



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

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 to schedule a follow-up site visit.



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



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:

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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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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.

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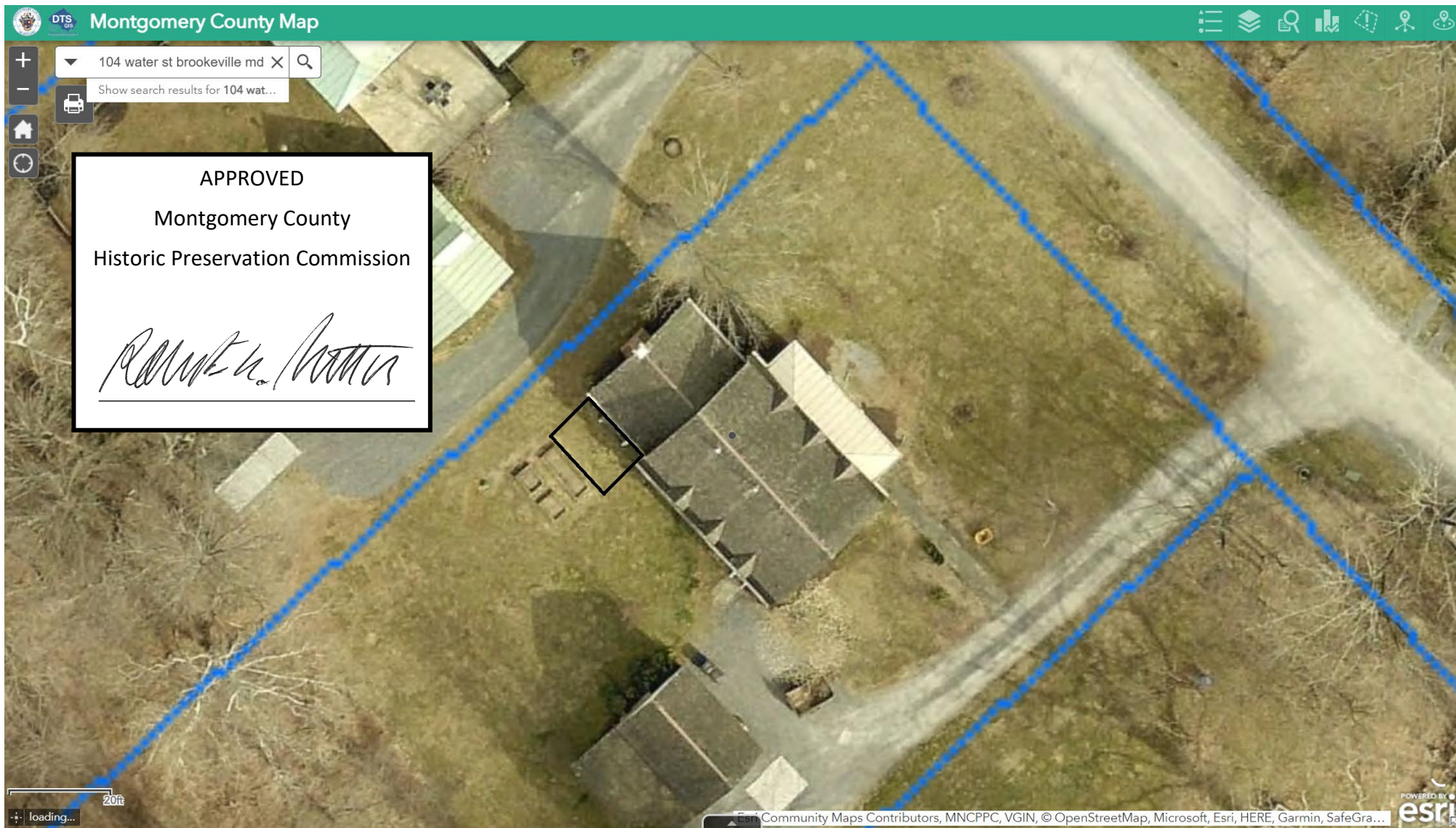
Montgomery County

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A handwritten signature in black ink, appearing to read "Randall H. Hutter", is written over a horizontal line.

