



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

August 11, 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 #1161518– Rear porch repairs and fence replacement

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: Community Options Inc.; Marie-Noelle Akegan, Agent.
Address: 3820 Warner 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 Laurel D. DeGuzale on _____. The approval memo and stamped drawings follow.

Work Item 1: **Fence Repair**

See attached work order for additional details on scope, materials, and specifications.

Description of Current Condition:

Several sections of existing fences were uprooted and fell over during previous storm. Additional posts and

Proposed Work:

- Remove and dispose of existing damaged fence
- Install new fence posts
- Install new fence panels - matching existing picket style
- Replace rotted fence gate frame and pickets
- Repair and reinforce fence around tree
- Remove and clear overgrown vegetation along fence line
- Removal and disposal for wooden walkway

Work Item 2: **Deck Repair**

See attached work order for additional details on scope, materials, and specifications.

Description of Current Condition:

Current deck is unsafe. Several railings around deck have broken or pulled away. The staircase is missing railings and is unsafe for use. Cracked and split balusters, deck boards, and stringers throughout.

Proposed Work:

- Supply and install new deck railing sections
- Repair cracked and split wood deck railing baluster
- Stair Stringer Repair
- Remove exposed/raised stair fasteners; install structural deck screws
- Deck Surface - crack and gap repair

Work Item 3: _____

Description of Current Condition:

REVIEWED

By Laura DiPasquale at 1:53 pm, Aug 11, 2026

Prop

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

3820 Warner Street sits on the corner of Warner Road and Connecticut Ave. It is a single family detached home originally built in 1902. It has a existing fence that runs along Connecticut Ave that recently fell during inclement weather. It has a entry level front porch and a elevated deck at the back of the home. Current deck is gray with white railings and balusters.

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

Maintenance and repair of existing deck due to unsafe railings and staircase. Repair and replace portions of existing fence due to previous storm damage. No plan to change esthetics's of either project, however existing product to be replaced with new materials due to deterioration of existing product.

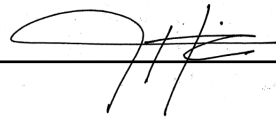
REVIEWED

By Laura DiPasquale at 1:53 pm, Aug 11, 2026

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Fence Repair & New Panel Installation

1

4,890.00

0.00

4,890.00

* Remove and dispose of existing damaged fence – Demolish and haul away approximately 65 linear feet of collapsed, rotted, and structurally failed wood fence sections, including all deteriorated posts, pickets, and rails.

3.5 Hours

* Install new fence posts – Pressure-treated 4×4 × 8' fence posts:

Ground-contact rated; AWPA UC4B treatment level. Micronized Copper Azole (MCA) or Alkaline Copper Quaternary (ACQ) treatment. Set min. 2 ft deep in concrete footings.

Approx. 10 posts at 8 ft spacing, properly spaced, plumb, and set in Fast-setting concrete mix (Quikrete - 80 lb bags) footings to ensure long-term structural stability

Fast-setting concrete mix (80 lb bags)

2 × 80 lb bags per post; approx. 20 bags total for 10 posts.

5 Hours

* Supply and install new fence panels –

Deliver and install new wood fence panels 6 ft. x 8 ft. Pressure-Treated SPF Privacy Moulded Flat Top Pointed Stockade Wood Fence Panel along the full 65-foot run, matching picket style to existing property aesthetics, ensuring uniform height and alignment throughout.

5.5 Hours

* Replace rotted fence gate frame and pickets – Remove deteriorated gate assembly with failed frame joints and missing/broken pickets; install new gate with proper hardware, hinges, and latch.

2.5 Hours

* Repair and reinforce fence sections near tree – Address fence sections damaged by tree root growth and trunk contact; reframe and install new pickets with proper clearance around tree base.

1.5 Hours

* Remove and clear overgrown vegetation along fence line – Clear ivy and ground cover encroaching on fence foundation along the full 65-foot length to allow proper post installation and drainage.

2.5 Hours

* Removal and disposal of wooden walkway – Remove deteriorated ground-level wood plank walkway running alongside the fence line; dispose of all rotted lumber materials.

