

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9310 Brookville Rd., Silver Spring	Meeting Date:	3/27/2019
Resource:	Contributing Resource Linden Lane Historic District	Report Date:	3/20/2019
Applicant:	Thomas Kristie	Public Notice:	3/13/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	36/02-19A	Staff:	Dan Bruechert
PROPOSAL:	Door Replacement		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Linden Lane Historic District
STYLE: Queen Anne
DATE: 1883

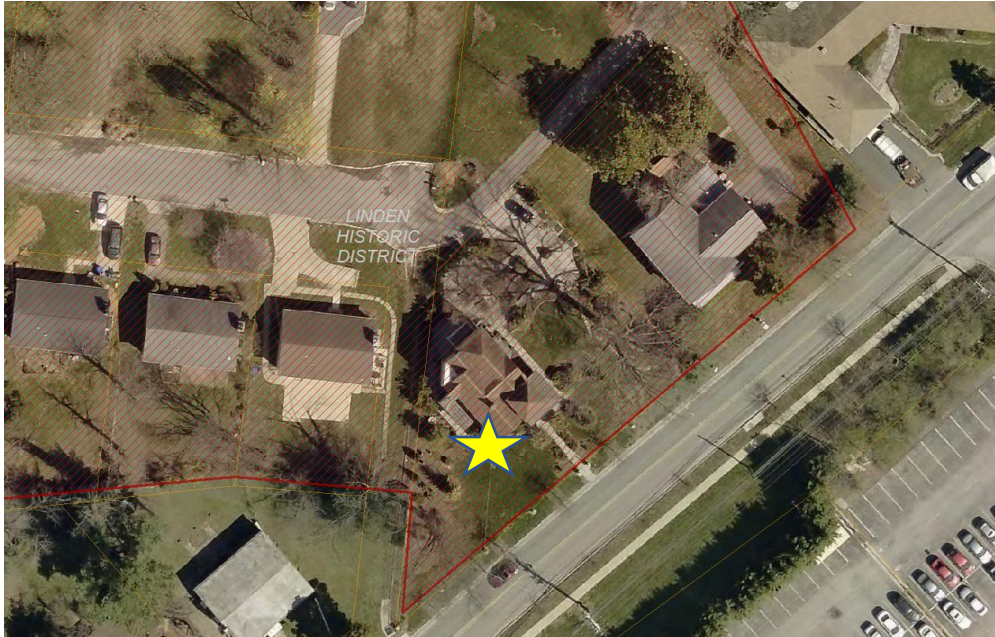


Figure 1: 9310 Brookville Rd. is located at the edge of the Linden Lane Historic District.

PROPOSAL

The applicant proposes replace two historic wood doors (one side entrance and one second floor balcony) with ‘water barrier doors.’ These doors have suffered rot and do not have an overhang to protect them from continued water infiltration. MHT has reviewed this proposal and granted it preliminary approval. Staff recommends approval.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2); having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore 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 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.



HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: tkristie@comcast.net Contact Person: Thomas Kristie
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
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: N6 Block: _____ Subdivision: Linden 0133
Liber: 14091 Folio: 337 Parcel: _____

PART ONE: TYPE OF PROJECT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☐ Revision ☒ Repair ☐ Reroute

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 5000.00

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

02/16/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

①

**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 plot. 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 plot, survey
and site diagram

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 (façades), 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

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 BOUNDS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

②

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 rotted side entrance and 2nd floor balcony door slabs with waterbarrier doors. The existing single lite fir doors were installed in ~1997 when the house was restored. As there are no significant overhangs the doors have severe rot due to water intrusion (primarily at the lower panels). At this time, the doors have been repaired several times (including adding a lower support panel to the balcony doors shown in the attached photographs) and require replacement of the slabs.