REVIEWED

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



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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Robert H. [Signature]

Tree Survey:

N/A. No trees will be impacted.

Property Owner Addresses:

Included in HAWP application.

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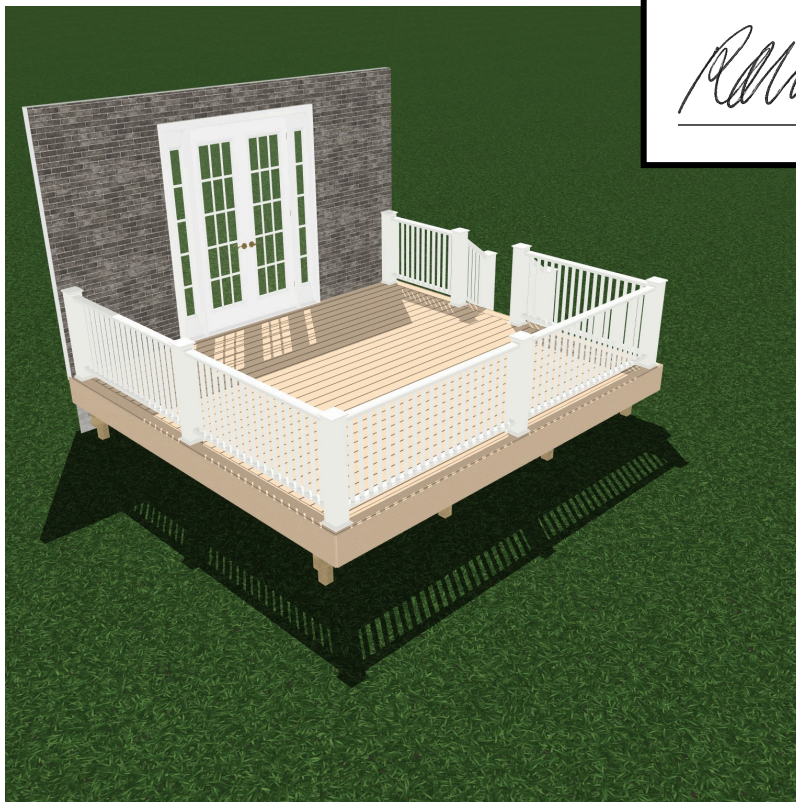
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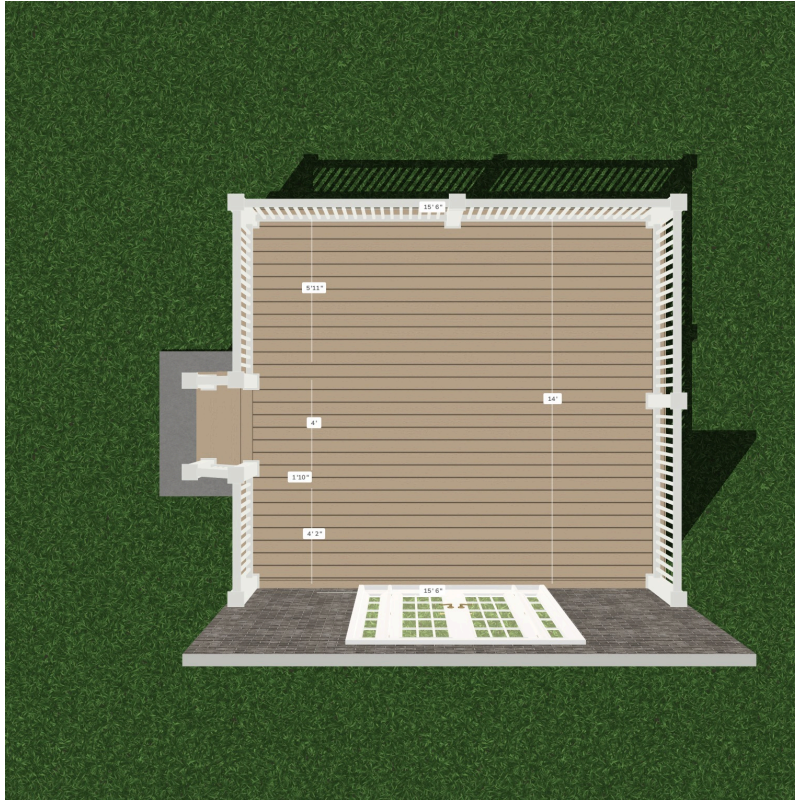