3.5 Hours

Total Working Hours: 24 Hours

Total of Technicians: 3

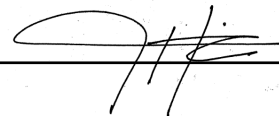
Total Parts: \$2840

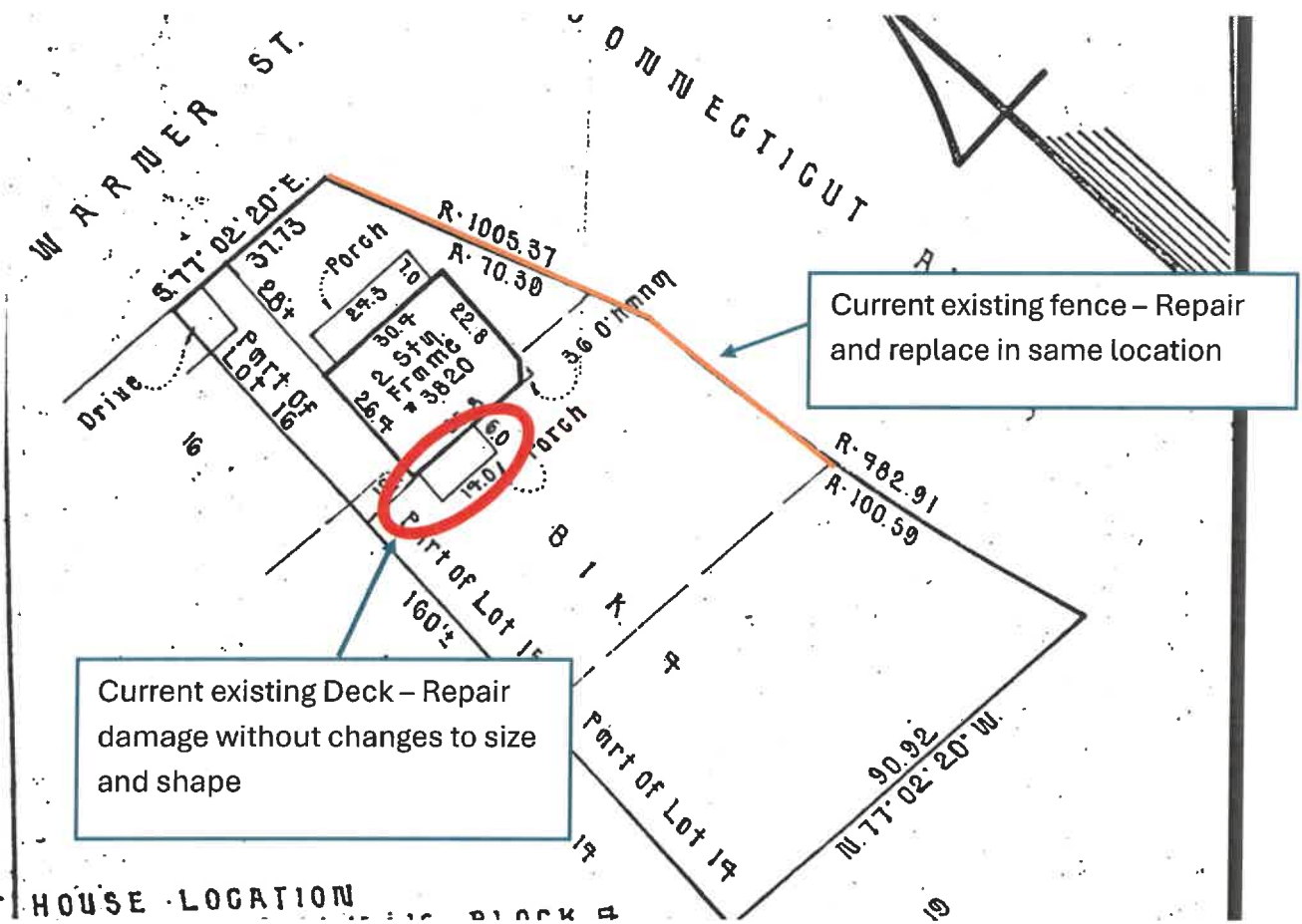
Total Labor: \$1800

Miscellaneous: \$250

TOTAL (USD):**\$4,890.00****REVIEWED**

