

36/2-96D 9310 Brookeville Road
(Linden Historic District)

Wolfe House

Wolfe House Studios

Please send ~~the~~ ~~proposals~~ ~~to~~ ~~the~~ ~~following~~
proposals to:
names

1. Craig Mackown
9409 Warren Street
Silver Spring, Md. 20910
(LAP)

2. Meg Williams
2200 Salisbury Road
Silver Spring, Md. 20910
(Interested neighbor)









1996 STAFF REPORT

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9310 Brookville Road

Meeting Date: 10/9/96

Resource: Linden Historic District, Master Plan Site #36/2

HAWP: Restoration/Addition

Case Number: 36/2-96D

Tax Credit: Partial

Public Notice: 9/25/96

Report Date: 10/2/96

Applicant: Brode LLC

Staff: Patricia Parker

PROPOSAL: Restoration; Rear 1st & 2nd Story Addition

RECOMMEND: Approval
w/conditions

BACKGROUND

The Wolfe House, built ca. 1893 in the Linden Historic District is an outstanding resource and its property, recently subdivided into two additional lots - Lot 47 and Lot 48, contains many fine tree and shrub specimens.

On July 24, 1996, the Historic Preservation Commission commented on this applicant's preliminary proposal to commence certain restoration activities, remove two tree specimens located very close to the foundation of a bay window of the historic house and to install a temporary sign advertising the sale of three houses on Lots 46, 47 and 48. (Of the three lots, Lot 46 is the only improved lot containing the historic house).

Subsequent to that meeting on August 14, 1996, the applicant submitted a Historic Area Work Permit to accomplish the restoration activities discussed in the preliminary consultation of July 24, 1996. HPC Commissioners reviewed the HAWP application and issued approval.

STAFF DISCUSSION

In this submission, the applicant proposes to remove existing cement composition shingles and furring strips and to clean and repair wood siding underneath. Holes in the wood siding would be filled, the siding would be primed and then a new finish coat of paint would be applied. This activity, included in the Historic Area Work Permit, received approval on August 14, 1996. Windows, doors and storm sash would also be repaired and rendered in good working order.

With adequate and proper documentation this portion of the proposal could qualify for a Historic Preservation Tax Credit. The applicant should separate receipts and expenses for restoration activities when application for tax credit is made.

The applicant proposes to remove existing ogee aluminum gutters and downspouts, asphalt roofing shingles, to remove portions of the rear porch walls and roof and to remove the existing rear chimney. As part of the proposal, ogee aluminum gutters and downspouts would be replaced with half-round gutters and round downspouts and elbows. And the applicant would replace existing asphalt roofing with metal standing seam installed over building felt.

This proposal also includes the installation of new shutters to match existing shutters. On the first floor at the rear of the house, the applicant proposes to remove the existing porch, wall and windows and to construct a new addition of the same depth as the porch - 6'8"; but the new addition would extend across the entire width of the house - 29'-8". The proposal also includes construction of new steps and landing on the north elevation of the house, providing access for the family room to exterior grade. On the south elevation at the rear the new kitchen addition would appear as a diagonal window wall. New windows would be installed. On this floor, the applicant proposes to remove an interior fireplace and chimney which appears on the west elevation.

On the second floor, the chimney and wall would be removed and a new 29'-6" wide x 10'-9" deep addition would be constructed with balcony on the south elevation. The south elevation which faces the rear of the property would include new french doors with transoms above, siding to match the existing and a new deck railing. Staff feels that the railing should be made of wood with pickets inset in the top and bottom rails. Spacing and profile of the pickets should match the baluster on the front facade.

At the roof level, new metal standing seam roofing would be installed to replace the existing asphalt shingle roof. New scalloped decorative cedar shake shingles would be installed in the area below the new metal roofing and above the second floor.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #1, #6, #9 and #10:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following conditions:

Conditions:

1) The applicant is to provide samples of chosen building materials for review and approval before proceeding with construction. These samples shall include, but not be limited to, wood siding, roofing shingles, wood trim and a window unit.

2) New porch railings shall be made of painted wood and its pickets inset in top and bottom rails. The spacing and profile of the pickets will be the same as the baluster on the front facade.

3) New painted wood shutters, at each location, shall be fully sized - 1/2 the width of the opening.

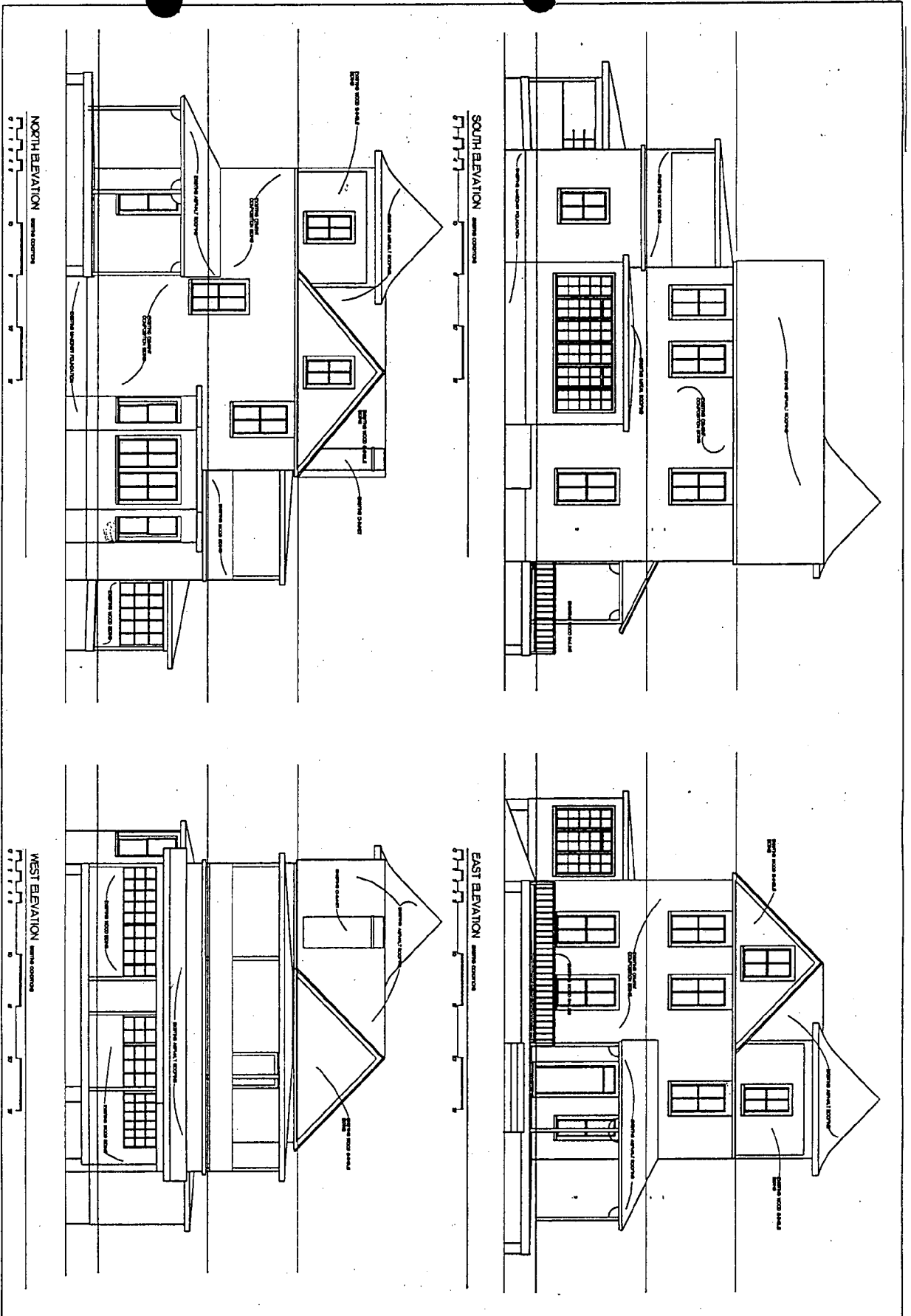
4) All windows shall be wood true divided light and set into wood framing, whether fixed or operable.

5) New wood trim shall match existing wood trim in width and profile. If the existing wood trim is not present, the new trim shall be 4" min. width.

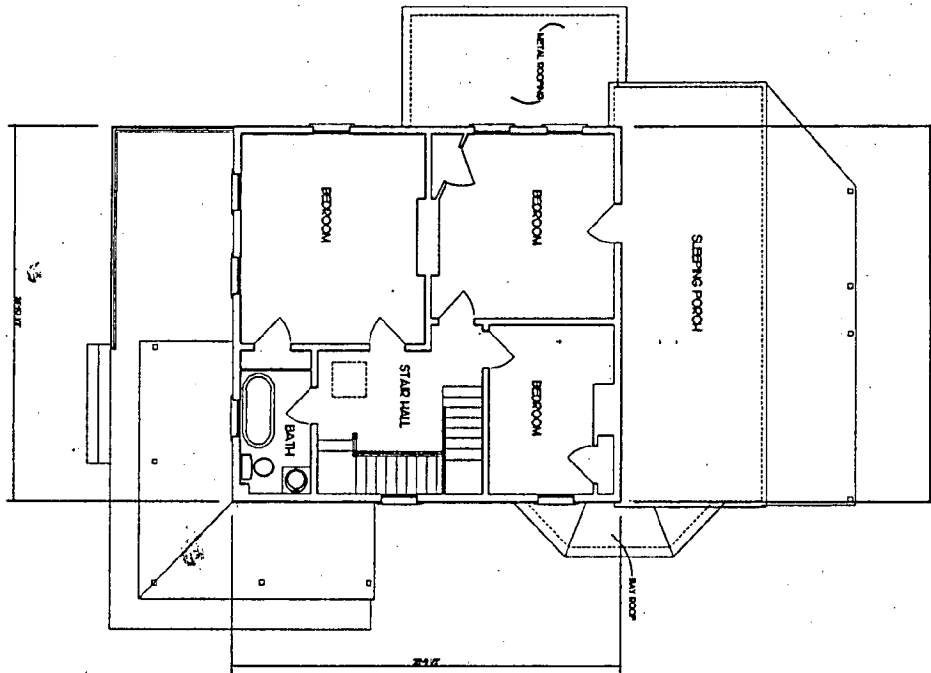
6) All tree and shrub specimens shall be protected; major specimens shall have a temporary fencing installed around the drip line during the construction period. The fencing shall be maintained throughout construction.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

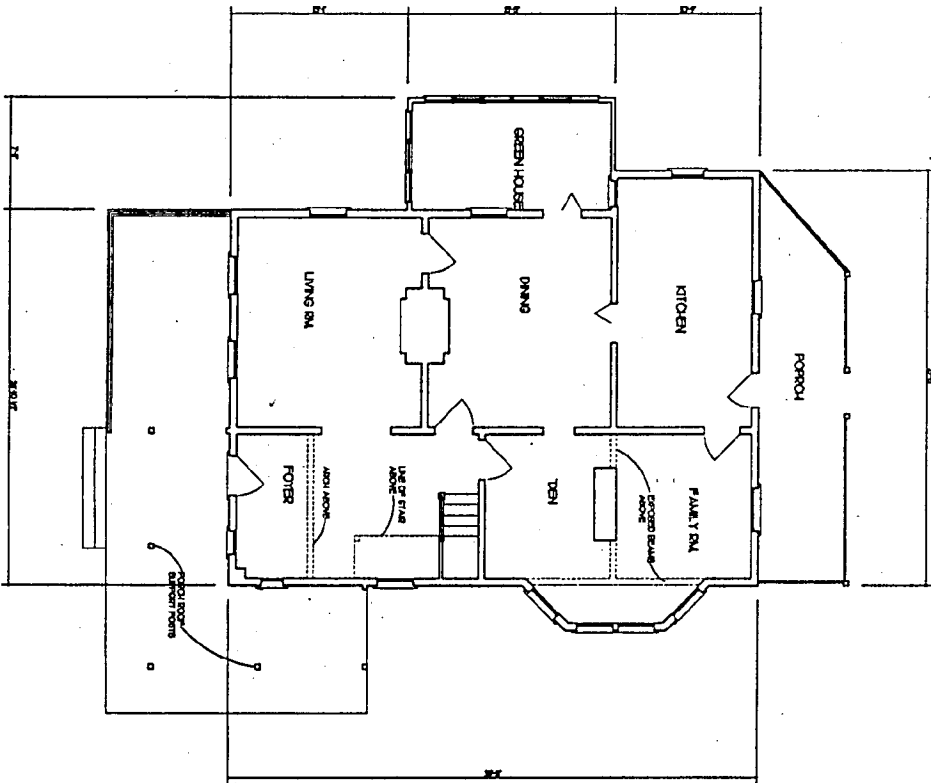
Existing



	<p>PROJ. NO. 100 EAST. CO. 01</p> <p>Renovations to the Historic Wolfe House 9310 Brookville Road Silver Spring, Maryland</p>	<p>ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 8607 DR. PERRY ROAD SUITE 101 LANSVILLE, MARYLAND 21754 Telephone: 301/831-8900 Facsimile: 301/831-8978</p>	<p>AMERICAS FUNDING GROUP, INC. BUILDER-DEVELOPER 1876 PISCATAWAY DRIVE SUITE 204 ROCKVILLE, MARYLAND 20850 Telephone: 301/840-8388 Facsimile: 301/840-1318</p>	<p>PREPARED BY THE ARCHITECT UNLESS OTHERWISE NOTED</p>
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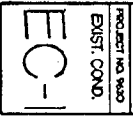


SECOND FLOOR EXISTING CONDITIONS
FLOOR AREA 283 SQ. FT.



FIRST FLOOR EXISTING CONDITIONS
FLOOR AREA 340 SQ. FT.

Existing

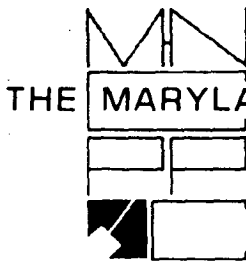


Renovations to the Historic
Wolfe House
8310 Brookville Road
Silver Spring, Maryland

ARCHITECTURAL CONCEPTS GROUP, INC.
ARCHITECTS
1407 DE ROBERT ROAD
SUITE 100
LANSVILLE, MARYLAND 21754
Telephone: 301/831-8800 Facsimile: 301/831-8875

AMERICAS FUNDING GROUP, INC.
BUILDER-DEVELOPER
1370 PICCADILLY DRIVE
SUITE 200
ROCKVILLE, MARYLAND 20850
Telephone: 301/840-8388 Facsimile: 301/840-1318

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THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6-11-97

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved Denied

Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Brode LLC

Address: 9310 Brookville Road Silver Spring

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217 6370

DPS - 8

HISTORIC PRESERVATION COMMISSION
301/495-4570

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Brian D. Foster

Daytime Phone No.: 301-840-8388

Tax Account No.: 3155728

Name of Property Owner: Brode, L.L.C. Daytime Phone No.: 301-840-8388

Address: 1370 Piccard Dr, #250, Rockville, Maryland 20850
Street Number City Street Zip Code

Contractor: J.E.O. Contracting, Inc. Phone No.: 301-972-6664

Contractor Registration No.: 3367

Agent for Owner: Brian D. Foster Daytime Phone No.: 301-840-8388

LOCATION OF BUILDING/PREMISE

House Number: 9310 Street: Brockville Road #A 19 102

Town/City: Silver Spring Nearest Cross Street: _____

Lot: 46 Block: _____ Subdivision: 133

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Wreck/Raze
- Revision
- Move
- Install
- Repair
- Revocable
- AC
- Slab
- Solar
- Fence/Wall (complete Section 4)
- Room Addition
- Fireplace
- Woodburning Stove
- Other:
- Porch
- Deck
- Shed
- Single Family

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # 9609190067

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.

