



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: August 14, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Devon Murtha
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1121551 – Front Porch Decking Replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the August 13, 2025 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: Andrea Scanlon and Chris Scanlon
Address: 203 Market Street, Brookeville, MD 20833

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 Devon Murtha at 301-495-1328 or devon.murtha@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:

HAWP# 1121551

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Andrea and Chris Scanlon
Address: 203 Market Street
Daytime Phone: 301-536-5538

E-mail: andrea.scanlon@gmail.com
City: Brookeville Zip: 20833
Tax Account No.: 00731780

AGENT/CONTACT (if applicable):

Name: same
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? X Yes/District Name Brookeville
____ 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: 203 Street: Market St
Town/City: Brookeville Nearest Cross Street: Brighton Dam Rd
Lot: N/A Block: N/A Subdivision: 005 Parcel: P336

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 Consti
☐ Addition
☐ Demolition
☐ Grading/Ex

- ☐ Shed/Garage/Accessory Structure
☐ Solar
☐ Tree removal/planting
☐ Window/Door
☐ Other: replace front porch flooring

I hereby certify th
and accurate anc
agencies and her
Andrea H Scanlon

Signa



ng application, that the application is correct
ns reviewed and approved by all necessary
ondition for the issuance of this permit

REVIEWED

By Devon.Murtha at 12:30 pm, Aug 14, 2025

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

Owner's mailing address

Andrea and Chris Scanlon
203 Market St
Brookeville, MD 20833

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

205 Market Street
Brookeville, MD 20833

198 Market Street
Brookeville, MD 20833

200 Market Street
Brookeville, MD 20833

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 12:30 pm, Aug 14, 2025

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

203 Market Street has three structures on the property:

Closest to Market Street is a stone accessory building circa 1790, known as the "Miller's Cottage," which is an outstanding resource in the Brookeville Historic District.

In the center of the property is a wood-frame craftsman-style house, which was built in 2005. (This is the only area included in this HAWP)

Further back on the property is a wood-frame accessory building, which was built in 2008.

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

A portion of the flooring, steps and railing are rotting on the front porch of the house built in 2005.

The porch floor will be replaced and the material changed from 2" wide tongue + groove pine to 3" wide tongue + groove composite decking.

The railing and steps will be replaced in kind with materials, sizes and shapes to match existing.



REVIEWED

By Devon.Murtha at 12:30 pm, Aug 14, 2025

Work Item 1: replace front porch flooring

Description of Current Condition:

Existing 2" wide tongue + groove pine flooring is rotting.

Proposed Work:

Replace flooring with 3" wide tongue + groove composite decking

Product: Koma Porch Flooring (smooth face)

Alternate Product: Acre Porch Board

Both products meet HPC's requirements: millable, paintable, smooth/minimal surface texture, solid edge, installed perpendicular to house.

Work Item 2: replace railing

Description of Current Condition:

A portion of the existing wood railing is rotting

Proposed Work:

Replace railing at the steps in kind

Work Item 3: replace steps

Description of Current Condition:

A portion of the existing wood steps are rotting

Proposed Work:

Replace steps in kind

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Historic Preservation Commission



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By Devon.Murtha at 12:30 pm, Aug 14, 2025