By Laura DiPasquale at 1:53 pm, Aug 11, 2026

APPROVED**Montgomery County****Historic Preservation Commission**



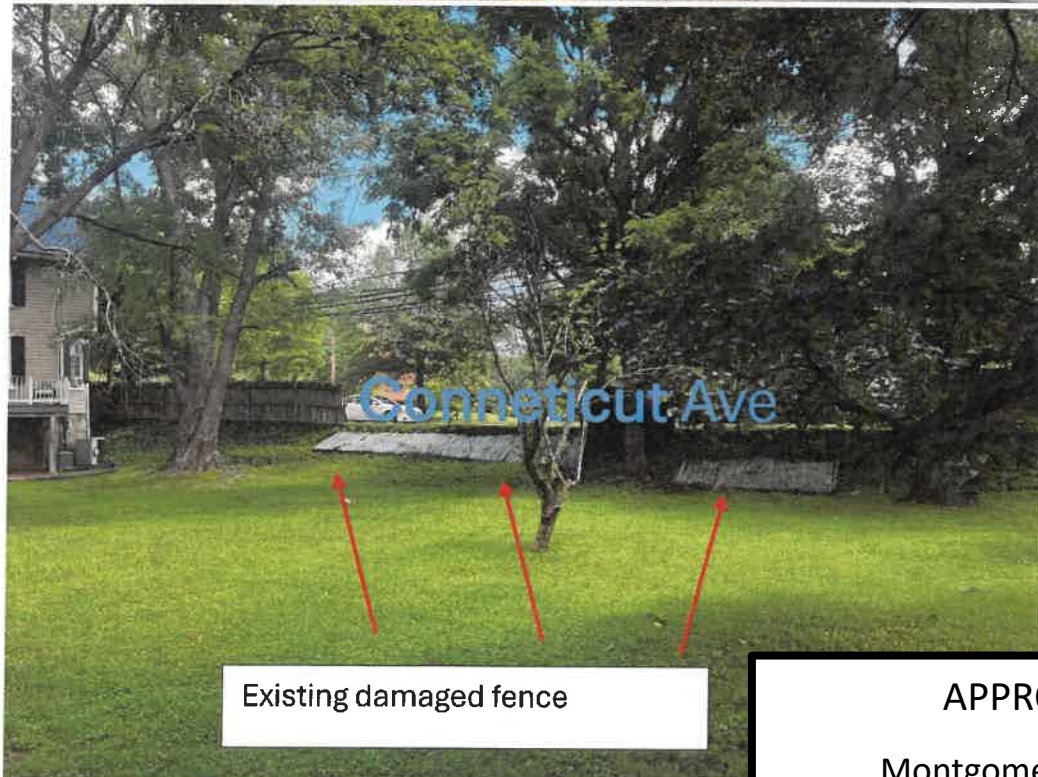
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Existing damaged fence

