

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10300 Fawcett Street, Kensington	Meeting Date:	6/11/2025
Resource:	Primary One Resource Kensington Historic District	Report Date:	6/4/2025
Applicant:	Glen and Katherine Cowan (Desmond Hall, Agent)	Public Notice:	5/28/2025
Review:	HAWP	Tax Credit:	No
Case No.:	1118349	Staff:	Laura DiPasquale
Proposal:	Porch floor replacement		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the non-historic screened porch floor replacement, with final approval authority delegated to Staff:

1. The screened porch floor must have a finished edge and minimally-embossed finish;

And; staff recommends the HPC **deny** the main porch floor replacement.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary Resource within the Kensington Historic District

STYLE: Folk Victorian

DATE: c. 1880-1910

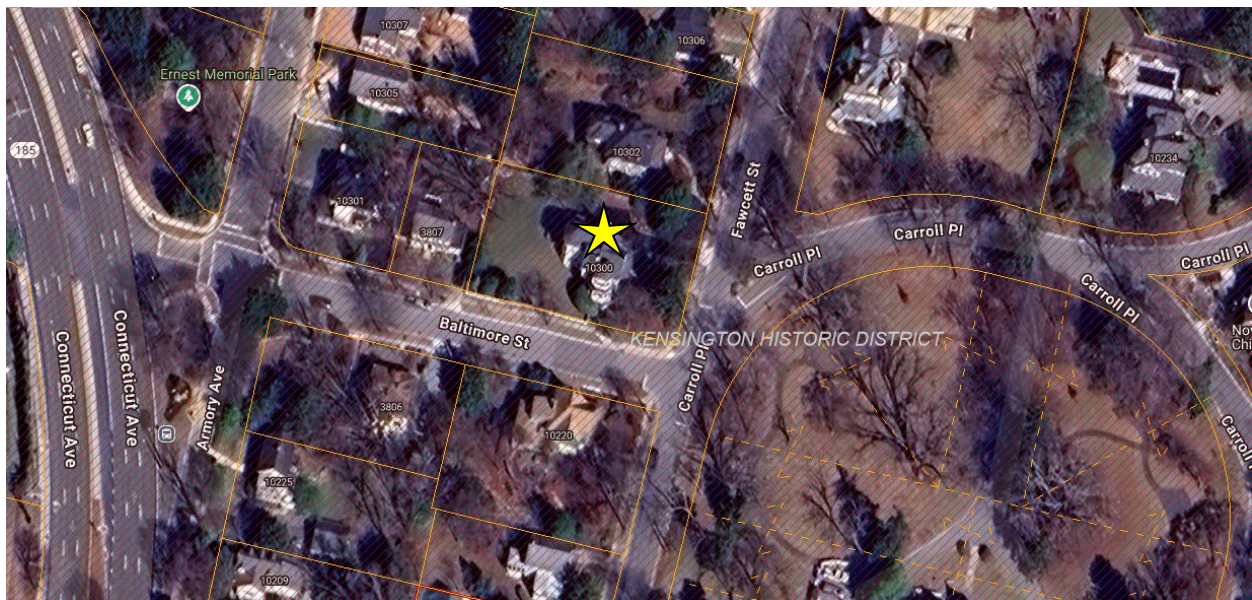


Figure 1: Location of 10300 Fawcett Street (shown with a yellow star) within the Kensington Historic District (hatched and outlined in red).



Figure 2: Birds-eye view of the subject property, March 2025 (ConnectExplorer).



Figure 3: Front elevation of 10300 Fawcett Street.

PROPOSAL

The applicant proposes to replace the existing wood porch flooring with Azek's TimberTech tongue and groove PVC flooring.

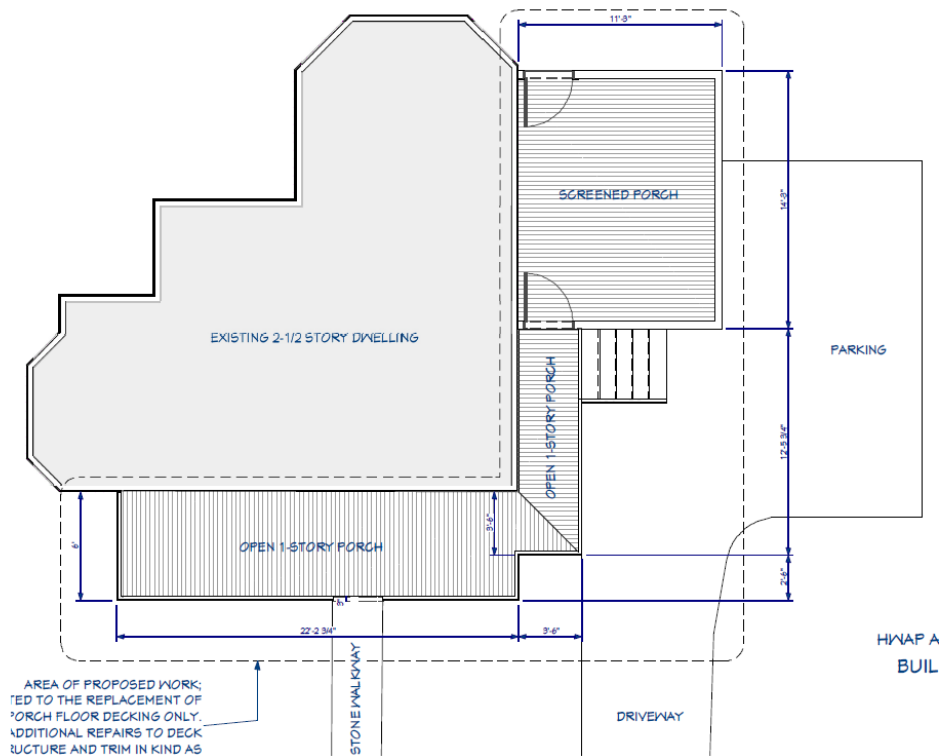


Figure 4: Plan showing the area of proposed work. The project includes replacement of the c. 1890's wraparound porch flooring and 1993 screened porch flooring.



