



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

November 20, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, Director
Department of Permitting Services

FROM: Dan Bruechert
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 1088289 - Deck and Patio Construction

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This revision to the previously approved application was approved at the November 13, 2024 HPC meeting

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: Andrea Rose
Address: 10939 Montrose Ave., Garrett Park

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 Dan Bruechert at 301-563-3408 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



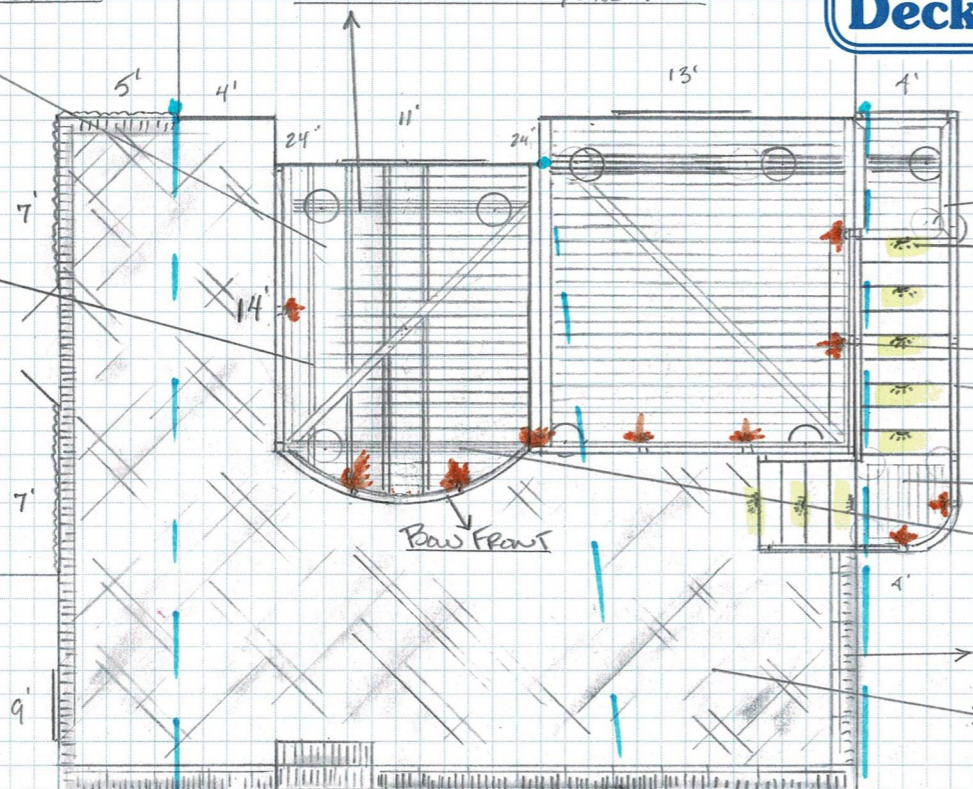
CONCEPT DRAWING 09/14/2024

LARGE VERSATEX CEILING P/L NATURAL ALDER

TREX RAINESSCAPE SYSTEM

2x10 TRIPLE BEAM W/6x10 POSTS

GRADE #1 PTP
2x10 JOISTS
12" o/c P/L
16" o/c Composite



DOUBLE PICTURE FRAME IN CORNER

VISTA PRO RISER LIGHTS

SIDE POST LIGHTS

BACK KEYLINK RAILING 4 CURVED SECTIONS
2 1/2" Posts

DECKING IN DARK HICKORY

GLULAM BEAM TO LESSEN POSTS FOR OPEN AREA UNDER DECK

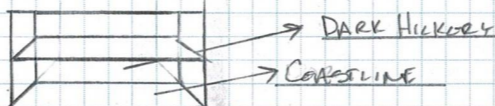
SOLID CORE BORDER

PAVER IN TECTO P/L

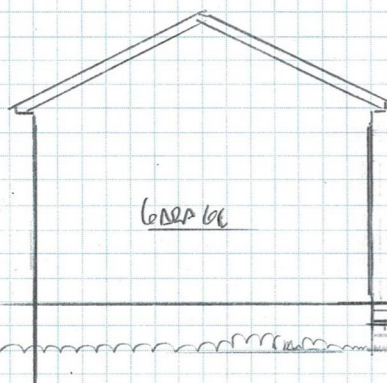
4" CONCRETE BASE WITH REBAR 3/8" ON 24" GRID

RUN DOWNSPUTS

Colored



TREAD COLORS



CONCRETE

FASCIA DARK HICKORY
RISER FASCIA DARK HICKORY
BEAM WRAP DARK HICKORY

POST WRAP DARK HICKORY

SITTING WALL W/ LAPSTONE 9"

RETAINING WALL NICKLOCK SEGMENTAL WALL

STEPS

DESIGN:

11/11/24 91905

Approved

APPROVED
Montgomery County
Historic Preservation Commission

REVIEWED
By Dan.Bruechert at 11:45 am, Nov 20, 2024

ANDREA ROSE (202) 609.4327
10939 MONTROSE AVE
LARBET PARK, MD. 20896
ANDREA.ROSE@TUTA.COM

Residential Improvement Services LLC proposes to furnish the materials, labor and equipment to complete the following work as described and illustrated.

Install a new 372' sf deck with 1 set of steps, with 2 landings as shown in concept drawing provided.

All framing done with grade #1 pressure treated pine.