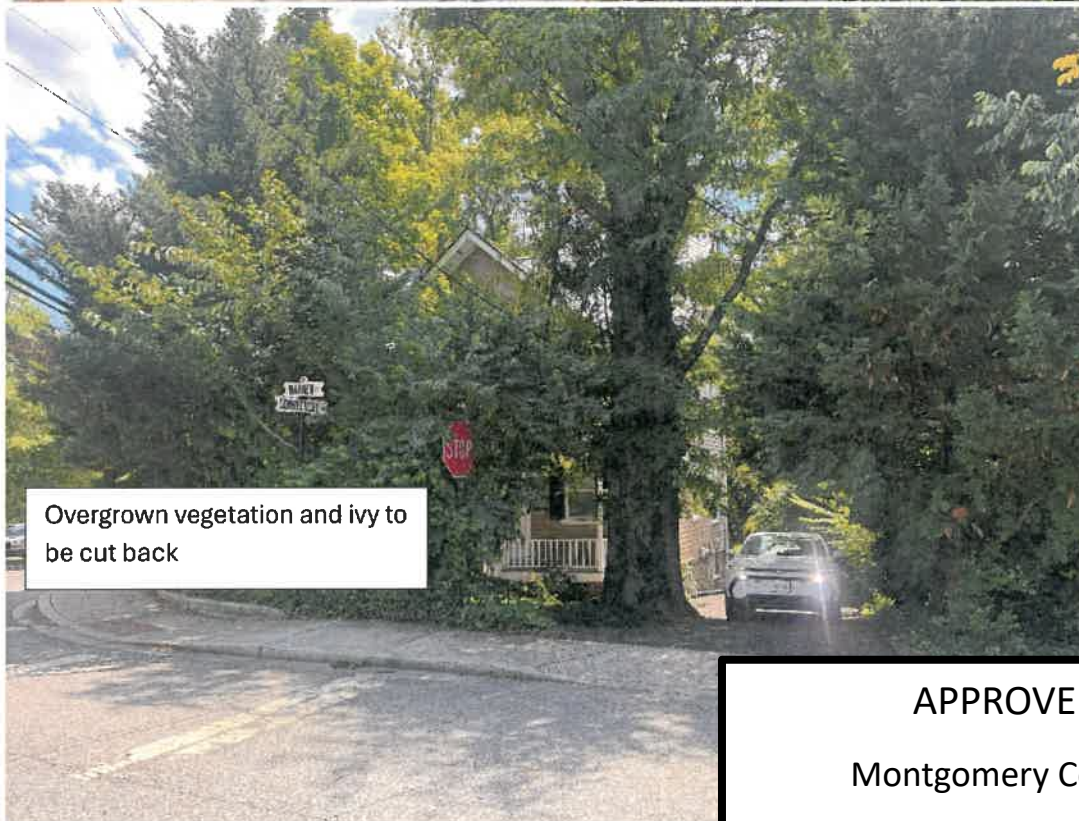
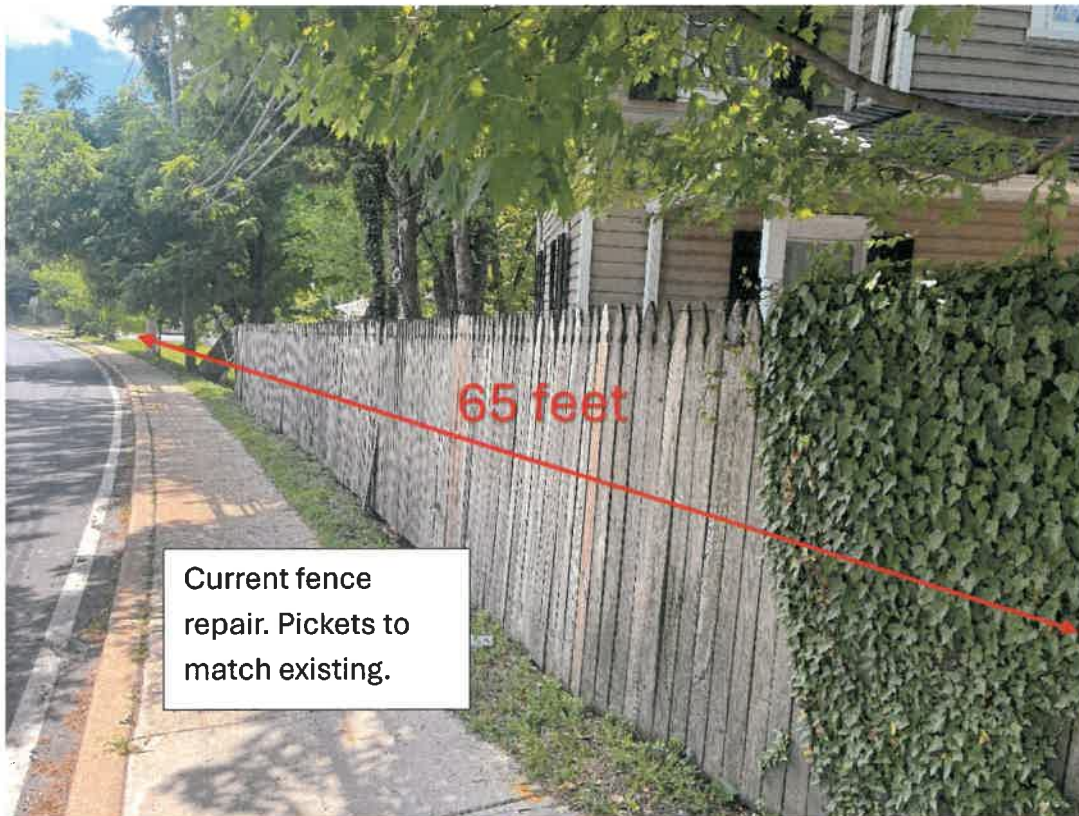
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By Laura DiPasquale at 1:54 pm, Aug 11, 2026



