

31/07-03G 10015 Leafy Ave.
Capitol View Park Hist. Dist.




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 13, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator 
Historic Preservation

SUBJECT: Historic Area Work Permit # 321816

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was (**APPROVED** or **APPROVED WITH THE FOLLOWING CONDITIONS**). The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mr. Todd Malkoff

Address: 10015 Leafy Avenue, Silver Spring, MD 20910

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Todd Malkoff
Daytime Phone No.: 301-565-5350

Tax Account No.: _____
Name of Property Owner: Todd Malkoff Daytime Phone No.: 301-565-5350
Address: 10015 Silver Spring Leafy Ave 20910
Street Number City Street Zip Code
Contractor: Chesapeake Siding Contractors Phone No.: 301-596-5680
Contractor Registration No.: MHIC # 2728
Agent for Owner: Edward Pressley Daytime Phone No.: 301-596-5680

LOCATION OF BUILDING/PREMISE

House Number: 10015 Street: Leafy Avenue
Town/City: Silver Spring Nearest Cross Street: Capitol View Avenue
Lot: 6 Block: 34 Subdivision: Capitol View Park
Liber: _____ Folio: _____ Parcel: 994691

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC 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: Siding
1B. Construction cost estimate: \$ 13,500
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.

Todd Malkoff Signature of owner or authorized agent Date: 10/17/03

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Juan C. Valenzuela Date: 11-13-03
Application/Permit No.: 321816 Date Filed: 10/17/03 Date Issued: _____

**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:

Our house was built in 1991. The exterior siding of the structure is masonite hardboard. The hardboard siding manufactured by the Masonite Corporation is an engineered wood product composed of wood fiber and chips that are mixed with resin and heated and compressed into a fired siding product. In 1996 a nationwide class action law suit against Masonite found the product to be defective. The masonite siding is a poorly designed product that rots, buckles, discolors, and deteriorates under normal conditions.

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

We propose installing a high quality vinyl siding over the existing masonite sideboard. The vinyl siding is a double 4" clapboard product (Mainstreet) manufactured by the Certainteed Corporation. There are many other recently constructed homes in our neighborhood that are also sided in similar vinyl siding.

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 affected 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).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10015 Leafy Avenue, Silver Spring	Meeting Date:	11/12/03
Applicant:	Todd Malkoff	Report Date:	11/05/03
Resource:	Non-Contributing Resource	Public Notice:	10/29/03
Review:	HAWP	Tax Credit:	None
Case Number:	31/07-03G	Staff:	Anne Fothergill
PROPOSAL:	Siding replacement		
RECOMMEND:	Approval		

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource, Capitol View Park Historic District
STYLE: Three-story Neo-Victorian
DATE: 1991

PROPOSAL

The applicant proposes replacement of the original siding that was put on the house when it was built 12 years ago. The original masonite hardboard siding is defective and the applicant would like to install Certainteed vinyl siding in its place.

STAFF DISCUSSION

Generally staff would not approve vinyl siding in a historic district, but because this is a Non-Contributing Resource, staff finds it acceptable. The siding change will not adversely affect the historic district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for**

permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

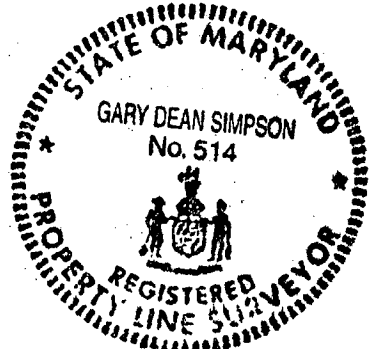
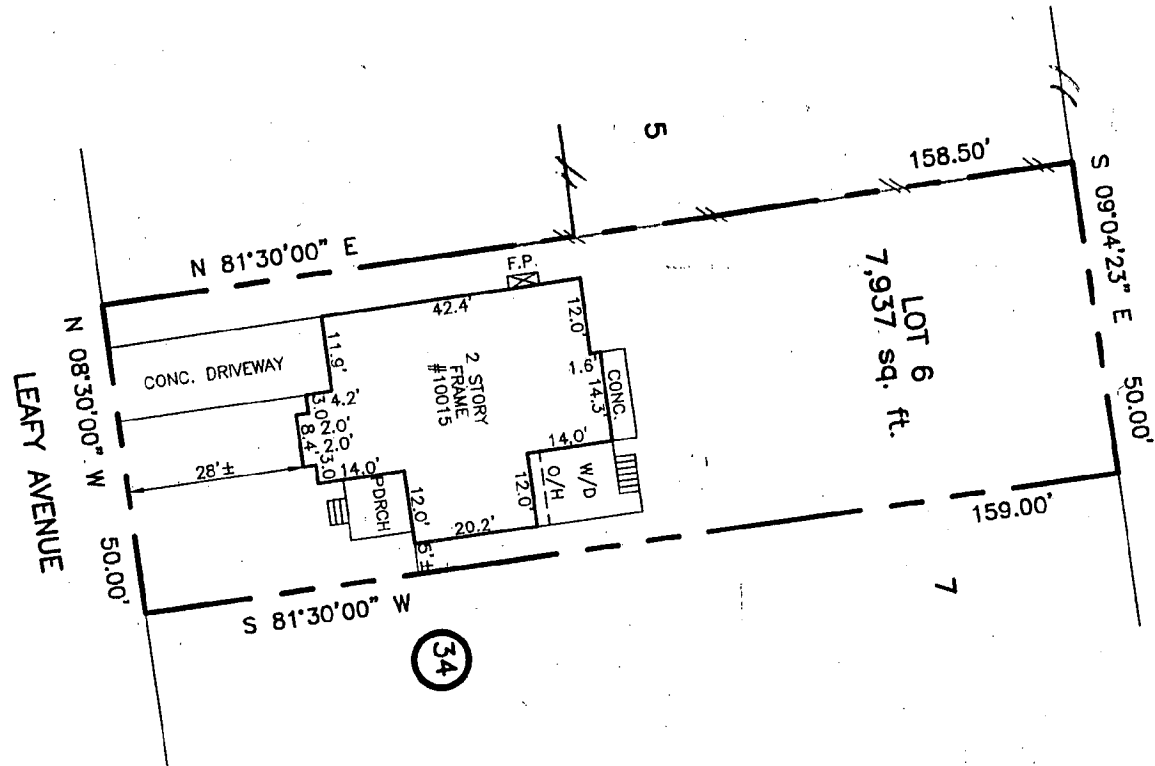
CASE NO. PJS980611

LOCATION DRAWING

MAP OF
CAPITOL VIEW PARK
LOT 6 BLOCK 34
MONTGOMERY COUNTY, MARYLAND

Site plan

NORTH



PROPERTY ADDRESS: 10015 LEAFY AVENUE

THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE C (AREA OF MINIMAL FLOODING) ACCORDING TO NATIONAL FLOOD INSURANCE PROGRAM F.I.R.M. MAP COMMUNITY PANEL NO. 240049 0200 C AS REVISED 08-05-1991

CERTIFICATE
I HEREBY DECLARE THAT THE POSITION OF ALL THE VISIBLE EXISTING IMPROVEMENTS SHOWN ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN ESTABLISHED BY PROPER FIELD METHODS.

Gary Dean Simpson
GARY DEAN SIMPSON
Reg. MARYLAND Property Line Surveyor No. 514

REFERENCES	
PLAT BK.	A
PAGE NO.	9
LIBER	
FOLIO	

CMS
CENTRAL MARYLAND SURVEYORS, INC.
4319 NORTHMEW DRIVE (301) 262-2500 FAX (301) 262-9878 BOWIE, MD 20716

DATES:	SCALE: 1"=30'
WALL CHECK:	DRAWN BY: JK
HSE. LOC.: 06-17-98	JOB NO.: 1981-98
BOUNDARY:	

- NOTES: 1) This location drawing is of benefit to a consumer only in so far as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing.
 2) This location drawing is not to be relied upon for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 3) B.R.L. information, if shown was obtained from existing record plat or was provided to CMS, and is not guaranteed by CMS, Inc.
 4) Flood Zone information is subject to the interpretation of the originator.
 5) CMS, Inc. does not certify to unshown or unrecorded encroachments or overlaps.
 6) Level of accuracy 2'±.