It is proposed that the door slabs be replaced with "waterbarrier" slabs as per the attached specifications. The dimensions of the door slabs (single lite fir) will be as per the existing, original hardware will be reused, and the doors will be painted as per the existing. No adverse impact on the resource is expected. Rather, use of the waterbarrier exterior clad fir doors will provide protection from future rot and are the only doors that would have a warranty under the existing conditions (lack of overhead protection).

Replacement of the door slabs with waterbarrier slabs has been granted verbal approval by the Maryland Historical Trust (see attached email pg 25).

2. SITE PLAN

See attached

Plat pg 5

Survey pg 6

Site plan pg 7

3. PLANS AND ELEVATIONS

See attached pgs 8-11

4. MATERIALS SPECIFICATIONS

See attached pg 12

Waterbarrier door

5. PHOTOGRAPHS

See attached pgs 13-23

6. TREE SURVEY

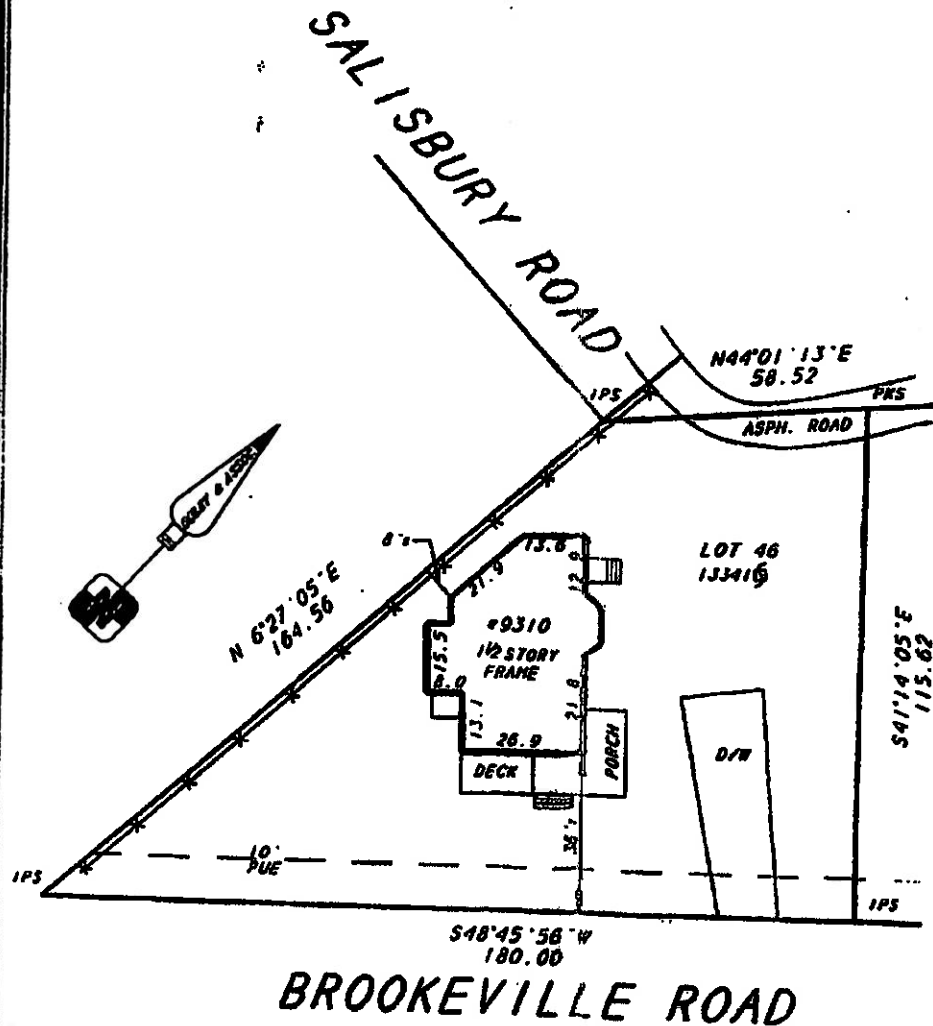
Not applicable

7. ADDRESS OF ADJACENT AND CONFRONTING PROPERTY OWNERS

See attached pg 24



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



BRODE, LLC
CASE # 1579-98
FILE # 1579-98

SURVEYOR'S CERTIFICATE