[Signature] Date: 5/21/97
Signature of owner or authorized agent

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature _____ Date: 6/16/97

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

Queen Anne style house
Historic resource in the
Hidden Historic District.

b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Modifying rear NW corner to satisfy
set back requirements

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.

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 (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.

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.

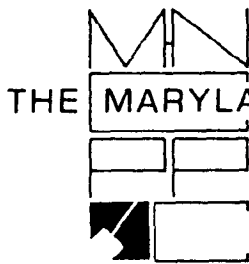
6. TREE SURVEY

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 6-11-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gmc*
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

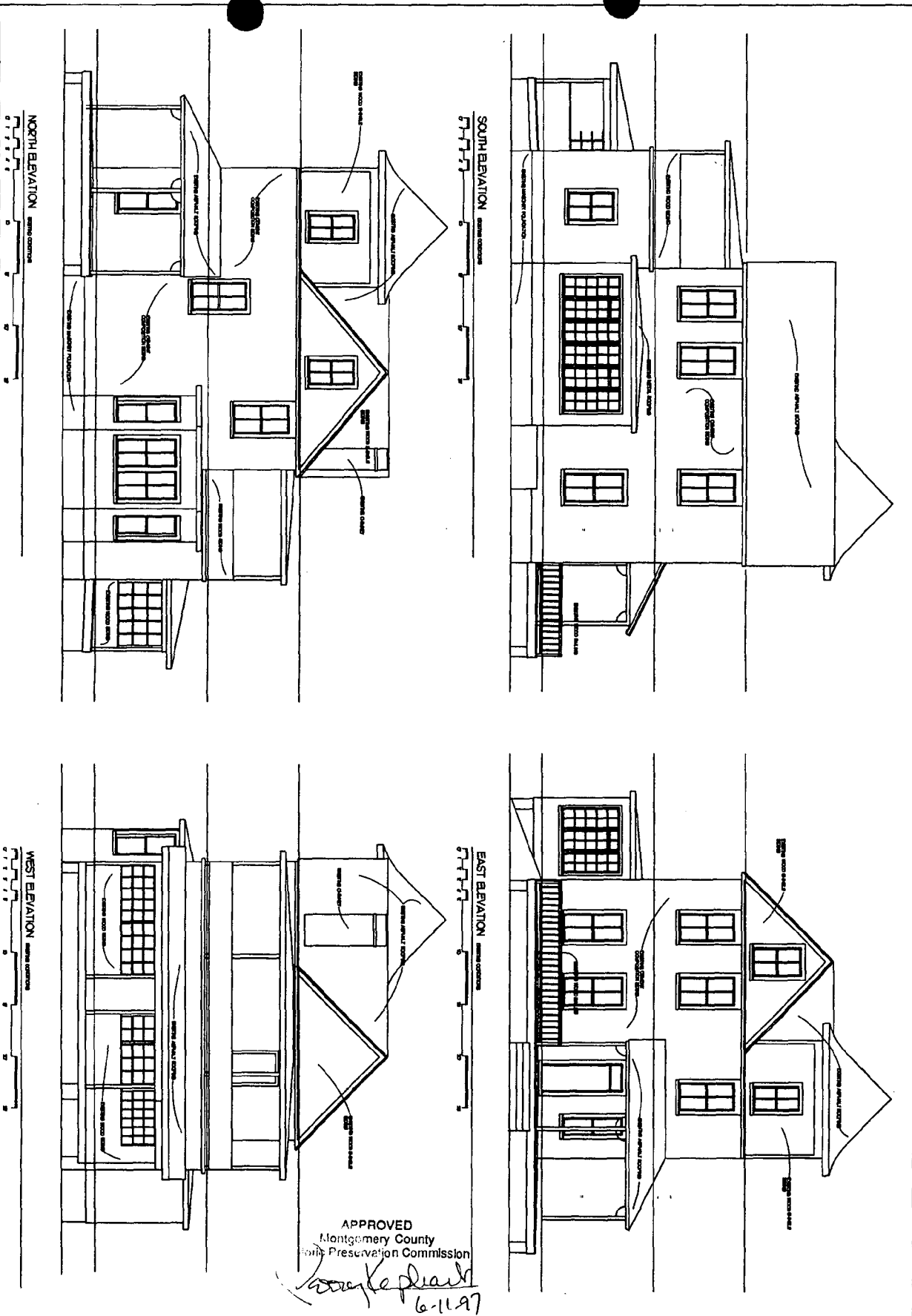
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



APPROVED
 Montgomery County
 Historic Preservation Commission

Carole Plank
 6-11-97

EC-2
 EXIST. COND.
 PROJECT AND DATE

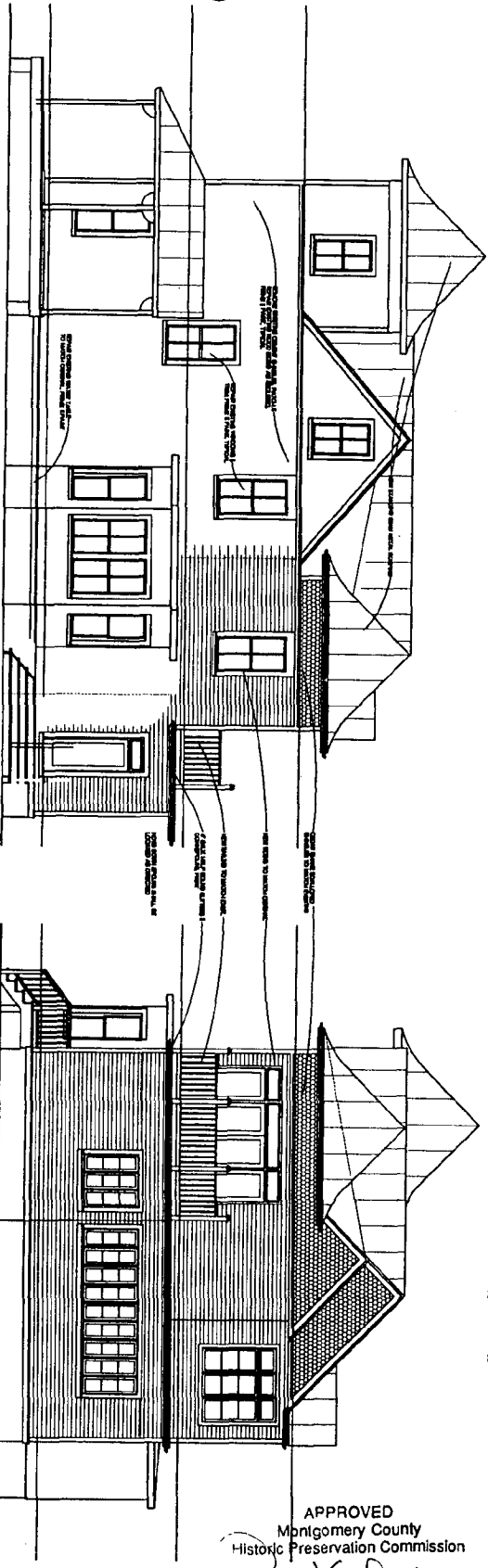
Renovations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland

ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 9907 DE PEWY ROAD
 SUITE 101
 MARSHVILLE, MARYLAND 21754
 Telephone: 301/631-9900 Facsimile: 301/631-9978

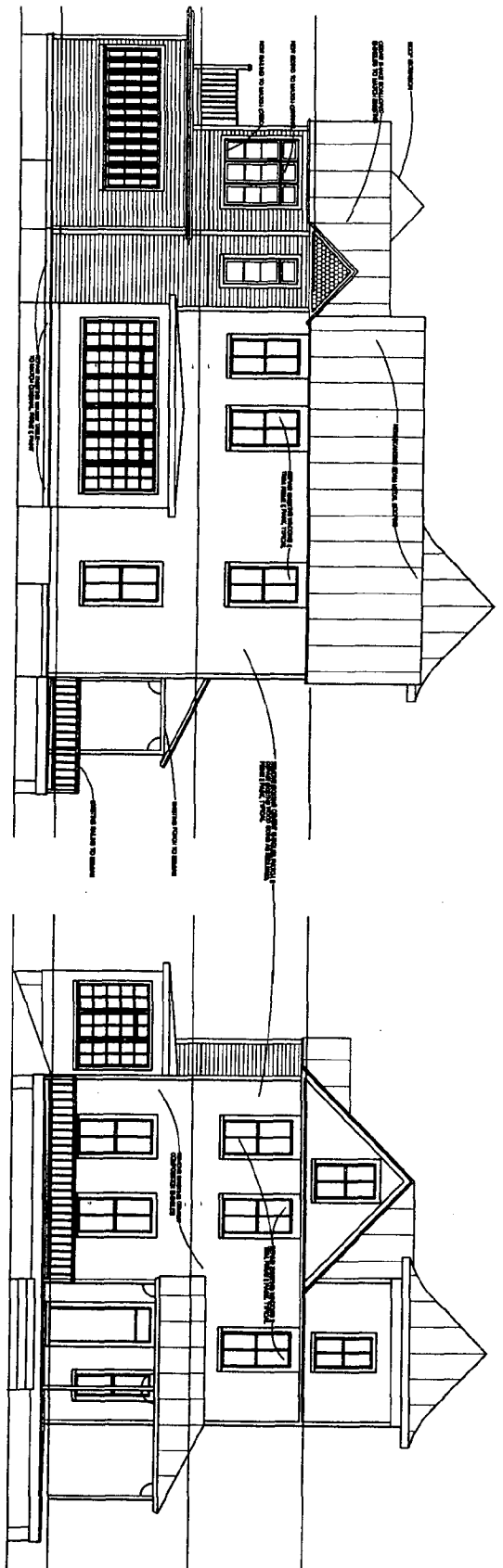
AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 ROCKAD DRIVE
 SUITE 200
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8388 Facsimile: 301/840-1318