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Deck Repair

1

3,280.00

0.00

3,280.00

Supply and install new deck railing sections – Remove existing deteriorated stair railing assembly. Supply and install new pressure-treated pine or #2 Douglas Fir lumber stair railing system, including top rail, bottom rail, and balusters:

* Top & bottom rail: 2x4 pressure-treated pine (Yellowwood or WeatherShield brand), 4 LF

* Balusters: 1½"x1½" pressure-treated square balusters (WeatherShield or Ecolife), spaced per IRC code (max 4" apart)

* Newel post hardware: Simpson Strong-Tie post base connectors (ABA44Z or equivalent)

Repair cracked and split wood deck railing baluster – Remove severely cracked/split baluster (visible deep vertical crack through full depth of member). Supply and install replacement 1½"x1½" pressure-treated baluster to match existing. Re-secure top and bottom rail connections:

* Replacement baluster: 1½"x1½" WeatherShield or Ecolife pressure-treated baluster

* Wood filler / patching: Bondo Wood Filler or Minwax High-Performance Wood Filler for minor surface voids on adjacent members

Stair stringer repair – Repair damaged and deteriorated paint/wood at stair stringer connection points (multiple areas of wood deterioration and paint failure visible at notch cuts). Clean, treat with wood hardener, patch, prime, and repaint affected areas:

* Wood hardener: Minwax High-Performance Wood Hardener or PC-Petrifier Wood Hardener

* Wood filler: Bondo All-Purpose Wood Filler

Remove exposed/raised nail fasteners; install new structural deck screws – Remove raised, corroded, and popped nail fasteners on stair treads and deck field boards (visible throughout deck surface). Install new stainless steel or hot-dipped galvanized structural deck screws flush to surface. Treat fastener holes with wood filler and spot paint as needed:

* New fasteners: GRK Fasteners RSS Structural Screws (#9 x 3" or 3½") — stainless steel or hot-dipped galvanized; or Camo Edge Deck Screws for hidden fastener areas

* Fastener count (est.): Approximately 50–100 fasteners per area scope of work

* Hole patching: Minwax Stainable Wood Filler, tinted to match deck surface

Deck board surface — crack & gap repair – Address wide open gaps and cracks along deck board joints (visible on deck field surface). Apply flexible exterior caulk or wood epoxy filler to oversized gaps. Sand smooth. Apply Deck coating resurfacer as needed to seal and protect:

* Joint filler: DAP Flexible All-Purpose Elastomeric Sealant (paintable, exterior) or Sashco Log Jam Chinking for larger gaps

* Surface sealer/paint: Rust-Oleum RockSolid Deck Coat or Behr Premium Advanced DeckOver — color to match existing gray finish

Total Working Hours: 8 Hours

Total of Technicians: 3

Total Parts: \$1730

Total Labor: \$1340

Miscellaneous: \$210

Prime and paint touch-up to match existing finish (Sherwin-Williams exterior latex) for the deck railing sections and repaint affected areas can be added at extra cost.

TOTAL

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By Laura DiPasquale at 1:54 pm, Aug 11, 2026

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Existing back porch –
rear of home.

