

31/07-04I 10109 Grant Ave
Capitol View Park Historic District

Date: October 29, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Naru, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit # 359263 10109 Grant Avenue, Silver Spring, Capitol View Park Historic District

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with conditions**. The conditions of approval are:

1. The asbestos siding will be removed to expose the original wood, German siding. The German siding will be repaired and replaced as needed with wood siding that matched the original siding in size, profile and materials. Hardi-plank siding will not be used.
2. Applicant will receive staff approval of the wood, trim's profiles prior to its installation on the house.
3. The proposed driveway and walkway projects will be gravel and the locations to be worked out by staff.
4. The basement windows may be replaced with fixed or hopper, wood, 6-light windows.
5. The new front door will be either a painted, raised, five or six-paneled wood door.
6. The applicants will submit the cut-sheets for the new, wood or aluminum storm windows for staff level approval.
7. The removal of the non-compatible front porch and stoop is approved and the design of a simple, more compatible, hipped roof, Colonial Revival entry porch is approved in concept, noting that the applicants must receive staff level approval for the design prior to commencement of the construction.
8. The two, severely deteriorated, 12/1 windows may be replaced with single-pane, wood windows constructed to identically match the original in design, profile, size, shape, materials and construction. The sashes from the original windows must be retained until the rehabilitation work is complete on the remaining window sashes.

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

Applicant: Randy Cumes and Terry Lodge

Address: 10109 Grant Avenue, Capitol View Park Historic District

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

AP 359263

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RANDY Cumes
Daytime Phone No.: (301) 537-6379

Account No.: _____
Name of Property Owner: RANDY CUMES/Terry LODGE Daytime Phone No.: (301) 946-4530
Address: 10109 GRANT AVE, SILVER SPRING, MD 20910
Street Number City Street Zip Code
Contractor: OTTO R. Cumes Phone No.: (301) 537-6379
Contractor Registration No.: MHIC # 87903
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10109 Street: GRANT AVE
Town/City: SILVER SPRING Nearest Cross Street: LONA / GRANT
Lot: 678 Block: 25 Subdivision: CAPITOL VIEW PARK
Liber: 3932 Folio: 158 Parcel: 25

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: _____

1B. Construction cost estimate: \$ 16,000

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] Signature of owner or authorized agent 9-23-04 Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 359263 Date Filed: _____ Date Issued: _____

**HISTORIC AREA WORK PERMIT
CHECKLIST OF APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	1. 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	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE ATTACHED INSTRUCTIONS FOR FURTHER DETAILS REGARDING THESE APPLICATIONS REQUIREMENTS.

NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**

2019/10

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

Owner's mailing address
 TERRY C. LODGE
 3104 FERNDALE ST.
 KENSINGTON, MD 20895
 OTTO ROLANDO CUMES
 6312 MAYAPPLE PLACE
 ALEXANDRIA, VA 22312

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

LOT 11

Arthur W. Nock
 10113 GRANT AVE
 SILVER SPRING, MD
 20910

LOT 19

JOSHUA N. & M.L. SILVERMAN
 2904 LOMA ST.
 SILVER SPRING, MD
 20910

LOT 18

HERBERT A. & E.P. BROWN
 2902 LOMA ST.
 SILVER SPRING, MD
 20910

LOT 17

TOVI LEHMAN & NOA LIVNI-LEHMAN
 2900 LOMA STREET
 SILVER SPRING, MD 20910-
 1053

LOT 21

STEPHEN G. ADAMS
 2907 BARKER ST.
 SILVER SPRING, MD
 20910

LOT 20

KALYAN & B BOSE
 2909 BARKER ST.
 SILVER SPRING, MD
 20910

LOT 12

DAVID A. YOUNG
 10105 GRANT AVE.
 SILVER SPRING, MD
 20910

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

<p>Owner's mailing address</p> <p>TERRY C. LODGE 3104 FERNDALE ST. KENSINGTON, MD 20895</p> <p>OTTO ROLANDO CUMES 6312 MAYAPPLE ALEXANDRIA, VA 22312</p>	<p>Owner's Agent's mailing address</p>
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Adjacent and confronting Property Owners mailing addresses

<p><u>PT. 2</u></p> <p>OWEN & C. Z. GORMLEY 7721 WARBLER LA. DERWOOD, MD 20855</p>	<p><u>PT. 3</u></p> <p>BERNARD G. DURKIN 10114 GRANT AVE SILVER SPRING, MD 20910</p>
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<p><u>PT. 4</u></p> <p>JANE M & T.V. GOODE 10112 GRANT AVE. SILVER SPRING, MD 20910</p>	<p><u>PT. 5</u></p> <p>TOMMY J. HEINTSCHEL 10110 GRANT AVE SILVER SPRING, MD 20910</p>
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<p><u>PT. 6</u></p> <p>ABDULLAH & N. DEMIRTAS 10108 GRANT AVE. SILVER SPRING, MD 20910</p>	
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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION**

WRITTEN DESCRIPTION OF PROJECT

- a. **Description of existing structure and environment setting including their historical features and significance:**

The single family dwelling located at 10109 Grant Ave (Phillips House), Silver Spring, MD 20910 was constructed in 1893 according to local land records and the home is significant in that it is located in the historic district of Capitol View Park. The home was originally built and owned by Oliver and Mary Harr who were responsible for the early development of Capitol View Park. A duplicate of the Phillips House is a single family dwelling located at 10245 Capitol View Avenue which was constructed in 1892 (Dwyer House). Both of these elegant 2 ½ story colonial structures were important to the history of the period homes being built in Capitol View Park. The Dwyer home still retains the original wooden siding installed in these homes during this period of construction. (Please refer to Exhibits A and B) The exact date is unknown when asbestos siding was installed in the Phillips house over the original wooden siding; however the original siding has been exposed in several areas which indicate that the wood siding can be recovered, repaired and/or replaced. (Please refer to exhibit C)

- b. **General description of project and its effect on the historic resources, environmental setting and where applicable, the historic district:**

In order to restore this wonderful home to its original splendor for the period, the project calls for the removal of the existing asbestos siding and either the repair of the original wood siding underneath the asbestos if possible or the replacement in-kind with HardiPlank siding (HardiPlank is siding constructed of cement and recycled paper which is formed into the horizontal shaped wooden siding with a wood texture. This durable easy to maintain siding provides a lasting exterior barrier which is impervious to the weather). (Please refer to Exhibit D for material specifications for HardiPlank). The plan is to restore the Phillips House to near original siding for the period of construction in 1893 and which will appear the same as the Dwyer House does today. Please refer to Exhibits E and F for the existing conditions at the Phillips House. Exhibit G is a home located in Kensington Heights which shows the natural splendor of HardiPlank after installation.

Furthermore, the project calls for the replacement of exterior trim where necessary. This is a normal maintenance item which will eliminate wood that has been exposed to the elements and has deteriorated over time. Wood trim that is found to be rotten or contains water damage will be replaced by in-kind materials. (Please refer to Exhibits H and I for examples of the trim that must be replaced).

We propose to install a 35' X 10' asphalt slab for off street parking to the right side of the home (Please refer to the site plan included in the submission for exact location of the slab). From the end of the slab we would like to install a concrete walkway from the slab to the back steps leading to the back door of the home.

Replacement of the Front Door. The front door to the home is constructed of metal and does not support the historic value of the home for the period in which the home was constructed. We propose to replace the metal front door to the home with one constructed of Birch, Maple or Mahogany with a glass panel on the top as shown. (Please refer to Exhibits J (existing) and K (proposed)).

For the windows in the house, 28 of the 30 windows located on the first floor and above can be renewed and placed in good working order. However, two windows are beyond economical repair (please refer to Exhibit L) and need to be replaced. We request approval to replace these two wood windows in-kind with windows from T.W. Perry of Chevy Chase. Furthermore, we propose to replace all the windows and seals for the five windows located in the basement as they are all beyond economical repair. One additional item with regard to the external windows is a request to upgrade, where necessary, all of the storm windows above the ground floor.

The last element of the external work is the repair of the front porch and sidewalk leading to the home from Grant Avenue. (Please refer to Exhibit M). We would like permission to install brick paving stones on the front walkway and porch leading to the home from the street. A distance of approximately 12 feet. The dimension of each brick is approximately 2 1/2" X 4" X 8". The red brick pavers to be used will enhance the historic look of the home.

SITE PLAN

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

- a. the scale, north arrow, and the 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

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 façade affected by the proposed work is required.

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.

PHOTOGRAPHS

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

TREE SURVEY

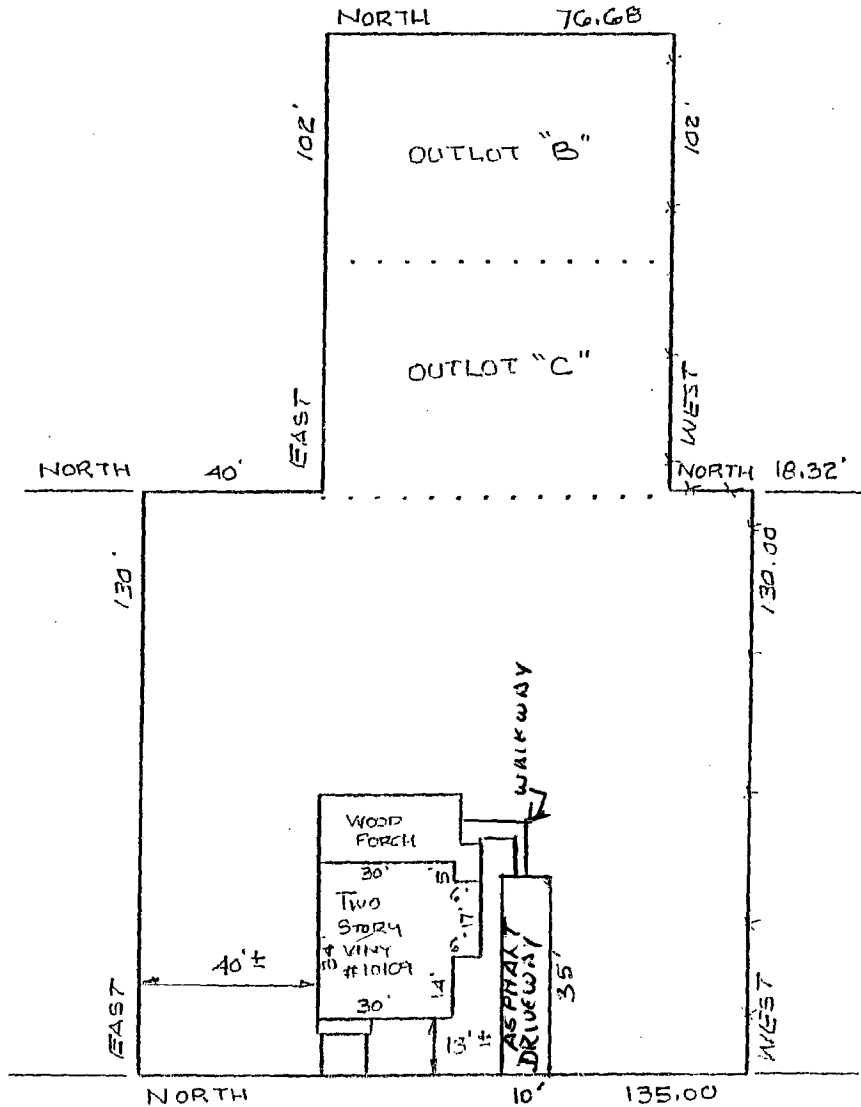
If you are proposing construction adjacent to or within the crippling of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location and species of each tree of at least that dimension.

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).

10109 GRANT AVENUE
 OUT LOTS B & C & 6,7,8
 BLOCK: 25
 CAPITAL VIEW PARK
 MONTGOMERY COUNTY
 MARYLAND

IN ZONE C (AREA OUTSIDE
 THE 100 YEAR FLOOD ZONE)
 HAZARD MAP.



GRANT AVENUE

HOUSE LOCATION DRAWING

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED BY ACCEPTED FIELD PRACTICES. THIS CERTIFICATION IS NOT FOR



SURVEY ASSOCIATES #1
 CONSULTING LAND SURVEYORS AND PLANNERS
 9890 LYON AVENUE
 LAUREL MARYLAND 20723

(301) 206-5470

FAX (301) 970-2511

SCALE
 1" = 40'
 NUMBER 3932

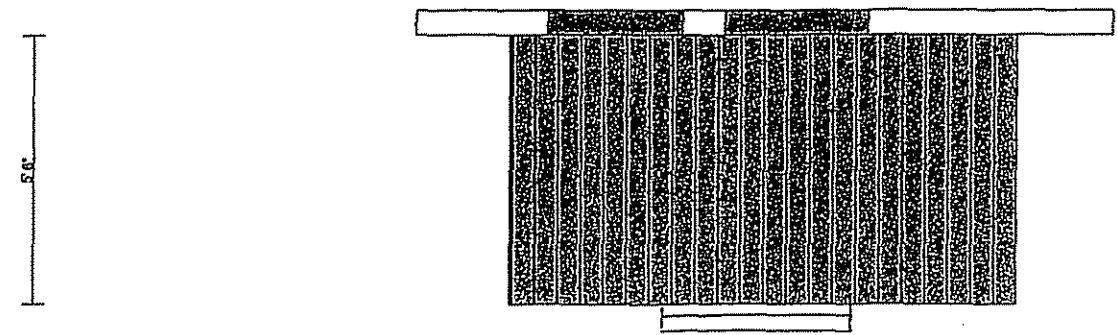
DWG. BY
 G.E.L.