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Robert H. Hutter



General Deck Info

PERIMETER

OF TIERS

DECK AREA

RAIL HEIGHT

58 ft. 12 in.

1

217 sq ft

36 in.

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Robert H. Hunter

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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Railing Selections

Railing



Collection Pinnacle Series - PVC

Color White

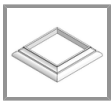
Railing Infill



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).

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Robert H. [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.

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.

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

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Montgomery County

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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 AUTHORITY TO ENSURE YOUR PROJECT COMPLIES WITH ALL APPLICABLE CODES AND REGULATIONS. You must observe instructions and safety precautions provided by any tool or equipment used and all accepted safety procedures.

You are responsible for ensuring that all measurements are correct and that all materials are suitable for the intended use. 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).

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

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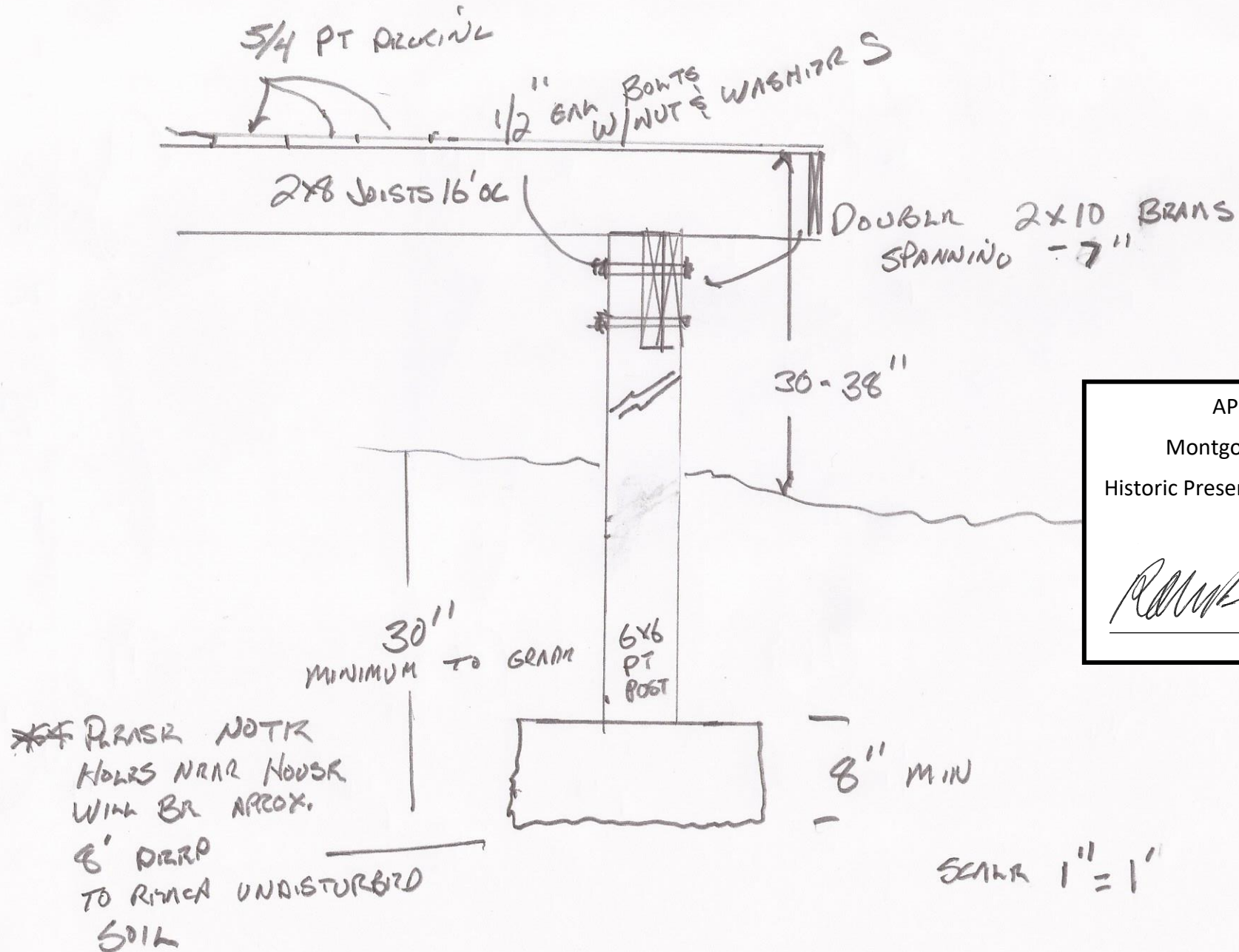
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By Michael Kyne at 3:29 pm, Jun 01, 2023