6 x 6's in regular Grade #2 PTP.

Deck constructed as follows:

We will remove the old deck and haul away.

We will cut the siding back to allow proper flashing of the siding and new ledger board.

2x10" P.T. ledger board attached and properly flashed to the house.

2x10" P.T floor joists spaced 12".

2x10" P.T double box frame.

2x12 P.T stair stringers.

2x10 P.T triple rear support beam as shown in concept drawing provided.

Front beam is a PTP Glue- Lam 5-1/4" x 11-7/8" to allow less support posts and give a more open living area underneath the deck.

6x6 P.T support posts placed with concrete footer as per county code.

Black Aluminum KEYLINK railing. Posts are 2-1/2", and sections are 6' wide or less. 4- railing sections will be custom curved as shown in concept drawing provided.

Color matching fascia at the box frame as well as step risers and the outside edge of the steps. Color Dark Hickory.

PVC AZEK decking from the Vintage collection in Dark Hickory in a parallel pattern with hidden fastener system and color match screws.

Double Picture framed with AZEK Coastline on sides and front. Single picture framing on the landings in Coastline. Double divider board in between the two large deck areas in Coastline as well.

Treads will be picture framed to match color scheme of the deck as shown in concept drawing provided.

8- Vista-Pro riser lights as shown in concept drawing marked in yellow.

10- Side post lights high lighted in orange.

One 150 watt transformer and a stainless steel weather proof box along with timer is included.

Trex Rain escape system under the deck boards and over the gutter system and downspouts as needed.

Versatex Canvas series PVC Faux wood grained ceiling under the rain system. Color in Natural Amber.

Run Rain Escape system down spouts out and away.

Posts that are under the deck all custom wrapped with Color Hickory and will come with decorative accents top and bottom.

Beams under the deck all wrapped in Color matched Dark Hickory.