CASE No.
 99-6108-28

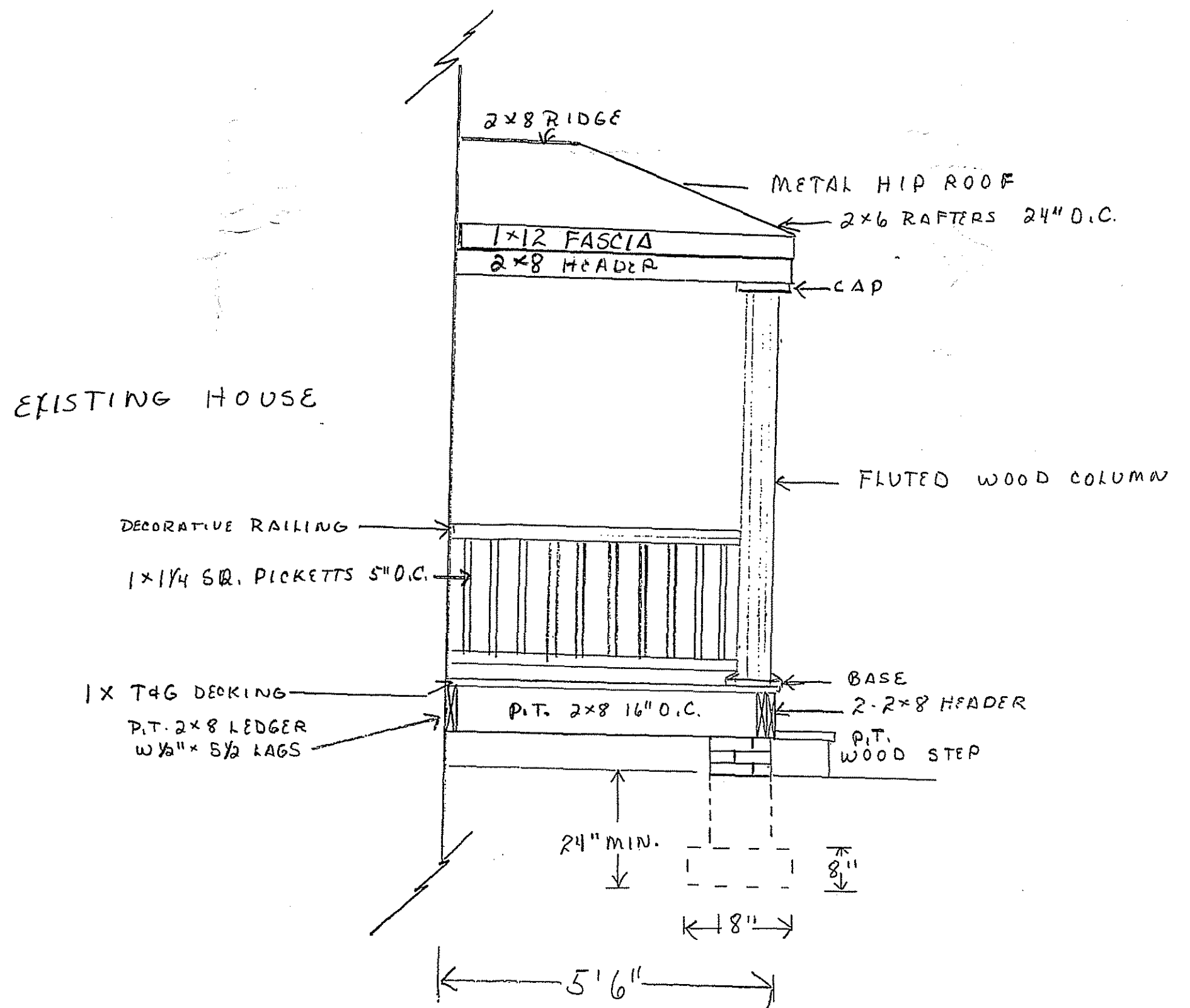
ELECTION
 DISTRICT

COUNTY 09/04/04
 MONTGOMERY

- 1) BUILDING HEIGHT 19'
 - 2) N^o OF FLOORS 3
 - 3) SQ. FT. OF BASEMENT 980
 - 4) SQ. FT. OF 1st FLOOR 1062
 - 5) SQ. FT. OF 2nd FLOOR 1062
 - 6) SQ. FT. OF 3rd FLOOR 500
- SPECS. OF NEW WORK
- 1) FRONT PORCH 5'6" x 10'7" 20" HIGH
 - 2) P.T. FRONT PORCH
 - 3) BRICK COLUMNS ON 18" x 18" x 8" FOOTINGS
 - 4) FLUTED WOOD COLUMNS
 - 5) METAL HIP ROOF
 - 6) 2x8 P.T. JOISTS 16" O.C.
 - 7) PAINTED TIG FLOORING
 - 8) WOOD RAILING TO MATCH REAR PORCH
 - 9) 2x8 LEDGER BOLTED TO BAND w/ 1/2" x 5/8" LAGS 12" O.C.
 - 10) GALVA. HARDWARE
 - 11) N^o OF SHEETS - 3



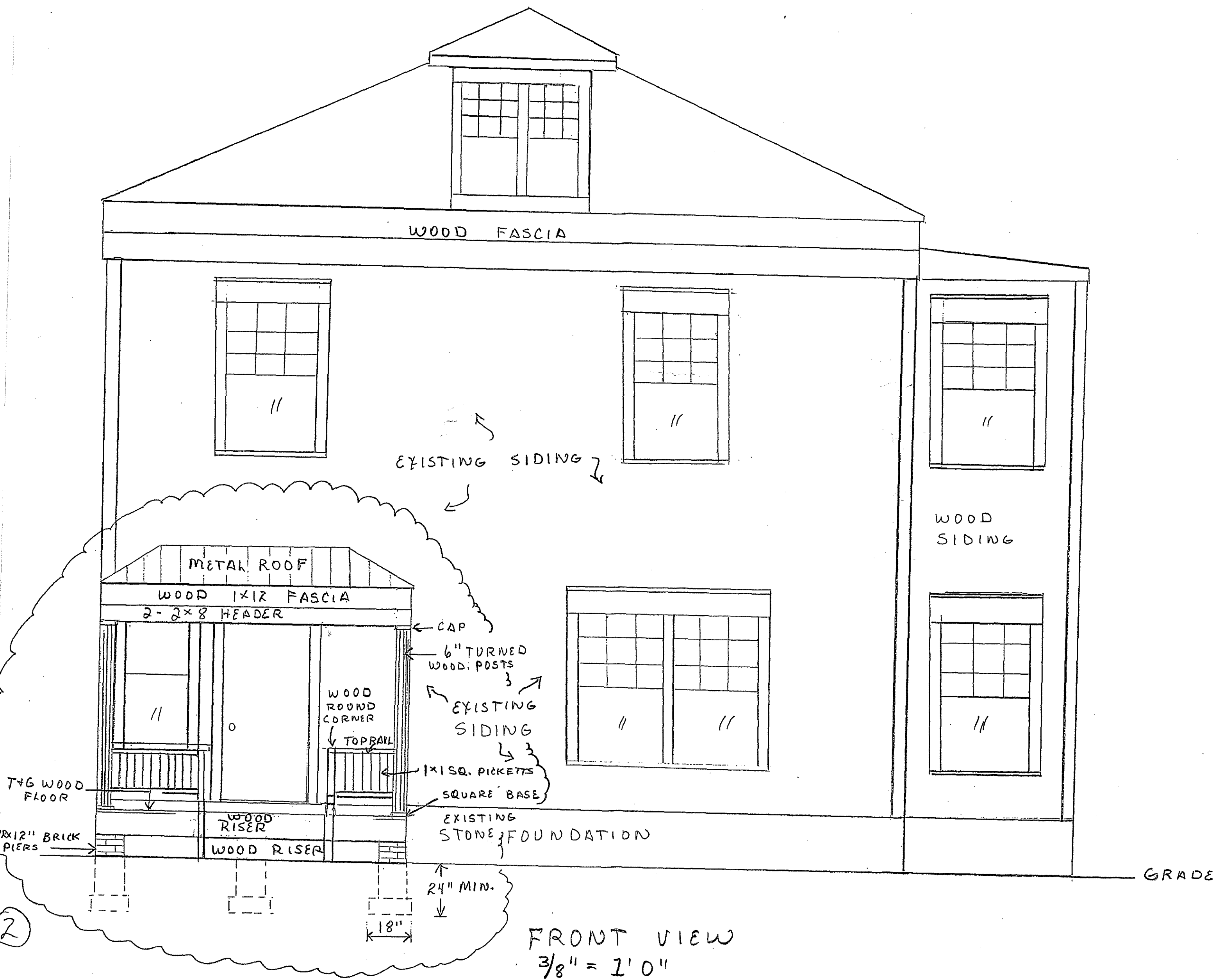
TOP VIEW 1/4" = 1'0"



ELEVATION VIEW 1/2" = 1'0"

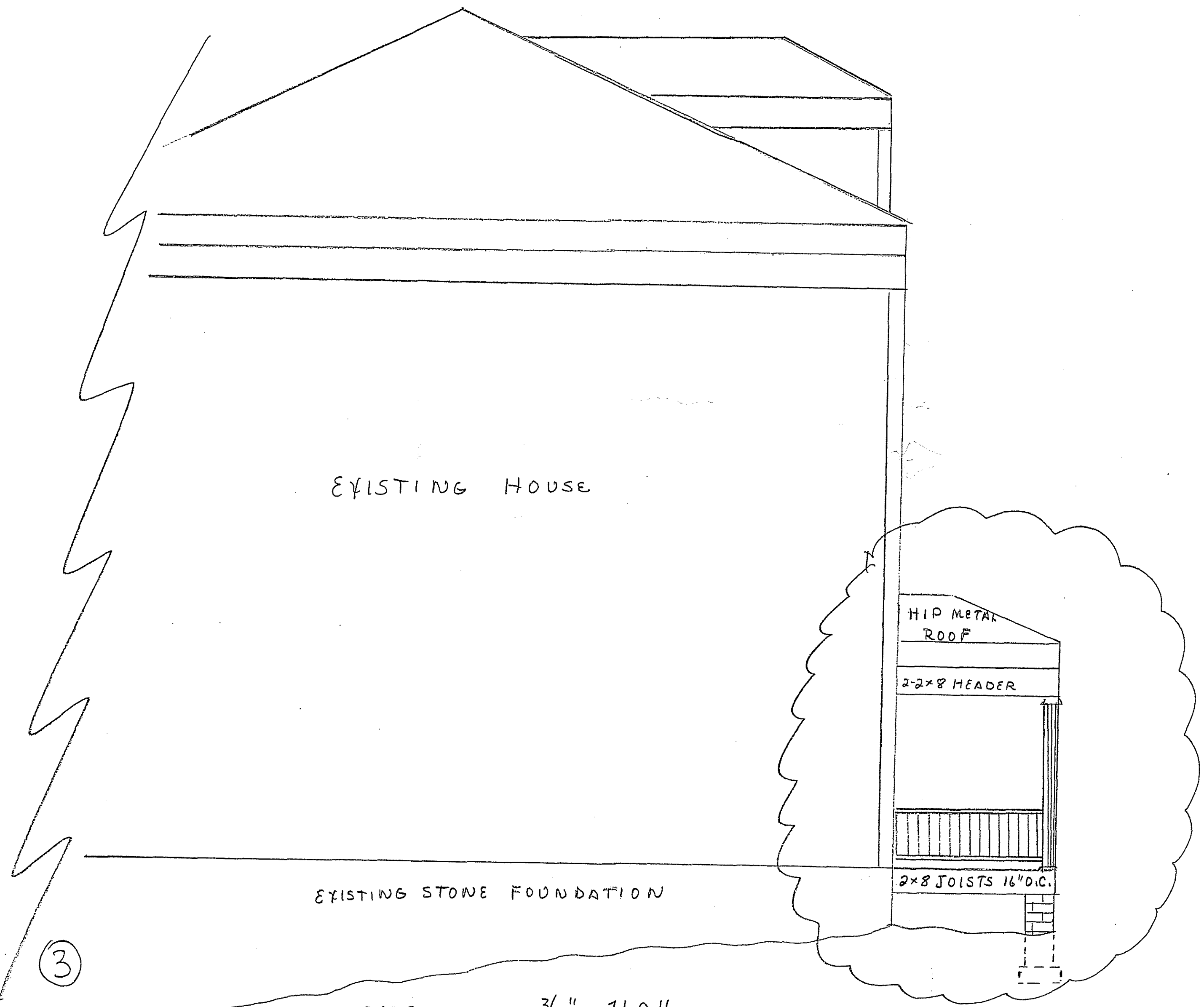
①

RANDY CUMES
 10109 GRANT AVE.
 S.S. MD. 20910
 (301) 537-6379



FRONT VIEW
 $\frac{3}{8}'' = 1'0''$

RANDY CUMES
 10109 GRANT AVE.
 S.S. MD. 20910
 (301) 537-6379



EXISTING HOUSE

EXISTING STONE FOUNDATION

HIP METAL ROOF

2x2x8 HEADER

2x8 JOISTS 16" D.C.