CROSS SECTION
OF PICK FOOTINGS
& BEAM



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Robert H. [Signature]

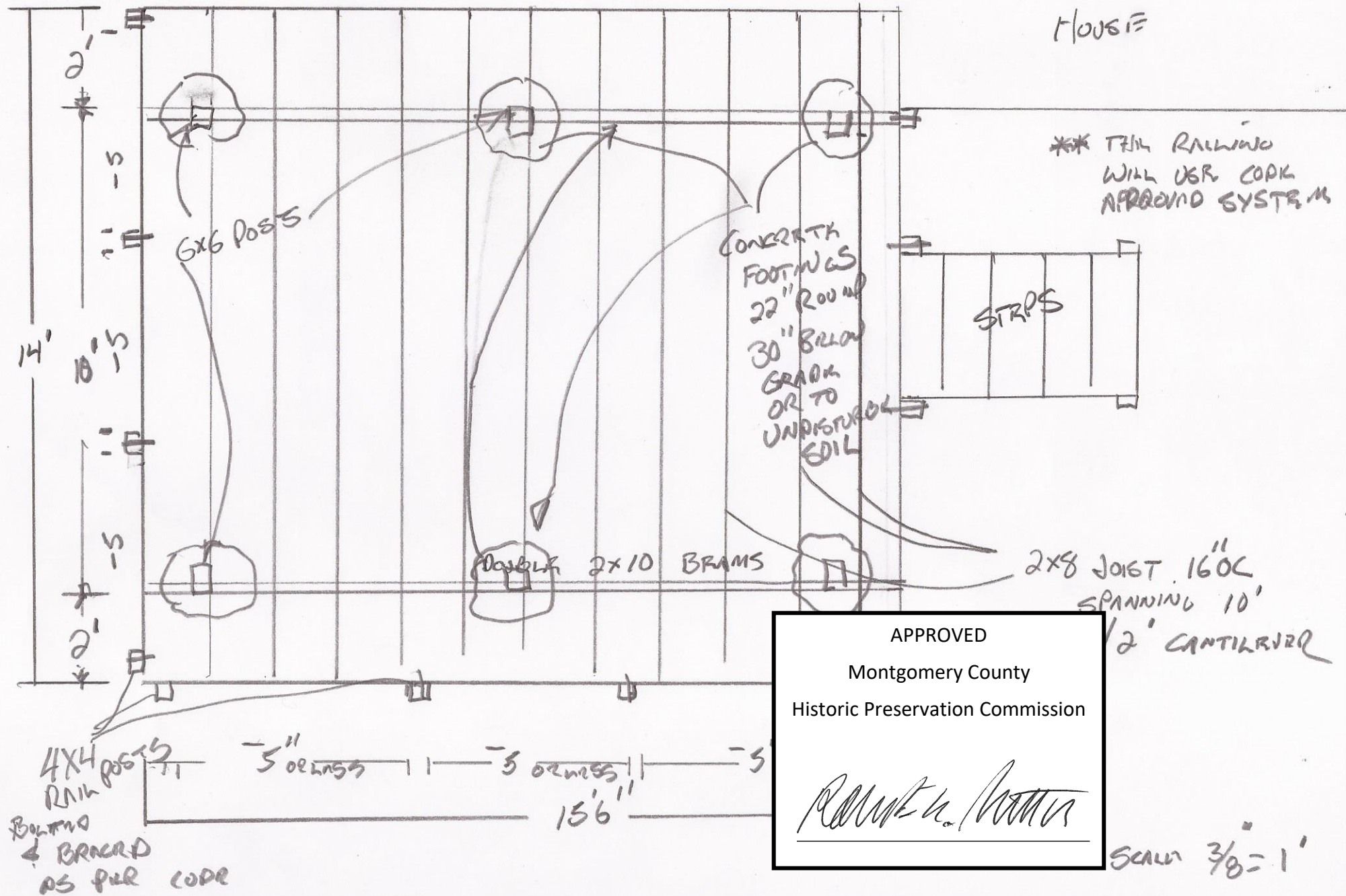
Plans for Deck AT
104 WATER ST
BROOKVILLE MO
20833