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By Laura DiPasquale at 1:54 pm, Aug 11, 2026



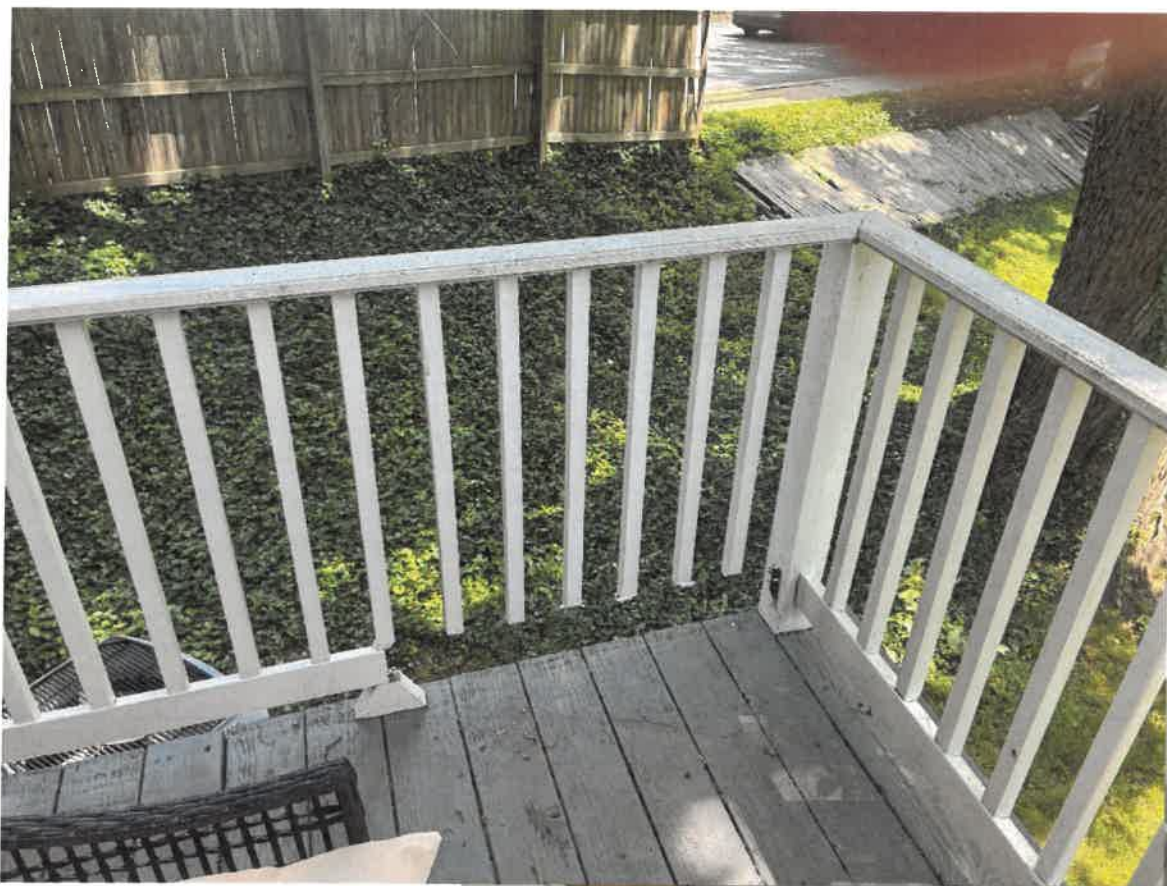
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Stairs, treads, railings