3

SIDE VIEW $\frac{3}{8}'' = 1'0''$

RANDY CUMES
10109 GRANT AVE.
S.S. MD. 20910
(301) 537-6379

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10109 Grant Avenue, Silver Spring	Meeting Date:	10/27/04
Resource:	Outstanding Resource Capitol View Park Historic District	Report Date:	10/20/04
Review:	HAWP	Public Notice:	10/13/04
Case Number:	31/07-04I	Tax Credit:	None
Applicant:	Randy Cumes and Terry Lodge	Staff:	Michele Naru

PROPOSAL: Siding, window and door replacement

RECOMMEND: Approve with Conditions

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the conditions that:

1. The asbestos siding will be removed to expose the original wood lap siding. The lap siding will be repaired and replaced as needed with wood siding that matched the original siding in size, profile and materials. Hardi-plank siding will not be used.
2. Applicant will receive staff approval of the wood, trim's profiles prior to its installation on the house.
3. The proposed driveway and walkway projects are not approved.
4. The basement windows may be replaced with fixed or hopper, wood, 6-light windows.
5. The new front door will be either a painted, raised, five or six-paneled wood door.
6. The applicants will submit the cut-sheets for the new, wood or aluminum storm windows for staff level approval.
7. The removal of the non-compatible front porch and stoop is approved and the design of a simple, more compatible, hipped roof, Colonial Revival entry porch is approved in concept, noting that the applicants must receive staff level approval for the design prior to commencement of the construction.
8. The two, severely deteriorated, 12/1 windows may be replaced with single-pane, wood windows constructed to identically match the original in design, profile, size, shape, materials and construction. The sashes from the original windows must be retained until the rehabilitation work is complete on the remaining window sashes.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource within Capitol View Park Historic District.
STYLE: Colonial Revival/Victorian Alterations
DATE: 1893

This 2-1/2-story, four-square dwelling with pyramidal roof is located within the Capitol View Park Historic District. The house is set-upon a stone foundation and is clad in lap siding covered with asbestos shingle. The windows are 12/1 light windows and historically were detailed with an entablature with a simple frieze. This detail has been removed, yet the ghost lines are still visible. The original slate, pyramidal roof is currently sheathed in asphalt shingle.

The other alterations of note are the Victorian alterations, which include:

1. The construction of the front entry porch. The porch is detailed with turned posts and is set upon a concrete slab.
2. The construction of a two-story gallery porch on the rear façade. The porch is detailed with turned posts and is set upon a brick pier foundation.
3. Modification of the roof form of the dormers from a gable roof dormer to a hipped roof dormer. Also during this time, 2/2 light windows were installed in the dormers.

The subject lot contains several mature trees, many of which appear to have been damaged and uprooted as the result of the summer's storms.

PROPOSAL: The applicants are proposing to:

1. Remove the existing asbestos siding and either repair the original wood siding underneath or remove the original siding and replace with Hardi-plank siding.
2. Replacement of exterior, wood trim where deterioration is evident.
3. Installation of a 35' x 10' asphalt driveway along the south elevation of the house to provide off-street parking.
4. Install a concrete walkway from the rear of the driveway to the back steps, which leads to the back door of the house.
5. Replace the existing non-historic metal front door with fanlight detail with a raised panel, wood (birch, maple or mahogany) door with fanlight detail.
6. Remove 2 of the 30 original wood windows and replace them with windows from T.W. Perry of Chevy Chase, constructed to identically match the original in design, profile, size, shape, materials and construction.

7. Installation of storm windows.
8. Remove and replace the five basement, six-light, windows.
9. Install brick paving stones on the front walkway and on top of the existing concrete stoop, covered by the front entry porch.

APPLICABLE GUIDELINES:

When reviewing alterations and additions to contributing resources within the Capitol View Park *Master Plan* Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.
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, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located.

Secretary of the Interior's Guidelines for Rehabilitation

- #1 A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- #3 Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #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, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- #7 Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- #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 proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

Proposal Item #1 Remove the existing asbestos siding and either repair the original wood siding underneath or remove the original siding and replace with Hardi-plank siding.

As the above guidelines specify, original historic building fabric will be repaired rather than replaced. If sections of the lap siding are deteriorated beyond repair, those pieces of siding can be removed and replaced in-kind with matching siding of the same size, profile and material. Removing historic fabric and replacing it with an artificial material is not in accordance with the above-guidelines. Additionally, the cost of the materials, the installation, and the painting of the historic siding are eligible for the County tax credit.

Proposal Item #2 Replacement of exterior, wood trim where deterioration is evident.

A twin of this house, built at the same time and with very minimal changes is located at 10245 Capitol View Avenue. This house should be used as a resource when developing specifications for replacement trim for this house. The entablature above each window, the trim around the doors and windows and the cornice detail are important character defining features of this house. Adding conjectural features to a house, namely different size and profiles of details such as trimming, can be detrimental to the historicity of the house. As such, staff recommends that the applicant work with the Commission's staff to ensure that the specifications for the trimming installed reconstructs these original elements. Again, the cost of the fabrication of these details, the installation of the trim and the painting are eligible for the County tax credit.

Proposal Item #3 Installation of a 35' x 10' asphalt driveway along the south elevation of the house to provide off-street parking.

Typically the Commission only approves the installation of new driveways on outstanding resources that are constructed with gravel. Additionally, a large evergreen tree is located in the path of the proposed driveway and its removal is not included in this proposal. Staff would ask the applicant to provide the Commission with details about this driveway, including a scaled, site plan identifying existing trees to be retained and the trees to be removed as part of this project. For any tree, whose critical root zone is to be affected by the installation of this driveway, a tree protection plan must be drafted by a certified arborist and submitted to the Commission for their approval. As such staff would recommend that the current driveway proposal be continued until further documentation can be provided to the Commission.

Proposal Item #4 Install a concrete walkway from the rear of the driveway to the back steps, which leads to the back door of the house.

Staff does not object to this design in concept, yet, would recommend that the Commission defer their vote on this aspect of the proposal until such time they make a decision regarding the driveway, since the design of the sidewalk is affected by the construction of the driveway. Additionally, staff would ask that the sidewalk's location and dimensions be illustrated on the above requested site plan.

Proposal Item #5 Replace the existing non-historic metal front door with fanlight detail with a raised panel, wood (birch, maple or mahogany) door with fanlight detail.

Staff strongly supports the applicant's desire to install a more sympathetic door onto the front façade. The fanlight, design however, is not a traditional design that would have been found on a house of this period. The fanlight design incorporated into a door is a contemporary interpretation of the Federal Style, six-panel door with fanlight transom. As such, staff would recommend that the applicants install a door, which would have been more of the period, such as a painted, raised, six-paneled door or a raised 5-paneled door (see examples on circles 29+30).

Proposal Item #6 Remove 2 of the 30 original wood windows and replace them with windows from T.W. Perry of Chevy Chase, constructed to identically match the original in design, profile, size, shape, materials and construction.

The level of deterioration of these windows is beyond repair. Staff does not object to their removal on the condition that they retain the existing sashes until the rehabilitation of the remaining windows is complete.

Proposal Item #7 Installation of exterior storm windows.

The installation of exterior storm windows fabricated of wood or aluminum is supported by the Commission and is eligible for the County tax credit.

Proposal Item #8 Remove and replace the five, 6-light, basement windows.

Staff does not object to the replacement of these windows as long as they are replaced with fixed or hopper, wood, six-light, divided light windows.

Proposal Item #9 Install brick paving stones on the front walkway and on top of the existing concrete stoop, covered by the front entry porch.

The existing front porch is in a severe state of disrepair. Additionally, the concrete stoop

very much concerns staff. As we have seen on the Dwyer house, the strength of this concrete mass up against a fieldstone foundation ultimately deteriorates the structural integrity of the stone foundation. It is currently unknown what the original historic entrance to this house would have been, clues to its orientation might be uncovered when the asbestos siding is removed. However, staff does note that the applicant would like to keep a covered porch above this entry. As such, staff suggests that the Commission support the removal this porch and its stoop in its entirety and the installation of a simple, more compatible, hipped roof, Colonial Revival entry porch with a wooden, tongue and groove deck set upon brick piers. Staff has provided some examples on circles 21-23.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the above-stated conditions* this HAWP application as being consistent with Chapter 25A-8(b) 1, 2 and 3.

and with the *Secretary of the Interior's Standards* 1, 2, 3, 5, 6,7 & 9.

and with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three, (3) permit sets of drawings to HPC staff for review and stamping prior to submission for permits, and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
855 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6376

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DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

AP 359263

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RANDY CUMES
 Daytime Phone No.: (301) 537-6379

Account No.: _____
 Name of Property Owner: RANDY CUMES/Terry LODGE Daytime Phone No.: (301) 946-4530
 Address: 10109 GRANT AVE, SILVER SPRING, MD 20910
Street Number City State Zip Code
 Contractor: OTTO R. CUMES Phone No.: (301) 537-6379
 Contractor Registration No.: MHIC # 87903
 Agent for Owner: _____ Daytime Phone No.: _____

PART ONE: LOCATION OF BUILDING/PREMISE

House Number: 10109 Street: GRANT AVE
 Town/City: SILVER SPRING Nearest Cross Street: LONA / GRANT
 Lot: 678 Block: 25 Subdivision: CAPITOL VIEW PARK
 Parcel: 3932 Folio: 158 Parcel: 25

PART ONE: TYPE OF PERMIT ACTION AND USE

CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

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

- A/C
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

3. Construction cost estimate: \$ 16,000

2. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
 B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

A. Height _____ feet _____ inches
 B. 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]
 Signature of owner or authorized agent

9-23-04
 Date

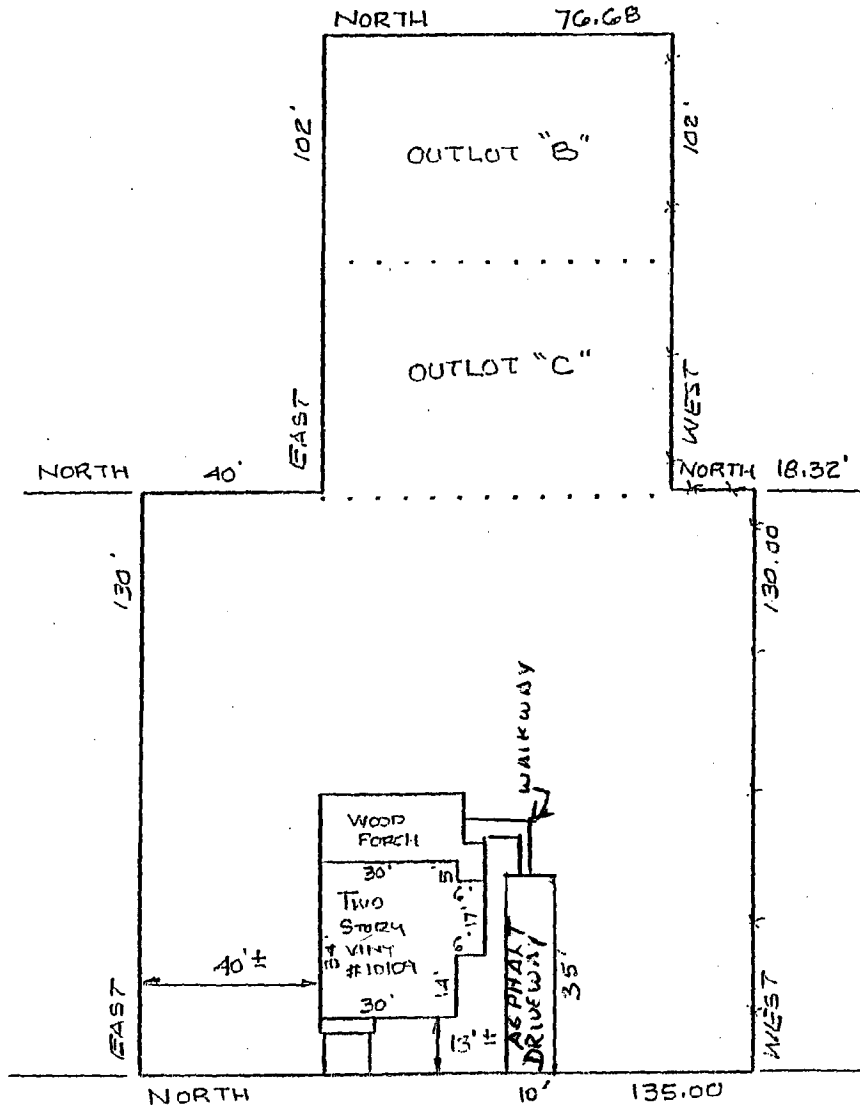
Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