Figure 5: Existing porch floor condition.

PORCH COLLECTION

Hardwoods & Stained Wood



Porch Collection in English Walnut®, Classic Composite Series in White with Premier Rail

Bring all the beauty and performance benefits of TimberTech Advanced PVC Decking to the porch. Our innovative tongue-and-groove installation allows for smaller gaps between boards for a traditional porch flooring look.

- Standard (3.125") available in all colors
- Wide-width (5.5") available in Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak
- With WUI Compliance, it's a smart choice for fire zones
- Also available in cladding; see details at timbertech.com/cladding

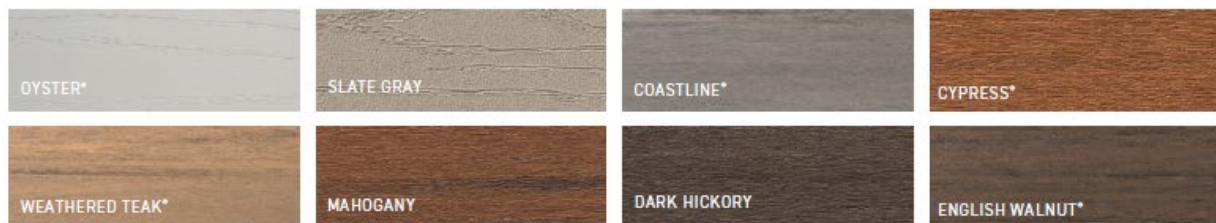
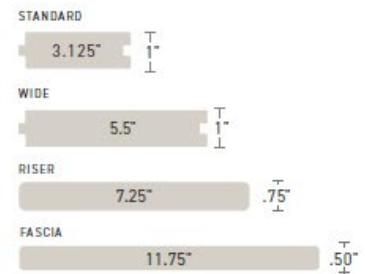


Figure 6: Proposed replacement porch flooring material.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*; *Vision of Kensington: A Long-Range Preservation Plan (Vision)*; *Montgomery County Code Chapter 24A (Chapter 24A)*; HPC's Policy No. 24-01, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

According to the Guidelines, a Historic District as identified....shall consist of the entire area represented by all of the historic resources with their appurtenances and environmental setting. Non-historic properties within the boundaries of the Historic District are also subject to regulation, as they are considered appurtenances and part of the environmental setting of the historic resources of the District.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan as noted on Page 1 "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

Kensington is a suburban community, defined by its curvilinear streets, garden settings, and large, nineteenth century, free-standing residences. Its architecture and planned landscapes exhibit Kensington's late nineteenth century development as a summer retreat from the heat and congestion of Washington... The Kensington Historic District presents a well-preserved, turn-of-the-century garden suburb. The district is distinguished by its open development pattern, its rich variety of revival architecture, and its historic relationship to the railroad...The residential areas are dominated by engaging free-standing Queen Anne style residences sited within large garden settings.

Porches

While there is a wide variety of porch types reflecting all of Kensington's historic house styles, 33% percent of the dwellings have partial or full front porches with fan brackets and turned spindles. Smaller percentages of wrap-around porches and entry porches are also present in the historic district. 26% of the houses have a wrap-around porch, while 22% have a one-story entry porch. The popularity of porch projections within the Kensington Historic District reflects the influence of Victorian styles in which projecting bays and porches , and irregular compositions were important style defining elements . The abundant one-story porch projections creates a unified rhythm along the residential streets which contributes to the character of the historic streetscape.

Montgomery County Code Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure 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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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 the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior's Standards for Rehabilitation*. The applicable *Standards* are as follows:

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- 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 proportions, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring

The Historic Preservation Commission (HPC) has reviewed several porch replacement projects over the last several years where the previous porch flooring/decking failed in only a few years. This failure is largely due to the quality of the materials available. Most domestic wood species available in the market for porch flooring/decking is significantly weaker, less durable, and less resistant to rot.

A review of the available substitute materials available for porch flooring/decking shows substantial growth in the quality and variety of products in the marketplace. While many of these products fail to accurately reproduce the physical and visual characteristics of wood, some accurately portray the physical and material characteristics of traditional wood flooring. To aid in the review of Historic Area Work Permit (HAWP) applications for replacing porch flooring and decking the HPC adopts the following:

Now, THEREFORE:

WHEREAS, Section 24A-8(b) of the Montgomery County Code identifies seven criteria to evaluate approvable HAWPs for properties designated on the Master Plan for Historic Preservation or properties that are in a historic district designated on the Master Plan for Historic Preservation;

WHEREAS, nothing in this policy may supersede Council-adopted Design Guidelines for Historic Districts or Sites that already specify the use of certain materials and finishes;

WHEREAS, porches and decks are identified as character-defining features of historic buildings;

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,
 - 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 applicants propose to replace the wood flooring on the open wrap-around porch of the c. 1890's house and the flooring of the screened porch on the northwest corner of the house, approved by the HPC in 1993, with Azek's TimberTech PVC porch flooring.¹



Figure 7: Existing and proposed porch floor materials.

