



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert Sutton  
Chairman

Date: June 1, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1017737: Construction of rear deck

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with four (4) conditions** at the May 24, 2023 HPC meeting.

- 1. All materials of the deck including but not limited to the flooring/decking, fascia boards, railings, skirts, balusters, posts, and post caps shall be millable cellular polyvinyl chloride (PVC) with final review and approval delegated to staff.**
- 2. Submit additional specifications (design, materials, and dimensions) for the stair and the landing with final review and approval delegated to staff.**
- 3. Include a site plan, elevation, or annotated photograph that shows the location and dimensions of the deck in relation to the house with final review and approval delegated to staff.**
- 4. Amend the “personalized deck designs” to note that these drawings are illustrative and that no alterations to the fenestration or materials of the house are proposed.**

The HPC staff has reviewed and stamped the attached construction drawings.

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: Garrett Anderson  
Address: 104 Water Street, Brookeville

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 Michael Kyne at 301.563.3403 or [Michael.Kyne@montgomeryplanning.org](mailto:Michael.Kyne@montgomeryplanning.org) to schedule a follow-up site visit.





APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1017737
DATE ASSIGNED

APPLICANT:

Name: Address: Daytime Phone: E-mail: City: Zip: Tax Account

AGENT/CONTACT (if applicable):

Name: Address: Daytime Phone: E-mail: Contractor

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: Street:

Town/City: Nearest Cross Street:

Lot: Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other:

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Garrett Anderson

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**REVIEWED**

*By Michael Kyne at 3:26 pm, Jun 01, 2023*

APPROVED

Montgomery County  
Historic Preservation Commission



Robert G. Patton

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:

**REVIEWED**

*By Michael Kyne at 3:26 pm, Jun 01, 2023*

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

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

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By Michael Kyne at 3:26 pm, Jun 01, 2023

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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	*	*	*	*	*		*

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## Written Description:

We would like to add a 14 x 15'6" deck to the back of our house where the steps currently are. The deck is not visible from the road. The foundation of the structure will be built with pressure treated wood, the decking and railing will be built with PVC. The deck will be located within the boundary of the home and 9+ feet away from the property line adjacent to 106 Water Street.

Note: The deck design tool only had brick as an available siding material, there will be NO changes to the home or existing materials.

## Site Plan:

See Deck Design attachment.

## Materials:

Decking: TimberTech Landmark - Standard PVC (5.5")

Railing: TimberTech Pinnacle Rail™ - PVC

See attachments for more details.

**REVIEWED**

*By Michael Kyne at 3:27 pm, Jun 01, 2023*

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Robert A. Patton

**REVIEWED**

By Michael Kyne at 3:27 pm, Jun 01, 2023

The screenshot displays a web-based map application interface. At the top, a green header bar contains the text "Montgomery County Map" and various navigation icons. Below the header, a search bar shows the address "104 water st brookeville md" with a search icon and a dropdown menu. A white box with a black border is overlaid on the map, containing the text "APPROVED" and "Montgomery County Historic Preservation Commission" followed by a handwritten signature. The map itself is an aerial view of a property with a blue dashed boundary line. A small black rectangle highlights a specific area on the property. The bottom of the screen shows a scale bar indicating "20ft" and a copyright notice for Esri and other contributors.

Montgomery County Map

104 water st brookeville md

Show search results for 104 wat...

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*Robert A. Kyne*

20ft

loading...

Esri Community Maps Contributors, MNCPPC, VGIN, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGra...  
POWERED BY esri



**Current Conditions:**



**Tree Survey:**

N/A. No trees will be impacted.

**REVIEWED**

*By Michael Kyne at 3:27 pm, Jun 01, 2023*

**Property Owner Addresses:**

Included in HAWP application.

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A handwritten signature in black ink, appearing to read "Robert H. Patton", written over a horizontal line.

**Tree Survey:**

N/A. No trees will be impacted.

**Property Owner Addresses:**

Included in HAWP application.