<p>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]</p>	
<p>Owner's mailing address</p>	<p>Owner's Agent's mailing address</p>
<p>TERRY C. LODGE 3104 FERNDALE ST. KENSINGTON, MD 20895 OTTO ROLANDO CUMES 6312 MAYAPPLE PLACE ALEXANDRIA, VA 22312</p>	
<p><u>Adjacent</u> and confronting Property Owners mailing addresses</p>	
<p><u>LOT 11</u> Arthur W. Nock 10113 GRANT AVE SILVER SPRING, MD 20910</p>	<p><u>LOT 19</u> JOSHUA N. & M.L. SILVERMAN 2904 LOMA ST. SILVER SPRING, MD 20910</p>
<p><u>LOT 18</u> HERBERT A. & E.P. Brown 2902 LOMA ST. SILVER SPRING, MD 20910</p>	<p><u>LOT 17</u> TOVI LEHMAN & NOA LIVNI-LEHMAN 2900 LOMA STREET SILVER SPRING, MD 20910- 1053</p>
<p><u>LOT 21</u> STEPHEN G. ADAMS 2907 BARKER ST. SILVER SPRING, MD 20910</p>	<p><u>LOT 20</u> KALYAN & B BOSE 2909 BARKER ST. SILVER SPRING, MD 20910</p>
<p><u>LOT 12</u> DAVID A. YOUNG 10105 GRANT AVE. SILVER SPRING, MD 20910</p>	

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
TERRY C. LODGE 3104 FERNDALE ST. KENSINGTON, MD 20895 OTTO ROLANDO CUMES 6312 MAYAPPLE ALEXANDRIA, VA 22312	
Adjacent and <u>confronting</u> Property Owners mailing addresses	
<u>PT. 2</u> OWEN & C. Z. GORMLEY 7721 WARBLER LA. DERWOOD, MD 20855	<u>PT. 3</u> BERNARD G. DURKIN 10114 GRANT AVE SILVER SPRING, MD 20910
<u>PT. 4</u> JANE M & T.V. GOODE 10112 GRANT AVE. SILVER SPRING, MD 20910	<u>PT. 5</u> TOMMY J. HEINTSCHEL 10110 GRANT AVE SILVER SPRING, MD 20910
<u>PT. 6</u> ABDULLAH & N. DEMIRTAS 10108 GRANT AVE. SILVER SPRING, MD 20910	

10109 GRANT AVENUE
 OUT LOTS B & C & 6.7.8
 BLOCK: 25
 CAPITAL VIEW PARK
 MONTGOMERY COUNTY
 MARYLAND

IN ZONE C (AREA OUTSIDE
 THE 100 YEAR FLOOD ZONE)
 HAZARD MAP.



GRANT AVENUE

HOUSE LOCATION DRAWING

10

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE PROPERTY DELINEATED HEREON IS IN ACCORDANCE WITH THE PLAT OF SUBDIVISION AND DEED OF RECORD AND THAT THE IMPROVEMENTS SHOWN WERE LOCATED IN ACCORDANCE WITH THE PRACTICES THIS



SURVEY ASSOCIATES #1

CONSULTING LAND SURVEYORS AND PLANNERS
 9890 LYON AVENUE
 LAUREL MARYLAND 20723

PHONE 301 206-5470

FAX (301) 970-25

SCALE
 1" = 40'

DWG. BY
 GEL

CASE No.
 99-6108-28

NUMBER 3932

ELECTION

COUNTY 09/04/

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

WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure and environment setting including their historical features and significance:

The single family dwelling located at 10109 Grant Ave (Phillips House), Silver Spring, MD 20910 was constructed in 1893 according to local land records and the home is significant in that it is located in the historic district of Capitol View Park. The home was originally built and owned by Oliver and Mary Harr who were responsible for the early development of Capitol View Park. A duplicate of the Phillips House is a single family dwelling located at 10245 Capitol View Avenue which was constructed in 1892 (Dwyer House). Both of these elegant 2 ½ story colonial structures were important to the history of the period homes being built in Capitol View Park. The Dwyer home still retains the original wooden siding installed in these homes during this period of construction. (Please refer to Exhibits A and B) The exact date is unknown when asbestos siding was installed in the Phillips house over the original wooden siding; however the original siding has been exposed in several areas which indicate that the wood siding can be recovered, repaired and/or replaced. (Please refer to exhibit C)

b. General description of project and its effect on the historic resources, environmental setting and where applicable, the historic district:

In order to restore this wonderful home to its original splendor for the period, the project calls for the removal of the existing asbestos siding and either the repair of the original wood siding underneath the asbestos if possible or the replacement in-kind with HardiPlank siding (HardiPlank is siding constructed of cement and recycled paper which is formed into the horizontal shaped wooden siding with a wood texture. This durable easy to maintain siding provides a lasting exterior barrier which is impervious to the weather). (Please refer to Exhibit D for material specifications for HardiPlank). The plan is to restore the Phillips House to near original siding for the period of construction in 1893 and which will appear the same as the Dwyer House does today. Please refer to Exhibits E and F for the existing conditions at the Phillips House. Exhibit G is a home located in Kensington Heights which shows the natural splendor of HardiPlank after installation.

Furthermore, the project calls for the replacement of exterior trim where necessary. This is a normal maintenance item which will eliminate wood that has been exposed to the elements and has deteriorated over time. Wood trim that is found to be rotten or contains water damage will be replaced by in-kind materials. (Please refer to Exhibits H and I for examples of the trim that must be replaced).

We propose to install a 35' X 10' asphalt slab for off street parking to the right side of the home (Please refer to the site plan included in the submission for exact location of the slab). From the end of the slab we would like to install a concrete walkway from the slab to the back steps leading to the back door of the home.

Replacement of the Front Door. The front door to the home is constructed of metal and does not support the historic value of the home for the period in which the home was constructed. We propose to replace the metal front door to the home with one constructed of Birch, Maple or Mahogany with a glass panel on the top as shown. (Please refer to Exhibits J (existing) and K (proposed)).

For the windows in the house, 28 of the 30 windows located on the first floor and above can be renewed and placed in good working order. However, two windows are beyond economical repair (please refer to Exhibit L) and need to be replaced. We request approval to replace these two wood windows in-kind with windows from T.W. Perry of Chevy Chase. Furthermore, we propose to replace all the windows and seals for the five windows located in the basement as they are all beyond economical repair. One additional item with regard to the external windows is a request to upgrade, where necessary, all of the storm windows above the ground floor.

The last element of the external work is the repair of the front porch and sidewalk leading to the home from Grant Avenue. (Please refer to Exhibit M). We would like permission to install brick paving stones on the front walkway and porch leading to the home from the street. A distance of approximately 12 feet. The dimension of each brick is approximately 2 1/2" X 4" X 8". The red brick pavers to be used will enhance the historic look of the home.

SITE PLAN

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

- a. the scale, north arrow, and the 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.

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 façade affected by the proposed work is required.

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.

PHOTOGRAPHS

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

TREE SURVEY

If you are proposing construction adjacent to or within the crippling 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.

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).

