



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

Date: May 14, 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 1152633 – Screened porch construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the May 13, 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: Prince William Home Improvement; Cra'Shae Curry (Agent)
Address: 105 Elm Avenue, Takoma Park, MD 20912

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 Devon Murtha at 301-495-1328 or devon.murtha@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:

Two- story home with basement. Trees in the surrounding area of home. Most significant tree located in the front left yard of the home.

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

Building a new 22' x 14'-6" screened porch. New porch will have a shed roof with 2x4 skylights. Deck flooring will be wood with new railing. New landing and stairs.



REVIEWED
By Devon.Murtha at 2:02 pm, May 14, 2026

Work Item 1: <u>Screened Porch</u>	
Description of Current Condition: Stone paver patio, small covered porch area.	Proposed Work: New screened porch (22' x 14'-6") and new landing with stairs.
Work Item 2: _____	
Description of Current Condition:	Proposed Work: APPROVED Montgomery County Historic Preservation Commission 
Work Item 3: _____	
Description of Current Condition:	Proposed Work: REVIEWED By Devon.Murtha at 2:02 pm, May 14, 2026

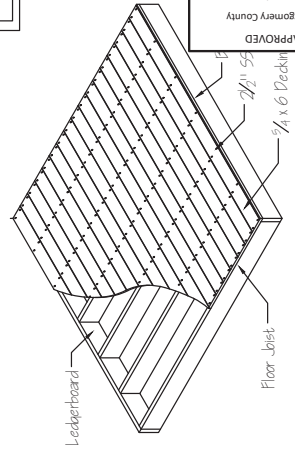
HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

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Montgomery County
Historic Preservation Commission

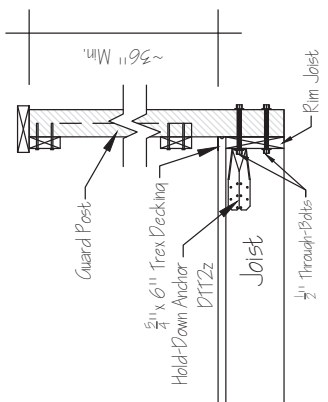


Typical Floor Section

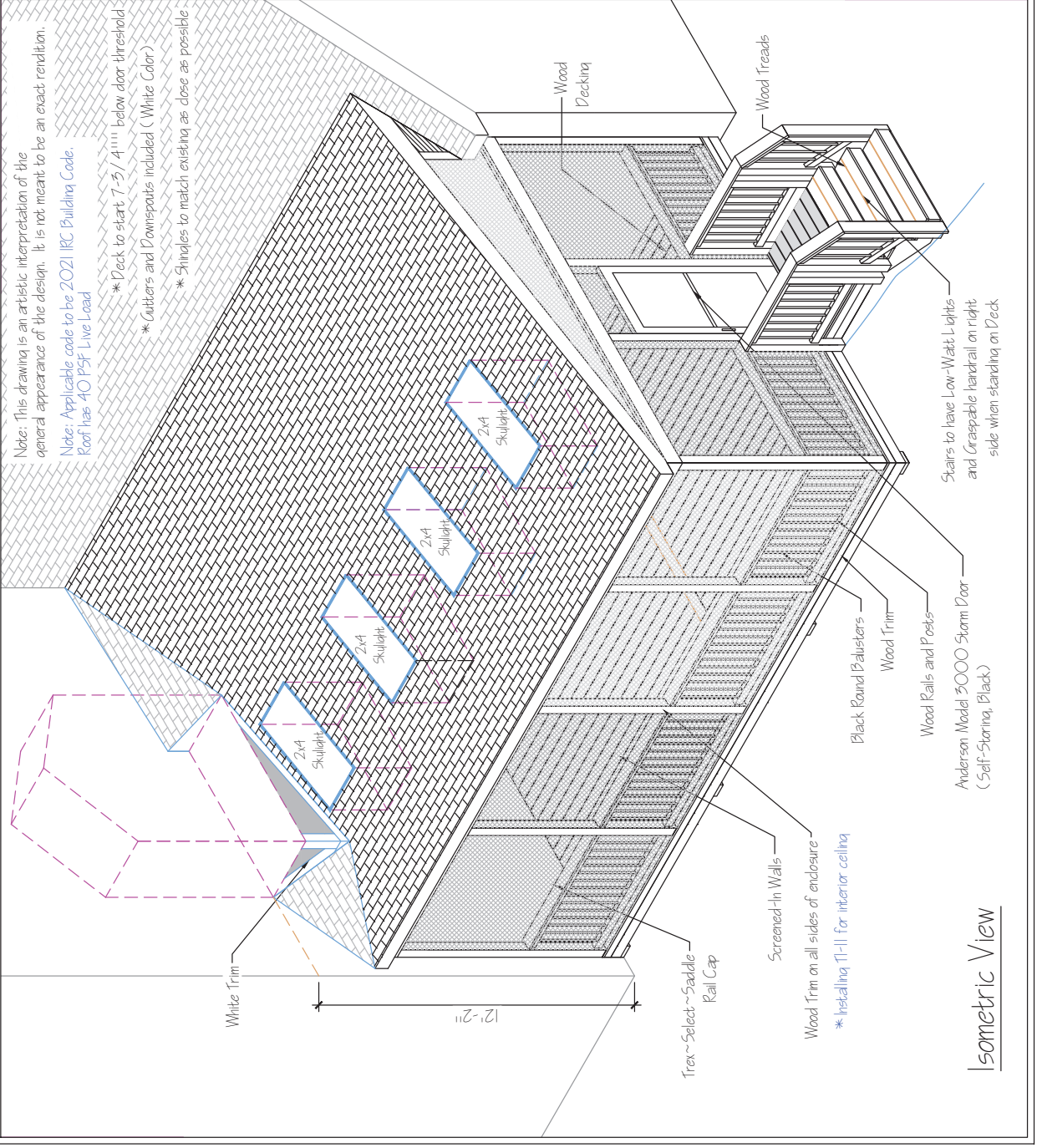


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Historic Preservation Commission
Montgomery County

REVIEWED
By Devon Murtha at 2:02 pm, May 14, 2026



Guard Post Section (Wood Rails)



