MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10939 Montrose Avenue, Garrett Park Meeting Date: 11/13/2024

Resource: Non-Contributing/Out of Period **Report Date:** 11/6/2024

Garrett Park Historic District

Applicant: Andrea Rose **Public Notice:** 10/30/2024

Review: HAWP **Tax Credit:** No

Proposal: Deck demolition, deck construction, and patio construction

STAFF RECOMMENDATION

Staff recommends the Historic Preservation Commission (HPC) <u>approve</u> the Historic Area Work Permit (HAWP) application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing/Out-of-Period Resource in the Garrett Park Historic District

DATE: circa 1993

STYLE: Vernacular/Neo-Victorian



Figure 1: The subject property is located near the edge of the Garret Park Historic District.

PROPOSAL

The applicant proposes to demolish the existing rear wood deck, construct a new deck, and construct a paved patio in the rear.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan* (Sector Plan), Montgomery County Code Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below. Additionally, the deck should be reviewed under the HPC's adopted policy 24-01 ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING.

Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan (1992)

Non-Contributing or Out-of-Period Resource: A resource which is an intrusion in the district because of its lack of architectural and historical significance and/or because of major alterations that have eliminated most of the resource's original architectural integrity. Or a resource that is a newer building, which possibly contributes to the overall streetscape, but is out of the districts primary historical and architectural context.

Montgomery County Code Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (*Ord. No. 9-4, § 1; Ord. No. 11-59.*)

Secretary of Interior's Standards for Rehabilitation

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING (24-01)

WHEREAS, if the HPC determines the porch flooring/decking has deteriorated beyond repair, it shall be the policy of the Historic Preservation Commission that:

- 1. Sites listed on the Master Plan for Historic Preservation are properties that have been designated to the Master Plan for Historic Preservation based on their individual historic significance, including architectural significance. Because of the significance of these sites, preserving its historic character is of paramount concern. Wood is the appropriate material to maintain the historic appearance, materials, and construction methods at Master Plan sites. The HPC does not evaluate wood and species. The finish applied needs to be compatible with the species selected.
- 2. Historic districts are comprised of groups of cohesive historic resources that collectively contribute to the county's historic, architectural, archaeological, or cultural values. Resources in many districts are categorized as 'Outstanding,' 'Contributing,' or 'Non-Contributing' and the treatment of these resources varies based on their categorization.
- 3. Outstanding Resources/Primary These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species and the applied finish needs to be appropriate for the material selected.
- 4. Contributing Resources These are significant for their contribution to the district as a whole and prioritize retaining the architectural style, overall volume, and size. Porch floors on 'Contributing' resources may be a compatible substitute material (discussed below), provided the material matches the building's historic character and construction methods. Historic rear porches for 'Contributing' resources may be constructed using a compatible substitute material. Non-historic porches and decks on 'Contributing' resources that are not visible from the public right-of-way may be constructed using substitute materials.
- 5. Non-Contributing Resources/Secondary/Spatial These were constructed after the district's period of significance or have been so heavily modified that they no longer contribute to the historic district's character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources need to satisfy the criteria for compatible substitute material.
- 6. Compatible substitute materials for replacement porch flooring/decking On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - o Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is a two-story tall house with several Queen Anne elements, constructed in 1993. At the rear of the house, there is a pressure-treated wood deck with a small patio. The applicant proposes to

demolish the existing deck, construct a new deck covered in TimberTech PVC flooring, and construct a new patio with a slightly altered footprint. Staff finds the proposed changes will not have a significant impact on the character of the resource or surrounding district and recommends the HPC approve the HAWP.

Deck Demolition and Construction

At the subject property's rear is a two-tiered deck constructed out of painted pressure-treated wood that is showing areas of rot and deterioration. The deck is approximately 547 ft² (five hundred forty-seven square feet). The applicant proposes to demolish the existing deck and construct a new deck to the rear of the house. Staff has been unable to determine the age of the existing deck based on HAWP records, but recognizes the deck can be no older than the house's 1993 date of construction. The existing deck is a non-historic feature that is not visible from the public right-of-way, and Staff finds its demolition should be approved as a matter of course.

In place of the existing deck, the applicant proposes to construct a smaller, single-level deck. The proposed deck will be 424 ft2 (four hundred twenty-four square feet) and will be framed with pressure-treated wood with TimberTech decking and stair treads. The proposed stairs will project beyond the north wall plane of the existing house, however, the visibility of the stairs is somewhat limited by the lot's drop in grade away from the street.

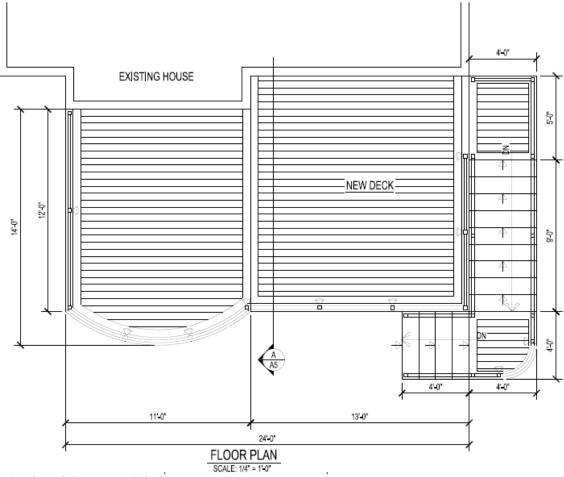


Figure 2: Plan of the proposed deck.