**REVIEWED**

*By Michael Kyne at 3:27 pm, Jun 01, 2023*

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Robert G. Patton

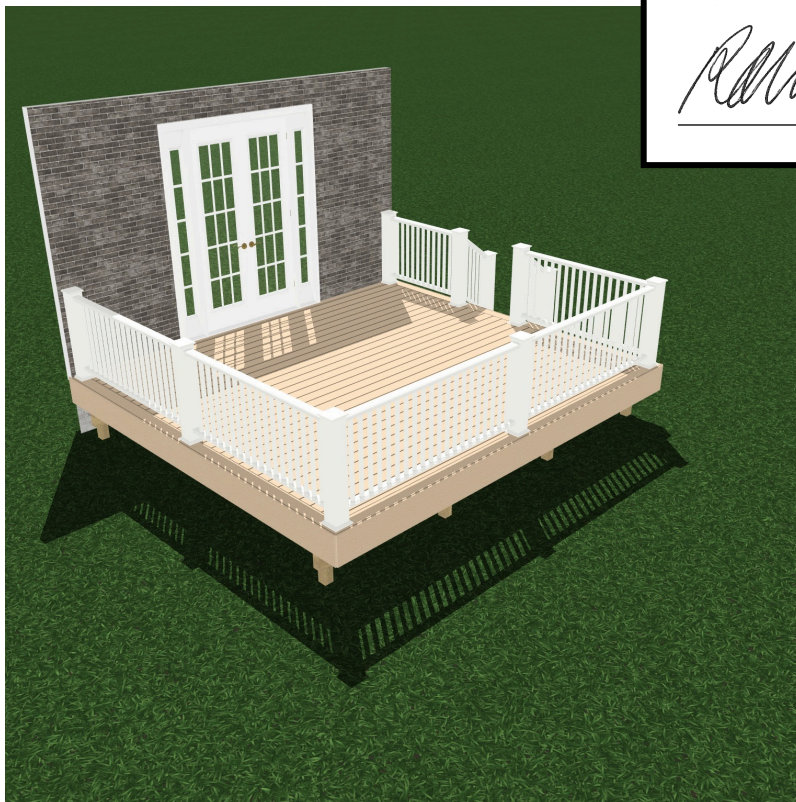


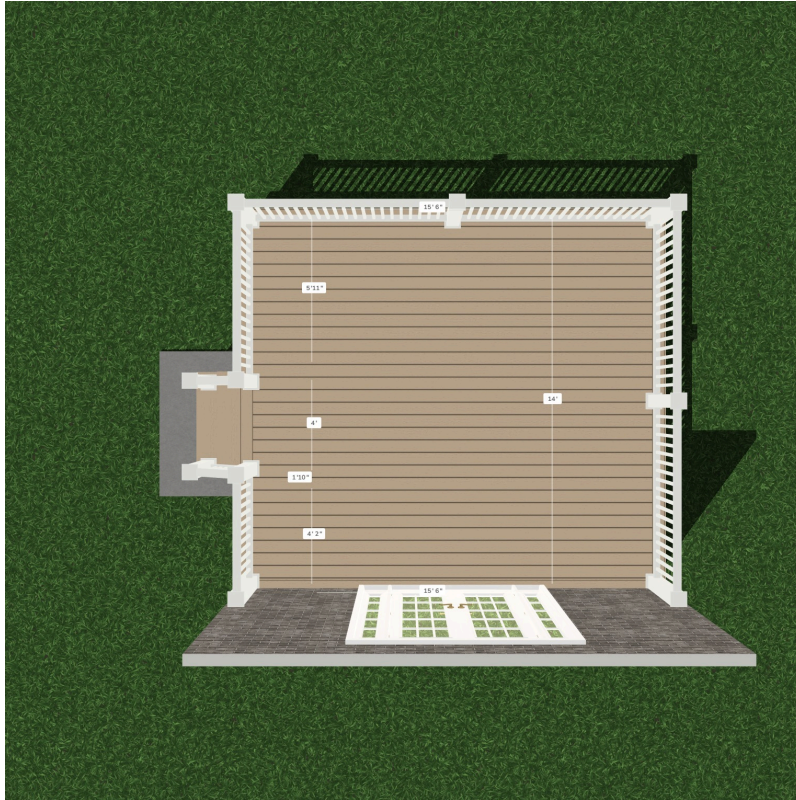
**REVIEWED**

*By Michael Kyne at 3:27 pm, Jun 01, 2023*

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A handwritten signature in black ink, which appears to read "Robert H. Adams". The signature is written in a cursive style and is positioned above a horizontal line.





General Deck Info

PERIMETER	# OF TIERS	DECK AREA	RAIL HEIGHT
58 ft. 12 in.	1	217 sq ft	36 in.

**REVIEWED**

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**Decking Selections - PVC**

**Primary Decking**



**Category** TimberTech AZEK  
**Collection** Harvest  
**Color** Brownstone  
**Width** Standard (5.5")

**Primary Decking**



**Category** TimberTech AZEK  
**Collection** Harvest  
**Color** Brownstone  
**Width** Standard (5.5")

**Picture Framing**



**Category** TimberTech AZEK  
**Collection** Harvest  
**Color** Brownstone  
**Width** Standard (5.5")

**Fascia**



**Category** TimberTech AZEK  
**Collection** Harvest  
**Color** Brownstone  
**Width** Standard (12")

**Purchasing Options**

Deck boards are offered in 3 lengths. Depending on your dimensions and board orientation, choosing certain board lengths will be more efficient. Only select one.