APPROVED

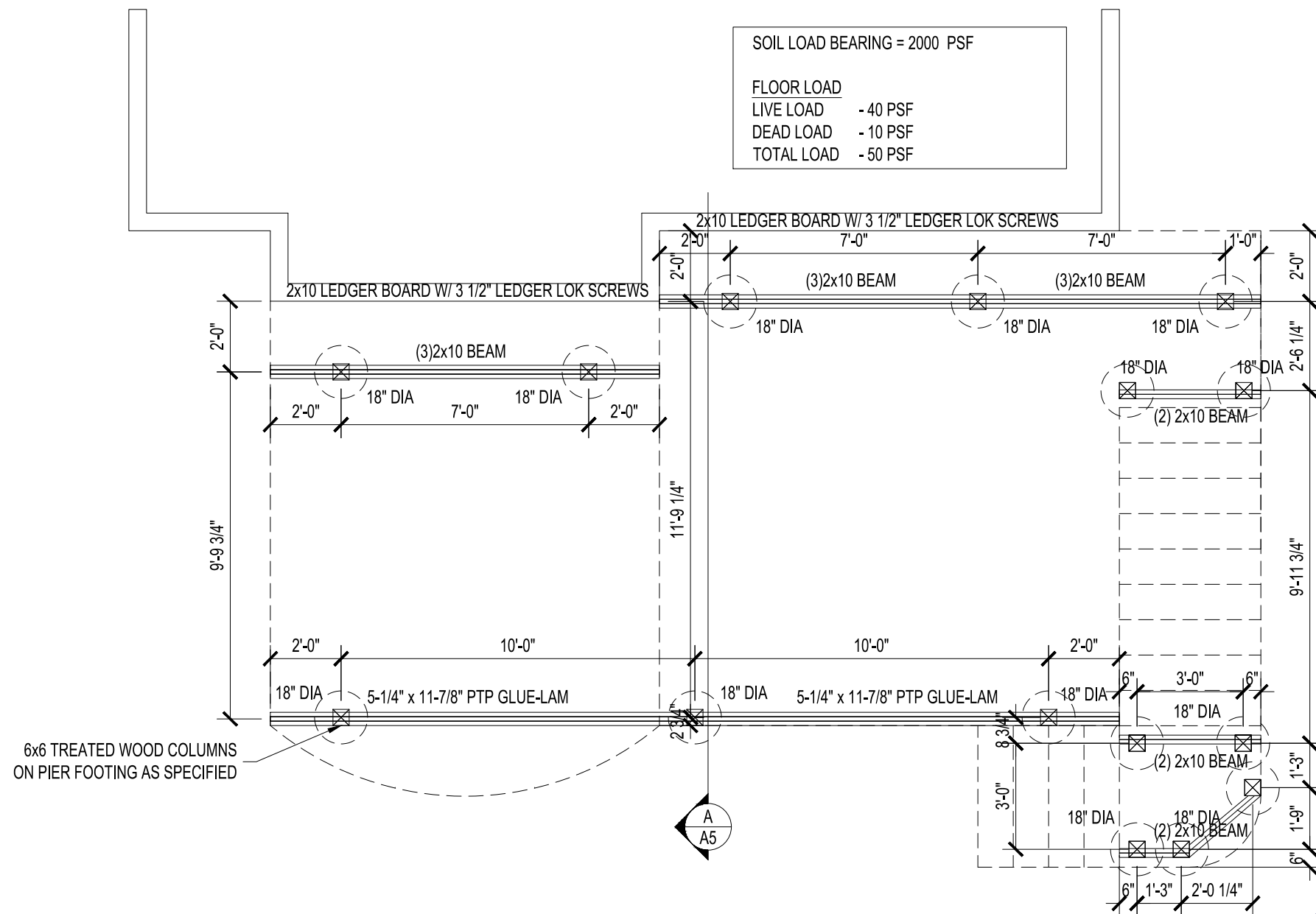
Montgomery County

Historic Preservation Commission



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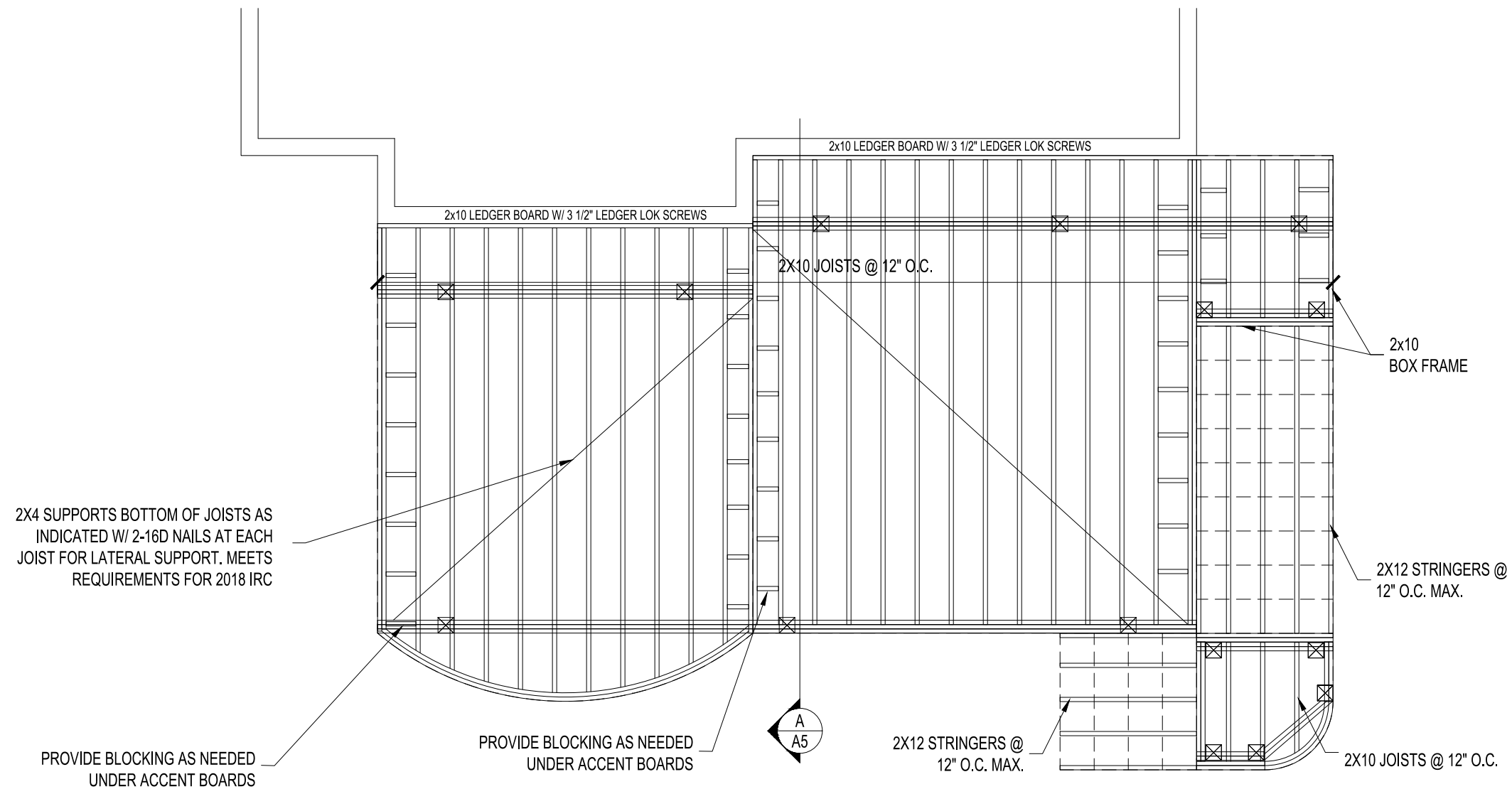


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Montgomery County
Historic Preservation Commission

[Signature]

REVIEWED
By Dan.Bruechert at 11:45 am, Nov 20, 2024

A1	PROJECT NO: 2024-110	CUSTOMER FINAL APPROVAL	BUILDER: Residential Improvement Services, LLC 200 S Jefferson St Middletown, MD 21769	 Snyder's Design LLC <small>951 RUSSELL TAVERN ROAD GETTYSBURG, PA 17325 PHONE: (717) 338-9655</small>	<div style="display: flex; align-items: center; justify-content: center;"> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 2px;">A</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 2px;">B</div> <div style="border: 1px solid black; padding: 2px 5px; margin-right: 2px;">D</div> </div> AIBD.ORG
	DATE: OCTOBER 1, 2024	New Deck Design The Rose Residence 10939 Montrose Ave., Garret Park, MD 20896			




