



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Jeffrey Hains**  
*Chair*

March 27, 2026

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1150526 – Porch alterations, hardscape alterations and handrail installation

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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 March 25, 2026 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: David Zelinsky and Dorothy Lee (Rick Leonard, Architect)  
Address: 7124 Willow Avenue, Takoma Park

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:

C. 1910-15 COL REV, CAT. 1

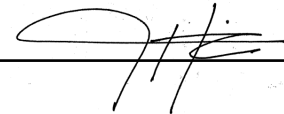
**REVIEWED**

By Laura DiPasquale at 1:34 pm, Mar 27, 2026

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

1. Front Porch Steps—

A. Apply for HAWP:

B. Front Porch Steps: -- NOT ORIGINAL

- Demolish deteriorated wood steps, bottom concrete step and newel post.
- Build new steps with p.t. (pressure treated) carriages at 16" maximum spacing.
- Assume 5/4" ipe treads (5/4 x 6 + 5/4 x 8) for a 12-inch tread. Round over exposed edges of treads.
- Install Boral Tru Exterior Trim risers. **\*\*to be Sapele per applicant email to staff 3/8/2025**
- Fabricate new posts: Pressure treated posts—trimmed with Sapele 7 1/4" square finished dimension—with Cedar Specialties pyramid post caps.
- Replace railings both sides to match porch—WM-8840, 8841 with square balusters. Railing parts to be fabricated from sapele.
- Paint posts, railings, stair carriage sides and risers. Oil ipe treads.

2. Front Concrete Steps—Replace concrete curbs and replace steps

- Remove existing steps
- Form and pour concrete steps and curb – adjust risers to comply with code. Assume 12-inch treads.
- Install 2-inch thermal Pennsylvania Bluestone treads with bullnosed front edge to simulate existing. Risers to be Thermal Bluestone.

- Install new round steel handrail on one side.

3. Lead Walk—

- Replace concrete walk between masonry steps and front porch steps.
- Remove existing concrete
- Excavate, form and pour new 4" concrete walk over 4" gravel.
- Install 1-1/2" Thermal Bluestone in a random square and rectangular pattern. Set stones in mortar and fill joints.

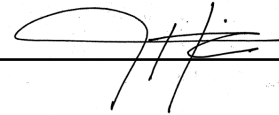
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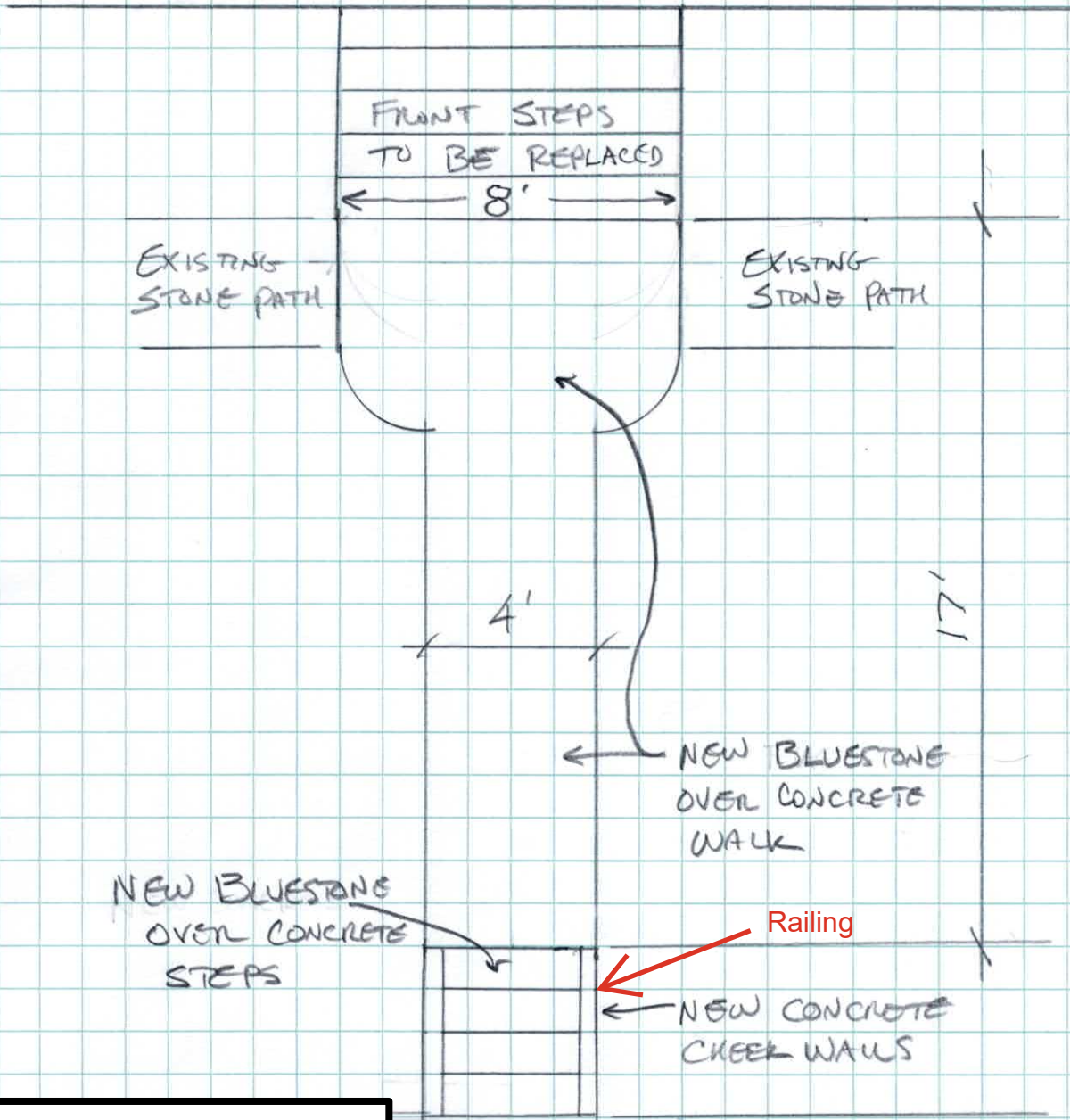
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A handwritten signature in black ink, consisting of a large, stylized initial 'D' followed by several vertical and diagonal strokes, positioned above a horizontal line.

