

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	16101 Oak Hill Road, Silver Spring	Meeting Date:	61442023
Resource:	Master Plan Site #15/52 (<i>Edgewood II</i>)	Report Date:	6/7/2023
Applicant:	Steven Gudelsky	Public Notice:	5/31/2023
Review:	HAWP	Tax Credit:	No
Permit No.:	1028853	Staff:	Dan Bruechert
Proposal:	Replace wood porch decking with AERATIS solid PVC decking		

STAFF RECOMMENDATION

Staff recommends the HPC **deny** the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #15/52, *Edgewood II*
DATE: c. 1858 with later additions

Excerpt from *Places from the Past*:

Originally built c.1858, Edgewood has strong historical associations with the Stablers, a prominent Quaker family associated with the settlement and agricultural development of Eastern Montgomery County in the 1800s. Robert Stabler built Edgewood about 1858 when he married. His father, Caleb, of Drayton, gave him the land. Robert was a prosperous farmer active in the Grange and one of the incorporators of the Sandy Spring Bank. The original dwelling was the 2½-story block, two rooms wide with a rear kitchen ell. Later, probably in the late 1800s, a new kitchen wing was added and the old kitchen converted into a dining room. About 1903, another rear wing was built, giving the house a roughly U-shaped plan. The dwelling is set within a grove of hardwood trees from which the property obtained its name.



Figure 1: Subject property shown with the yellow star.

BACKGROUND

On May 14, 2022, the HPC denied a HAWP at the subject property to replace the existing wood porch decking with Azek.¹ The applicant appealed the HPC decision to the county Board of Appeals which heard the case in October 2022. The Board of Appeals was evenly split 2-2, so the appeal was denied and the HPC's decision was upheld.²

On May 26, 2023, the HPC heard a preliminary consultation³ to consider and provide feedback on the proposal to remove the existing, wood, porch decking and install Aeratis tongue and groove decking in its place. The applicant provided a material sample of the Aeratis for the HPC to evaluate at the hearing. The Commissioners present asked several questions about the installation method and trim available. A majority of the HPC stated they could support approving a HAWP application for this material alteration.

PROPOSAL

The applicant proposes to replace the existing wood porch flooring with Aeratis porch flooring at the subject property.

¹ The Staff Report and HAWP application are available here: <https://montgomeryplanning.org/wp-content/uploads/2022/05/I.D-16101-Oak-Hill-Road-Sandy-Spring-990754.pdf>. The hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=f36bd3dd-d77b-11ec-bbb4-0050569183fa.

² The Board of Appeals opinion is available here: <https://www.montgomerycountymd.gov/BOA/Resources/Files/pdf/opinions/2022/A-6760.PDF>.

³ The Staff Report and application materials are available here: <https://montgomeryplanning.org/wp-content/uploads/2023/05/III.A-16101-Oak-Hill-Road-Silver-Spring.pdf> and the recording of the hearing is available here: https://mncppc.granicus.com/MediaPlayer.php?publish_id=003eefd-faff-11ed-95dd-0050569183fa.

APPLICABLE GUIDELINES

When reviewing alterations and new construction at Master Plan Sites several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *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-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

STAFF DISCUSSION:

The subject property is the *Edgewood II* Master Plan Site. The historic house consists of the original c. 1858 2 ½-story dwelling to the south and a later rear wing addition, constructed c. 1903, to the north. The original dwelling fronts on Spencerville Road to the south, while the north wing is accessed via Oak Hill Road from the west (now experienced as the front).

The applicant proposes to replace the existing wood porch flooring on both the south (original dwelling) and west (north addition) porches with Aeratis tongue and groove porch flooring. The application states that the work is being proposed due to continuing rot and deterioration, requiring several previous replacements. Staff has conducted multiple site visits and can confirm that the tongue and groove porch flooring is showing signs of rot and deterioration. The Staff presentation at the Preliminary Consultation included several photos of the existing porch condition and the HPC concurred with Staff's finding that the existing porch floor was showing signs of rot and mold growth.

At the Preliminary Consultation, the applicant presented a sample board of an installed Aeratis tongue and groove flooring section in both narrow (3 1/8") and wider (6") floorboards. The HPC asked the applicant about both the installation method and any trim or fasteners. Aeratis recommends the boards are nailed into the joist using a pneumatic nailer with T or L-headed nails or using a pneumatic flooring stapler with flooring staples. Either method will result in an appearance with no visible fasteners because the groove of the subsequent floorboard will cover the tongue and fastener.

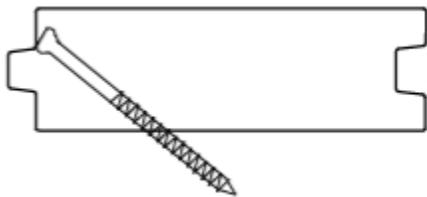
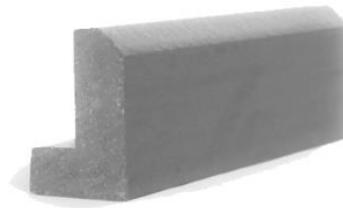


Figure 2: Installation diagram from Aeratis installation guide:
https://www.aeratis.com/pdf/Aeratis_TNG_Installation_Guide.pdf.

Because the sample board was developed to show the HPC the floorboards, the boards did not include the available trim pieces. Aeratis offers both a quarter-round piece for installation at the intersection of the building and porch decking and a “chamfer nosing” to be installed at the exposed end of the decking (see below). Staff finds the appearance of the exposed edge is not as tight as a wood tongue and groove floor and recommends the trim be installed in any approvable application.



1" x 7/8"

Chamfer nosing

Figure 2: The chamfer nosing trim piece can cover the exposed ends of the tongue and groove flooring.

As reinforced in the Preliminary Consultation, Staff has consistently maintained that wood is a widely available material that can be replaced in-kind at County Master Plan sites. This is the preservation standard widely upheld by the National Park Service, the Maryland Historical Trust, and by this office since the creation of the program in 1979. The sites are listed on the Master Plan for their “individual distinction,” as opposed to districts that are designated for their significance for representing the historical development of the County. These Master Plan sites are reviewed under Chapter 24A and the Secretary of the Interior’s Standards for Rehabilitation. Standard 6 states that deteriorated distinctive materials should be replaced with a material that matches the “design, color, texture, and, where possible, materials.” Staff finds that the porch flooring is a ‘distinctive’ material. Following the guidance of Standard 6, Staff find that there is a material that can satisfy all of the criteria and that is milled tongue and groove wood.

