

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

<b>Address:</b>	9310 Brookeville Rd., Silver Spring	<b>Meeting Date:</b>	9/19/2018
<b>Resource:</b>	Outstanding Resource (Linden Historic District)	<b>Report Date:</b>	9/12/2018
<b>Applicant:</b>	Thomas Kristie	<b>Public Notice:</b>	9/5/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	36/02-18A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Storm window installation		

**STAFF RECOMMENDATION:**

- Approve
- Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Linden Historic District  
**STYLE:** Queen Anne  
**DATE:** c. 1897

**PROPOSAL:**

The applicant proposes to replace the existing deteriorated wooden storm windows with new aluminum storm windows on all four elevations of the historic house.

**APPLICABLE GUIDELINES:**

**Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

- 9. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.  
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) and having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standard for Rehabilitation #2*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.

#849950



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tkristie@comcast.net Contact Person: Thomas Kristie  
 Tax Account No.: 03155728 Daytime Phone No.: 3014963854  
 Name of Property Owner: Thomas Kristie Daytime Phone No.: 3014963854  
 Address: 9310 Brookville Rd Silver Spring MD 20910  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE**

House Number: 9310 Street: Brookville Rd  
 Town/City: Silver Spring Nearest Cross Street: Linden Lane  
 Lot: 46 Block: \_\_\_\_\_ Subdivision: Linden 0133  
 Liber: 14091 Folio: 337 Parcel: \_\_\_\_\_

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

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_  
 1B. Construction cost estimate: \$ 26,000  
 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.

Thomas Kristie Signature of owner or authorized agent 8/24/2018 Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 849950 Date Filed: 8/27/18 Date Issued: \_\_\_\_\_  
EMC

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

See attached

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

See attached

2. **SITE PLAN**

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

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

Attached plat, survey,  
and site diagram  
pgs 5-7

3. **PLANS AND ELEVATIONS**

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

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

Attached elevation drawings.  
pgs 8-11

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

N/A

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

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

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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

9310 Brookville Road Silver Spring, MD 20910

## **1. WRITTEN DESCRIPTION OF PROJECT**

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

The property is located in the Linden Historic District which contains a number of Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and bungalow styles of architecture. 9310 Brookville Road is a Queen Anne style home built by George and Mary Wolfe in 1883 with notable features including fishscale shingles, a square turret, and a wrapped front porch. It is considered an outstanding resource in the Linden Historic District.

The 2.5 story structure fronts Brookville Road and is located between adjacent lots of recently constructed single family homes. Across Brookville Road is a private school.  
(Adapted from the Historic Preservation Commission Reports)

### **General description of project and its effect on the historic resource, the environmental setting, and where applicable, the historic district:**

Replacement of deteriorated wood storm windows with narrow sightline aluminum storm windows. When purchased in 1998, the house did not have storm windows and custom wood windows were purchased and installed in 2002 to protect the original 2-over-2 double hung windows. These wood storms have significantly deteriorated with extensive rot.

It is proposed that the storm windows be replaced with narrow sightline "historically sensitive" aluminum storm windows. Two vendors with products that have identical dimensions and features are under consideration (Allied and Historic Invisible). Specifications for both are attached. The original double hung windows will be painted to match the storm window color and it is anticipated that the replacement would have no adverse impact on the resource. Rather, the replacement will provide enhanced protection of the original windows.

## **2. SITE PLAN**

See attached:

Plat pg 5  
Survey pg 6  
Site plan pg 7

## **3. PLANS AND ELEVATIONS**

See attached elevations pgs 8-11

## **4. MATERIALS SPECIFICATIONS**

See attached:

*Allied Storm Windows*

Allied Window description pg 12

Allied Window HOL-B detail pg 13

Picture of HOL-B corner pg 14

HOL-B example installed (Takoma Park) pg 15

HOL examples installed pg 16

*Historic Invisible Storm Windows*

Historic Invisible XIR description pgs 17-18

XIR1 sample photograph pg 19

XIR1 corner sample pg 20

XIR1 examples pg 21

**5. PHOTOGRAPHS**

See attached pgs 22-31

**6. TREE SURVEY**

Not applicable

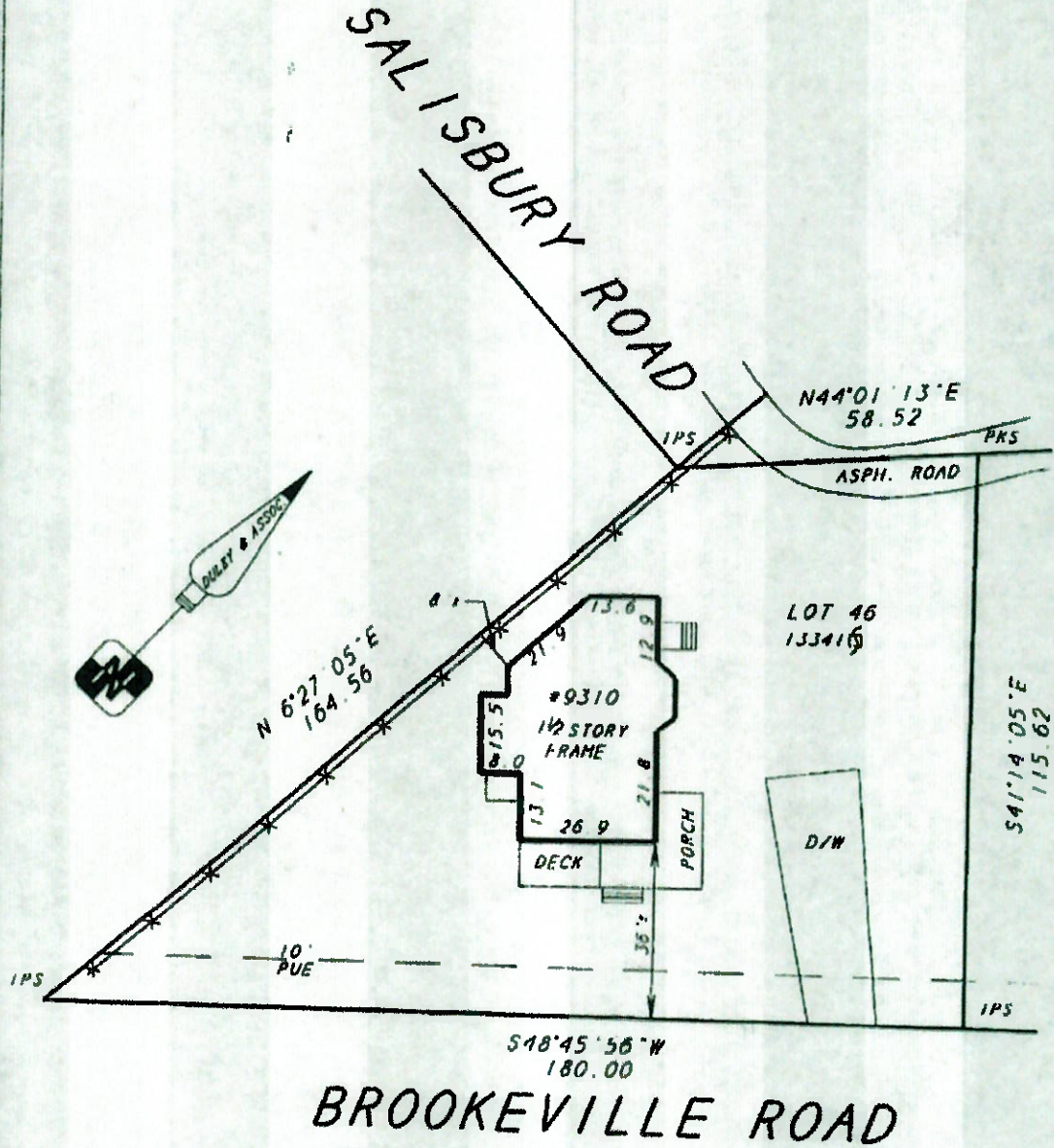
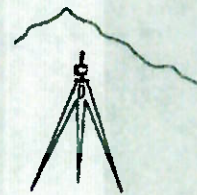
**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

See attached pg 32





**DULEY**  
**AND**  
**ASSOCIATES, INC.**  
D.C. METRO OFFICE  
9450 PENNSYLVANIA AVE.  
UPPER MARLBORO, MD. 20772  
PHONE: 301-888-1111



IPS - IRON PIPE SET  
PKS - P.K. NAIL SET  
POSSIBLE ENCROACHMENTS MAY EXIST

SURVEY OF:  
**#9310 BROOKEVILLE ROAD**  
LOT 46  
**LINDEN**  
13TH ELECTION DISTRICT  
PLAT NUMBER 20207  
MONTGOMERY COUNTY, MD