Staff finds the deck's smaller size and placement behind the house are appropriate and will not detract from the character of the site or surrounding district. The larger question for this HAWP is the appropriateness of the proposed TimberTech PVC decking. The HPC has generally found the finish of TimberTech to be too reflective and appear too plastic-y to be an appropriate substitute for wood decking. Under the language of the HPC's adopted policy on the appropriateness of substitute porch and deck flooring, this proposal is inconsistent with the policy. However, Staff finds there appears to be an inconsistency in the policy. The policy requires Non-contributing resources, regardless of the feature's visibility, to use 'compatible substitute materials.' But the policy also allows non-historic decks, not visible from the public right-of-way, on Contributing resources to use 'substitute materials' and does not require those decks to satisfy the criteria for 'compatible substitute materials.' This means that under the adopted policy, there is a stricter requirement for Non-Contributing resources than for resources that are more historically and architecturally significant to the historic district. Staff does not find this outcome to be consistent with the HPC's intent in developing this policy. Staff recommends the HPC approve this HAWP under 24A-08(d) and separately suggests the HPC direct Staff to correct the policy's language to allow more flexibility at the rear of Non-Contributing resources. Staff can present the language at a future HPC meeting as a Staff Item.

Patio Construction

The applicant proposes to remove the existing paver patio and construct a new, 902 ft² (nine hundred two square foot) patio. The patio will be constructed using Techno Bloc concrete pavers on a poured concrete foundation. A 2' (two-foot) retaining wall will be constructed along the rear (eastern) edge of the patio and will taper towards the house.

Staff finds the existing patio is not a historic feature and is not at all visible from the public right-of-way. Its removal will not impact the character of the site or surrounding district and Staff recommends the HPC approve its removal as a matter of course under 24A-8(b)(2) and (d).

Staff additionally finds the proposed patio will not be visible from the surrounding right-of-way and will not significantly impact the character of the site. Staff finds the proposed concrete block pavers to be compatible with the character of the site. Staff recommends the HPC approve the proposed patio under 24A-8(b)(2) and (d) and *Standards* 2 and 9.

STAFF RECOMMENDATION

Staff recommends that the Commission <u>approve</u> the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(2), and (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2 and 9;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will <u>contact</u>

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



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

HAWP#_ DATE ASSIGNED_____

FOR STAFF ONLY:

APP	LIC	CA	N	T:
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Name: Andrea Rose	_{E-mail:} andrearose@tuta.com			
Address:Montrose Avenue PO Box 14	E-mail: andrearose@tuta.com City: Garrett Park Zip: 20896			
Daytime Phone: (202) 669-4327	Tax Account No.: 00057528			
AGENT/CONTACT (if applicable):				
Name:	E-mail:			
Address:	City: Zip:			
Daytime Phone:	Contractor Registration No.:			
LOCATION OF BUILDING/PREMISE: MIHP # of	Historic Property			
Is the Property Located within an Historic District? XYes/District Name				
(Conditional Use, Variance, Record Plat, etc.?) If 'supplemental information.	orovals / Reviews Required as part of this Application? YES, include information on these reviews as Montrose Avenue			
Town/City: Garrett Park Neares	st Cross Street: Waverly Avenue			
Lot: 9 Block: 97 Subdiv				
for proposed work are submitted with this a be accepted for review. Check all that apply: New Construction Deck/Porch Addition Fence Demolition Hardscape/	Shed/Garage/Accessory Structure			
I hereby certify that I have the authority to make and accurate and that the construction will com	the foregoing application, that the application is correct ply with plans reviewed and approved by all necessary his to be a condition for the issuance of this permit. 10/21/2024			

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners] Owner's mailing address Owner's Agent's mailing address Andrea Rose PO Box 14 Garrett Park, MD 20896 Adjacent and confronting Property Owners mailing addresses PO Box 134 Garrett Park, MD 20896 PO Box 473 Garrett Park, MD 20896 PO Box 112 Garrett Park, MD 20896

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

Single family home located within Garrett Park Historic District. House was built in 1992 and is not a historic property.

The house is on a narrow lot that fronts to Montrose Avenue and backs to "Porcupine Woods" (town owned woods in front of the train tracks). The back deck and rear patio (existing and proposed) are not visible from Montrose Avenue. From the adjacent properties on both sides, there is limited to no visibility of the rear patio due to the location of the garage, fences, and tall shrubbery. Similarly, there is limited view of the deck (existing and propsed) from the adjacent properties due to shielding by mature trees. From the walking path through Porcupine Woods, visibility of the deck (existing and proposed) is obscured by a wide stretch of trees and vegetation.

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

(1) Deck

Remove existing split-level pressure treated pine wood deck (547 square feet footprint) which is failing (rotting) and not up to current code standards and rebuild a single level deck (424 square feet footprint) using a combination of pressure treated hardwood (frame) and TimberTech Advanced PVC by Azek (decking).