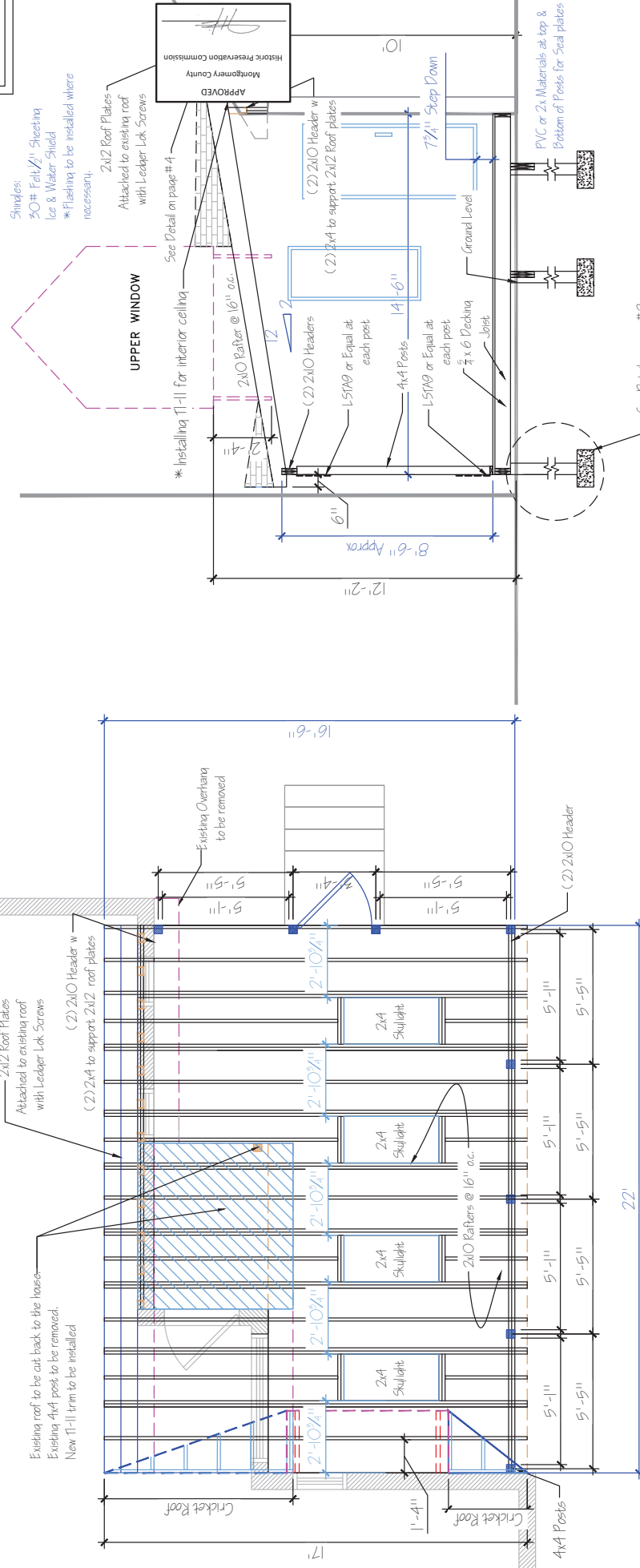
Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.
Note: Applicable code to be 2021 IRC Building Code.
Roof has 40 PSF Live Load

- * Deck to start 7'-5" / 4" below door threshold
- * Cutters and Downspouts included (White Color)
- * Shingles to match existing as close as possible

Isometric View

Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb, 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Drawn by:	Alejandra Lester

Customer Name	Nicholas Luisiani & Nema Cheikh		Contract Price	Feb. 20, 26
Customer Address	105 Elm Ave. Takoma Park, MD 20912			
Contractor	Prince William Home Improvement	Job Number	713-25	
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191		Drawn by	Alexandra Lester



Roof Framing Plan
Scale: 1/4" = 1'-0"

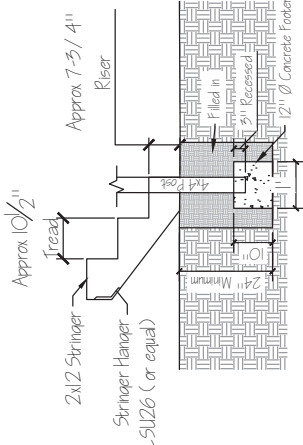
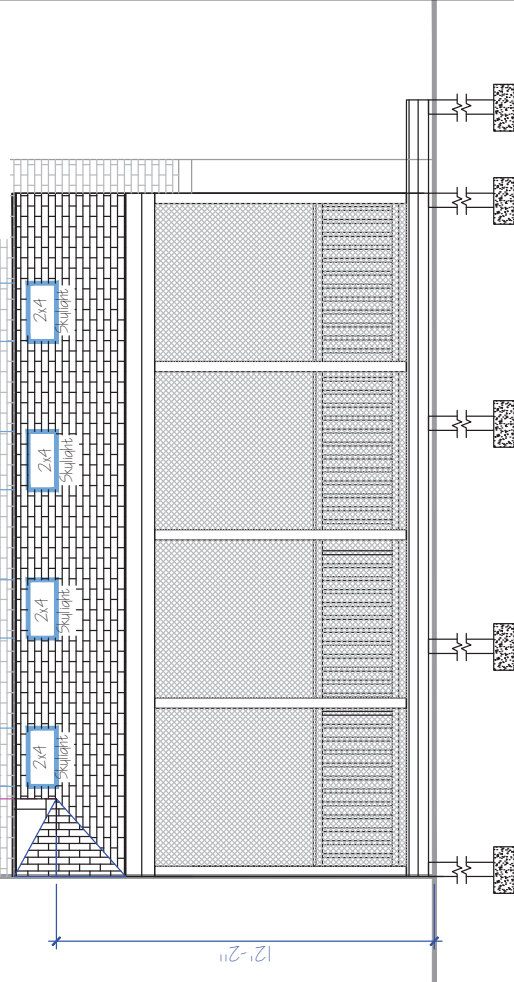
Cut-Through Section
Scale: 1/4" = 1'-0"

Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

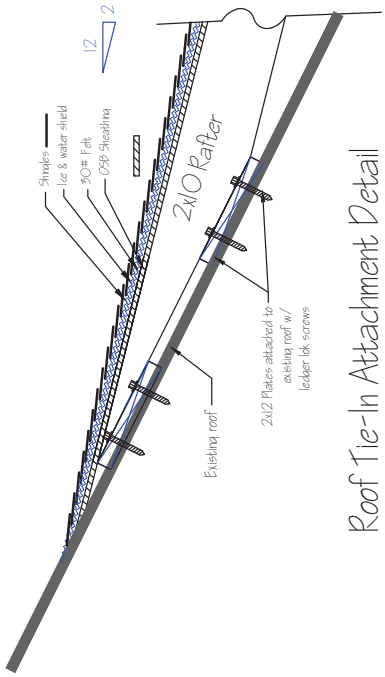
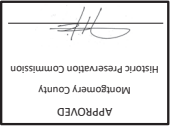
Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb, 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Drawn by:	Alexandra Lester

Front Elevation

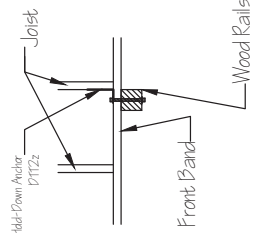
Scale: 1/4" = 1'-0"



