



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: February 17, 2026

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1143790– Partial demolition and construction of screened in porch

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with six (6) conditions** at the January 21, 2026 HPC meeting. The conditions are

1. The applicant must not install vinyl railings.
2. The applicant must not install composite decking for the stairs. The stairs must be wood.
3. A trim board must be installed perpendicular to any composite decking edges.
4. The applicant must submit comprehensive updated materials specifications that are compatible with the district prior to issuance of final approval documents, including specifications for the proposed door.
5. The proposed Screeneze system must be installed flush mounted.
6. The existing fiber cement siding material on the historic house is not eligible to be replaced in kind. Any siding installation, repair, or alterations must be reviewed under a new HAWP in the future. New siding must be wood, or a compatible substitute, as determined by the HPC at that time.

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.



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

We live in a historical home that has already had an addition put on years ago by a previous owner. We currently have a stone patio that we would like to add a 15'x14' screened in porch to. Our current yard is 21,843 square feet. We have a swingset and shed on our property off to the side.

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

Install new, open gable roof style, 14 ft wide x 15 ft deep, screen porch with all new, interior composite wof floor decking, exterior low maintenance finish composite and pvc materials. Work includes new steps, landing, white vinyl railing and new 36x80 pic wrote screen door.

Work includes matching exterior materials, new side gables siding to house siding and matching new roof to current house roof. New porch structure to have new white aluminum gutter and sprout system. the new porch will be installed off the previous addition to the home and not the historic part of the home.

vinyl railings not approved as part of this HAWP



REVIEWED

By Devon.Murtha at 2:33 pm, Feb 17, 2026

Work Item 1: Addition of Screen Porch

Description of Current Condition:

Currently there is a stone patio off the side of our house, this porch will go on the patio.

Proposed Work:

See above description.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission



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By Devon.Murtha at 2:30 pm, Feb 17, 2026





Material specifications as follows:

Flooring

Wolf Perspective Decking - Wolf Home Products

<https://www.wolfhomeproducts.com/product/wolf-perspective-decking/>

Wolf Perspective Decking is made of 94% recycled material and features a strong core, which helps provide industry leading strength and performance. The texture also mimics the grain of real wood for a premium appearance that will keep your backyard escape looking good, year after year.

Color Cedar Ridge



***Siding, and pavers** are untouched and reused in all current condition and same location.

Roof

Grand Manor® | CertainTeed <https://share.google/w5F9ALYMipbd3tp63>

Same color as home Brownstone



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Hi Devon,

Below is a list of the materials used for the outstanding items that need approval. Simon also sent you the below email about the Screenez system. Let us know if that will suffice for the door (also attaching the material specs for that).

Railings info

Decorators manuf, color white

Link below

<https://share.google/5fpKzm3qW0NSBfOz7>

The **exterior stairs** steps are going to be pressure treated NOT composite. They will be clear coated with a water based wood sealer .

The **exterior coverage of the edge** of the composite of the interior porch composite decking will be pvc Azek materials picture frame or perpendicular style.

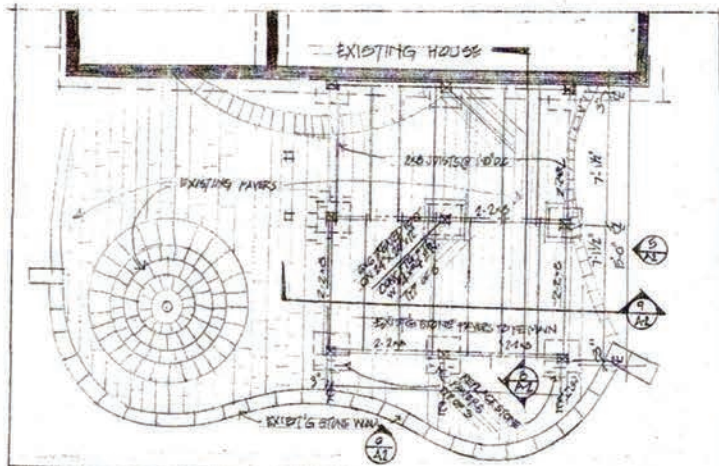
Premium Trim & Moulding | TimberTech & AZEK for Safer Designs <https://share.google/4DTESMazBGt4NIst1Y>

The entry screen door to the porch from the exterior stairs will be wood fir. The wood door will be clear sealed with a water based sealer matching the stairs wood decking (see attached).

