EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9310 Brookeville Rd., Silver Spring
Meeting Date: 9/19/2018

Resource: Outstanding Resource
(Linden Historic District)
Report Date: 9/12/2018

Applicant: Thomas Kristie
Public Notice: 9/5/2018

Review: HAWP
Tax Credit: Yes

Case Number: 36/02-18A
Staff: Michael Kyne

PROPOSAL: 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 to schedule a follow-up site visit.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: Thomas Kristie
Contact Email: kristie@comcast.net
Daytime Phone No.: 301-496-3854

Tax Account No.: 03155728

Name of Property Owner: Thomas Kristie
Daytime Phone No.: 301-496-3854

Address: 9310 Brookville Rd, Silver Spring, MD 20910

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 9310
Street: Brookville Rd
Town/City: Silver Spring
Nearest Circle Street: Linden Lane
Lot: 45
Block: 283
Subdivision: Linden 0133
Lot: 149
Parcel: 31

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/Renovate
☐ A/C ☐ Pool ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Raze
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate
☐ Fence/Wall (unless Section 4)
☐ Other:

1B. Construction cost estimate: $20,000

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 sewer disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other:

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

PART THREE: COMPLETE ONLY FOR FENCE/PARTING WALL

3A. Height: feet inches

3B. Indicate whether the fence or partition 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/assessment

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 that to be a condition for the issuance of this permit.

[Signature]

Date: 8/24/2018

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: [Signature]

Application/Permit No.: 849950 Date Filed: 8/23/18 Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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 on 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 features 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 resources 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 drip line 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
- Stacked stone walls
- Primary trees

Diagram of a property layout including:
- Driveway
- Patio
- Garden area
- Lawn
- Walking path
- Basement doors

Dimensions:
- 58.52 PK
- 115.62 PK
- 180.00 length
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.
Exterior

Interior

Interior/removable panel

Allied corner sample
Meeting Fail

Bottom

Allied example Hol-B
Installed Takoma Park
Allied Hot 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 invisible 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

Applicant: Thomas Kristie
Existing Property Condition Photographs

Wood storm window - typical condition

Wood storm windows - typical condition
Existing Property Condition Photographs

Wood storm window - typical condition

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

Applicant: Thomas Kristie
Existing Property Condition Photographs

Side/south view

Front view from Brookville Rd

Applicant: Thomas Kristie
Existing Property Condition Photographs

Front/Side View

Side/South View

Applicant: Thomas Kristie
Existing Property Condition Photographs

Rear view from Salisbury St.

Side/North view

Applicant: Thomas Kristie
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

Applicant: Thomas Kristie
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>Thomas Kristie</td>
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<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tbody>
<tr>
<td>Brett Howard</td>
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<tr>
<td>Jennifer Farmer</td>
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<tr>
<td>2106 Salisbury St.</td>
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<tr>
<td>Silver Spring MD 20910</td>
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<tr>
<td>Margaret Byrns</td>
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<tr>
<td>9302 Brookville Rd</td>
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<td>Pedro Vila</td>
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