Typical Stair Detail



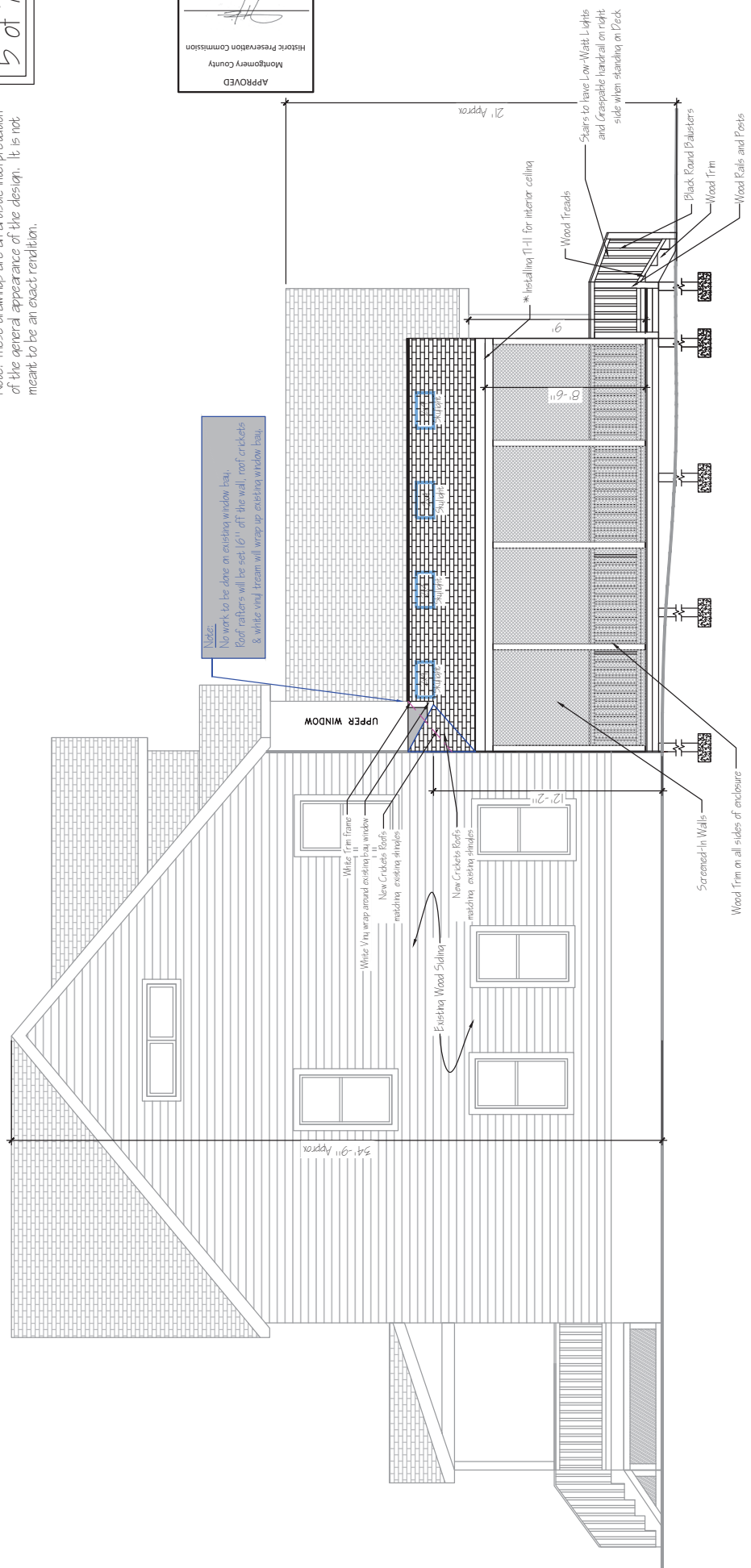
Roof Tie-In Attachment Detail



Framing Detail Guard Post Section

Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb, 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Drawn by:	Alexandra Lester

Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.



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REVIEWED
By Devon Murtha at 2:02 pm, May 14, 2026

Front Elevation
Scale: 3/16" = 1'-0"

Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb. 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Revised Date	April 8, 26
		Drawn by	Alexandra Lester

PRESIDENTIAL TITLE

Commercial & Residential Settlements



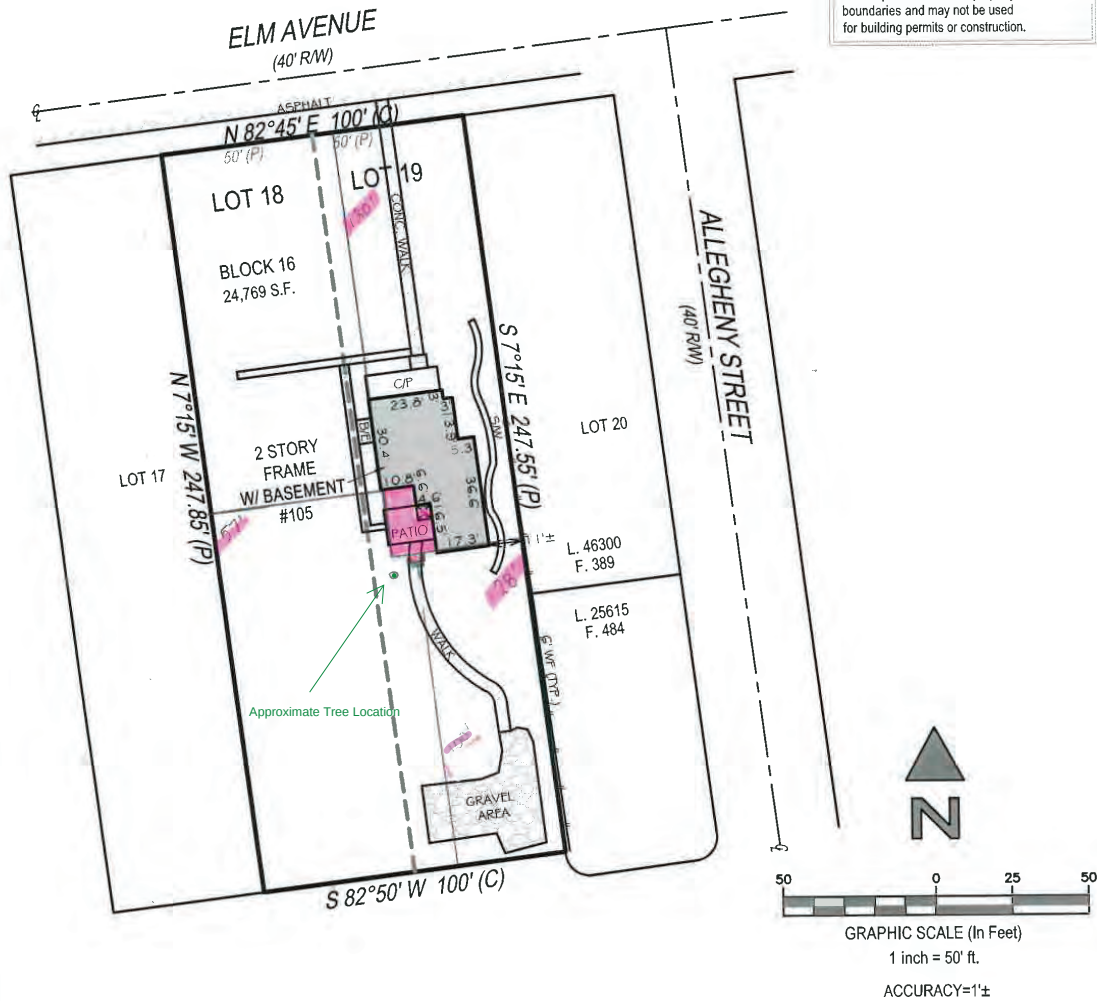
PROPERTY ADDRESS: 105 ELM AVENUE, TAKOMA PARK, MARYLAND 20912

SURVEY NUMBER: 2303.3911

2303.3911
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.