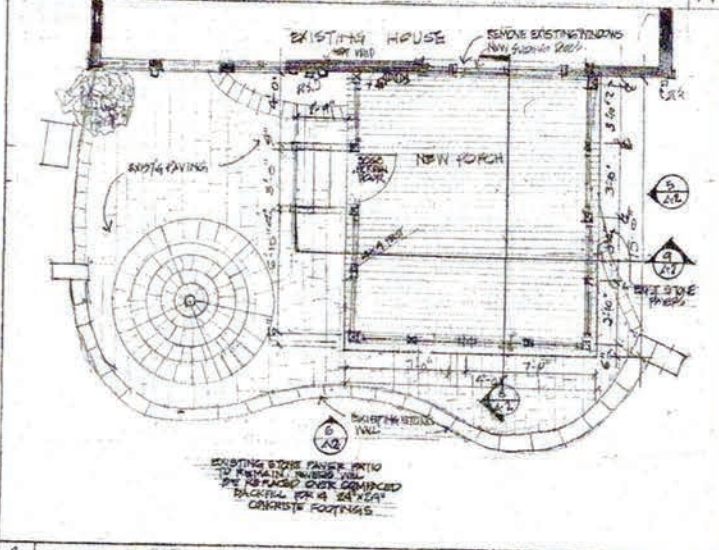
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it your help!