**BOARD LENGTHS**

Board Color - Width	Qty at 12'	Qty at 16'	Qty at 20'
Brownstone - Standard (5.5")	41	27	27
Brownstone - Standard (5.5")	2	2	1
Brownstone - Standard (5.5")	6	4	4

**FASCIA BOARDS**

- 12' Boards: Qty 6

**DECK INFO**

- 217 sq ft
- 180° board rotation

**OTHER FINISHINGS**

- 432 fasteners

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By Michael Kyne at 3:27 pm, Jun 01, 2023

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### Railing Selections

#### Railing



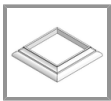
**Collection** Pinnacle Series - PVC  
**Color** White

#### Railing Infill



**Type** PVC Square Balusters  
**Color** White

#### Railing Skirts



**Size** 5" Post Skirt  
**Color** White

#### Post Sleeves



**Size** 5" Post Sleeve  
**Color** White

#### Post Caps



**Size** 6.75"x6.75"x1"  
**Color** White

### Material Descriptions

These recommendations are for railing with a 4" gap from deck surface to the bottom of the bottom rail. Always refer to your local building codes to determine if other requirements must be met (Canadian requirements may vary).

**REVIEWED**

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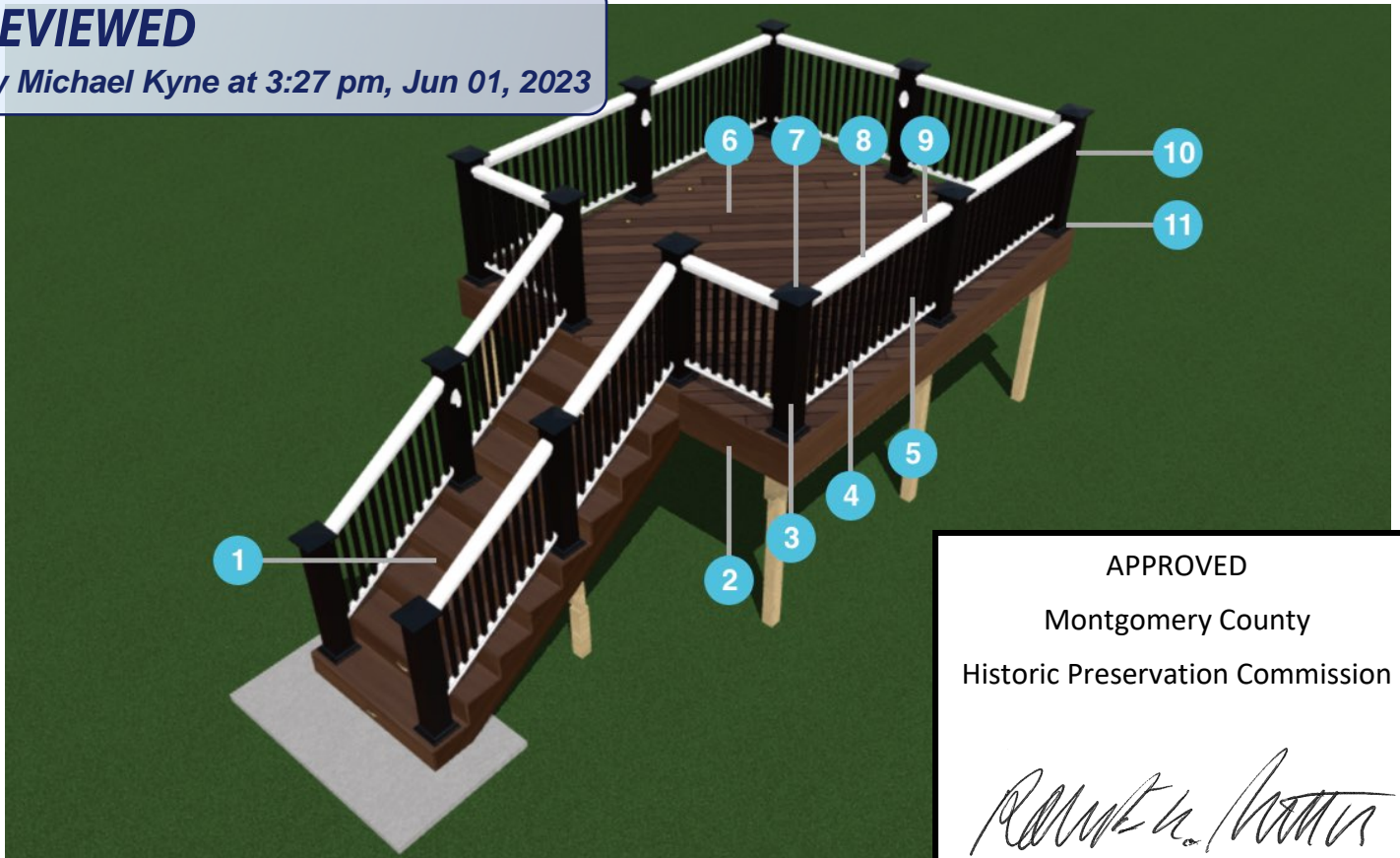
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By Michael Kyne at 3:27 pm, Jun 01, 2023