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Plans:

We are working with a contractor, Chesapeake Siding, in order to take care of our problem with defective masonite siding. We have identified a quality vinyl siding manufactured by the CertainTeed Corporation that is both attractive and environmentally friendly to cover the defective siding. I have enclosed copies of pictures of our home with closeups of some of the boards that a masonite inspector found to be defective. I have also enclosed a brochure from the CertainTeed Corporation with pictures of their "Mainstreet" siding. If you have further questions about the details of this project, please either contact me, Todd Malkoff at 301-565-535, or Eddie Pressley at Chesapeake Siding - 301-596-5680.

Thank you in advance for your assistance in helping us with this project.

Todd Malkoff



Front



North

South

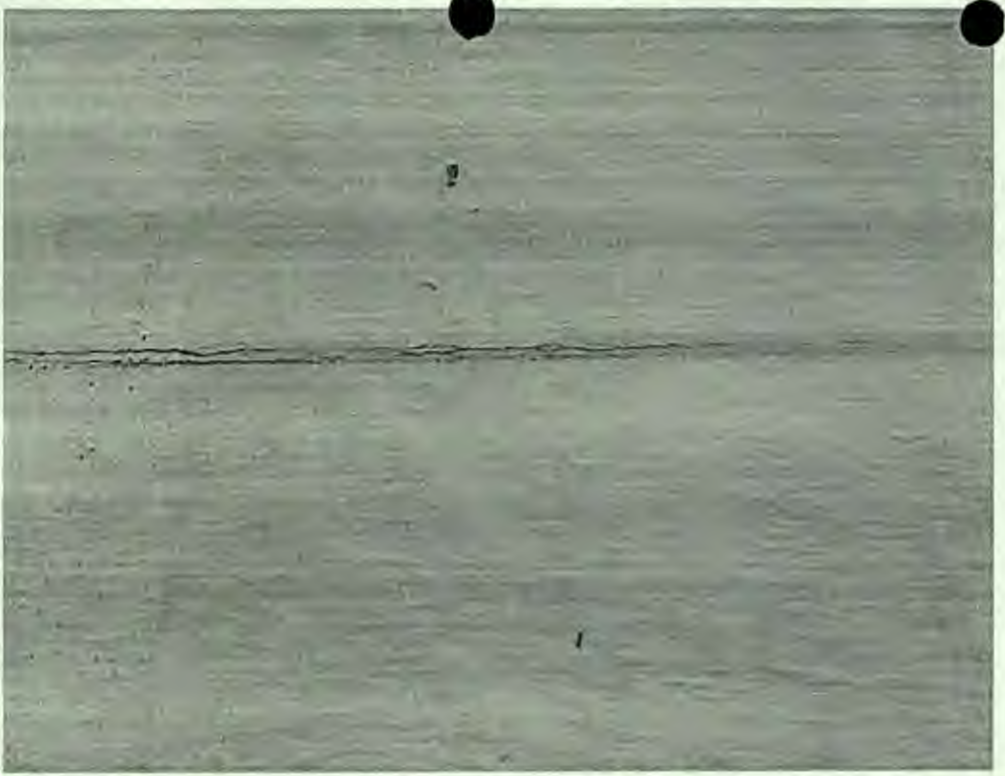


Rear





Sample defective panels -
as determined by masonite
inspector.



Sample defective panels



North Side of house -
defective panels marked -

As determined by masonite inspector



North side of house

Rear of house -
defective panels marked





Rear house - defective
panels marked :



↑
Defective panels on
side of house

MAIN STREET™

RIGIDFORM 160 SIDING



Materials Specification
Mainstreet vinyl
siding in Autumn
Yellow manufactured
by Certainteed,
The panels will be
4" double layered
with a weedy resin



Certainteed

Quality made certain. Satisfaction guaranteed.