SURVEYORS CERTIFICATION:

A LICENSEE EITHER PERSONALLY PREPARED THIS DRAWING OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT, ALL IN COMPLIANCE WITH REQUIREMENTS SET FORTH IN REGULATION .12 OF CHAPTER 09.13.06 OF THE CODE OF MARYLAND ANNOTATED REGULATIONS.



John E. Krobath
John E. Krobath
State of Maryland Professional Land Surveyor
License Number 10908 | Expires 5-26-2024

POINTS OF INTEREST:

NONE VISIBLE

#713-25 Lusiani 3 Chalk



Exacta Land Surveyors, LLC
LB# 21535
office: 443.819.3994
4424 Ventura Way, Apt L | Aberdeen, MD 2100



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Montgomery County
Historic Preservation Commission

DATE SIGNED: 03/24/23

FIELD WORK DATE: 3/23/2023

REVISION DATE(S): (REV.0 3/24/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2

REVIEWED

By Devon.Murtha at 2:02 pm, May 14, 2026



Tree Protection Plan Permit Application **Packet**

Application Fee: \$50

☒ First Submission

☒ Resubmission

Submission Date: _____

Tree Impact Assessment
Reference Number (W00, etc.): W013885-020326

Official Use Only:

PROJECT PROPERTY OWNER (Note - Application must be signed and submitted by the property owner):

Project Address: 105 Elm Ave. Takoma Park, MD 20912

Name: Nicholas Lusiani

Phone: 917-703-4963

Email: nlusiani@gmail.com

Applicant Mailing Address

(if different from project address): _____

PROJECT DETAILS:

Will any Urban Forest Trees (> 24" circumference) need to be removed as part of this project?

☒ No ☐ Yes

Will this project require a Takoma Park Storm Water Permit? (search 'Storm Water Permit' at takomaparkmd.gov)

☐ No ☒ Yes

Permit Number: _____

Will a Montgomery County Building Permit be required for this project? (see montgomerycountymd.gov/dps/)

☐ No ☒ Yes

Permit Number: Not submitted yet

CONTRACTOR / ARCHITECT / ARBORIST / AGENT (Not required, but helpful when available):

1. Name/Company: Prince William Home Improvement/ Cra'Shae Curry Project Role: Contractor and Architect

Address: 14843 Persistence Drive, Woodbridge, VA 22191

Email: ccurry@pwhomeimprovement.com

Phone: 703.348.3868

2. Name/Company: _____

Project Role: _____

Address: _____

Email: _____

Phone: _____

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Montgomery County

Historic Preservation Commission



Tree Protection Plan Permit Application

The Tree Protection Plan Permit Process

1. Tree Protection Plan Permit applications should be submitted only after a Tree Impact Assessment has been requested and conducted. The Tree Impact Assessment should be requested early in your design process so that you can best account for tree impact concerns without risking costly redesigns.
2. Complete and **submit a Tree Protection Plan Permit Application** including the following:
 - A completed and signed copy of this application packet. Every item in the Tree Protection Checklist in this packet must be checked and addressed. **Refer closely to the Tree Protection Plan Manual**, found on the City of Takoma Park website or at the Public Works building, for guidance.
 - All supplementary documentation specified in the Tree Protection Plan Checklist including:
 - o A **Tree Inventory** listing all urban forest trees in the vicinity of your project
 - o A **project plan drawing** accurately depicting the extents of your project and locations of all urban forest trees indicated in your Tree Inventory
 - o Any **narrative descriptions** required to describe your project and your Tree Protection Plan.
 - o Any relevant **construction or tree protection detail drawings or descriptions**
 - o Any **reports from** arborists, surveyors, or other professionals as may be helpful
3. The City of Takoma Park Urban Forest Manager will review the application and determine if any revisions are needed. Once the plan is deemed satisfactory it will receive **preliminary approval with two further steps required** before the permit is issued.
 - a. The permit will be on hold until a **15-day adjacent property comment period** is complete. The properties will be notified of their right to review and appeal the plan.
 - b. The permit will be on hold until the applicant provides a **signed Contractor Agreement Form**.
4. After receiving a permit, the applicant must coordinate the following before beginning construction activities:
 - a. A **Preconstruction Meeting** in advance of any tree protection measures being installed, including the contractor foreman, the property owner/agent, and the Urban Forest Manager. This meeting is to ensure that all parties fully understand the requirements of the Tree Protection Plan.
 - b. A **Tree Protection Measures Inspection** conducted by the Urban Forest Manager after the measures are installed.
5. The project will then receive **Notice of Approval to Break Ground**.
6. All **tree protection measures must remain in place** until the completion of the project or as stipulated in the approved Tree Protection Plan. The plan may require **inspections by the Urban Forest Manager** at certain project milestones to approve certain activities or adjustments to the tree protection measures.
7. After completion, some projects will require a **post-construction inspection, post-construction tree healthcare measures, or other requirements specified in the approved plan**, which will be reviewed and approved by the Urban Forest Manager.

Please use the MyTKPK web portal to upload all required application materials and then follow any instructions for uploading supplementary materials. We encourage you to fill in this application packet electronically using the pdf application of your choice. A paper submission option is available upon request.

Please review the following pages to accurately complete your Tree Protection Plan Permit Application. The Urban Forest Manager can provide basic guidance but will typically refer you to the **Tree Protection Plan Manual** document. For more complicated projects you may need to hire a consulting arborist or similarly qualified professional to aid in composing your Tree Protection Plan.



Tree Protection Plan Permit Application

Tree Protection Plan Checklist

The following checklist will guide you through the creation of your tree protection plan. Checking a box alone is not sufficient, you must actually include the required element on your tree protection plan. Please provide a response for each element to state whether or not it applies to your project. Please refer to the Tree Protection Plan Manual as you work through this checklist for guidance in completing your Tree Protection Plan (TPP).

1. Tree Inventory/List

- ☒ (Required) I have included a tree inventory for all Urban Forest Trees (trees with trunks measuring 7.8 inches diameter or greater at 4.5 feet from the ground) within 50 feet of potential impacts involved with this project. This may include trees on neighboring properties, whose trunk measurements may be estimated. The trees are marked on the plan drawing with their inventory number and their diameters listed along with any other helpful information.

2. Critical Root Zone (CRZ) and Structural Root Zone (SRZ)

- ☒ (Required) I have illustrated the Critical and Structural Root Zones for all Urban Forest Trees within 50 feet of potential impacts involved with this project. The CRZ is determined by providing 1.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured. The SRZ is determined providing 0.5 feet of protection (radius of circle) for every 1-inch in tree diameter measured.

3. Tree Protection Fence (TPF)

- ☒ TPF will be installed and I have depicted its location on the plan drawing. I have also specified the type of approved TPF to be used by including an approved detail drawing and/or description as part of my submission.
- ☐ No TPF will be installed.

