

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	203 Market Street, Brookeville	<b>Meeting Date:</b>	7/23/2025
<b>Resource:</b>	Primary Resource <b>Brookeville Historic District</b>	<b>Report Date:</b>	7/16/2025
<b>Applicant:</b>	Andrea and Chris Scanlon	<b>Public Notice:</b>	7/09/2025
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case No.:</b>	1121551	<b>Staff:</b>	Devon Murtha
<b>Proposal:</b>	Front Porch Decking Replacement		

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**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. The applicant must install a trim board perpendicular to the new boards to hide the edges.



*Figure 1: The location of the subject property in the Brookeville Historic District.*

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource within the Brookeville Historic District  
**DATE:** 2005  
**STYLE:** Craftsman

The subject property is located on a .75 acre property within the Brookeville Historic District. There are three resources on the property, including a fieldstone cottage constructed 1794, a Craftsman-inspired

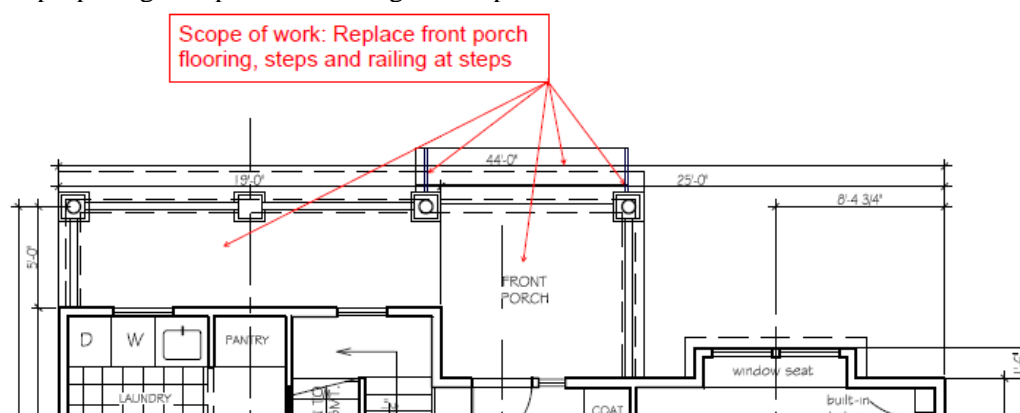
frame house constructed in 2005, and a frame accessory building constructed in 2008.<sup>1</sup> The parcel is designated as a Primary Resource due to the presence of the fieldstone cottage, also known as the “Miller’s Cottage.” The alterations proposed in this HAWP application are to the front porch of the Craftsman-inspired house, which is new construction.



*Figure 2: Photo of the Craftsman-style house on the subject property.*

## **PROPOSAL**

The applicant is seeking to remove the wood porch deck flooring on the front porch of the 2005 house and replace it with a PVC decking material. The existing wood decking is 2” wide tongue and groove pine and the proposed decking is 3” tongue and groove KOMA brand CELUKA porch flooring. The applicant is also proposing to replace the railing and steps in-kind with wood.



*Figure 3: Proposal to replace the front porch flooring.*

<sup>1</sup> The HAWP for the construction of the house in 2005 is located here:  
[https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640010/Box081/23-65-05C\\_Brookeville%20Historic%20District\\_203%20Market%20Street\\_09-14-2005.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640010/Box081/23-65-05C_Brookeville%20Historic%20District_203%20Market%20Street_09-14-2005.pdf)

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Brookeville Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Brookeville Historic District Master Plan Amendment (*Amendment*), Montgomery County Code Chapter 24A-8 (*Chapter 24A-8*), the Secretary of the Interior's Standards for Rehabilitation (*Standards*), and HPC Policy#24-01. The pertinent information in these documents is outlined below:

### ***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 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
- (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." The Standards read are as follows:

- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

### ***The Adopted Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring (Policy No. 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:

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.

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**

Staff is supportive of the proposal and recommends approval. The applicant has submitting compelling photographic evidence that the existing wood flooring is in poor condition (*Figure 4*) and needs to be replaced. The house is new construction, and the removal of the non-historic wood porch flooring does destroy any historic material, per *Standard 9*, nor does substantially alter the exterior features of an historic site or historic resource within the district, per 24A-8.