APPROVED BY THE HISTORIC DISTRICT COMMISSION APPROVAL

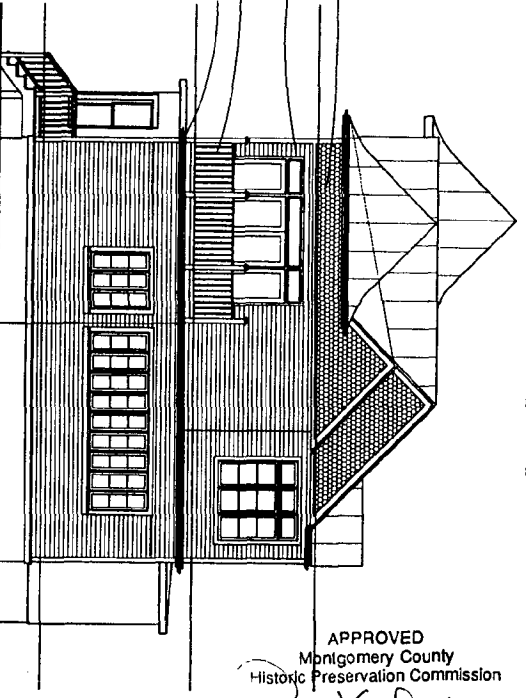
NORTH ELEVATION
0 1 2 3 4 5 6 7 8 9



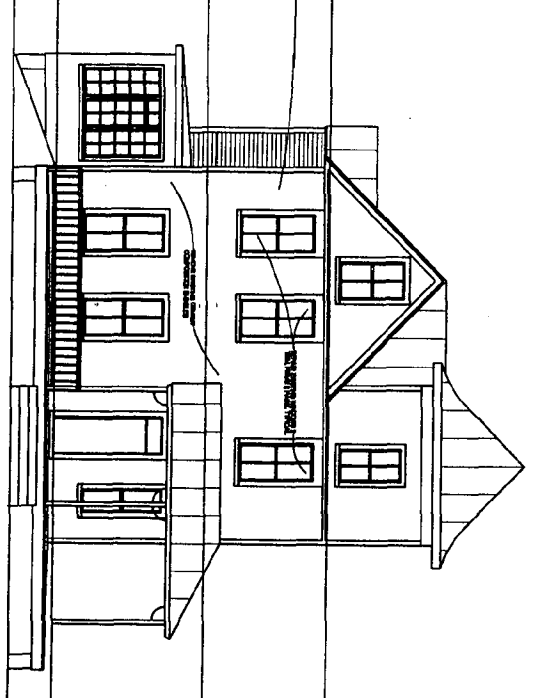
SOUTH ELEVATION
0 1 2 3 4 5 6 7 8 9




WEST ELEVATION
0 1 2 3 4 5 6 7 8 9



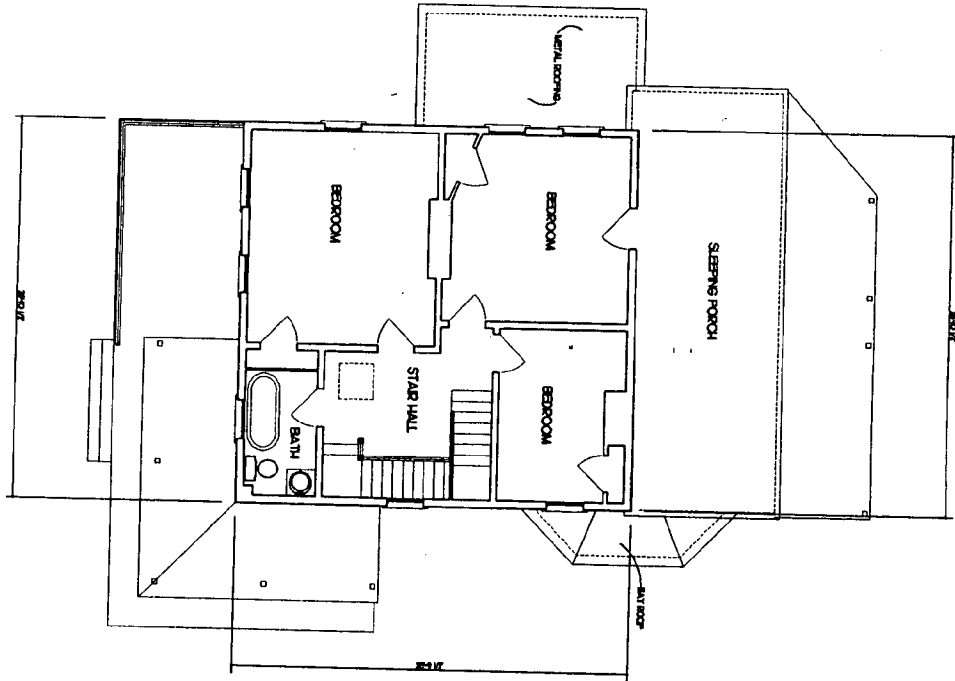
EAST ELEVATION
0 1 2 3 4 5 6 7 8 9



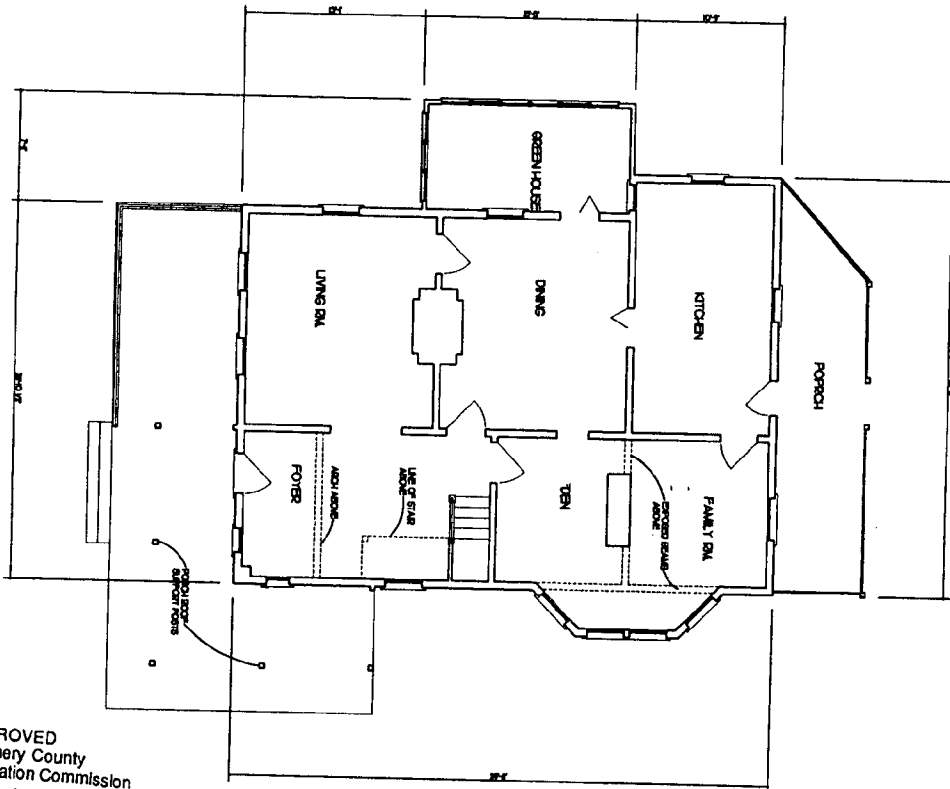
APPROVED
Montgomery County
Historic Preservation Commission
Boore Keplark
6-11-97

A2	Renovations to the Historic Wolfe House 9310 Brookville Road Silver Spring, Maryland	 ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 9807 OLNEY ROAD SUITE 100 LANDMILL, MARYLAND 21754 Telephone: 301/831-8800 Fax: 301/831-8878	AMERICAS FUNDING GROUP, INC. BUILDER-DEVELOPER 1370 PICOCA DRIVE SUITE 200 ROCKVILLE, MARYLAND 20850 Telephone: 301/940-8288 Fax: 301/940-1218	APPROVED BY THE MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION PROJECT NO. 9310 BROOKVILLE ROAD
	PROJECT NO. 9310 BROOKVILLE ROAD			

SECOND FLOOR-EXISTING CONDITIONS



FIRST FLOOR-EXISTING CONDITIONS



APPROVED
 Montgomery County
 Historic Preservation Commission
Kenny Kepner 6/1/97

PROJECT NO. 8800
 EXIST. COND

Renovations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland

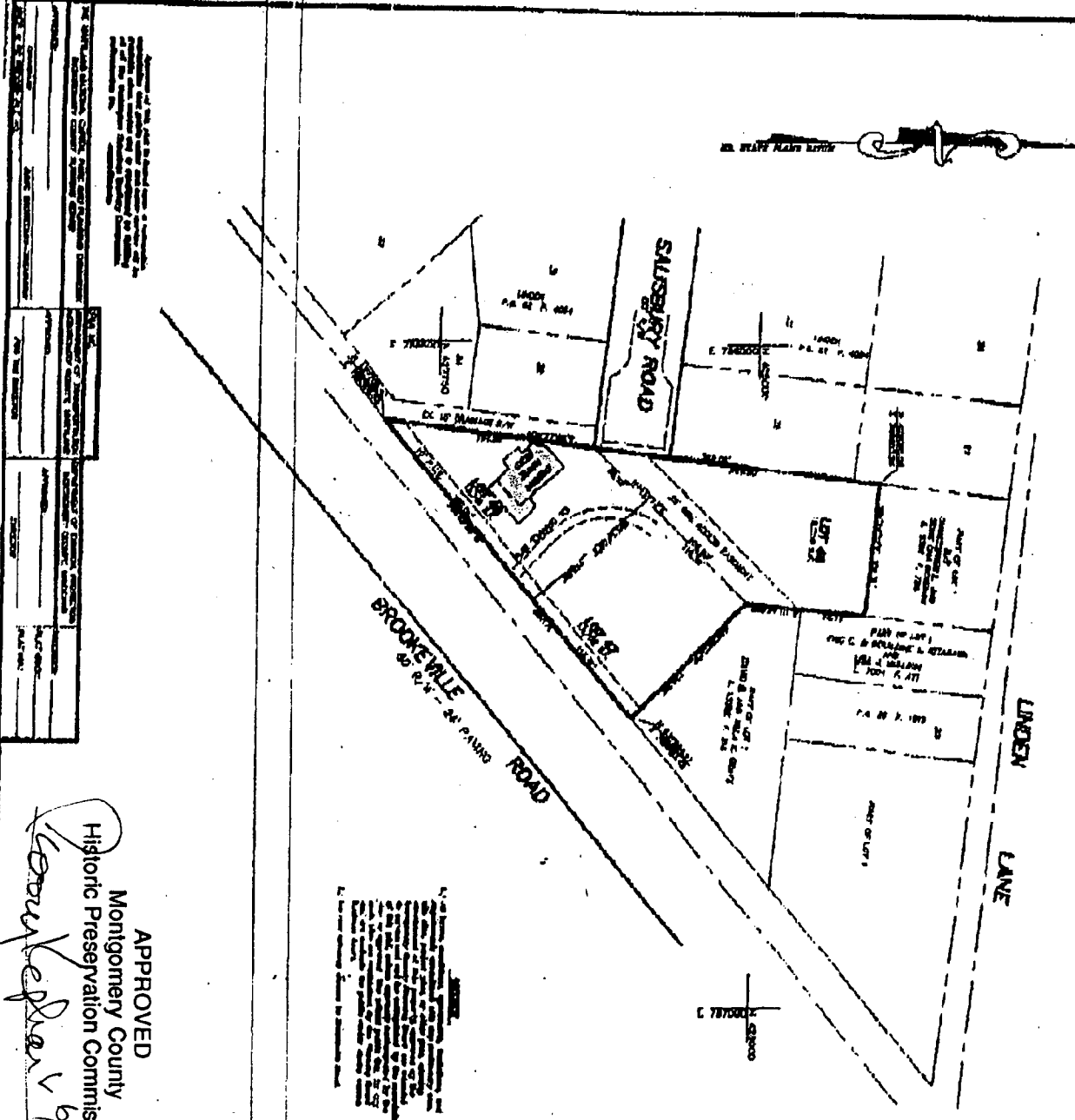
ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 9407 BEL FLORET ROAD
 SUITE 103
 WASHINGTON, MARYLAND 21784
 Telephone: 301/831-8800 Facsimile: 301/831-8878

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 PICCARD DRIVE
 SUITE 202
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8388 Facsimile: 301/840-1318

SENDER IS THE ARCHITECT CONCEPTS APPROVAL

Site Plan - Wolfe House

9310 Brookville Rd
Silver Spring MD



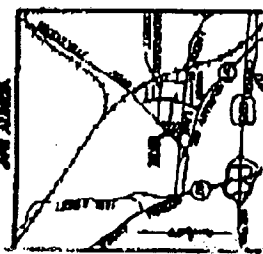
NOTES:
 1. The site plan is based on the survey of the property by the Surveyor General of Maryland, dated 1984.
 2. The site plan is subject to the approval of the Historic Preservation Commission.
 3. The site plan is subject to the approval of the Montgomery County Department of Planning and Zoning.

C 787000

APPROVED
 Montgomery County
 Historic Preservation Commission

Kenya Kephau 6/11/97

LINDEN
 LINDEN DISTRICT
 WEAVER (LINDEN) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1" = 50' MAY 1984



GENERAL NOTES:
 1. The site plan is based on the survey of the property by the Surveyor General of Maryland, dated 1984.
 2. The site plan is subject to the approval of the Historic Preservation Commission.
 3. The site plan is subject to the approval of the Montgomery County Department of Planning and Zoning.

Meg William
2106 Salisbury Road
Silver Spring, MD 20910

(LAP)

Perry
MCPS
850 Hungerford Drive
Rockville, MD 20850

VIA ROCKVILLE INTER-OFFICE MAIL

C.C. & S.C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

J.R. & M. Byrns
9302 Brookville Road
Silver Swpring, MD 20910

John H. Boucher
2106 Salisbury Road
Silver Spring, MD 20910

Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

J.J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

E.C Kitagawa, et al
2114 Linden Lane
Silver Spring, MD 20910

D.B. & W.K. Gratz
9316 Brookville Road
Silver Spring, MD 20910

Craig MacKown
9409 Warren Street
Silver Spring, MD 20910

(LAP)

Tom T

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9310 Brookville Road	Meeting Date: 06/11/97
Resource: Linden Historic District	Review: HAWP (REVISION)
Case Number: 36/2-96D (REVISION)	Tax Credit: Partial
Public Notice: 05/28/97	Report Date: 06/04/97
Applicant: Brian Foster for Brode, LLC	Staff: Perry Kephart
PROPOSAL: Modification of Approved Addition	RECOMMEND: Approval

DATE OF CONSTRUCTION: ca. 1893

SIGNIFICANCE: The Wolfe House, an outstanding resource in the Linden Historic District.

BACKGROUND

On October 2, 1996, an application for a Historic Area Work Permit for restoration work (that could qualify for a Historic Preservation Tax Credit) and for a two story modification and addition to the rear of the historic Wolfe House was approved by the HPC.

The applicant has learned that the left (southwest) rear corner of the existing house is located in the property line setback. Any new construction in that area requires a zoning variance. In the interests of time, rather than pursue a variance, applicant's architect has modified the approved design for the rear addition to meet the setback requirements.

PROPOSAL

Specifically the applicant proposes to:

1. Move the approved diagonal southwest corner wall of the kitchen addition on the first floor approximately 6' inward, in effect cutting off the corner of the existing kitchen block and existing rear porch footprint.
2. Cut off the corner of the approved enclosure of the sleeping porch on the second floor, moving the perimeter of the building in approximately 6'.

STAFF DISCUSSION

Applicant has indicated in the drawings that the proposed front to rear gable as seen in

the 1996 approved drawings for the north elevation would be modified at the rear and an additional gable with a lower roof line would be added at the rear (west elevation). To accommodate the increased diagonal on the south elevation, the approved front to rear gable and the approved side gable are being reduced in height and width as can be seen in the drawings of the east and south elevations

The previously approved design worked within the existing footprint for the house and the rear porch and sleeping porch. This clearly does not. It should be taken into account, however, that the sleeping porch and the rear porch were both being replaced by the already approved new addition. The net effect of the proposed revision is the removal of a corner of the original kitchen block and a change in the rear profile.

As it is not clear that a variance could be obtained to build in the required setback, staff would support the revision to the previously approved addition. Removal of the original material in the kitchen is problematic, but, as it is not a part of the main block of the house, can be supported by staff. Changes in the roofline of the new addition are reasonable modifications in staff's opinion.

Staff's greatest concern is that a long diagonal wall is not typically seen on a Queen Anne house and that this is a very awkward architectural feature. If the revision were not, in effect, buried at the rear of the well-screened property, and necessitated by the circumstances of this particular project, approval would not be recommended. If this modification is clearly identified as unique to this situation, generally to be discouraged and not to be considered a precedent for future applications, staff would recommend the proposal be approved.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the proposed revisions noted above as being consistent with Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #10:

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired,

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Brian D. Foster

Daytime Phone No.: 301-840-8388

Tax Account No.: 3155728

Name of Property Owner: Brode, L.L.C. Daytime Phone No.: 301-840-8388

Address: 1370 Piccard Dr, #250, Rockville, Maryland 20850
Street Number City Street Zip Code

Contractor: J.E.O. Contracting, Inc. Phone No.: 301-972-6664

Contractor Registration No.: 3367

Agent for Owner: Brian D. Foster Daytime Phone No.: 301-840-8388

LOCATION OF BUILDING/PREMISE

House Number: 9310 Street: Brookville Road

Town/City: Silver Spring Nearest Cross Street: _____

Lot: 46 Block: _____ Subdivision: 133

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # 9609190067

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.

[Signature]
Signature of owner or authorized agent

5/21/97
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

3

**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:

Queen Anne Victorian
"Outstanding Resource" in the
Hinden Historic District.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

Modifying rear NW corner to satisfy
set back requirements

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.

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 (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.

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

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.