4. Equipment Usage

- ☐ Heavy equipment, such as a mini-excavator, will be used on this project and I have included details on the specific equipment to be used, including type of equipment, model, ground pressure, and other information as available.
- ☒ No heavy equipment will be used. All work will be conducted with hand tools and by foot traffic only.

5. Trunk Protection

- ☐ Equipment or vehicles may pass close to a tree's trunk and trunk protection has been specified on the plan for the relevant trees. The installation detail for the trunk protection has been included as part of this submission.
- ☒ No trees will require trunk protection.



Tree Protection Plan Permit Application

6. Root Protection Matting/Soil Compaction

- ☒ Root protection matting will be used to protect roots and soil within tree CRZ's that will be exposed to heavier construction traffic or materials storage. The areas where root protection matting is to be installed have been depicted on the project plan drawing. The construction detail for the root protection matting has been included as part of this submission and is adequate to reduce soil compaction from the expected load.
- ☐ No root protection matting is required on this project. Only light foot traffic is expected and no substantial materials storage will occur inside a tree's CRZ.

7. Materials Storage

- ☒ Significant materials, soil, and/or equipment will be stored on site. The storage area has been depicted on the plan drawings and adequately limits the risk of soil compaction and root damage.
- ☐ No materials, soil, or equipment are to be stored on the property. All materials will be stored off-site.

8. Silt Fence/Erosion Control

- ☐ Erosion control measures will be used on this project and are depicted on the plan drawings. If sediment control will pass through a tree's CRZ, a trenchless installation has been specified.
- ☒ No erosion control or silt fence will be required for this project.

9. Excavation and Grade Changes

- ☐ There will be excavation and/or changes to the grade as part of this project and they have been indicated on the plan drawings. The depth of excavation is also included. Grade changes have been limited to minimize impacts to trees. Appropriate measures have been taken to limit the extent of excavation that may impact tree roots.
- ☒ There will be no excavation or changes to the grade as part of this project.

10. Root Pruning

- ☒ Root pruning will be conducted as part of this project. Lines depicting the locations of root pruning have been included on the plan drawings. The method and depth of root pruning have been noted in narrative format.
- ☐ No root pruning will be required as part of this project.



Tree Protection Plan Permit Application

11. Utilities Installation

- ☐ Underground utilities will be installed as a part of this project and their locations are depicted on the project plan drawings. The method and depth of installation/excavation is specified. Appropriate methods and alignments have been selected to minimize root impacts.
- ☒ No underground utilities will be installed as part of this project.

12. Preliminary Exploratory Excavation

- ☐ With prior approval from the UFM and in keeping with the guidelines included in the Tree Protection Plan Manual, I have conducted a preliminary exploratory excavation to inform this tree protection plan. The report from this exploration is included as part of this submission.
- ☐ No preliminary exploratory excavation was required for this project.

13. Landscaping

- ☐ Landscaping will occur as part of this project. The landscaping plan is included in this submission and addresses concerns about tree root impacts during installation.
- ☒ No landscaping will occur as part of this project.

14. Pruning

- ☒ Pruning of an urban forest tree will occur as part of this project. A description of which trees will require pruning and the extent and location of branches to be pruned has been included.
- ☐ No pruning of an urban forest tree will be conducted as part of this project.

15. Tree Healthcare / Stress Mitigation Plan

- ☒ Trees are likely to experience an elevated degree of stress during this project and a Tree Healthcare Plan has been created.
- ☐ No Tree Healthcare Plan is required as trees are not likely to experience an elevated degree of stress.

16. Construction Methods that Require Special Consideration

- ☒ (Required) I have reviewed Item 16 in the Tree Protection Plan Manual and have accounted for any special considerations that may be applicable to my project in my Tree Protection Plan.



Tree Protection Plan Permit Application

Supplementary Narrative Description of Project and Tree Protection Plan

Most tree protection plans require some amount of written description to clarify elements of the project and tree protection measures. Please refer to the Tree Protection Plan Checklist earlier in this application and the Tree Protection Plan manual for clarity on which elements may need to be specifically described. Such narrative descriptions can be provided in one of three ways mentioned below.

Please select which method(s) you are using to provide narrative descriptions:

- ☐ A report or written document attached to this application
- ☒ Notes added directly onto the plan drawings
- ☒ Notes added to the space provided on this page

Hello,

We are building a screened porch in our backyard. After the first consultation from the urban tree manager, we determined that a tree protection plan was in order because two or three of the porch footers look to be inside the SRZ of our magnolia tree.

Attached you will find all the relevant information, and our plan to improve the health of the Urban Forest Trees in the vicinity. We will work with a licensed arborist (likely SavaTree) to create a healthcare plan so the magnolia in the medium-term comes out healthier than it was before the porch build.

We would like to preserve a very small but beautiful tree next to the proposed stairs. Shifting the stair pier footers up to try to get them out of the SRZ would mean relocating (and probably killing) that little tree, which we'd really prefer not to.

As noted in the Tree Inventory attached and illustrated in the plat map, orange tree protection fences will be installed to protect the exposed trees. Additionally, the full non-paved construction area within the tree fencing will enjoy a 6" thick mulch layer for matting.



Tree Protection Plan Permit Application

Attached Documents

All plans require some degree of supporting documentation, such as tree inventories, plan drawings, construction detail drawings, professional reports, supplementary written explanations, etc. Below, please list the title of each document you have attached as part of this Tree Protection Plan submission. The documents must be clearly titled in the same manner as you have listed them here.

Attached Document #1: Tree Inventory

Attached Document #2: Plat with map of relevant trees

Attached Document #3: CAD drawings, with measured CRZ and SRZ

Attached Document #4: _____

Attached Document #5: _____

Attached Document #6: _____

Attached Document #7: _____

Attached Document #8: _____

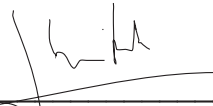
Attached Document #9: _____

Attached Document #10: _____

Applicant / Property Owner Signature

By signing below, you hereby affirm the following:

- I have reviewed and am familiar with the Tree Protection Plan Manual.
- I have completed the Tree Protection Plan Checklist.
- I have included any required narrative descriptions and attached documents.
- I understand that the project may not begin until the Urban Forest Manager provides approval to break ground.
- I understand that I may not alter the project plan in a way that may change its impact to trees without written approval from the Urban Forest Manager.
- I understand that violating the provisions agreed to in this document may result in a Stop Work Order and a citation as per City of Takoma Park municipal code.



Signature

Mar 13, 2026
Date

By Devon.Murtha at 2:02 pm, May 14, 2026

[illegible]

Page 2 of 4

APPROVED

Montgomery County Historic Preservation Commission

12

9

Endure Roof

2x10 @ 16" o.c.

1/2" x 4" Header to Eather Connector

1" Double 2x10 Header

4x4 Eath Post

Base Board

10

Front Yard

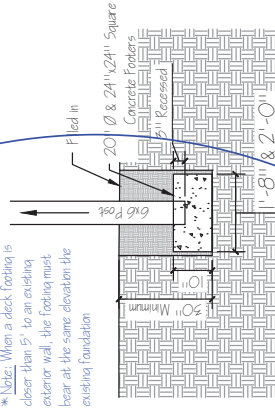
End Trak w/ Beam

2'-0"

Typical Wall Section

5/8" Flat 1/2" Section
Ice & Water Shield
Flashing to be installed
where necessary

* Note: When a deck footing is closer than 5' to an existing exterior wall, the footing must bear at the same elevation the existing foundation.



- Notes:
- 1) 2x10 Joist to be spaced 12" o.c.
 - 2) Beams - Double 2x12 P.I. & (2) 2x10 Flush Beams
 - 3) Footers 30" deep - 20" Diameter & 2'4" x 2'4" Square - 10" min concrete
 - 4) Picking to be 7/16 P.I. Wood
 - 5) Spans to be built per county typical deck details. All skimmers attached w/ rafter hangers.
 - 6) Railings are to be P.I. w/ 1"x6" Select Saddle Rail Cap w/ 2x2 Wood Square Ballisters
 - 7) Floorings 1" x 4"

Customer Name	Ortega / Date
Nicholas Luisiani & Nelma Cheikh	Feb. 10, 26
Customer Address	
105 Elm Ave, Takoma Park, MD 20912	
Contractor	Job Number
Prince William Home Improvement	713-25
Contractor's Address	Drawn by
148435 Persistence Dr Woodbridge, VA 22191	Alexandra Lester

Tree Inventory - 105 Elm Ave. Takoma Park, MD 20912

Nicholas Lusiani | APPLICATION NUMBER [W013885-020326](#)

REVIEWED

By Devon.Murtha at 2:02 pm, May 14, 2026

I have included a tree inventory for all Urban Forest Trees within 50 feet of potential impacts involved with this project. This area includes 50 feet from the parking lot where materials will be stored, the stone-paved walkway and the porch site itself. The trees are marked on the plat drawing with their inventory number. Their diameters are listed below along with any other helpful information.

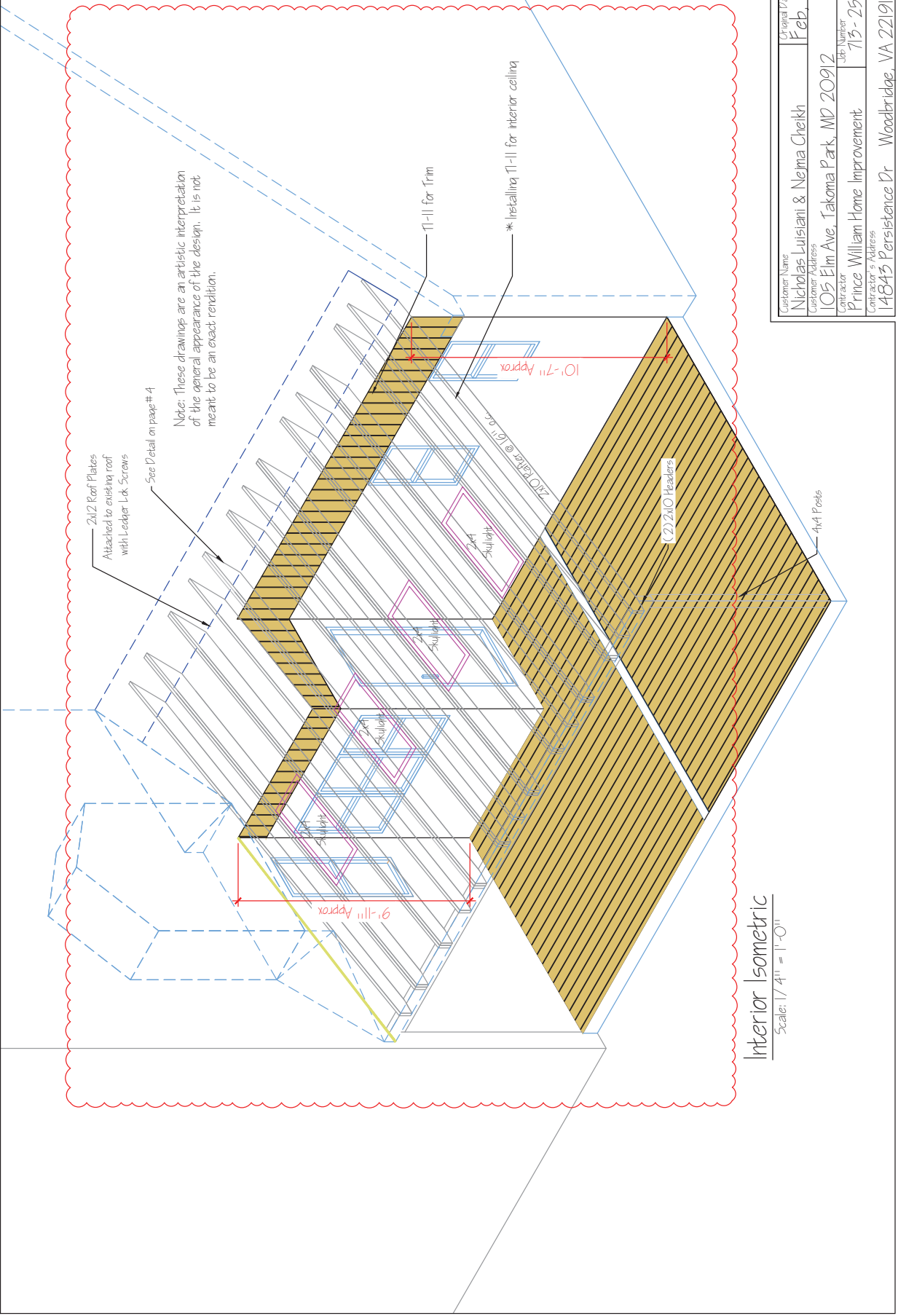
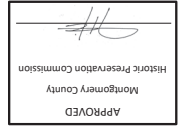
No.	Type	Diameter	Color on map
1	Magnolia	44"	Green
2	Chestnut oak	60"	Red
3	Holly	40"	Blue
4	Gingko	42"	Pink
5	Pin Oak	30"	Light blue
6	Black walnut	46"	Yellow
7	Oak	46"	Purple
8	Chestnut oak	42"	Orange

As illustrated in the plat map, orange tree protection fences will be installed to protect all relevant trees. Note that trees 2 and 8 which are both far enough away from the work area and further down the slope which divides the two lots.