Staff acknowledges that the quality of some of the most widely available wood has degraded over the last several decades. Old-growth forests can no longer be harvested, and the wood harvested today is selected for its ability to grow quickly and straight. The historically available wood which had tight growth rings and, as a result, was more durable than the wood that is available today. The density and durability of the old wood is why there are 200-year-old windows that still function well (with occasional maintenance), but 30-year-old windows need to be replaced.

There are several ways to use contemporary wood and extend its lifespan. The first consideration is the wood species. Some species like Southern Yellow Pine are not very durable and are likely to degrade very quickly. Species like Cedar or Redwood resist rot and bug infestation because of the resin naturally in the wood. Additionally, tropical species like Ipe or Teak or Mahogany are widely available. These more durable wood species cost more and may have difficulty receiving a painted finish. Newly treated wood, such as Accoya, use an acetylation process that chemically seasons the wood, with no additive materials or binders, resulting in a more durable and water-resistant product. Second, wood needs to be appropriately prepped before it is installed. It can be seasoned so the interior moisture is consistent with the surrounding atmosphere. Third, the wood can also be primed or stained and sealed on all six sides before it is installed, which creates a barrier around the wood that limits water and pest infiltration.

The National Park Service published “Preservation Briefs 45: Preserving Historic Wood Porches”⁴ in 2006 to address this specific issue. In discussing plastics and composites, the brief states, “the historical significance of a particular property and its porch influences decisions regarding possible use of substitute materials. In general, greater emphasis is placed on authenticity and material integrity when maintaining and repairing individually significant historic properties.” The brief reiterates that the wood available

⁴ The full text of the Preservation Briefs is available here: <https://www.nps.gov/orgs/1739/upload/preservation-brief-45-wood-porches.pdf>.

today is different than the wood available historically.

Species	Cut or Grade	Cost	Workability	Resistance to Decay	Resistance to Cupping	Paint Holding Ability
Redwood	Clear, Vertical-grain, all-heart	\$\$\$	Fair	Excellent	Excellent	Excellent
	"B" Select, flat-grain	\$\$	Fair	Excellent	Good	Good
Cedar	Clear	\$\$	Fair	Excellent	Good	Fair
Cypress	Clear	\$\$	Fair	Excellent	Fair	Good
Douglas Fir	"C" & better, Vertical-grain	\$\$	Fair to Poor	Good to Fair	Excellent	Fair
Southern Yellow Pine	"D" Select, flat-grain	\$	Fair	Fair	Good	Fair
	Vertical-grain	\$\$\$	Fair	Fair	Excellent	Fair to Good
Eastern White Pine	"D" Select, flat-grain	\$	Excellent	Fair	Excellent	Good
	Vertical-grain	\$\$\$	Excellent	Fair	Good	Excellent
Poplar	Firsts and Seconds	\$	Good	Poor	Good	Fair
American Mahogany	Clear	\$\$\$	Excellent	Excellent	Excellent	Good

This table summarizes the characteristics of just a few of the different species available, including the workability of the wood (indicating a better wood for decorative porch pieces), the resistance to decay (an important feature for all porch components), resistance to cupping (a wood highly resistant to cupping is a better choice for floor board replacement) and paint holding ability. The Cut or Grade is also listed, as a low-grade wood can perform very differently than a higher grade in the same species. Cost will vary depending on region and market supply and demand. In general, it is best to contact two or three local lumberyards to find the available woods with the characteristics needed in the local market. Source: Practical Restoration Report, Exterior Woodwork Details.

Figure 3: From Preservation Briefs 45: Preserving Historic Wood Porches, 2006.

Regardless of the species selected, the wood will need a cyclical maintenance plan in place to ensure that it is inspected on a regular basis and repaired and re-painted as needed. In discussions with the applicant, Staff suggested the applicant consider Accoya. Accoya is wood that is treated with a proprietary chemical blend to significantly extend its life. The applicant considered the material but rejected it primarily because of its initial costs and the maintenance necessary to preserve its appearance.

The applicant proposes to replace the existing porch decking with Aeratis. Aeratis is a solid PVC wood substitute that comes available in a tongue and groove configuration. It has been approved by the HPC in select instances for buildings in historic districts in Montgomery County; however, the instances where it has been approved were limited to locations where the Aeratis did not connect to historic fabric (i.e. on a rear deck adjacent to a non-historic addition or a Non-Contributing Resource). Additionally, Aeratis touts that it has been installed on several historic buildings and includes examples on its website (examples attached to the application). The full context of these reviews is not included, so Staff cannot draw a larger conclusion from these examples. It is not known or presented that these examples were utilized for properties that were required to comply with the *Secretary of the Interior's Standards for Rehabilitation* or for compliance with a local regulatory review board, and what criteria were used to designate the property at the local/national level.

Staff reached out to colleagues at the National Park Service's Technical Preservation Service to solicit their position on Aeratis specifically (and replacement porch materials generally) as it relates to the

federal rehabilitation tax credit review. They were unable to identify a tax credit project where Aeratis had been proposed and approved. However, they also indicated there are instances where applicants are encouraged to not use wood and instead use an appropriate substitute material for high-exposure elements that are to have a painted finish (i.e. historic storefronts). Staff notes, however, that the review conducted for the rehabilitation tax credit applies only the *Secretary of the Interior's Standards for Rehabilitation* in their review.

Staff is aware of some additional benefits to using Aeratis. Because it is a solid material, it will not swell across its width as it absorbs moisture, as wood does. Additionally, because it is solid, it feels denser and more like wood than cellular PVC materials (i.e. Azek). Some products in Aeratis' line take an applied finish better than any of the other identified substitute materials, which means it can be painted. Lastly, the applied faux grain finish on Aeratis is one of the least pronounced of the manufactured decking products, which means that when it is painted it has the closest appearance to painted wood.

But, Aeratis is still not wood.

The applicant argues that because the existing wood porch failed so quickly, replacing it in kind would be an exercise in futility. Staff acknowledges the applicants' frustration with the effort and expense associated with replacing the wood porches and their rapid degradation. Staff also recognizes the subject property has been designated as significant to the County's history by the County Council, and that designation includes additional regulatory requirements on the property to preserve the historically significant features, materials, and character. This work often requires more expensive materials and/or more frequent maintenance. The County Council adopted the County Historic Preservation Tax Credit to reduce the financial burden on owners of historic properties in the county. The credit provides a 25% credit for the repair or replacement of historic features on the owners' property tax bill.

Staff also recognizes that wood decking will develop a patina with time and use. The edges of natural products tend to soften and erode over time. This is the case with masonry, metals, and even wood. A well-trod porch will smooth out the paint and the wood surface instead of looking like it was installed yesterday, which is the case for many substitute materials.