The contractor for the removal of the old deck and construction of the new deck will be Residential Improvement Services, LLC. Materials, methods and design as specified in attached CAD drawings, Concept Drawing and work description.

(2) Rear Patio

Remove existing paver patio and build Techo-Bloc paver patio over concrete foundation.

The contractor for the removal of the old paver patio and construction of the new paver patio will be Residential Improvement Services, LLC. Materials, methods and design as specified in attached Concept Drawing and work description.

Daala	1
Work Item 1: Deck	
Description of Current Condition:	Proposed Work:
Deck has multiple areas of rotting and soft wood in need of replacement. Steps are not level in some areas. Some exposed nails and hardware.	Remove existing two-level pressure treated pine wood deck (547 square feet footprint, including steps) and build a single level deck (424 square feet footprint, including steps) using a combination of pressure treated hardwood (frame) and TimberTech Advanced PVC by Azek (decking) in Dark Hickory (primary color) and Coastline (accent color). New deck design extends further along house than existing deck and less far into yard with significantly smaller footprint. The under-deck area will be protected by a finished ceiling with a rain escape system and serve as an outdoor living area. Please see CAD drawing, Concept Drawing dated 09/14/2024 and work description provided by Residential Improvement Services, LLC for details and materials.
Work Item 2: Rear Patio	
Description of Current Condition:	Proposed Work:
Paver patio with multiple areas that are no longer level.	Remove existing paver patio and install new Techo-Bloc paver patio over concrete foundation after regrading. New patio covers generally similar area as existing patio and deck. Please see Concept Drawing dated 09/14/2024 and work description provided by Residential Improvement Services, LLC. Techo-Bloc paver materials: Primary paver: Blu (Modern Collection); Champlain Gray; HD2 Smooth (three sizes, assorted) Double external border: Blu (Modern Collection); Onyx (outer) and Beige Creme (inner); Smooth Inset border: Squadra, 3x3, Shale Gray
Work Item 3:	
Description of Current Condition:	Proposed Work:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/29/2024

Application No: 1088289

AP Type: HISTORIC Customer No: 1413046

Affidavit Acknowledgement

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

Primary Applicant Information

Address 10939 MONTROSE AVE

GARRETT PARK, MD 20896

Homeowner Rose (Primary)

Historic Area Work Permit Details

Work Type CONST

Scope of Work Remove and replace rear deck; remove and replace rear patio.

REAR PATIO.

Techo Bloc 902 SF Patio as shown concept drawing provided with needed retaining wall and 2- steps leading down to the grass. Soldier course border included.

RIS patios built as follows:

Excavation of the existing patio and wall system.

57 stone.

installation of a 4" concrete base reinforced with 3/8" steel rebar in a 24" grid. 1/2' of concrete sand.

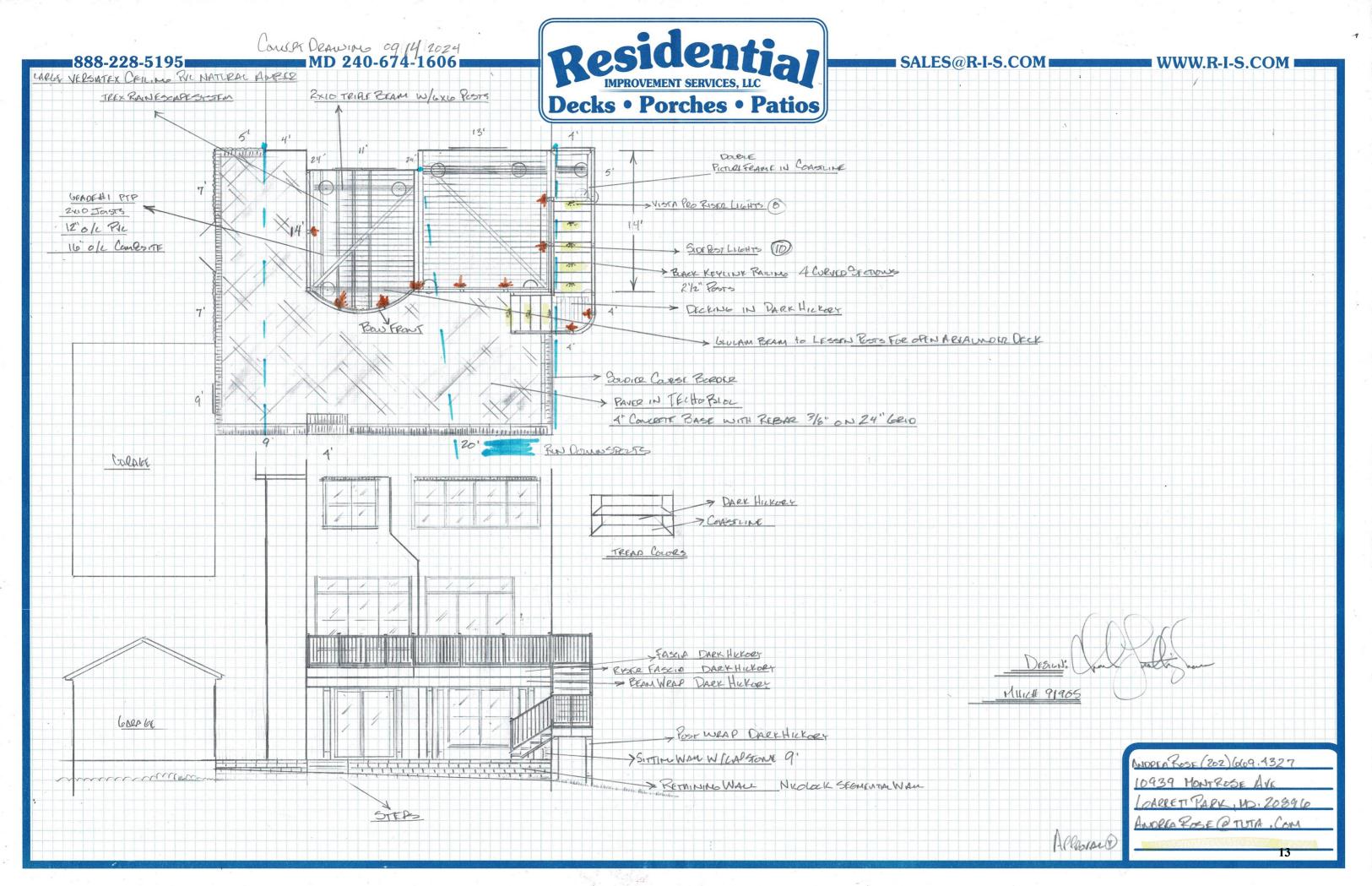
Techo Bloc concrete pavers with a mortared soldier course.