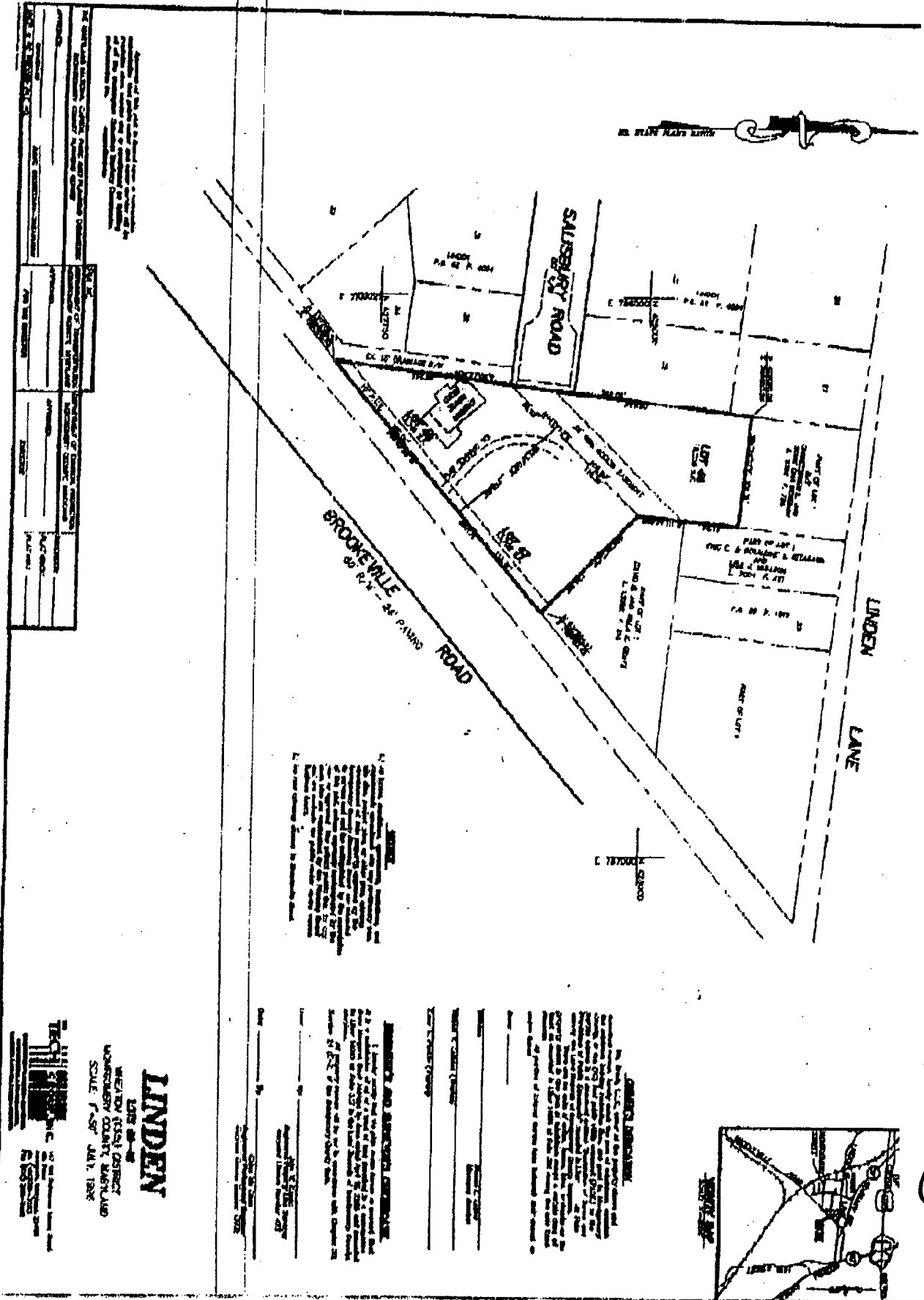
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

4

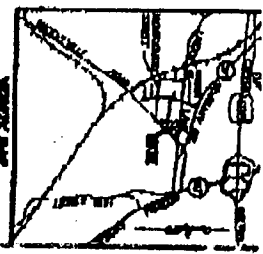
Site Plan - Wolfe House:
 9310 Brookville Rd
 Silver Spring MD



NO. OF LOTS	1
NO. OF ACRES	0.15
NO. OF SQUARE FEET	10,000
NO. OF SQUARE FEET COVERED	2,000
NO. OF SQUARE FEET UNCOVERED	8,000
NO. OF SQUARE FEET COVERED BY DRIVEWAY	1,000
NO. OF SQUARE FEET COVERED BY PORCH	500
NO. OF SQUARE FEET COVERED BY PATIO	500
NO. OF SQUARE FEET COVERED BY DECK	500
NO. OF SQUARE FEET COVERED BY BALCONY	500
NO. OF SQUARE FEET COVERED BY TERRACE	500
NO. OF SQUARE FEET COVERED BY STAIRS	500
NO. OF SQUARE FEET COVERED BY OTHER	500
NO. OF SQUARE FEET COVERED BY TOTAL	10,000

ALL RIGHTS RESERVED BY THE ARCHITECT. NO PART OF THIS PLAN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

LINDEN
 ARCHITECTS
 1000 WASHINGTON BLVD
 SILVER SPRING, MD 20910
 SCALE: 1/8" = 1'-0"
 DATE: JAN. 1, 1988



5

**Wolfe House, 9310 Brookville Road, Silver Spring
Adjoining and Confronting Property Owners**

Montgomery County Board of Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County Government
Executive Office Building
101 Monroe Street
Rockville, MD 20850

Christopher C. & S. C. Roseman
2116 Linden Lane
Silver Spring, MD 20910

John R. & M. Byrns
9302 Brookville Road
Silver Spring, MD 20910

John H. Boucher
2106 Salisbury Road
Silver Spring, MD 20910

Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

James J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

Erik C. Kitagawa et al
2114 Linden Lane
Silver Spring, MD 20910

David B. W. K. Gratz
9316 Brookville Road
Silver Spring, MD 20910



AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 201 Park Lane
 Rockville, MD 20850
 Telephone: 301/766-4338 Fax: 301/766-1118

ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 1100 20th St., Suite 200
 Washington, DC 20037
 Telephone: 202/431-4800 Fax: 202/431-4875

Renovations to the Historic
18801P
 9310 Brookville Road
 Silver Spring, Maryland

PROJECT NO. 9920
 EXIST. COND.
EC-2

Existing - BEFORE ANY MODIFICATION



2000 Project 150200002 Mon Sep 16 16:32:38 1996



ARCHITECTURAL CONCEPTS GROUP, INC.
 ARCHITECTS
 1500 15th St. N.E.
 ALBUQUERQUE, NM 87102
 (505) 763-1111
 FAX (505) 763-1112
 WWW.ACGROUP.COM

PROPOSED ± Approved
10-2-96

9



AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1200 PINE BLVD
 ROCKVILLE, MARYLAND 20850
 Phone: 301/766-0300 Fax: 301/766-1118

ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 8402 PINE BLVD
 ANNAPOLIS, MARYLAND 21403
 Telephone: 301/421-0888 Fax: 301/421-0875

Renovations to the Historic
100 life house
 9310 Brookville Road
 Silver Spring, Maryland

PROJECT NO. 9030

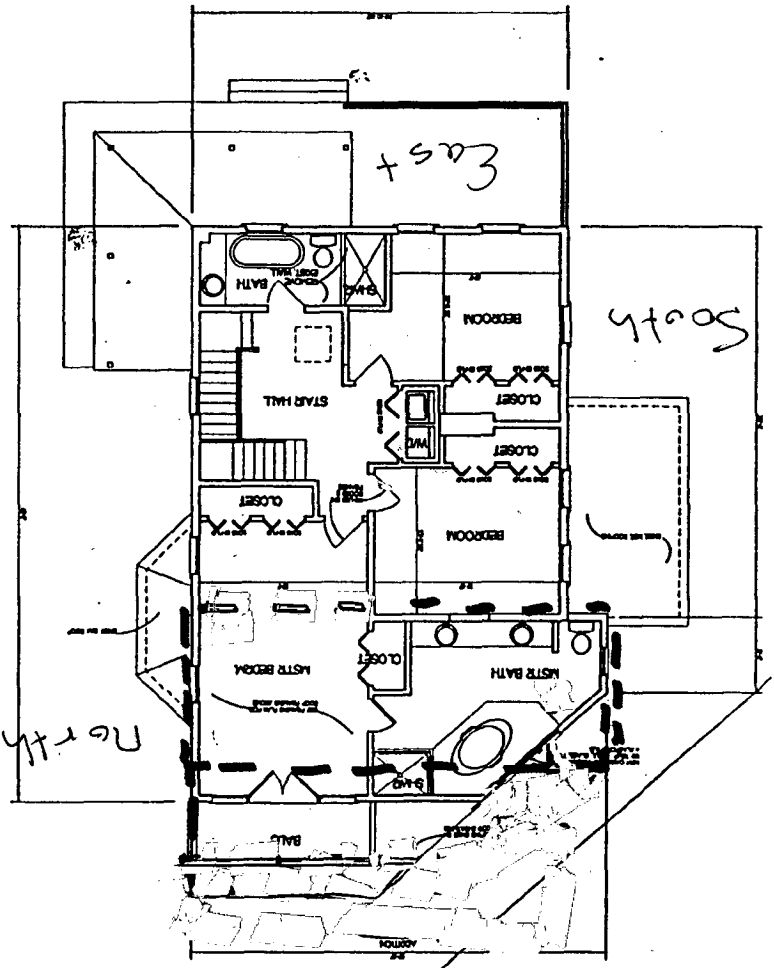
A2

Proposed - CURRENT (1997)
 REVISION



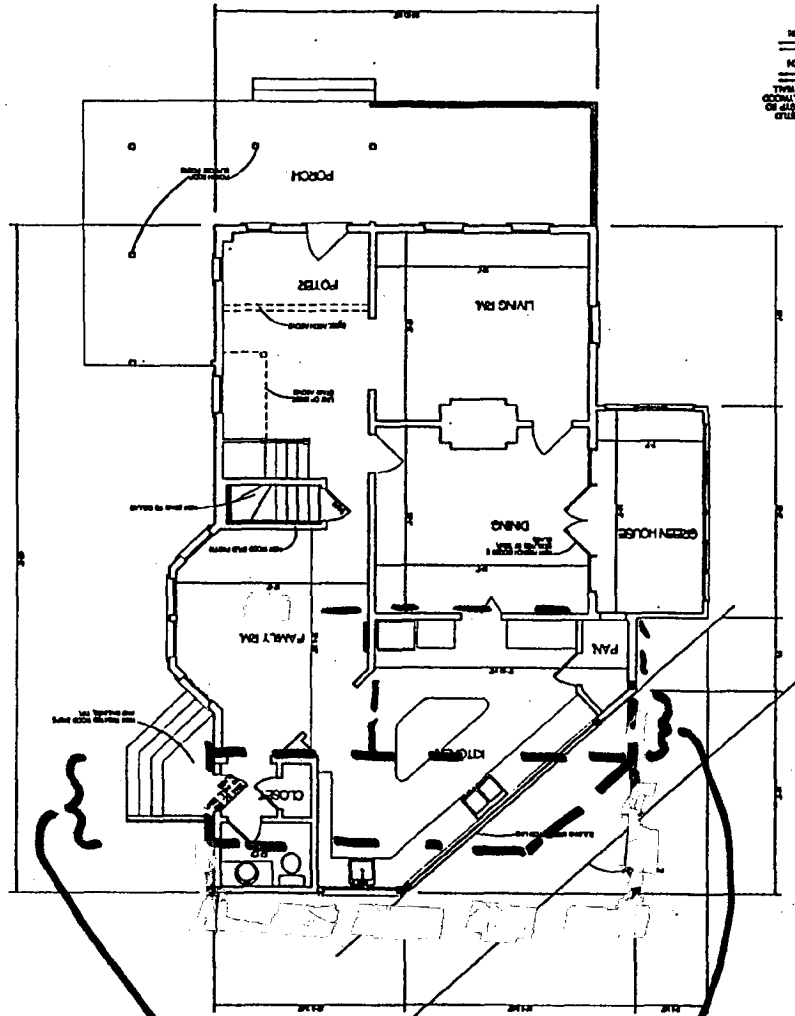
191

SECOND FLOOR PLAN



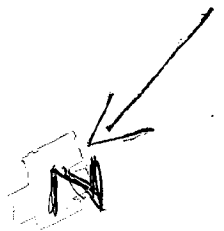
LEGEND
 1. 1 x 4 DOOR CASE
 2. PARTITION IN 2 1/2" x 4" SECTION
 3. SHALING + 1/2" WALL
 4. GEOMETRIC PARTITION
 5. TO BE REMOVED

FIRST FLOOR PLAN



Proposed
 - CURRENT (1997) REVISION
 WITH EXISTING FEATURES
 OVERLAIN FOR COMPARISON

== 2nd floor - sleeping porch on existing
 == 1st floor - kitchen, porch on existing



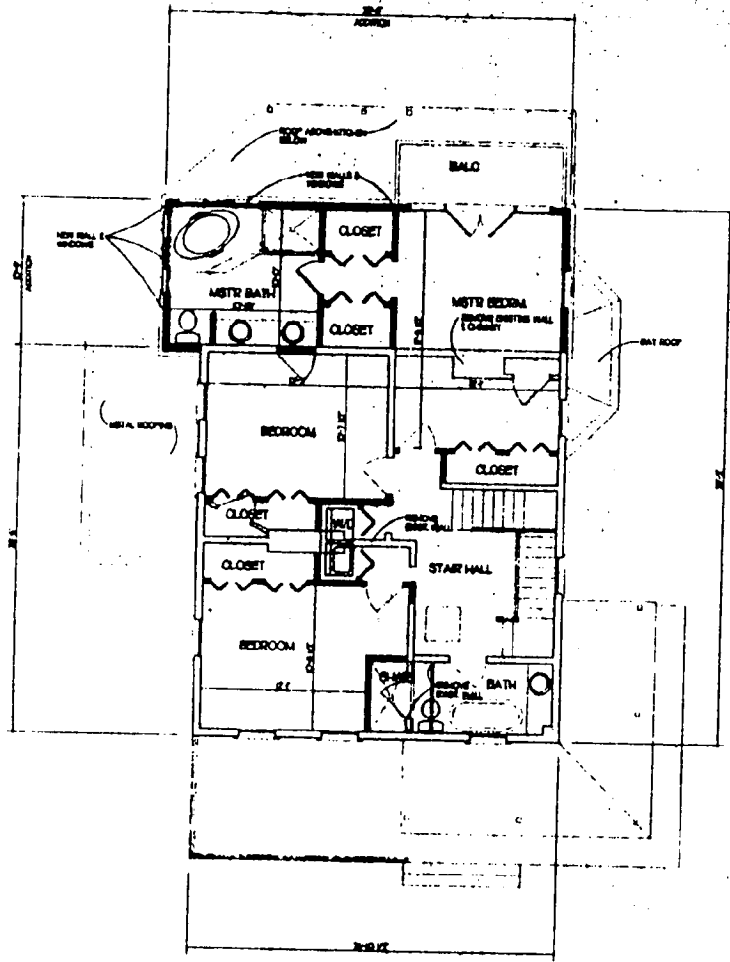
Restoration to the Historic
Wolfe House
 3310 Brookville Road
 Silver Spring, Maryland

ARCHITECTURAL CONCEPTS
GROUP, INC.
 ARCHITECTS
 8007 26th Street
 Rockville, Maryland 20850
 Telephone: 301/781-0000 Fax: 301/781-0178

