



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: June 26, 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 #1035093 - Fence Replacement

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 Brookville Rd. 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 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# 1035093 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 06/21/2023

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.

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

This is an extension of work related to the approved HAWP #1029729. The original HAWP proposed 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. This HAWP is for replacement of the wire fence (with the approved wood fence) at the perimeter of the remainder of the lot. The proposed total replacement of the wire fence with the wood paddock style fence is more appropriate to the property. No negative impacts are expected.

Attached:

- A. Survey showing the original proposed fence replacement approved in HAWP 1029729
- B. Survey showing additional proposed fence replacement (remainder of lot)-Areas A, B, C
- C. Tree survey
- D. Photographs of relevant sections of the property line (photographs 1-3)
- E. Diagram of proposed fence (previously approved HAWP 1029729)

REVIEWED


By Winnie Cargill at 2:10 pm, Jun 26, 2023



Work Item 1: Fence

<p>Description of Current Condition:</p> <p>Existing garden wire fence Deteriorated condition</p>	<p>Proposed Work:</p> <p>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 the perimeter of the lot. This work extends the replacement of the deteriorated garden wire fence (HAWP 1029729) to include the entire property.</p>
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Work Item 2: _____

<p>Description of Current Condition:</p> <p>REVIEWED <i>By Winnie Cargill at 2:09 pm, Jun 26, 2023</i></p> <div data-bbox="214 970 479 1171" style="border: 1px solid black; padding: 5px; margin: 10px auto; width: fit-content;"><p style="text-align: center; font-size: small;">APPROVED Montgomery County Historic Preservation Commission</p></div>	<p>Proposed Work:</p>
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Work Item 3: _____

<p>Description of Current Condition:</p>	<p>Proposed Work:</p>
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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**