Polymeric sand will be swept between the pavers.

Retaining wall 2' tall along the back and returning up towards the house and tappered. This wall is from Nicolock and basically used as foundation wall to hold back the earth and concrete base as well as the Techo Bloc pavers will go on top of the wall and concrete base.

2- existing downspouts will be trenched out and away from the project as highlighted in blue in the concept drawing provided.

figial black of the come with a westperproof box that well have a separate



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.

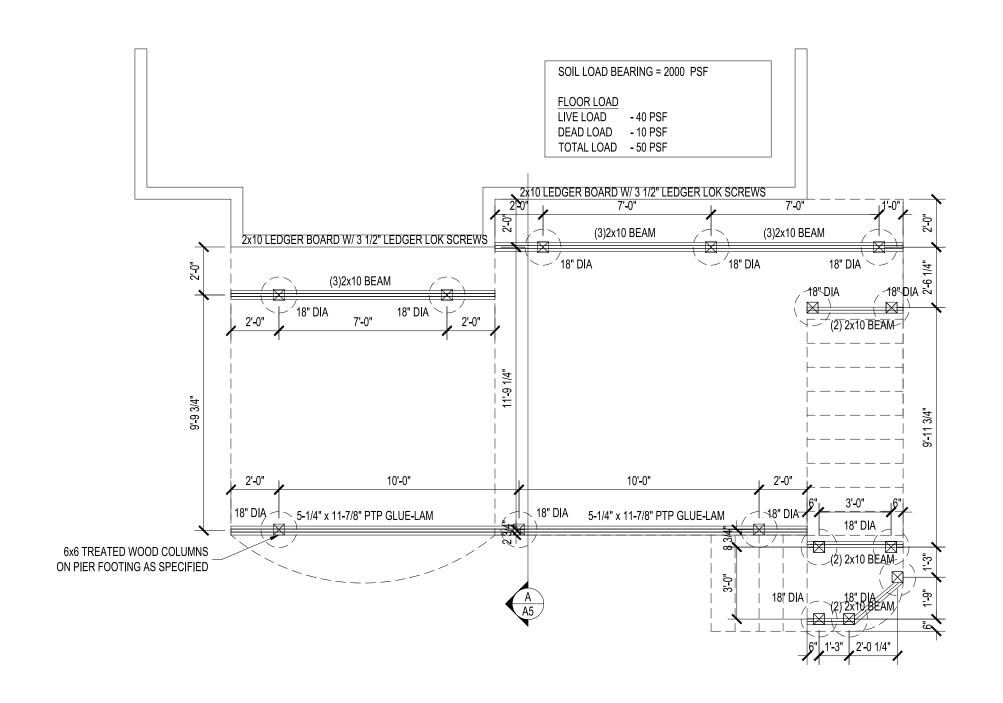
Trex Rain escape system under the deck boards and over the floor joists with a gutter system and downspouts as needed.

Versatex Canvas series PVC Faux wood grained ceiling under the deck to hide 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 matched Dark Hickory and will come with decorative accents top and bottom.