# FRONT PORCH



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1104 WILLOW AVE

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SCALE: 1/4" = 1'-0"

Proposed flagstone material

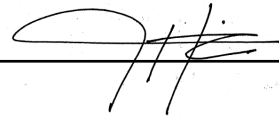
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*By Laura DiPasquale at 1:36 pm, Mar 27, 2026*

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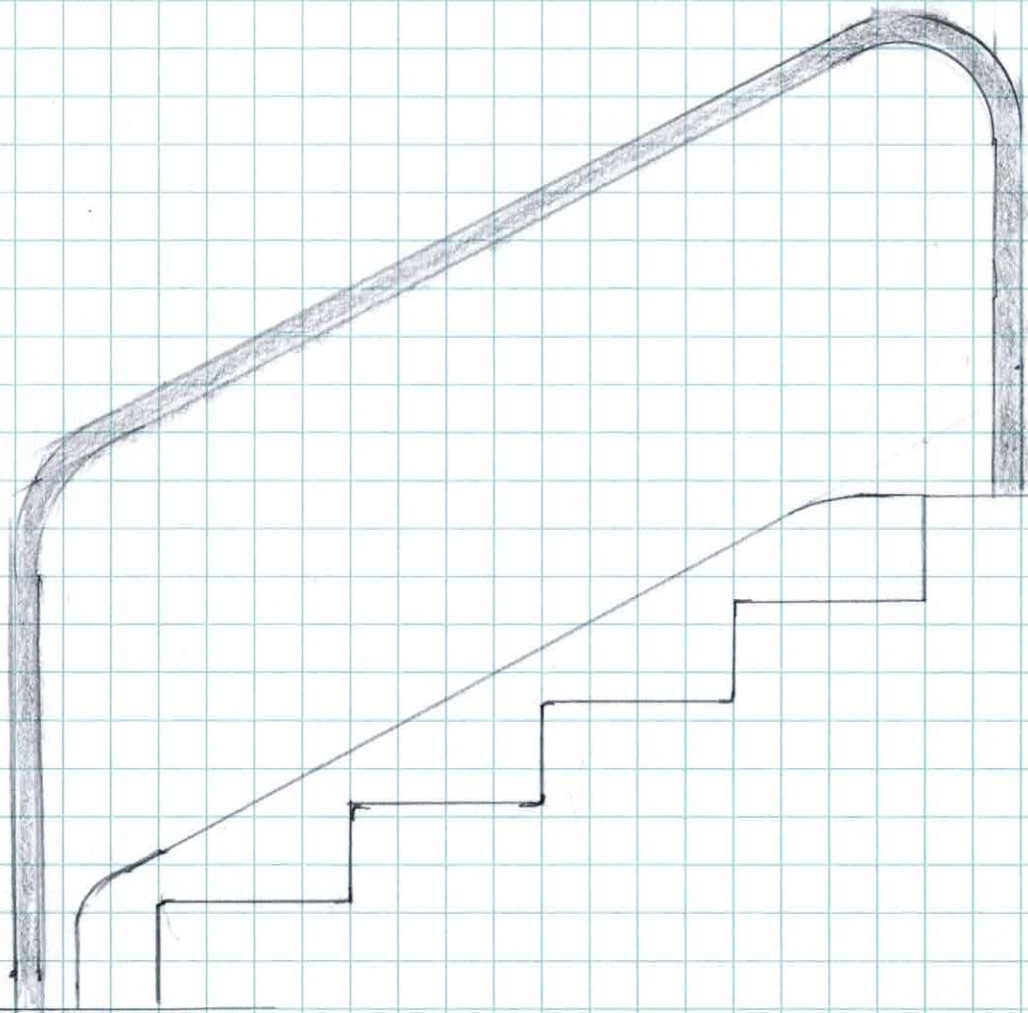
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Proposed railing from sidewalk to walkway