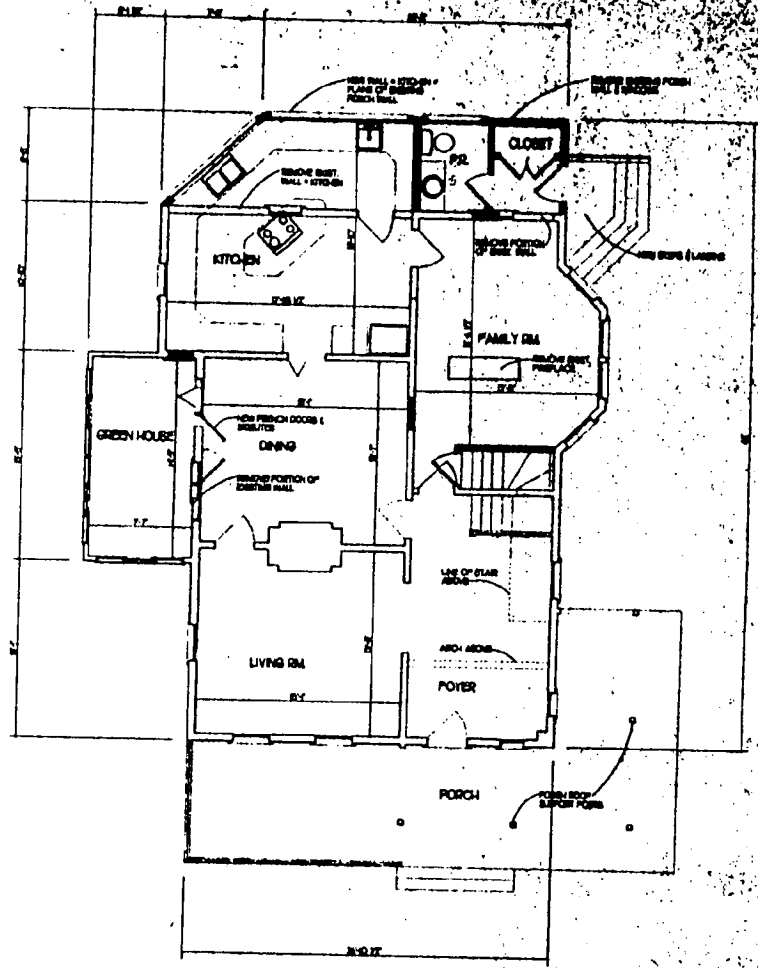
ANDREAS RANDING GROUP, INC.
 BUILDER-DEVELOPER
 1200 KENNEDY DRIVE
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/786-4389 Fax: 301/786-1318

Prepared by: [Name]
 Date: [Date]

ed Projects\96200a01 Mon Sep 16 10:43:47 1996



SECOND FLOOR PLAN
 0 1 2 3 4 5 6 7 8



FIRST FLOOR PLAN
 0 1 2 3 4 5 6 7 8

MOORE ARCHITECTURAL GROUP, INC.
 ARCHITECTS

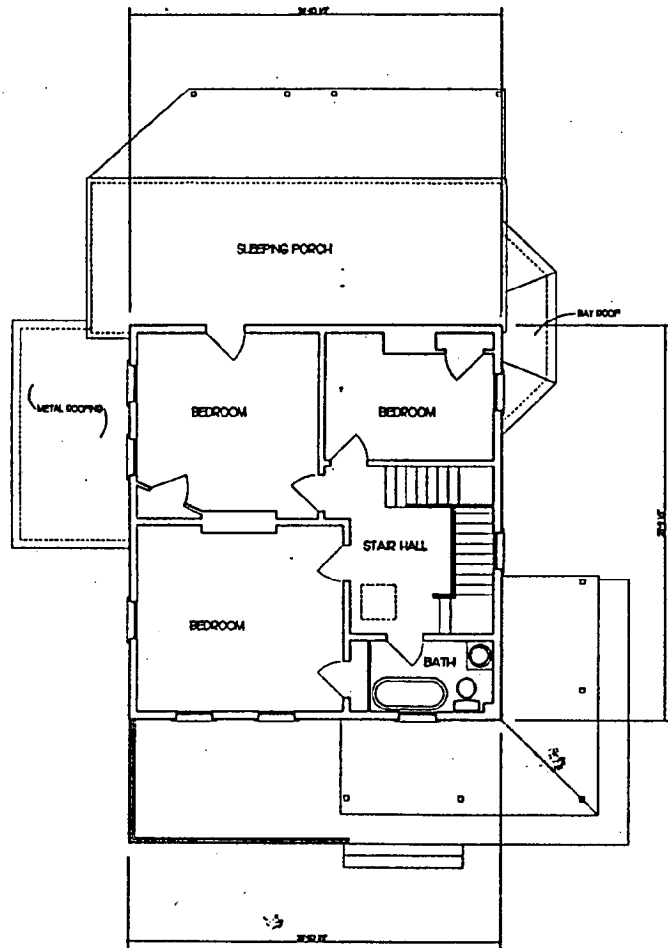
PROJECT NO. 96110
 0910

MOORE ARCHITECTURAL GROUP, INC.
 ARCHITECTS

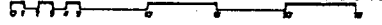
PROJECT NO. 96110
 0910

PROPOSED (≅ Approved)
 10-2-96

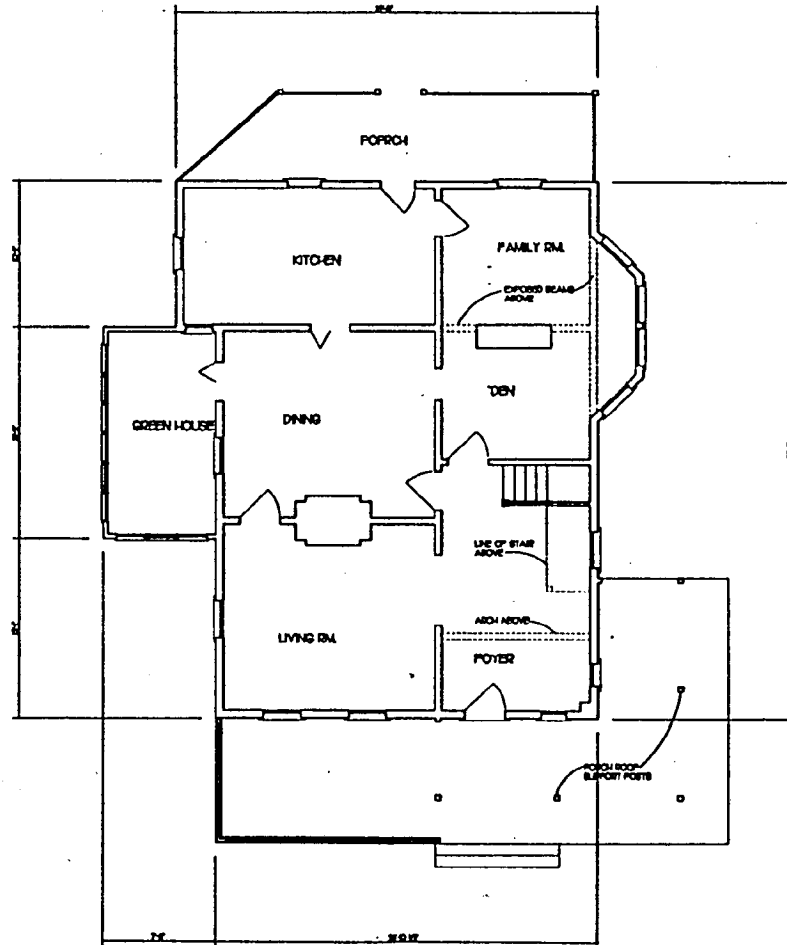
11



SECOND FLOOR-EXISTING CONDITIONS



FLOOR AREA 798 SQ. FT.



FIRST FLOOR-EXISTING CONDITIONS



FLOOR AREA 1240 SQ. FT.

Existing - BEFORE ANY MODIFICATION

101

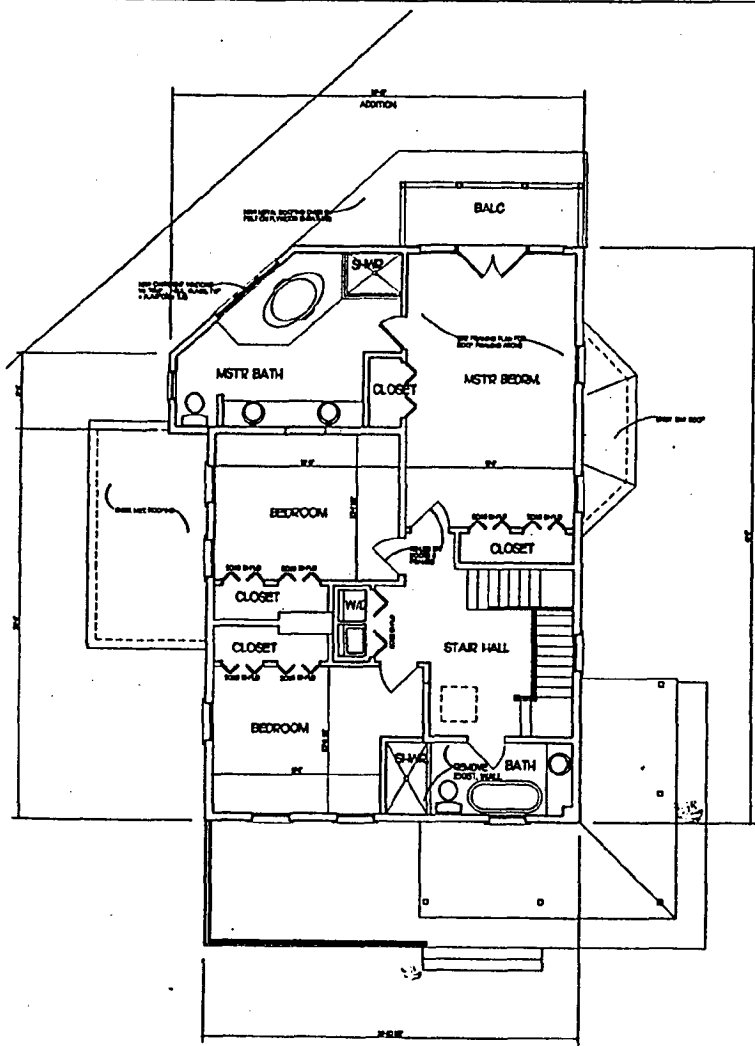
PROJECT NO. 7630
EXIST. COND.

Wolfe House
Restoration to the Historic
8310 Brookville Road
Silver Spring, Maryland

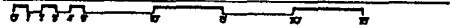
ARCHITECTURAL CONCEPTS GROUP, INC.
ARCHITECTS
407 W. PINE ST.
MARTINSBURG, WEST VIRGINIA 26154
304/761-8000 Fax: 304/761-8075

AMERIGAS FUNDING GROUP, INC.
BUILDING DEVELOPER
1375 ROCKY HILL
MARTINSBURG, WEST VIRGINIA 26154
304/761-8000 Fax: 304/761-8075

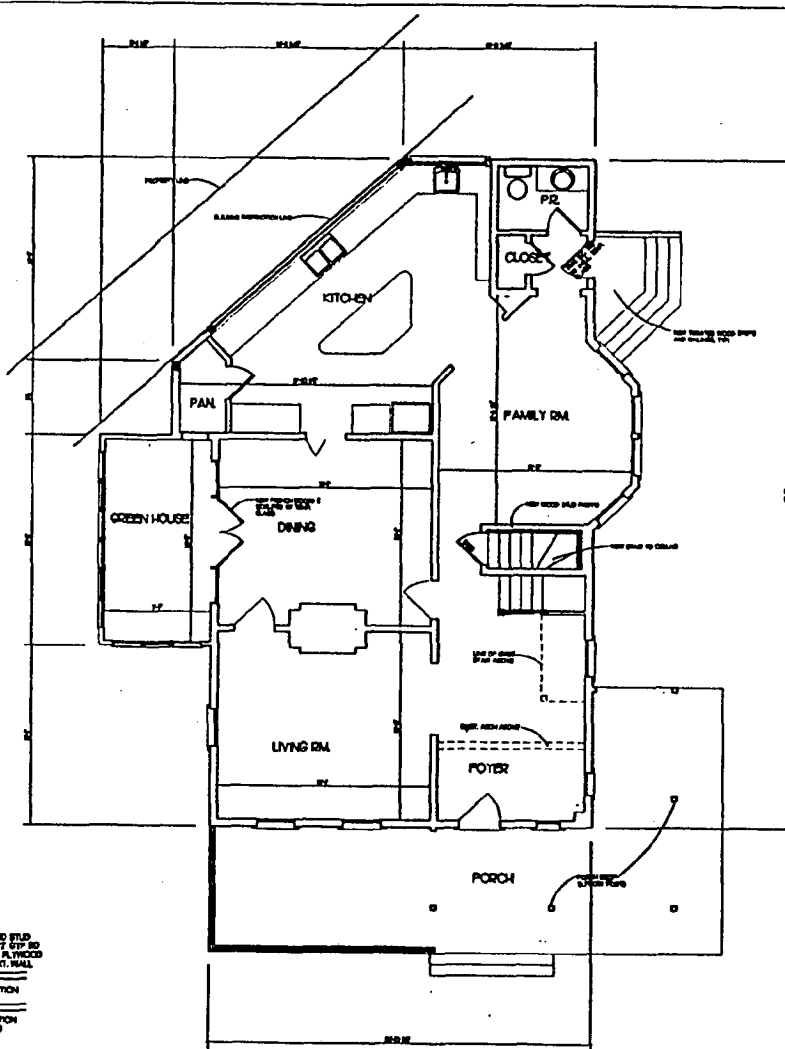
12



SECOND FLOOR PLAN



Proposed - CURRENT (1997) REVISION



FIRST FLOOR PLAN



Renovations to the Historic
Wolfe House
 3310 Brookville Road
 Silver Spring, Maryland

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1275 WOODBINE AVE
 ANNAPOLIS, MARYLAND 20703
 Telephone 301/444-1200 Fax 301/444-1318

ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 4807 BRIDGEVIEW ROAD
 ANNAPOLIS, MARYLAND 20714
 Telephone 301/431-8800 Fax 301/431-8878

PROJECT NO. 1030
 REVISION #

**Wolfe House, 9310 Brookville Road, Silver Spring
Adjoining and Confronting Property Owners**

Montgomery County Board of Education
850 Hungerford Drive
Rockville, MD 20850

Montgomery County Government
Executive Office Building
101 Monroe Street
Rockville, MD 20850

