

10007 Leafy ave.  
Capitol View Historic District 3/17

2011 MAP



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 4/14/11

### MEMORANDUM

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #563752—siding removal

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on April 13, 2011.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Derick Berlage  
Address: 10007 Leafy Avenue, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
246 377 6274

DPS - #8

Plot #  
563752

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: RUTH DAVIS ROGERS  
Daytime Phone No: (301) 661-1362  
Tax Account No.: 00994730  
Name of Property Owner: DERICK P. BERLAKE Daytime Phone No: (301) 466-0715  
Address: 10007 LEAFY AVE SILVER SPRING, MD 20910  
Street Number City Street Zip Code  
Contractor: MARK MUELLER KITCHEN & BATH DEPOT Phone No: (301) 942-8092  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: RUTH DAVIS-ROGERS Daytime Phone No: (301) 661-1362

RECEIVED  
MAY 12 2011  
Division of  
Community Management

LOCATION OF BUILDING/PREMISE

House Number: 10007 Street: LEAFY AVE.  
Town/City: SILVER SPRING Nearest Cross Street: BARKER STREET  
Lot: 10 Block: 34 Subdivision: CAPITOL VIEW PARK  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: REPLACE SIDING  
1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC  Septic  Other: \_\_\_\_\_  
2B. Type of water supply: 01  WSSC  Well  Other: \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches N/A  
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 On party line/property line  Entirely on land of owner  On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Ruth Davis-Rogers 3/19/2011  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: AE [Signature] Date: 4/19/11  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

HOME WAS BUILT IN 1994 AND IS A  
NON CONTRIBUTING RESOURCE TO THE  
NEIGHBORHOOD.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

REPLACING SIDING ON HOME WITH JAMES HARDIE  
HARDIE PLANK IAP SIDING 7" EXPOSURE IN THE  
COLOR OF WOODLAND CREAM.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the effected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

II - F

Historic Preservation Commission April 13, 2011

Re: HPC CASE 31/07-11C

The LAP Committee of the Capitol View Park Civic Association agrees with staff recommendation for approval of HAWP 31/07-11C replacement of the existing vinyl siding with fiber cement siding at 10007 Leafy Avenue, Silver Spring.

Carol Ireland and Duncan Tebow co-chairs LAP

Executive committee

The Capitol View Park Civic Association

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

<b>Address:</b>	10007 Leafy Avenue, Silver Spring	<b>Meeting Date:</b>	4/13/11
<b>Resource:</b>	Nominal Resource Capitol View Park Historic District	<b>Report Date:</b>	4/6/11
<b>Applicant:</b>	Derick P. Berlage	<b>Public Notice:</b>	3/30/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Numbers:</b>	31/7-11C	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Siding replacement		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Nominal Resource within the Capitol View Park Historic District  
**STYLE:** Neo-Colonial Revival  
**DATE:** 1994

**PROPOSAL**

The applicant proposes to replace the existing vinyl siding with fiber cement siding.

**APPLICABLE GUIDELINES**

**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 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
  - (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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
  - (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.)

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1);

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



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### PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |   |  |  |  |  |                               |                               |
|------------------------------------|--|---|--|--|--|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input type="checkbox"/> Extend            | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab                                    | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace                               | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable      | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input checked="" type="checkbox"/> Other: <u>REPLACE SIDING</u> |  |  |                               |                               |
- 1B. Construction cost estimate: \$ \_\_\_\_\_
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### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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Ruth Davis-Rogers  
Signature of owner or authorized agent

3/19/2011  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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RECEIVED  
MAR 23 2011  
Division of  
Basework Management



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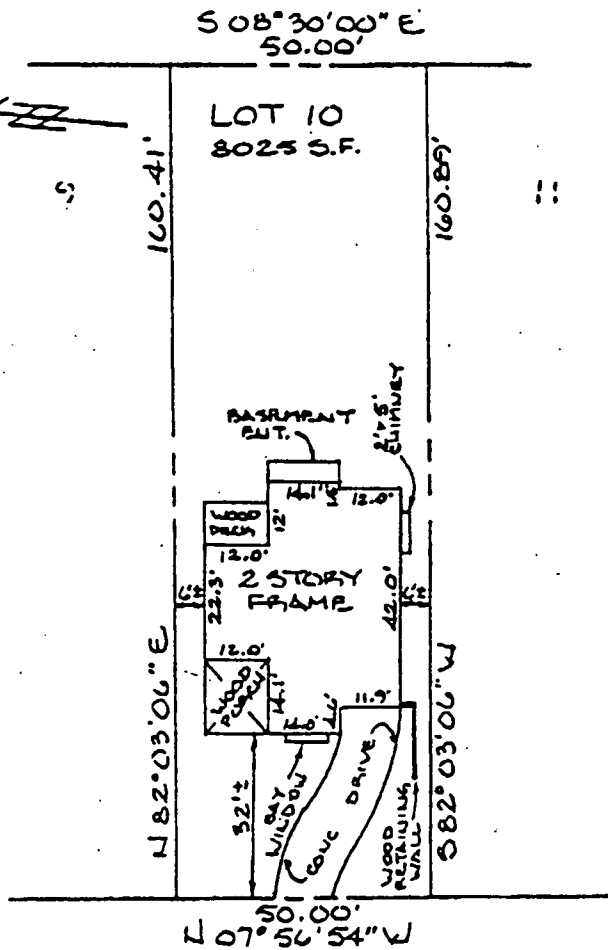
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b>                  DERICK P. BERLAGE                  10007 LEAFY AVE                  SILVER SPRING, MD 20910</p>	<p><b>Owner's Agent's mailing address</b>                  RUTH DAVIS - ROGERS                  10007 LEAFY AVE                  SILVER SPRING, MD 20910</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>STEWART FOSTER                  10005 LEAFY AVE                  SILVER SPRING, MD                  20910</p>	<p>BARRY WATERMAN                  10009 LEAFY AVE                  SILVER SPRING, MD 20910</p>
<p>JENS AND NIWA ANDERSON                  10015 MENLO AVE                  SILVER SPRING, MD                  20910</p>	<p>ELLEN HAUSE AND EDWARD LAWRENCE                  10017 MENLO AVE                  SILVER SPRING, MD 20910</p>
<p>LEECO PROPERTIES                  E&amp;H ASSOCIATES INC.                  4011 RANDOLPH RD                  WHEATON, MD                  20902</p>	