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



FOUNDATION / BEAM PLAN

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

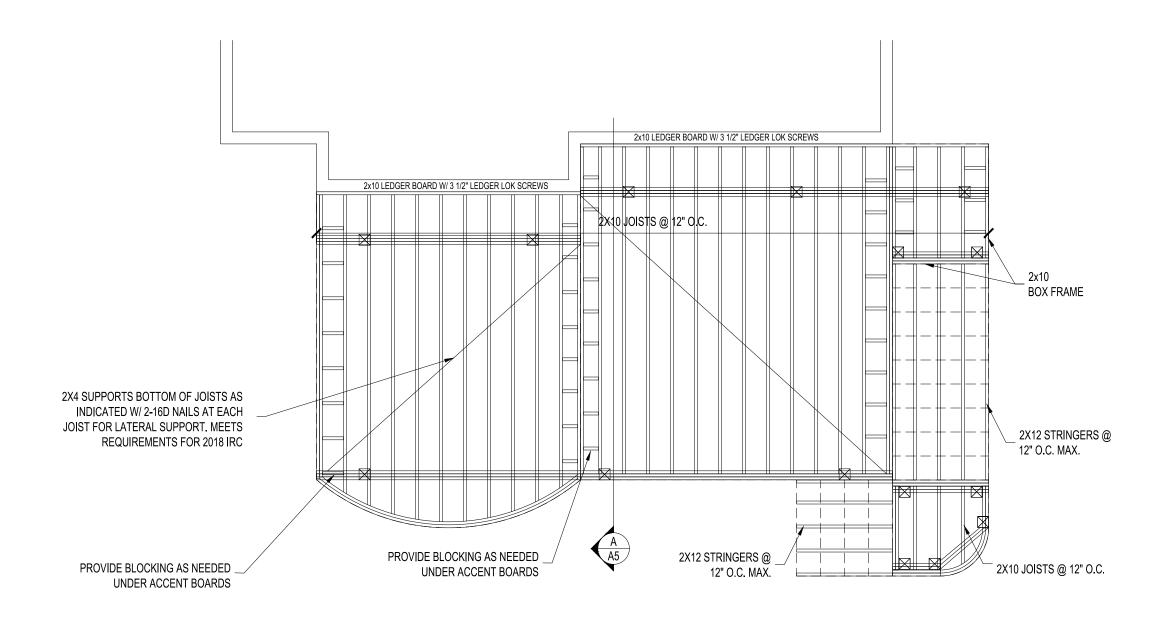
PROJECT NO: 2024-110

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



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



FLOOR FRAMING PLAN

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

A2

PROJECT NO: 2024-110

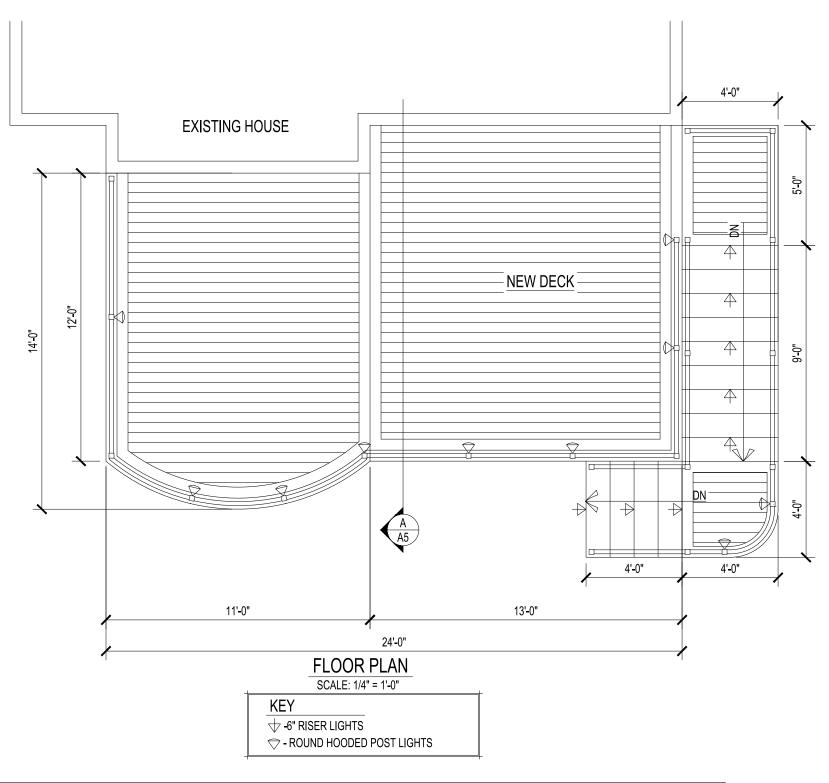
DATE: OCTOBER 1, 2024 CUSTOMER FINAL APPROVAL