The HPC's *Policy No. 24-01* states that porch floors on "Primary" resources must be painted wood installed in a historically-appropriate manner (i.e. tongue and groove, 2-3 inches in width, run perpendicular to the façade), but that replacement flooring on non-historic additions or new construction to Primary resources may be considered on a case-by-case basis. Staff understands that the applicants have replaced their wood porch flooring multiple times during their 30+ year ownership of the property and are frustrated by the quality of modern wood porch flooring materials. Prior to the submission, staff recommended that the applicants consider thermally-modified wood products such as Thermory or Accoya, which would be considered in-kind replacement materials. Replacement of the porch flooring in-kind would qualify for the County's 25% and State's 20% rehabilitation tax credits, respectively.

Staff finds that, as a Primary Resource, wood is the only product considered appropriate under the *Policy* and Chapter 24A-8(b)(1) and (2) for the open, historic porch. Evaluating the proposal under Chapter 24A of County Code, Staff finds the proposal to change the wood porch decking to TimberTech is an inappropriate material and recommends the HPC deny this portion of the HAWP under 24A-8(a). Staff finds that the proposed porch replacement will substantially alter the exterior features of a historic resource, contra 24A-8(b)(1). Staff additionally finds the proposed material is not a compatible substitute for wood decking, contra 24A-8(b)(2). Staff does not find the proposed work will provide additional

¹ The 1993 HAWP approval documents for construction of a rear addition and screened porch: https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640004/Box023/31-6-93B_Kensington%20Historic%20District_10300%20Fawcett%20St_03-04-1993.pdf

protection for the site (24A-8(b)(3)) nor that the existing condition is unsafe or a health hazard as generally understood (24A-8(b)(4)). Staff finds that property owners will not be deprived of reasonable use or suffer “undue hardship” of their property (24A-8(b)(5)) if the HAWP is not approved. Staff does not find that in applying a balancing test, the public is not better served by granting the permit, per 24A-8(b)(6). For these reasons, Staff finds the HPC should deny the proposed main porch replacement as outlined in Chapter 24A-8(a).

Evaluating the proposal under the *Vision of Kensington*, Staff finds further justification for the denial of the main porch flooring. “Porches” are specifically called out in the section on “Character-Defining Features” of the district (*Vision*, pg. 16). Porches are a dominant architectural feature in this district; the shape, size, configuration, and material detailing of these porches create a high level of visual interest and contribute to the overall rhythm and harmony of the streetscape. Wood is called out as the dominant and preferred building material in the district (*Vision*, pg. 26). Further, the preservation of architectural character of resources within the identified “Historic Residential Core” is called out in the *Vision* (pg. 58). Rehabilitation of character-defining elements is the preferred treatment recommended throughout the *Vision* as well as in the HPC’s *Rules of Procedure*, and the Secretary of the Interior Standards.

The HPC similarly denied a retroactive application for installation of TimberTech porch flooring in Slate Gray on a Primary Resource at 3927 Prospect Street, Kensington, in 2023.²



Figure 8: View of 10300 Fawcett Street from the public right-of-way. The 1993 screened porch is visible on the far right.

For the non-historic screened porch flooring, Staff recommends approval of the proposed TimberTech material, provided there is a finished edge board around the perimeter of the flooring and the finish is minimally embossed, per the *Policy* allowance for case-by-case approval of substitute materials for use on building additions. Staff finds that the proposed TimberTech by Azek composite porch flooring satisfies

² The Staff Report and submission for HAWP #1025925 for porch floor replacement with TimberTech “Slate Gray” flooring at 3927 Prospect Street, Kensington, is available here: <https://montgomeryplanning.org/wp-content/uploads/2023/08/I.L.-3927-Prospect-Street-Kensington-1025925.pdf>

most, but not all of the criteria for a compatible substitute material as defined in the *Policy*, and that the location of the flooring within an enclosed screened porch limits the potential visibility of the flooring. The dimensions (3.125 inches wide 1-inch deep), tongue and groove design, and proposed installation method running perpendicular to the house are consistent with the dimensions and installation method of the existing material and historically-appropriate porch flooring, the product is millable, available in a uniform appearance consistent with painted wood, and offers a finished edge that appears as a cut solid board. Some finishes of the proposed material appear to have a minimal embossed texture on the surface (specifically the Coastline sample provided by the applicant; the Slate Gray and Oyster colors show a deeper-grained embossed texture). The product, however, cannot be painted without voiding the product warranty. Staff finds that the flooring of the non-historic screened porch, which is set back at the rear side corner of the house and has limited visibility from the public right-of-way, can be reviewed with greater leniency under Chapter 23A-8(d), and that, per Chapter 24A-8(b)(2), the proposal will not substantially alter the exterior features of the historic resource. Staff further finds that the proposed screened porch flooring will be compatible with, but differentiated from, the historic house, and if removed in the future, will leave the essential form and integrity of the property intact, in keeping with *Standards 9 and 10*.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with one (1) condition** the non-historic screened porch floor replacement, with final approval authority delegated to Staff:

1. The screened porch floor must have a finished edge and minimally-embossed finish; Under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d);

And; **deny** the main porch floor replacement, under Chapter 24A-8(a), having found that this portion of the proposal is inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource and is incompatible in character with the historic resource and the purposes of Chapter 24A,

and the *Vision of Kensington*;

and with the *Secretary of the Interior's Standards for Rehabilitation #6, #9, and #10*.