*Figure 4: Existing conditions of the porch decking to be replaced.*

Staff looks to HPC Policy 24-01 for additional guidance on the appropriateness of substitute materials. The policy states the new construction to Outstanding/Primary Resources will be evaluated on a case-by-case basis. In this case, Staff finds that a compatible substitute material may replace wood decking, given that the new construction is completely detached from the Primary Resource, did not seek to replicate any historic construction, and is minimally visible from the right-of-way along Market Street (*Figure 5*).



*Figure 5: View of subject property from right-of-way along Market Street (Google Street View, 2021). The 2005 house is annotated with a yellow arrow.*

Staff evaluated the proposed KOMA PVC porch flooring against the requirements for substitute materials as outlined in Policy 24-01. The KOMA product is millable and can be painted with high-quality latex porch paint. Additionally, the product has a smooth face with no embossed or stamped texture, again in accordance with Policy 24-01 (*Figure 6*). The 3' wide tongue-and-groove profile (*Figure 7*) is historically appropriate, and the applicant has stated that the flooring will be installed perpendicular the house, in accordance with the installation guidance. Staff notes that the applicant must install a trim board parallel to the house to cover the unfinished edges to comply with the other installation guidance.



*Figure 6: The applicant has selected the smooth finish (annotated with a red circle) as opposed to the faux wood grain surface.*

## INDIVIDUAL BOARD DIMENSIONS



*Figure 7: Dimensions of proposed KOMA boards.*

As this product has not been reviewed by the HPC before, Staff suggests the HPC approve this proposal as a test case, and that Staff conduct a site visit to understand how the product looks installed for future approvals.

Staff finds that the proposal to replace the railings and steps with wood constitutes an in-kind replacement, which does not require a Historic Area Work Permit and should be approved as a matter of course. This replacement qualifies for the Montgomery County Historic Preservation Tax Credit program.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application

1. The applicant must install a trim board perpendicular to the new boards to hide the edges.

under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal, as modified by the conditions, 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 Standard #9*;

and HPC Policy#24-01;

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 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@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:**

- |   |  |  |
|---|--|--|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> 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: \_\_\_\_\_