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Montgomery County

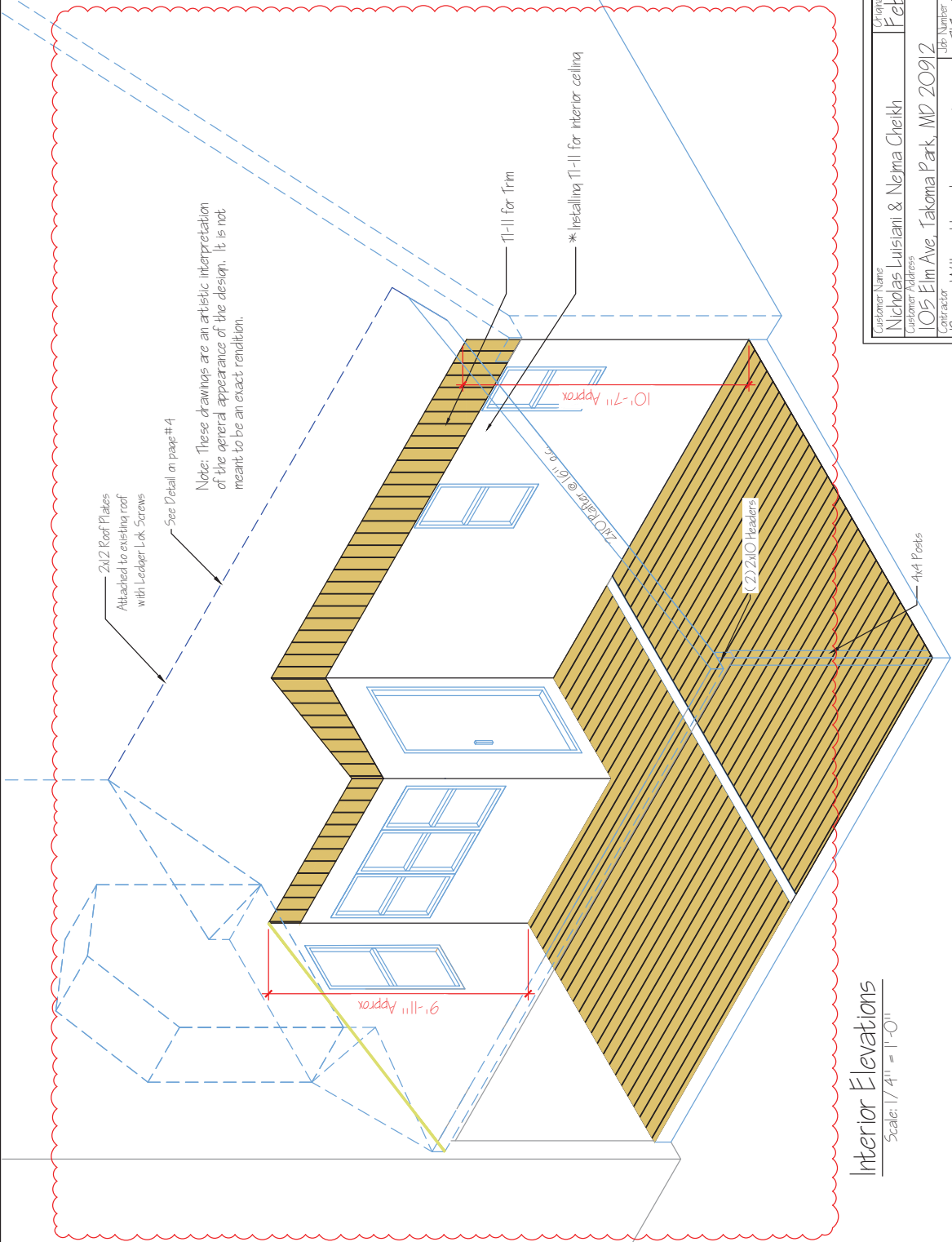
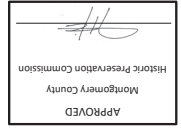
Historic Preservation Commission



Interior Isometric
Scale: 1/4" = 1'-0"

Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb. 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Revised Date:	April 1, 26
		Drawn by:	Alexandra Lester

REVIEWED
By Devon Murttha at 2:02 pm, May 14, 2026



Note: These drawings are an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Interior Elevations
Scale: 1/4" = 1'-0"

Customer Name	Nicholas Luisiani & Neima Cheikh	Original Date	Feb. 20, 26
Customer Address	105 Elm Ave, Takoma Park, MD 20912		
Contractor	Prince William Home Improvement	Job Number	715-25
Contractor's Address	14843 Persistence Dr Woodbridge, VA 22191	Revised Date:	April, 26
		Drawn by:	Alexandra Lester

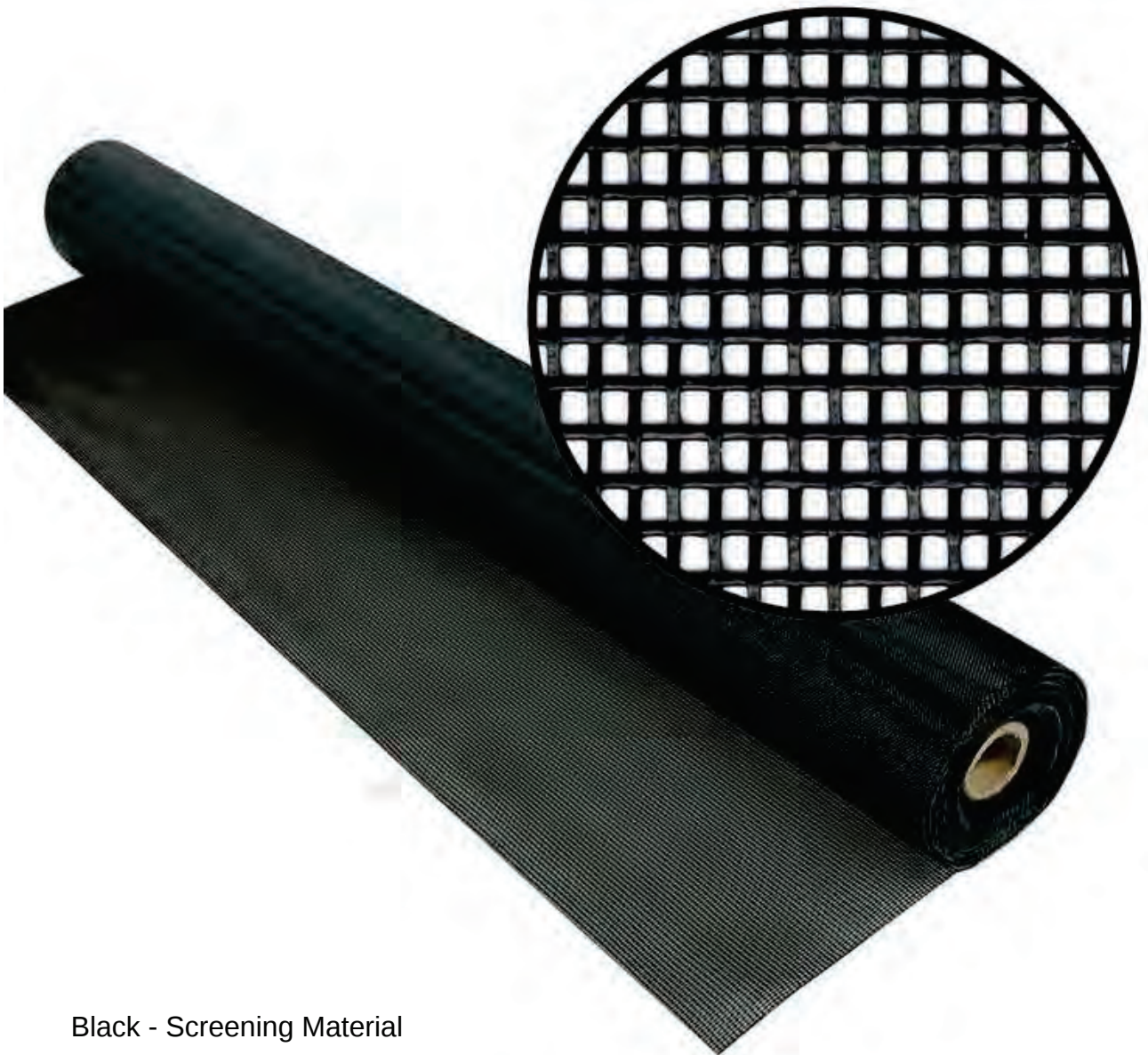


Anderson Black Self – Storing Door

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Montgomery County
Historic Preservation Commission