Christopher C. & S. C. Roseman
2116 Linden Lane
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2106 Salisbury Road
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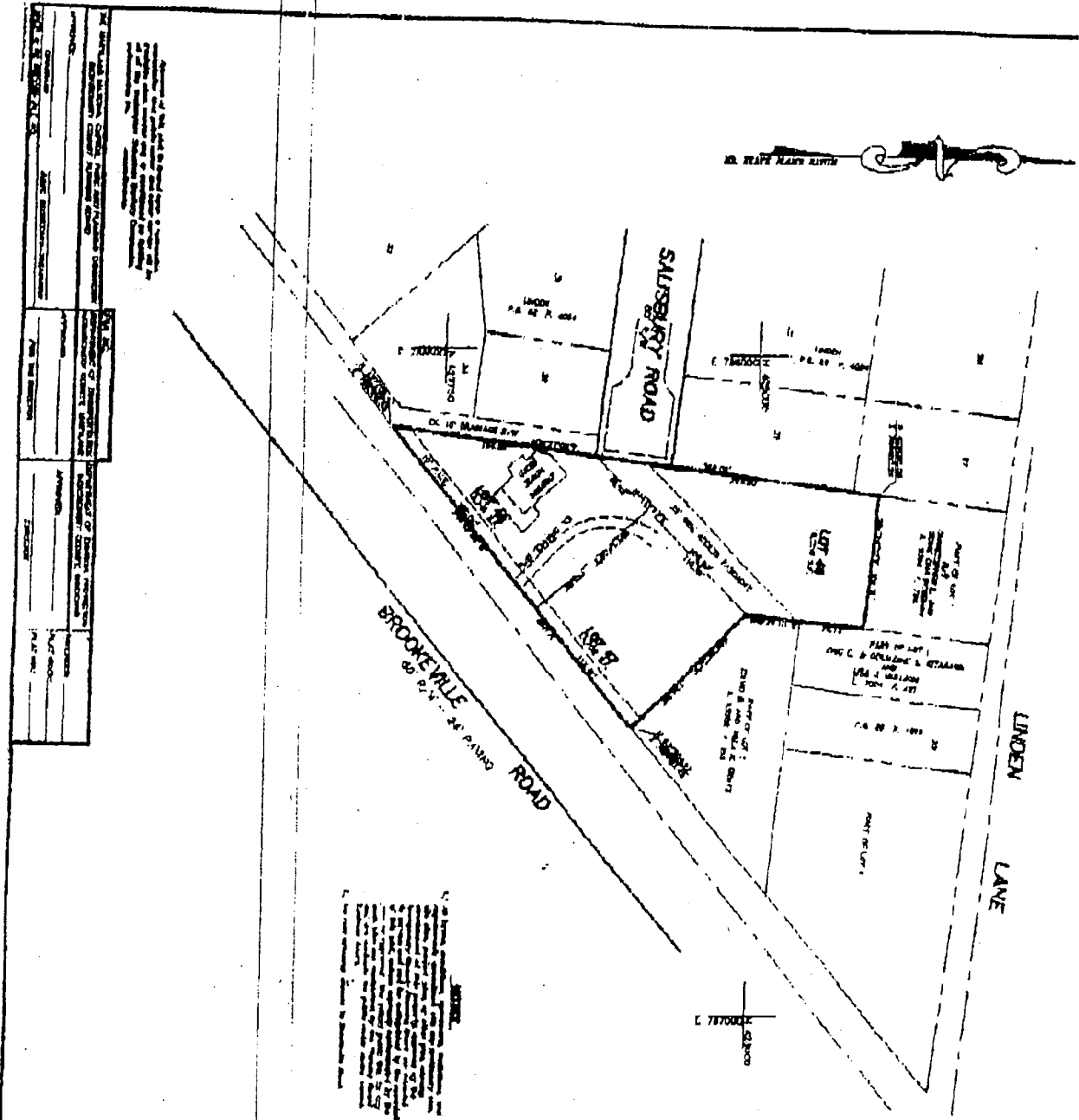
Ruth M. Murphy
2109 Salisbury Road
Silver Spring, MD 20910

James J. & J. Johnson
2118 Linden Lane
Silver Spring, MD 20910

Erik C. Kitagawa et al
2114 Linden Lane
Silver Spring, MD 20910

David B. W. K. Gratz
9316 Brookville Road
Silver Spring, MD 20910

Site Plan - Wolfe House
 9310 Brookville Rd
 Silver Spring MD

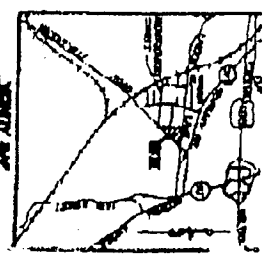


NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10

NOTED: The lot shown in the above plan is subject to the following conditions: 1. The lot is subject to the easement shown on the plan. 2. The lot is subject to the easement shown on the plan. 3. The lot is subject to the easement shown on the plan. 4. The lot is subject to the easement shown on the plan. 5. The lot is subject to the easement shown on the plan. 6. The lot is subject to the easement shown on the plan. 7. The lot is subject to the easement shown on the plan. 8. The lot is subject to the easement shown on the plan. 9. The lot is subject to the easement shown on the plan. 10. The lot is subject to the easement shown on the plan.

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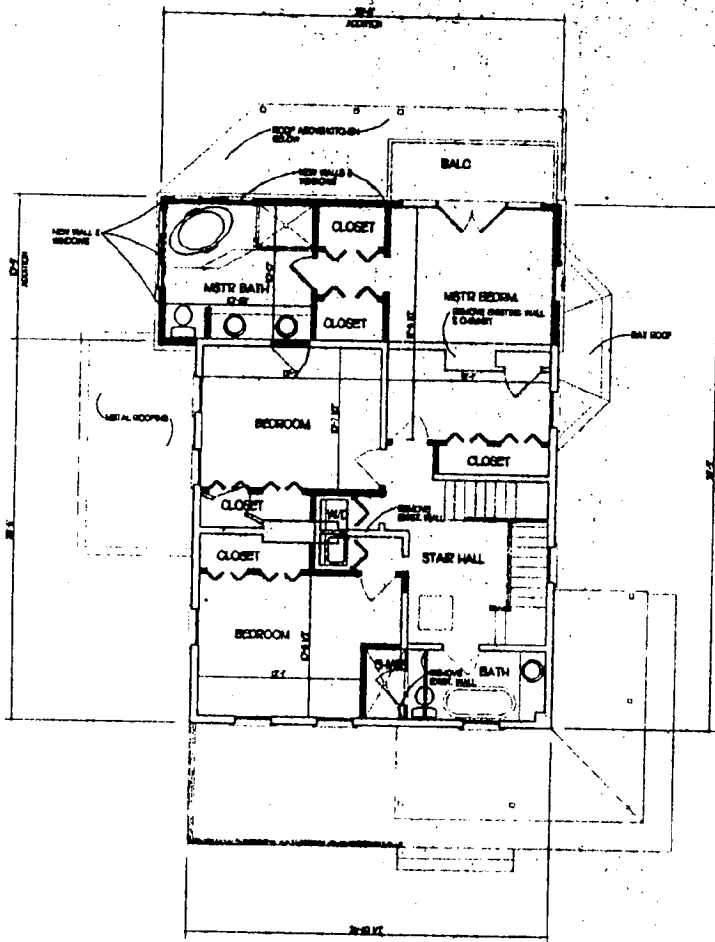
NOTED: The lot shown in the above plan is subject to the following conditions: 1. The lot is subject to the easement shown on the plan. 2. The lot is subject to the easement shown on the plan. 3. The lot is subject to the easement shown on the plan. 4. The lot is subject to the easement shown on the plan. 5. The lot is subject to the easement shown on the plan. 6. The lot is subject to the easement shown on the plan. 7. The lot is subject to the easement shown on the plan. 8. The lot is subject to the easement shown on the plan. 9. The lot is subject to the easement shown on the plan. 10. The lot is subject to the easement shown on the plan.



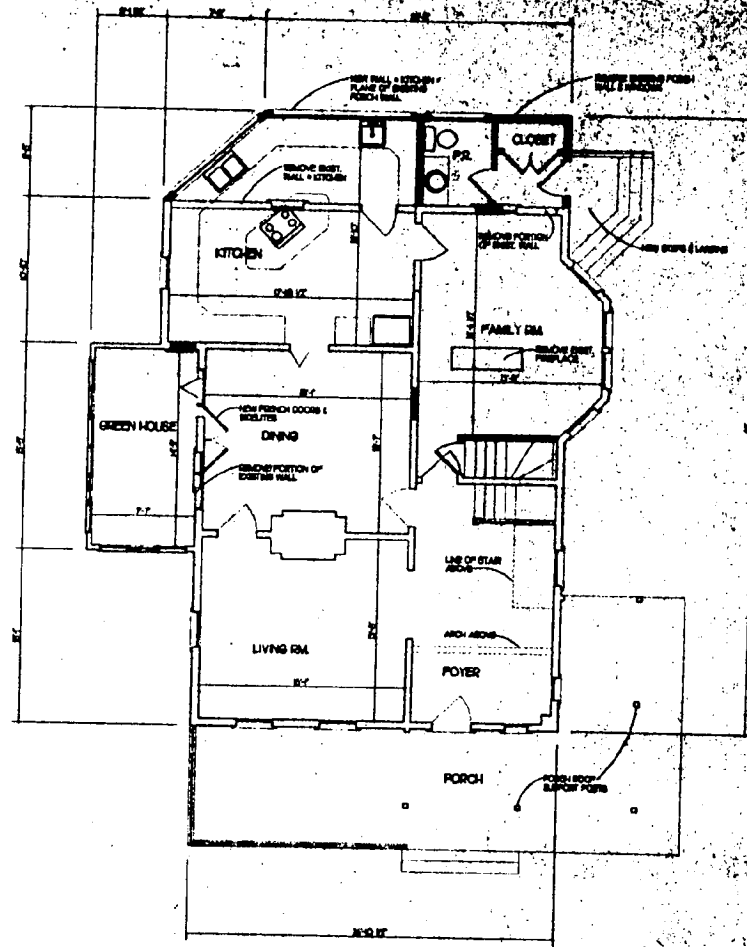
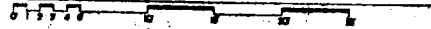
LINDEN
 LINDEN
 WHEATON (EVEN) DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE 1"=50' JAN 1, 1989

NOTED: The lot shown in the above plan is subject to the following conditions: 1. The lot is subject to the easement shown on the plan. 2. The lot is subject to the easement shown on the plan. 3. The lot is subject to the easement shown on the plan. 4. The lot is subject to the easement shown on the plan. 5. The lot is subject to the easement shown on the plan. 6. The lot is subject to the easement shown on the plan. 7. The lot is subject to the easement shown on the plan. 8. The lot is subject to the easement shown on the plan. 9. The lot is subject to the easement shown on the plan. 10. The lot is subject to the easement shown on the plan.

Unnumbered Projects (S620pa01 Mon Sep 16 10:43:47 1996



SECOND FLOOR PLAN

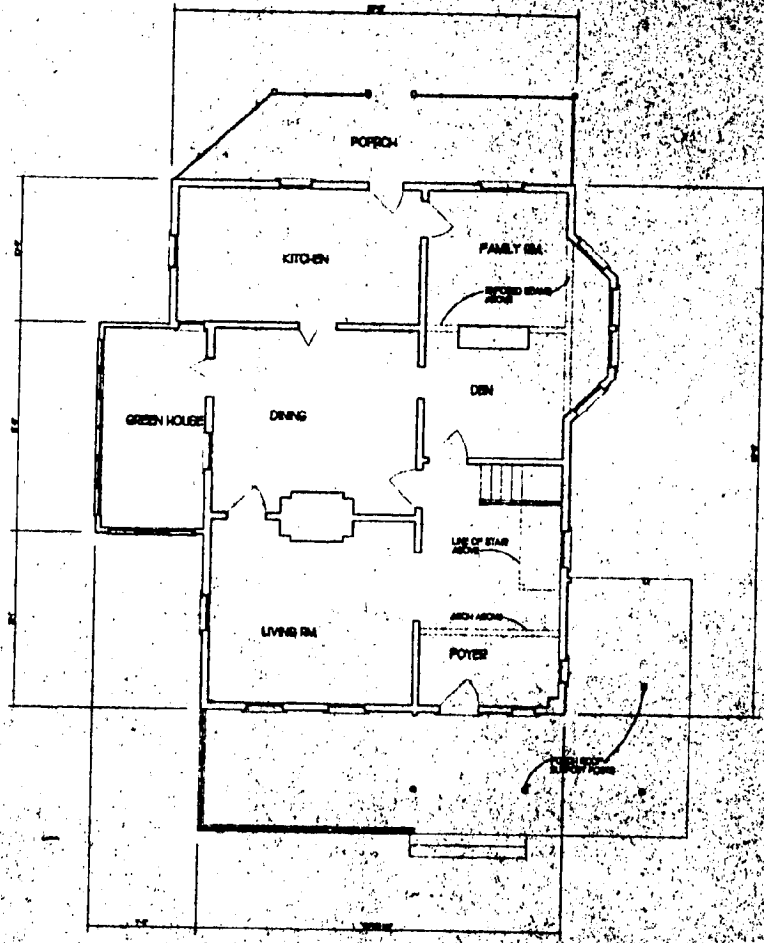
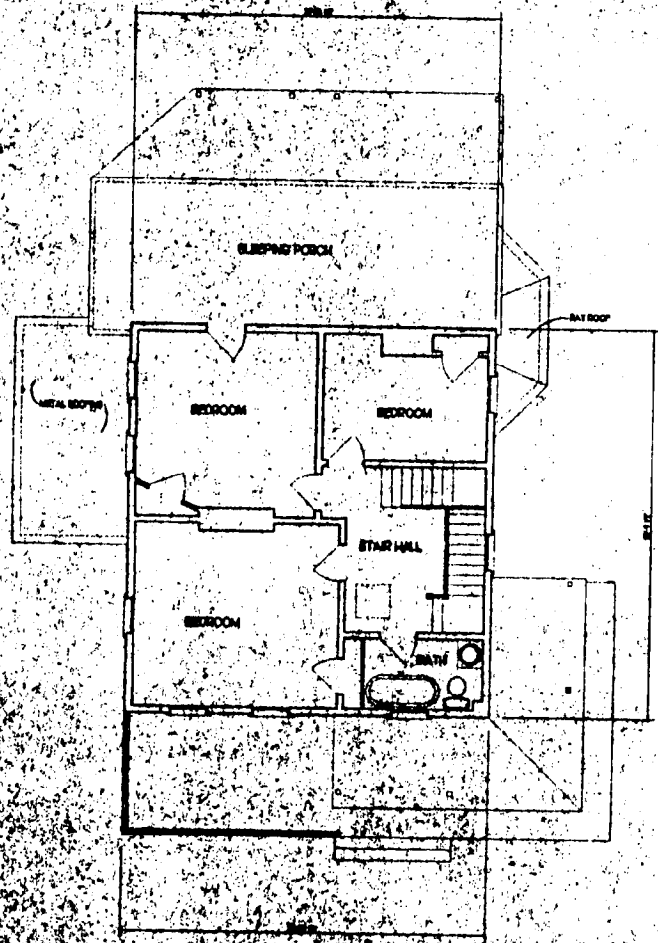


FIRST FLOOR PLAN



ARCHITECTURAL GROUP, INC.
 ARCHITECTS
 9510 BIRCHMOUNT AVE.
 SUITE 200
 PITTSBURGH, PA 15234
 PROJECT NO. 96-001
 DATE 10-2-96

PROPOSED (≅ APPROVED)
 10-2-96



EXISTING

AMERICAN FURNITURE CO. INC. BALDWIN, CT. 1975
 ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS NEW BRITAIN, CT.
 1515 Broadwater Road

