31/7-99C 10114 Day Avenue
(Capitol View Park HD)

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 6/9/99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: GW Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

X Approved _____ Denied

_____ Approved with Conditions: _____

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Amy Sochard & Adam Felsenfeld

Address: 10114 Day Avenue, Silver Spring, MD. 20910

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.

RETU DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR, ROCKVILLE, MD
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: AMY C. SOCHARD

Daytime Phone No.: (202) 728-8812

Tax Account No.: 13-2049427

Name of Property Owner: AMY C SOCHARD & ADAM L. FELSENFELD Daytime Phone No.: (202) 728-8812

Address: 10114 DAY AVENUE, SILVER SPRING, MD 20910
Street Number / City / Steet / Zip Code

Contractor: JOHN C. CASEL Phone No.: (301) 674-3809

Contractor Registration No.:

Agent for Owner: N/A Daytime Phone No.: N/A

LOCATION OF BUILDING/PREMISE

House Number: 10114 Street: DAY AVENUE

Town/City: SILVER SPRING Nearest Cross Street: CAPITOL VIEW AVENUE

Lot: 30 Block: 21 Subdivision: CAPITAL VIEW PARK

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☑ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☑ Single Family
☐ Fence/Wall (complete Section 4) ☑ Other: SIDING/WINDOWS

1B. Construction cost estimate: $ 41,565

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 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height feet inches

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.

Signature of owner or authorized agent — Date: 5/14/99

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date: 6/9/99

Application/Permit No.: 990518 Date Filed: 5/18/99 Date Issued:

Edit 2/4/98

SEE REVERSE SIDE FOR INSTRUCTIONS

31/7-99C

M-NCPPC

MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 6/9/99

TO: Local Advisory Panel/Town Government CAPITOL VIEW PARK

FROM: Historic Preservation Section, M-NCPPC

RDZ Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

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The Historic Preservation Commission reviewed this project on 6/9/99.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\laphawp.ltr

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10114 Day Avenue	Meeting Date: 6/9/99
Resource: Capitol View Park Historic District	Review: HAWP
Case Number: 31/7-99C	Tax Credit: No
Public Notice: 5/25/99	Report Date: 6/2/99
Applicant: Amy C. Sochard & Adam L. Felsenfeld	Staff: Robin D. Ziek
PROPOSAL: Siding and Window Replacement	RECOMMENDATIONS: Approval w/Conditions

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PROJECT DESCRIPTION

RESOURCE: Non-Contributing Resource in the Capitol View Park Historic District
STYLE: Modern
DATE: 1984

The subject property is an asymmetrical frame structure with a two-story block, an attached garage, and masonite siding. It is one of several new homes which were built in the historic district in the early 1980's.

PROJECT PROPOSAL

The applicant proposes several alterations to the house:

1. Replace deteriorated masonite siding with vinyl siding. The proposed new siding would have a smooth finish to mimic new wood siding.

   Alternative A would involve leaving the masonite siding in place, and adding vinyl siding on top of the existing siding. Vinyl trim and cornerboards, and aluminum covering for fascia and soffits is proposed in this option.

   Alternative B would involve removal of the existing siding, installation of the new vinyl siding with wood trim and wood cornerboards.

2. Replace all of the existing windows with new windows to generally match. The new windows would be aluminum-clad wood windows (Pella), and thermally insulated.

3. Replace existing front windows with a bay window.

4. Replace existing rear sliding door. The new wood door would be vinyl-clad wood.

5. Replace existing front door (metal) with a new wood paneled door. Retain configuration with one sidelight.

STAFF DISCUSSION

Staff notes that the HPC is lenient in their consideration of alterations to Non-Contributing resources in the historic districts. None of the proposals affect the massing of the

house, which would have the greatest effect on the historic district, but this application raises questions about new construction which should be kept in mind.

