

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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	*	*	*	*	*		*

APRIL 20, 2026

## KEATING RESIDENCE

9 PRIMROSE STREET CHEVY CHASE MD 20815

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### PROJECT SCOPE

The existing front porch painted metal terne roofing will be replaced with new TPO membrane roofing, as per approved HAWP #1142652. In conjunction with this project, the General Contractor has determined that the existing railings along the perimeter of the front porch roof must first be removed to fully access the area of work and to install required flashings. The General Contractor has further determined that the existing railings are in poor condition and are not salvageable for reinstallation. The front porch roof railings require full replacement.

The existing railing at the perimeter of the existing front porch roof is primarily painted mahogany. The bottom rail appears to be assembled from painted 1x pine trim. The railings do not appear to be the original construction and have been replaced within the last twenty years. The existing posts are constructed of plywood boxes wrapped in 1x PVC trim, also likely replaced within the last twenty years.

The existing painted pine and mahogany railing at the perimeter of the existing front porch roof will be replaced with a new 36-inch tall painted mahogany railing, custom milled to match the existing railing profile at the first floor covered porch below. The existing railing at the first floor covered porch is presumed to be the original design.

The existing porch roof railing balusters are 5/8" wide x 1-3/8" deep, with a 3/4" space between. This varies from the original first floor porch below, where the balusters are 7/8" x 1-3/4", with 1" space between. The railing fabricator does not recommend matching the 5/8" balusters as they will bow and eventually fail again. We propose using 1" x 1-3/4" balusters at the upper railing and will match the baluster spacing at the first floor front porch below. Our approach will unify the upper and lower porch railings for a more consistent and improved appearance and will ensure the longevity of the architectural millwork over time.

The existing posts at the existing porch roof are fabricated from plywood boxes wrapped with painted PVC trim. The plywood boxes are not structural. The existing posts will be replaced with new 6x6 structural posts and will be furred out to match the existing post dimensions. The new posts will be wrapped with painted wood. The existing cap, trim, and panel details will be matched. The existing spacer blocks below the midpoint at each railing section will be replaced with new painted wood blocking to match existing to provide additional structural support against railing deflection.

APAC Engineering will provide the required drawings and calculations for the Montgomery County building permit application to confirm that the railing design and posts meet current building code requirements.

## **SPECIFICATIONS**

### GENERAL

Custom Milled Railing System: Painted sapele mahogany.

Custom Posts: 6x6 pressure treated lumber secured to existing roof framing, wrapped with painted sapele mahogany.









MONTGOMERY  
 **Planning**