HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Jeffrey Hains
Chair

September 11, 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 #1168699 – Retroactive railing replacement

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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 September 9, 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: Nishan Aghajanian
Address: 14 West Lenox Street, Chevy Chase

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.

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

14 W Lenox is a house built in the late 1990s. The previous owner razed the old house. This house has no significant historical structural elements or landscaping.

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

Replace rotted wooden safety railing that protects rear basement stairwell with matte finished Intex Millwork PVC railing. New material is stronger and safer than old material. New rail is similar in style and height to the old rail it replaced.

REVIEWED

By Laura DiPasquale at 11:39 am, Sep 11, 2026

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Work Item 1: Basement Stair Rail Replacement

Description of Current Condition:	Proposed Work:
Rotted railing and posts	Replace with matte white PVC railing along the same footprint. Similar height and style to old fence.

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Description of Current Condition:	Prop

Work Item 3:

Description of Current Condition:	Proposed Work:

TW PERRY
Builders FirstSource

TW Perry - Gaithersburg
8101 Snouffer School Road
Gaithersburg MD 20879
301-840-9600
Fax: 301-670-6200

CUSTOMER COPY

ORDER

2506-C83525 PAGE 1 OF 1

SOLD TO	JOB ADDRESS
GARCIA TEAM	NISHAN MD (240) 505-6581

ACCT NO.	JOB
91549	0
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BRANCH	2000
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ORDER ENTRY	HGARCI
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WILL BE PICKED UP BY SANTOS

Item	Description	D	Ordered	Sold	Remain	UM	Price	Per	Amount
IR6K36	INTEX 6'HAMPTON FLAT CAP RAIL KIT WHITE		1		1	EACH	265.7121	EACH	265.71
IR8K36	INTEX 8'HAMPTON FLAT CAP WHITE RAIL KIT		2		2	EACH	350.7121	EACH	701.42
IRBKTSET	INTEX LEVEL RAIL HARDWARE KIT (4pcs)		2		2	EACH	41.9394	EACH	83.88
IRNEWEL5EX	INTEX NEW 5"X48" SLEEVE WHITE.		6		6	EACH	92.8939	EACH	557.36
IRPC5	INTEX PLAIN FLAT POST CAP 1"X 6-3/4" FOR 5" SLEEVE		6		6	EACH	27.0333	EACH	162.20
IRNBT5EX	NEW INTEX TRIM SKIRT 5"WHT. THIS SKIRT FITS THE NEW SLEEVE.		6		6	EACH	22.5152	EACH	135.09
DELIVERY	Delivery (incl fuel surcharge)	N	1		1	EACH	7.0000	EACH	7.00

Payment Method(s)

MasterCard 2,027.00 8510

SubTotal	1,912.66
	114.34
	-2,027.00
	0.00

All returns must be made within 30 days accompanied by the original inv
subject to a 25% restocking fee. Special orders are non-returnable.

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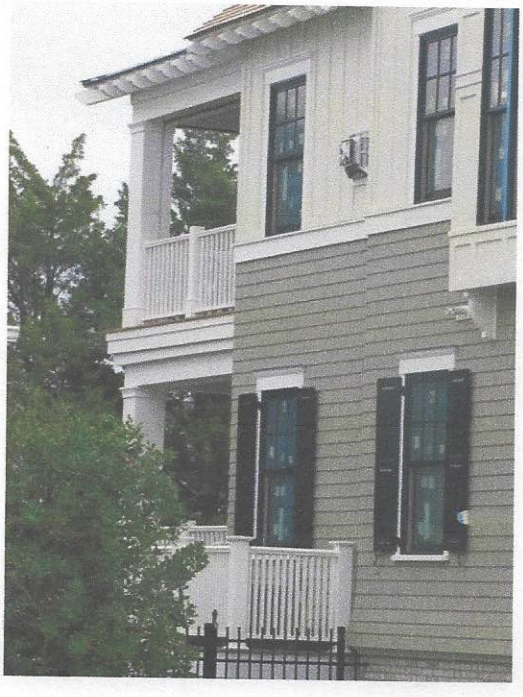
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Hampton Extruded Rail System

Extruded Railing System

The Hampton Extruded Rail System is an economical rail solution with performance superior to composite railing. This rail system is available in 6, 8 and 10 foot lengths for level & radius rail runs, and 6 & 8 foot lengths for stairway applications.



- Matte finish – 100% extruded Cellular PVC with aluminum reinforced core
- 3-1/2" width flat top profile (RS40350F)
- 3-1/2" width peaked profile (RS40350P)
- Commercial Code Approved spans up to 10 feet
- Hidden Stainless Steel fasteners
- 1-1/4" square-edge balusters
- 5" standard newel cover, 6", 8", 10" & 12" optional
- Solid PVC flat & pyramid newel caps, injection molded cap optional
- Mahogany top cap option available
- Does not require paint, but can be painted (LRV >55)

"I have seen many composite railing systems o… …ing system is the best overall railing system for th… …s a completely different level of fit…

-Duffy McCarthy

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True Hidden Fastener System

The Hampton Extruded Rail System by INTEX Millwork Solutions has a fastener system that is truly hidden. The hardware is completely concealed inside the rail. The fastener system used for Hampton will not rust and stain rail, columns or newel posts as seen in competitive rail products.



Hampton with true hidden fastener system



Competitive Rail fastener system

Injection Molded Cap &

Color Matched to Hampton Rail

Special Mold Technology that Creates a Matte Finish to Match the Sheen of Hampton Rail

Larger & Heavier Wall Thickness as Compared to Competitive Injection Molded Caps



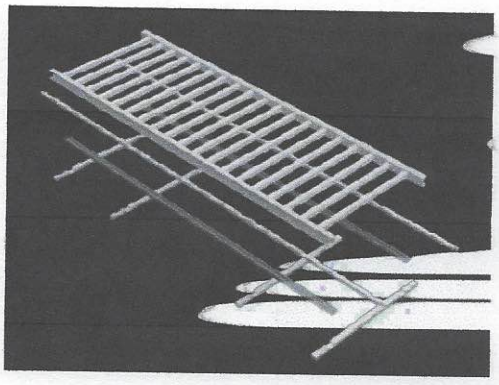
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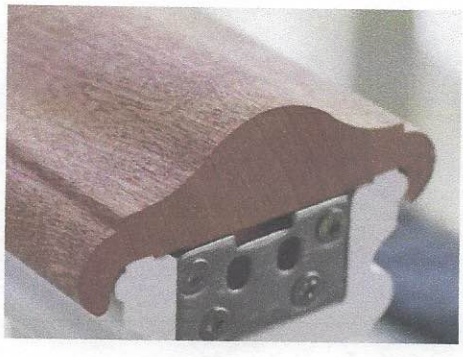
Assembly Jig

This reusable rail assembly jig is designed specifically for INTEX's Hampton Extruded Rail System to help reduce installation times and labor cost. The Assembly Jig makes it easier to align, center and space balusters on the Hampton rail system.

Railing Options



Three Line Rails
Railing Systems



Mahogany Cap
Railing Systems



Decorative Panels
Railing Systems

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Instructions, Pricing & More

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