PORCH

gate

BROOKVILLE ROAD

Existing metal gate to be
replaced with wood gate

A. Original proposed fence replacement (HAWP 1029729)

REVIEWED

By Winnie Cargill at 2:06 pm, Jun 26, 2023

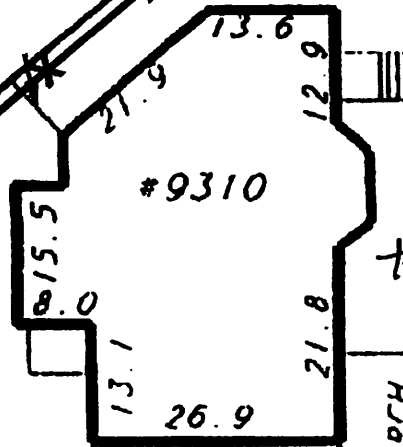
APPROVED

Montgomery County

Historic Preservation Commission

10'
PUE

PS

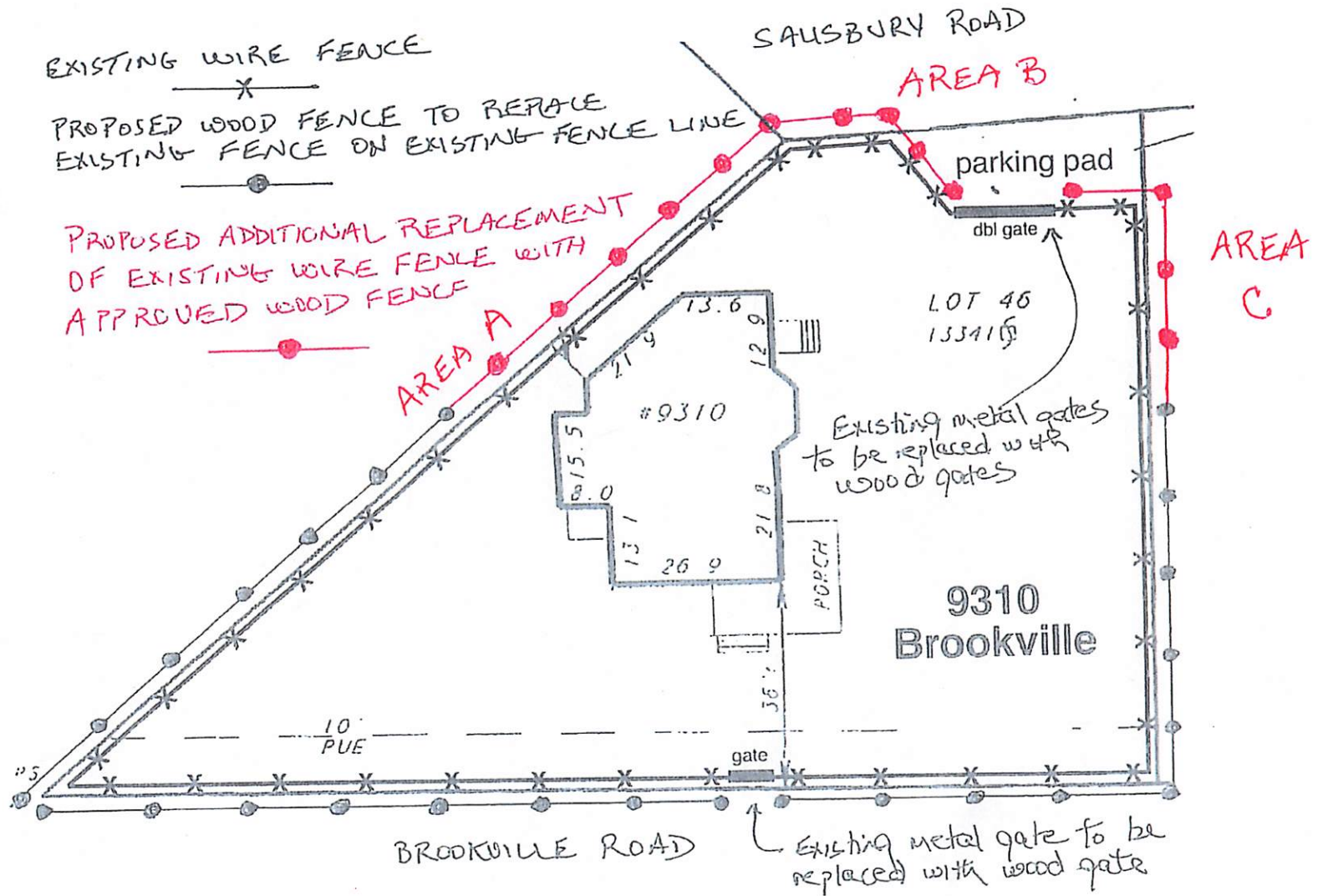


#9310

36'

