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 to 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: [redacted]  
Contact Phone: 301-496-3854

Tax Account No.: 03155728

Name of Property Owner: [redacted]  
Address: 9310 Brookville Rd Silver Spring MD 20910

Daytime Phone No.: 301-496-3854

Street Number: 9310  
City: Silver Spring

Zip Code: 20910

Contractor Registration No.: 

Agent for Owner: 

Daytime Phone No.: 

LOCATION OF BUILDING/STRUCT
House Number: 9310  
Street: Brookville Rd

Town/City: Silver Spring  
Nearest Cross Street: Linden Lane

Lot: 44.6  
Block: 
Subdivision: Linden 0133

Lot #: 14091  
Parcel #: 337

PART II: TYPE OF PROPERTY AND USE
1A. Check All Applicable: 
- [x] Conserve
- [ ] External
- [ ] Alter/Renovate
- [ ] AC
- [ ] Stab
- [ ] Roof Addition
- [ ] Porch
- [ ] Deck
- [ ] Shed
- [x] Vehicle Install
- [ ] Wreath/Rope
- [ ] Solar
- [ ] Fireplace
- [ ] Woodburning
- [ ] Single Family
- [ ] Eave/Vent (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 III: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION ADDITIONS
2A. Type of sewage disposal: 01 [ ] WSSC 02 [ ] Septic 03 [ ] Other:

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

PART IV: COMPLETE BEFORE CONSTRUCTION BEGINS WALLS
3A. Height:

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- [ ] On party 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, and that the application is correct, and that the construction will comply with plans approved by the翩 aests and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of Owner or Authorized agent:

Date:

02/16/2019

[Signature]

For Chairman, Historic Preservation Commission

Approved:

Disapproved:

Application/Permit No.:

Date Filed:

Data 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 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 plan 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 resources 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

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.

   N/A

6. TREE SURVEY
   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. ADDRESS 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 OR 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 2½ 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 2½ 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
North East/Rear Elevation
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 cladded 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

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 hinders 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®

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.

See page 22 for WaterBarrier doors.
Existing Property Condition Photographs

*Side door - evident rot bottom panel*

*Side door / porch*

Applicant: Thomas Kristie
Existing Property Condition Photographs

Side door bottom panel - inside view
Existing Property Condition Photographs

**Balcony doors - view from rear of house**

**Balcony doors - buttressed/repaired bottom panel - inside view**

Applicant: Thomas Kristie
Existing Property Condition Photographs

Balcony doors - buttressed/repaired bottom panels - inside view

Balcony doors - buttressed bottom panel - exterior view

Applicant: Thomas Kristie
Existing Property Condition Photographs

Balcony doors - exterior view
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.

Applicant: Thomas Kristie
Existing Property Condition Photographs

Landscape - walkway typical

Landscape - garden area / south side

Applicant: Thomas Kristie
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>
</tr>
</thead>
<tbody>
<tr>
<td>Thomas Kristie</td>
<td></td>
</tr>
<tr>
<td>9310 Brookville Rd</td>
<td></td>
</tr>
<tr>
<td>Silver Spring MD 20910</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Brett Howard</td>
</tr>
<tr>
<td>Jennifer Farmer</td>
</tr>
<tr>
<td>2106 Salisbury St</td>
</tr>
<tr>
<td>Silver Spring</td>
</tr>
<tr>
<td>Margueret Burns</td>
</tr>
<tr>
<td>9302 Brookville Rd</td>
</tr>
<tr>
<td>Silver Spring MD 20910</td>
</tr>
</tbody>
</table>
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 it 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 not 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

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

100 Community Place, 3rd Floor
Crownsville, MD 21032
**NEW PHONE:** (410) 897-5560**
megan.klem@maryland.gov
mht.maryland.gov

Please take our customer service survey,
MHT.Maryland.gov