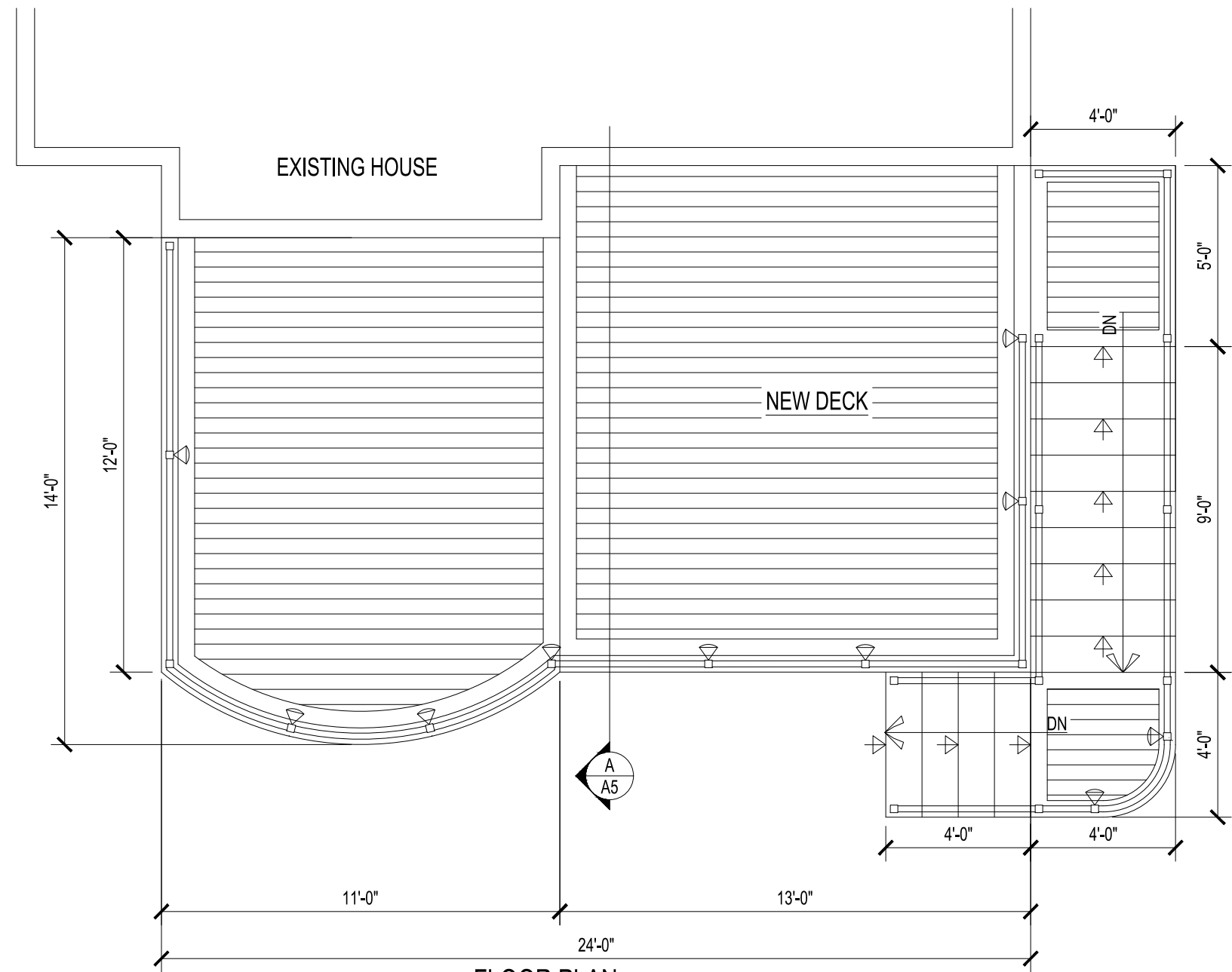
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REVIEWED
 By Dan.Bruechert at 11:45 am, Nov 20, 2024

FLOOR FRAMING PLAN
 SCALE: 1/4" = 1'-0"

A2	PROJECT NO: 2024-110	CUSTOMER FINAL APPROVAL	BUILDER: Residential Improvement Services, LLC 200 S Jefferson St Middletown, MD 21769	Snyder's Design LLC 	A B D AIBD.ORG
	DATE: OCTOBER 1, 2024	New Deck Design The Rose Residence 10939 Montrose Ave., Garret Park, MD 20896			



FLOOR PLAN

SCALE: 1/4" = 1'-0"

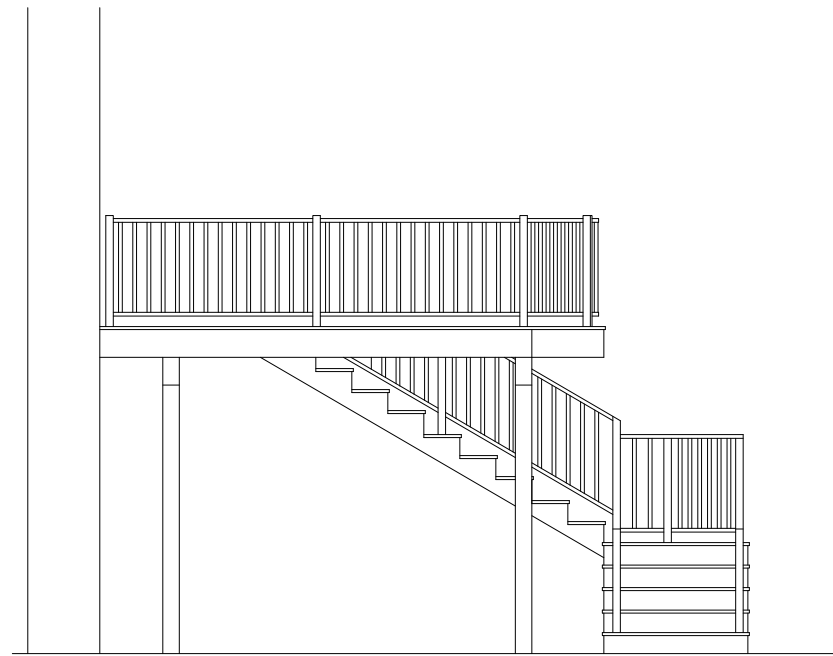
KEY	
	-6" RISER LIGHTS
	- ROUND HOODED POST LIGHTS