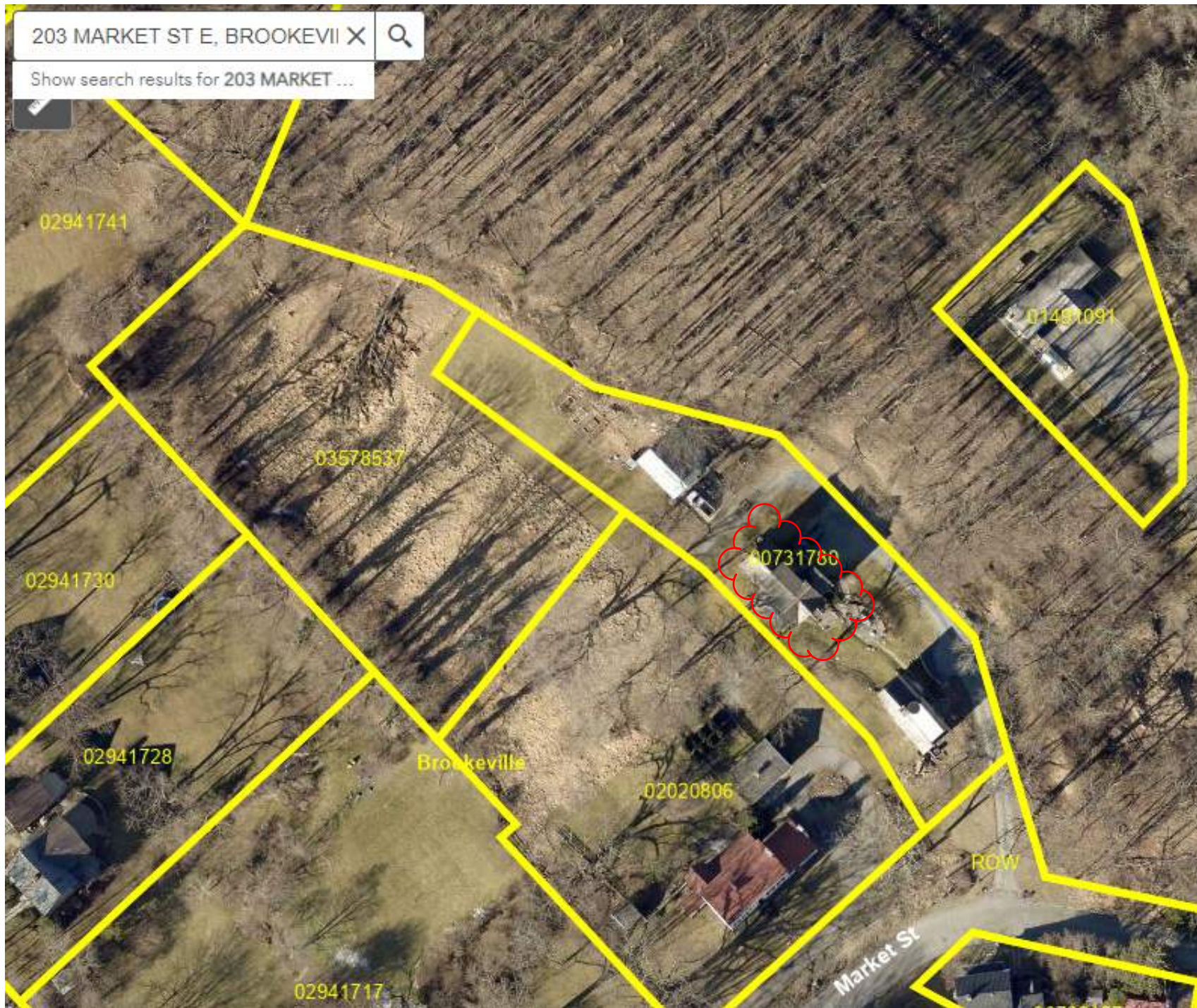
Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