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 contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@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# _____

DATE ASSIGNED _____

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

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? ☐ 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

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ 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.

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

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:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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	*	*	*	*	*		*



MERRICK

10605 CONCORD ST
KENSINGTON, MD 20895
301-946-2356
MHIC LICENSE #: 38984
DC LICENSE #: 50004406
deisgnbuild@mdbicloud.com



Your primary contacts at Merrick

Phil Bentley	202 250 9763
Desmond Hall	301 450 3279
David Merrick	301 798 4858
Dasia Murphy	240 353 9070
Rodrigo Canete	301 463 7368
Kevin Ventura	240 490 4247
Rusty Minnick	240 673 1663

Project Information:

Property Owner:

GLENN A & KATHERINE C
10300 FAWCETT ST
KENSINGTON 20895

Lot: 4, Block 9

Acct# 13-01024945

Zone: R-60

Historic District:

KENSINGTON HISTORIC
DISTRICT

Project Goals:

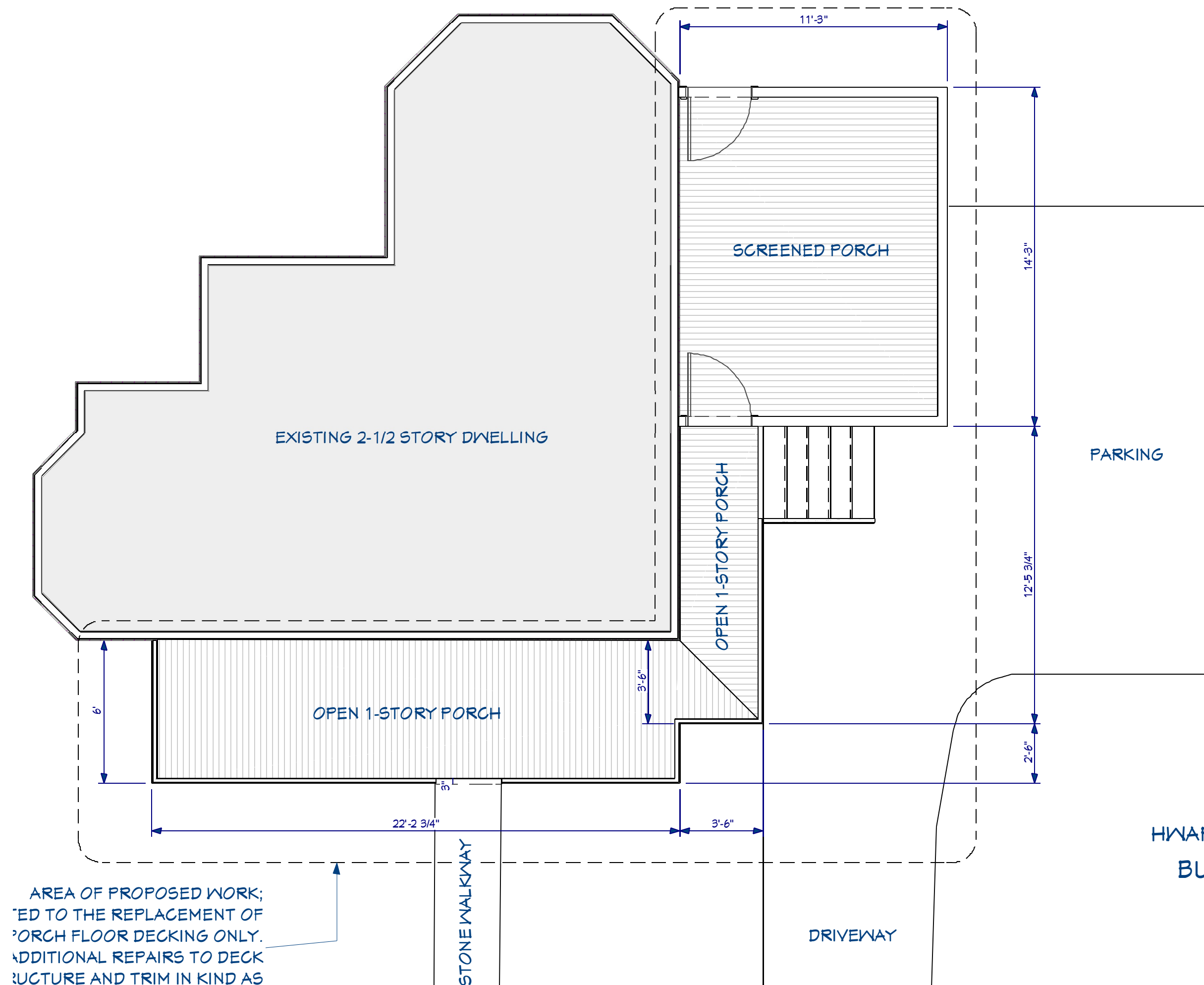
Porch decking replacement with composite tongue and groove decking. The owner is looking for approval for the use of TimberTech brand porch floor decking.