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*Robert A. [Signature]*

1. **Riser** - Vertical board that provides a finished look to the front of a stair step.
2. **Fascia** - Vertical board that provides a finished look covering the sides of a deck sub-structure.
3. **Rail Post** - The vertical post connected to the deck framing that supports the railing.
4. **Bottom Rail** - Horizontal rail that connects the bottom of the posts and the infill.
5. **Infill** - Connects between the posts and in between the top rail and bottom rail.
6. **Decking** - The boards used to make the walking surface of the deck.
7. **Post Cap** - Cap on top of the post that is a decorative finish.
8. **Top Rail** - Horizontal rail that connects the top of the posts and support balusters or other infill.
9. **Support Rail** - The horizontal rail at the top of a railing system providing a structural base to the top rail.
10. **Post Sleeve** - Hollow sleeve that fits over a rail post.
11. **Post Skirt** - Finishing piece at the base of the post sleeve that covers any cuts where the decking and railing meet.

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## Project Considerations

You've designed the deck of your dreams and are ready to turn that dream into a reality. As you begin planning for the installation of your deck, here are a few factors to consider.

### Obtain a Permit

Check your local building codes and get a permit if needed. This is usually required for any structure, such as a deck, that necessitates the installation of footings. You don't want to receive a note from the city notifying you that your deck isn't up to code. Plus, you'll want to make sure it's safe and secure for loved ones and visitors.

### Consult a Professional or DIY

Before ordering materials, be sure to decide if you want to hire a contractor or do the project yourself. A professional contractor can review your design to help determine the feasibility and review the list of materials for accuracy.

Visit TimberTech.com to [Find a Contractor](#) or [Get DIY Help](#).

### Get More Info

If you are wanting to see examples of completed projects loved by homeowners or looking for advice on color combos, visit our [Decking Design Center](#) or browse the [Design Guide](#).

You can also [Get a Cost Estimate](#) or learn [Where to Buy](#) our products.

### Order Free Samples

Can't decide on which decking color or railing shape is right for you? [Order free samples](#) to see them in person and choose your favorite.

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### Designing with Safety in Mind

We want to provide a great deck designing experience that enables you to plan the deck of your dreams. We also want that outdoor space to be safe for you and your guests. Please read the following disclaimer and disclosure carefully. Using our deck designer tool implies you have read this information and agree to its terms and conditions listed below.

### A Note About This Tool

The suggested design is a design guide and is NOT a finished building plan. It is your responsibility to verify its accuracy, completeness, suitability for your particular site conditions, and compliance with local building codes and practices. Please consult your local building codes for requirements for deck lighting, railing, and stairs.

AZEK Building Products and its affiliates assume no responsibility for any damages, including direct or consequential, personal injuries suffered, or property or economic losses incurred as a result of the information published within this Deck Designer, AZEK Building Products and its affiliate websites or Deck Design Detail Report. Before beginning any project, review the instructions carefully. We cannot anticipate all of your working conditions or the characteristics of your materials and tools. For your safety, you should consider your own skill level and use caution, care and good judgment when following the instructions. If you have doubts, concerns or questions, consult local experts, architects, soil engineers or building authorities. Because local zoning and building codes and regulations vary greatly, you should ALWAYS CHECK WITH LOCAL AUTHORITIES TO VERIFY THAT YOUR PROJECT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. You must observe instructions and safety precautions provided by any tool or product used and all accepted safety procedures.

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By Michael Kyne at 3:27 pm, Jun 01, 2023

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You are responsible for ensuring that all measurements are correct and that the design complies with all applicable codes and regulations. You are responsible for ensuring that your design is sound for its size, location and anticipated use. You are responsible for ensuring that the design and any substitutions or modifications you make comply with all applicable codes and regulations. Prior to your purchase, AZEK Building Products recommends that you review the full Installation Guidelines on all products for more details regarding installation as well as information on care and maintenance, storage and handling, reference to warranty coverage, and other important product information.

AZEK Building Products and its affiliates assume no liability or responsibility for your design, construction or use of any product supplied by AZEK Building Products.

YOU ASSUME TOTAL RESPONSIBILITY AND RISK FOR YOUR USE OF THE AZEK BUILDING PRODUCTS DESIGNER TOOL, THE AZEK BUILDING PRODUCTS WEBSITE AND SUPPLIED DECK DESIGN DETAIL REPORT. AZEK BUILDING PRODUCTS PROVIDES THIS WEB-BASED TOOL, ALL INFORMATION, PRODUCTS, AND SERVICES 'AS IS' AND DOES NOT MAKE EXPRESS OR IMPLIED WARRANTIES, REPRESENTATIONS, OR ENDORSEMENTS OF ANY KIND WHATSOEVER (INCLUDING WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE).