Site Plan

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

MICHE BOOZ

ARCHITECT

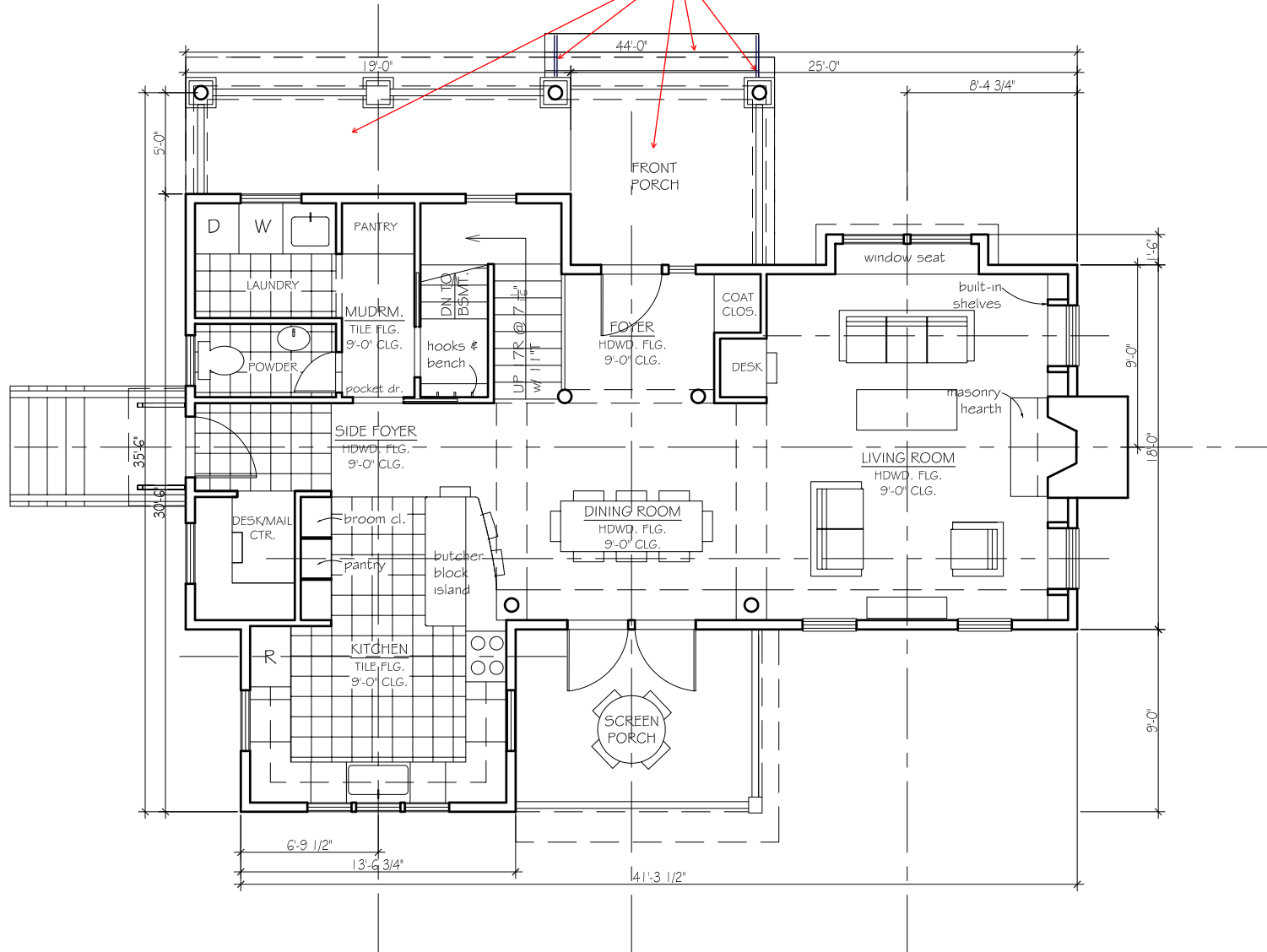
A2

208/Market St  
Brookeville  
Maryland 20833  
(301)774 6911  
fax: 774 1908

Project:  
SCANLON HOUSE  
Race Street  
Brookeville, Maryland  
Montgomery County

Dates:  
  
TODAY'S DATE 2 FEB 05

Drawings:  
  
PLANS



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

1  
A2

1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"

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





Front Porch Elevation



Front Porch Close-up





Rotten Porch Flooring





Rotten Porch Railings

# 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.
- ✓ Every piece has exact thickness.
- ✓ Pre-sanded for best paint adhesion and installation.
- ✓ Can be shaped with heat.

## ECONOMICAL

- ✓ Nothing to cull. All boards 100% ready to use.
- ✓ Most cost-effective porch board.
- ✓ One coat of paint bonds in days not weeks like Free Foam PVC.
- ✓ Less labor & scrap at the end of the job.

Get more information about **CELUKA Porch Flooring** and the other great KOMA Building materials at:  
[www.komabuildingproducts.com](http://www.komabuildingproducts.com)



MADE IN



USA

DISTRIBUTED BY:

# KOMA<sup>®</sup>

BUILDING PRODUCTS

# CELUKA

DURABLE • WORKABLE • ECONOMICAL

**PORCH FLOORING**  
THE BEST VALUE IN PVC PORCH FLOORING

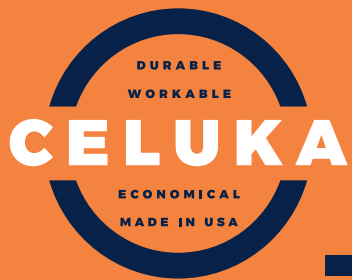
# KOMA<sup>®</sup>

BUILDING PRODUCTS  
Huntsville, AL • 800.330.2239  
[komabuildingproducts.com](http://komabuildingproducts.com)



FOR COVERED PORCH APPLICATIONS ONLY





SHEETS  
BEAD BOARD  
CORNER BOARD  
TRIM BOARD

# 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.

**CELUKA Porch Flooring** is typically less expensive than hard woods and competitive PVC offerings, and delivers the hardest, most durable, and longest-lasting porch surface on the market.