The existing house is only 15 years old. It is one of several homes which were developed by subdividing a large piece of property associated with the bungalow at 10106 Day Avenue. The materials which were approved in 1984 were not of the highest quality, and have deteriorated to the point where the HPC is asked to re-consider the building materials. Staff notes that an adjacent property at 10108 Day Avenue replaced doors and windows in 1996 (in conjunction with an application for an addition). The choice of poor-quality building materials in this development should be kept in mind in the future, to obviate the need to re-think HPC decisions which were made at the time of the new construction. (See Circle 14)

Staff is concerned that Alternative A (vinyl siding, vinyl cornerboards, vinyl trim, aluminum fascia, aluminum soffits), would be inconsistent with the original approvals. The HPC has always discouraged the use of vinyl siding in historic districts, which is probably the reason why masonite was approved in the original proposal.

Alternative A may also be problematic with the proposed retention of the deteriorated masonite siding. This material will continue to swell as it absorbs moisture, and any siding installation over this will show this failure over time (within 15 years?).

The use of wood trim, wood cornerboards, wood fascia, and wood soffits in a historic district at least provides the option for change and variety which is present in historic homes. The need to paint is also an opportunity to explore colors and express individuality. The use of vinyl throughout the house will result in a stagnant situation that would be inconsistent with the historic structures in the district. The applicant may also wish to consider other wood-substitute materials, such as a paintable cement board. This has been used elsewhere as a wood clapbaord substitute, and apparently holds up very well while providing a paintable wall material.

The other changes appear to be consistent with the individual resource and would not compromise the overall historic district.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

and with Secretary of the 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.

CONDITIONS:

1) The applicant may replace the masonite siding with vinyl siding but all the trim, the cornerboards, the fascia and the soffits will be wood. (See Alternative B).

2.) The wood will be painted.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

DEPT. OF PERMITTING

Contact Person: AMY C. SOCHARD

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Tax Account No.: 13-2049427

Name of Property Owner: AMY C. SOCHARD & ADAM L. FELSENFELD Daytime Phone No.: (202) 728-8812

Address: 10114 DAY AVENUE, SILVER SPRING, MD 20910
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Lot: 30 Block: 21 Subdivision: CAPITAL VIEW PARK

Liber: Folio: Parcel:

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☐ Move ☐ Install ☐ Wreck/Raze

☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☑ Single Family

☐ Fence/Wall (complete Section 4) ☑ Other: SIDING/WINDOWS

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1C. If this is a revision of a previously approved active permit, see Permit #

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3A. Height feet inches

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.

Amy C. Sochard
Signature of owner or authorized agent

5/14/99
Date

(4)

Approved: For Chairperson, Historic Preservation Commission

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:

   PLEASE SEE ATTACHED

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

   PLEASE SEE ATTACHED

2. **SITE PLAN**

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

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS** No major changes/Replacement, new materials. See description and photographs.

   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.

   a. ***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.

   b. 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**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. 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.

   (5)

6. **TREE SURVEY**

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

FELSENFELD / SOCHARD

MARIUS & CEL VERAART
10106 DAY AVE.
SILVER SPRING, MD 20910

BOB NOWAK & DAVID BERSMAN
10112 DAY AVE.
SILVER SPRING, MD 20910

PAT & TODD STEVENSON
10111 DAY AVENUE
SILVER SPRING, MD 20910

JOHN & CAROLINE MCHALE
10118 DAY AVENUE
SILVER SPRING, MD 20910

Adam Felsenfeld
Amy Sochard
(h) 301 585 8071
(w) 301 496 7531
April 7, 1999

10114 Day Ave, Silver Spring, MD
Siding and Window/Door Replacement

We are applying for approval for two projects that will affect the exterior of the house. Project 1 is the replacement of the Masonite hardboard siding of the house. Project 2 is the replacement of all windows and two exterior doors. The two projects will be discussed individually below.

The residence at 10114 Day Avenue, Silver Spring (Figure 1) is in the Capitol View district. The contemporary-style house was built in 1984, and is very similar to two nearby residences that were constructed at the same time in the same development. The house is therefore not likely to represent a unique architectural or historical feature. In all cases, the proposed work is needed to replace deteriorating or poorly functioning existing materials. For elements of both projects detailed below, this plan calls for the use of some different materials and/or brands than are currently installed. In all cases (with specific exceptions noted below), these materials are chosen to be as close as possible in appearance to existing features while remaining within the boundaries of what we can afford. The proposed work is to be done on the main house alone; the detached garage and existing addition to the garage will not be affected. None of the individual elements described below is contingent on any other, and can be modified if necessary. If you have any questions or require additional details, please do not hesitate to contact us.

1. Siding replacement

The original (and current) siding on the house is Masonite hardboard, replicating the look of 5" clapboards (Figure 1). Masonite hardboard siding is notorious for its poor quality. The siding has deteriorated, will not hold paint, and needs to be replaced before structural damage to the house occurs (Figure 2). Already, the poor condition of the siding has allowed water infiltration into the house. Because of the extremely poor performance of this product, we do not want to replace it with identical material (further, we understand that this product is no longer generally approved for this use in exterior construction in Montgomery County). We investigated three alternatives that preserve the exterior appearance of the residence: wood siding and two options (see below) for high-quality vinyl siding. Wood siding is perhaps more appropriate, but requires high maintenance, and according to professional estimates would cost $8,000-18,500 more than vinyl siding, depending on which option for vinyl siding we pursue (a concrete-based siding product called Hardy Plank will be slightly more expensive than wood). This high extra expense is due to the cost of materials and extra painting, and, for one option, to the high cost of tear-off of the existing siding, which would require great care since the house is sheathed in a material whose moisture barrier is easily broken. We cannot afford the considerable extra expense of wood siding. We would like to re-side with vinyl siding, which is much less expensive, is low-maintenance, and newer products match the appearance of 5" clapboards rather well.

Vinyl siding options:
We are closely examining two options for vinyl siding. In either option, the siding will be Wolverine or CertainTeed Monogram Vinyl siding, smooth faced, 4.5" lap, designed to mimic the look of smooth wood siding (the present look of the house). Both of these products are high-quality; our final choice will depend on which product can be found in a color that is suitable. The option we choose will depend on HAWP approval, cost, and our overall budget. We are continuing to negotiate to bring the price of Option B within our total budget. If both options are approved in principle, and we can afford it, we will proceed with Option B.

Option A:
Vinyl siding with vinyl trim. This will include vinyl siding to emulate the present appearance of the house, vinyl cornerboards, and covering the fascia and soffits with aluminum (leaving the general appearance of these elements intact). The existing hardboard siding will not be torn off, and will be covered over with the new siding. The appearance will be very close to the present look of the house: no new elements will be added (only the new materials), and the wooden framing and panel details around the windows will be left intact. However, the vinyl siding without tear-off of the existing siding will add approximately 1-2" to the wall thickness of the house. This means that the windows and doors will be slightly recessed (by 1 to 1.5"); this is only minimally noticeable from a distance. The cost of this Option will be approximately $9,400

Option B:
Vinyl siding with wood trim; tear-off of old siding. Our contractor informs us that wood trim elements cannot be installed without tear-off of the existing siding. This option will include the vinyl siding as above, but with wood trim elements. Wood trim elements that will differ from the current design are:

i. Wood cornerboards that will differ slightly from the current cornerboards (the current cornerboards are made of wood molding. The new cornerboards will be smooth);

ii. A 10" wide skirt board (also called band board), topped with a drip edge. There is presently no skirt board on the house.

iii. 5" rake boards and fascia, creating a reveal for the siding. Neither of these elements are present on the current house (however there are rake and fascia boards attached to the overhanging portions of the roof).

iv. The overall look of the exterior window details will be retained (wood frame, inset panels), however new wood framing and panel detail materials will replace the old. The framing elements around the windows will be increased slightly (from 2.5 to 3") in width.

Even with these changes, the overall look of the house will be maintained. This option has the advantage of not having the windows recessed, and the walls will retain their original thickness. The wooden trim elements will reinforce the impression of wood siding, which is closer to the spirit of the present siding. As an example of the overall appearance intended, the trim details will be very similar to those of a nearby house (10[redacted] Day Ave; Figure 3A). This house is in the same development, and was originally built at the same time, in the same style, using the same materials as 10114 Day Avenue, and was re-sided two years ago. Further, these trim details will echo those of the original historic property (10[redacted] Day, built nearly 100 years ago; Figure 3B), located on an adjacent lot. We intend the overall effect of these changes to retain the general look of the house, remaining consistent with features found in neighboring houses.