HWAP Application No: 1118349

BUILDING FOOTPRINT

Wednesday, May 21, 2025

HWAP Submittal
Sheet CP 1





Side View from Baltimore Street



View of Porch Riser from Front Walkway



Front View of Porch from Fawcett Street



Side View of Porch from Driveway



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EXTERIOR PHOTOS

Wednesday, May 21, 2025

**HWAP Submittal
Sheet CP 2**



Porch View Looking toward Baltimore St



Porch View Looking toward Driveway



Porch View Looking at Screened Porch



Riser Detail at Driveway Steps



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EXTERIOR PHOTOS

Wednesday, May 21, 2025

**HWAP Submittal
Sheet CP 3**



Porch View Looking toward Baltimore St



Porch View Looking toward Driveway



Porch View Looking at Screened Porch



Riser Detail at Driveway Steps



View of Steps from Driveway



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Lot: 4, **Block** 9

Acct# 13-01024945

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EXTERIOR PHOTOS

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HWAP Submittal
Sheet CP 4



Porch Surface Closeup
(Typical of rot and wear throughout porch decking)



Existing Porch Surface with TimberTech Samples



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EXTERIOR PHOTOS

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**HWAP Submittal
Sheet CP 5**

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For more information, contact AZEK Building Products, 1330 W. Fulton St., Suite #350, Chicago, IL 60607; Phone: (877) 275-2935; Fax: (570)558-8266; Website: www.azek.com; Email: Dave.Whitlock@azekco.com.

For information about MasterSpec, contact Deltek at (800) 424-5080 or visit masterspec.com.

SECTION 067300 - COMPOSITE DECKING

TIPS:

To view non-printing **Editor's Notes** that provide guidance for editing, click on MasterWorks/Single-File Formatting/Toggle/Editor's Notes.

To read **detailed research, technical information about products and materials, and coordination checklists**, click on MasterWorks/Supporting Information.

Access Product MasterSpec Sections:

[<Double click here to view the list of manufacturer Sections available at ProductMasterSpec.com.>](#)

Access BIM Content on BIMsmith Market:

[<Double click here to view products on BIMsmith Market.>](#)

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section Includes:
 - 1. **[Plastic] [Composite]** decking.
 - 2. Decking fastening system.

B. Related Requirements:

1. Section 061000 "Rough Carpentry" for wood framing, furring, blocking, and other carpentry work not exposed to view[**and for framing exposed to view**].
2. Section 062013 "Exterior Finish Carpentry" for cellular PVC trim and mouldings.
3. Section 072500 "Weather Barriers" for flexible flashing used with decking.
4. Section 076200 "Sheet Metal Flashing and Trim" for sheet metal flashing used with decking.

1.3 ACTION SUBMITTALS

- A. Product Data: For **[plastic]** **[composite]** decking and decking fastening system components. Include installation instructions.
- B. Samples: For decking, not less than **24 inches (600 mm)** long, showing the range of variation to be expected in appearance of decking, including surface texture.

1.4 INFORMATIONAL SUBMITTALS

- A. Evaluation Reports: For the following, from ICC-ES:
 1. **[Plastic]** **[Composite]** decking.
 2. Decking fastening system.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Store materials under cover and protected from weather and contact with damp or wet surfaces. Stack materials flat with spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.
- B. Handle and store decking materials to comply with manufacturer's written instructions.

1.6 WARRANTY

- A. Special Warranty: Manufacturer agrees to repair or replace components of decking system that fail in materials or workmanship within specified warranty period.
 1. Failures include, but are not limited to, the following:
 - a. Structural failures, including cracking, splitting, and deforming.
 2. Warranty Period: **[20]** **[10]** years from date of Substantial Completion.
- B. Fade and Stain Warranty: Provide manufacturer's warranty against color fade and permanent staining within warranty period.
 1. Fading is defined as loss of color of more than **[4]** **[5]** Hunter color-difference units as measured in accordance with ASTM D2244.
 2. Warranty Period: **[50]** **[25]** **[20]** years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 DIMENSION LUMBER FRAMING

- A. Deck[**and Stair**] Framing: As specified in Section 061000.

2.2 PLASTIC DECKING

- A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech AZEK [**Arbor**] [**Harvest**] [**Porch**] [**Vintage**] Collection or comparable product by one of the following:

1. CertainTeed Corporation.
2. Crawford Industries, LLC.
3. Deceuninck North America.
4. Fiberon.
5. Green Bay Decking.
6. Midwest Manufacturing Extrusion.
7. Millennium Decking Inc.
8. Premium Composites LLC.
9. Rhino Deck.
10. Tamko Building Products, Inc.
11. Thermal Industries, Inc.
12. TimberTech.
13. Trex Company, Inc.
14. Universal Forest Products, Inc.
15. Weyerhaeuser Company.
16. <Insert manufacturer's name>.

- B. All-Plastic Decking: Solid capped four-sided shapes made from HDPE, PVC, polystyrene, or cellular PVC; with no cellulose fiber.

1. Decking Standard: ICC-ES AC174.
2. Decking Size: [1 by 3-1/8 inches (25 by 79 mm) actual] [1 by 3-1/2 inches (25 by 88 mm) actual] [1 by 5-1/2 inches (25 by 140 mm) actual] [1 by 7-1/4 inches (25 by 188 mm) actual].
3. Decking Length: [10 ft. (3.05 m) actual] [12 ft. (3.66 m) actual] [16 ft. (4.88 m) actual] [20 ft. (6.10 m) actual].
4. Configuration: Provide product with [grooved edges designed for fastening with concealed decking fasteners] [or] [square edges].
5. Surface Texture: [Brushed] [Embossed woodgrain].
6. Color: [As indicated by manufacturer's designations] [Match Architect's Sample] [As selected by Architect from manufacturer's full range] <Insert color>.
7. Fascia Board: 1/2 by 11-3/4 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m) actual matching decking color.

2.3 COMPOSITE DECKING

- A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; TimberTech **[EDGE Premier]** **[EDGE Prime]** **[EDGE Prime+]** **[PRO Legacy]** **[PRO Reserve]** **[PRO Terrain]** or comparable product by one of the following:
1. CertainTeed Corporation.
 2. Crawford Industries, LLC.
 3. Deceuninck North America.
 4. Fiberon.
 5. Green Bay Decking.
 6. Midwest Manufacturing Extrusion.
 7. Millennium Decking Inc.
 8. Premium Composites LLC.
 9. Rhino Deck.
 10. Tamko Building Products, Inc.
 11. Thermal Industries, Inc.
 12. TimberTech.
 13. Trex Company, Inc.
 14. Universal Forest Products, Inc.
 15. Weyerhaeuser Company.
 16. **<Insert manufacturer's name>**.
- B. Composite Decking: Solid capped **[four]** **[three]**-sided shapes made from a mixture of cellulose fiber and polyethylene or polypropylene.
1. Decking Standard: ICC-ES AC174.
 2. Decking Size: **[0.94 by 5.36 inches (24 by 136 mm) actual]** **[0.89 by 5.36 inches (23 by 136 mm) actual]** **<Insert dimensions>**.
 3. Decking Length: **[10 ft. (3.05 m) actual]** **[12 ft. (3.66 m) actual]** **[16 ft. (4.88 m) actual]** **[20 ft. (6.10 m) actual]**.
 4. Configuration: Provide product with **[grooved edges designed for fastening with concealed decking fasteners]** **[square shouldered edges designed for face connectors]** and **[full]** **[scalloped]** profile.
 5. Surface Texture: **[Brushed]** **[Embossed woodgrain]**.
 6. Color: **[As indicated by manufacturer's designations]** **[Match Architect's Sample]** **[As selected by Architect from manufacturer's full range]** **<Insert color>**.
 7. Fascia Board: **0.94 by 12 inches by 12 ft. (12.7 by 298.5 mm by 3.66 m)** matching decking color.
 8. Stair Riser Board: **0.94 by 7.25 inches by 12 ft. (24 by 184 mm by 3.67 m)** actual matching decking color.

2.4 DECKING FASTENING SYSTEM

- A. Basis-of-Design Product: Subject to compliance with requirements, provide AZEK Building Products; **[CONCEALoc]** **[Cortex]** **[FUSIONLoc]** **[SIDELoc]** **[TOPLoc]** or comparable product by one of the following:
1. Blue Heron Enterprises, LLC.
 2. Grabber Construction Products.
 3. Ipe Clip Fastener Company Inc. (The).
 4. KK Mfg. Co., Inc.

5. M. M. Products, Inc.
 6. Titan Metal Werks, Inc.
 7. Ty-Lan Enterprises Inc.
 8. **<Insert manufacturer's name>.**
- B. Concealed Decking Clips: Black-oxide-coated, stainless steel clips designed to secure decking material and provide uniform spacing of decking material.
- C. Fasteners: Stainless steel screws, minimum #7 size, in sufficient length to penetrate not less than **1-1/4 inches (31 mm)** into wood framing substrate.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION

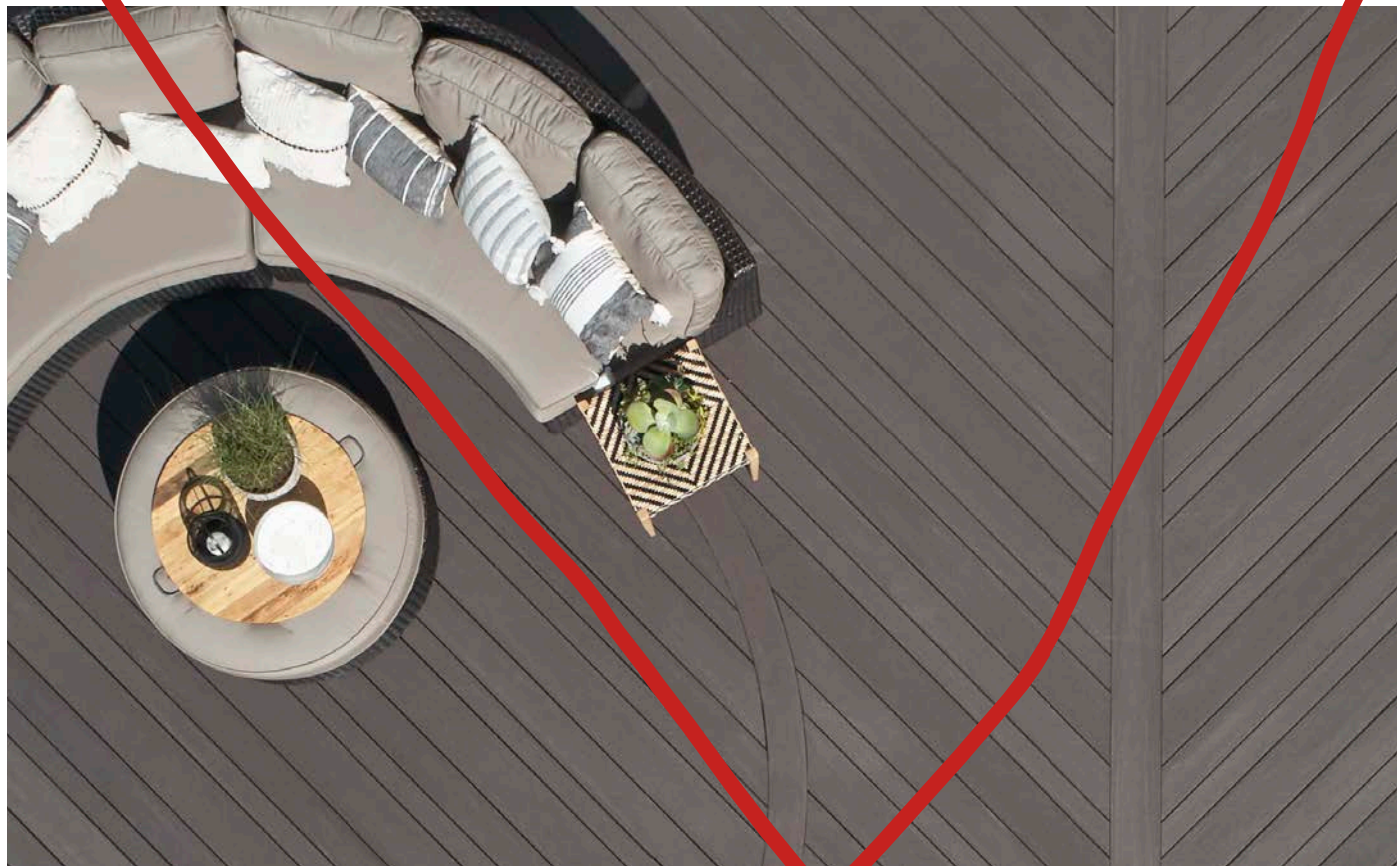
- A. Set work to required levels and lines, with members plumb, true to line, cut, and fitted. Fit work to other construction; scribe and cope as needed for accurate fit.
- B. Install decking[**and stair treads**] in accordance with manufacturer's written instructions.
- C. Secure decking to wood framing with [**concealed deck clips and screws**] [**exposed fasteners**].
- D. Provide blocking and framing as indicated and as required to support facing materials, fixtures, specialty items, and trim.
- E. For exposed work, arrange fasteners in straight rows parallel with edges of members, with fasteners evenly spaced and with adjacent rows staggered.