I HEREBY STATE THAT THE POSITION OF THE EXISTING LITTLE ROCKS AND THE ADJACENT LITTLE ROCKS ARE CORRECTLY ESTABLISHED BY ACCEPTED SURVEYING METHODS AND THAT THE ENCLOSURE HEREIN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY. THIS SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly Licensed Surveyor in the State of Maryland. THIS PLAT DOES PROVIDE FOR THE ACCURATE Delineation OF PROPERTY BOUNDARY LINES. THIS SURVEY CONFORMS TO THE CLASSIFICATION OF AN ORDINARY SURVEY AS SET FORTH IN THE MONTGOMERY COUNTY ORDINANCES. THE PRECISION OF THIS SURVEY IS 1:10,000. NO FURTHER SURVEY WAS PERFORMED TO, NOR DONE BY, THIS SURVEY.

6

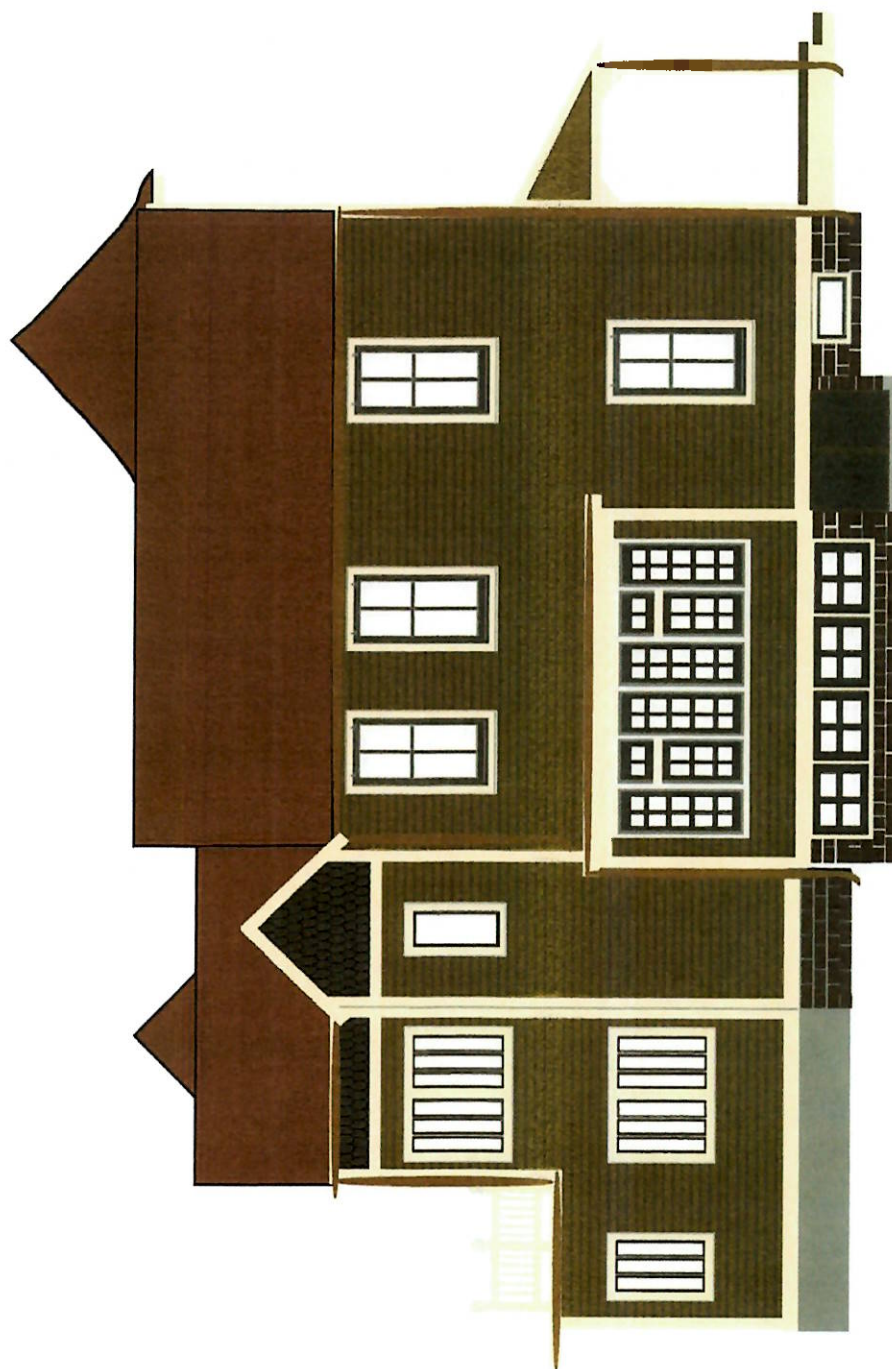
A hand-drawn site plan of a property. The plan shows a main building with a porch and a driveway. The building has a central section labeled "#9310" with dimensions 13.0, 12.8, 21.8, and 26.9. A smaller section is labeled "basement floors" with dimensions 12.1, 8.0, and 15.5. The porch is labeled "PORCH" with a dimension of 36.0. The driveway is labeled "driveway" with a dimension of 58.52. There are two "patio" areas. The property is bounded by a "garden area" on the left and a "PUE" (Public Use) area on the right. The total width of the property is 180.00. The plan also shows a "walkway" and a "garden area" with trees. The plan is oriented with the driveway on the left and the garden area on the right.