New Deck Design

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



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PROJECT NO: 2024-110

DATE: **OCTOBER 1, 2024**

CUSTOMER FINAL APPROVAL

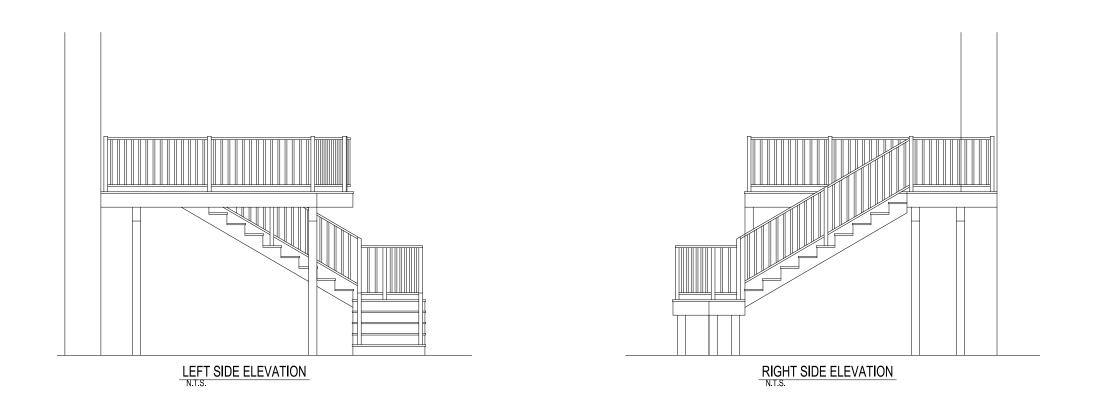
New Deck Design The Rose Residence 10939 Montrose Ave., Garret Park, MD 20896 BUILDER: Residential Improvement Services, LLC 200 S Jefferson St