The cost of Option B, including painting, is estimated to be $19,250. As a comparison, the estimated cost of replacing the siding with new wood siding would be $27,800. Annualized maintenance costs for wood siding are also substantially more ($600-$1000) than those for either Option A or B.

2. Window/door replacement

2.1 Window replacement

The current wooden double-paned casement windows (Figure 4) are made by Caradco, a mid-to-low quality brand. All but a few of the windows are warped and nearly un-openable, and about a third have ruptured seals. We have identified new windows (Pella) of matching appearance. The replacement windows will be gridless double-paned casements with aluminum-clad exterior elements. The dimensions and exterior appearance of all the new windows will be in almost all cases identical to the existing ones. The only exception is that some of the taller, narrow windows (14" wide; Figure 5) may be difficult to match exactly, and may be replaced with 15"-wide windows that are otherwise identical. However, there are only three of these windows, and only one on the front façade of the house (Figure 5). The general

appearance of the exterior framing of the windows, including the inset panels below the windows, will be retained (see details in the descriptions of siding options, above). The cost of window replacement is estimated to be $16,790.

2.2 Bay window

We request permission to replace one of the large front windows (Figure 6) with a bay window (Pella), to match the dimensions and general appearance (double-paned, casement, gridless) of the current window. This will slightly change the appearance of the front of the house. The projection of the proposed bay window will be less than 24". The window unit will be roofed either in shingle to match the main roof, or copper. If this request is not approved, we will replace this window with one identical in appearance to the current one, as described in 2.1 above. Cost estimate: $1,800

2.3 Rear sliding door replacement

We request permission to replace the rear sliding door. The current door (Figure 7) is deteriorating (broken seal, rotting wood frame) and is increasingly inoperable. We will replace the wood door with a vinyl-clad one of nearly identical appearance (double-paned, gridless), but 2" taller to match the adjacent Anderson triple slider (Figure 7). Cost estimate: $1,975

2.4 Main entry door replacement

The current front entry is a featureless metal door (Figure 8). The door is functional, but it was improperly installed (the opening is too small for the door), is of low quality, and is not visually appealing. We propose to replace it with a contemporary paneled wood door. The sidelight will also be replaced, but its appearance will not be altered (except the exterior trim will be changed slightly to match the window trim described in Siding: Option B if that option is pursued). Cost estimate: $2,000

Summary

Because of our desire to move ahead with this project as quickly as possible, and because we are still in negotiation with our contractor, we have presented what we believe is the smallest set of alternative plans that we can. We have been careful to work with our contractor to see that the overall appearance of the house remains as close as possible to the original, and in cases where we have proposed changes these changes are consistent with those recently made to a nearby, very similar house in the same development, and with the exterior details of an adjacent historic house within the Capitol View district. We look forward to input and advice from the HAWP committee.