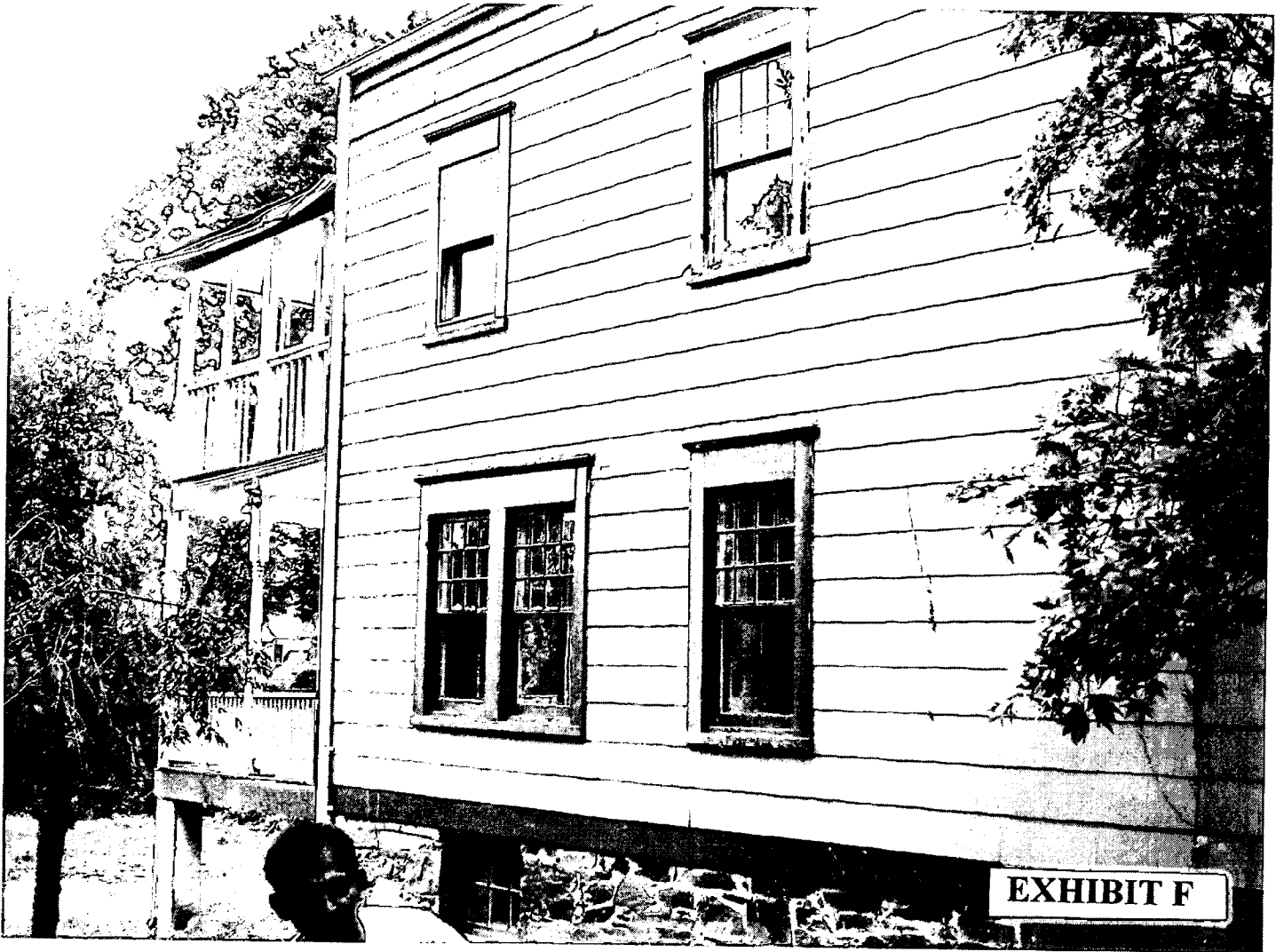




EXHIBIT H

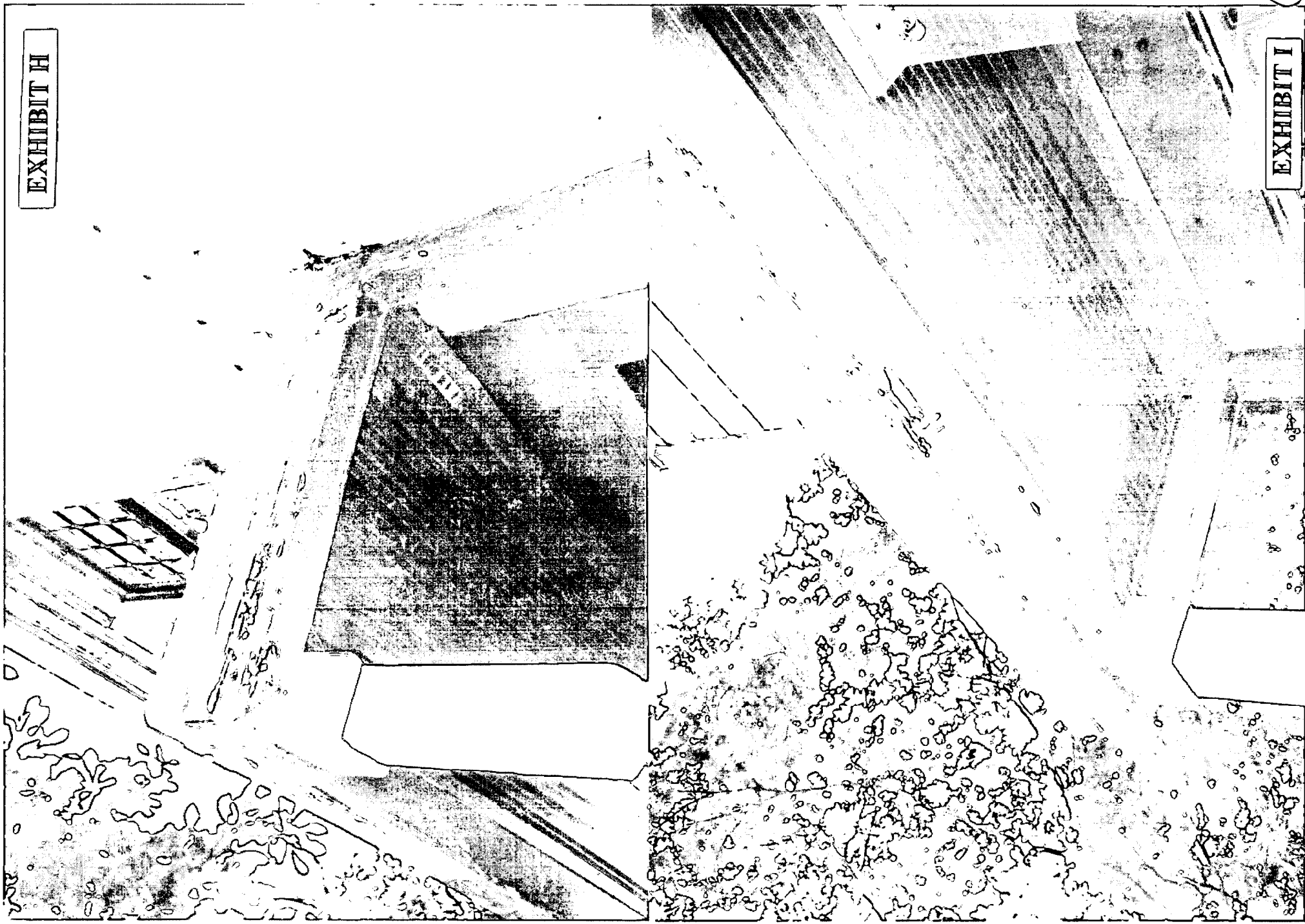


EXHIBIT I

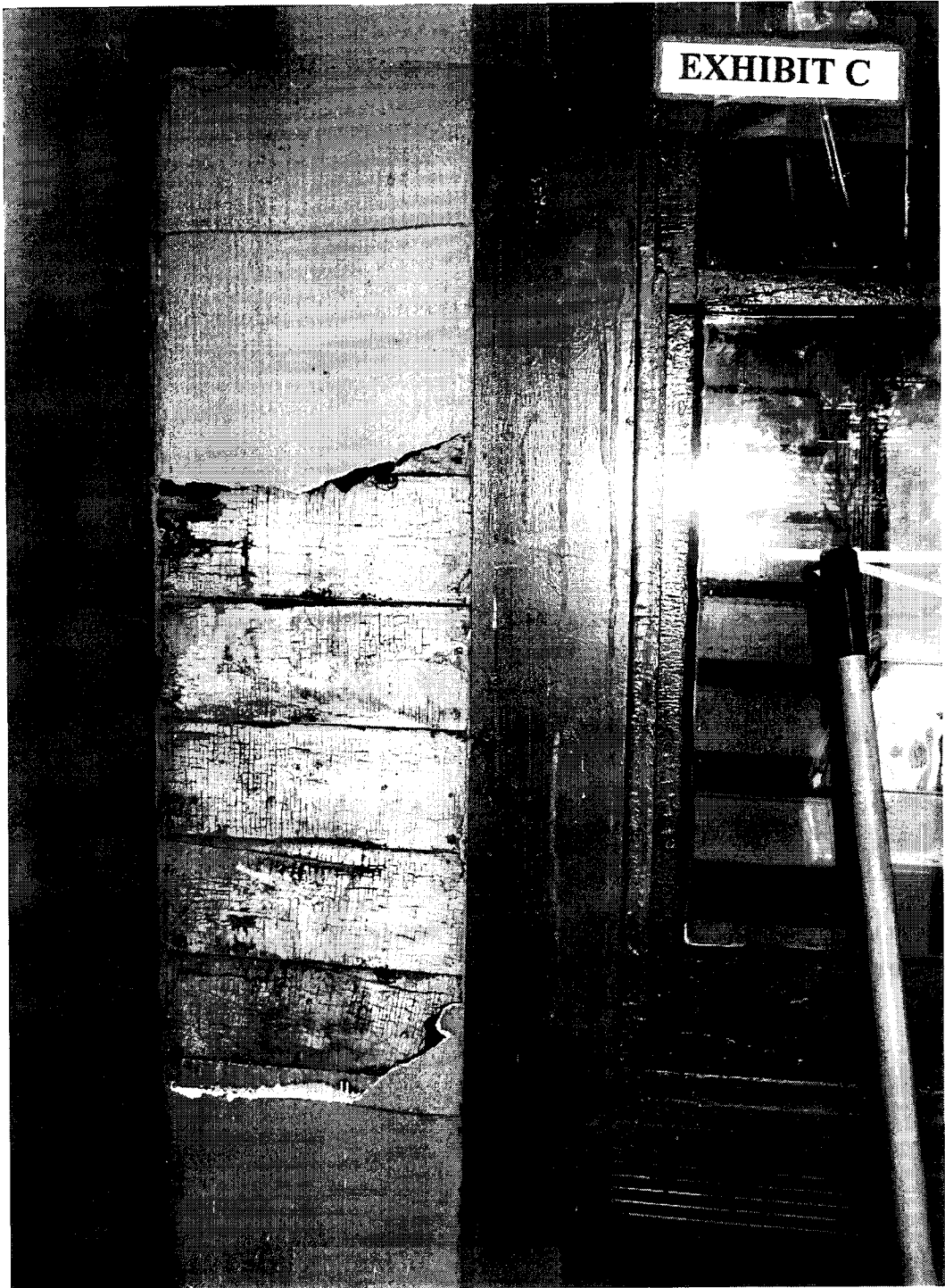




EXHIBIT L



EXHIBIT M



EXISTING FRONT DOOR



PROPOSED NEW FRONT DOOR

EXHIBIT A

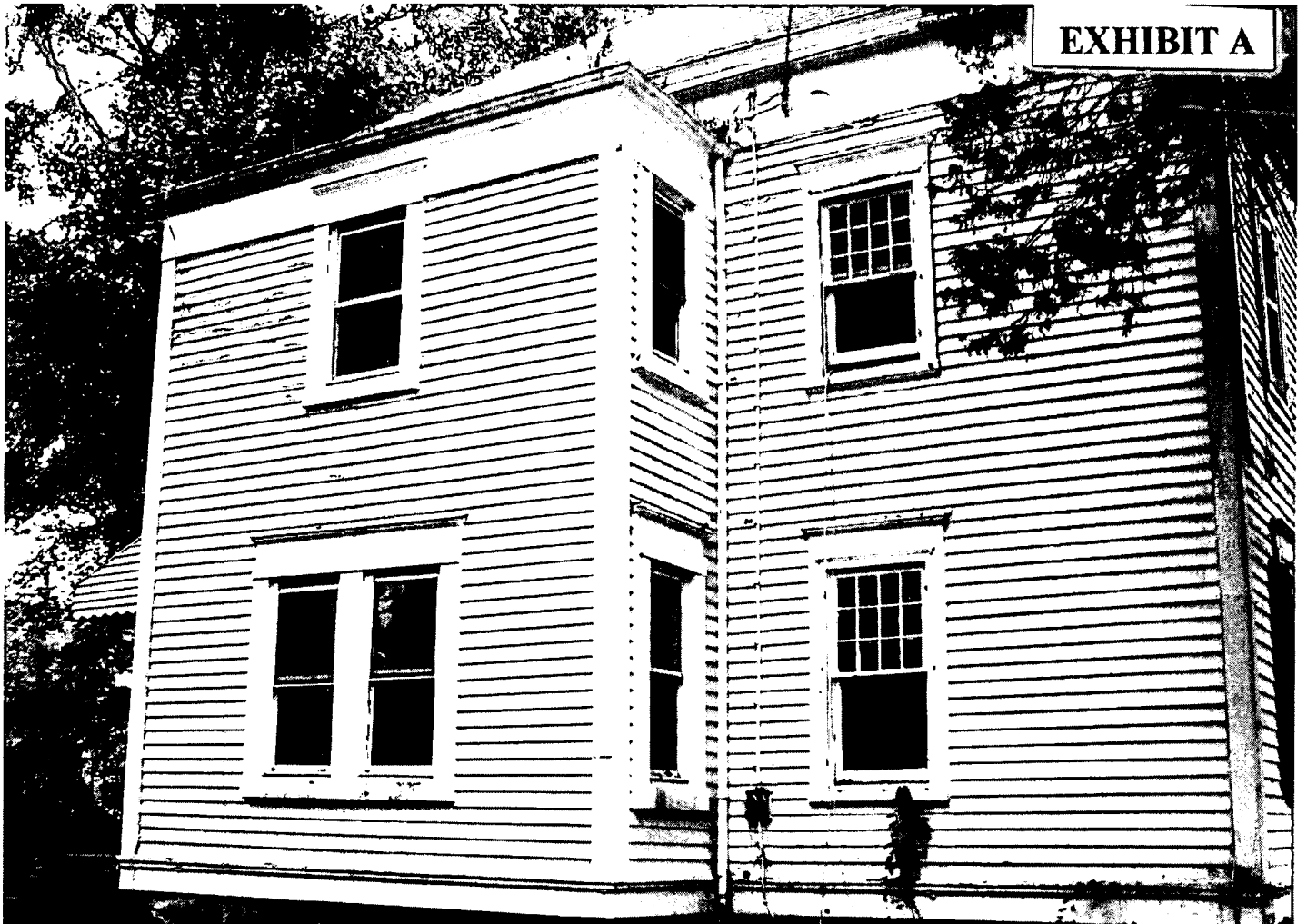
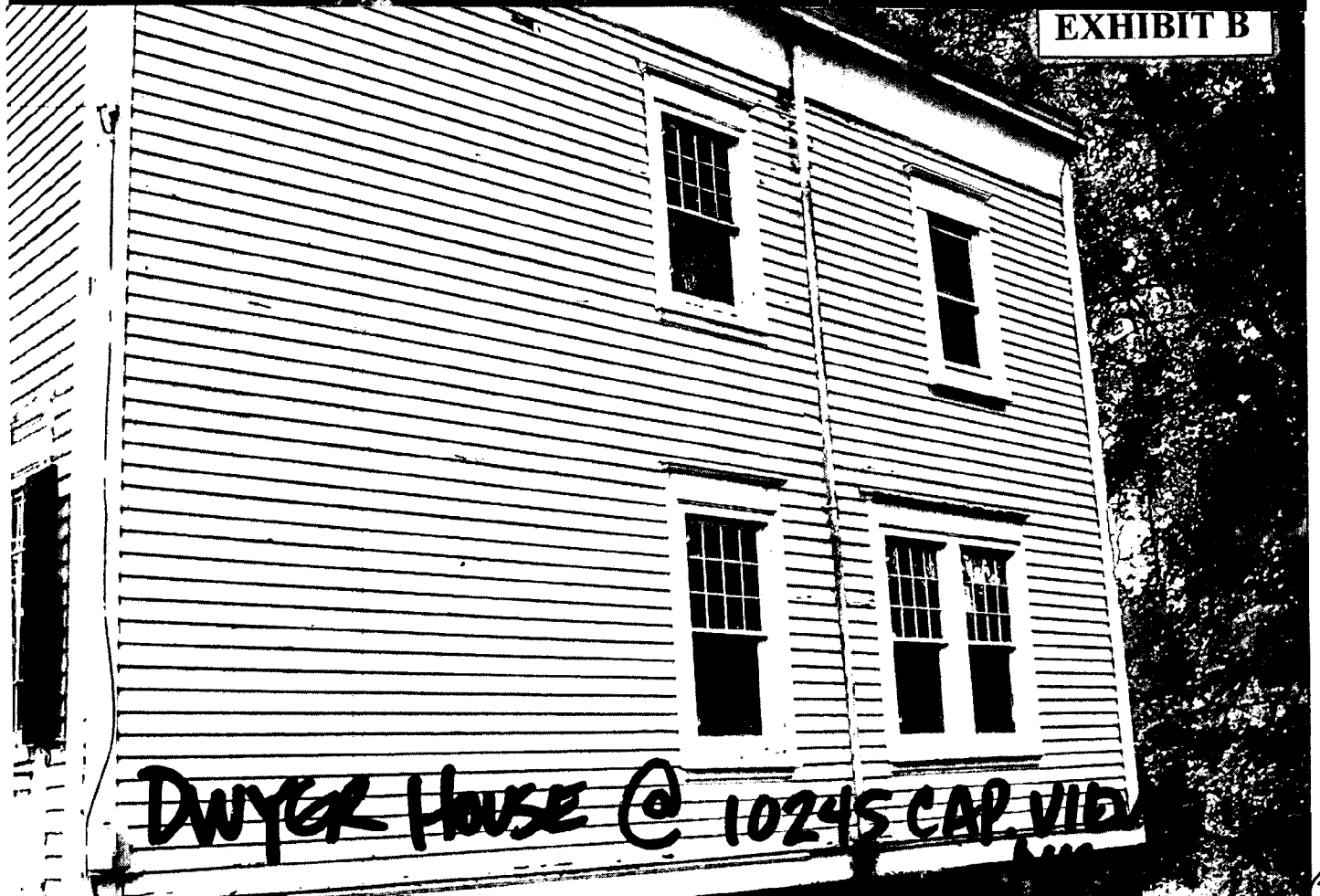


EXHIBIT B



DWYER HOUSE @ 10245 CAR. VIEW



HARDIE SIDING



James Hardie Building Products

26300 La Alameda, Suite 250
Mission Viejo, CA 92691

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Date of Issue: 9/29/00
Issue 17

MATERIAL SAFETY DATA SHEET

Telephone: 1-800-942-7343 (1-800-9HARDIE) 24Hr. emergency pager (909)514-2149

Date Revised: 9/29/00

IDENTIFICATION

Product Name/Trade Names:

Hardie®Shingleside®, Hardiflex®, Hardibacker® 500, Hardibacker®, Hardiboard®, Hardisoffit®, Hardipanel®, Hardiplank®, Harditex®, Titan™, Sentry™, Hardihome™, Harditrim®

Other Names: Fiber-cement, Fiber-reinforced cement

UN No: None Allocated
Dangerous Goods Class: None Allocated
Hazchem Code: None Allocated
Poisons Schedule: None Allocated

Use: The above products are used as internal/external wall cladding and tile underlayment.