By Devon.Murtha at 2:30 pm, Feb 17, 2026

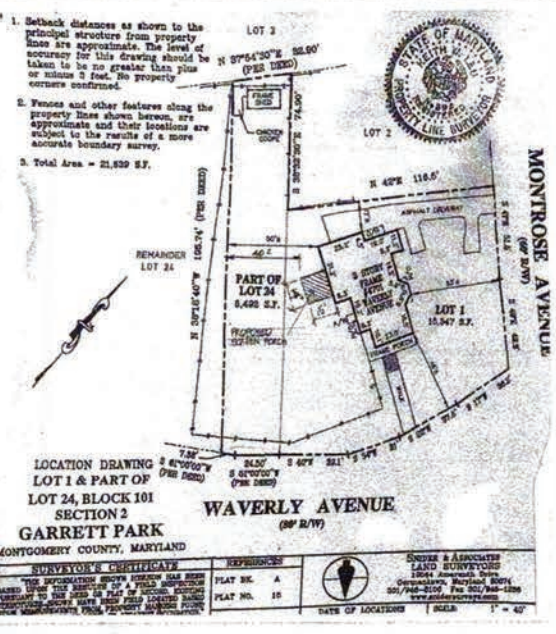




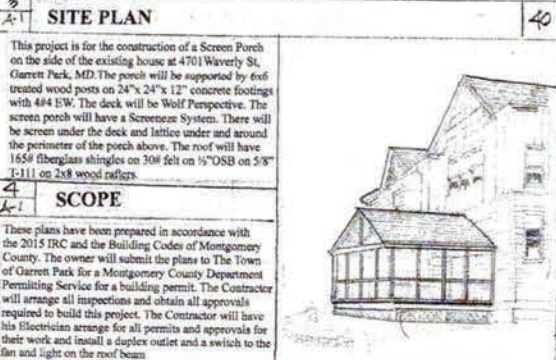
1 FOUNDATION AND DECK FRAMING PLAN



2 PORCH PLAN



3 SITE PLAN



4 SKETCH

PROPOSED SCREEN PORCH
4701 WAVERLY ST