SCALE 1"=20'      DATE: 6-10-98

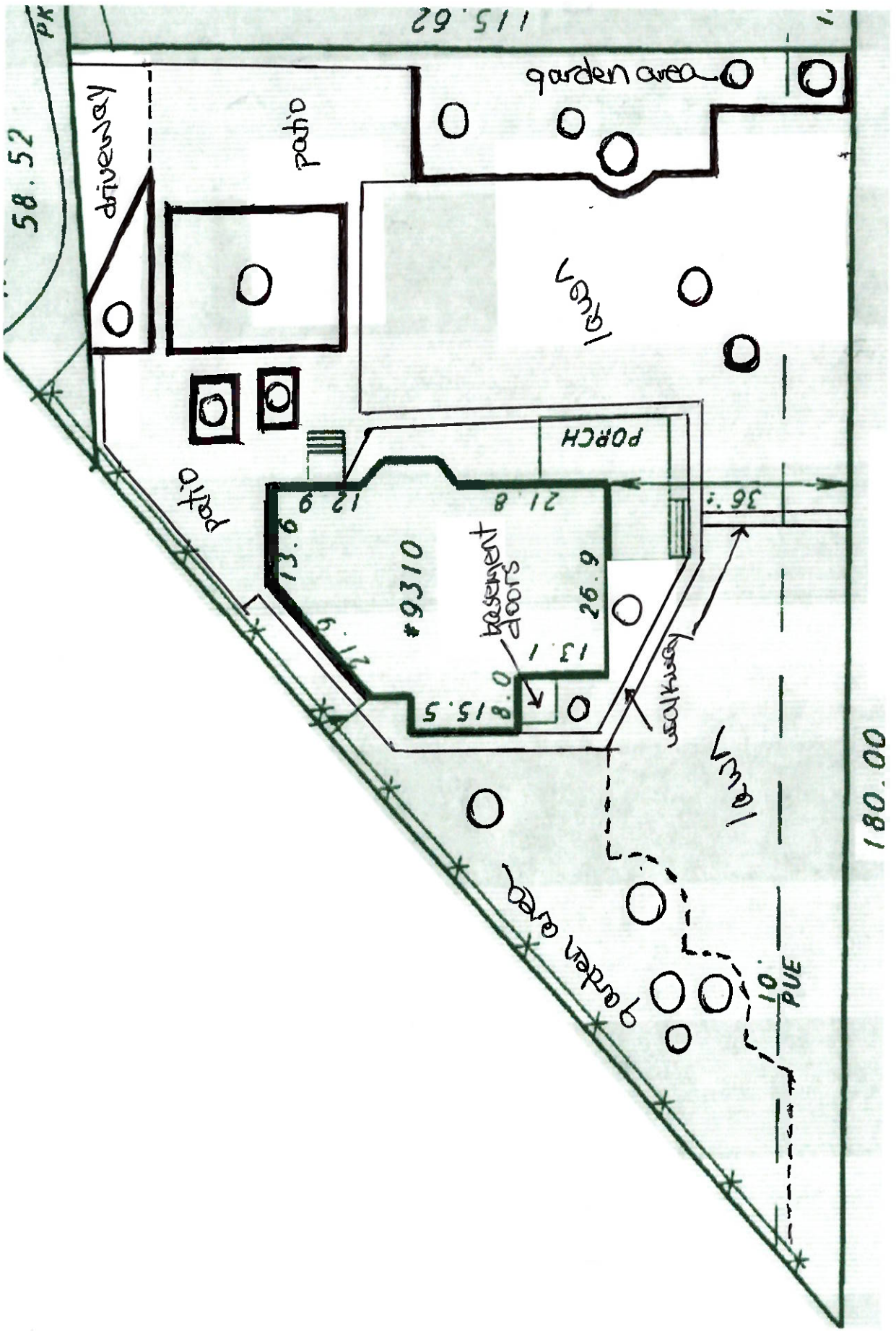


**SURVEYOR'S CERTIFICATE**  
I HEREBY STATE THAT THE POSITION OF THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS DO NOT APPEAR TO BE IN FLOOD ZONE. THIS SURVEY CAN BE USED AND RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, BUILDING OR OTHER IMPROVEMENTS. THIS PLAT DOES PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES. THIS SURVEY CONFORMS TO THE CLASSIFICATION OF AN URBAN SURVEY AS PER MARYLAND STANDARDS. THE PRECISION OF THIS SURVEY IS 1/15000. NO TITLE REPORT WAS FURNISHED TO. NDR DONE BY. THIS COMPANY.