INGREDIENTS

Substance Name	CAS Number	Proportion
Calcium Silicate (Hydrate)	1344-95-2	50-60%
Crystalline Silica (Quartz)	14808-60-7	35-45%
Cellulose	9004-34-6	<10%
Other non hazardous ingredients (fillers)		<10%

PHYSICAL AND CHEMICAL RPROPERTIES

Appearance and Odor: Solid gray boards with varying dimensions according to product

Vapor Pressure: Not Relevant
Specific Gravity: Not Relevant
Flammability Limits: Not Relevant
Boiling Point: Not Relevant
Melting Points: Not Relevant

Flash Point: Not Relevant
Autoignition Temp: Not Relevant
Volatility: Not Relevant
Solubility in Water: Not Relevant

EXHIBIT D

JH99050TR

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HEALTH HAZARD INFORMATION

HEALTH EFFECTS:

Acute Effects:

- Swallowed:** Unlikely under normal conditions of use, but swallowing the dust from this product may result in irritation or damage to the mouth and gastrointestinal tract due to alkalinity of dust.
- Eye:** Dust may irritate the eyes from mechanical abrasion causing watering and redness.
- Skin:** Dust may cause irritation of the skin from friction but cannot be absorbed through intact skin.
- Inhaled:** Dust may cause irritation of the nose, throat, and airways, resulting in coughing and sneezing. Certain susceptible individuals may experience wheezing (spasms of the bronchial airways) on inhaling dust during sanding or sawing operations.

Chronic Effects:

- Inhaled:** Repeated and prolonged overexposures to dust containing crystalline silica causes silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease, and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels, and internal organs). Studies have shown cigarette smoking increases the risk of silicosis, bronchitis, and lung cancer in persons also exposed to crystalline silica.

The following relates to health effects of cellulose: Based on limited animal research, it is possible that repeated installation of cellulose fiber dust over time may lead to inflammation and scarring of the lung in humans. Precautions taken for crystalline silica dust will protect against cellulose.

Carcinogenicity:

- Proposition 65 Warning:** Respirable crystalline silica is known to the State of California to cause cancer.
- International Agency for the Research on Cancer (IARC):** Crystalline silica inhaled in the forms of quartz or cristobalite from occupational sources is carcinogenic to humans.
- The National Toxicology Program (NTP):** has concluded that respirable crystalline silica is a known human carcinogen.

Signs and symptoms of over exposure: Breathlessness, wheezing, cough, sputum production

Medical conditions generally aggravated by exposure: Pulmonary function may be reduced by inhalation of respirable crystalline silica and/or cellulose. If lung scarring occurs, such scarring could aggravate other lung conditions such as asthma, emphysema, pneumonia, or restrictive diseases. Lung scarring from crystalline silica may also increase risks to pulmonary tuberculosis.

First Aid:

- Swallowed:** If swallowed, dilute by drinking large amounts of water. Do not induce vomiting. Seek medical attention.
- Eye Contact:** Flush with running water or saline for at least 15 minutes. Seek medical attention if redness persists or if visual changes occur.
- Skin Contact:** Wash with mild soap and water.
- Inhaled:** Remove to fresh air. If shortness of breath or wheezing develop, seek medical attention.

ADVICE TO DOCTOR: Treat symptomatically



James Hardie Building Products

26300 La Alameda, Suite 250
Mission Viejo, CA 92691

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PRECAUTIONS FOR USE

EXPOSURE STANDARDS

OSHA Permissible Exposure Standards (PEL): exposures shall not exceed an 8-hour time weighted average limit as stated in 29 CFR 1910.1000 Table Z-3 for mineral dusts.

	<u>Mppcf</u>	<u>mg/m³</u>
Crystalline Silica (Quartz) (respirable)	<u>250</u> %SiO ₂ +5	<u>10mg/m³</u> %SiO ₂ +2
Quartz (Total Dust)		<u>30mg/m³</u> %SiO ₂ +2
Calcium Silicate (Total Dust) (Respirable)		15 mg/ m ³ 5 mg/ m ³
Nuisance Dust (Not Otherwise Specified) (Total Dust)	50	15 mg/ m ³
(Respirable)	15	5 mg/ m ³
Cellulose (Total) (Respirable)		15 mg/ m ³ 5 mg/ m ³

Other Limits Recommended:

- a) ACGIH TLV: Crystalline Silica (Quartz) TLV-TWA= 0.05mg/ m³ (respirable dust) See Documentation of the Threshold Limit Values and Biological Exposures Indices, ACGIH.
Products may be coated. If coated, the coating will be water based acrylic paint of acrylic sealer.

ENGINEERING CONTROLS

Note: The building boards in their intact state do not present a health hazard. The warnings below apply to dust generated from the boards by cutting, drilling, routing, sawing, crushing, or otherwise abrading.

James Hardie's recommendation: Keep exposure to dust as low as possible. Respirable crystalline silica levels should not exceed those specified by OSHA as identified on page 3.

Wherever possible, practices likely to generate dust should be carried out in well ventilated areas. (e.g. outside)

The following tools are recommended to minimize dust levels:

Use: "Score and Snap" method with James Hardie's Special tungsten tipped score and snap knife. Fiber cement electric or pneumatic shears (Snapper Lite™, Windshear™ or equivalent Pneumatic Guillotine)

If the above tools are not used the dust generated when cutting, drilling, or abrading the product is likely to be much greater. To minimize exposure, suitable protection must be worn (See Personal Protection).

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James Hardie Building Products

26300 La Alameda, Suite 250
Mission Viejo, CA 92691

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PERSONAL PROTECTION

- Eye:** If cutting materials with power tools, dust resistant safety goggles/glasses should be worn.
- Skin:** Direct contact with skin should be avoided by wearing long sleeved shirts, pants, hat and gloves. Exposure to dust on work clothes should be avoided when changing or removing clothes. Work clothes should be washed regularly.
- Inhalation:** If drilling, sanding, or cutting using abrasive methods, a NIOSH approved dust mask or respirator fitted with (N,R, or P) 100 filters are required.

Water should be used to suppress dust generation and a particulate respirator will be necessary if removal of dust using vacuum equipment is not possible.

Care should be taken to ensure that respirators are NIOSH approved and are fitted correctly according to manufacturers' instructions. Note that persons with facial hair will have difficulty in obtaining satisfactory face seal. For alternatives, consult the respirator manufacturer.

STORAGE AND TRANSPORT

There are no special requirements for storage and transport.

SPILLS AND DISPOSAL

Good housekeeping practices are necessary for cleaning up areas where building boards have been cut resulting in dust and/or offcuts. A fine water spray should be used to suppress dust when sweeping. Vacuuming, preferably with an industrial vacuum cleaner, is preferred to sweeping. Waste may be disposed of by landfill in compliance with federal, state and, local requirements.

FIRE AND EXPLOSION HAZARD

James Hardie fiber-cement products are not flammable.

OTHER INFORMATION

Smoking: Cigarette smoking increases the risk of occupational respiratory diseases. Accordingly James Hardie recommends you do not smoke.

CONTACT POINT

If additional information is required please contact James Hardie Building Products Technical Service at 1-800-9HARDIE

JH99050TR

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James Hardie Building Products

26300 La Alameda, Suite 250
Mission Viejo, CA 92691

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WARNING

WARNING AVOID BREATHING SILICA DUST

Product contains silica. Inhalation of respirable silica dust can cause silicosis a potentially disabling lung disease, and is known to the State of California to cause lung cancer. When drilling, cutting, or abrading product during installation or handling. (1) Work outdoors where feasible, otherwise use mechanical ventilation, (2) Wear a dust mask or, if dust may exceed PEL, use NIOSH approved respirator, (3) Warn other in area. For further information, refer to material safety data sheet of consult employer.

This form has been prepared to meet current Federal OSHA hazard communication regulations, and is offered without any warranty or guarantee of any type. James Hardie Building Products cannot control the use of its products, and therefore specifically disclaims liability and responsibility arising from the use, misuse, and alteration of its products.

The information contained on this MSDS was produced without independent scientific or medical studies analyzing the effects of silica upon human health. The information contained herein is based upon scientific and other data James Hardie Building Products believes is valid and reliable as previously referenced in this MSDS. The information contained herein relates only to specific materials listed in the document, and does not address the effects of silica when used in combination with other materials or substances, or when used in other processes. Because conditions of use are beyond James Hardie Building Products control, the company makes no representations, guarantees or warranties, either express or implied warranties as to the fitness of the product for use, and assumes no liability related to the information contained above.

James Hardie Building Products requires, as a condition of use of its products, that purchasers comply with all applicable Federal, State, and Local Health and safety laws, regulations, orders, requirements, and strictly adhere to all instructions and warnings which accompany the product.

vented. This type
ogging, cocking,

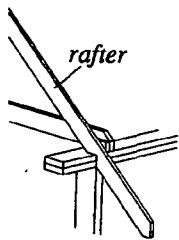
connects two op-
ell above the top

panpiece, spar-

tied together and



ridge board



rafter

of

, usually decora-

essed panels that
l members), rails

(horizontal members), and muntin (central member). When the stiles and rails of such a door form a cross, and the two bottom panels appear as an open book, the door is sometimes called a **cross and bible** or **Christian door**. See illustration on page 171.

Colonial Revival (1870 - 1950)

An architectural style characterized by: a balanced facade; the use of decorative door crowns and pediments, sidelights, fanlights, and porticos to emphasize the front entrance; double hung windows with multiple panes in one or both sashes; and frequent use of stringcourses or decorative cornices.

colonnade

A series of regularly spaced columns; an open passageway with columns.

colossal column

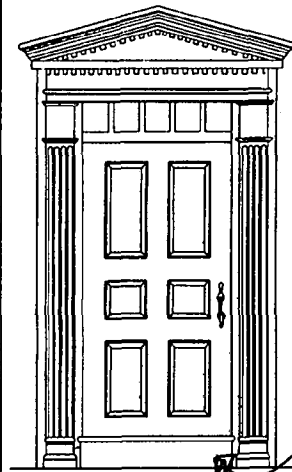
A column that reaches more than one story in height.

column

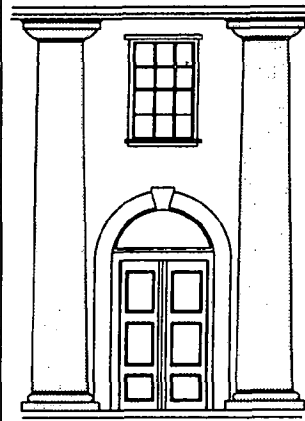
A pillar, usually circular in plan. The parts of a column in classical architecture are the **base**, **shaft**, and **capital**. See illustration on page 15.

compass roof

A roof characterized by having curved rafters or tie beams; A roof where the trusses form an arch.

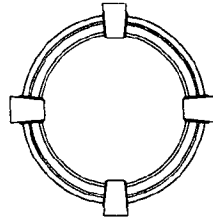


colonial panel door

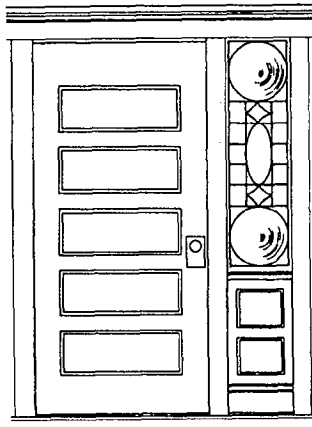


colossal column

RAISED
6-PANED
DOOR



bull's eye, oculus



side light with rondels

↑
RAISED, 5 PANELED
DOOR

bull's eye

A round or oval panel or aperture. In the latter case, it may be glazed, open, or louvered. A bull's eye is often encircled by a double arched frame with voussoirs. A **rondel** (or **roundel**) is a small bull's eye or circular panel; in glazing it looks something like the bottom of a bottle.

Synonyms: **oculus**

Bungalow (1890 - 1940)

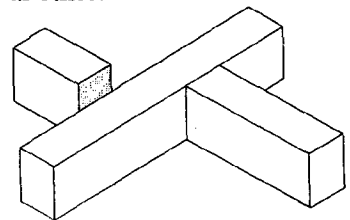
An architectural style characterized by: small size, overall simplicity, broad gables (usually facing the street), dormer windows, porches with large square piers or elephantine (battered) porch posts, and exposed structural members or stickwork. This style varies greatly according to geographical location and date of construction. Houses characteristic of this style are often termed **bungaloid**.

buttery

A room for the storage and distribution of alcoholic beverages; a room for storing the servant's utensils and supplies; a **pantry**.

butt joint

A joint formed when two members simply abut one another.

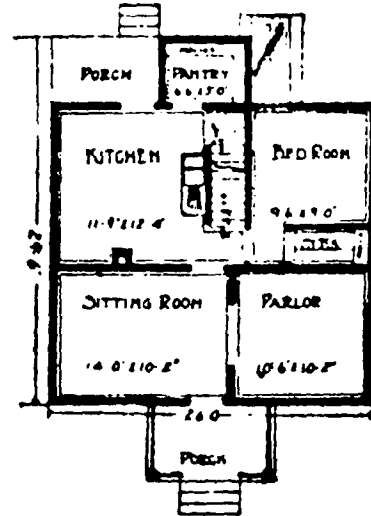


butt joint

(20)

No. 106

77



A one-story cottage with attic finished into one large room. This home has two good-sized windows in each room on the first floor and four sash in the room in the attic. Outside cellar entrance.