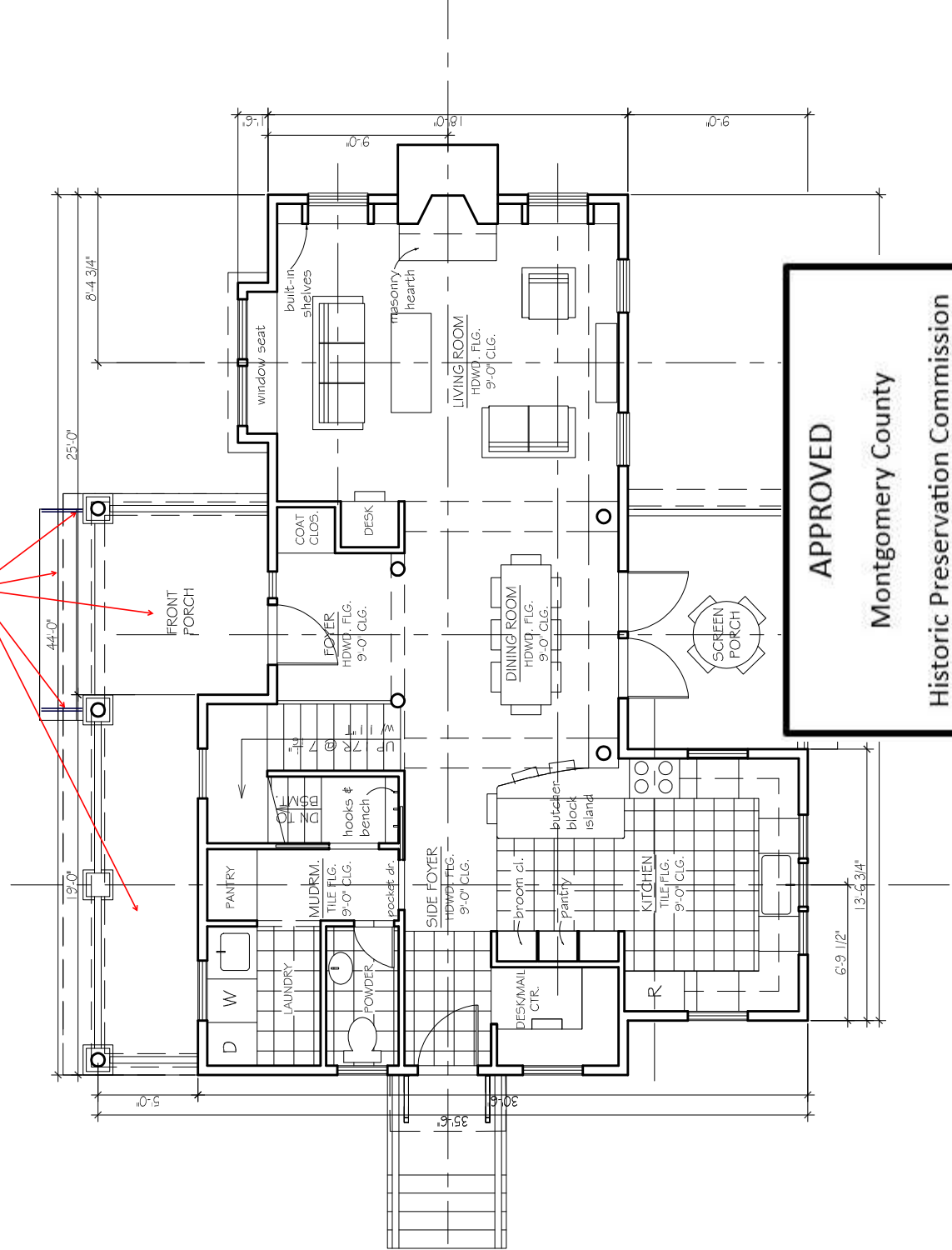
APPROVED
Montgomery County
Historic Preservation Commission
Karen B. Smith

REVIEWED

By Devon Murtha at 12:30 pm, Aug 14, 2025

203 Market Street, Brookeville, MD 20833
HAWP Application - front porch repairs
June 17, 2025

Scope of work: Replace front porch flooring, steps and railing at steps



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Montgomery County
Historic Preservation Commission
Karen D. Smith

REVIEWED
By Devon.Murtha at 12:30 pm, Aug 14, 2025

203 Market Street, Brookeville, MD 20833
HAWP Application - front porch repairs
June 17, 2025

1 | 1ST FLOOR PLAN
A2
SCALE: 3/8" = 1'-0"

MICHE BOOZ ARCHITECT	208 Market St Brookeville Maryland 20833 (301)774 6911 fax: 774 1908
A2	Project: SCANLON HOUSE Race Street Brookeville, Maryland Montgomery County
	Dates:
	TODAY'S DATE 2 FEB 05
	Drawings: PLANS

H.A.W.P. SUBMISSION - 2 FEBRUARY 05



Front Porch Elevation



APPROVED

Montgomery County

Historic Preservation Commission

Karen Buelit

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By Devon.Murtha at 12:30 pm, Aug 14, 2025