## Homeowners

Please be advised that TimberTech, AZEK, The AZEK Company and AZEK Building Products (hereinafter "AZEK") make no representations or warranties regarding the service, installation or business ethics of any installer or remodeler located on or obtained through the use of any AZEK or TimberTech website. The installers/remodelers are not employees or agents of AZEK, and it is ultimately up to the homeowner to make an individual assessment regarding the use of any installer/remodeler. Your rights are governed by the terms of the contract you enter into with the installer/remodeler you select. AZEK makes no guarantees, representations or warranties, and disclaims any damages, regarding the outcome and quality of the job that they may perform if you elect to retain their services.

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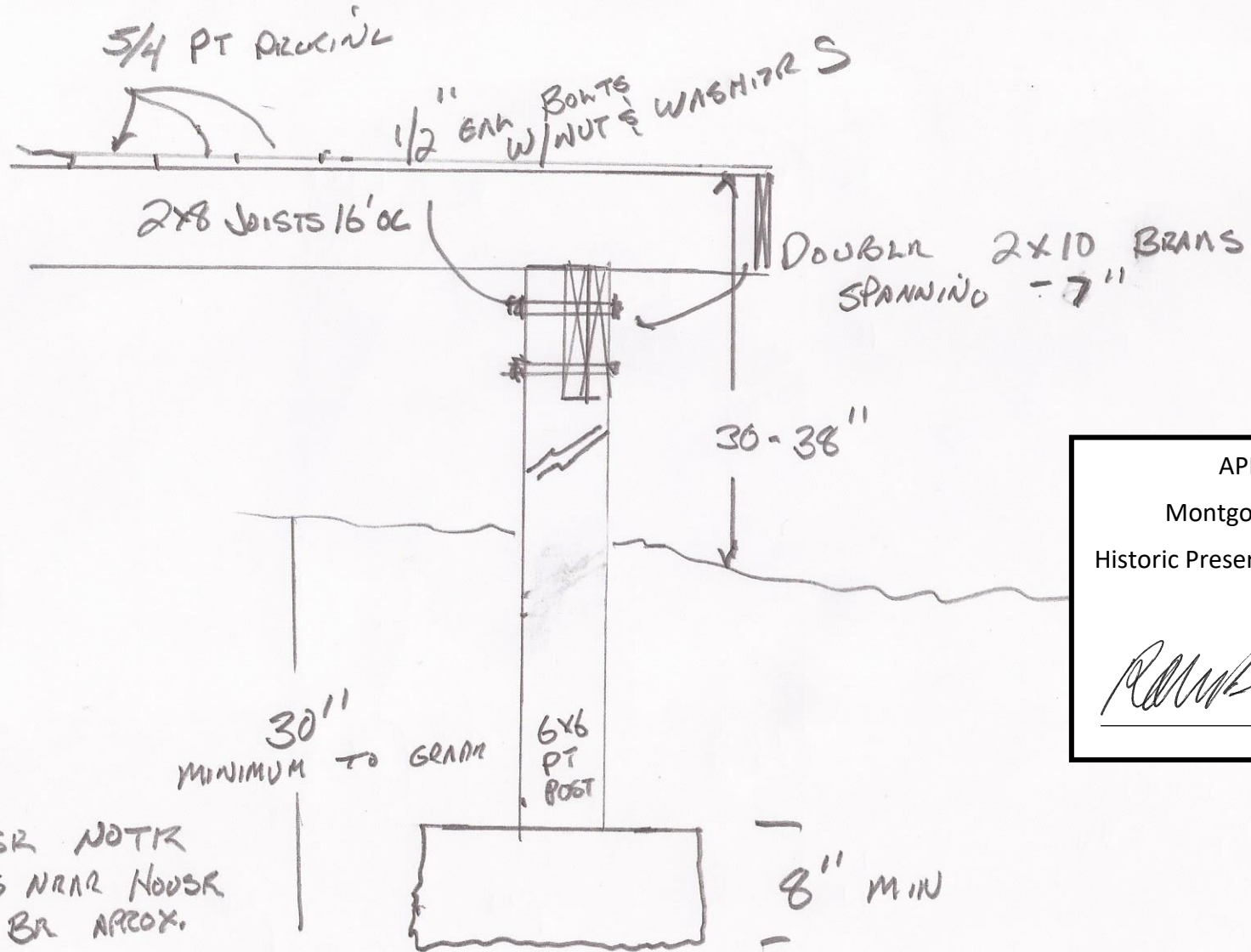


Robert H. Butler

**REVIEWED**

By Michael Kyne at 3:29 pm, Jun 01, 2023

CROSS SECTION  
OF PEEK FOOTINGS  
& BEAM



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Historic Preservation Commission

*[Signature]*

\*PLEASE NOTE  
HOLDS NEAR HOUSK  
WITH BR APPROX.  
8' DEEP  
TO REACH UNDISTURBED  
SOIL

SCALE 1" = 1"