C:\Projects\19820902 Mon Sep 16 10:32:38 1996



PROPOSED ± Approved
10-2-96

AMERICAN TIMBER GROUP, INC.
DESIGNER

ARCHITECTURAL CONCEPTS GROUP, INC.
ARCHITECTS

Engineering by the University of Illinois
UNIVERSITY OF ILLINOIS

REVISION





SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

EXISTING

ARCHITECTURAL CONCEPTS GROUP, INC.
ARCHITECTURAL CONCEPTS GROUP, INC.
ARCHITECT

Architects to the Nation
AIA 1158

1158
WEST, C.

ARCHITECTURAL CONCEPTS GROUP, INC.
9607 Dr. Perry Road #103
Ijamsville, MD 21754

Wolfe House

Exterior work to be performed to the structure:

- 1) Remove existing cement composition shingles and furring strips
- 2) Clean and repair existing wood siding and trim, fill holes, prime and paint
- 3) Scrape and sand windows and doors, reglaze as required, prime and paint (storm sash included)
- 4) Remove existing O. G. aluminum gutters and downspouts, replace with half-round gutters with hangers and round downspouts and elbows
- 5) Remove existing asphalt shingle roof, replace with standing seam metal over building felt
- 6) Remove rear porch walls and roof to extent shown
- 7) Remove portion of rear wall at kitchen
- 8) Remove second floor balcony and portion of rear wall
- 9) Remove existing rear chimney
- 10) *Replace newer shutters with old to match*
- 11) *Raise southwest kitchen window to clear counter height*

General Notes:

- 1) Original materials will be preserved, repaired and finished in lieu of replacement, where practicable
- 2) Original windows and doors and storm sash to remain, will be stripped, reglazed, repaired, weather-stripped, outfitted with new sash cords and placed in good working order
- 3) ~~New~~ windows will be standard manufacturer units, painted and trimmed to match existing
- 4) New siding and trim will match existing siding (currently concealed)
- 5) Additions to the house will provide modern conveniences, while providing an exterior appearance reminiscent of the original design

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9310 Brookville Road

Meeting Date: 10/9/96

Resource: Linden Historic District, Master Plan Site #36/2

HAWP: Restoration/Addition

Case Number: 36/2-96D

Tax Credit: Partial

Public Notice: 9/25/96

Report Date: 10/2/96

Applicant: Brode LLC

Staff: Patricia Parker

PROPOSAL: Restoration; Rear 1st & 2nd Story Addition

RECOMMEND: Approval
w/conditions

BACKGROUND

The Wolfe House, built ca. 1893 in the Linden Historic District is an outstanding resource and its property, recently subdivided into two additional lots - Lot 47 and Lot 48, contains many fine tree and shrub specimens.

On July 24, 1996, the Historic Preservation Commission commented on this applicant's preliminary proposal to commence certain restoration activities, remove two tree specimens located very close to the foundation of a bay window of the historic house and to install a temporary sign advertising the sale of three houses on Lots 46, 47 and 48. (Of the three lots, Lot 46 is the only improved lot containing the historic house).

Subsequent to that meeting on August 14, 1996, the applicant submitted a Historic Area Work Permit to accomplish the restoration activities discussed in the preliminary consultation of July 24, 1996. HPC Commissioners reviewed the HAWP application and issued approval.

STAFF DISCUSSION

In this submission, the applicant proposes to remove existing cement composition shingles and furring strips and to clean and repair wood siding underneath. Holes in the wood siding would be filled, the siding would be primed and then a new finish coat of paint would be applied. This activity, included in the Historic Area Work Permit, received approval on August 14, 1996. Windows, doors and storm sash would also be repaired and rendered in good working order.

With adequate and proper documentation this portion of the proposal could qualify for a Historic Preservation Tax Credit. The applicant should separate receipts and expenses for restoration activities when application for tax credit is made.

The applicant proposes to remove existing ogee aluminum gutters and downspouts, asphalt roofing shingles, to remove portions of the rear porch walls and roof and to remove the existing rear chimney. As part of the proposal, ogee aluminum gutters and downspouts would be replaced with half-round gutters and round downspouts and elbows. And the applicant would replace existing asphalt roofing with metal standing seam installed over building felt.

This proposal also includes the installation of new shutters to match existing shutters. On the first floor at the rear of the house, the applicant proposes to remove the existing porch, wall and windows and to construct a new addition of the same depth as the porch - 6'8"; but the new addition would extend across the entire width of the house - 29'-8". The proposal also includes construction of new steps and landing on the north elevation of the house, providing access for the family room to exterior grade. On the south elevation at the rear the new kitchen addition would appear as a diagonal window wall. New windows would be installed. On this floor, the applicant proposes to remove an interior fireplace and chimney which appears on the west elevation.

On the second floor, the chimney and wall would be removed and a new 29'-6" wide x 10'-9" deep addition would be constructed with balcony on the south elevation. The south elevation which faces the rear of the property would include new french doors with transoms above, siding to match the existing and a new deck railing. Staff feels that the railing should be made of wood with pickets inset in the top and bottom rails. Spacing and profile of the pickets should match the baluster on the front facade.

At the roof level, new metal standing seam roofing would be installed to replace the existing asphalt shingle roof. New scalloped decorative cedar shake shingles would be installed in the area below the new metal roofing and above the second floor.

STAFF RECOMMENDATION

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #1, #6, #9 and #10:

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment; and

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence; and

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following conditions:

Conditions:

1) The applicant is to provide samples of chosen building materials for review and approval before proceeding with construction. These samples shall include, but not be limited to, wood siding, roofing shingles, wood trim and a window unit.

2) New porch railings shall be made of painted wood and its pickets inset in top and bottom rails. The spacing and profile of the pickets will be the same as the baluster on the front facade.

3) New painted wood shutters, at each location, shall be fully sized - 1/2 the width of the opening.

4) All windows shall be wood true divided light and set into wood framing, whether fixed or operable.

5) New wood trim shall match existing wood trim in width and profile. If the existing wood trim is not present, the new trim shall be 4" min. width.

6) All tree and shrub specimens shall be protected; major specimens shall have a temporary fencing installed around the drip line during the construction period. The fencing shall be maintained throughout construction.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



**AMERICA'S
FUNDING
GROUP**

Date: 5/21/97

To: Perry Kephart

Company Name: HPC

From: Jennifer Dore / Brode L.L.C.
America's Funding Group

RE: Wolf House

Comments: Following this cover:

- 1. Application for Historic Area Work Permit.
- 2. Revised drawings (4pgs.)

I'll drop by on Friday as we discussed, w/
the original application.

of pages following cover page: 5



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Brian D. Foster

Daytime Phone No.: 301-840-8388

Tax Account No.: 3155728

Name of Property Owner: Brode, L.L.C. Daytime Phone No.: 301-840-8388

Address: 1370 Piccard Dr., #260, Rockville, Maryland 20850
Street Number City Street Zip Code

Contractor: J.E.O. Contracting, Inc Phone No.: 301-972-6164

Contractor Registration No.: 3367

Agent for Owner: Brian D. Foster Daytime Phone No.: 301-840-8388

LOCATION OF BUILDING/PREMISE

House Number: 9310 Street: Brookville Road

Town/City: Silver Spring Nearest Cross Street: Seminary

Lot: 46 Block: _____ Subdivision: 133

Libor: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # 9609190067

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.

[Signature]
Signature of owner or authorized agent

5/21/97
Date

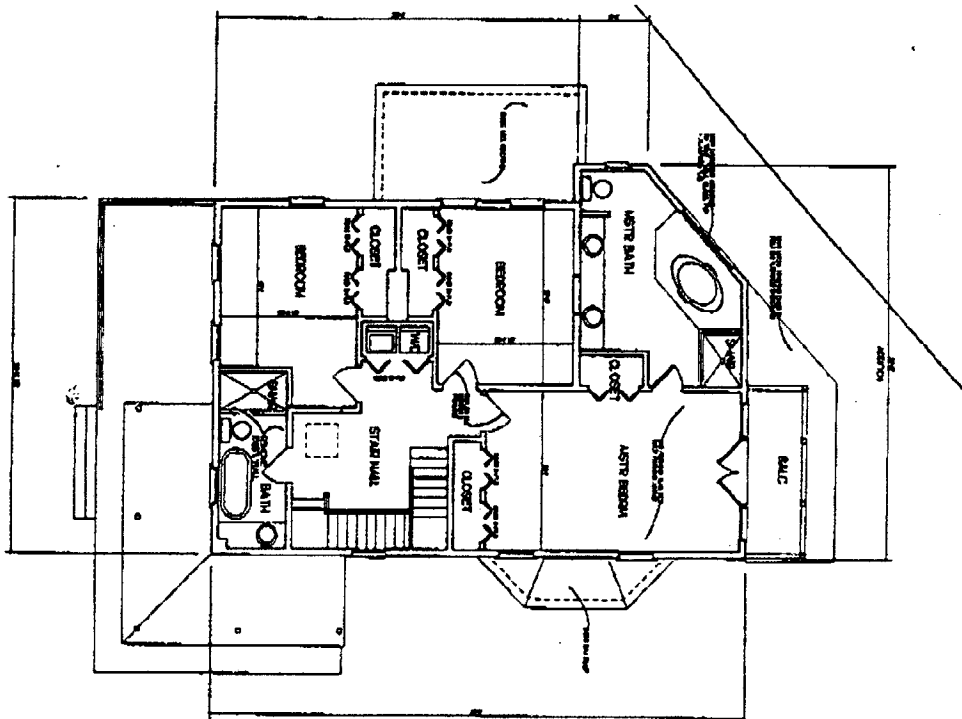
Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

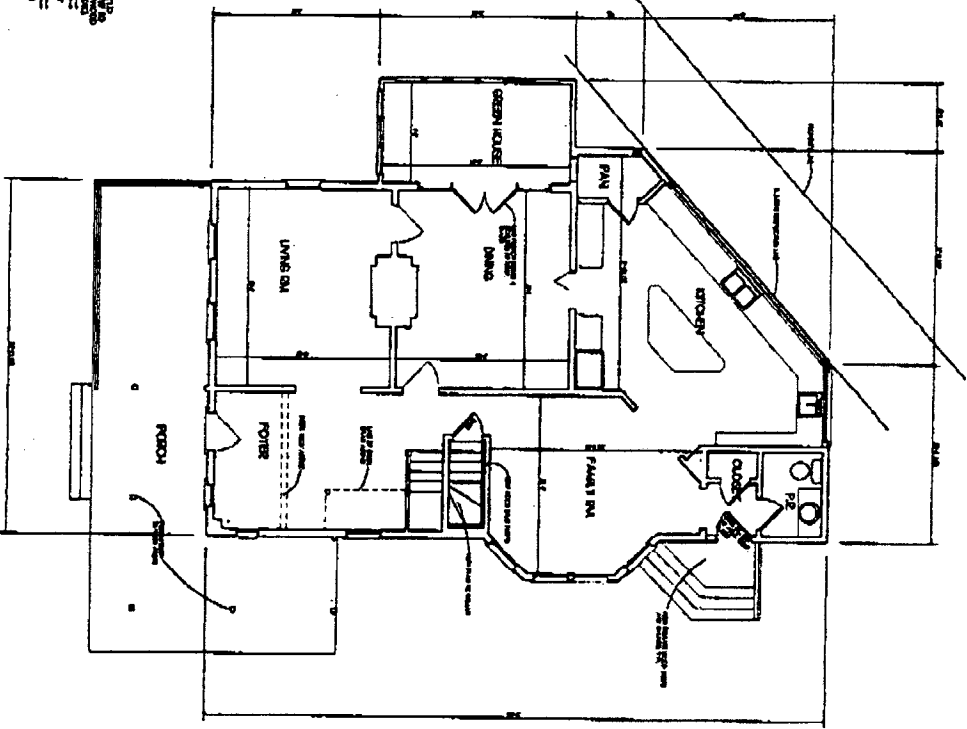
SEE REVERSE SIDE FOR INSTRUCTIONS

SECOND FLOOR PLAN

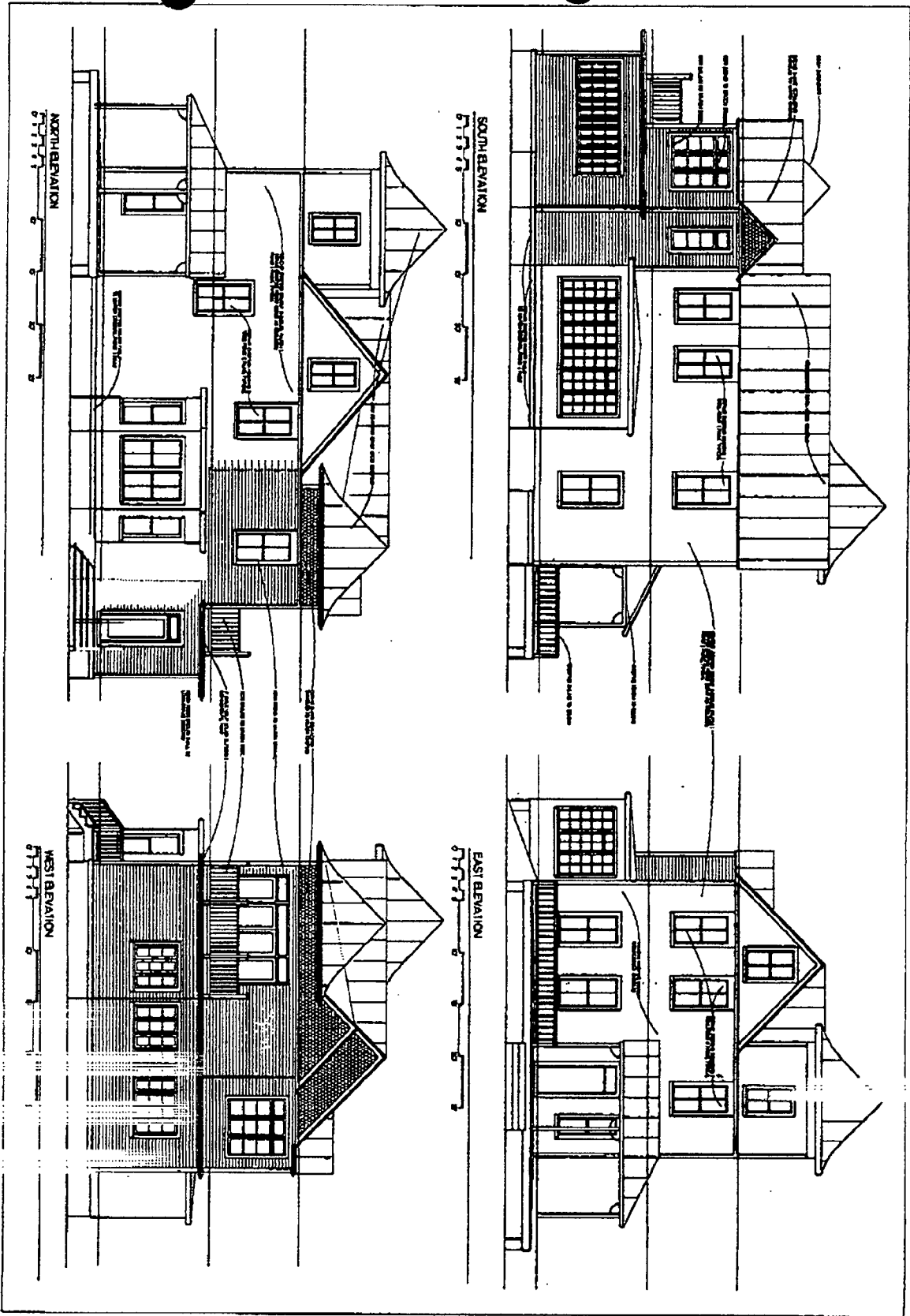


LEGEND
 WALL THICKNESS
 DOOR SWING
 WINDOW SWING
 STAIR HALL
 CLOSET
 BATH

FIRST FLOOR PLAN



	<p>Renovations to the Historic Wolf House 9310 Brookville Road Silver Spring, Maryland</p>	<p>ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 707 DE. PIKE #200 WASHINGTON, DC 20002 Telephone 202/461-4888 Fax 202/461-4879</p>	<p>AMERICAS FUNDING GROUP, INC. OWNER-DEVELOPER 1270 HUNTER DRIVE SUITE 200 ROCKVILLE, MARYLAND 20850 Telephone 301/946-6336 Facsimile 301/946-1314</p>	<p>AMERICAS FUNDING GROUP, INC. 1270 HUNTER DRIVE SUITE 200 ROCKVILLE, MARYLAND 20850 Telephone 301/946-6336 Facsimile 301/946-1314</p>
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A2