.....

Details and features: Five rooms and no bath. Front porch with hipped roof; hipped dormer in front.

Years and catalog numbers: 1908 (106); 1911 (106); 1912 (106); 1913 (106)

Price: \$498 to \$1,190

No. 125

THE CLARISSA



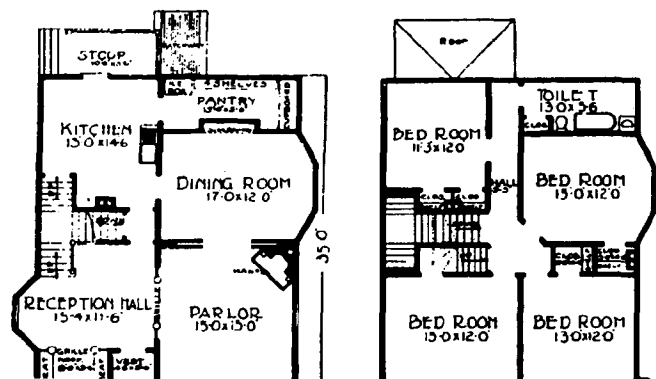
This New England favorite has a large reception hall which is separated from the parlor by a colonnade. A colonnade separates the nook from the reception hall. Double sliding doors separate the parlor from the dining room. In the dining room there is a sideboard built into the pantry and a handsome oak mantel in the parlor. Note the stairs leading from the kitchen which connect with the main stairs, enabling one to go to the second floor from either the hall or kitchen.

Details and features: Seven rooms and one bath. Front porch with hipped roof; hipped-gable dormers; shutters; bay window in reception hall and parlor. Corner fireplace in parlor; built-in console in dining room; open stairs.

Years and catalog numbers: 1911 (127); 1912 (127); 1913 (127); 1916 (264P127); 1917 (C127); 1918 (127)

Price: \$1,357 to \$2,670

Locations: Colorado City, Colo.; Tiskilwa, Ill.; Lansing, Iowa; Owingsville, Ky.; Wayne, Neb.; Demarest and Dunellen, N.J.; Kingston and Ossining, N.Y.; Connellsville, Pa.; Sioux Falls, S.D.



THE LORAIN

33



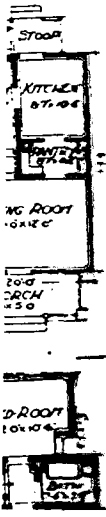
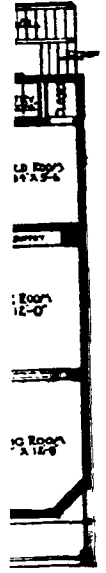
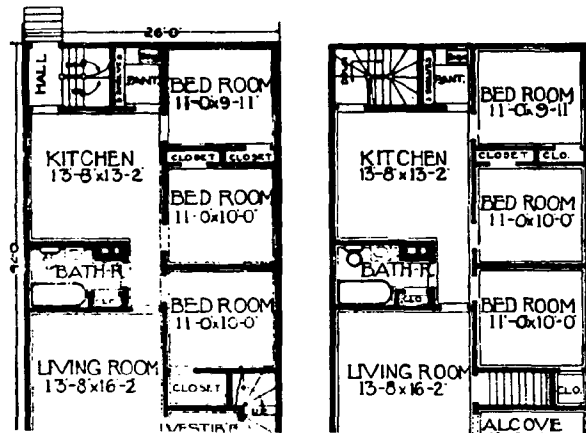
A flat building arranged for one family on the first floor and one on the second floor. Every bit of space is made use of. It is built on very simple and plain lines of architecture, can be constructed at a very low cost and will prove a very good paying investment. Front porch with colonial columns. Arrangement of rooms on each floor is identical.

Rooms and features: Ten rooms and two baths. Two-family house. Two-story bay in front; front door.

Model and catalog numbers: 1911 (305); 1912 (305); 1913 (214); 1916 (214); 1917 (C214); 1918 (E040)

Price: \$1,030 to \$2,558

Locations: Boston, New Bedford, Springfield, Mass.; Pawtucket, R.I.; Milwaukee, Wis.



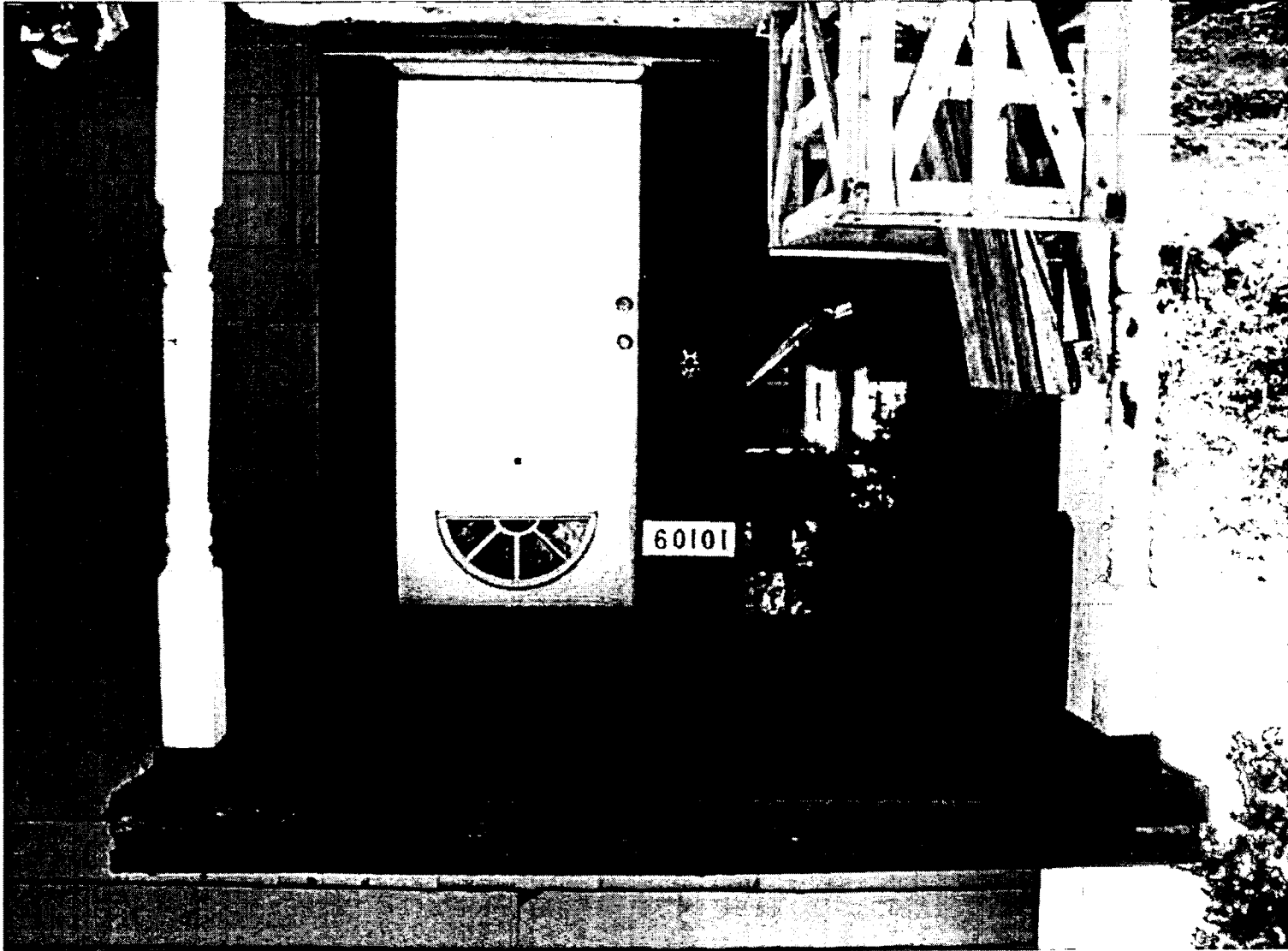
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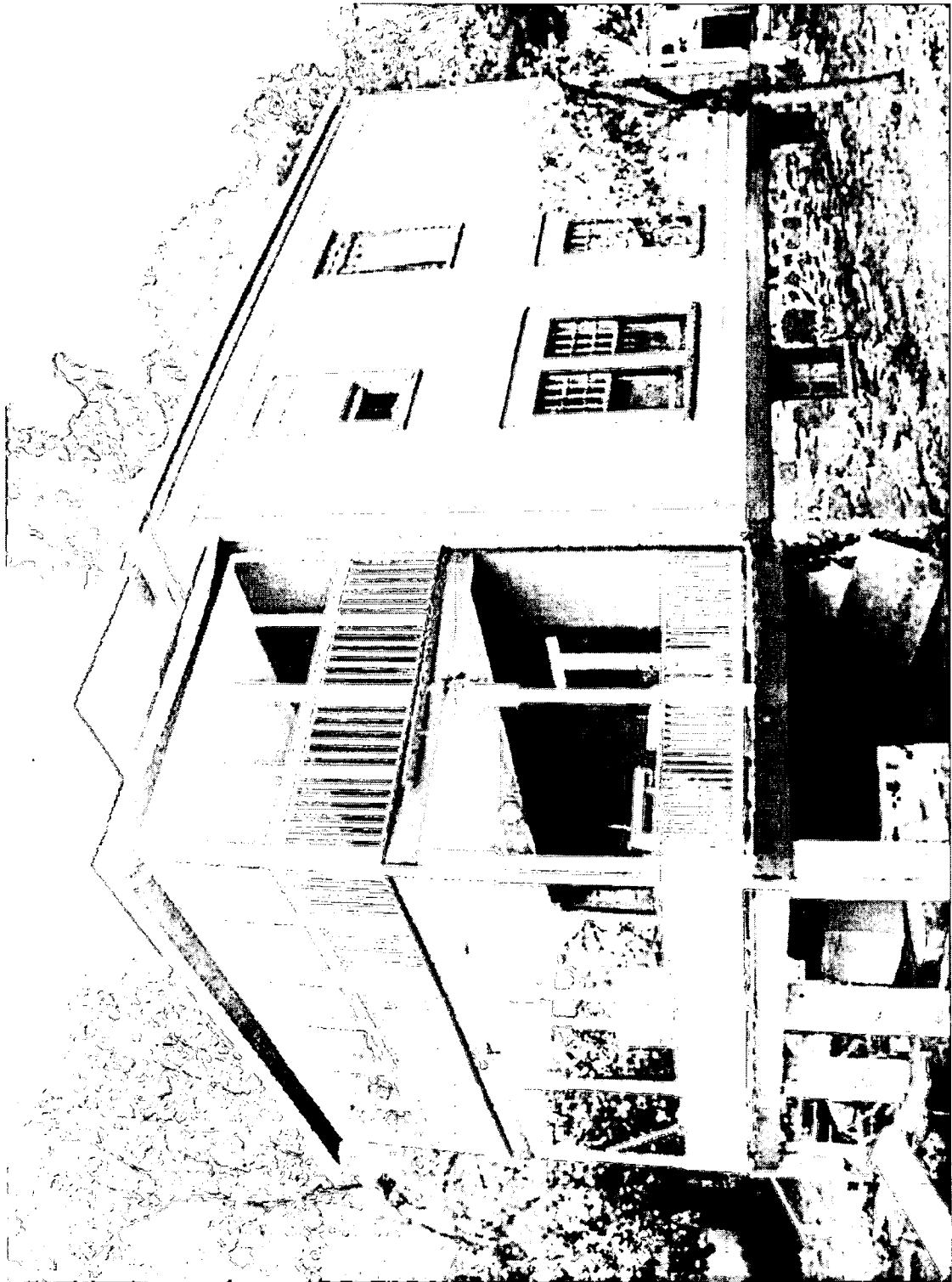
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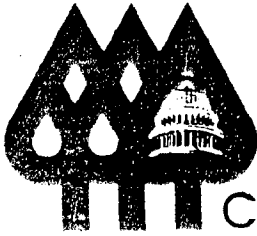






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CAPITOL VIEW PARK
CITIZEN'S ASSOCIATION

SILVER SPRING, MARYLAND 20910

12 October 2004

Historic Preservation Commission

Re HAWP: 359263 10109 Grant Avenue
Capitol View Park Historic District

Owner Terry Lodge is proposing to restore the exterior of this major resource. The Zoning Committee of the Capitol View Park Citizens Association concurs with the proposal including 1) removal of the asbestos siding, 2) replacement of the metal front door with a more historically accurate wood door 3) installation of an asphalt slab for off-street parking 4) replacement of windows that are non-repairable due to extensive rotting and. 5) repair of the front porch with installation of cobble paving stones.

The Zoning Committee realizes that there maybe extensive rotting under the asbestos shingles and feel that the HardiPlank construction material is acceptable because of its durability.

The committee is pleased that the owner is taking care to restore this house in a manner that is in agreement with historic preservation guidelines.

Capitol View Park Citizens Association
Zoning Committee

Co-Chairs

Carol S. Ireland.