BRODE, LLC  
CASE # 1375-98  
FILE # MS983515

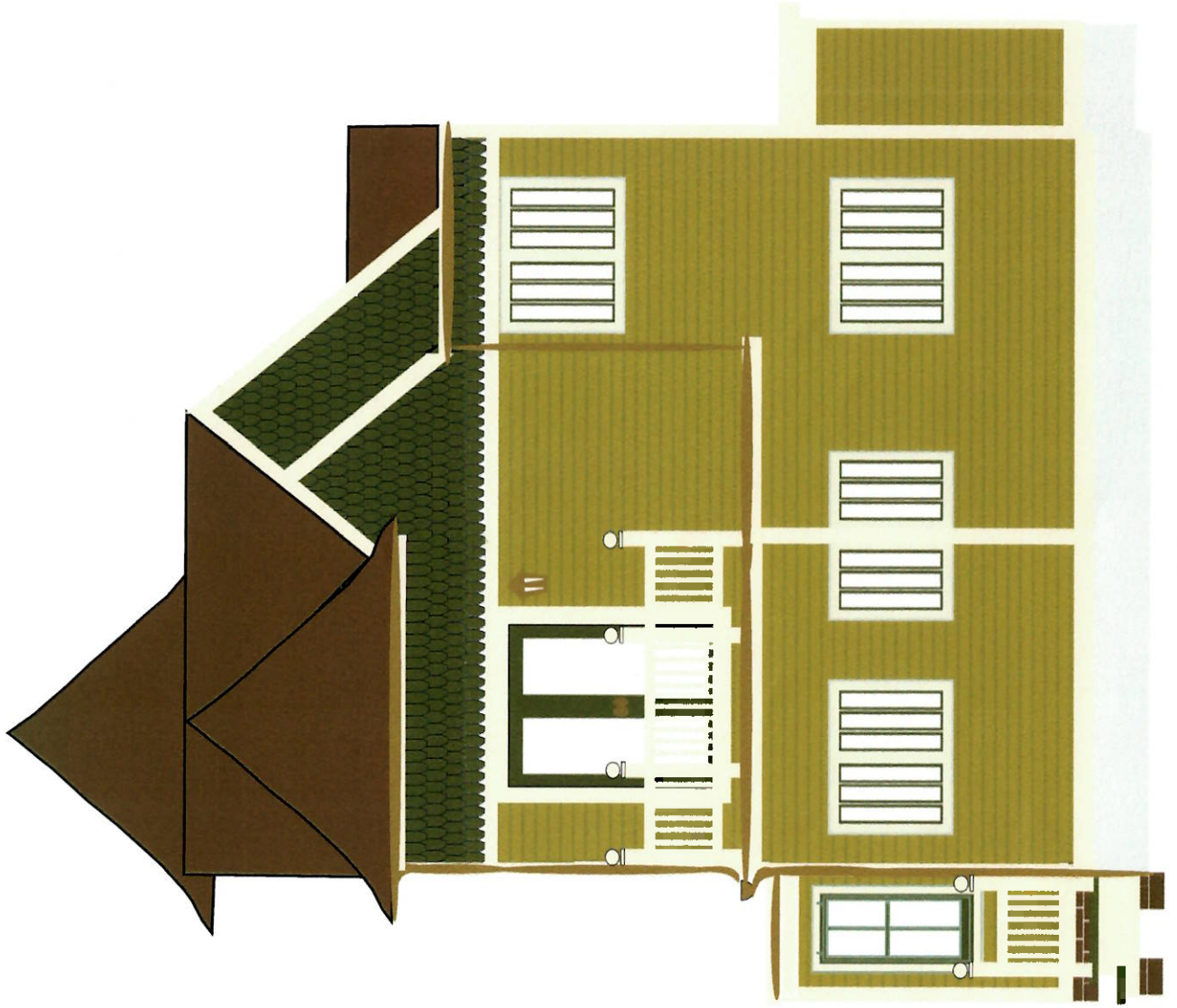


-  stacked stone walls
-  primary trees

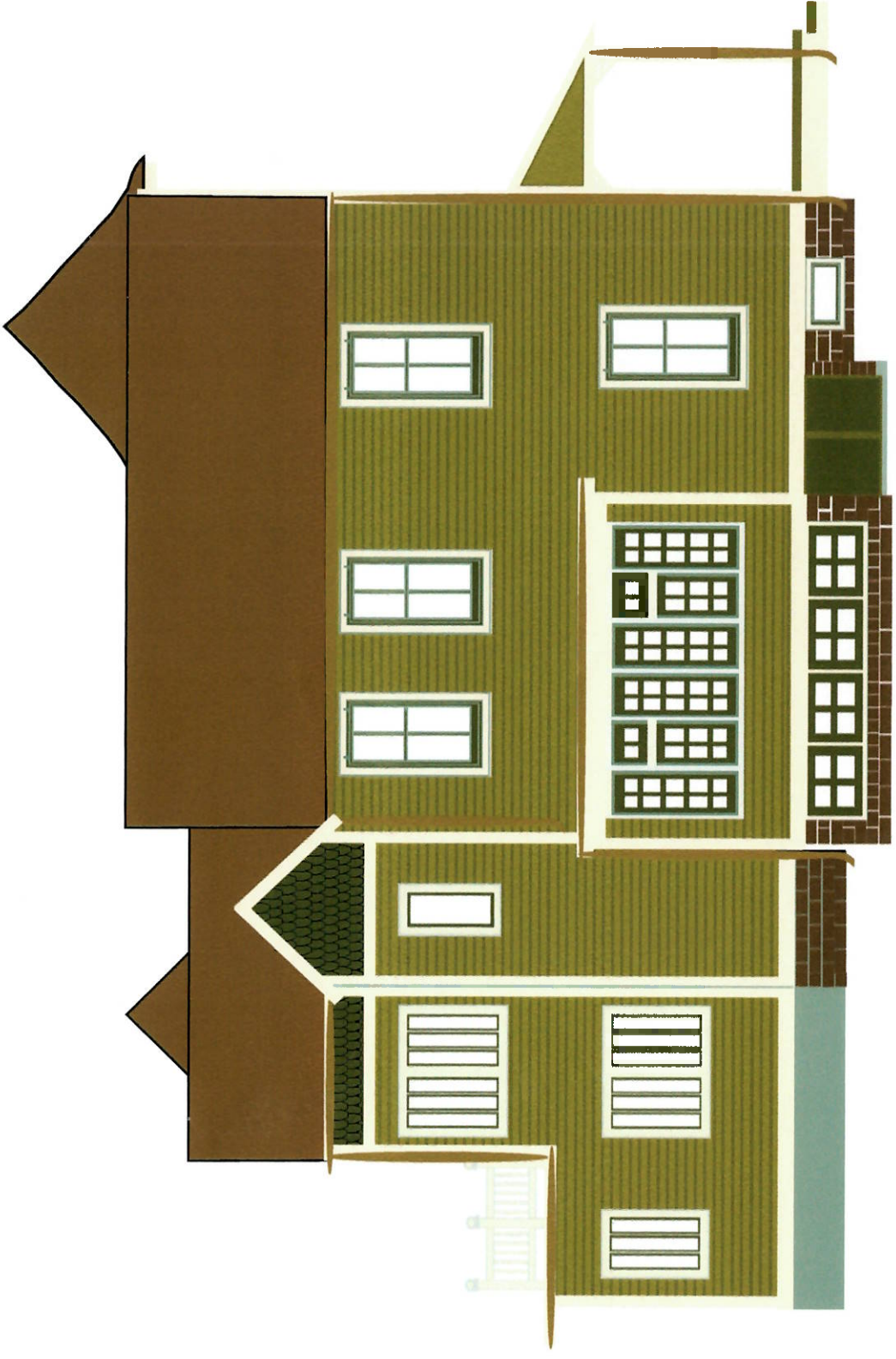




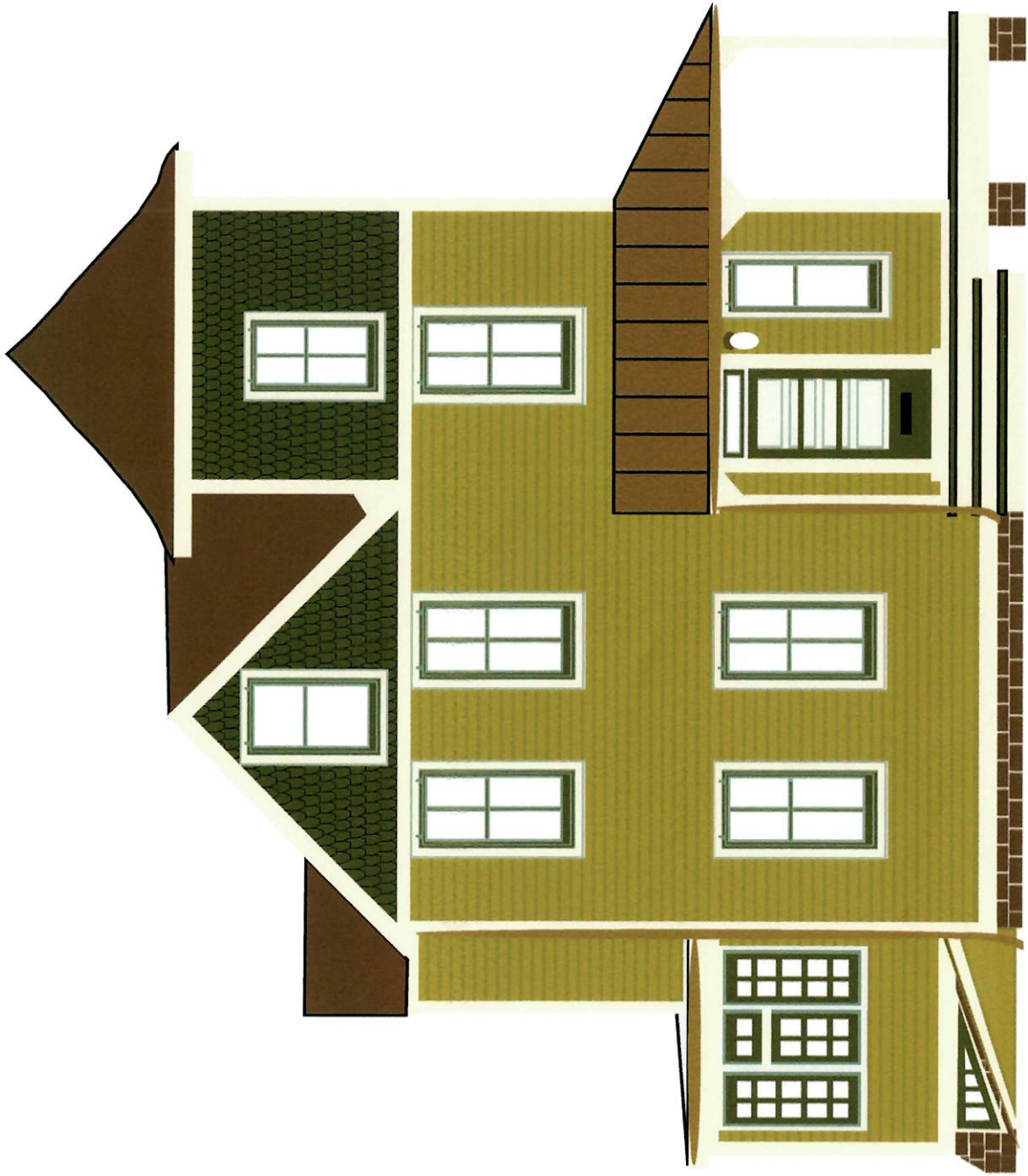
South East Elevation



North East Elevation - Rear



North Elevation



East/Front Elevation



**ALLIED WINDOW**  
**Manufacturer of “Invisible” Custom Storm Windows**

Allied Window is a manufacturer of 'invisible' custom aluminum storm windows for historic and other renovation projects on commercial or residential buildings.

Our capabilities in the historic area are unmatched in the industry. Our products are used extensively on historically-certified projects. We provide narrow line windows of any shape, size or color that seem to 'disappear' into the window