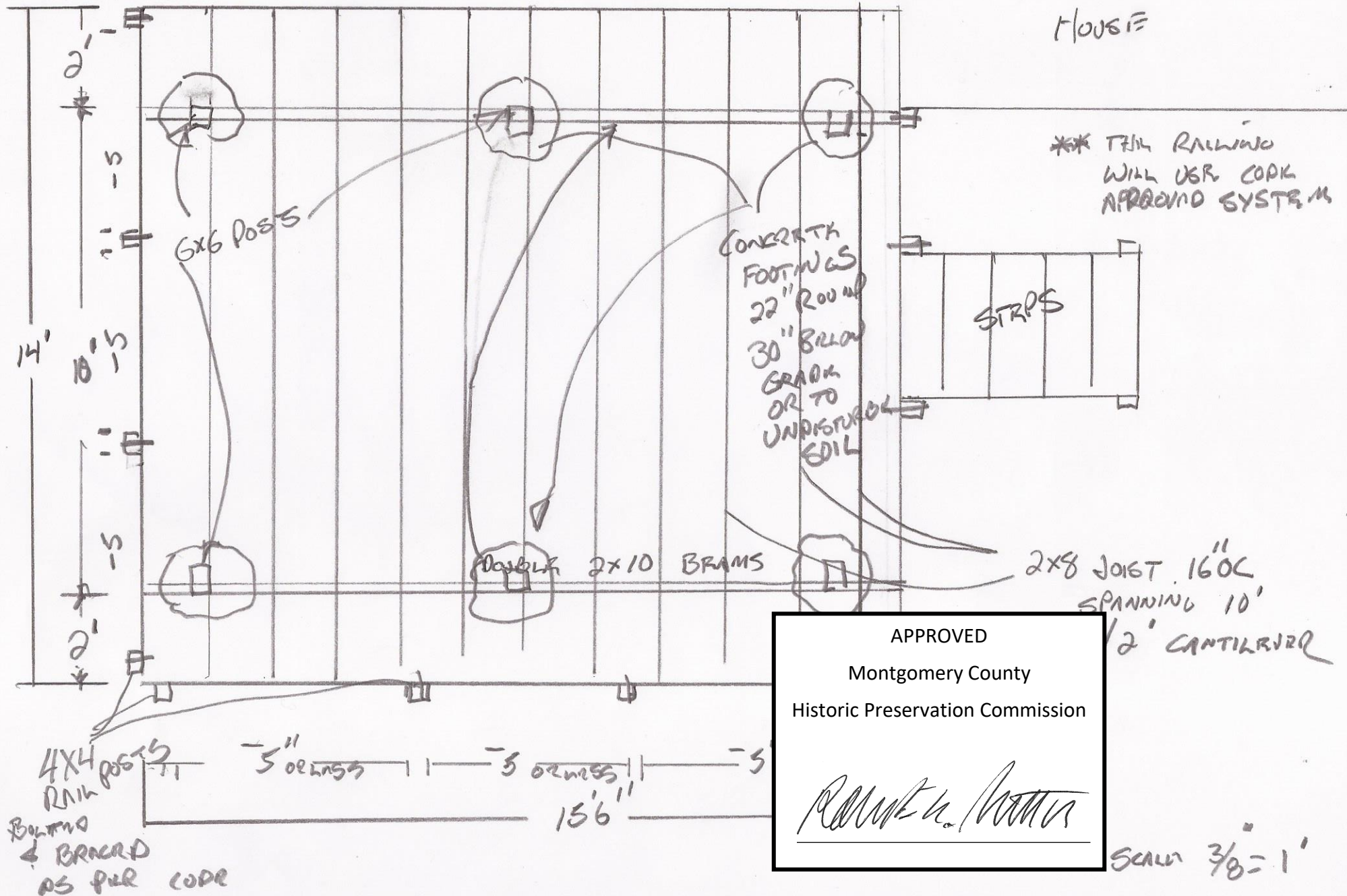
PLANK FOR DECK AT  
104 WATER ST  
BROOKVILLE MO  
20833

HOUSE

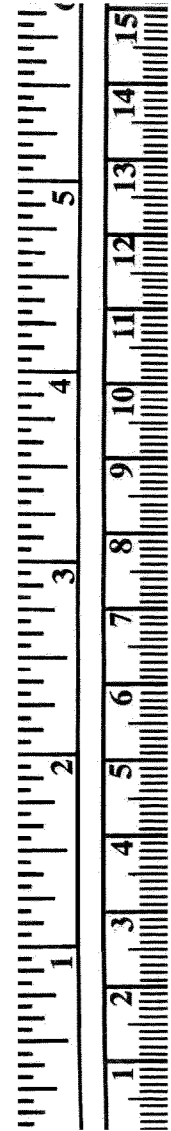
FREE STANDING DECK

**REVIEWED**

By Michael Kyne at 3:29 pm, Jun 01, 2023



MONTGOMERY COUNTY CIRCUIT COURT (Subdivision Plats, MO) Plat 22316, MSA\_s1249\_028188. Date available 2002/09/30. Printed 08/20/2020.