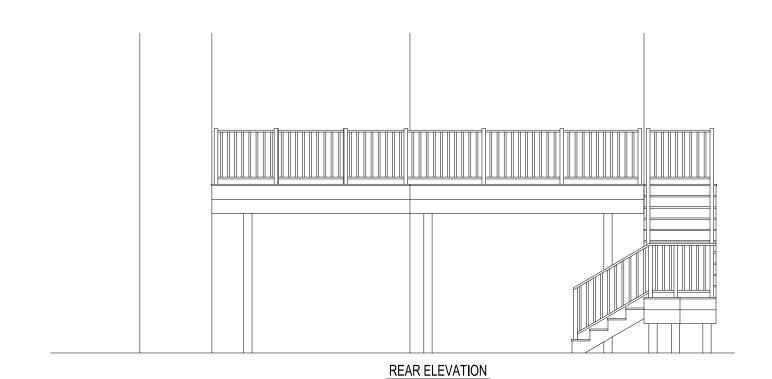
Middletown, MD 21769



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







N.T.S.

PROJECT NO:

2024-110

DATE:

OCTOBER 1, 2024

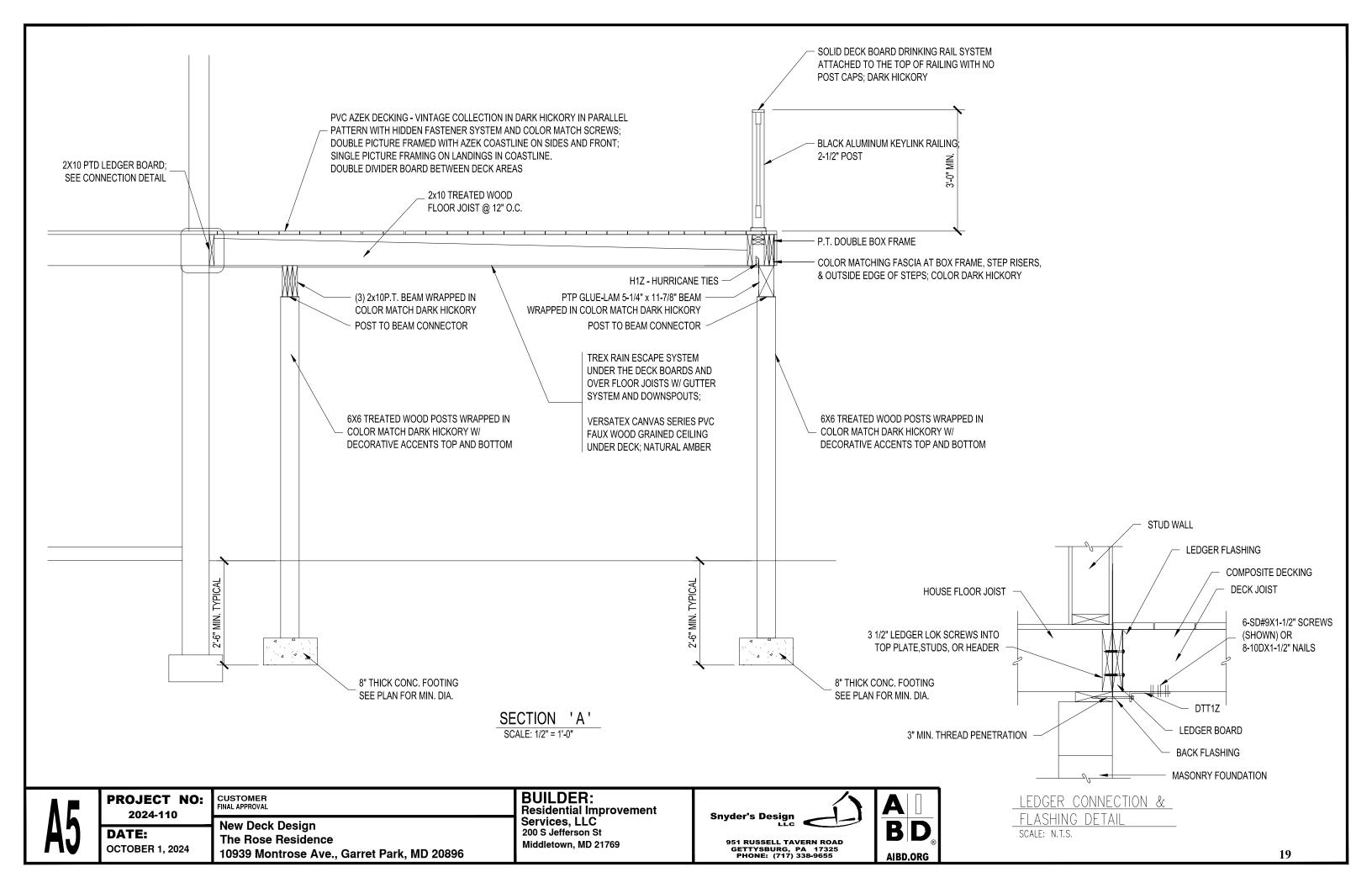
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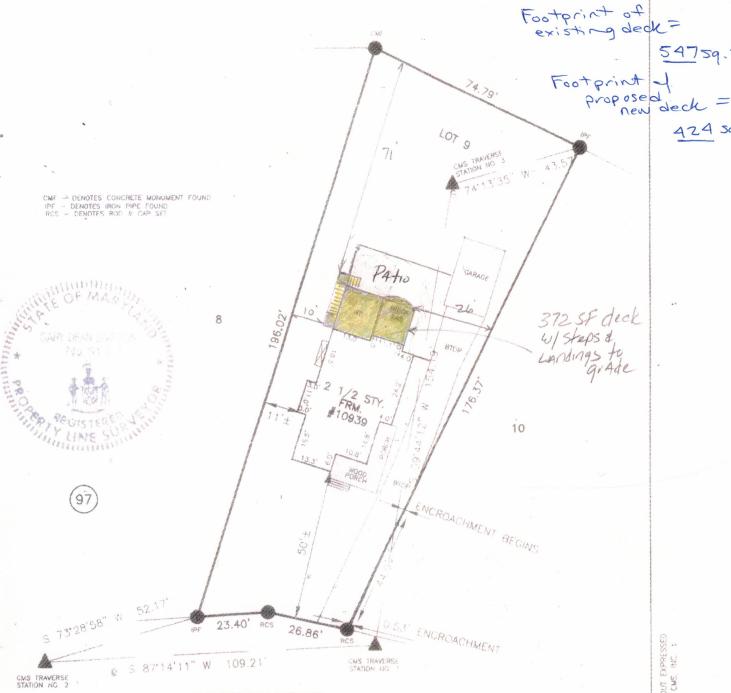