REVIEWED

By Winnie Cargill at 2:06 pm, Jun 26, 2023



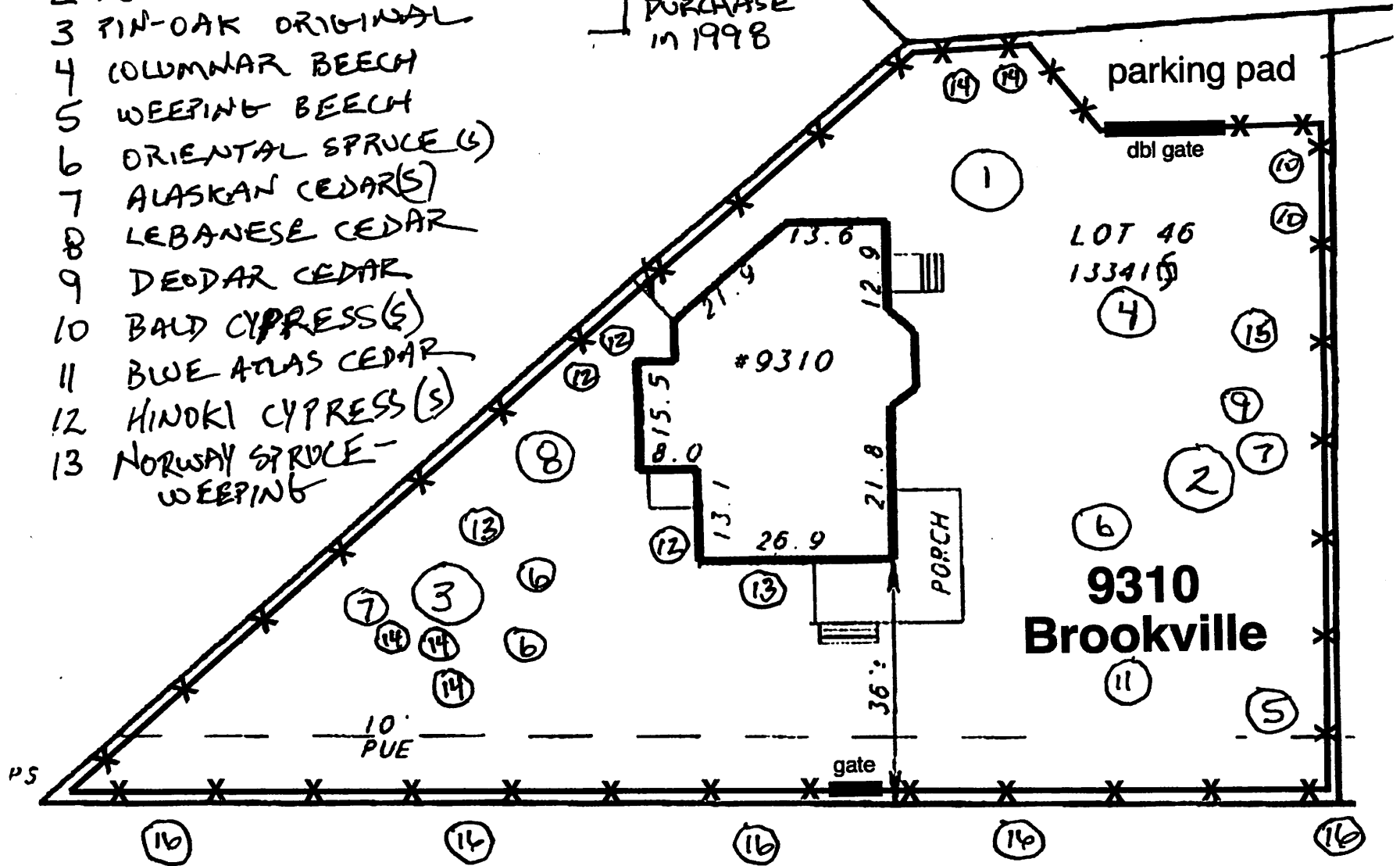
C. Tree survey

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 BLUE 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 HINDEN(S) - COUNTY ROW



C. Tree survey

BROOKVILLE ROAD

REVIEWED

By Winnie Cargill at 2:07 pm, Jun 26, 2023



REVIEWED
By Winnie Cargill at 2:07 pm, Jun 26, 2023

9310 Brookville Road, Silver Spring, MD

Photo #1-Area A

Note: wire mesh fence has been removed
String line/stakes indicate property line

APPROVED
Montgomery County
Historic Preservation Commission
Robert A. Norton



9310 Brookville Road, Silver Spring MD

Photo #2-Area B

Note: wire mesh fence has been removed
String line indicates property line and fence line