REVIEWED
By Devon.Murtha at 2:02 pm, May 14, 2026



Black - Screening Material



Pressure Treated
Lumber T1-11 Material Shed Roof

APPROVED
Montgomery County
Historic Preservation Commission

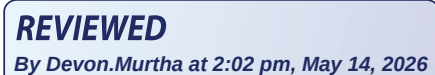
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Skylight Sample

Size 22.5"x45.75"

Manufacturer : Velux





TrexSelect®

SADDLE

Saddle's deep, honeyed brown makes any home feel like a lakeside vacation.

El profundo marrón miel de Saddle hace que cualquier casa se sienta como unas vacaciones junto al lago.



RAILING DESIGN TIP: PURE AND SIMPLE

Anything goes with Trex Select® railing. A timeless design and versatile white color complement any deck, simplifying your decision without sacrificing style.

Consejo práctico para el diseño de barandas: puro y simple
Todo va con las barandas Trex Select®. Un color blanco de diseño atemporal y versátil que se complementa con cualquier terraza, lo que simplifica su decisión sin sacrificar el estilo.



TrexSelect®

SADDLE

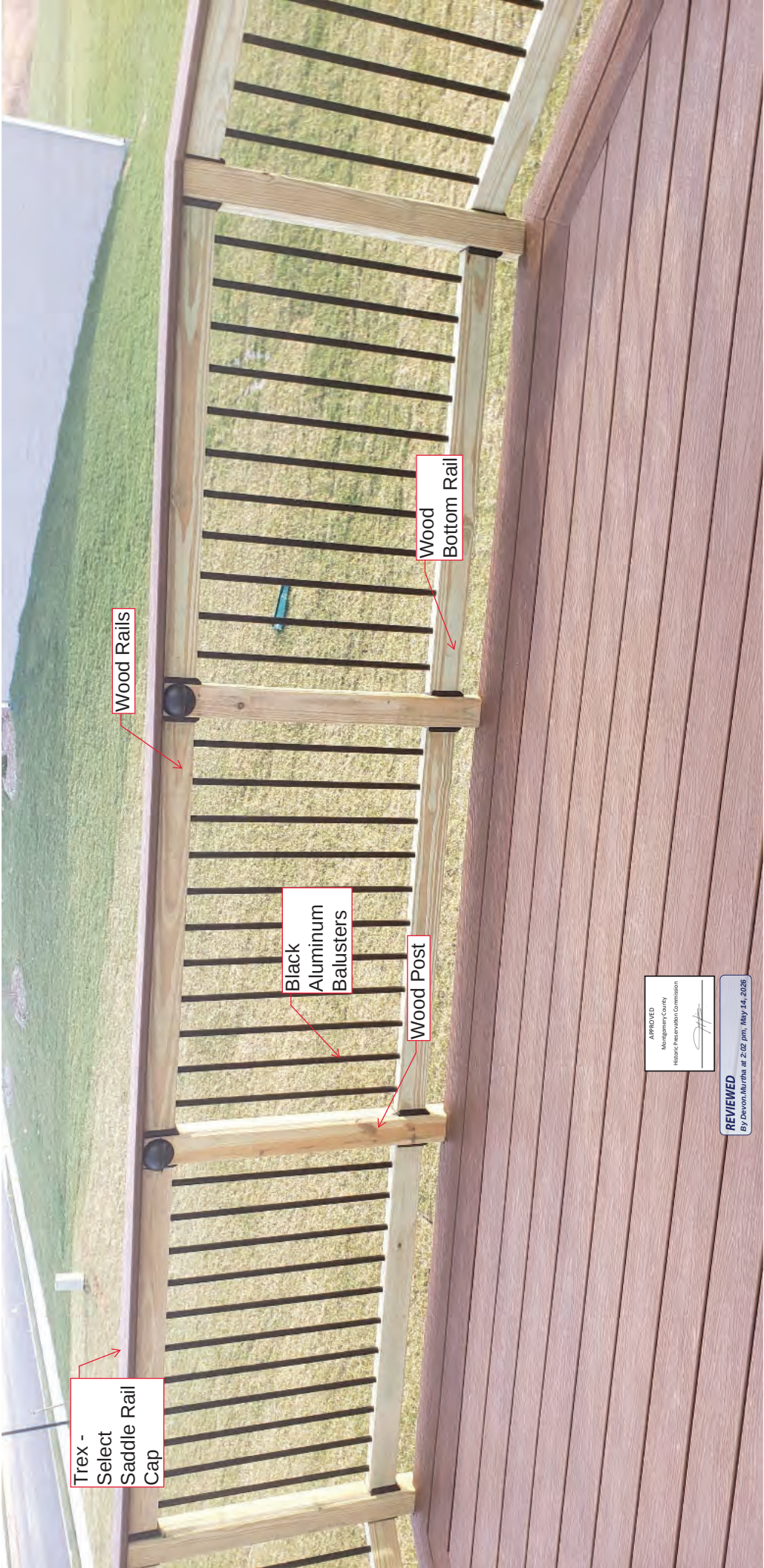
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Signature
Date
Page 1 of 1



Trex -
Select
Saddle Rail
Cap

Wood Rails

Black
Aluminum
Balusters

Wood Post

Wood
Bottom Rail

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3'

1' 2"

5' 1"

82"

6"

1' 1"

6.5"

10"

20"

3' 11"

Roof pitch
5.1/12

4' 6"

23"

7'

1'





7"
5' 2"
66"
1' 5"
1' 6"
47"
1' 6"
1' 5"
1' 2" 3"



REVIEWED
The client has reviewed and approved the final report.







Proposed Project Description

Location: 105 Elm Avenue, Takoma Park, MD 20912

Homeowners propose to build a new 22'x14'-6" screened porch. New materials will include a shed roof, with 4 skylights. The new porch will have landing, stairs, deck flooring and rails that will be constructed with pressure treated lumber. New railing will be hybrid, using pressure treated lumber for the top and bottom rails and posts. The balusters will be black, round and aluminum and the rail cap will be made of composite material – Trex Select, Saddle. A new storm door will be added the porch – Anderson Model, Self- Storing – Black.

The screened porch trim will be all wood and the interior ceiling will be T1-11. Roof shingles will be matched to existing home. No additional windows or doors will be added or replaced on the historic resource.

*Existing paver stones in project are will be removed.



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