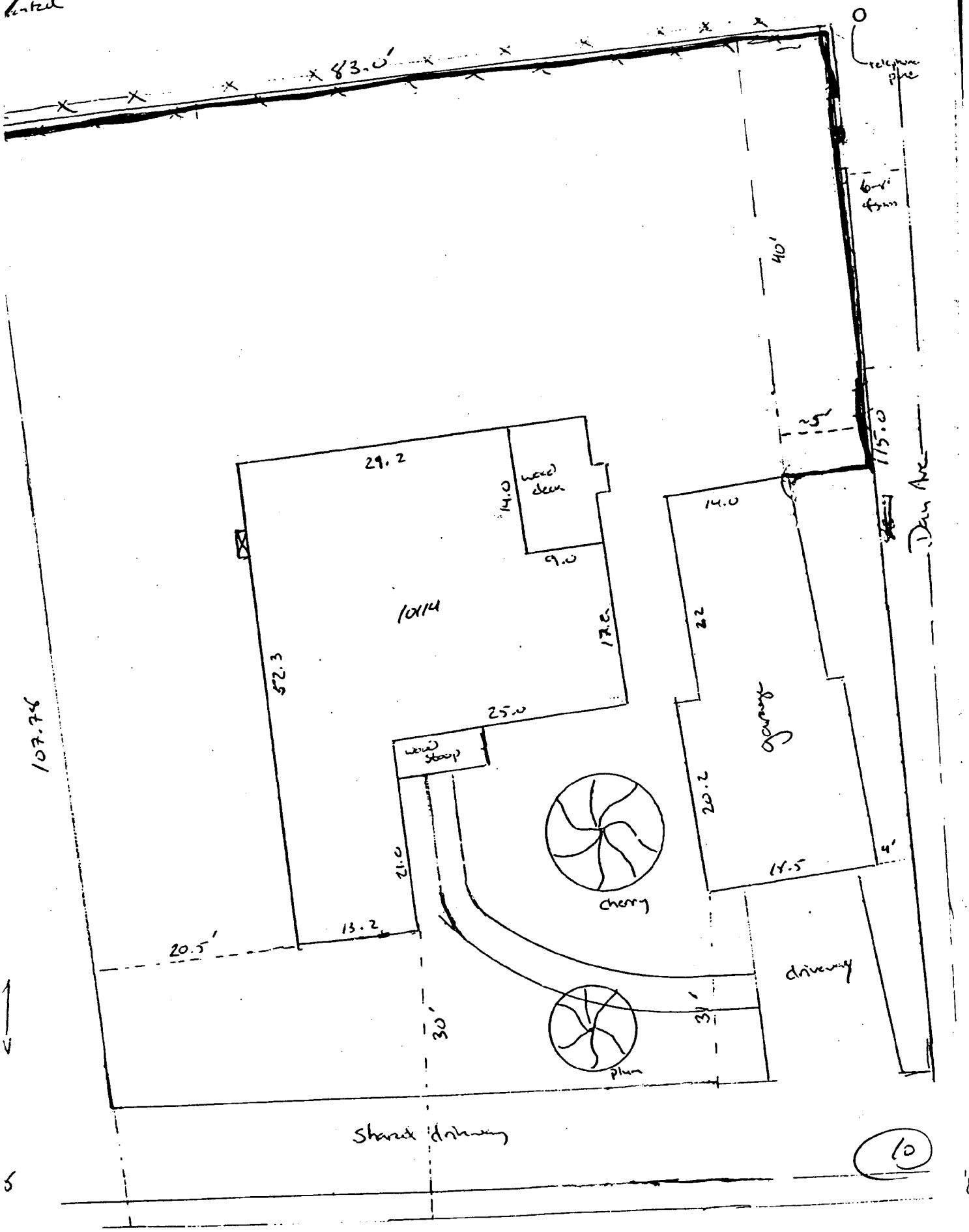
over 6" diam

Lot [redacted] (neighbor) 10118

FELSENFELD/SOCHA [redacted]

5/13/99

Not drawn to scale



FELSENFELD / SOCHARD

JOHN C. CASSELL
GEN. CONTRACTOR, INC.
5807 WYNGATE DRIVE
BETHESDA, MARYLAND 20817
OFFICE/FAX (301) 530-9337

04-12-99

Adam Felsenfeld
10114 Day Ave.
Silver Spring, MD. 20910
301-585-8071

The following list of prices is based on upcoming work on home as per our conversations.

RENOVATION/REMODELING COST BREAK DOWN:

New windows 1st. & 2nd. floors. Pella Pro-line.	$	16,790.00
Paint interior trim of new windows.	$	1,550.00
Exterior vinyl siding & trim work; house only.	$	19,250.00
One (1) new Andersen siding door installed.	$	1,975.00
New front door unit estimated cost; add on locks.	$	2,000.00
TOTAL:	$	41,565.00

ADD ON COSTS:

Plans and permits.	$	N/A
Lock sets for front entry door.	$	N/A

Waiting to be of assistance,

John C. Cassell

John C. Cassell

(11)