Evaluating the proposal under Chapter 24A of County Code, Staff finds the proposal to change the wood porch decking to Aeratis is an inappropriate substitute material and recommends the HPC deny the HAWP under 24A-8(a). Staff finds that the proposed porch replacement will substantially alter the exterior features of a historic resource, contra 24A-8(b)(1). Staff additionally finds the proposed material is not a compatible substitute for wood decking, contra 24A-8(b)(2). Staff does not find the proposed work will provide additional protection for the site (24A-8(b)(3)) nor that the existing condition is unsafe or a health hazard as generally understood (24A-8(b)(4)). Staff finds that property owners will not be deprived of reasonable use or suffer "undue hardship" of their property (24A-8(b)(5)) if the HAWP is not approved. And finally, Staff does not find that in applying a balancing test, the public is not better served by granting the permit, per 24A-8(b)(6).

In applying the Standards, Staff finds the porch replacement would be detrimental to the character of the property (per Standard 2) and that the work runs counter to Standard 6 which requires the repair or replacement in-kind of significant deteriorated features. Staff recommends a durable wood species be selected to replace the porch decking.

At the Preliminary Consultation, a majority of the Commissioners indicated they could support the proposal provided outstanding concerns were satisfied. The HPC could consider the building's architectural style and significance coupled with the applicants' due diligence to find a material that would provide more durability with an appearance similar to painted wood. The subject property is a farmhouse designated for its association with a prominent family from the early 19th century and as an

example of Greek Revival/vernacular architecture constructed over several periods. Edgewood II is not high-style architecture where the porches are integral to the design and style of the house as might be the case with a Queen Anne or another revival style. Instead, they are simply detailed and exist to create a raised platform away from the elements to access the raised doors. Additionally, the porch floorboards have been replaced at least twice as documented by photographs dating from the 1970s to the present. While Staff finds the porch flooring is a significant feature, the HPC could determine that the horizontal decking is not a significant character-defining feature and utilizing a substitute material with a painted finish, would not detract from the house's significance.

If the HPC determines that the porch decking is not a significant feature, approving the HAWP could be supported by 24A-8(b)(1) and (2). Should the HPC come to this conclusion, Staff recommends the HPC include a condition for approval that the applicant uses the "Aeratis Traditions" product line: <https://www.aeratis.com/products/aeratis-traditions/>. The Traditions line requires a painted or stained finish and has the highest level of paint adhesion, whereas the Legacy and Heritage lines *can* be painted but have a factory-applied finish.

STAFF RECOMMENDATION

Staff recommends that the Commission **deny** the HAWP application under the Criteria for Issuance in Chapter 24A-8(a), having found that the proposal would be inappropriate, inconsistent with, and detrimental to the preservation, enhancement, and ultimate protection of the historic resource and is incompatible in character with the historic resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, #6, and #9.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

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

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

Signature of owner or authorized agent Date

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

Owner's mailing address	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

EDGEWOOD INN, LLC

16101 Oak Hill Road
Silver Spring, MD 20905

Phone: 301-622-5272

Fax: 301-622-9871

May 22, 2023

Rebeccah Ballo
Historic Preservation Supervisor
Montgomery County Planning Department
2425 Reedie Drive, 13th Floor
Wheaton, MD 20902

Rebeccah,

Per your request, I have attached pricing on the Accoya Decking as compared to two sizes of the Aeratis Decking that we are proposing. The price shown on the Aeratis would be the final price as one is painted and the paintable type gives a rebate on the paint so there would be no additional cost. The price of the Accoya and paint plus labor to finish it is double the cost of Aeratis. We did not get all the estimates until recently, so we could not get them to get to you sooner and we will bring the mockup samples to the meeting.

You wanted quotes and warranty information for various hardwoods. We only received a quote on the Accoya as this was the product we discussed as having longevity, but from our previous letter and information we sent to you, it needs extensive upkeep to keep it in good condition and we are looking for a product that will not require the expense of labor-intensive methods to keep the porch from rotting away again. Your email also stated that applicants will install cedar, cypress or Ipe. I found an article from a woodworker who gives the typical lifespan of wood if exposed to the elements and white cedar has a 2-year lifespan, red cedar is 3 to 5 years, and cypress has a 3-year lifespan. This is exactly what we are trying to get away from, something that will deteriorate quickly. HPC emphasizes the use of like materials and I am not sure that Ipe is a historical feature of the homes in Montgomery County. That being said, they recommend the use of an UV Oil Product on the Ipe and as I watched a demo video on this product, Ipe was coated with an UV Oil to keep it from graying, but within 12 weeks, much of the color had bleached out. We would not want to put it on the porches in its natural form as it turns an ugly uneven gray and even with the UV Oil coating it bleaches out quickly in the sun and would have uneven tones as the sun does not reach all areas of the porches evenly. The maintenance would also be labor intensive, much like the Accoya product.

Also, I am attaching another article from This Old House that endorses Aeratis and they mention a huge restoration of a home in the downtown historic district of New Canaan, CT. A separate

article on this project is attached as well. Their goal was to restore the facade and salvageable original details to preserve its history and charm. Not only did they use the Aeratis T&G Porch Flooring and Universal Porch Plank for the front entrance and covered porch flooring but they also used Aeratis Traditions Ceiling Board for the porch ceilings, and replaced the shutters with Aeratis Louver Shutters.

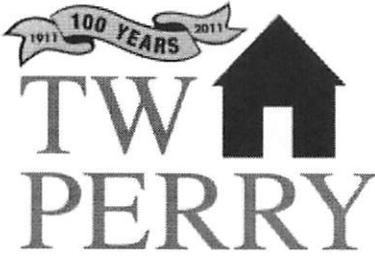
We do not feel that the use of Aeratis for the porch floors is going to take away from the historical features of the house, rather preserve it for a much longer time. If preservation is the goal, we feel the historically correct features of this product will be our best solution.