Michelle Forzley, JD, MPH
Carol S. Ireland



James Hardie Building Products

26300 La Alameda, Suite 250
Mission Viejo, CA 92691

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MATERIAL SAFETY DATA SHEET

Telephone: 1-800-942-7343 (1-800-9HARDIE) 24Hr. emergency pager (909)514-2149

Date Revised: 9/29/00

IDENTIFICATION

Product Name/Trade Names:

Hardie® Shingleside®, Hardiflex®, Hardibacker® 500, Hardibacker®, Hardiboard®, Hardisoffit®, Hardipanel®, Hardiplank®, Harditex®, Titan™, Sentry™, Hardihome™, Harditrim®

Other Names: Fiber-cement, Fiber-reinforced cement

UN No: None Allocated
Dangerous Goods Class: None Allocated
Hazchem Code: None Allocated
Poisons Schedule: None Allocated

Use: The above products are used as internal/external wall cladding and tile underlayment.

INGREDIENTS

Substance Name	CAS Number	Proportion
Calcium Silicate (Hydrate)	1344-95-2	50-60%
Crystalline Silica (Quartz)	14808-60-7	35-45%
Cellulose	9004-34-6	<10%
Other non hazardous ingredients (fillers)		<10%

PHYSICAL AND CHEMICAL RPROPERTIES

Appearance and Odor: Solid gray boards with varying dimensions according to product

Vapor Pressure: Not Relevant
Specific Gravity: Not Relevant
Flammability Limits: Not Relevant
Boiling Point: Not Relevant
Melting Points: Not Relevant

Flash Point: Not Relevant
Autoignition Temp: Not Relevant
Volatility: Not Relevant
Solubility in Water: Not Relevant

EXHIBIT D



HEALTH HAZARD INFORMATION

HEALTH EFFECTS:

Acute Effects:

- Swallowed:** Unlikely under normal conditions of use, but swallowing the dust from this product may result in irritation or damage to the mouth and gastrointestinal tract due to alkalinity of dust.
- Eye:** Dust may irritate the eyes from mechanical abrasion causing watering and redness.
- Skin:** Dust may cause irritation of the skin from friction but cannot be absorbed through intact skin.
- Inhaled:** Dust may cause irritation of the nose, throat, and airways, resulting in coughing and sneezing. Certain susceptible individuals may experience wheezing (spasms of the bronchial airways) on inhaling dust during sanding or sawing operations.

Chronic Effects:

- Inhaled:** Repeated and prolonged overexposures to dust containing crystalline silica causes silicosis (scarring of the lung) and increases the risk of bronchitis, tuberculosis, lung cancer, renal disease, and scleroderma (a disease affecting the connective tissue of the skin, joints, blood vessels, and internal organs). Studies have shown cigarette smoking increases the risk of silicosis, bronchitis, and lung cancer in persons also exposed to crystalline silica.

The following relates to health effects of cellulose: Based on limited animal research, it is possible that repeated installation of cellulose fiber dust over time may lead to inflammation and scarring of the lung in humans. Precautions taken for crystalline silica dust will protect against cellulose.

Carcinogenicity:

Proposition 65 Warning: Respirable crystalline silica is known to the State of California to cause cancer.

International Agency for the Research on Cancer (IARC): Crystalline silica inhaled in the forms of quartz or cristobalite from occupational sources is carcinogenic to humans.

The National Toxicology Program (NTP): has concluded that respirable crystalline silica is a known human carcinogen.

Signs and symptoms of over exposure: Breathlessness, wheezing, cough, sputum production

Medical conditions generally aggravated by exposure: Pulmonary function may be reduced by inhalation of respirable crystalline silica and/or cellulose. If lung scarring occurs, such scarring could aggravate other lung conditions such as asthma, emphysema, pneumonia, or restrictive diseases. Lung scarring from crystalline silica may also increase risks to pulmonary tuberculosis.

First Aid:

- Swallowed:** If swallowed, dilute by drinking large amounts of water. Do not induce vomiting. Seek medical attention.
- Eye Contact:** Flush with running water or saline for at least 15 minutes. Seek medical attention if redness persists or if visual changes occur.
- Skin Contact:** Wash with mild soap and water.
- Inhaled:** Remove to fresh air. If shortness of breath or wheezing develop, seek medical attention.

ADVICE TO DOCTOR: Treat symptomatically



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PRECAUTIONS FOR USE

EXPOSURE STANDARDS

OSHA Permissible Exposure Standards (PEL): exposures shall not exceed an 8-hour time weighted average limit as stated in 29 CFR 1910.1000 Table Z-3 for mineral dusts.

	<u>Mppcf</u>	<u>mg/m³</u>
Crystalline Silica (Quartz) (respirable)	<u>250</u> %SiO ₂ +5	<u>10mg/m³</u> %SiO ₂ +2
Quartz (Total Dust)		<u>30mg/m³</u> %SiO ₂ +2
Calcium Silicate (Total Dust) (Respirable)		15 mg/ m ³ 5 mg/ m ³
Nuisance Dust (Not Otherwise Specified) (Total Dust)	50	15 mg/ m ³
(Respirable)	15	5 mg/ m ³
Cellulose (Total) (Respirable)		15 mg/ m ³ 5 mg/ m ³

Other Limits Recommended:

a) ACGIH TLV: Crystalline Silica (Quartz) TLV-TWA= 0.05mg/ m³ (respirable dust) See Documentation of the Threshold Limit Values and Biological Exposures Indices, ACGIH.

Products may be coated. If coated, the coating will be water based acrylic paint or acrylic sealer.

ENGINEERING CONTROLS

Note: The building boards in their intact state do not present a health hazard. The warnings below apply to dust generated from the boards by cutting, drilling, routing, sawing, crushing, or otherwise abrading.

James Hardie's recommendation: Keep exposure to dust as low as possible. Respirable crystalline silica levels should not exceed those specified by OSHA as identified on page 3.

Wherever possible, practices likely to generate dust should be carried out in well ventilated areas. (e.g. outside)

The following tools are recommended to minimize dust levels:

Use: "Score and Snap" method with James Hardie's Special tungsten tipped score and snap knife. Fiber cement electric or pneumatic shears (Snapper Lite™, Windshear™ or equivalent Pneumatic Guillotine)

If the above tools are not used the dust generated when cutting, drilling, or abrading the product is likely to be much greater. To minimize exposure, suitable protection must be worn (See Personal Protection).



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PERSONAL PROTECTION

- Eye:** If cutting materials with power tools, dust resistant safety goggles/glasses should be worn.
- Skin:** Direct contact with skin should be avoided by wearing long sleeved shirts, pants, hat and gloves. Exposure to dust on work clothes should be avoided when changing or removing clothes. Work clothes should be washed regularly.
- Inhalation:** If drilling, sanding, or cutting using abrasive methods, a NIOSH approved dust mask or respirator fitted with (N,R, or P) 100 filters are required.

Water should be used to suppress dust generation and a particulate respirator will be necessary if removal of dust using vacuum equipment is not possible.

Care should be taken to ensure that respirators are NIOSH approved and are fitted correctly according to manufacturers' instructions. Note that persons with facial hair will have difficulty in obtaining satisfactory face seal. For alternatives, consult the respirator manufacturer.

STORAGE AND TRANSPORT

There are no special requirements for storage and transport.

SPIILLS AND DISPOSAL

Good housekeeping practices are necessary for cleaning up areas where building boards have been cut resulting in dust and/or offcuts. A fine water spray should be used to suppress dust when sweeping. Vacuuming, preferably with an industrial vacuum cleaner, is preferred to sweeping. Waste may be disposed of by landfill in compliance with federal, state and, local requirements.

FIRE AND EXPLOSION HAZARD

James Hardie fiber-cement products are not flammable.

OTHER INFORMATION

Smoking: Cigarette smoking increases the risk of occupational respiratory diseases. Accordingly James Hardie recommends you do not smoke.

CONTACT POINT

If additional information is required please contact James Hardie Building Products Technical Service at 1-800-9HARDIE



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WARNING

WARNING AVOID BREATHING SILICA DUST

Product contains silica. Inhalation of respirable silica dust can cause silicosis a potentially disabling lung disease, and is known to the State of California to cause lung cancer. When drilling, cutting, or abrading product during installation or handling. (1) Work outdoors where feasible, otherwise use mechanical ventilation, (2) Wear a dust mask or, if dust may exceed PEL, use NIOSH approved respirator, (3) Warn other in area. For further information, refer to material safety data sheet or consult employer.

This form has been prepared to meet current Federal OSHA hazard communication regulations, and is offered without any warranty or guarantee of any type. James Hardie Building Products cannot control the use of its products, and therefore specifically disclaims liability and responsibility arising from the use, misuse, and alteration of its products.

The information contained on this MSDS was produced without independent scientific or medical studies analyzing the effects of silica upon human health. The information contained herein is based upon scientific and other data James Hardie Building Products believes is valid and reliable as previously referenced in this MSDS. The information contained herein relates only to specific materials listed in the document, and does not address the effects of silica when used in combination with other materials or substances, or when used in other processes. Because conditions of use are beyond James Hardie Building Products control, the company makes no representations, guarantees or warranties, either express or implied warranties as to the fitness of the product for use, and assumes no liability related to the information contained above.

James Hardie Building Products requires, as a condition of use of its products, that purchasers comply with all applicable Federal, State, and Local Health and safety laws, regulations, orders, requirements, and strictly adhere to all instructions and warnings which accompany the product.



EXHIBIT M



EXHIBIT L



EXHIBIT K



10109

EXHIBIT J



EXHIBIT H



EXHIBIT I



EXHIBIT G



EXHIBIT A



EXHIBIT B

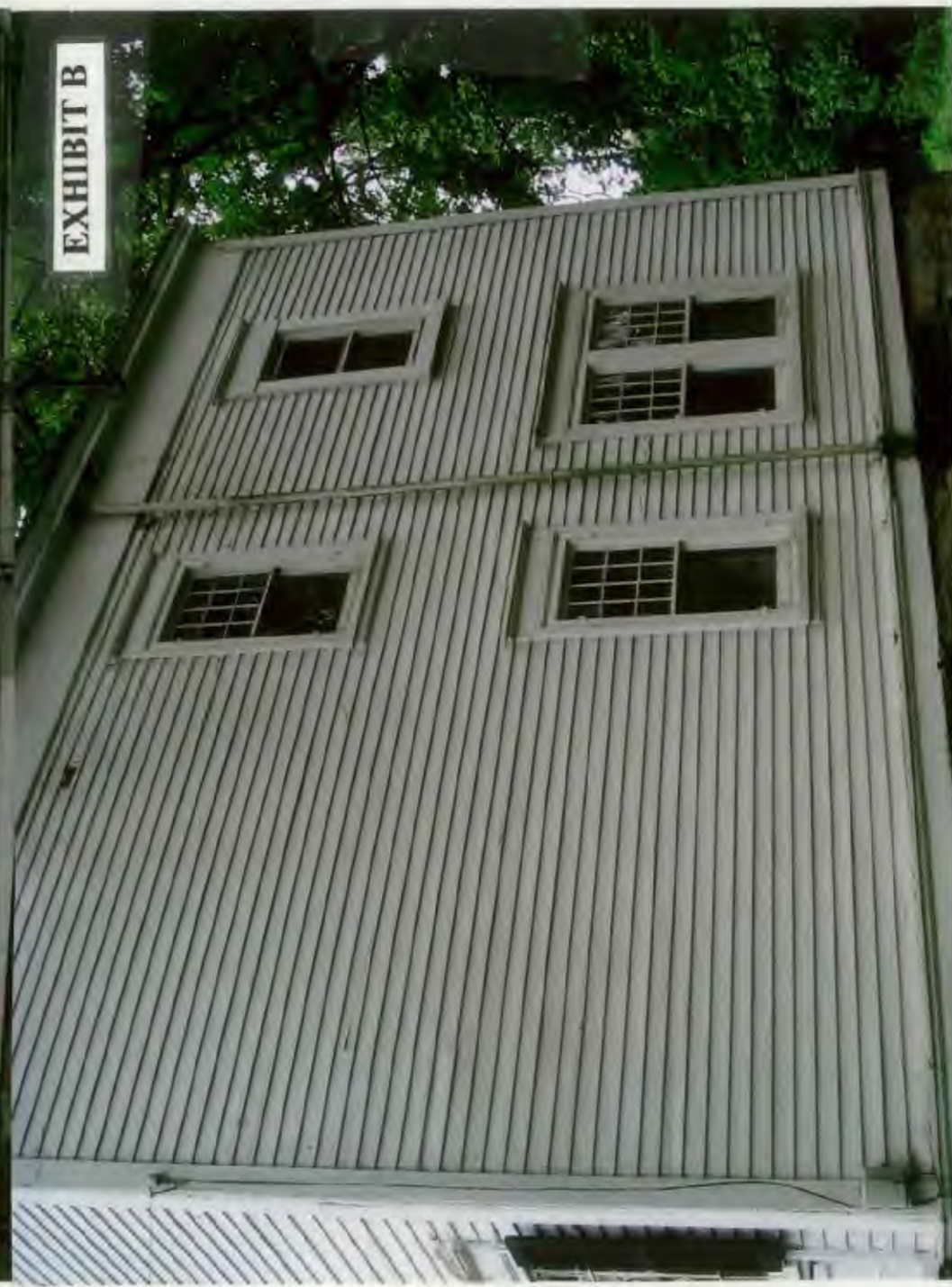




EXHIBIT E



EXHIBIT F