MainStreet™ RigidForm 160 siding offers consistent quality, good looks and is the ideal choice for homeowners looking for value and the benefits of a premium panel.

FEATURE RICH SIDING
WITH FLEXIBILITY TO
MEET ANY BUDGET

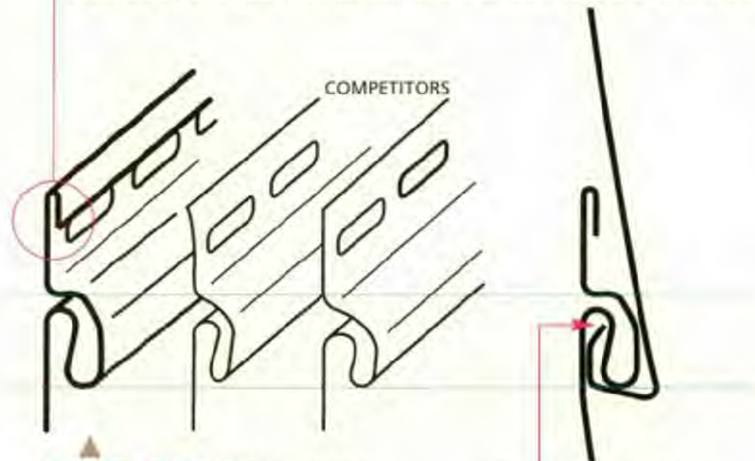
MAINSTREET™
RIGIDFORM 160 SIDING



FEATURES

RIGIDFORM TECHNOLOGY

RigidForm 160 (rolled-over nail hem) technology stiffens siding for a straighter-on-the-wall appearance and has been tested* to withstand wind load pressures up to 160 mph when installed with nails and 180 mph with staples.



DURALOCK™ features an oversized rigid tear-drop shape which is substantially larger than many competitors' locks, providing secure installation.

The angular locking leg creates a secure, snap-fit installation, allowing for necessary expansion and contraction.

8 PRODUCT STYLES

- Triple 3" Smooth Brushed Clapboard in Desert Tan
- Double 4" Smooth Brushed Clapboard in Sterling Gray
- Double 4" Woodgrain Clapboard in Mint Green
- Double 5" Woodgrain Clapboard in Silver Ash
- Double 4" Woodgrain Shiplap in Antique Linen
- Double 5" Woodgrain Shiplap in Natural Clay
- Single 8" Woodgrain Clapboard in Colonial White
- Single 6 1/2" Smooth Brushed Beaded in Oxford Blue



FAST FACTS

LOW GLOSS COLORS	14 Siding Colors with Color-Clear-Through Construction
STYLES AND FINISHES	Triple 3" Smooth Brushed Clapboard Double 4" Woodgrain or Smooth Brushed Clapboard Double 5" Woodgrain Clapboard Double 4" Woodgrain Shiplap Double 5" Woodgrain Shiplap Single 8" Woodgrain Clapboard Single 6 1/2" Smooth Brushed Beaded
THICKNESS	.042" Nominal
NAIL HEM AND LOCK	RigidForm™ 160 Nail Hem Technology and DuraLock™ Post-Formed Lock
PANEL PROJECTION	1/2" Clapboard Base
FIRE RATING	Class A
WARRANTY	Lifetime Limited

** PREMIUM COLORS
Premium colors are made with Centrex®, an exclusive highly durable polymer capstock, combined with unique heat distortion modifiers which help insure long-term weatherability in darker hues which would otherwise quickly fail.