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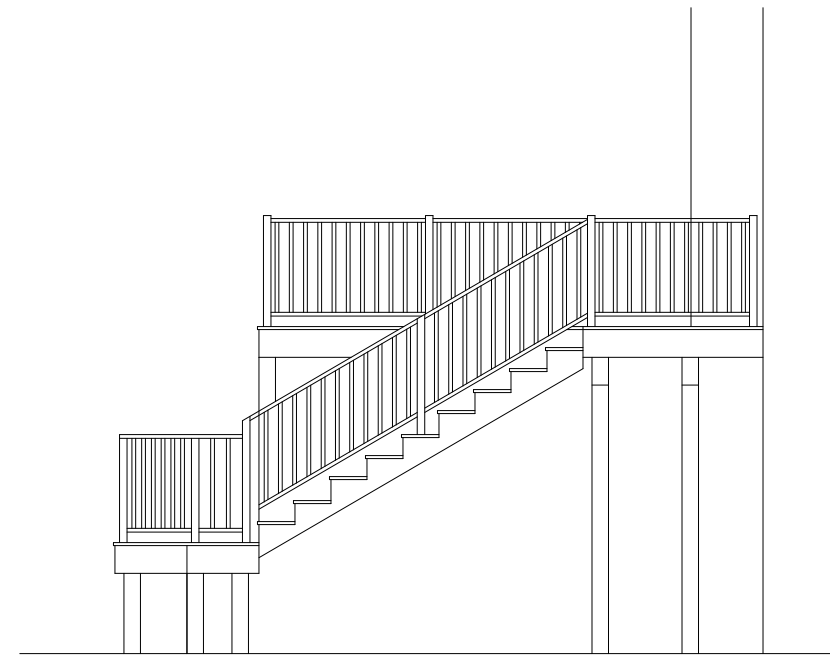
Ronald A. ...

REVIEWED
 By Dan.Bruechert at 11:45 am, Nov 20, 2024

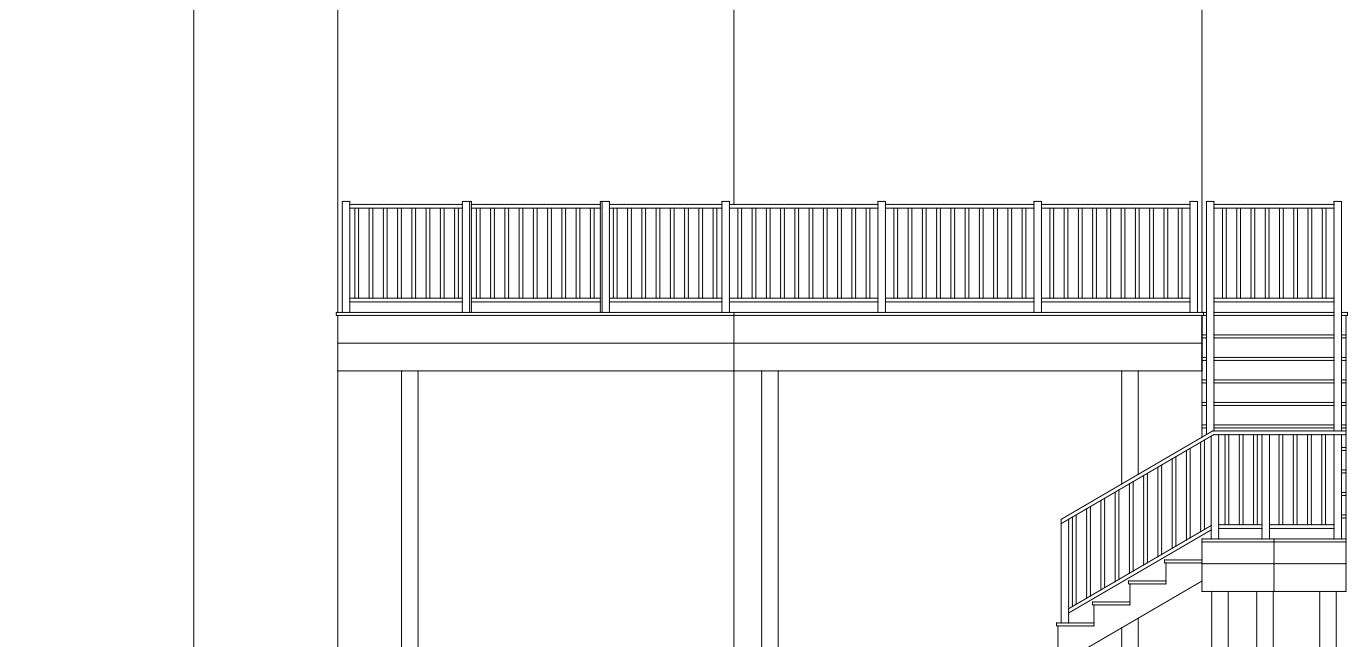
A3	PROJECT NO: 2024-110	CUSTOMER FINAL APPROVAL	BUILDER: Residential Improvement Services, LLC 200 S Jefferson St Middletown, MD 21769	Snyder's Design LLC	 AIBD.ORG
	DATE: OCTOBER 1, 2024	New Deck Design The Rose Residence 10939 Montrose Ave., Garret Park, MD 20896			



LEFT SIDE ELEVATION
N.T.S.