END OF SECTION 067300

ADVANCED PVC

MULTIWIDTH DECKING

Customize Your Deck Design



Vintage Collection® in Multiwidth Dark Hickory

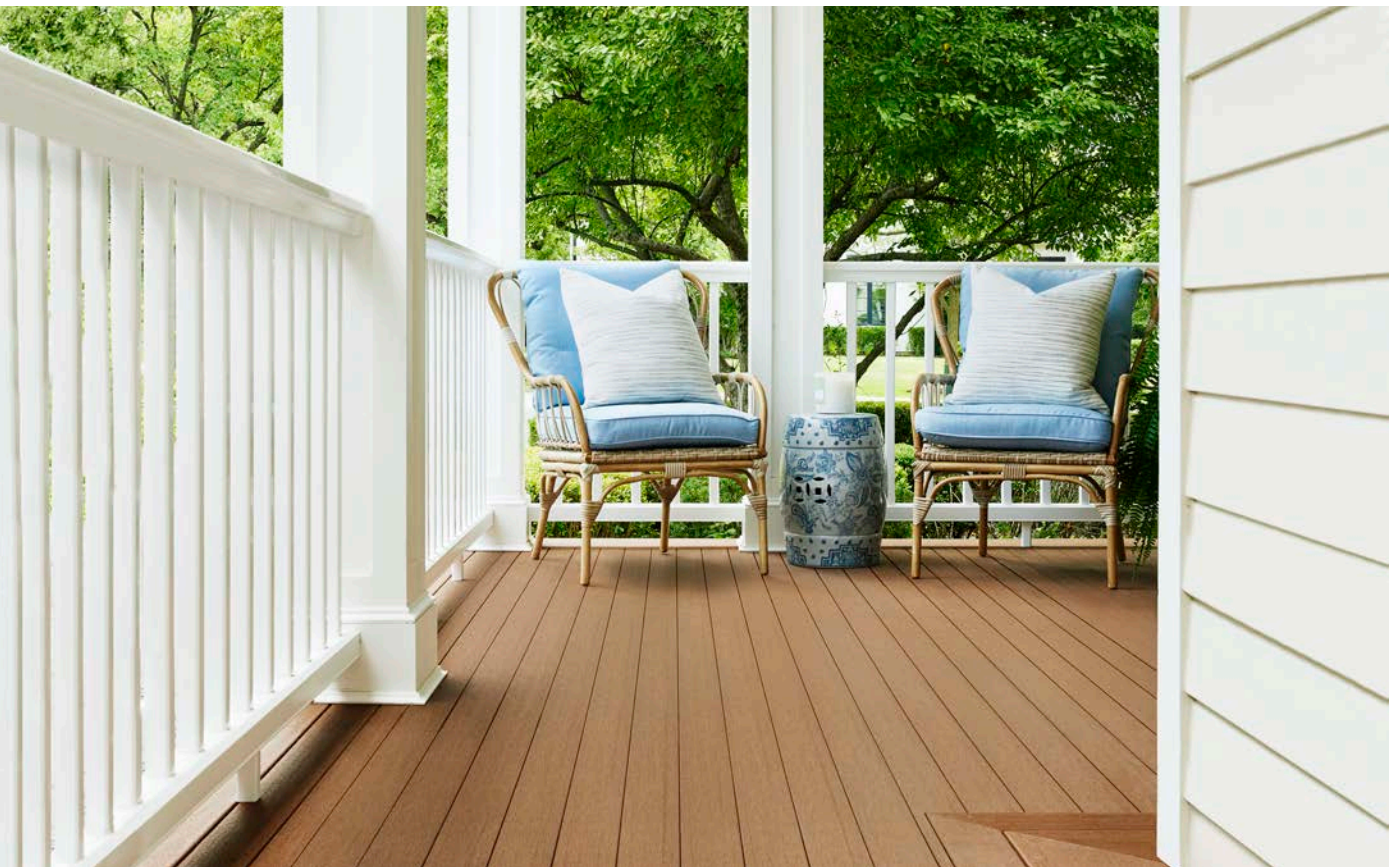
Create a look all your own with Multiwidth Decking options exclusive to TimberTech. With narrow-, standard-, and wide-width options, TimberTech gives you the flexibility to design your deck your way. See page 38 for width availability by color.



ADVANCED PVC

PORCH COLLECTION

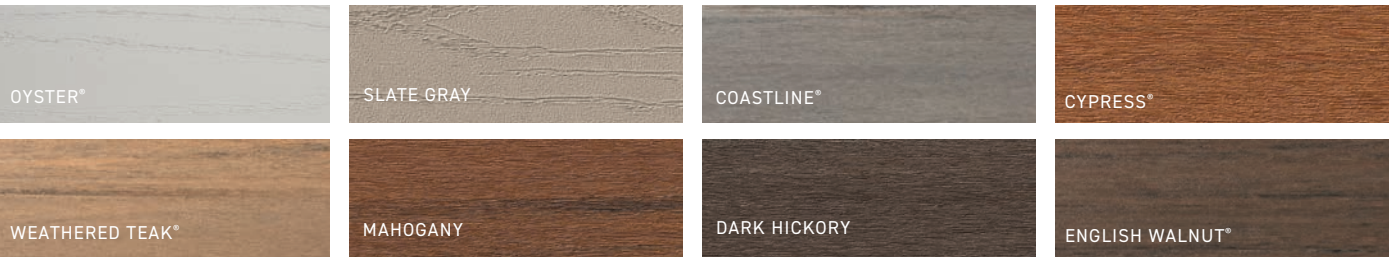
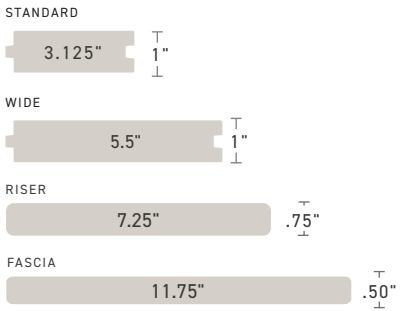
Hardwoods & Stained Wood



Porch Collection in English Walnut®, Classic Composite Series in White with Premier Rail

Bring all the beauty and performance benefits of TimberTech Advanced PVC Decking to the porch. Our innovative tongue-and-groove installation allows for smaller gaps between boards for a traditional porch flooring look.

- Standard (3.125") available in all colors
- Wide-width (5.5") available in Coastline, Cypress, Dark Hickory, English Walnut, Mahogany, and Weathered Teak
- With WUI Compliance, it's a smart choice for fire zones
- Also available in cladding; see details at timbertech.com/cladding



*Fascia not available in Oyster®



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 5/21/2025

Application No: 1118349
AP Type: HISTORIC
Customer No: 1526322

Comments

Replace the existing wood decking with TimberTech Porch Collection tongue and groove decking, Actual dimensions: 3.13" x 1"

Affidavit Acknowledgement

The Contractor is the Primary applicant authorized by the property owner
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 10300 FAWCETT ST
KENSINGTON, MD 20895
Othercontact Hall (Primary)

Historic Area Work Permit Details

Work Type RESREP

Scope The owner is looking to replace the decking surface of their front porch. The existing porch The owner would like to use TimberTech Advanced PVC of tongue and groove porch decking with conceal fasteners. The owner has maintained, replaced, and repaired the natural wood decking over the course of Work their ownership of the house and would like to use a material that will be more resilient and resistant wear and rot over time.