	Double 4" Clapboard (woodgrain)	Double 4" Clapboard (smooth)	Double 5" Clapboard (woodgrain)	Double 4" Shiplap (woodgrain)	Double 5" Shiplap (woodgrain)	Triple 3" Clapboard (smooth)	Single 6 1/2" Beaded (smooth)	Single 8" Clapboard (woodgrain)	3 1/2" and 5" Trim Lineals
Colonial White	●	●	●	●	●	●	●	●	●
Antique Linen	●	●	●	●	●	●	●	●	●
Sandstone Beige	●	●	●	●	●	●	●	●	●
Heritage Cream	●	●	●	●	●	●	●	●	●
Autumn Yellow	●	●	●	●	●	●	●	●	●
Desert Tan	●	●	●	●	●	●	●	●	●
Prairie Sand	●	●	●	●	●	●	●	●	●
Natural Clay	●	●	●	●	●	●	●	●	●
Light Maple	●	●	●	●	●	●	●	●	●
Mint Green	●	●	●	●	●	●	●	●	●
Winter Mauve	●	●	●	●	●	●	●	●	●
Silver Ash	●	●	●	●	●	●	●	●	●
Sterling Gray	●	●	●	●	●	●	●	●	●
Oxford Blue	●	●	●	●	●	●	●	●	●
** Granite Gray									●
** Ivy Green									●
** Pacific Blue									●
** Sable Brown									●

NOTE: Colors are simulated. Consult product samples before final selection.

MainStreet double 5" shiplap in silver ash with pacific blue Decorative Trim.



◀ Shown here (left to right) is MainStreet double 4" desert tan with Cedar Impressions®, MainStreet double 4" oxford blue, and MainStreet double 4" silver ash.

*Tested utilizing double 4" clapboard panels.

◀ Front Cover: MainStreet double 4" heritage cream.



◀ Combining the best features of yesterday and today, MainStreet™ Beaded faithfully recreates the design of finely crafted, beaded boards.

MainStreet Beaded in heritage cream.

14 COLORS AND 2 FINISHES

PERMATEK™ COLOR SCIENCE
CertainTeed siding products utilize Permatek™ color science; a unique blend of our own Certavin® resin or Thermoplastic Polyolefin, superior micro-ingredients and state-of-the-art pigment chemistry. CertainTeed offers the industry's widest array of colors backed by outstanding warranty coverage.

MAINSTREET FAST FACTS SUMMARY

NATURAL WOOD-LIKE APPEARANCE

Low Gloss Finishes
2 Natural Textures
— Woodgrain
— Smooth Brushed

Decorative Trim Systems Match the Real Wood Dimensions of 1" x 4" and 1" x 6" Boards

Soffits with the Appearance of Wood Details -
IRONMAX™
Beaded Porch Panel
CertaVent®

DESIGNABILITY

14 Siding Colors/11 Trim Colors

8 Styles to Choose from -

- Triple 3" Smooth Brushed Clapboard
- Double 4" Woodgrain Clapboard
- Double 4" Smooth Brushed Clapboard
- Double 5" Woodgrain Clapboard
- Double 4" Woodgrain Shiplap
- Double 5" Woodgrain Shiplap
- Single 8" Woodgrain Clapboard
- Single 6 1/2" Smooth Brushed Beaded

PERFORMANCE

.042" Nominal Thickness
1/2" Clapboard Base
RigidForm™ 160 Technology and DuraLock™ Post-Formed Lock
Virtually Maintenance Free, Never Needs Painting
Class A Fire Rating
Lifetime Limited Warranty



ASK ABOUT OTHER CERTAINTEED PRODUCTS

Decorative Trim

Decorative Trim can make the difference between an average house and a gorgeous home. It accentuates the lines of a house, creates a more wood-like appearance and gives a home more curb appeal.



Cedar Impressions®

Molded from real cedar shingles, Cedar Impressions offers the most natural looking cedar shingle siding available without the expense and heavy maintenance of wood. Available in Perfection, Half-Round, Hand-Split and Narrow Sawn styles.




Boardwalk™

Boardwalk Composite Lumber gives you the beauty of wood without the constant maintenance. Available in deck planks, rails, balusters and posts, Boardwalk is a complete solution to a worry-free deck.



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CONSUMER: 800-782-8777
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Certainteed
SIDING COLLECTION