FELSENFELD/SOCHARD

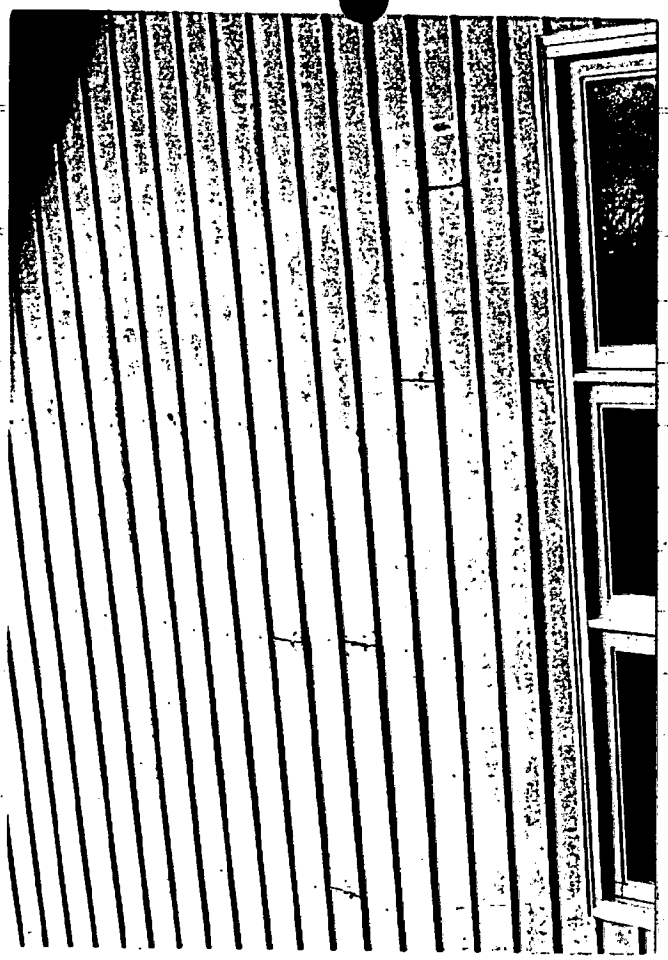
Fig. 1

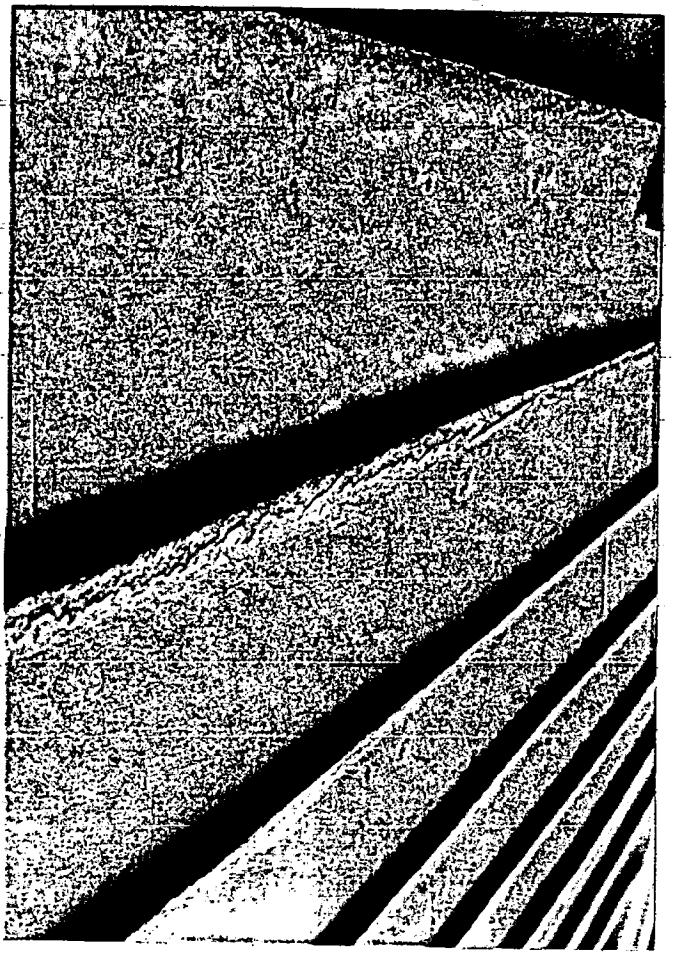
10114 Day Ave

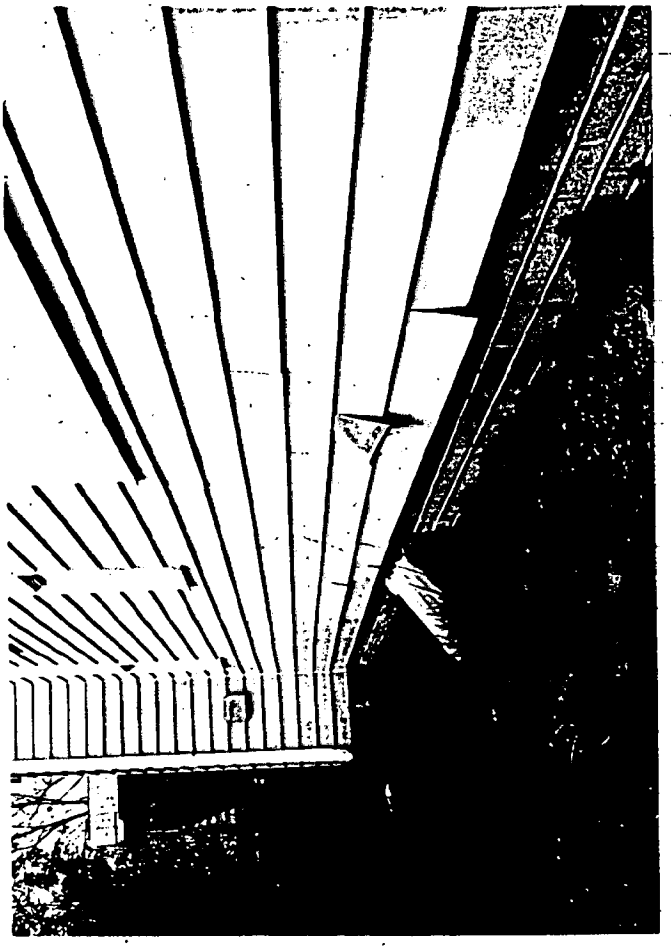
(12)

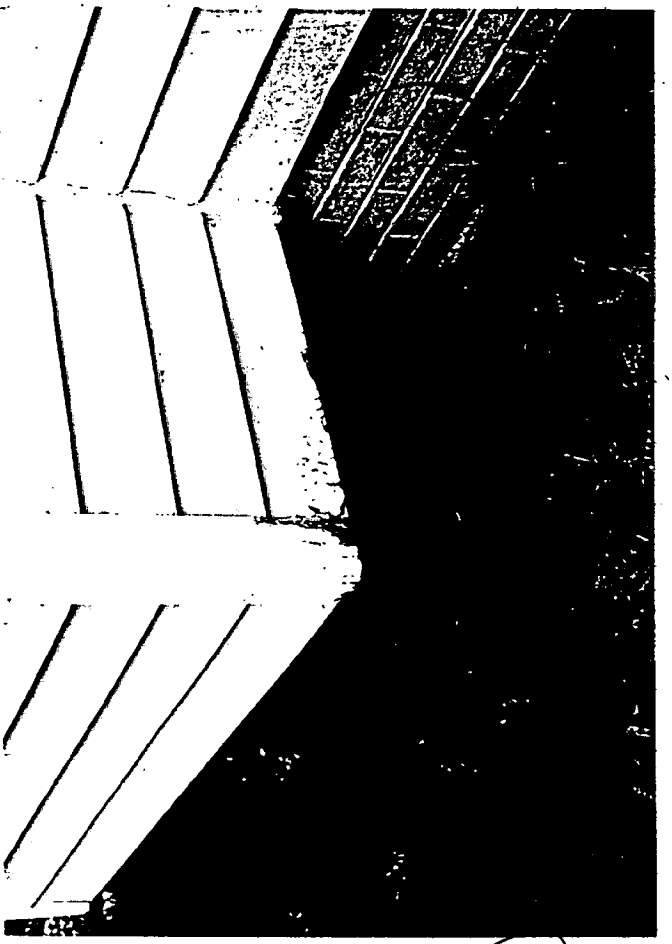
FELSENFELD/SOCHARD 1010 Dog Ave Fig. 2

Deteriorating Siding









FELSENFELD / SCANNED

Fig. 3

Comparison to nearby houses

3A

10108 Day Ave

Proposed trim will be nearly identical to this

3B

10106 Day

FELSENFELD SCHWARD

Fig. 4

(Also see Fig 1)