REVIEWED

By Winnie Cargill at 2:09 pm, Jun 26, 2023



9310 Brookville Road, Silver Spring MD

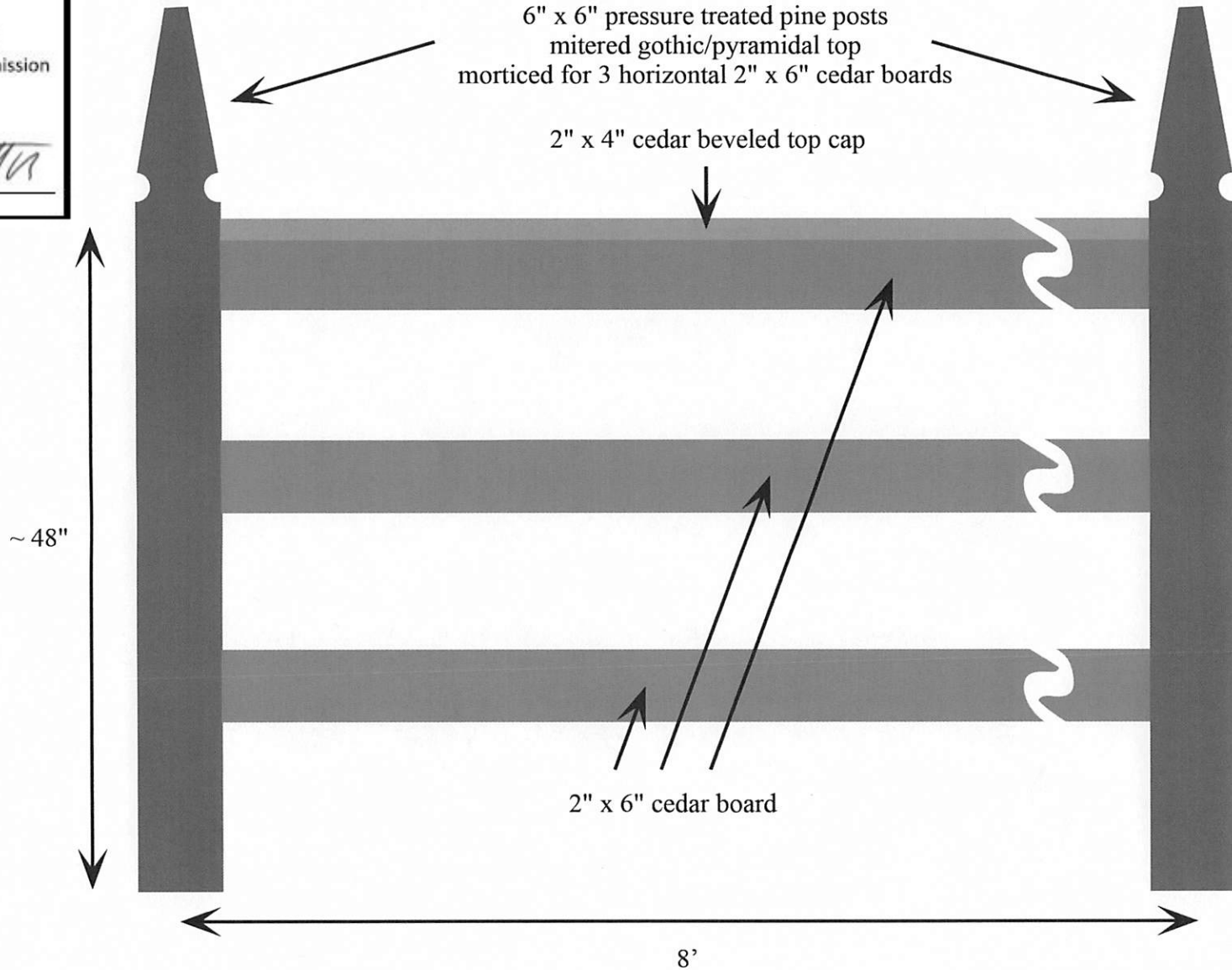
Photo #3-Area C

Note: wire mesh fence has been removed
String line/stakes indicate property line

REVIEWED

By Winnie Cargill at 2:08 pm, Jun 26, 2023

Typical Fence Section



E. Diagram of proposed fence (approved HAWP 1029729)