GARRETT PARK MARYLAND

ALMY DESIGN
11006 KENILWORTH AVE.
GARRETT PARK, MD

REVISIONS

DATE 12/5/25

A-1

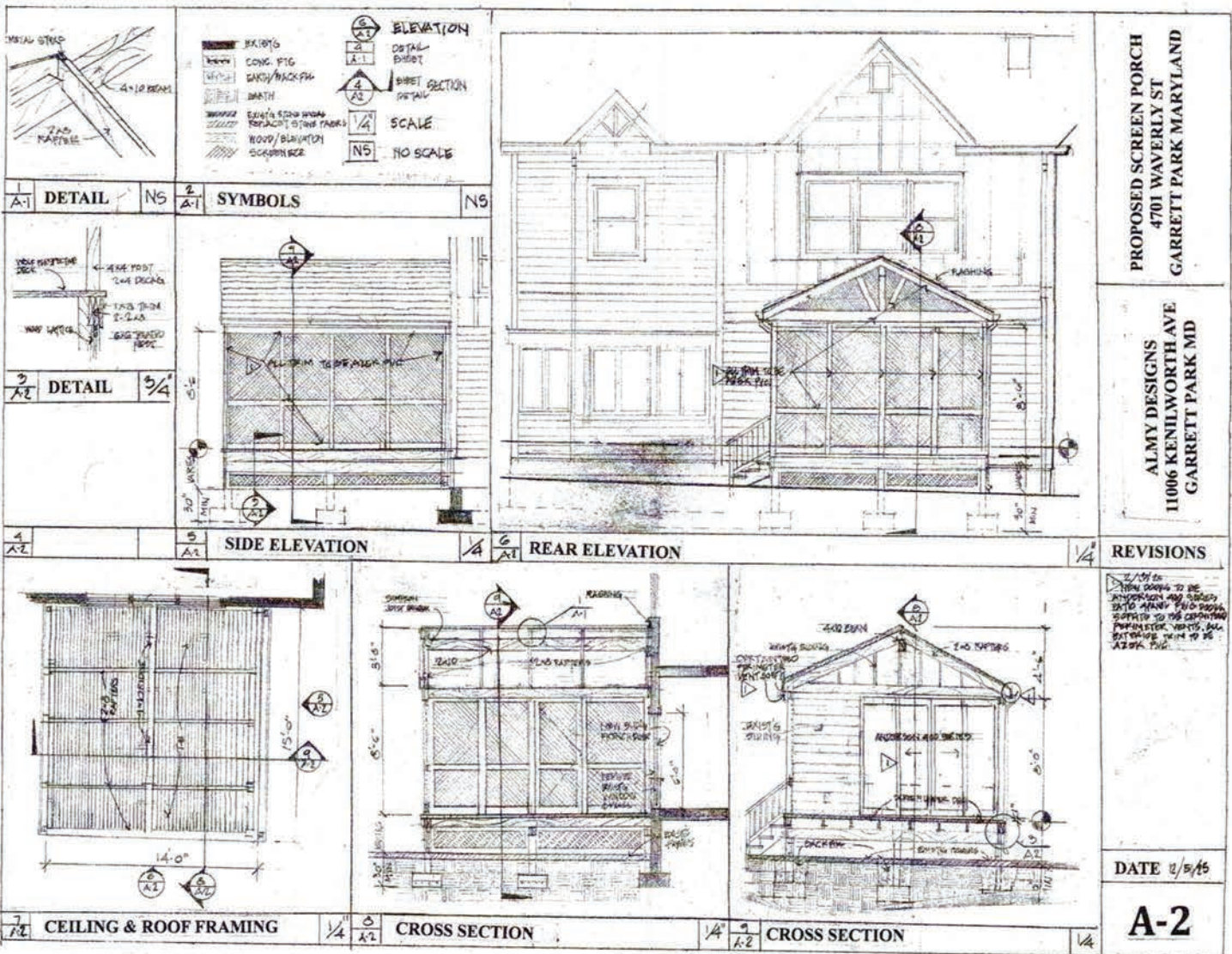
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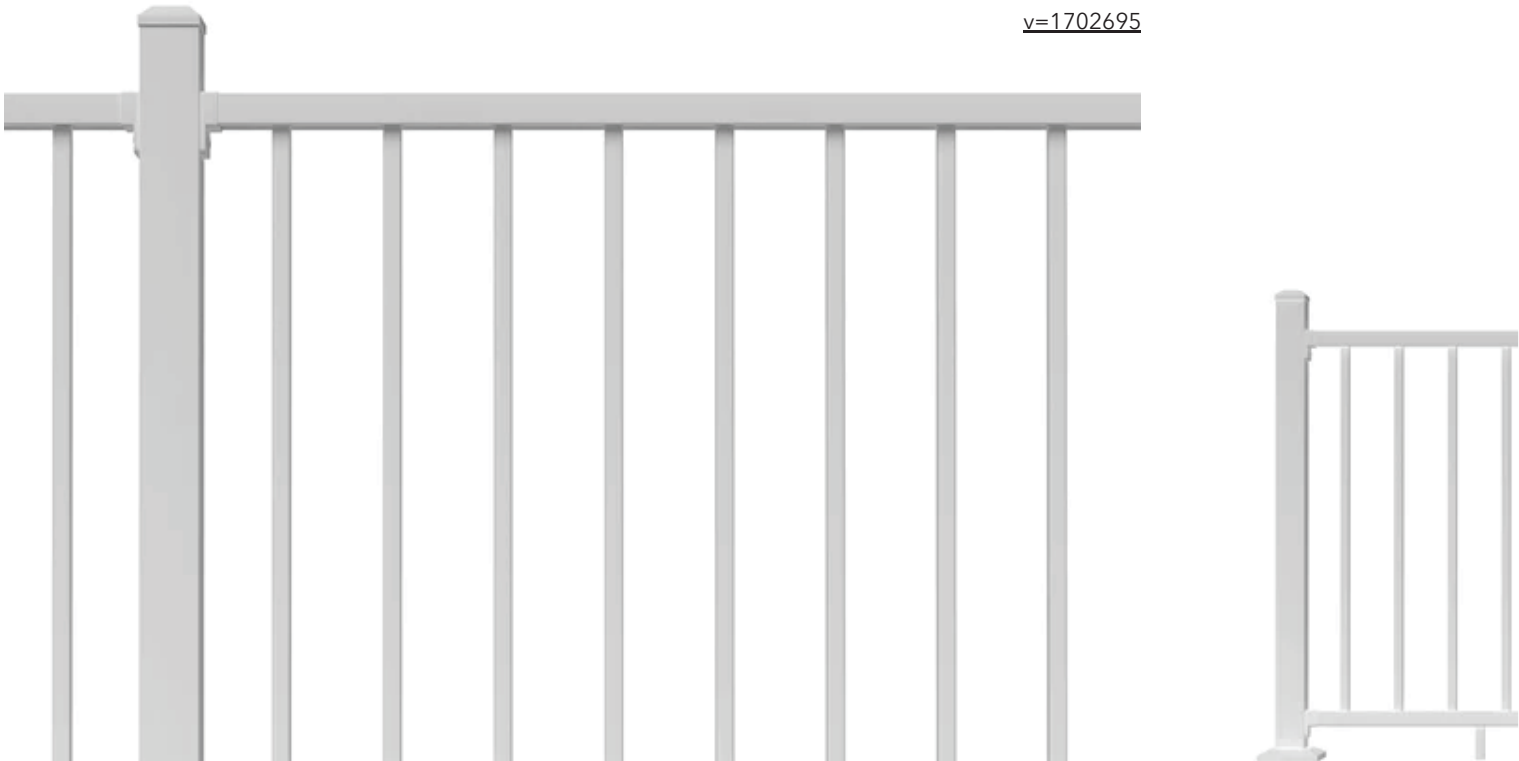
[Signature]