Deck - planks,
railings, and balusters

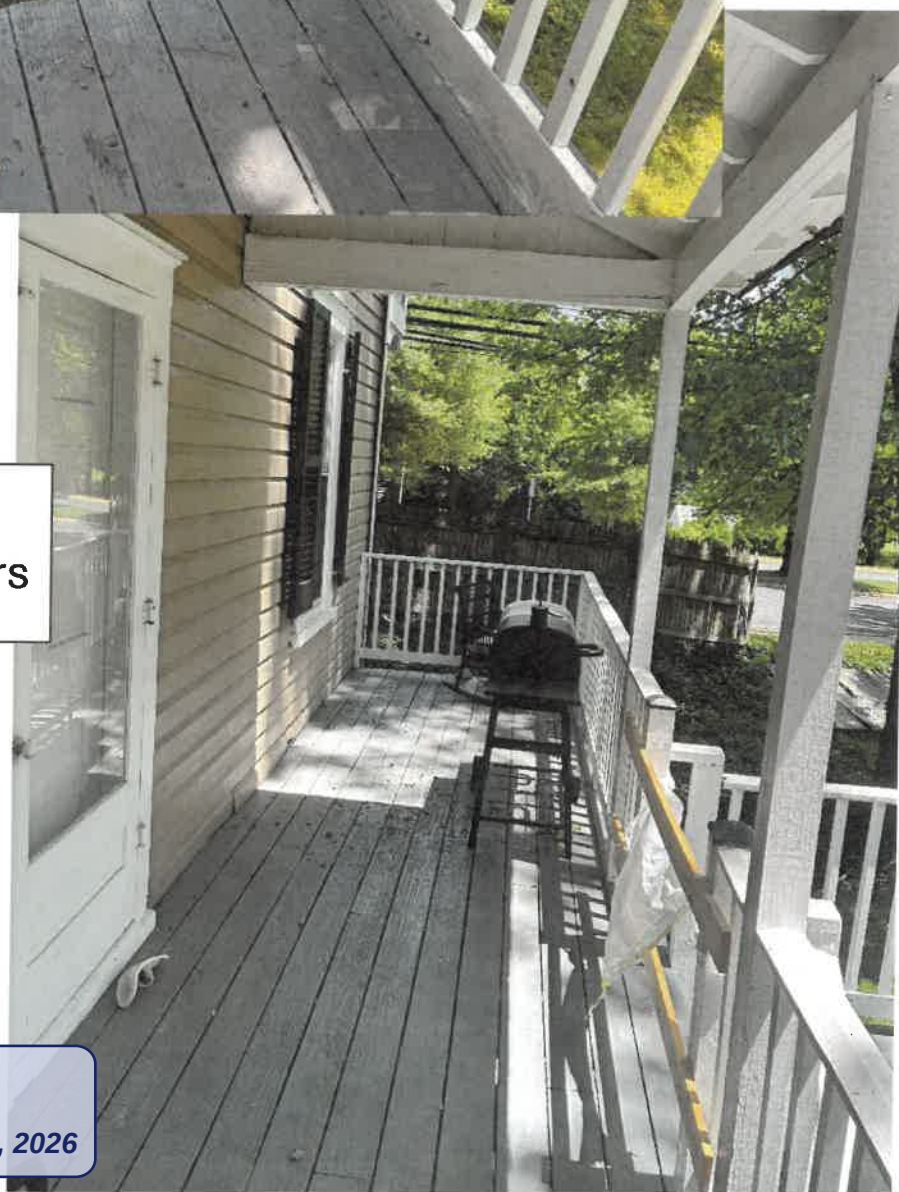
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REVIEWED

By Laura DiPasquale at 1:54 pm, Aug 11, 2026



Rear Porch Railing



3 ft. x 6 ft. Pressure-Treated Pine Routed Wood Deck Line Railing Kit with Square End Balusters

by ProWood > [Shop the Collection >](#)

★★★★☆ (146)

- Builds 6 ft. railing section for decks, porches, gazebos, etc.
- Pressure-treated wood resists insects, decay, and harsh weather
- Unassembled kit allows for maximum customization and flexibility

Rear Stair Railing



3 ft. x 6 ft. Pressure-Treated Pine Routed Wood Deck Stair Railing Kit with Square End Balusters

by ProWood > [Shop the Collection >](#)

★★★★☆ (146)

- Builds one 6 ft. stair railing section for elevated outdoor areas
- Pressure-treated wood resists insects, decay, and harsh weather
- Unassembled kit allows for maximum customization and flexibility

REVIEWED

By Laura DiPasquale at 1:54 pm, Aug 11, 2026

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Fence panels



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DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/12/2026

Application No: 1161518
AP Type: HISTORIC
Customer No: 1556429

Affidavit Acknowledgement

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

Primary Applicant Information

Address 3820 WARNER ST
KENSINGTON, MD 20895
Homeowner Community Options (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work Due to recent storm damage and deterioration, Community Options is working to repair the fence and back deck of the home to ensure both are safe for the residents of the home.

REVIEWED

By Laura DiPasquale at 1:54 pm, Aug 11, 2026

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Historic Preservation Commission

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