Sincerely,

Lisa Barry

Barry Gudelsky

Steven Gudelsky



TW Perry - Gaithersburg
 8101 Snouffer School Road
 Gaithersburg MD 20879
 301-840-9600
 Fax: 301-670-6200



QUOTE

2211-195696

PAGE 1 OF 1

SOLD TO
KYEI TEAM CASH ACCOUNT

JOB ADDRESS
Lisa Barry (Accoya Grey Decki Edgewood Inn LLC 301-622-5272

ACCOUNT	JOB
94629	0
CREATED ON	11/11/2022
EXPIRES ON	11/18/2022
BRANCH	2000
CUSTOMER PO#	ACCOYA GREY DECKING
STATION	GBAK
CASHIER	AKYEI
SALESPERSON	AKYEI
ORDER ENTRY	AKYEI
MODIFIED BY	

Gaithersburg, Hyattsville,
 Silver Spring & Baltimore, MD
 Leesburg & Springfield, VA

Item	Description	D	Quantity	UM	Price	Per	Amount
C1150	SPECIAL ORDER: Accoya decking If 5/4 x 6 Accoya Grey Decking net size; 1x 5-3/4" 16' lengths only		47	EACH	186.9420	EACH	8,786.27
COMMENTS	LEAD-TIME; ABOUT 2-1/2 WEEKS	N					
MATERIAL QUOTES ARE SUBJECT TO PRIOR SALE AND PRICE UPDATING AT TIME OF ORDER.					MD 6.00%	Subtotal	8,786.27
All returns must be made within 30 days accompanied by the original invoice and are subject to a 25% restocking fee. Special orders are non-returnable.						Sales Tax	527.18
Buyer:						Total	9,313.45

Signature



John S Wilson Lumber Co
 P.O. Box 280
 West Friendship MD 21794
 (410) 442-2400
 Fax: (410) 442-5984



QUOTE

2305-784753

PAGE 1 OF 1

SOLD TO
Cash Sales

JOB ADDRESS
LISA

ACCOUNT	JOB
CASH	0
CREATED ON	05/17/2023
EXPIRES ON	05/24/2023
BRANCH	1000
CUSTOMER PO#	AERATIS
STATION	J14
CASHIER	ANORRI
SALESPERSON	ANORRI
ORDER ENTRY	ANORRI
MODIFIED BY	

Thank You For Your Business!

Item	Description	D	Quantity	U/M	Price	Per	Amount
SO DECKING TREX	SO DECKING TREX-AERATIS LEGACY 6-1/4 -16'		44	PC	140.6400	PC	6,188.16
SO DECKING TREX	AERATIS TRADITIONS PAINTABLE 3-1/8" X 16'		87	PC	59.3600	PC	5,164.32
COMMENT	1 WEEK LEAD TIME IF MATERIAL IS IN STOCK WITH MY SUPPLIER NONRETURNABLE ONCE ORDERED HALF DOWN REQ'D TO PROCEED	N					
This is a Quote: prices vary based on market conditons. This is NOT a legally binding contract between parties. Customer is responsible for quantity, specifications, code requirements, pricing errors, and lead times. PLEASE EXAMINE CAREFULLY.				MD 6.00%	Subtotal		11,352.48
					Sales Tax		681.15
					Total		12,033.63

Buyer:

Signature

Traditions Paint Rebate Form

This form is for both Traditions T&G Flooring and Traditions Twenty-Four Ceiling Products

Customer Information

PLEASE COMPLETE AND SIGN (be sure to attach copies of your receipts and mail them with your completed form.)

Customer Name (name where Aeratis is installed) _____

Address _____ City _____ State _____ Zip Code _____

Main Phone Number _____ Email Address _____

Tax ID# (if owner is incorporated) _____

Address _____ City _____ State _____ Zip Code _____

Main Phone Number _____ Email Address _____

Customer Signature _____ Date _____

CONTRACTOR/INSTALLER: PLEASE COMPLETE AND SIGN

Company Name: _____ Installers Name: _____

Address _____ City _____ State _____ Zip Code _____

Main Phone Number _____ Email Address _____

Contractor/Installer Signature _____ Some restrictions may apply. Offer subject to change. Retain copies for your records.

To redeem the Aeratis Traditions Paint rebate you must adhere to the following guidelines:

- 1.) Fill this form out completely. If there was not a contractor involved please sign the contractor/installer signature line as the installing party.
- 2.) Mail in a copy of your proof of purchase of your Traditions porch flooring and the invoice for the paint used along with the warranty application and this form within 30 days of purchase to: Traditions Paint Rebate Box 11087 CHANDLER, AZ, 85248. Please provide your return address. Any return addresses that are not legible or undeliverable will be voided.
- 3.) Paint choices are limited to recommended paints on the Aeratis.com website (See paint instructions). Instructions are subject to change without notice. One gallon of paint per 65 boards of Aeratis Traditions purchased. Per Gallon price is limited to \$60 per gallon. Submission must include receipt for the paint purchased (no exceptions).
- 4.) This offer is void where prohibited. Purchase of the Aeratis porch flooring and or Traditions Twenty-Four is required to receive a rebate. Any false submissions will result in prosecution to the fullest extent of the law.
- 5.) Purchasing party must be at least 18 years of age.



<https://www.woodworkhubby.com/how-long-does-wood-last-the-facts/>

How Long Does Wood Last? The Facts!

Author: Derek **Published:** June 13, 2022 **Updated:** June 15, 2022

When choosing lumber, one of the quality metrics I consider is its longevity. It is prudent to take the lifespan of material into account before using it for a project. And having worked with different types of wood, I have discovered that even the best natural wood has a specific lifespan. **On average, wood lasts 15 years if it is of high quality and is maintained with proper care in a wood-**

friendly environment. In conditions unsuitable for wood, mid-quality wood can break down in a few months. With artificial reinforcement, wood can last for hundreds of years.

In this article, I'll go over everything I have learned about the lifespan of wood and how you can extend it. By the end, you will [know whether wood](#) is good for your project or not. But first, let's go over how long different types of wood last, so you don't expect a 15-year run from every type of lumber.

How Long Does Wood Last?

Hardwood can last up to 15 years, while softwoods can last up to 3 years. Treated softwoods can also last as long as hardwood, albeit in low-impact usage products.

The following table details the life expectancy of [different types of wood](#).

Type of wood	How long does it last?	Things to consider
Cherry	5 years	Cherry is excellent for furniture in a low-impact environment.
Ash	15 years	This wood is pretty good at standing up to daily use. However, it doesn't always make it to the 15-year mark because of regular wear and tear.
Hickory	15 years	You can expect to use this wood for 7 years without much care, provided it is properly finished to stand up to humidity and environmental influence.
Walnut	10 years	Walnut can start showing visible wear and tear by the 5th year. But if it is maintained and upgraded annually, it can remain in decent condition even after a decade.
Red Oak	13 years	The 13-year mark is neither a hard limit nor a guarantee. I have seen red oak go bad in the 11th year, and I've seen it make it to 15. The latter is rarer than the former possibility.