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By Devon.Murtha at 2:30 pm, Feb 17, 2026



<http://www.deckorators.com/cont/lowes-pre-assembled-railing>
v=1702695



Available at Home Centers

Pre-assembled Aluminum Rail

Color: Textured White

Deckorators® Pre-Assembled Contemporary Aluminum Deck Railing is a DIY solution that helps add safety and style to your deck or porch. Sleek, simple, and easy to install, this railing kit gives your deck a contemporary profile.

Available Options ▼

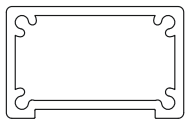
[🏠 Where to Buy\(/pages/where-to-buy\)](#) [🔍 Find a Builder\(/pages/find-a-builder\)](#) <http://http://www.deckorators.com/cont/lowes-pre-assembled-railing>



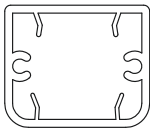
[Instructions](#) [FAQ](#) [Warranty](#) [Technical Information](#)

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By Devon.Murtha at 2:30 pm, Feb 17, 2026



Top Rail



Bottom Rail

- Powder-coated aluminum provides protection without sacrificing style
- Easy-to-install system is perfect for DIYers
- Matching posts sold separately
- Matching adjustable stair rail panel (includes brackets) sold separately
- Made from 85% recycled aluminum



**No Matter Your Style, Deckorators
Has You Covered.**

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Quote Form

NATIONAL LBR CO ROC LMC#428300
525 EAST GUDE DRIVE PO BOX 1187
ROCKVILLE MD 20850
301-424-6500



Logo 2

Project Information (ID #9982411 Revision #14459973)

[Hide](#)

Project Name: D&MROOFING126-9
Customer:
Contact Name:
Phone (Main):
Phone (Cell):
Customer Type:
Terms:

Quote Date: 1/26/2026
Submitted Date:
PO#:

Sales Rep Name: Ronaldo Rivera
Salesperson:

Delivery Information

[Hide](#)

Shipping Contact:
Shipping Address:
City:
State:
Zip:

Comments:

Unit Detail

[Hide All Configuration Options](#)

Item: 0001: Screen Door 3-0 X 6-9 X 1 1/16 (58-B)

Location:

Quantity: 1



Screen Door 3-0 X 6-9 X 1 1/16 (58-B)

232.99

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Configuration Options [Hide](#)

- **Product Category:** Storm and Screen Doors
- **Manufacturer:** Combination Doors

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- **Product Type:** Screen Door
- **Brand:** Paul Argoe Wood Storm & Screen Doors
- **Material Type:** Pine
- **Sub Type:** 58-B
- **Door Width:** 3-0
- **Door Height:** 6-9
- **Model:** 306958BF
- **Stile:** 3-9/16"
- **Top Rail:** 3-9/16"
- **Mid Rail:** 2"
- **Bottom Rail:** 7"
- **Door Thickness:** 1-1/16" to 1-1/8"

Item Total: \$ 232.99

Item Quantity Total: \$ 232.99

Unit Summary

[Hide](#)

Item	Location	Description	Quantity	Unit Price	Total Price
0001		Screen Door 3-0 X 6-9 X 1 1/16 (58-B)	1	\$ 232.99	\$ 232.99

SUBMITTED BY: _____

SUBTOTAL: \$ 232.99

ACCEPTED BY: _____

TAXES (6 %): \$ 13.98

DATE: _____

GRAND TOTAL: \$ 246.97

[Reeb Warranties](#)



Therma-Tru Energy Star Charts



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Information:

that this order will be placed according to these specifications and is non-

unfinished unless otherwise specified and should be finished as per the
provided by the manufacturer.

quote should be considered a representation of the product and may vary with

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respect to color, actual finish options and decorative glass privacy ratings. Please verify with sales associate before purchasing.

Unless otherwise noted, prices are subject to change without notice, and orders accepted subject to prices in effect at time of shipment. Prices in this catalog apply only to sizes and descriptions listed; any other specifications will be considered special and invoiced as such. The level of exposure a door faces directly impacts its longevity and performance. To ensure durability, doors in high-exposure areas should be constructed from robust materials and properly sealed for enhanced protection and you may want to consider an overhang.