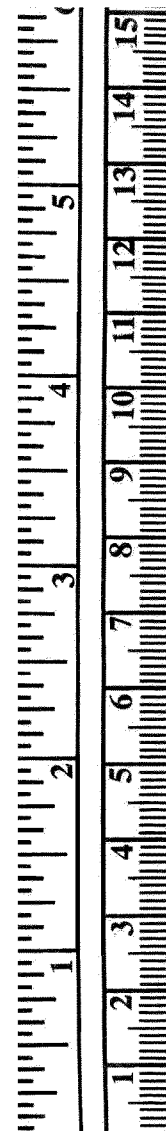
HOUSE

FREE STANDING DECK

REVIEWED

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





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 9/19/02 Witness Thomas A. Maddox
By: Gary Weitman, Substitute Trustee for Mary Marcello, formerly Mary Rotter Date 9/19/02 Witness Thomas A. Maddox

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

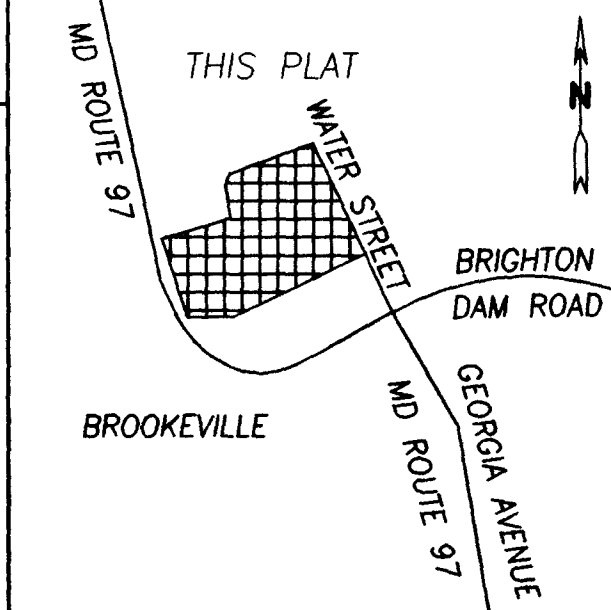
By Michael Kyne at 3:27 pm, Jun 01, 2023

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Montgomery County
Historic Preservation Commission

Robert H. Porter

PLAT NO. 16

L. 9447 F. 473
DEED DATUM



VICINITY MAP
SCALE: 1" = 2000'

GEORGIA AVENUE
MD ROUTE 97

WATER STREET
AREA TO BE DEDICATED TO THE PUBLIC USE

62

0.816 ACRES
BASEMENT DOES NOT
GRAVITY SEWER

61

1.009 ACRES
BASEMENT DOES NOT
GRAVITY SEWER

60

1.004 ACRES

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
2833 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
(301) 984 - 5804

1042PLAT

MSA SSU 1247-28188