Type of wood	How long does it last?	Things to consider
White Oak	15 years	This is the longest you can expect wood to last. But given how much one pays for a pound of white oak, it isn't always worth the investment, especially for smaller projects like cabinetry.
Mahogany	15 years	Mahogany sets the gold standard for expectations of longevity. It is also beautiful, which means it is used in a more visual context than a load-bearing one.
Lyptus	15 years	It is one of the most difficult materials to work with when it comes to sawing, but a project made with Lyptus is worth the effort that goes into it.
Hard Maple	15 years	Hard Maple has plenty of visual appeals but is also used in a load-bearing capacity and in exterior environments, which means the expectations of a 15-year streak aren't realistic.
Alder	5 years	Alder can last 5 years or past that depending on how it is used. If you use it to build products usually made from softwoods, it can last up to 10 years.
Poplar	5 years	In terms of per-pound price, poplar is worth the longevity. If you keep replacing it every five years, it can be cheaper than some of the hardwoods that can last up to 15 years.
Knotty Pine	3 to 5 years	In my experience, pine is strong enough to be used in certain hardwood contexts, but it can barely go past the 3-year mark if it is not treated or finished properly.
White Cedar	2 years	While its longevity seems limited compared to the other options, it is one of the woods that almost always reaches its expected lasting limit.
Cypress	3 years	This is best used in cabinets and interior items that don't get exposed to the punishment of the elements.

Type of wood	How long does it last?	Things to consider
Douglas Fir	3 years	I don't work very often with this wood but own products made from it. Most need to be replaced by the third year.
Hemlock	3 years	It can last 5 years too if the item made from it isn't used daily.
Ponderosa pine	3 years	This pine is decent for projects that require effort, but it can be a little disappointing when the wood needs to be replaced.
Sugar Pine	2 years	I would never do anything with sugar pine that requires detailing. This wood is okay for projects where sheets and big cuts need to be put together to produce a fairly easy-to-use product.
White Pine	2 years	White pine can be used in low-load furniture but is best left for cabinets. It cannot last 2 years in any heavier-use context.
Yellow pine	5 years	I would put detailing effort into yellow pine products but would remain cautiously optimistic about the project's longevity.
Red Cedar	3 to 5 years	Depending on how the wood is used, it can remain functional for 5 years. However, by the third year, it is obvious that the wood needs to be refreshed.
Redwood	3 years	Redwood is decent for interior use, but it can start getting worn out within a year if used daily.
Sitka Spruce	2 to 3 years	I would keep this spruce away from daily-use projects. I have seen drawers made from it, but it is much better used for floating shelves .

Table showing how long different species of wood last

If there's anything to learn from this, it is that you have to **pair the right wood with the kind of use that gives it the longest shot at success**. Not every type of wood will reach its maximum limit, and not all wood is worth the price of the functionality it provides.

Does Wood Last Forever?

Wood does not last forever unless it is reinforced by a non-biodegradable material and is preserved in a way that protects it from environmental damage and load-bearing wear and tear. You should not expect any type of wood to last more than 15 years if left in the open air.

There are specific reinforced woods and even wood amalgamations that last forever compared to the lifespan of natural wood. Knowing which types of wood are durable to what extent is crucial to constructing furniture and manufacturing products that meet your expectations of longevity.

List of long-lasting wood-adjacent materials:

- **MDF** – **MDF lasts up to 10 years** but is not as tough as hardwood plus it is really only suitable for internal use. Its hardness rating is significantly lower than the average hardwood, but it is immune to factors that compromise natural wood. It resists termite infestation and resists some moisture. **See my article on how to work with [MDF and prevent it from splitting](#).**
- **Plywood** – When used in an interior setting with usage-appropriate functions, **plywood can last up to 20 years**. It, however, can incur water damage almost as rapidly as average wood. Its resin contents (used as adhesive to pull together wood fibers) are the reason for plywood's ability to stand up to factors like biodegradation and termite infestations. **See my full guide on [plywood and its weights](#).**
- **Resin Treated Wood** – When hardwood is reinforced with resin, **it can last for hundreds of years**. This type of wood is not biodegradable and hence not eco-friendly. Also, anything that can be built with this wood is cheaper to build with resin. As a result, such wood is quite rare in modern construction.

It can be used to construct houses, build extremely durable furniture, and as a load-bearing component in different projects. But there are cheaper materials that can serve all those functions without requiring the effort it takes to reinforce a single block of hardwood.

Can Wood Last 1000 Years?

Wood can last 1000 years if it is reinforced with appropriate resin. Norweigan spruce was traditionally reinforced with its pines' own resin using a delayed chopping method. Buildings made from this wood have lasted over 1000 years.

The advantage of this type of construction in modern times is in its supposed impracticality of it. Because it seems impossible to have a long-lasting structure made out of wood, creating one with reinforced wood can 'look cool.'

But given that it would take one thousand years to prove that the wood lasted long enough, and none of us would be around, it doesn't seem like reinforcing the wood in the same manner, is worth it anymore.

We have ways to construct or extract equally durable materials without spending 7 years preserving and harvesting a single trunk. **Another wood that can last over 1000 years is that of the ginkgo tree**, but it has to be attached to a living tree in order to do that. Ginkgo trees can live for over 1000 years.

How Long Does It Take for Wood to Rot?

Wood can rot in 6 months if it is untreated and within 2 months if it is exposed to water. Treated wood rarely rots but can incur damage over the course of 5 years. The average wood product or sheet is treated and can last over 10 years if it is not subjected to constant impact.

Most resources on wood durability are backed by wood manufacturers, so the 15-year lifespan is to be considered an absolute upper limit and not a guaranteed median. Wood projects we build have a lifespan closer to the 5-year limit.

Consider the covered bridges in the US—built from the 1700s-1920s. But why? Wood exposed to the elements deteriorates quickly. A bridge with roofing protects them. Bridge engineers claim uncovered wooden bridges had a 20 year lifespan—covered ~100+ years. Still they stand.



Different Uses of Wood and Their Effect on Its Longevity

Wood projects can be categorized as aesthetic, functional, and load-bearing. A wood frame can be considered aesthetic, a wooden door is functional, and a cabinet is a load-bearing. Here is how each of these functions affects wood's longevity.

Decorative and aesthetic wood projects last the longest – These products require surface-level refurbishing to be restored to their initial effectiveness. Most aesthetic-only projects that serve no other function than to look good are protected from all impact-related wear and tear.

Functional wood projects take the most damage – If you use the wrong type of wood for such projects, you can end up burning through wood's lifespan in a quarter of the expected time. These types of projects take environmental damage as well as damage from impact. But if they are not used daily, like one of my old workbenches, they can last past their expected timespan.