opening. Completed historic preservation projects include Faneuil Hall, eight (8) President's homes, many historic university buildings, innumerable museums and museum houses; as well as restored courthouses, city halls, "Main Streets", hotels, apartments, office buildings, schools, warehouses and factory buildings.

Major benefits of aluminum storm windows include sound reduction, UV reduction, increased comfort, reduced condensation, sun control, sash protection and security.

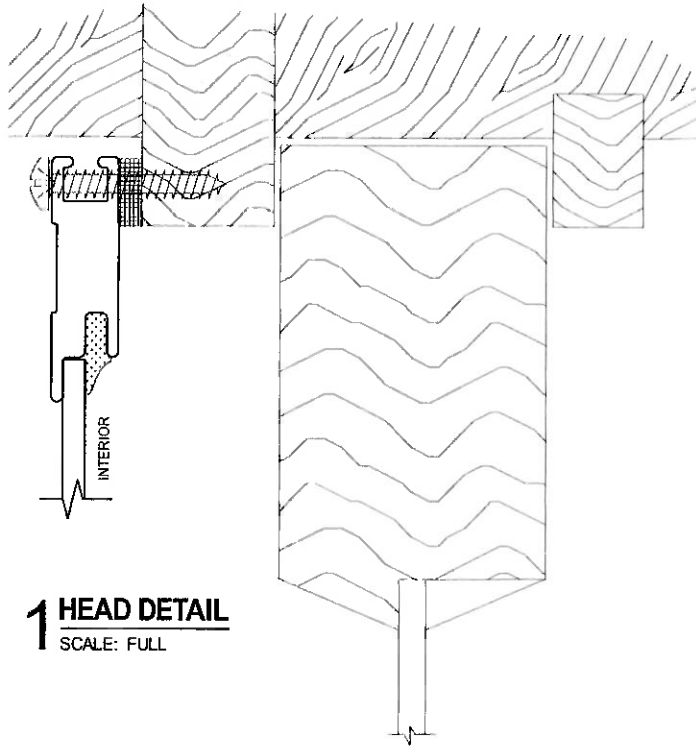
***Exterior/Inside Removable Storm Windows***

These exterior windows excel in situations where panels need to be moveable or operable from the interior for ventilation, egress, or cleaning. Used typically for wood windows, they provide sash protection, as well as added security.