LOT 9 BLOCK 97 MONTGOMERY COUNTY, MARYLAND

Plat with Proposed New Deck and Rear Partio.

5475q. Pt

424 sq. At.



MONTROSE AVENUE

30-1

PROPERTY ADDRESS: 10939 MONTROSE AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE FLOODING) ACCORDING TO NATIONAL FLOOD INSURANC COMMUNITY PANEL NO. 240049 0175 C AS REVISED

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.

REFERENCES

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

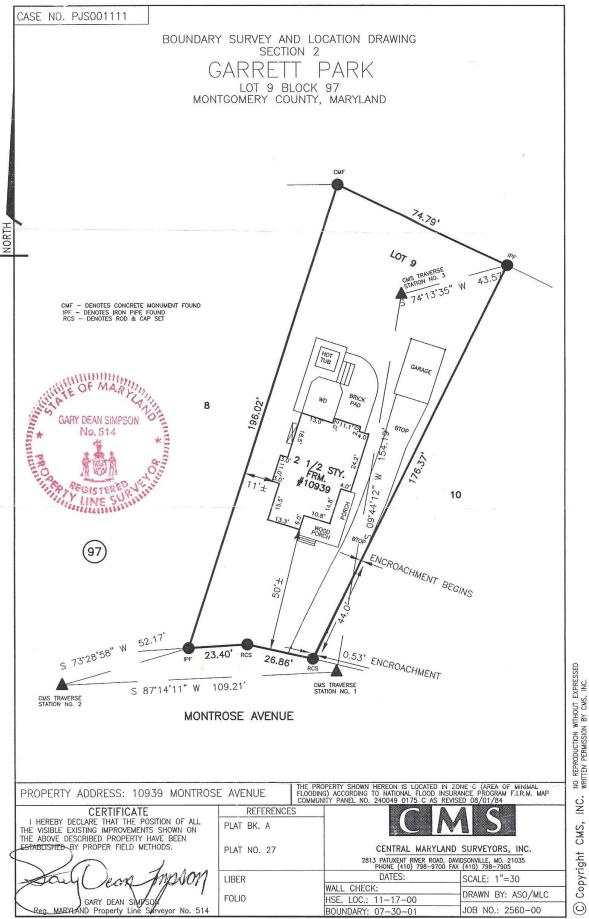
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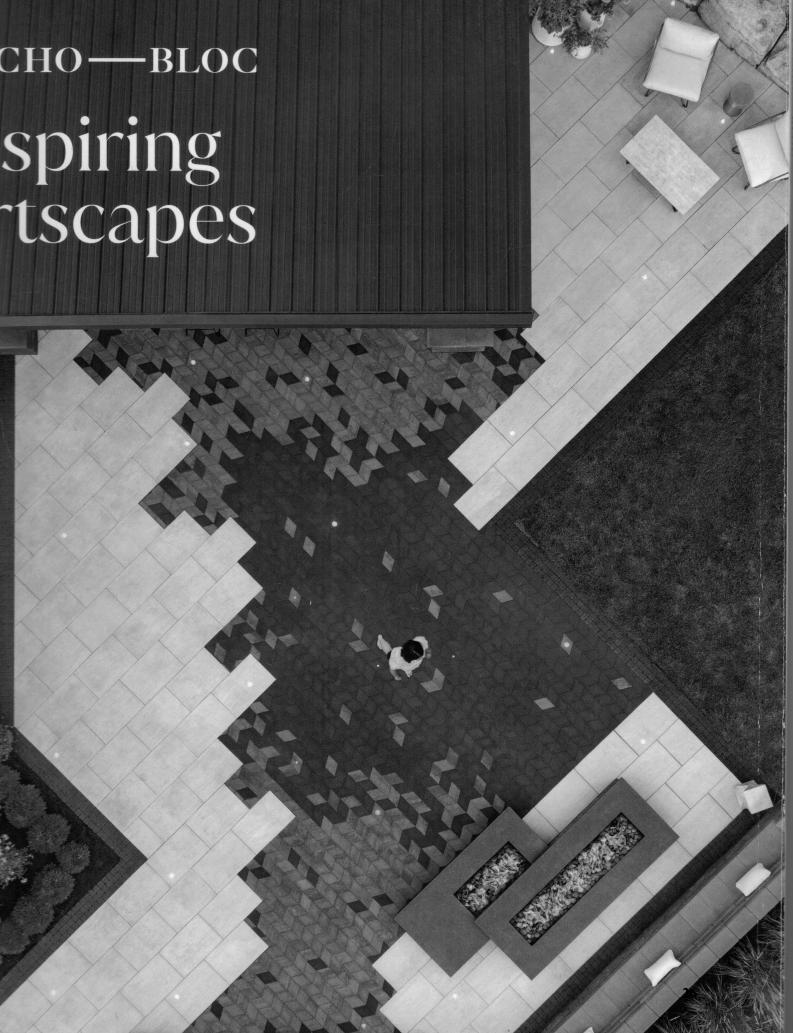


NOTES: 1) B.R.L. information, if shown was obtained from existing record plat or was provided to CMS, and is not guaranteed by CMS, Inc.

Flood Zone information is subject to the interpretation of the originator.
 CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.

⁴⁾ Level of accuracy 1±.





MODERN COLLECTION

Blu 60 mm

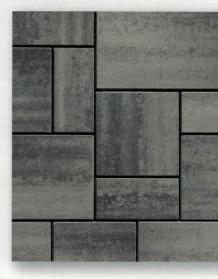


















Dimensions -

○ Various sizes ¹Height: 2 ¾ in 60 mm

13 × 6 ½ 330×165 13×13 330 × 330 13 × 19 ½ 330 × 495



de-to-order, minimum order deposit required.

² Smooth not available in Grande.

wn only available in 6 × 13.

notos

in height.



mooth Polished

 \bigcirc 6 × 13 ¹Height: 2 % in 60 mm

13 × 6 ½ 330 × 165

Grande

¹Height: 2 ³/₈ in 60 mm

19 ½ × 32 ½ 495 × 825



TimberTech

ADVANCED PVC

BY AZEK











WE'RE GOING GREEN-ER

We continually push to increase our use of recycled content, so the core & bottom of actual boards may not match samples exactly.

VINTAGE COLLECTION

Exotic Hardwood Aesthetic

DARK HICKORY

PROPRIETARY POLYMER (PVC) MATERIAL FC AESTHETICS & PERFORMANCE

- . SUPER DURABLE: Impervious to moisture & won't splinter, crack, peel, or rot
- . LOW MAINTENANCE: No sanding, staining, or sealing—ever
- · BAREFOOT-FRIENDLY: Up to 30° cooler & 40% better traction than the competition
- . INDUSTRY-LEADING WARRANTY: Covered by a Lifetime Limited Product Warranty
- MULTIPLE WIDTHS: Narrow (3.5"), standard (5.5"), wide (7.25")



This board is made from ~ 50% recycled material.

Learn more at TIMBERTECH.COM 1.877.275.2935

TimberTechi

BYAZEK

WE'RE GOING GREEN-ER

We continually push to increase our use of recycled content, so the core & bottom of actual boards may not match samples exactly.











VINTAGE COLLECTION'

Exotic Hardwood Aesthetic

COASTLINE

PROPRIETARY POLYMER (PVC) MATERIAL FOR BEST AESTHETICS & PERFORMANCE

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(4) This board is made from ~ 50% recycled material.

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