Load-bearing wood projects have the worst longevity – Wood projects that have a load-bearing function can often underperform the expected lifespan of the wood that is used in their construction. In other words, a Cedar cabinet will not last as long as a sheet of Cedar is expected to last.

How Long Does Untreated Wood Last?

Untreated wood lasts 6 months in a dry environment and 2 months in a humid one. This means one has up to 6 months to sufficiently water-proof the wood with an appropriate finish. Reinforcing wood is optional, but applying the right environment-resistant finish is required to make a project last.

How Long Does Pressure-Treated Wood Last?

Pressure-treated wood can wear up to [80 years](#) without a load, 40 years when load-bearing, and 10 years when receiving daily-use impact. It can be reliably used for cabins, shiplap, and flooring. With an appropriate clear resin coat, the longevity of this wood can be extended further.

The pressure-treating process is mostly to improve load-bearing performance. This is a context where wear and tear on wood is naturally quite high. Still, treated wood can survive quite a long time.

Wood's Lifespan: The Common Myths

By now, you know everything I know about the lifespan of different types of wood and how long wood lasts when used for different purposes. **All that remains are the truths regarding a few myths I have debunked regarding wood's lifespan.**

- **Dry lumber lasts in a humid environment** – No wood is 100% immune to moisture problems. Humidity and water exposure affects all lumber's longevity.
- **Pressure-treated wood is guaranteed to last** – Pressure-treated wood can resist rot and hence bear the load with integrity. But it is by no means water-resistant and can break down with constant water exposure.

- **Hardwoods outlast softwoods – Decorative softwood products can outlast load-bearing hardwood projects.**

Final Thoughts – How Long Does Wood Last?

Wood lasts anywhere between 6 months and 40 years if you consider everything from untreated softwood to pressure-treated and water-proofed hard lumber. That is why you should get more specific knowledge about the type of lumber you use and the function of your project.



- PORCHES
- Overview
- How To & DIY
- Ideas & Inspiration
- Installation
- Maintenance
- More

Get a Safer, Stronger Material for Your Porch

Even the best-treated wood can cup, buckle, and warp. If you're in the market for porch products, here's what you should know about an alternative to wood that's guaranteed to stand the test of time, at a price that's competitive with pine and fir.

By This Old House

Facebook Twitter Share



Nat Rea

When homes were built back in the 1800s, most timbers used for porch flooring were cut from “old-world” growth; the trees were grown to a ripe old age before being cut and milled. In an effort to make more profit in less time, mills began harvesting young, quick-cut timber, which is far less dense than its predecessors. While this may not make much difference in the majority of lumber applications, it does pose specific challenges on the porch.

Get a Safer, Stronger Material for Your Porch

Even the best-treated wood can cup, buckle, and warp. If you're in the market for porch products, here's what you should know about an alternative to wood that's guaranteed to stand the test of time, at a price that's competitive with pine and fir.

When homes were built back in the 1800s, most timbers used for porch flooring were cut from "old-world" growth; the trees were grown to a ripe old age before being cut and milled. In an effort to make more profit in less time, mills began harvesting young, quick-cut timber, which is far less dense than its predecessors. While this may not make much difference in the majority of lumber applications, it does pose specific challenges on the porch.

A Word About Wood

Porch floors typically have very little ventilation. In summer, hot air and sun bake the surface, while significantly cooler air is trapped underneath the floor. The opposite holds true in wintertime. This dramatic swing in temperatures, combined with moisture collecting on the underside and humidity up above, can cause wood products (and even many synthetic ones) to bow, cup, and split.

All of that said, wood is comforting, beautiful, and classic. So, what do you do when you want the warmth and tradition of wood but the maintenance-free attributes of composite materials?

A Smarter Solution

There are many wood alternatives on the market today, from composite blends to plastic to metal. But even some of the higher-priced alternatives are subject to the thermal expansion and contraction that causes warping. And many synthetic materials look, well, synthetic.

The artisans at Aeratis have created a solid-PVC tongue-and-groove plank that not only looks incredibly realistic but can be cut, routed, and painted just like real wood. And its unique formulation is guaranteed not to expand or contract, so it will never buckle, cup, or warp. Here are a few more reasons why Aeratis products may be perfect for your porch.

Competitively Priced

Many homeowners assume that wood is the more cost-effective choice for exterior applications. And in comparison with the up-front costs of many composite products, that appears to be true.

But when you factor in the labor costs to properly prepare, prime, and paint the wood, and then the need for regular maintenance care, in many cases natural wood will end up costing you *more*—in both cash and time. Aeratis Traditions is a paint-ready porch flooring that's priced competitively with wood at the time of install, and it's both lighter and easier to work with. And the Aeratis Legacy line offers a true 6-inch-wide plank that reduces the installation time and fasteners needed, resulting in a lower-cost-per-square-foot installation.

Period Perfect

Historically, the porch floor was a smooth, finished board, much like the floors on the interior of the home—not like the rough, deeply embossed boards you see today that are more suitable for deck applications. Aeratis experts took great care creating the period-perfect surface texture, adding just a hint of surface grain to really show the depth and look of wood, but not so deep that it traps dirt and gives mold a place to grow. The result is a refined, finished look that is suitable for historical renovations or new porches designed with historical accuracy. In fact, it's so convincing that Aeratis is the only wood alternative approved in 48 states for historic restorations and restorations on National Register properties.

Aeratis also makes historically accurate double-sided ceiling board and fully-operable custom shutters and period hardware; all of these products (shown) contributed to the restoration of the *TOH* 2019 Idea House in historic downtown New Canaan, CT.

Find out more about Aeratis period-perfect porch products, [here](#).

Fewer Limitations

When comparing porch products, it's also important to take a look at their limitations, for example:

- Uncovered surfaces are subject to weathering from sunlight and exposure that can affect the appearance and performance of your porch. Many flooring products are designed for use on covered porches only.

- Many have a minimum ventilation requirement, and cannot be made waterproof. Aeratis is the only product that not only offers a recommendation for waterproofing a porch, but will warranty the performance of the product when installed per recommendations.
- Many cannot be installed within 30 inches of low-E glass (windows and doors with glass).
- Only Aeratis can be installed directly atop unsightly, cracked concrete.

Superior Safety Standards

The Class A fire rating does not mean that a surface is *fireproof*, but rather that, in the event of a fire, it will stay structurally sound longer, and will slow down the spread of flames to give you and your loved ones the valuable time needed to get clear from harm. Today, Aeratis Classic is the only Class A fire-rated product offered for exterior living spaces. And Aeratis surfaces are ADA slip-compliant and provide a slip-resistant surface for residential and commercial projects, for added peace of mind.

