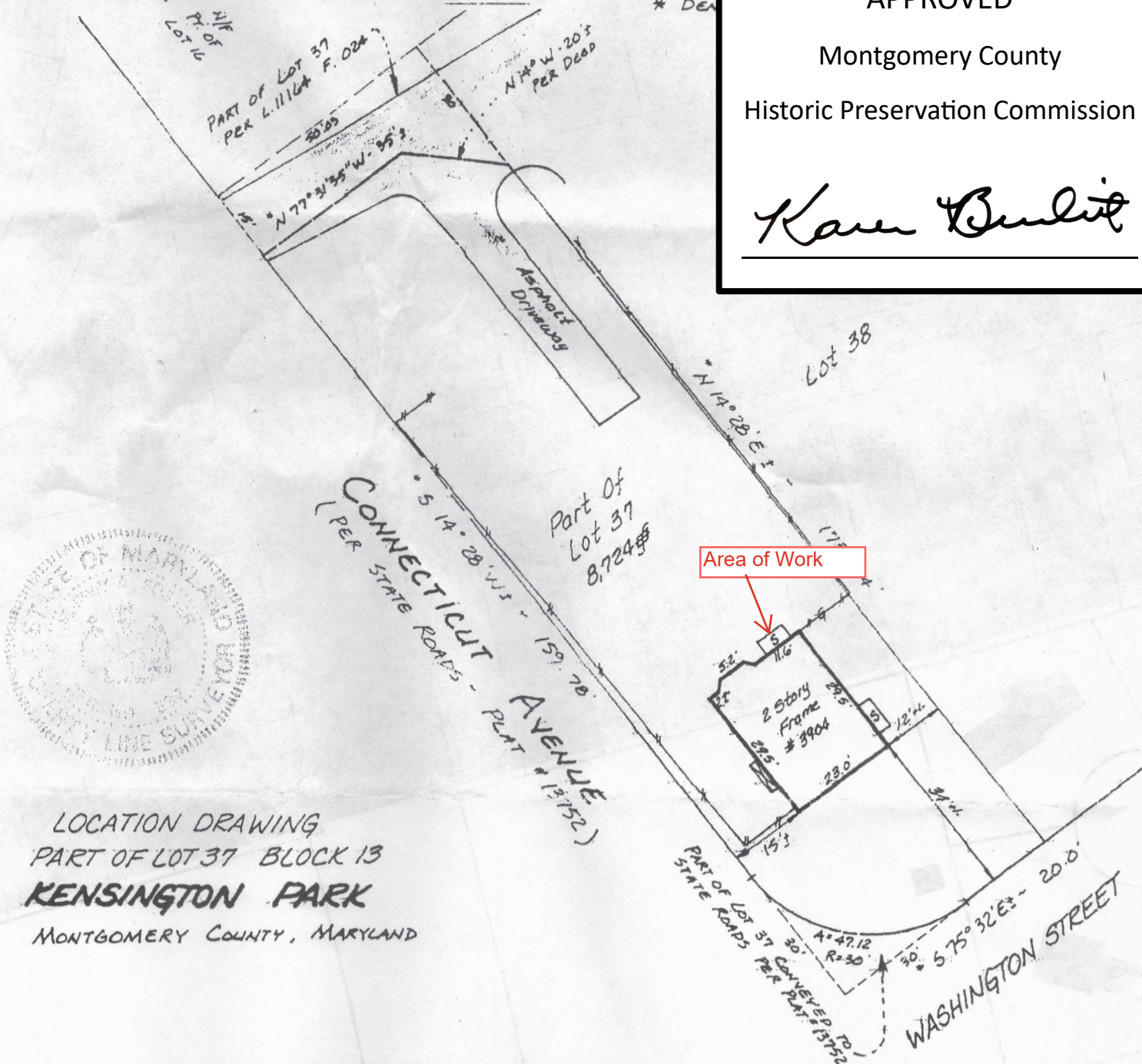
REVIEWED

By Laura DiPasquale at 11:58 am, Jan 09, 2026


Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus.

Flood Zone "C" per H.U.D. Flood Panel No. 0175C

APPROVED
 Montgomery County
 Historic Preservation Commission
Karen Benoit



LOCATION DRAWING
 PART OF LOT 37 BLOCK 13
KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION." <i>Jeffrey A. Foster</i> MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507	REFERENCES PLAT BK. B PLAT NO. 4	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	DATE OF LOCATIONS SCALE: 1"=30'
	LIBER 11164 FOLIO 024		WALL CHECK: HSE. LOC.: 10-27-97



South side of the house showing rear entry, porch and steps

REVIEWED
By Laura DiPasquale at 11:56 am, Jan 09, 2026

APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit



Rear entry, porch and steps

REVIEWED

By Laura DiPasquale at 11:57 am, Jan 09, 2026

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit



Example rear porch/steps railing, 3910 Washington St

REVIEWED

By Laura DiPasquale at 11:57 am, Jan 09, 2026

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Example rear porch/steps railing, 3912 Washington St

REVIEWED

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Rough sketch of proposed new basic wood railing

REVIEWED
By Laura DiPasquale at 11:57 am, Jan 09, 2026

APPROVED
Montgomery County
Historic Preservation Commission
Karen Benoit



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/31/2025

Application No: 1145094
AP Type: HISTORIC
Customer No: 1386324

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 3904 WASHINGTON ST
KENSINGTON, MD 20895

Homeowner Carr (Primary)

Historic Area Work Permit Details

Work Type ADD

Scope of Work My homeowners insurance requires me to add a handrail/railing to the small stairway and porch at the rear entrance