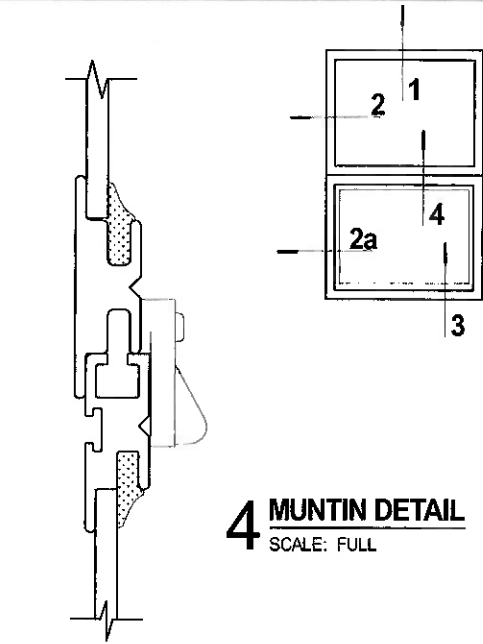
The Historic One Lite (HOL) series is designed to be "invisible", - when painted the same color as the existing sash. Existing sash should be operable, to permit removal and/or cleaning from the interior. There is no hardware on the exterior. Typically, one or two panels are removable from the interior, and are secured by perimeter clips. Custom colors, custom shapes, screens, and glazing muntins are options.

***HOL-B, Historic One Lite - Bottom Removable (HOL-B)***

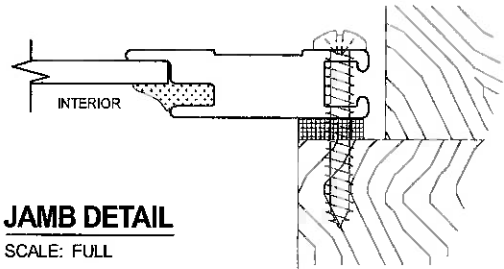
This is the normal and most popular unit for standard wood double-hung windows. The top is fixed and the bottom panel is removable to the interior. An interchangeable screen is available. The horizontal divider for the master frame of the (HOL) is aligned with the meeting rail on the existing window.