**OWNER'S CERTIFICATION**

I, Sidney Isadore Rotter, owner of the property shown hereon, hereby adopt this plan of subdivision, grant an area of dedication along Water Street for the public use, and further grant a Public Utilities Easement (10' P.U.E.) as shown hereon to the parties named in a document entitled "Terms and Provisions of Public Utility Easements" as recorded in Liber 3834 at Folio 457 among the Land Records of Montgomery County, Maryland, subject to all current and applicable regulations of all federal, state, and local governing agencies, and further grant a Conservation Easement as shown hereon to the parties named in a document entitled "Conservation Easement Agreement, Category I" as recorded in Liber 13178 at Folio 412 among the Land Records of Montgomery County, Maryland, subject to the terms set forth therein. I also grant an access easement as shown hereon, for the use and benefit of the owners of Lots 60, 14-18, and properties described as P535 and P537, their successors and assigns.

There are no suits, liens, mortgages, or trusts, affecting the property including in this plat of subdivision, except for a certain lien and the party interest thereto has hereon indented their assent.

By: Sidney Isadore Rotter 5/30/02 Date Sidney Isadore Rotter Witness  
By: Gary Weitman, Substitute Trustee for Mary Marcello, formerly Mary Rotter 9/19/02 Date Gary Weitman Witness

**SURVEYOR'S CERTIFICATION**

I hereby certify that the plat shown hereon is correct: that it is a subdivision of part of the land described in a deed from Sidney Isadore Rotter and Mary Elizabeth Rotter to Sidney Isadore Rotter, dated July 27, 1990 and recorded Liber 9447 at Folio 473, among the land records of Montgomery County, Maryland. I further certify that all monuments and all property markers and other boundary markers have been set as delineated hereon. The total area included on this plat is 3.252 acres of land of which 0.423 acres is dedication to public use.

DATE: 5/30/02  
Thomas A. Maddox  
THOMAS A. MADDOX - REGISTERED  
PROFESSIONAL LAND SURVEYOR MD #10850

**NOTES**

- 1. ZONING PER TOWN OF BROOKEVILLE ZONING ORDINANCE, CHAPTER 10: HVR, HISTORIC VILLAGE RESIDENTIAL  
BUILDING HEIGHT NOT TO EXCEED 35'  
BUILDING RESTRICTION LINES  
15' FRONT YARD  
8' SIDE YARD  
40' REAR YARD  
ACCESSORY BUILDINGS MUST BE BUILT A MINIMUM OF 2' FROM PROPERTY LINES.
- 2. APPROVAL OF THIS PLAT PREDICATED ON THE AVAILABILITY OF PUBLIC WATER AND SEWER. CATEGORIES S-3, W-3.
- 3. THIS PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING OR RESTRICTING THE OWNERSHIP AND USE OF THE PROPERTY. THIS PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- 4. PROPERTY FOUND ON MONTGOMERY COUNTY TAX MAP HU562.
- 5. THIS PROPERTY DOES NOT LIE WITHIN A FLOOD PLAIN AS SHOWN ON TOWN OF BROOKEVILLE, MONTGOMERY COUNTY, MARYLAND, FEMA COMMUNITY PANEL NO. 240166 0001A, DATED JUNE 19, 1989.

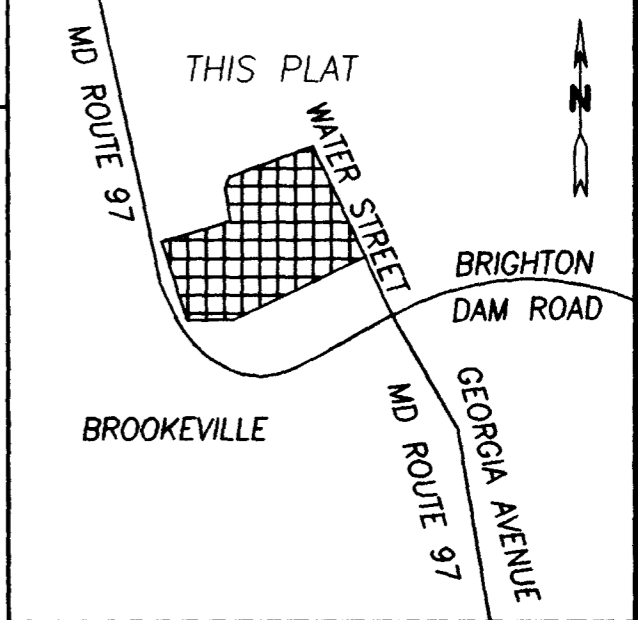
FOR PUBLIC WATER AND SEWER SYSTEMS  
TOWN OF BROOKEVILLE PLANNING COMMISSION  
Christopher T. Scanlon 9/27/2002  
CHAIRMAN DATE  
CHRISTOPHER T. SCANLON