**CELUKA** extrusion process creates the **most exacting thicknesses ever manufactured**. Your customer will receive material that's defect free and virtually **100% useable on delivery**.

**Pre-sanded and ready for paint**, providing you unlimited decorative options for today's discerning customers.

## DURABLE • WORKABLE • ECONOMICAL CELUKA • PORCH FLOORING •

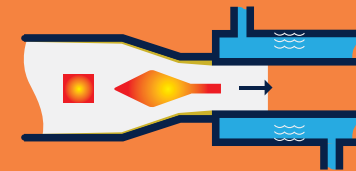
### SPECIFICATIONS

- ✓ 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.

KOMA  
BUILDING PRODUCTS



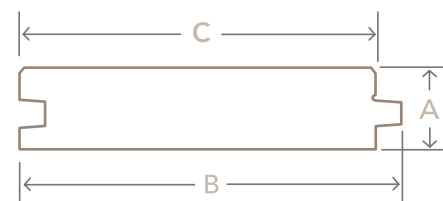
REVERSIBLE, READY-TO-PAINT SURFACE:  
SMOOTH MILLED or WOOD GRAIN



ACRE Porch Board is a sustainable, durable alternative with the genuine look and feel of real wood. ACRE is lightweight, strong, water-resistant and guaranteed not to rot or splinter.

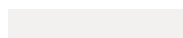
ACRE is easy to cut, fasten without pre-drilling, rout, thermoform and accepts paint or stain without primer.

Best of all, ACRE is made without harming a single tree, in a zero-waste environment in the U.S.A. ACRE helps protect your home and our world.



## PORCH BOARD PROFILE DETAILS

Actual Thickness (A)	Actual Width (B)	Reveal (C)	Lengths
15/16"	3-5/16"	3"	10', 12' and 16'



Locking tongue and groove application for a flat and straight install

## AESTHETIC

ACRE Grain



## WORKS LIKE WOOD - BUT BETTER!

Paintable and stainable. No primer necessary

Easy to route, cut and sand in the field with regular wood working tools

Easy on tools. Minimal melting or static-charged dust

No harmful dust or residue

Pre-drilling not required. Screws and nails will not mushroom.

Uniform texture throughout and finish-ready, no need to seal or treat ends

## NATURAL BEAUTY

Genuine warm look and feel of wood

Natural-looking grain

Endless finish options with water-based paints or stains. See Coatings Guide for important information

Thermoform for folded corners, curves and creative shapes

Digitally print directly on ACRE's surface

## UNMATCHED DURABILITY

100% resistant to water, weather, rot and pests - even termites!

Guaranteed not to splinter or crack

Smooth screw application close to edges, and into sides without splitting

Suitable for ground and water contact

Sturdy, resists breakage and job site damage

Debris from cutting will fall and brush off surfaces and clothing (less static cling than traditional PVC)

Easy on tools when routing, cutting and screwing

Strong screw and nail retention. Superior bond with a wide range of glues and construction adhesives

No special maintenance or cleaning methods needed

Virtually no moisture absorption so paint lasts longer than on wood

Less expansion and contraction than competitive PVC products

Lightweight, yet strong and straight

## SUSTAINABLE INNOVATION

Made in the U.S.A.

100% tree-free

Upcycled natural fibers from discarded rice hulls, a rapidly renewable resource

Free of phenol, formaldehyde and adhesives

Zero-waste manufacturing

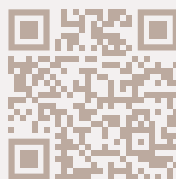
100% recyclable

### FIRST TIME USING ACRE PRODUCTS?

Visit our website for important Tech & Training Resources including our Coatings Guide.

ACRE contains PVC and requires coatings with a light reflective value (LRV) of 55 or greater to avoid heat build up or changes to physical properties.

Consult with Modern Mill for more information.



MODERN • MILL

[www.modern-mill.com](http://www.modern-mill.com)

601-869-5050

2024.11



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