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7124 Willow Ave.



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7124

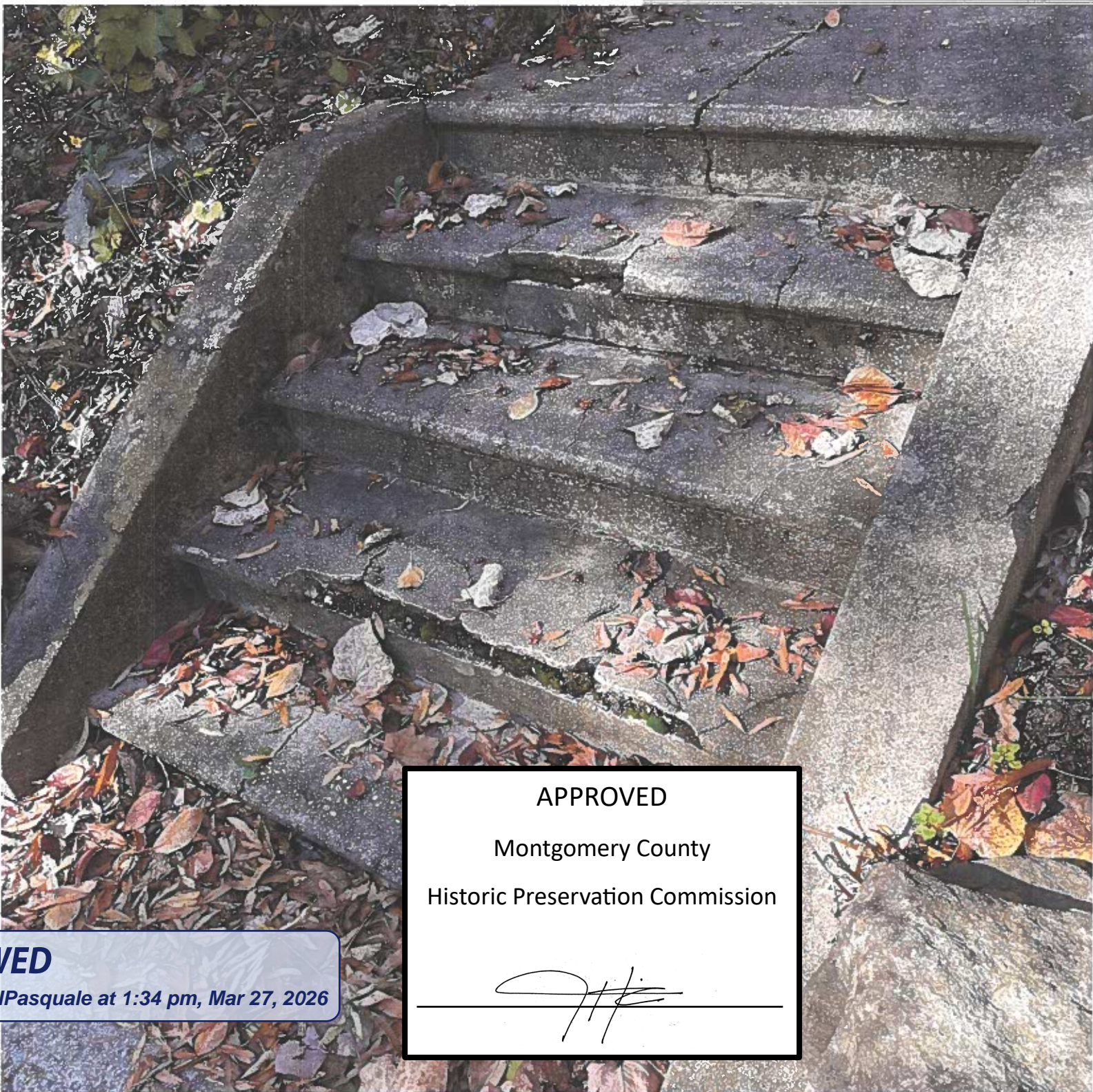


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Welcome to our store

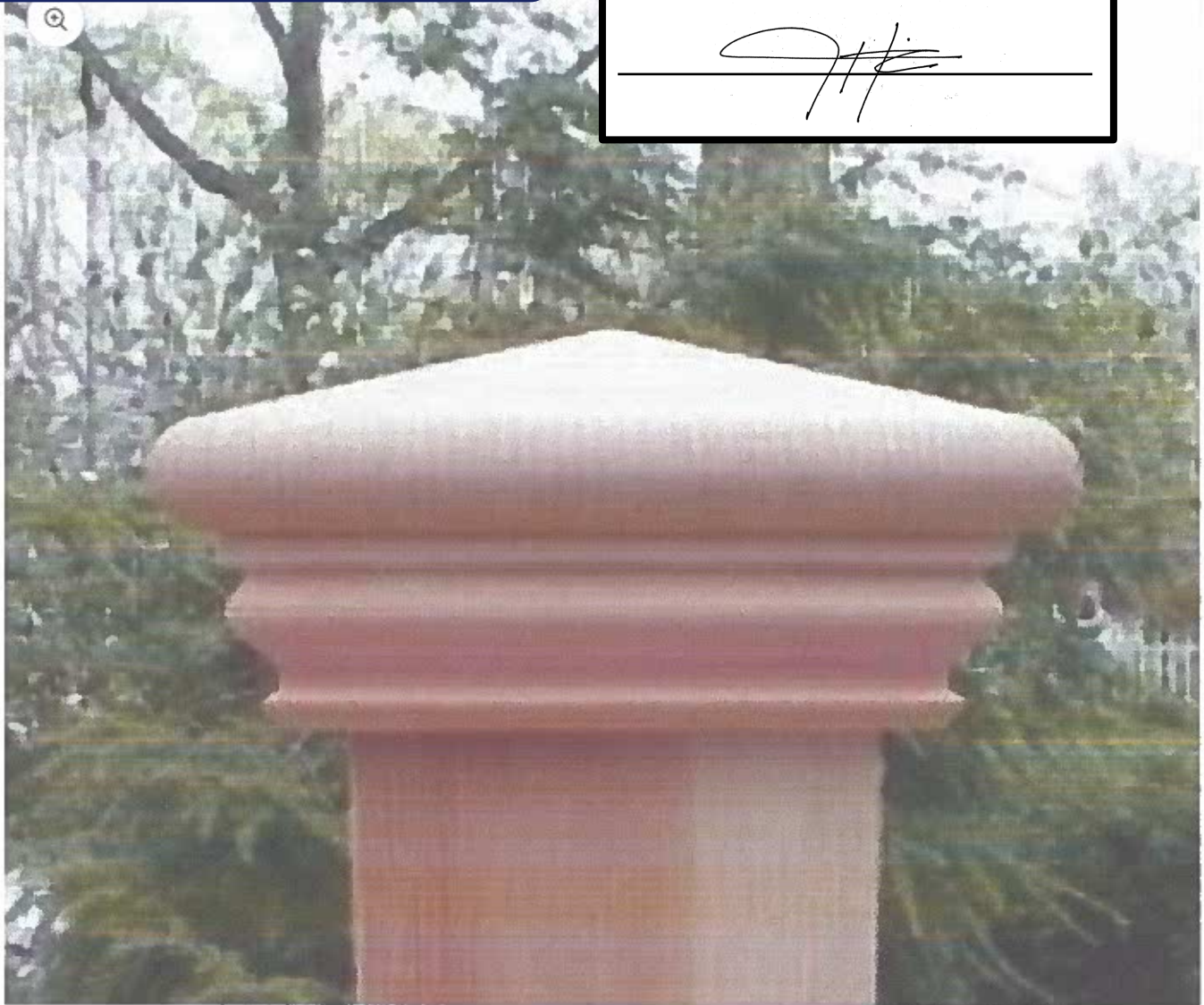


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*NEWER POST CAP*

CEDAR SPECIALTIES

# Pyramid Specialty Size Post Cap

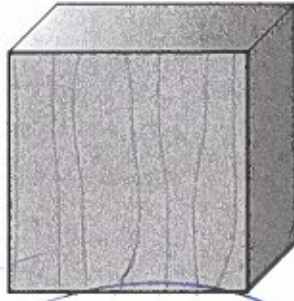