East/Front Elevation



South/East Elevation



North Elevation



North East/Rear Elevation

WaterBarrier® & Performance Series®

WaterBarrier®

See page 22 for WaterBarrier doors.

Included as part of our Performance Series®, is the WaterBarrier® Series. WaterBarrier doors combine a medium density skin with a PVC glazing bead to create an exterior door that stops water in its tracks. Water protection on the outside and the beauty of wood on the inside – a perfect alternative to an expensive clad door. This adds up to a beautiful wood that will last for years and years. Performance doors are recommended for waterfront doors, patios, wet climates or areas with poor overhang protection.

- One-piece MDO on outside for toughest of exposures
- Excellent durability and resists moisture absorption
- Available on select doors
- Five year limited warranty, no overhang

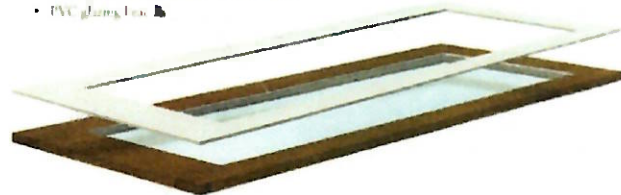
WaterBarrier® Technology

Solid bottom rail,
no veneer

UltraBlock® Technology

WaterBarrier® Technology (Patent Pending)

- One-Piece Primed Medium Density Overlay
- PVC Glazing Bead



Weather Seal™ Process

Ends of rail and joints coated and beveled to decrease the possibility of water infiltration

UltraBlock® Technology

Composite block material is pre-joined into the bottom of the stile

Performance Series®

In addition to the Nantucket® Collection, Reeb® offers the Simpson Performance Series® of doors for harsh weather conditions. The Performance doors include a construction method utilizing a system called Ultra-Block®. What is Ultra-Block? It is a 4" block of moisture-resistant material in the bottom of each stile that is then covered with a wood veneer that along with a Weather Seal™ process blocks water absorption. In addition, all Simpson® Performance Series doors come with a solid bottom rail. That means the bottom of your door is now totally sealed and protected against moisture penetration.

- Maximum protection against extreme weather conditions
- Solid bottom rail
- Eliminates bottom rail and lower stile rot
- Five year limited warranty

Reeb's stocked PERFORMANCE door features a solid bottom rail.

UltraBlock®

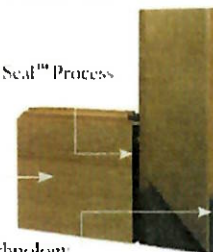
Available on all 1 3/4" doors.

UltraBlock technology features a composite block in the bottom of the stiles, where water infiltration typically occurs. Simpson's exclusive Weather Seal™ process provides additional protection against moisture penetrating the bottom rail.

Exclusive Weather Seal™ Process

Solid bottom rail,
no veneer

UltraBlock® Technology



PERFORMANCE SERIES®
FROM REEB DOORS FOR YOUR PROTECTION



Simpson® offers UltraBlock protection on all 1 3/4" thick doors. Throughout the catalog you will see this icon, indicating that the doors listed on that particular page are available with Performance Series UltraBlock protection.

WWW.REEB.COM

SIMPSON®
ROGUE VALLEY®

INSULATED GLASS
SAFETY GLASS
LOW E

PERFORMANCE SERIES®
TOUGH DOORS™

Page 7

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Existing Property Condition Photographs



Side door - evident rot bottom panel



Side door/porch

Existing Property Condition Photographs



Side door bottom panel - inside view

Existing Property Condition Photographs



Balcony doors - view from rear of house



Balcony doors - buttressed/repared bottom panel -
inside view

Existing Property Condition Photographs



Balcony doors - buttressed/repared bottom panels -
inside view



Balcony doors - buttressed bottom panels - exterior view

Existing Property Condition Photographs



Balcony doors - exterior view

Existing Property Condition Photographs



Side/south view



Front view from Brookville Rd

Applicant: Thomas Kristie

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Existing Property Condition Photographs



Front/side view



Side/south view

Applicant: Thomas Kristie

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Existing Property Condition Photographs



Rear view from Salisbury St.



Side/North view

Applicant: Thomas Kristie

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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>Owner's mailing address Thomas Kristie 9310 Brookville Rd Silver Spring MD 20910</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</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 Burns 9302 Brookville Rd Silver Spring MD 20910</p>	<p>Pedro Vila 2103 Salisbury St</p>

Subject: Re: A few questions and updates
Date: Wednesday, December 12, 2018 at 6:11:22 PM Eastern Standard Time
From: Megan Klem -MDP-
To: Kristie, Thomas (NIH/NIAID) [E]
Attachments: planning-mht-logo-plus-changemd-smaller.png

Hi Tom,

Please see my reply to your questions below:

1. No problem if the project takes longer than originally anticipated on the Part 2 application. As long as work is completed in a consecutive 24-month period, then the expenses will still be eligible.
2. The work you described would be eligible for the tax credit. An Amendment form (attached) must be submitted with a description of existing conditions and detailed scope of work for MHT review and approval prior to commencing these new work items to ensure compliance with the Standards and be eligible for the tax credit. Any work done to the house within the 24-month period, whether eligible or not, must be submitted for review and approval to ensure compliance with the Standards.
3. After looking at the photographs you had submitted and talking with my Deputy Director, we feel it would be appropriate in this case to replace the two wood doors (side and rear balcony) with a clad wood door. Typically we do require In-kind replacement with wood, but due to the situation without an overhang for protection, water would continually be an issue.

Hopefully this has clarified your questions and provided some guidance. If you have any additional questions or need further clarification, feel free to contact me!

Sincerely,
Megan



Megan J. Klem
Preservation Officer
Maryland Historical Trust
Maryland Department of Planning

100 Community Place, 3rd Floor
Crownsville, MD 21032
NEW PHONE: (410) 697-9560
megan.klem@maryland.gov
mht.maryland.gov

[Please take our customer service survey.](#)
MHT.Maryland.gov