**REVIEWED**  
By Michael Kyne at 3:27 pm, Jun 01, 2023

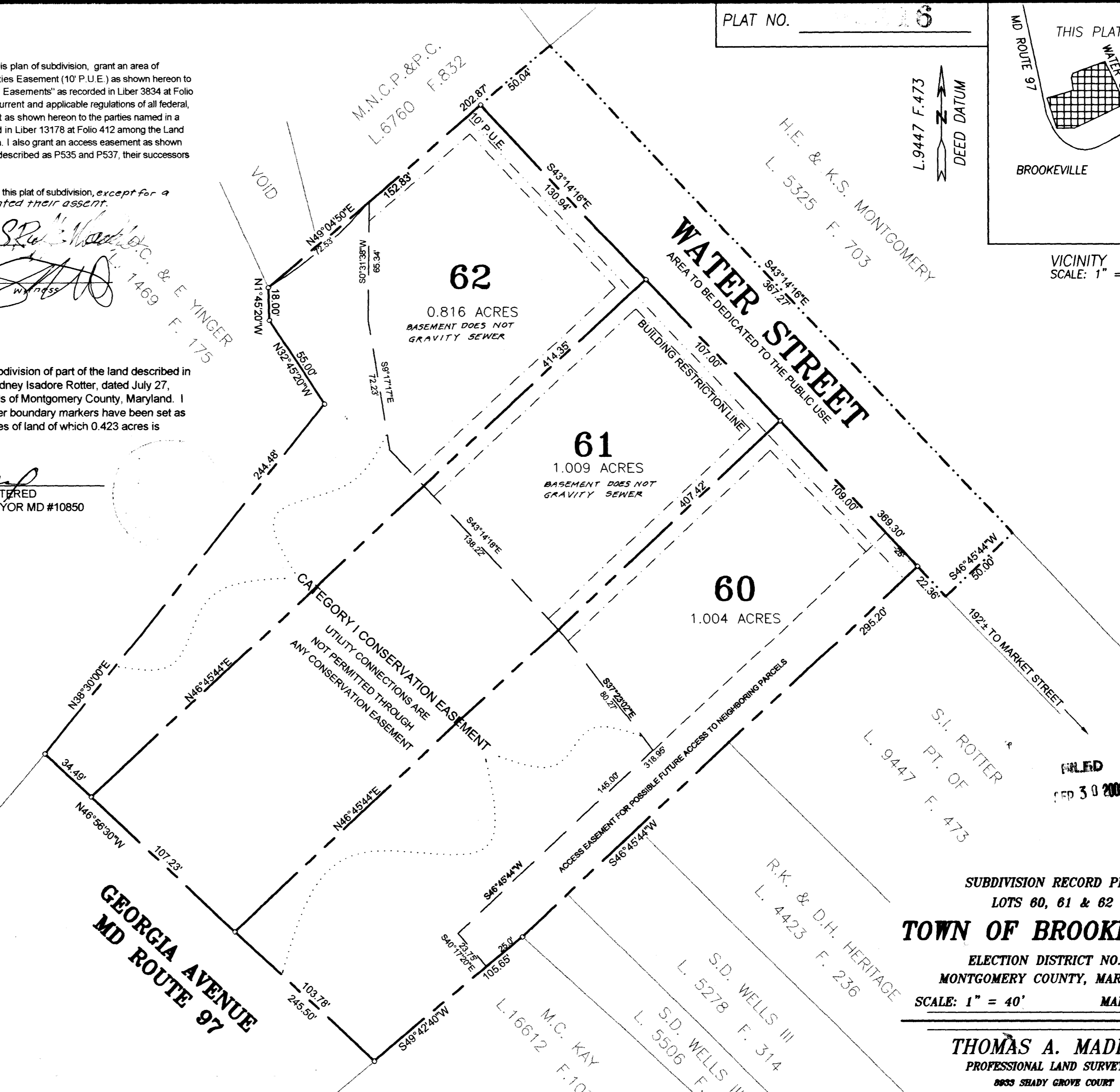
APPROVED  
Montgomery County  
Historic Preservation Commission  
Robert H. Porter

PLAT NO. 22316

L. 9447 F. 473  
DEED DATUM



VICINITY MAP  
SCALE: 1" = 2000'



SUBDIVISION RECORD PLAT  
LOTS 60, 61 & 62  
**TOWN OF BROOKEVILLE**  
ELECTION DISTRICT NO. 8  
MONTGOMERY COUNTY, MARYLAND  
SCALE: 1" = 40' MARCH 2002

**THOMAS A. MADDOX**  
PROFESSIONAL LAND SURVEYOR  
8833 SHADY GROVE COURT  
GAITHERSBURG, MARYLAND 20877  
(301) 984 - 5804

FILED  
SEP 30 2002

64617 MSA SSU 1247-28188