RIGHT SIDE ELEVATION
N.T.S.



REAR ELEVATION
N.T.S.

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REVIEWED
By Dan.Bruechert at 11:45 am, Nov 20, 2024

A4

PROJECT NO:
2024-110

DATE:
OCTOBER 1, 2024

CUSTOMER
FINAL APPROVAL

New Deck Design
The Rose Residence
10939 Montrose Ave., Garret Park, MD 20896

BUILDER:
Residential Improvement Services, LLC
200 S Jefferson St
Middletown, MD 21769

Snyder's Design
LLC



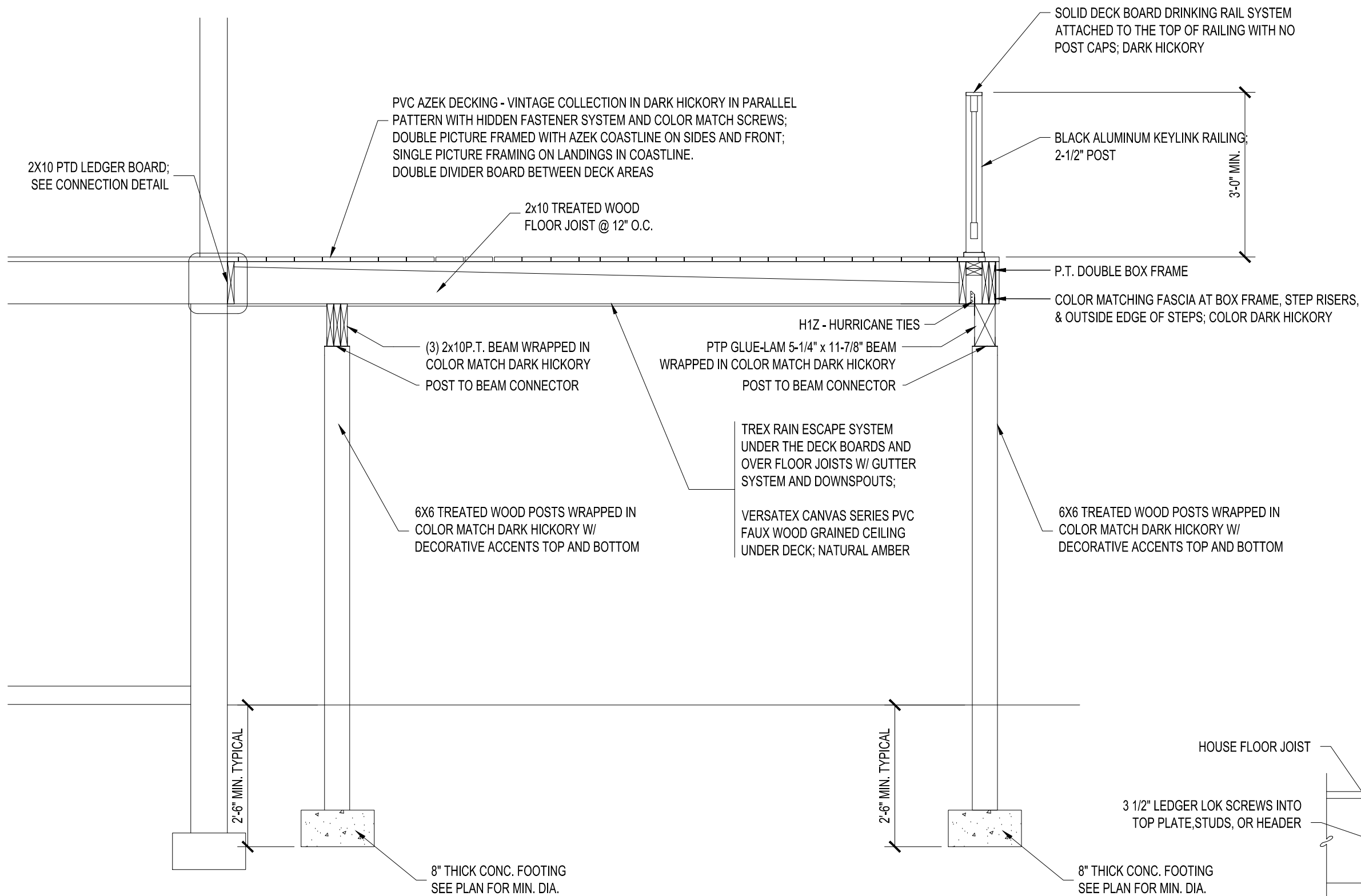
951 RUSSELL TAVERN ROAD
GETTYSBURG, PA 17325
PHONE: (717) 338-9655