WARNER AVENUE  
(LEAFY AVENUE)  
40' R/W



THIS PROPERTY FALLS WITHIN ZONE 'C' AREA OF MINIMAL FLOODING ACCORDING TO MONTGOMERY CO., MD, WATER RESOURCE DEPT.

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THE PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE RECORD DESCRIPTION THAT ALL OF THE EXISTING STRUCTURES AND IMPROVEMENTS HAVE BEEN LOCATED BY TRANSIT-TAPE SURVEY AND UNLESS SHOWN HEREON, THERE ARE NO VISIBLE ENCROACHMENTS. THIS SURVEY IS FOR TITLE PURPOSES ONLY AND IS NOT TO BE USED FOR PLACING OF FENCING OR THE DETERMINATION OF PROPERTY LINES.

FINAL 11-29-93

*Charles F. Young*  
 CHARLES F. YOUNG  
 PROFESSIONAL LAND SURVEYOR  
 MD. REG. NO. 10932

11-30-93  
 DATE

HOUSE LOCATION SURVEY  
 LOT 10 BLOCK 34  
 CAPITAL VIEW PARK  
 MONTGOMERY CO. MD  
 SCALE 1"=30' NOV, 1993

**LSG** LAND SERVICES GROUP, INC.  
 ENGINEERS • PLANNERS • SURVEYORS

8801 Broken Land Parkway  
 Suite 108  
 Columbia, MD 21048

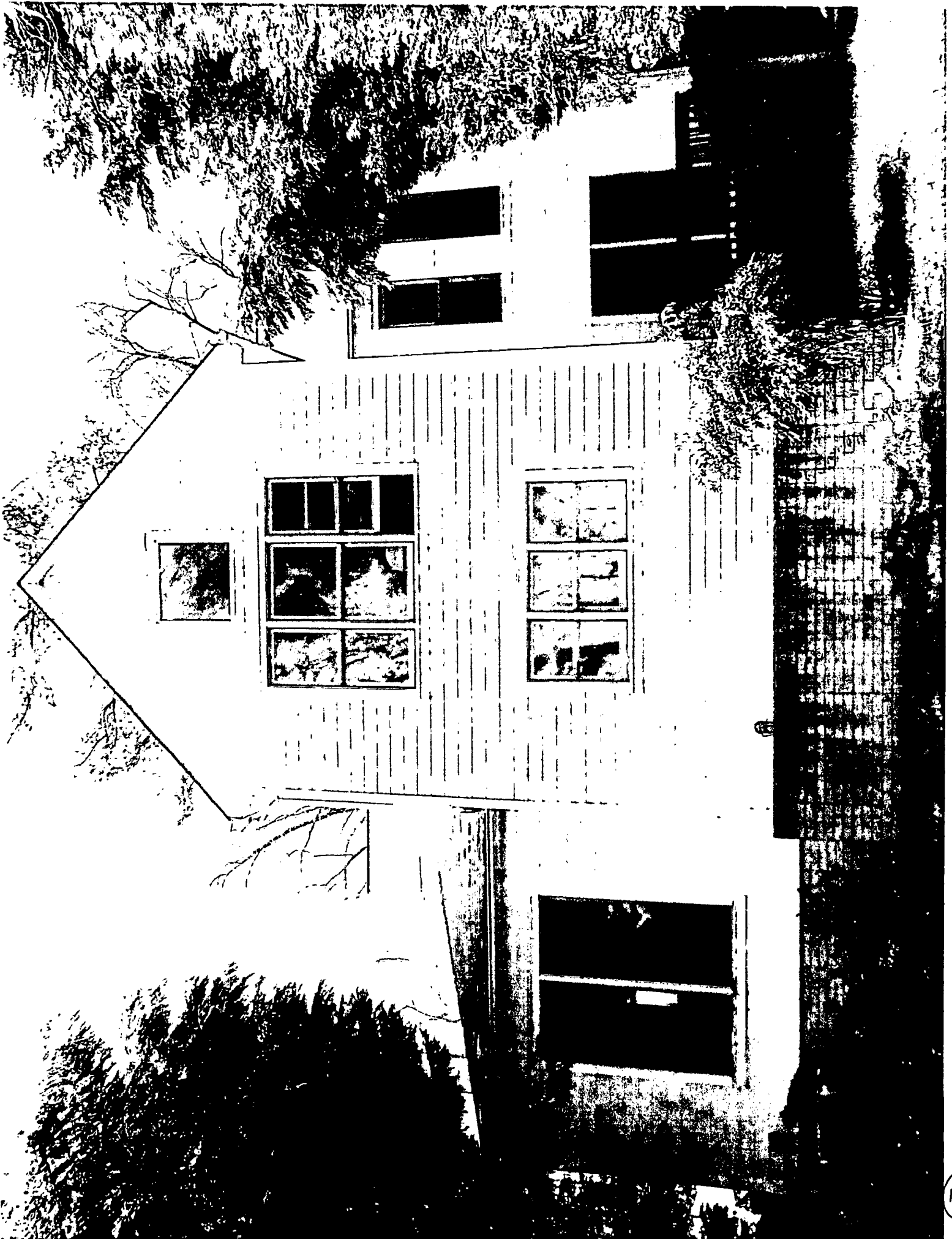
Wash. (301) 621-8008  
 Md. (301) 688-8010  
 Pa. (301) 688-8021