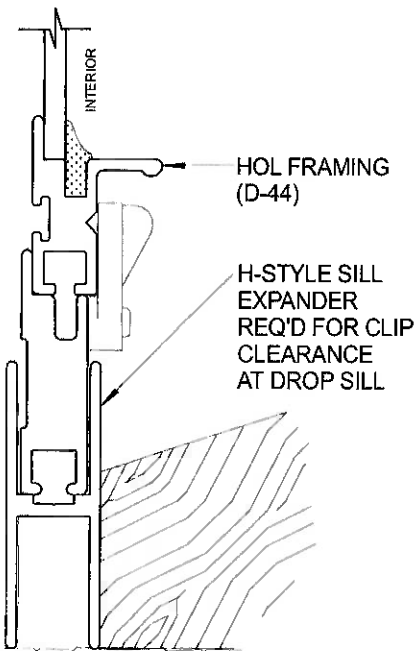
**1 HEAD DETAIL**  
SCALE: FULL



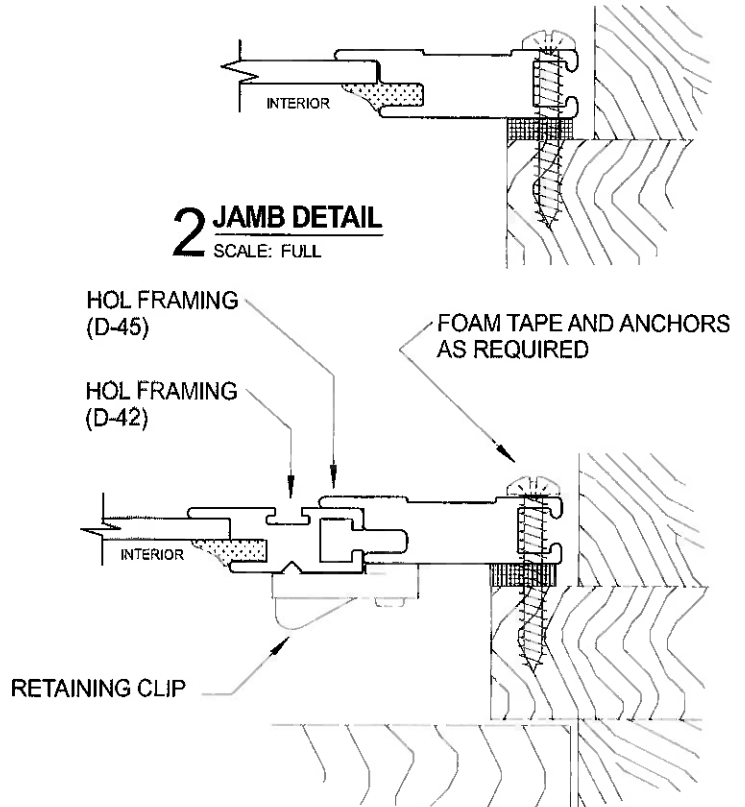
**4 MUNTIN DETAIL**  
SCALE: FULL



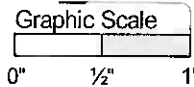
**2 JAMB DETAIL**  
SCALE: FULL



**3 SILL DETAIL**  
SCALE: FULL



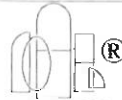
**2a JAMB DETAIL**  
SCALE: FULL



NOTE: INTERCHANGEABLE SCREEN AVAILABLE

PRODUCT  
HISTORIC ONE LITE • HOL-B  
BOTTOM REMOVABLE PANEL

DWG. NO.  
**H-3**

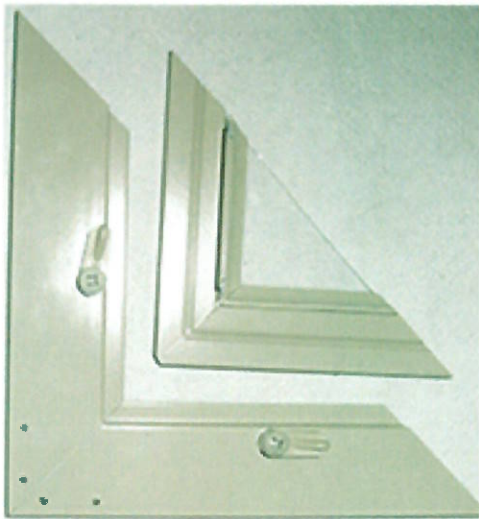


**Allied Window**  
Performance Panels®

11111 CANAL ROAD • CINCINNATI, OH 45241 • PH: 800-445-5411, 513-559-1212 • FAX: 513-559-1883 • www.alliedwindow.com • info@alliedwindow.com

Exterior

Interior



interior/removable panel

Allied corner sample



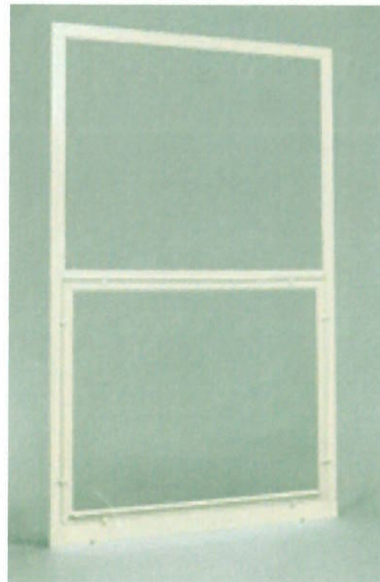
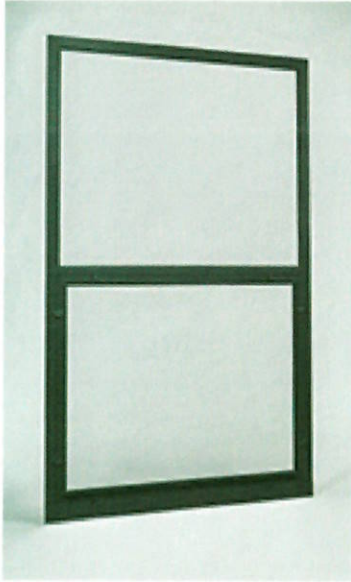
Meeting Fall



Bottom



Allied example HOL-B  
Installed Takoma Park



Allied H&L examples



## EXTERIOR STYLE (XIR)



## EXTERIOR INSIDE REMOVABLE SERIES

The Inside Removable Series:

Low profile frame (2 1/8" wide) around the outside perimeter — only projects 7/16" deep.  
Frames made of heavy aluminum extrusion with a unique "invisible" design.  
Glazing options up to 1/4" thick glass— Tempered, Laminated, Low E, Lexan and more.  
Panels remove to the inside for cleaning or to interchange with optional screen panels.  
Any custom color matched.

### Model – XIR1

Split Pane – Top pane is fixed glass and the bottom panel is removable to the inside. Primarily used on double hung windows where prime windows lower pane operates.

## **The Perfect Storm Window for Historic properties**

Low profile makes it possible to enjoy the benefits of a storm window without taking away the existing character of your historical homes windows.

### LONGLASTING

## **FINISHES**

All standard & custom paint finishes are Imron Aliphatic Polyurethane Enamel based on patented DuPont resin technology, producing properties of both polyurethane and acrylic polyurethane. This highly durable finish delivers industry leading polyurethane performance.