Your front porch isn't just an extension of your house, it's an extension of you.



Nat Rea

Your front porch isn't just an extension of your house, it's an extension of you.



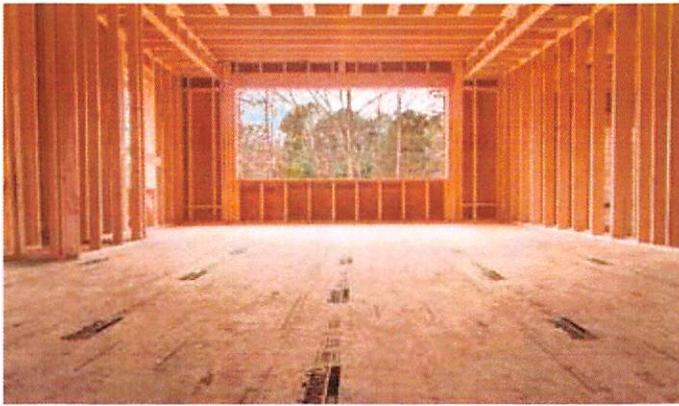
Architectural drawings by Xpress Rendering

In partnership with award-winning building firm KARP Associates, Inc., and the gifted architects of CAH Architecture & Design, and with the support of our generous Sponsors and Contributors, we welcome you to the fifth annual Idea House from America's favorite home-renovation brand—This Old House.

This 1840's Greek Revival home is the first This Old House Idea House tied to a home with a historical past—a fitting undertaking to mark the show's 40th season on PBS Television. Located in the downtown historic district of New Canaan, CT, this iconic home has been thoughtfully reimagined as a 21st century family home, using today's most innovative building materials and methods, while restoring the facade and salvageable original details to preserve its history and charm.



Sponsors



For quiet, stiff floors, builders trust AdvanTech® subflooring for strength from job site to home site. Combine the powerful polyurethane bond of AdvanTech™ subfloor adhesive with the moisture-resistance of AdvanTech panels, and back your build with a 10-year Squeak-Free Guarantee. With its 20 years of proven high performance, there's no substitute for AdvanTech subflooring.

AdvanTechAGame.com



Aeratis Porch is a historically accurate PVC T&G plank that outperforms wood and other synthetic products. Its durability and traditional design stand up to the scrutiny of homeowners and industry professionals alike. ADA slip-compliant and for use in covered or uncovered projects. Competitively priced with wood, without the maintenance.

aeratis.com



Champion Power Equipment is a market leader in power generation equipment. A Champion home standby generator provides peace of mind, security, and convenience for your family during an emergency by automatically powering just the essentials, or your whole house. For home, work, or play, Champion products are the standard of performance excellence.

championpowerequipment.com



As the premier source for Visual Comfort, Tech Lighting, and Monte Carlo Fans, Circa Lighting offers a diverse collection of handcrafted interior and exterior lighting by some of the most influential names in design. With an unparalleled assortment, we make your search for lighting simple and the results brilliant.

circalighting.com



Building Team

Builder: KARP Associates, Inc.:

Arnold Karp, Robin Carroll,
Gordon Jacobsen, Jamie Bacco

Architect: Christopher Hull,
CAH Architecture and Design, LLC

Custom Millwork: Joel Salwocki,
New England Cabinet Company

Landscape Architect: Keith E. Simpson
Associates, Inc.

Interior Design: Robin Carroll,
KARP Associates, Inc.

Exterior Building Products

Subflooring: ¾" Tongue-and-Groove
AdvanTech Subflooring and AdvanTech
Subfloor Adhesive by **AdvanTech**.

Sheathing: Sheathing and Tape by
ZIP System.

Siding & Trim: Smooth Finish Lap
Siding, Trim, and Soffits in White

by **LP SmartSide**.

Roofing & Underlayment: Timberline
HD asphalt shingles in Pewter, and
WeatherWatch® Water & Ice Shield by
GAF.

Insulation: SAFE'n'SOUND Insulation
(interior walls) and COMFORTBOARD 80
(basement walls) by **ROCKWOOL**.

Exterior Paint: Decorator's White (main
house); Gunmetal Gray (connector) by
Benjamin Moore.

Windows, Original (front facade):
Restored by Master Carpenters **Gilbert
Violette** and **Henry Nusser** of **KARP
Associates, Inc.**

Window Hardware (front facade): Sash
Pulleys, Chains, and Weights in Oil-Rubbed
Bronze by **House of Antique Hardware**.

Cable Railing: by **Viewrail**.

Shutters: Louver Shutters and Hardware
in Pre-Finish Black by **Aeratis Porch
Products**.

Windows, New: H3 Casement Windows
and Aluminum Clad Double Hung
Windows by **Sierra Pacific Windows**.

Skylights: Solar-Powered Fresh Air
Skylights, SkyMax Custom Large Span
Skylights, and Sun Tunnel Skylights by
VELUX.

Exterior Doors: Aluminum Clad Wood
French Sliding Patio Door, and Aluminum
Clad Wood Inswing Patio Door by **Sierra
Pacific Windows**.

Generator: 14KW Standby Generator by
Champion Power Equipment.

Power Tools: CT 26 HEPA Dust Extractor,
TS 55 REQ Plunge Cut Track Saw with
106" Guide Rail, Compound Miter Saw by
Festool.

Hardscape: Unilock Copthorne in
Basalt (aprons and walkway border),
Unilock Richcliff in Smoke Shale
(walkways), Unilock Turfstone Standard
(driveway), Unilock Ledgestone in

Membranes, DITRA-HEAT Electric Floor Warming, Niches, Curbs, Profiles, and Linear Drains by **Schluter-Systems**.

Plumbing Rough: PEX products, all toilets, traps, and valves supplied by **Bender Plumbing**.

Load Center: Leviton 200-amp Load Centers (2) and Wi-Fi-enabled circuit breakers by **Leviton**.

Electrical/Energy Monitoring: Sense Home Energy Monitor by **Sense**.

Electrical Protection: Whole-Home Surge Protection and GFCI outlets by **Leviton**.

Lighting Controls: DecoraSmart® Wi-Fi Switches and Dimmers by **Leviton**.

Interior Paint: Unless otherwise noted, all walls, ceilings, bases, and closet interiors in Chantilly Lace by **Benjamin Moore**.

Contractors & Services

Interior Design Consultant: Michelle Hogue, Hogue Interior Design, LLC

Building Materials Distributor: Interstate & Lakeland Lumber

Excavation: Stuart Excavating, LLC
Framing & Exterior Trim: JB Home Building

Interior Trim: OP Builders

Masonry, Concrete, Concrete

Flatwork: Corona Masonry Work, LLC

Copper Work: BP Quality Roofing, LLC

Electrical Work: Vogue Electric, Inc.

HVAC: Landmark Air Systems, Inc.

Insulation: Ecologic Energy Solutions, LLC

Board Hanger: Oxford Interiors of New England, LLC

Venetian Plaster & Decorative Painter: Sandy MacDonald

Tile: Tristate Tiling & Concrete Polishing

Plumbing: Rick's Plumbing Service, Inc.

Plumbing Fixture Distributor:

Waterware Showroom

Appliances: Clarke: Official Sub-Zero/Wolf/Cove Showroom

Appliances Distributor: County TV & Appliance

Hardwood Floor Install & Refinishing: New England Custom Floors

Painting & Wallpapering: Pound Ridge Painting Co.

Fireplaces: NYC Fireplaces & Outdoor Kitchens

Gutters: Allgood Gutters, LLC

Landscape/Hardscape: Ascape

Landscape & Construction Corp.

A/V & Security Company: Honest Alarm Services, LLC

Custom Millwork: New England Cabinet Company, with design and

drafting by John Jordan

Countertop Fabrication: Dushi Marble & Granite

Garage Door Installation: Big Guy Garage Doors

FIRST FLOOR

Front Entrance

Porch Flooring: Heritage T&G Porch Floor and Universal Porch Plank in Battleship Gray by Aeratis Porch Products.



Porch Ceiling: Traditions Ceiling Board by **Aeratis Porch Products**.

Light Fixtures: Provided by **Clarkson**

Lighting: Hunnington Outdoor Flush Mount in Black by Sea Gull Lighting.

Hardware: Davenport Door Bell and Davenport House Numbers in Aged Bronze by **House of Antique Hardware**. Jay Jeffers for Access by Accurate Pacific Heights Lever Entry Set in Textured Oil Rubbed Bronze by **Accurate Lock & Hardware**.

Covered Porch

Porch Flooring: Heritage T&G Porch Floor and Universal Porch Plank in Battleship Gray by **Aeratis Porch Products**.

Porch Ceiling: Traditions Ceiling Board by **Aeratis Porch Products**.

Patio Doors: Aluminum Clad Wood French Sliding Patio Door by **Sierra Pacific Windows**.

Entry

Styled with furnishings, accessories, and rug provided by **Stickley Audi &**

Co., White Plains, NY.

Furnishings: Modern Loft Sideboard in Oak/Onyx Finish. by **Stickley**, handcrafted in Manlius, NY.

Light Fixture: Provided by **Circa**

Lighting: Rachel Small Flush Mount in Gun Metal designed by Alexa Hampton for Visual Comfort.

Paint: Walls in Gentleman's Gray; Base and Casing in Chantilly Lace by **Benjamin Moore**.

Powder Room

Light Fixtures: Provided by **Circa**

Lighting: Linger Wall/Bath Sconce in Natural Brass by Tech Lighting.

Accent Wall: Venetian Plaster in Soot by **Sandy MacDonald**.

Fixtures: Metallo 61 Quartz-Topped Washstand in Black by **Victoria + Albert**®; Acqui Wall Mount Bridge Faucet, TP Holder, and Towel Ring, all in Chrome, by **ROHL**®.

Paint: Base and Casing in Soot by **Benjamin Moore**.

Accessories: Luxury Scented Candles by **DOSE**.

Front Staircase

Light Fixture: Provided by **Circa**

Lighting: Alina Tail Sconce in Bronze by Visual Comfort.

Dining Room

Styled with furnishings, accessories, and rug provided by **Stickley Audi & Co., White Plains, NY.**

Furnishings & Accessories: Park Slope Hex Table and Park Slope Sideboard in Quartersawn White Oak with Onyx Finish by **Marissa Brown of Stickley**, handcrafted in Manlius, NY. Brighton Side Chairs in Cherry with Painted Ebony Finish by **Stickley**, handcrafted in Archdale, NC. Luxury Scented Candles by **DOSE**.

Drawer Chests: Bernhardt Interiors chests provided by **Stickley Audi & Co.**

Light Fixtures: Provided by **Clarkson**

Lighting: Brianna 9-Light Chandelier in Polished Nickel.

Lamps: Valen Lamp and Davies Lamp by **Stickley Audi & Co.**

Table Settings: Provided by **Juliska**: Firenze Delft Blue Charger Plates; Quotidien White Truffle Dessert/Salad Plates and Berry Bowls; Puro Nickel Napkin Rings; Amalia Round Vase and Decanter; Ines Vase; Graham Mini Vase, Footed Goblets, and Small Goblets; Kensington Party Bucket and Bright Satin 5-Pc Place Setting; Isadora Silver Placemats; and Essex Chambray Napkins.

Wall Coverings: Mountain Mural—Organic Wallpaper Collection by **Mitchell Black**.

Window Shades: R Series Shading System, E Screen 5% in Pearl/Linen by **J Geiger**.

Paint: Walls, ceiling, and trim in Galveston Gray by **Benjamin Moore**.

Working Kitchen

Styled by **Geoffrey Walsky, ICONIC MODERN HOME, Norwalk CT.**

Light Fixtures: Provided by **Circa**

Lighting: Siena Large Flush Mount in Antique Nickel by Visual Comfort.

Custom Cabinetry: Shaker Door Style finished with Farrow and Ball (Railings #31) Conversion Varnish; White Oak Base Cabinet and Floating Shelves with **Bona**





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 4/24/2023

Application No: 1028853
AP Type: HISTORIC
Customer No: 1433342

Comments

We have attached the ACCOYA Decking Care Guide showing the extensive care required. We also attached literature from the AERATIS website giving many examples of AERATIS being used at historic sites including testimonials, and an article from This Old House.

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 16101 OAK HILL RD
SILVER SPRING, MD 20905
Homeowner Gudelsky (Primary)
Homeowner Barry
Homeowner Gudelsky

Historic Area Work Permit Details

Work Type RESREP

Scope of Work Porch floors replaced several times in the past. They continue to rot as the porch roofs do not protect the porches when it rains. Proposing to replace the floors with AERATIS. We believe AERATIS to be the best solution to keep historic character of exterior and also eliminating necessity of replacing porch flooring every few years. AERATIS website gives many examples of its use at historic sites and how appearance is like wood to match historic character of building. We research ACCOYA but found it to be costly and very labor intensive for its upkeep.