6







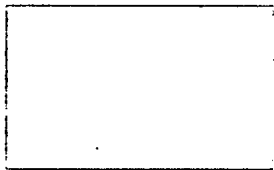




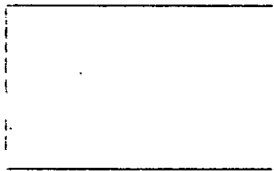
### Products / ColorPlus® Technology

For the ultimate in performance with HardieZone™ products, add ColorPlus® Technology. This proprietary process involves applying consistent, multiple coats of paint that was created especially for the demands climate places on a home's exterior. The end result is a beautiful consistent finish that lasts up to 2x's longer.\* For HZ5™ board environments, this baked-on coating offers maximum durability and resistance to prolonged exposure to freezing climate and moisture contact, eliminating weather delays and labor costs associated with field-applied paint. In HZ10™ board areas, the specially formulated paint stands up to UV levels in a way few field-applied paints can, offering up to 30% more fade resistance.\*\* Considering all ColorPlus Technology finishes are warranted for 15 years, you can see why it's the ultimate complement to the ultimate siding.

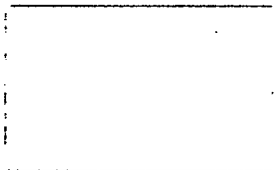
Our finish warranty guarantees your color will not crack, chip or peel for 15 years. Over 41 quality checks are made throughout our proprietary manufacturing process to ensure the quality of the substrate, the texture and the finish. No other manufacturer can match our demanding quality standards. Considering the alternatives? Compare the benefits of James Hardie Siding Products with ColorPlus® Technology to field applied paint options, especially on larger buildings. Most of the raw materials used to make James Hardie Siding are extracted and processed near each manufacturing facility.



**The ColorPlus™ Process**  
James Hardie® siding products with ColorPlus® technology - a unique composition of advanced fiber-cement and baked-on pigment - combine the highest quality raw materials, proprietary manufacturing process and equipment, revolutionary paint technology and innovative color process that gives homeowners a superior siding solution for their homes  
[more](#)



**Color integrity**  
The ColorPlus® technology - includes color accuracy, color-matching James Hardie siding products, consistency of the paint application, fade resistance and finish longevity  
[more](#)



**ColorPlus® Palette**  
The James Hardie® siding ColorPlus® color palette was created by color pro Leslie Harrington, who developed the custom colors and color combinations for each area in the country. Selections were based on regional housing styles, environmental surroundings and intensive research and development  
[more](#)

11





### Products / Exterior / HardiePlank® Lap Siding

HardiePlank® lap siding is the most popular brand of siding in America and can be found on over 4 million homes. You want the strength, beauty and durability to attract home buyers. HardiePlank® siding enhances and protects homes in all kinds of climates—and now, with the HardieZone™ System, James Hardie provides siding with specific performance attributes relative to the climate where the product is being used. James Hardie now gives you the optimum siding for your project and climate, regardless of location. HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever.

All HardiePlank® lap siding comes in a variety of looks and textures, all of which are engineered for climate. We are so sure about how well the Hardie Zone system will perform, HardiePlank® lap siding comes with a 30-year nonprorated, transferable, limited warranty—our strongest warranty ever to give your customers peace of mind.

**PRODUCT INFORMATION**

WARRANTY

INSTALLATION

FAQ

Please enter your zip or postal code to see what products are available in your area.

Zip/Postal Code: