



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
County Executive

Robert K. Sutton  
Chairman

Date: May 10, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of  
Permitting Services

FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1029729 - Fence  
Replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Thomas Kristie  
Address: 9310 Brookeville Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# 1029729
DATE ASSIGNED

APPLICANT:

Name: Thomas Kristie
Address: 9310 Brookville Road
Daytime Phone: 301-496-3854

E-mail: tkristie@comcast.net
City: Silver Spring Zip: 20910
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? X Yes/District Name Linden Historic District
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: 9310 Street: Brookville Road
Town/City: Silver Spring Nearest Cross Street: Linden Lane
Lot: 46 Block: Subdivision: 0133 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:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, 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: 05/01/2023

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

**Owner's mailing address**

Thomas Kristie  
9310 Brookville Road  
Silver Spring, MD 20910

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Margaret Byrns  
9302 Brookville Road  
Silver Spring, MD 20910

Shivkumar & Jessica Krishnamoorthy  
2102 Salisbury Road  
Silver Spring, MD 20910

Peter & Alison Cairns  
2106 Salisbury Road  
Silver Spring, MD 20910

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The Wolfe house, located at 9310 Brookville Road is an outstanding resource in the Linden Historic District. The 2.5 story Victorian was built by George and Mary Wolfe in ca. 1883 with an added bay window (North facade) and greenhouse (South facade) in ca. 1920. A rear addition replaced the original enclosed porch in 1997. The home has a square turret, fishscale shingles on the upper levels, cedar plank siding, and a partial wrap around covered front porch. The roofline has multiple peaks.

Since 1998, extensive gardens have been installed on the north and south sides where two original trees (pecan and pin-oak) dominate the property (see tree survey).

Description of Work Proposed: Please give an overview of the work to be undertaken:

Replacement of deteriorated wire fence on front (along Brookville Road) and part of north and south sides with ~4' H, horizontal cedar board paddock style wood fence using ~5' H pressure treated 6x6 gothic mitered posts. Fence to include 1 wood pedestrian gate (replaces metal gate on Brookville Road) and 1 wood double gate (along driveway/parking pad proximal to Salisbury Road).

Attached:

- A1. Survey showing existing fence line
- A2. Survey with proposed fence replacement
- B. Tree survey-primary trees
- C. Photographs of house, gardens, and existing fence in context (1-13)
- D. Example of section of proposed fence
- E. Diagram of proposed fence and gate/Materials specifications

**REVIEWED**

*By Winnie Cargill at 12:36 pm, May 10, 2023*



Work Item 1: \_\_\_\_\_

Description of Current Condition:  
Existing garden wire fence  
Deteriorated condition

Proposed Work:  
Replace existing garden wire fence with 4' H wood fence using 6x6" gothic wood posts with 3-horizontal morticed boards.  
Fence to be installed along front (Brookville Road) and part of the north and south sides.  
Front to have 4' pedestrian gate and rear (driveway) to have double 5' gates.  
Wood gates replace the existing metal wire gates.

**REVIEWED**  
By Winnie Cargill at 12:36 pm, May 10, 2023

Work Item 2: \_\_\_\_\_

APPROVED  
Montgomery County  
Historic Preservation Commission  


Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

EXISTING WIRE MESH FENCE



SALSBURY ROAD

**REVIEWED**

By Winnie Cargill at 12:36 pm, May 10, 2023

parking pad

dbl gate

LOT 46  
133416

APPROVED  
Montgomery County  
Historic Preservation Commission

#9310

**9310  
Brookville**

PORCH

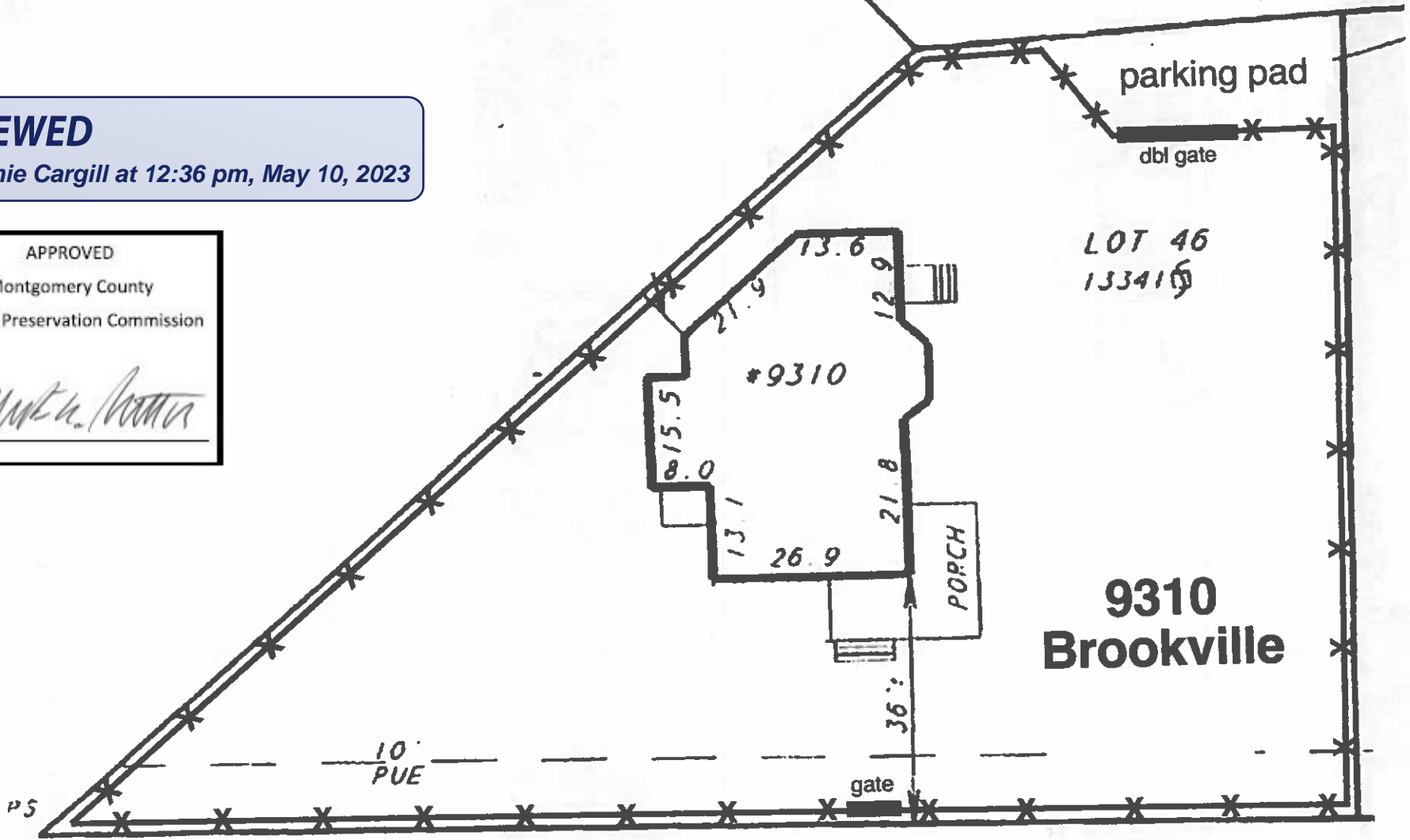
gate

10'  
PUE

BROOKVILLE ROAD

9310 Brookville Road  
A1-Survey showing existing fence line

PS



EXISTING WIRE FENCE



PROPOSED WOOD FENCE TO REPLACE EXISTING FENCE ON EXISTING FENCE LINE



SAUSBURY ROAD

parking pad

dbl gate

LOT 46  
133416

Existing metal gates  
to be replaced with  
wood gates

9310  
Brookville

Existing metal gate to be  
replaced with wood gate

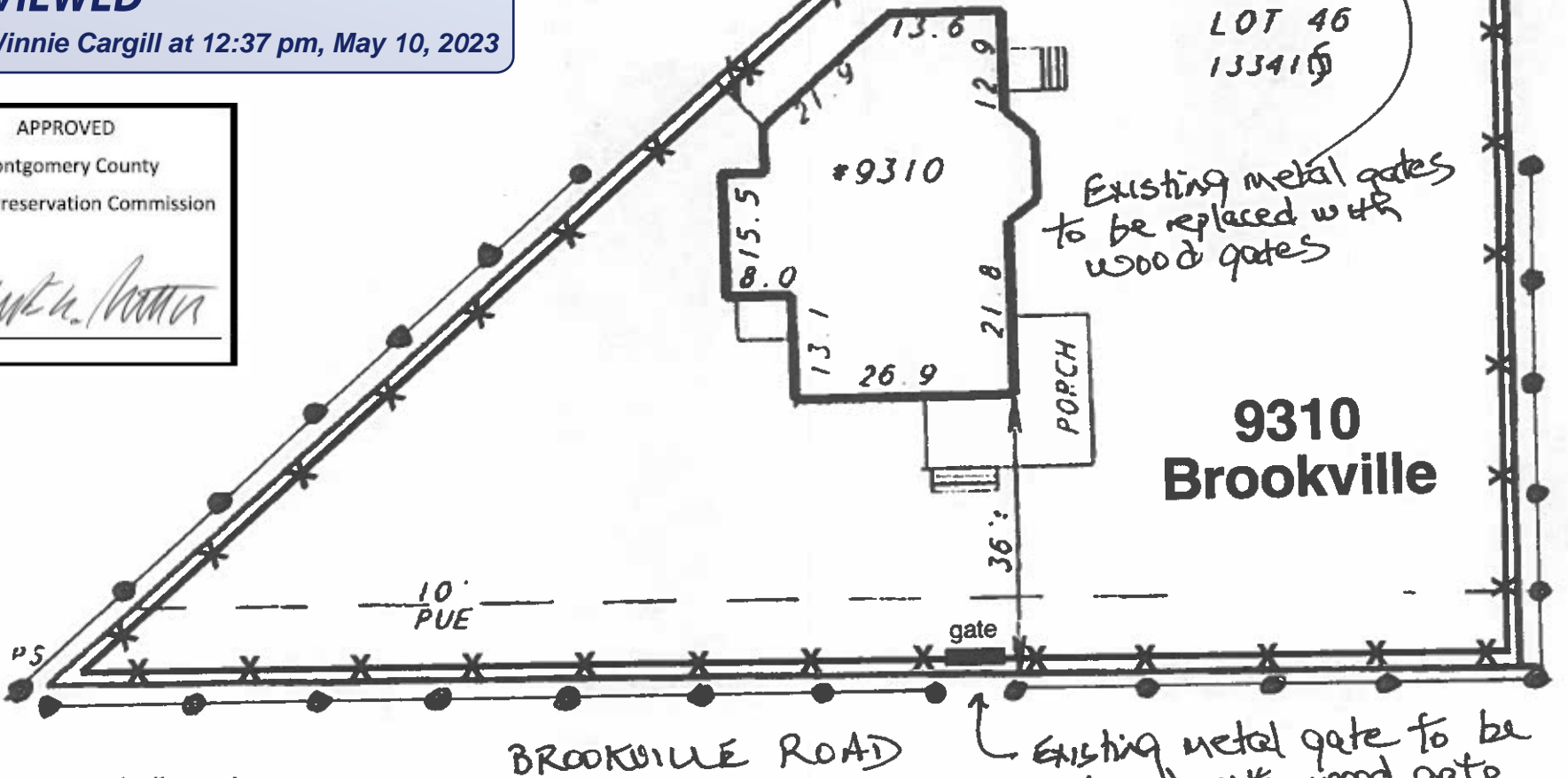
**REVIEWED**

By Winnie Cargill at 12:37 pm, May 10, 2023

APPROVED

Montgomery County

Historic Preservation Commission



9310 Brookville Road  
A2-Survey with proposed fence replacement

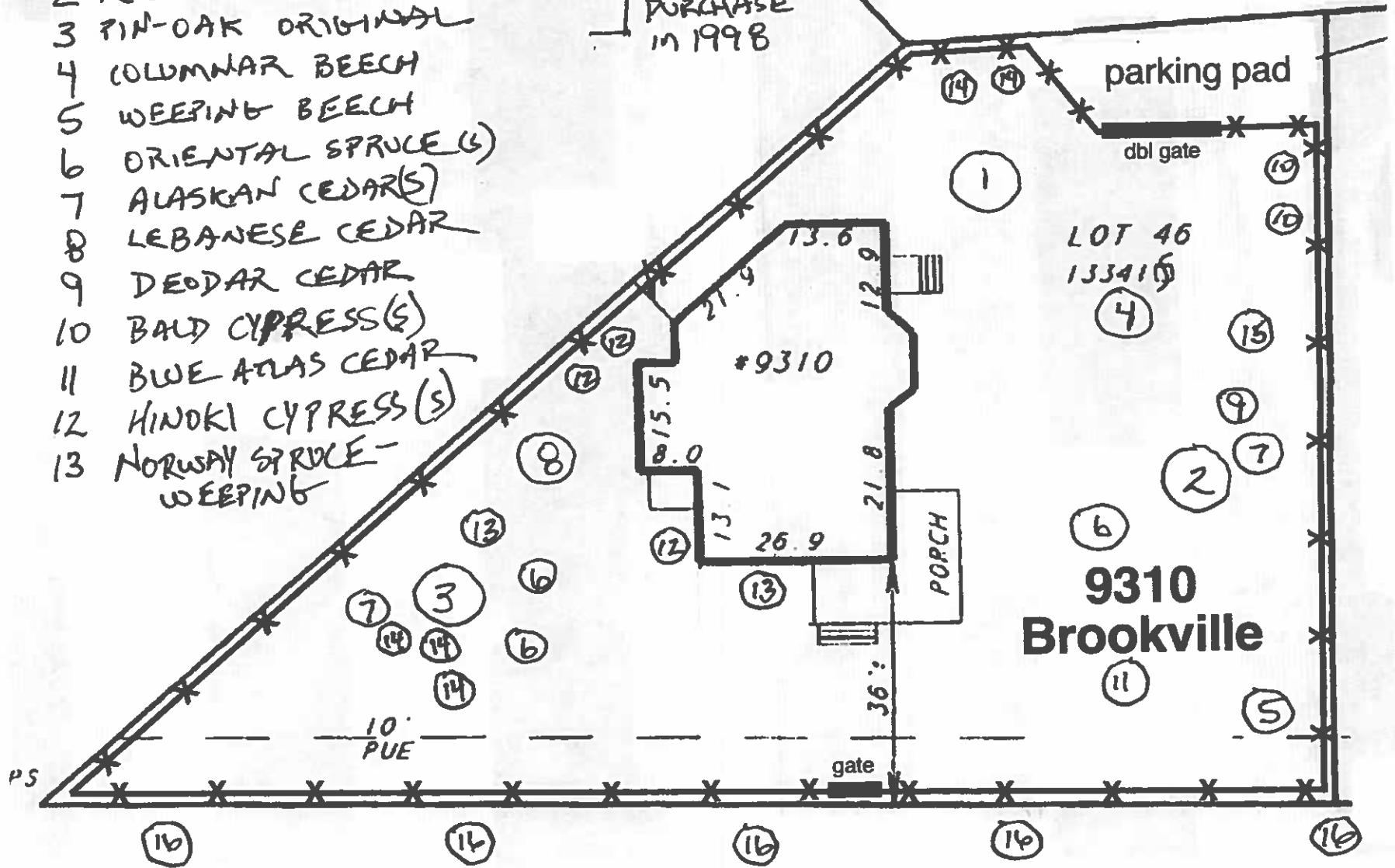


# TREE SURVEY

- 1 JAPANESE MAPLE - ORIGINAL
- 2 PECAN - ORIGINAL
- 3 PIN-OAK ORIGINAL
- 4 COLUMNAR BEECH
- 5 WEeping BEECH
- 6 ORIENTAL SPRUCE (S)
- 7 ALASKAN CEDAR(S)
- 8 LEBANESE CEDAR
- 9 DEODAR CEDAR
- 10 BALD CYPRESS(S)
- 11 BWE ATLAS CEDAR
- 12 HINOKI CYPRESS(S)
- 13 NORWAY SPRUCE - WEeping

EXISTING PRIOR TO PURCHASE IN 1998

- 14 DWARF JAPANESE WHITE PINES
- 15 WEeping BLUE ATLAS
- 16 LINDEN(S) - COUNTY ROW



9310 Brookville Road  
B-Tree survey-primary trees

BROOKVILLE ROAD

**REVIEWED**

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APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. ...*



9310 Brookville Road  
1-Front facade

**REVIEWED**

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APPROVED  
Montgomery County  
Historic Preservation Commission



9310 Brookville Road  
2-North facade



9310 Brookville Road  
3-North facade-turret and porch



9310 Brookville Road  
4-South facade



9310 Brookville Road  
5-West facade



9310 Brookville Road  
6-Front, facing Brookville Road  
Existing wire fence *to be replaced*



9310 Brookville Road  
7-Front, facing Brookville Road  
Existing wire fence *to be replaced*





9310 Brookville Road  
8-Front-Existing pedestrian gate *to be replaced*



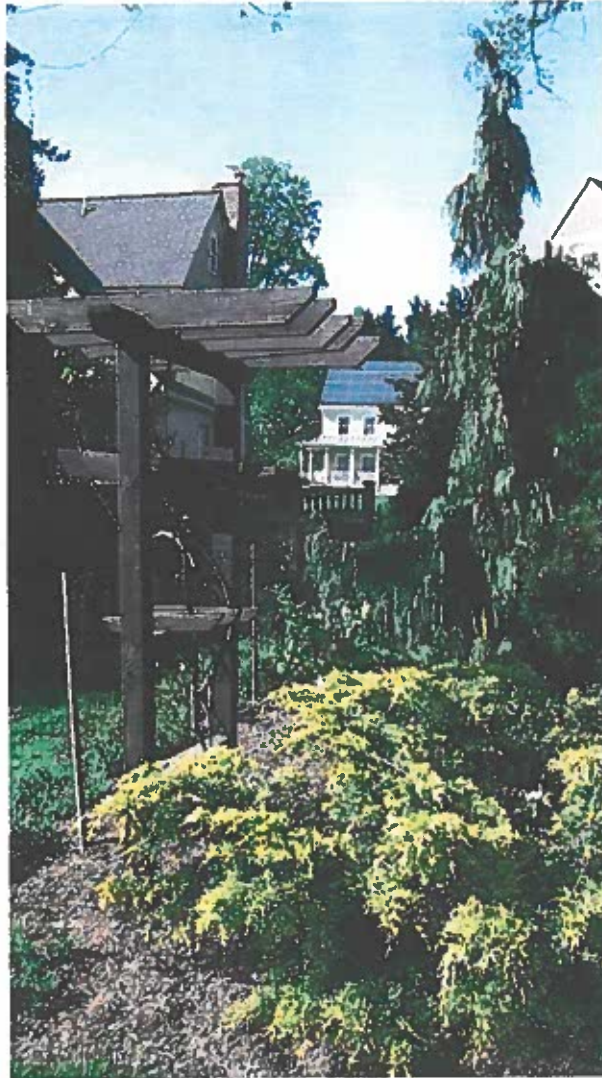
9310 Brookville Road  
9-North side garden



9310 Brookville Road  
10-North side existing wire fence  
*Partial replacement*



9310 Brookville Road  
11-South side garden



9310 Brookville Road  
12-South side, existing wire fence  
*Partial replacement*



9310 Brookville Road, Silver Spring, MD 20910  
D1-Example of proposed fence

**REVIEWED**

By Winnie Cargill at 12:38 pm, May 10, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission

*Robert H. Potter*



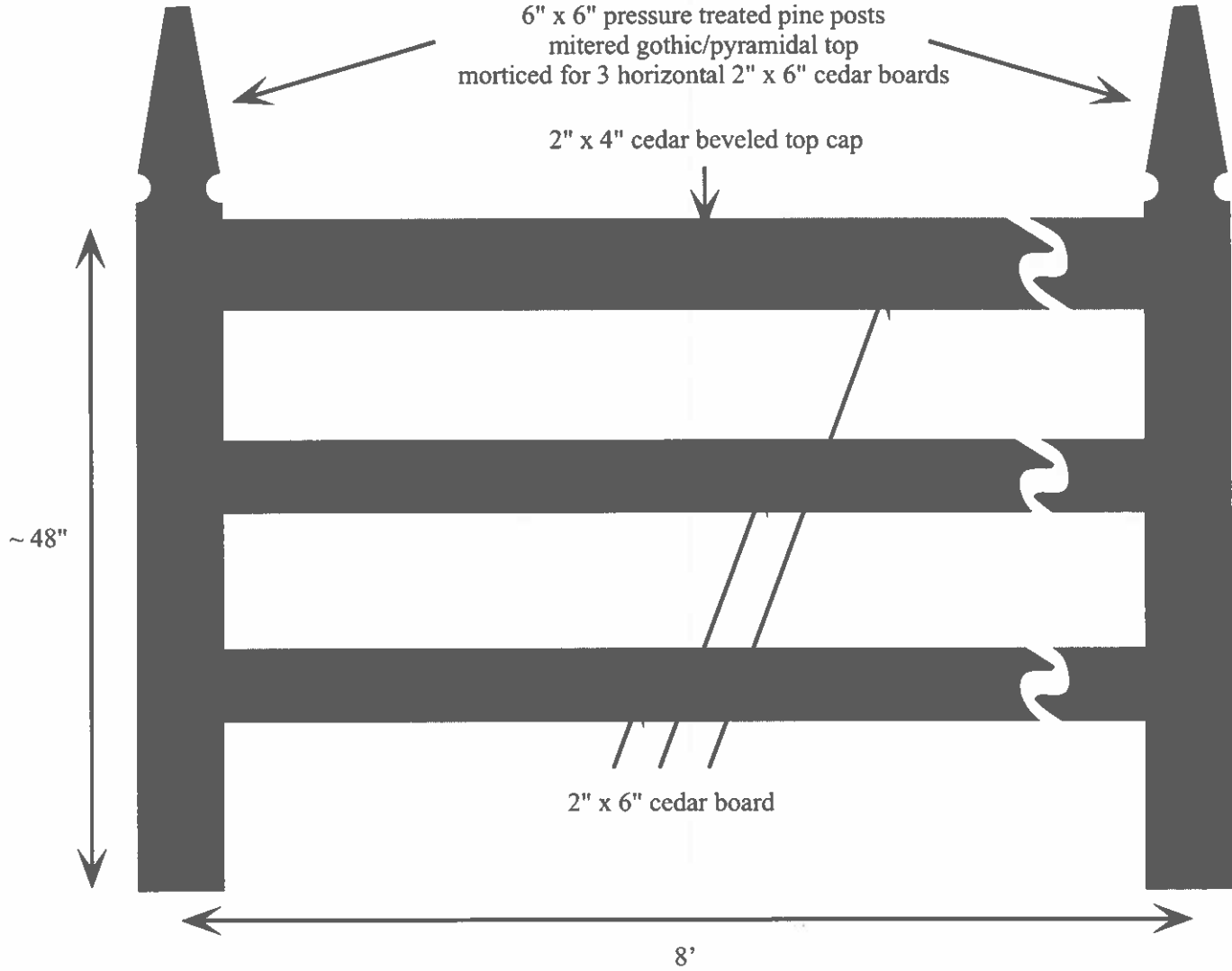
9310 Brookville Road, Silver Spring, MD 20910  
D2-Example of proposed fence

**REVIEWED**

*By Winnie Cargill at 12:38 pm, May 10, 2023*



# Typical Fence Section

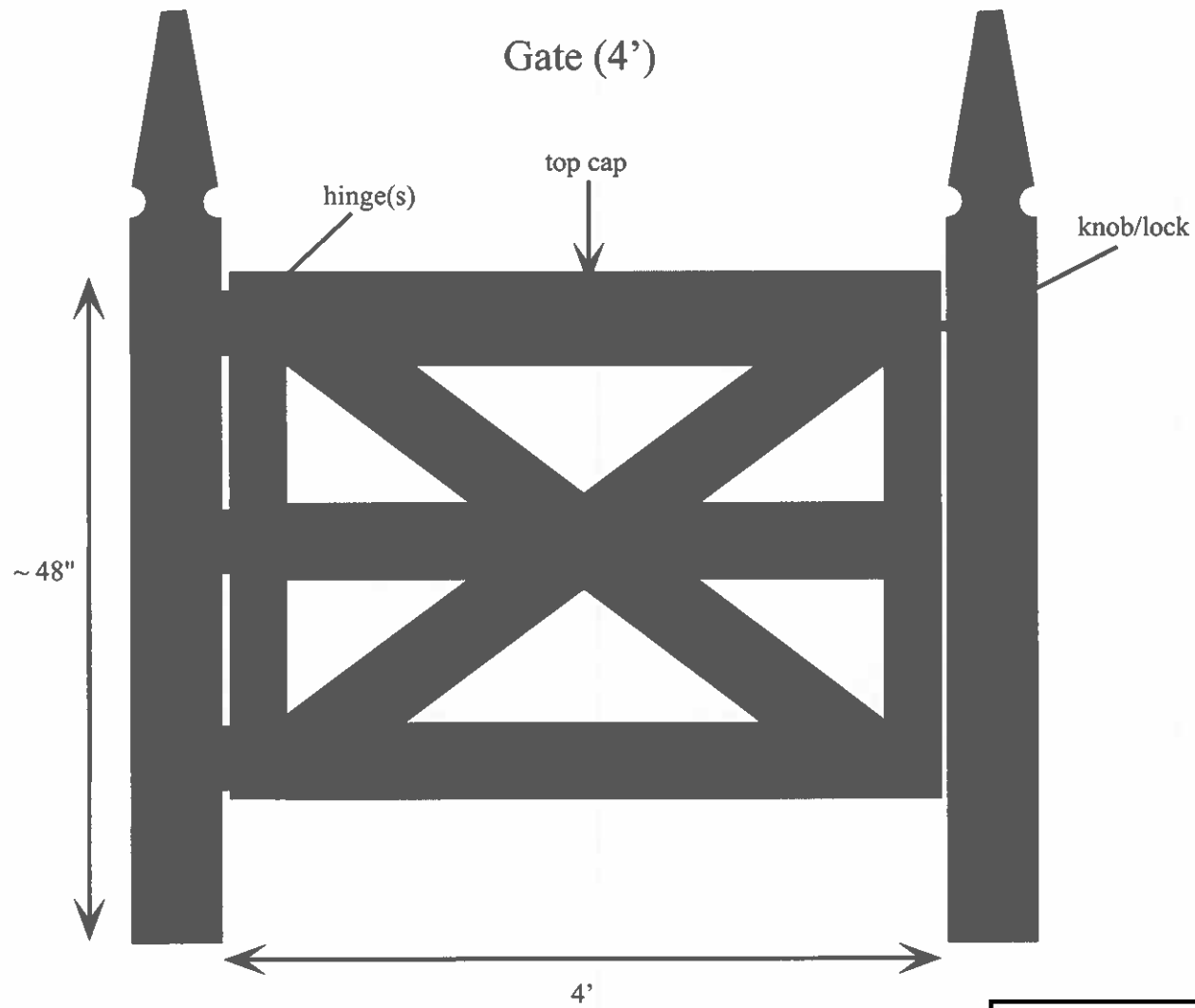


9310 Brookville Road  
E1-Diagram of proposed fence

**REVIEWED**  
By Winnie Cargill at 12:38 pm, May 10, 2023

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*





9310 Brookville Road  
E2-Diagram of proposed gate

**REVIEWED**

*By Winnie Cargill at 12:38 pm, May 10, 2023*

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert A. Porter*

EXISTING WIRE FENCE



PROPOSED WOOD FENCE TO REPLACE EXISTING FENCE ON EXISTING FENCE LINE



SAUSBURY ROAD

parking pad

dbl gate

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Montgomery County

Historic Preservation Commission

LOT 46  
133416

Existing metal gates  
to be replaced with  
wood gates

#9310

**9310  
Brookville**

PORCH

36'

gate

10'  
PUE

BROOKVILLE ROAD

Existing metal gate to be  
replaced with wood gate

9310 Brookville Road

A2-Survey with proposed fence replacement