A | **B**
D | **D**
AIBD.ORG

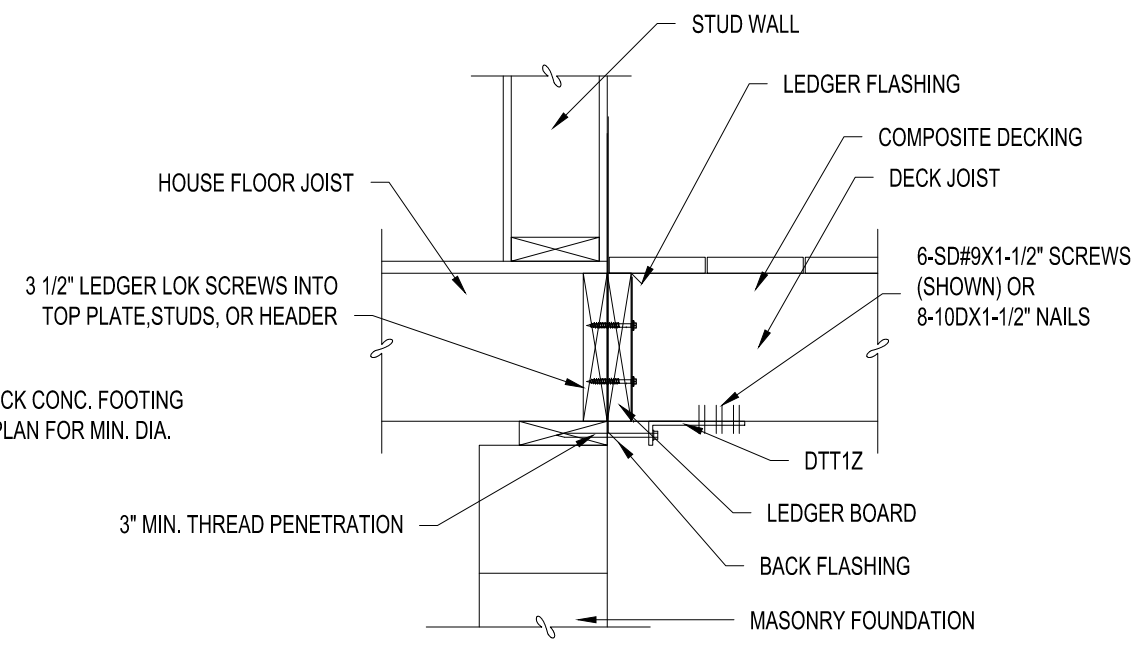
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REVIEWED
 By Dan.Bruechert at 11:45 am, Nov 20, 2024



SECTION 'A'
 SCALE: 1/2" = 1'-0"



LEDGER CONNECTION & FLASHING DETAIL
 SCALE: N.T.S.

A5	PROJECT NO: 2024-110	CUSTOMER FINAL APPROVAL	BUILDER: Residential Improvement Services, LLC 200 S Jefferson St Middletown, MD 21769	 Snyder's Design LLC 951 RUSSELL TAVERN ROAD GETTYSBURG, PA 17325 PHONE: (717) 338-9655	 AIBD AIBD.ORG
	DATE: OCTOBER 1, 2024	New Deck Design The Rose Residence 10939 Montrose Ave., Garret Park, MD 20896			

LOT 9 BLOCK 97
MONTGOMERY COUNTY, MARYLAND

Plat with Proposed
New Deck and Rear Patio.

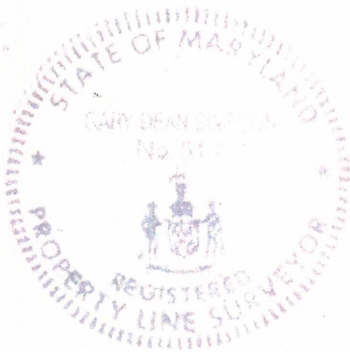
Footprint of
existing deck =

547 sq. ft.