Front Porch Close-up



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By Devon.Murtha at 12:30 pm, Aug 14, 2025

Rotten Porch Flooring

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Montgomery County

Historic Preservation Commission

Karen B. Smith



APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Rotten Porch Railings

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By Devon.Murtha at 12:30 pm, Aug 14, 2025

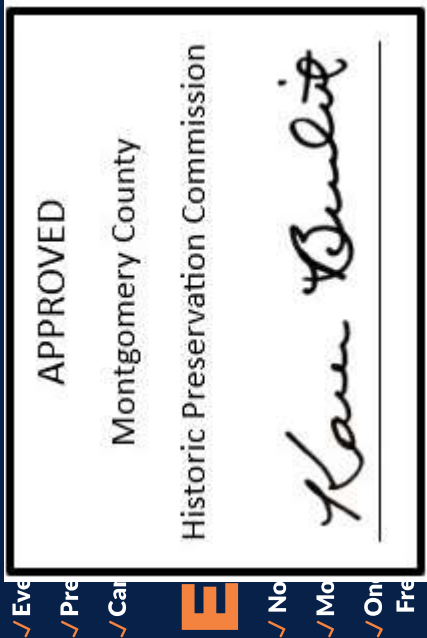
MADE
IN THE USA

DURABLE

- ✓ The hardest board in the industry.
- ✓ Will not ding or dent.
- ✓ Bug, moisture and rot resistant.
- ✓ Contracts 50% less than regular PVC.
- ✓ Best paint adhesion in the market.
- ✓ 100% usable.

WORKABLE

- ✓ No special installation tools needed.
- ✓ Sands like wood.



- ✓ Less labor & scrap at the end of the job.

REVIEWED

Get more information about CELUKA Porch Flooring and the By Devon Murtha at 12:30 pm, Aug 14, 2025
www.koma-buildingproducts.com



DISTRIBUTED BY:

KOMA[®]
BUILDING PRODUCTS

CELUKA

DURABLE • WORKABLE • ECONOMICAL

PORCH FLOORING
THE BEST VALUE IN PVC PORCH FLOORING



FOR COVERED PORCH APPLICATIONS ONLY



GERMAN ENGINEERED, MADE IN THE USA

CELUKA is the best value in durable porch flooring.

Your customers will enjoy a porch that's **easy to maintain** and will not rot, split, buckle or swell – even in the harshest of conditions.

Only for covered porch applications, this **reversible porch board is smooth milled or wood grain surfaced.**



Pre-sanded and ready for paint, providing you

REVIEWED

options for today's
discerning customers.

By Devon.Murtha at 12:30 pm, Aug 14, 2025

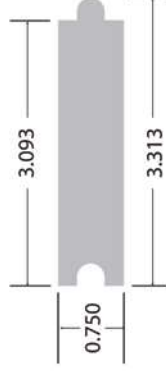
DURABLE • WORKABLE • ECONOMICAL

CELUKA • PORCH FLOORING •

SPECIFICATIONS

- ✓ Exact 3/4" thickness
- ✓ Tongue + groove
- ✓ Pre-sanded and ready to install
- ✓ No paint prep
- ✓ UV-stabilized to reduce fading
- ✓ 8', 10', 12', 16' lengths
- ✓ 12" + 16" O.C. installation
- ✓ Net thickness: 3/4"
- ✓ Net width: 3-1/2"
- ✓ Net face width: 3-1/8"
- ✓ Reversible surfaces

INDIVIDUAL BOARD DIMENSIONS



THE CELUKA EXTRUSION PROCESS



CELUKA is cut with a precision die and bathed in temperature-controlled water for exact thickness and unbelievable durability, every time.



REVERSIBLE, READY-TO-PAINT SURFACE:
SMOOTH MILLED or WOOD GRAIN

KOMA
BUILDING PRODUCTS



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 6/17/2025

Application No: 1121551
AP Type: HISTORIC
Customer No: 1426558

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 203 MARKET ST
BROOKEVILLE, MD 20833

Homeowner Scanlon (Primary)

Historic Area Work Permit Details

Work Type RESREP
Scope of Work repair front porch



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