The Pyramid specialty size post caps are available in sizes from 4X4 to 8X8. They are made in the USA from solid cedar. There are options to fit nominal size and full-size posts.

**Available in the following sizes:**

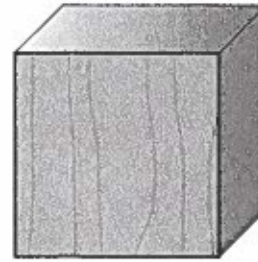
# Balusters



**Baluster Stock Eased Edge**  
 WM-237 • 1 1/4 x 1 1/4  
 Clear Primed Fir (A Grade),  
 PVC



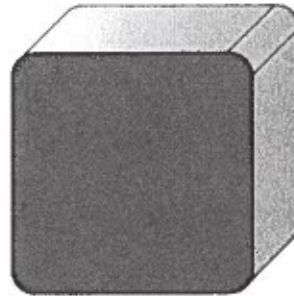
**Baluster Stock Square Edge**  
 WM-237S • 1 1/4 x 1 1/4  
 Primed A Grade (Clear)



**Baluster Stock**  
 WM-238 • 1 1/16 x 1 1/16  
 A Grade Pine (Clear)



**Baluster Stock**  
 WM-239 • 3/4 x 3/4  
 A Grade Pine (Clear)



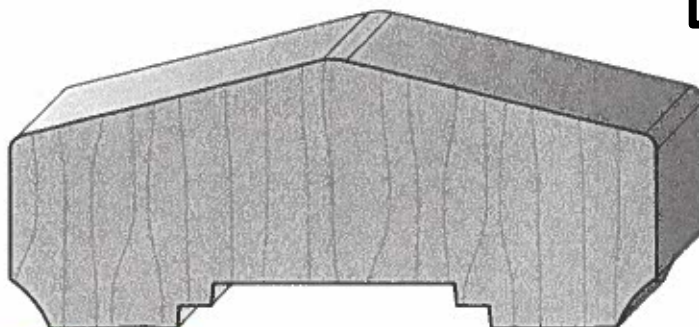
**PVC 237**  
 Baluster Only - 15'  
 PVC

# Rails

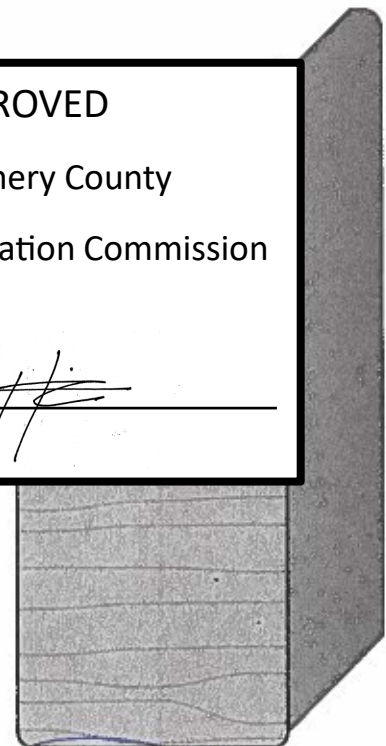
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**Top Porch Rail** • WM-8840 • 1 1/2 x 3 1/2  
 Clear Primed Fir (A Grade)



**Bottom Porch Rail**  
 WM-8841 • 1 1/2 x 3 1/2  
 Clear Primed Fir (A Grade)