NOTE WARP IN WINDOW

15

FELSENFELD / SOCHARD

Fig. 5

14" wide window

FELSENFELD/SOLLARD

Fig. 6

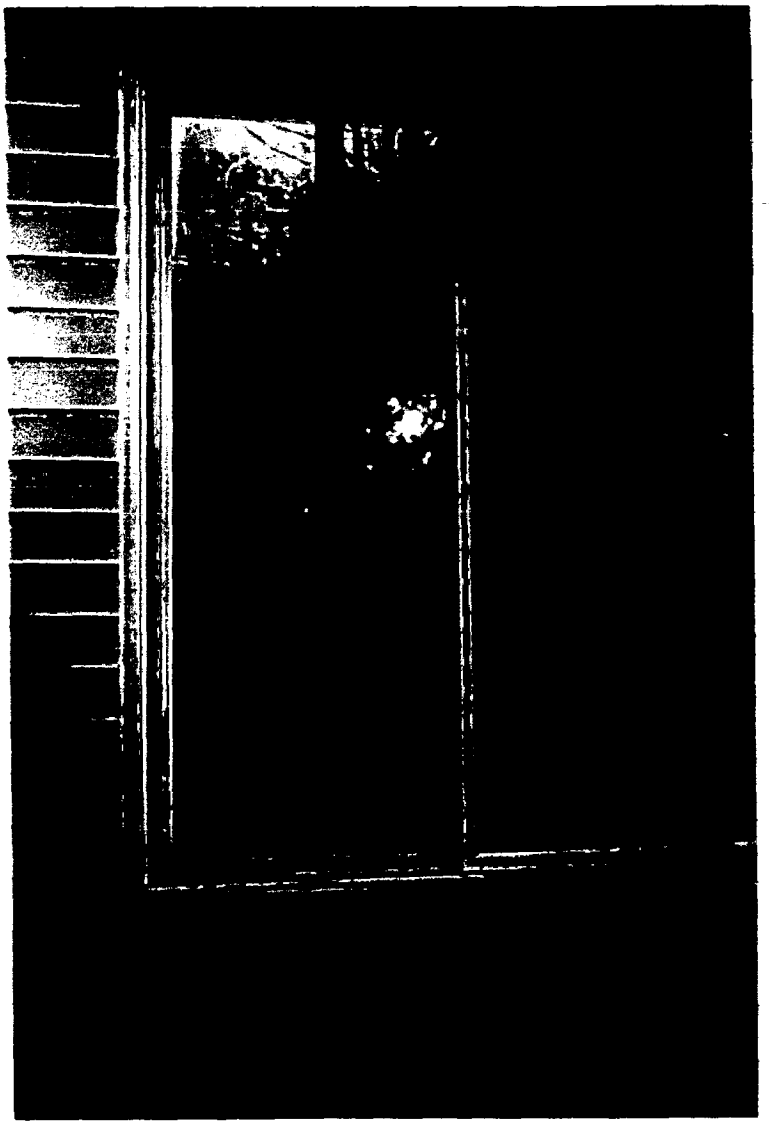
Proposed bay window to replace lower story window shown

FELSENFELD / SOCHA

Fig. 7

Double sliding door ~~with~~ to be replaced

broken seal



FELLENFELO / [redacted]

Fig. 8

Front entry door

FELSENFELD/SCHARD

Fig. 1

10114 Day Ave

FELSENFELD/SOCITARD

1011 Dog Ave Fig. 2

Deteriorating Siding

FELSENFELD / SQUARED

Fig. 3

Comparison to nearby houses

3A

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3B

10106 Day

NOTE WARP IN WINDOW

Fig. 4

(Also see Fig. 1)

FELSENFELD/SOCHARD

Fig. 5

14" wide window

FELSENFELD/SCARED

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Proposed bay window to replace lower story window shown

FELSENFELD / SOCHA

Fig. 7

Double sliding door to be replaced

broken seal

FELLENFELD / [redacted]

Fig. 8

Front entry door