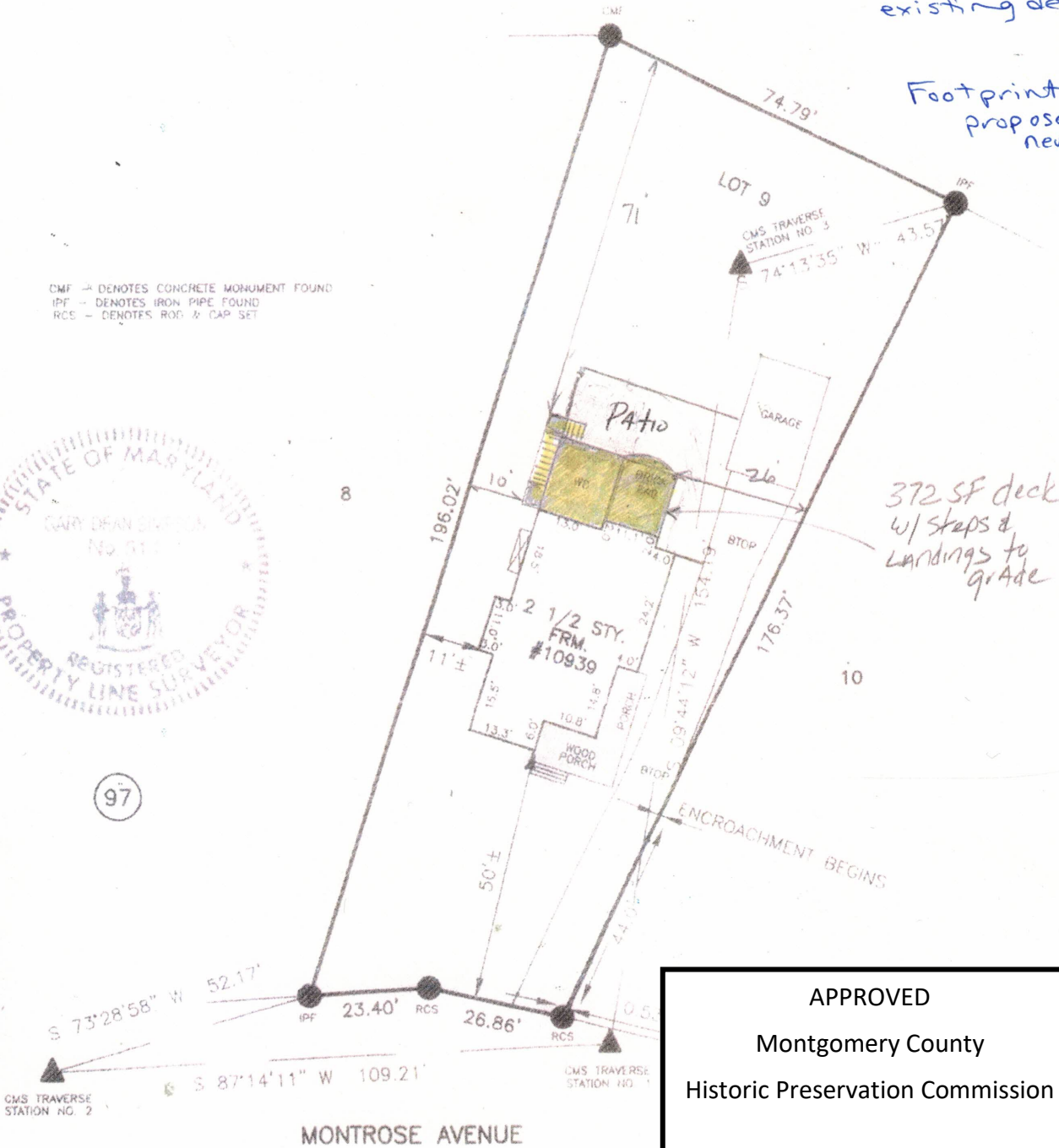
Footprint of
proposed
new deck =

424 sq. ft.

CMF - DENOTES CONCRETE MONUMENT FOUND
IPF - DENOTES IRON PIPE FOUND
RCS - DENOTES ROD & CAP SET



97



372 SF deck
w/ steps &
landings to
grade

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[Signature]

PROPERTY ADDRESS: 10939 MONTROSE AVENUE

REVIEWED
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CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL
THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON
THE ABOVE DESCRIBED PROPERTY HAVE BEEN
ESTABLISHED BY PROPER FIELD METHODS.

REFERENCE
PLAT BK. A
PLAT NO. 27

CENTRAL MARYLAND SURVEYORS, INC.
2813 PATUXENT RIVER ROAD, DAVIDSONVILLE, MD. 21035
PHONE (410) 798-9700 FAX (410) 798-7905

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SLABS

MODERN COLLECTION

Blu 60 mm



DRY CAST
COLLECTION



DE-ICING SALT
RESISTANT



PERMEABLE



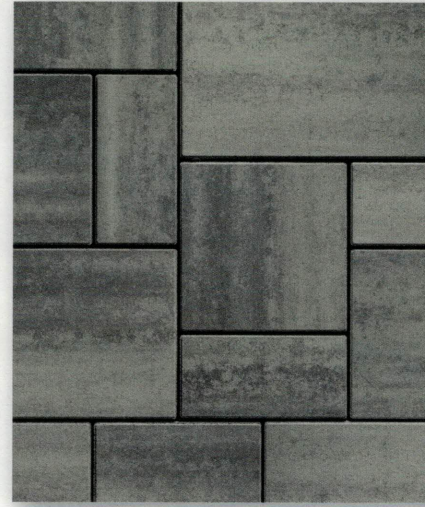
HIGH DEFINITION
& DENSITY

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REVIEWED

By Dan.Bruechert at 11:46 am, Nov 20, 2024



↓ Grande - Greyed Nicke





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Robert H. Potter

REVIEWED
 By Dan.Bruechert at 11:46 am, Nov 20, 2024

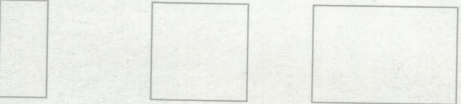
Minimizes pores for a smoother finish. **HD²**

↑ Various sizes - Greyed Nickel - Smooth

Dimensions

Ⓞ Various sizes
 ¹Height: 2 ¾ in 60 mm

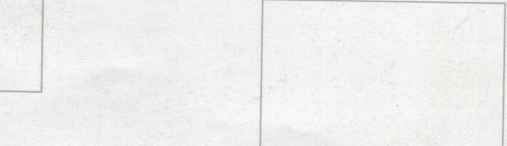
13 × 6 ½ 330 × 165	13 × 13 330 × 330	13 × 19 ½ 330 × 495
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Ⓞ 6 × 13
 ¹Height: 2 ¾ in 60 mm

Grande
 ¹Height: 2 ¾ in 60 mm

13 × 6 ½ 330 × 165	19 ½ × 32 ½ 495 × 825
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de-to-order, minimum order
 deposit required.
 is in height.

² Smooth not available in Grande.
 wn only available in 6 × 13.

otos



smooth Polished