- Outstanding gloss and color retention
- Excellent resistance to chemical environments
- Outstanding abrasion resistance and flexibility

### TRADITIONAL

## **BENEFITS**

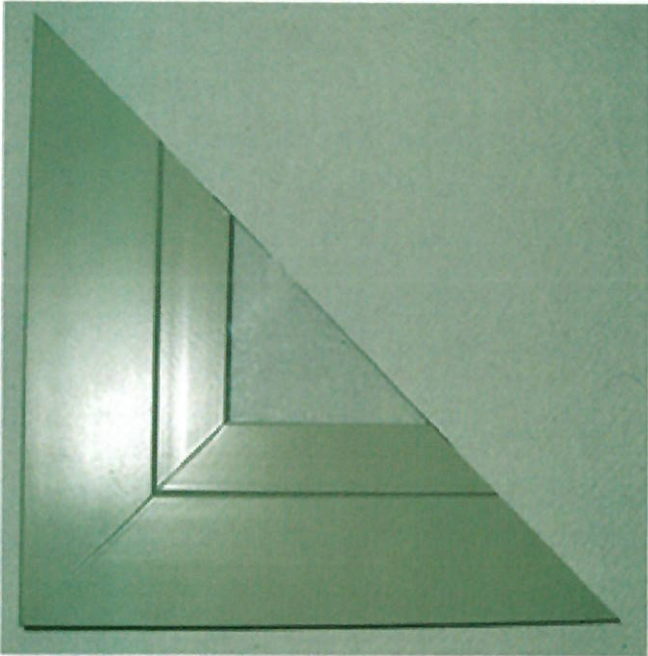
All the benefits of traditional storm windows

- Energy Savings at a fraction of the cost of new windows
- Comfort – eliminate drafts and uneven heating and cooling
- Eliminate condensation problems
- Reduce maintenance by protecting paint, plaster and window trim
- Protection -adds an extra layer of protection and security
- Dramatically reduce outside noise



Historic invisible sample

Exterior



Interior



Cross  
Section

Interior-removable  
insert

Historic Invisibile corner sample



Historic Invisible  
Examples

Existing Property Condition Photographs



Primary window - typical



primary window - typical



Existing Property Condition Photographs



wood storm window - typical condition



wood storm window - typical condition

Existing Property Condition Photographs



wood storm window - typical condition



wood storm window - typical condition

Existing Property Condition Photographs



wood storm window - typical condition

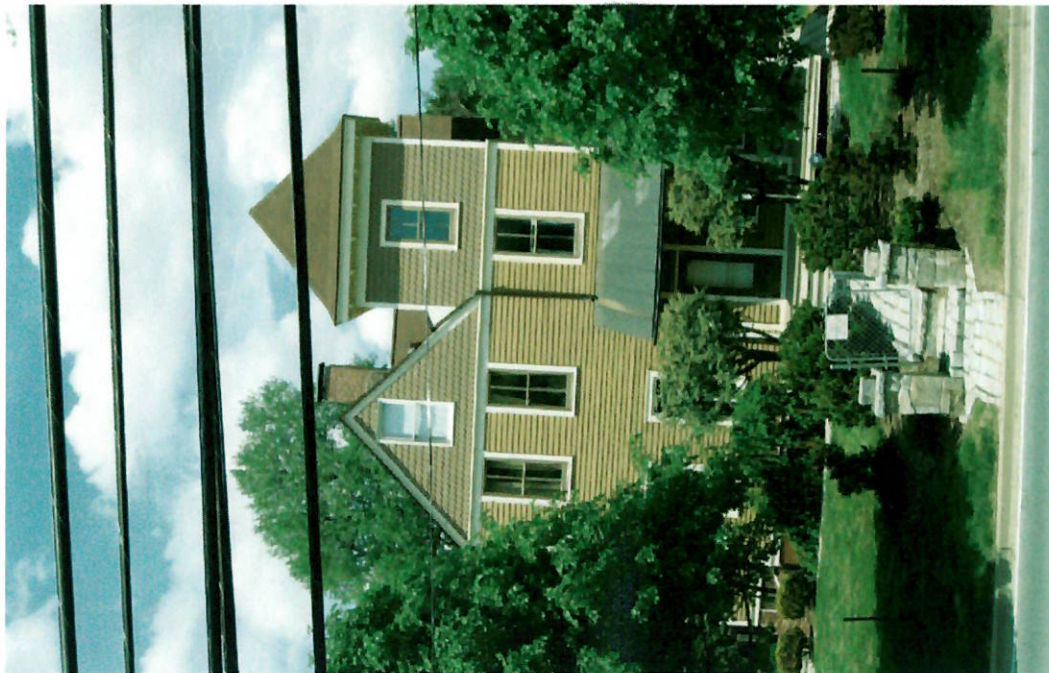


front primary windows w/o storms  
front wood storm windows - typical condition

Existing Property Condition Photographs



Side/south view



Front view from Brookville Rd

Existing Property Condition Photographs



Front/side view



Side/south view

Existing Property Condition Photographs



Rear view from Salisbury St.



Side/North view

Existing Property Condition Photographs



Landscape - view from side porch toward Brookville Rd



Landscape patio + stacked rock wall - typical  
View from side porch toward Salisbury St.

Existing Property Condition Photographs



Landscape - walkway typical



Landscape - garden area / south side



Existing Property Condition Photographs



Landscape - garden area south side



Landscape - typical, views towards Salisbury St

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

<p><b>Owner's mailing address</b>                  Thomas Kristie                  9310 Brookville Rd                  Silver Spring MD 20910</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Brett Howard                  Jennifer Farmer                  2106 Salisbury St.                  Silver Spring MD 20910</p>	<p>C. Everett Dutton                  2102 Salisbury St.                  Silver Spring MD                  20910</p>
<p>Margaret Byrns                  9302 Brookville Rd                  Silver Spring MD                  20910</p>	
<p>Pedro Vila                  2103 Salisbury St.                  Silver Spring MD                  20910</p>	