The color used by REEB is created from a color match process. The color created and applied by REEB can be affected by various elements which can lead to slight variations from the color you selected. REEB is not affiliated with any paint manufacturer/supplier and may use the paint of any paint manufacturer/supplier to match the selected color.

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A handwritten signature in black ink, appearing to be "J. H. P.", is written over a horizontal line.

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<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>
100	1	Stationary-Right-Left-Stationary	None Assigned

RO Size = 110 1/4" x 82"

Unit Size = 109 1/2" x 81 1/2"

FWG 9' 1 1/2"X6' 9 1/2", Unit, 400 Series Patio Doors 4 Panel-FWG, Unassembled, White Exterior Frame, White Exterior Sash/Panel, Pine w/White Interior Frame, Pine w/White Interior Sash/Panel, Stationary-Right-Left-Stationary, Dual Pane Low-E4 Tempered Series Argon Fill Stainless Glass / Grille Spacer, Tribeca, White, White Auxiliary Foot Lock, White, Full Screen, Fiberglass, Gliding

Frame: FWG 9' 1 1/2"X6' 9 1/2", White Exterior/ Pine White Interior w/White interior trim Stationary-Right-Left-Stationary
Trim Set 1: FWG Stationary-Right-Left-Stationary Tribeca White PN:2565695

Auxiliary Foot Lock 1: FWG White PN:1997301

Auxiliary Foot Lock 2: FWG White PN:1997301

Insect Screen 1: 400 Series Patio Doors 4 Panel-FWG, FWG 109.5 x 81.5 Full Screen Fiberglass Gliding White

Insect Screen 2: 400 Series Patio Doors 4 Panel-FWG, FWG 109.5 x 81.5 Full Screen Fiberglass Gliding White

Insect Screen Astragal: 400 Series Patio Doors 4 Panel-FWG FWG 81.5 White

Panel Astragal: FWG White/ White/ Pine/ White

Panel 1: Left Slab FWG 28.125 x 78.141, Stationary-Right-Left-Stationary, White/ Pine White, Low-E4 Tempered Argon Filled

Panel 2: Left Center Slab FWG 28.125 x 78.141, Stationary-Right-Left-Stationary, White/ Pine White, Low-E4 Tempered Argon Filled

Panel 3: Right Center Slab FWG 28.125 x 78.141, Stationary-Right-Left-Stationary, White/ Pine White, Low-E4 Tempered Argon Filled

Panel 4: Right Slab FWG 28.125 x 78.141, Stationary-Right-Left-Stationary, White/ Pine White, Low-E4 Tempered Argon Filled

Unit # U-Factor SHGC ENERGY STAR

0.26 NO

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By Devon.Murtha at 2:31 pm, Feb 17, 2026



WOLF HOME PRODUCTS®

WOLF DECKING & PORCH

WITH OUTDOOR CABINETRY AND OUTDOOR LIGHTING

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STYLE. **LOW STRESS**

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BRING THE BEAUTY OF THE INDOORS OUT.

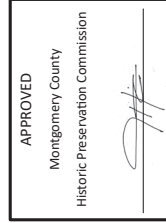
Your outdoor space is an extension of your home. With decking from Wolf Home Products, you can bring the same beauty and style you enjoy inside to create a comfortable living space outdoors. Wolf offers many popular, natural-looking colors to match your style. Plus, Wolf Decking is built to resist the elements, so it's easy to keep your deck looking like new, season after season. It's your home. Enjoy it all — inside and out.

WOLF SERENITY™ DECKING
HIGH-DENSITY CELLULAR™ TECHNOLOGY

WOLF PERSPECTIVE™ DECKING
FIBER SEQUENCING™ TECHNOLOGY

WOLF SERENITY™ PORCH
HIGH-DENSITY CELLULAR™ TECHNOLOGY

WOLF OUTDOOR LIGHTING



Golden Cypress & Black Walnut

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SERENITY DECKING:
TROPICAL HARDWOODS Rosewood