PROJ. NO. 840

Renovations to the Historic
Wolf House
 8310 Brookville Road
 Silver Spring, Maryland



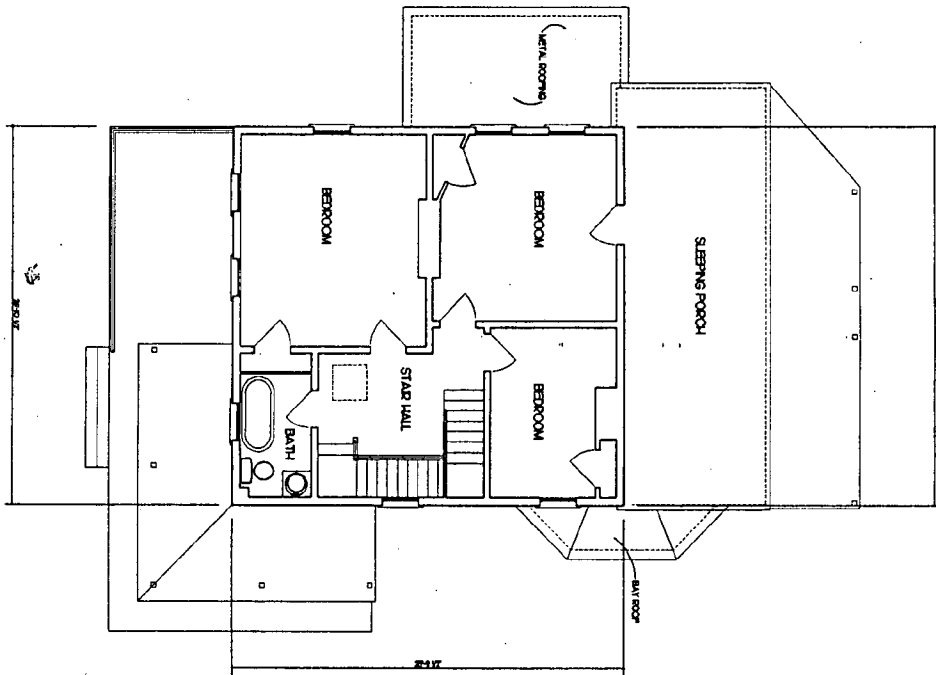
ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 3801 BRADDOCK ROAD
 SUITE 100
 ALEXANDRIA, VIRGINIA 22304
 Telephone 703/687-9880 Facsimile 703/687-8770

AMERICA'S FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1376 ARCHING WALK
 SUITE 200
 METROLIA, MARYLAND 20728
 Telephone 301/840-6383 Facsimile 301/840-7710

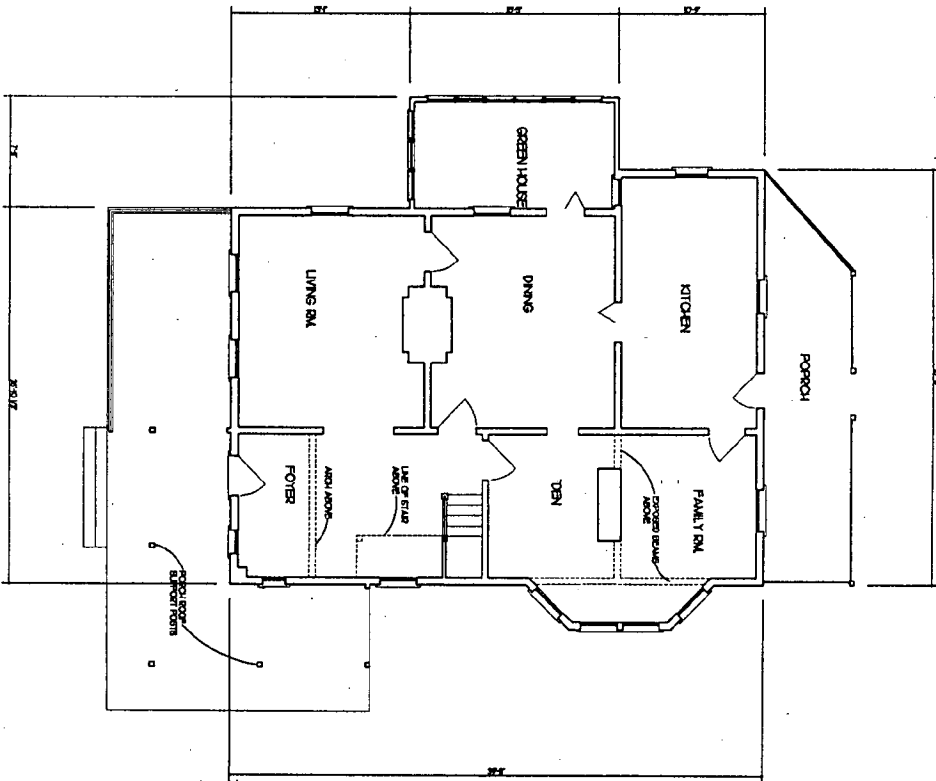
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 THIS DOCUMENT IS THE PROPERTY OF AMERICAN FUNDING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN PERMISSION OF AMERICAN FUNDING GROUP, INC.



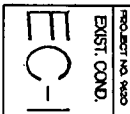
<p>EC-2</p>	<p>PROJ. NO. 93-020 EXIST. COND.</p> <p>Renovations to the Historic Wolfe House 9310 Brookville Road Silver Spring, Maryland</p>	<p>ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 1907 DE PEWET ROAD SUITE 103 LANDOWLE, MARYLAND 21754 Telephone: 301/931-8800 Facsimile: 301/931-8878</p>	<p>AMERICAS FUNDING GROUP, INC. BUILDER-DEVELOPER 1370 ROCKY DRIVE SUITE 200 ROCKVILLE, MARYLAND 20850 Telephone: 301/940-6288 Facsimile: 301/940-1318</p>	<p>SEPTEMBER 8, 1993 ARCHITECT CONCEPT GROUP APPROVAL</p>
--------------------	--	--	--	---



SECOND FLOOR EXISTING CONDITIONS
 FLOOR AREA: 181 SQ. FT.



FIRST FLOOR EXISTING CONDITIONS
 FLOOR AREA: 180 SQ. FT.



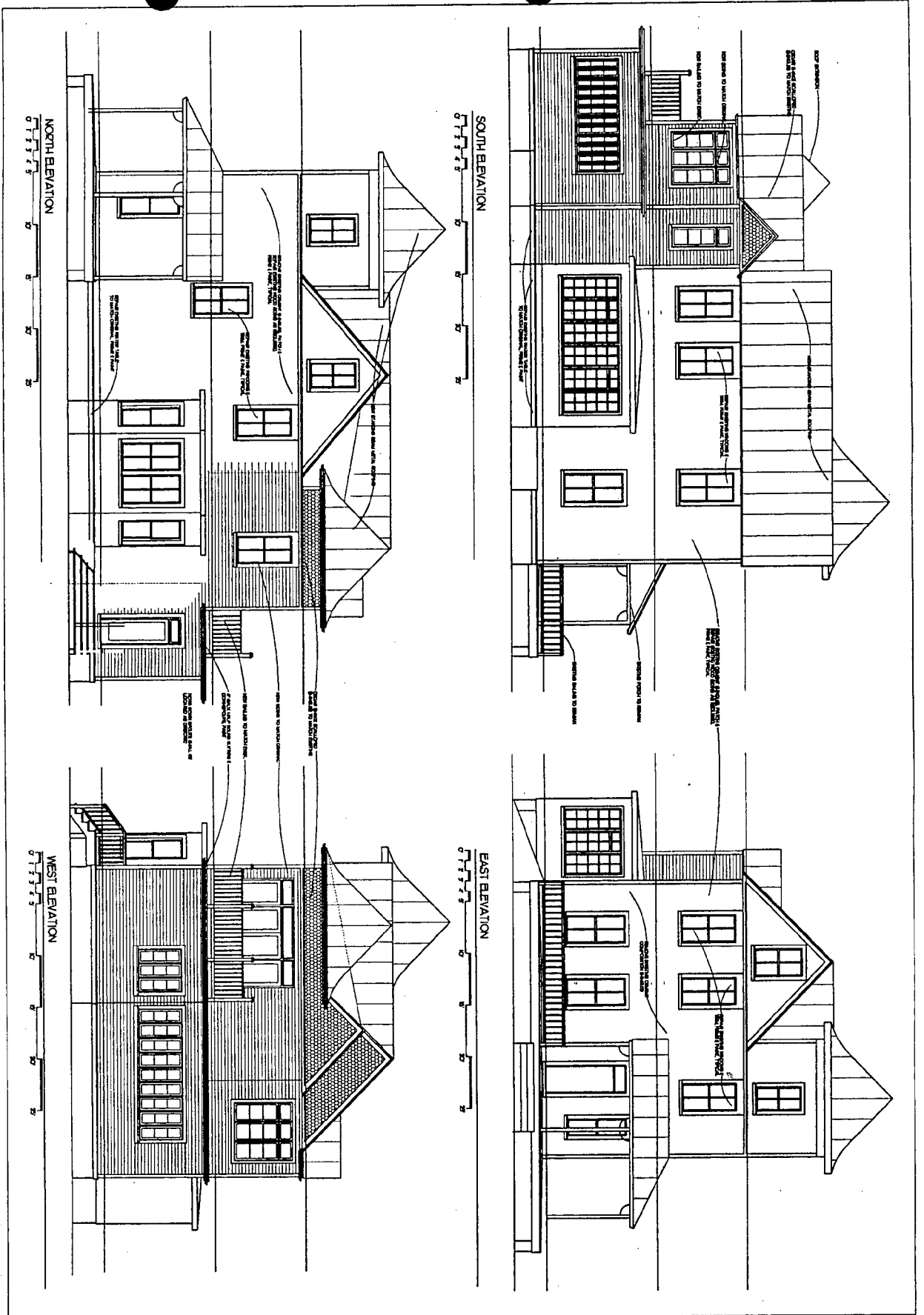
Renovations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland



ARCHITECTURAL CONCEPTS
 GROUP, INC.
 ARCHITECTS
 9807 DL PERRY ROAD
 SUITE 103
 LANSVILLE, MARYLAND 21754
 Telephone: 301/831-8850 Facsimile: 301/831-8978

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 PIZZARD DRIVE
 SUITE 200
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-6388 Facsimile: 301/840-1218

SEPPENBERG & PIPER ARCHITECTS DIRECT COMMISSION APPROVAL



A2

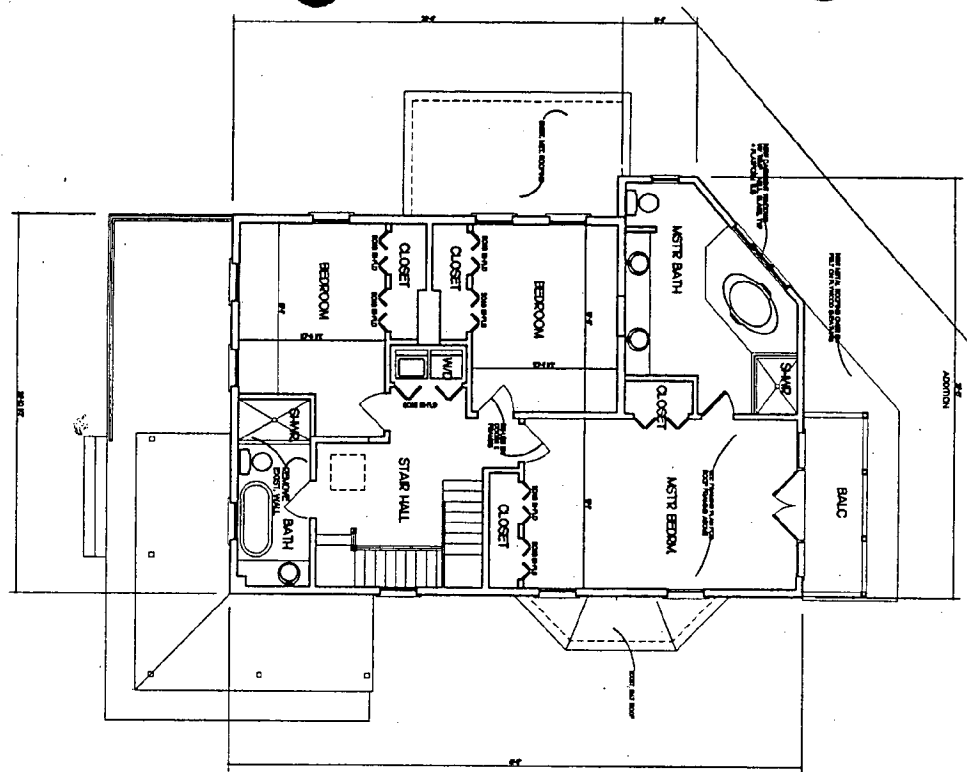
Renovations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland

ARCHITECTURAL CONCEPTS GROUP, INC.
 ARCHITECTS
 8407 DR. PERRY ROAD
 SUITE 100
 LANSING, MARYLAND 21754
 Telephone: 301/831-8000 Facsimile: 301/831-8578

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 PISCARD DRIVE
 SUITE 200
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8388 Facsimile: 301/840-1518

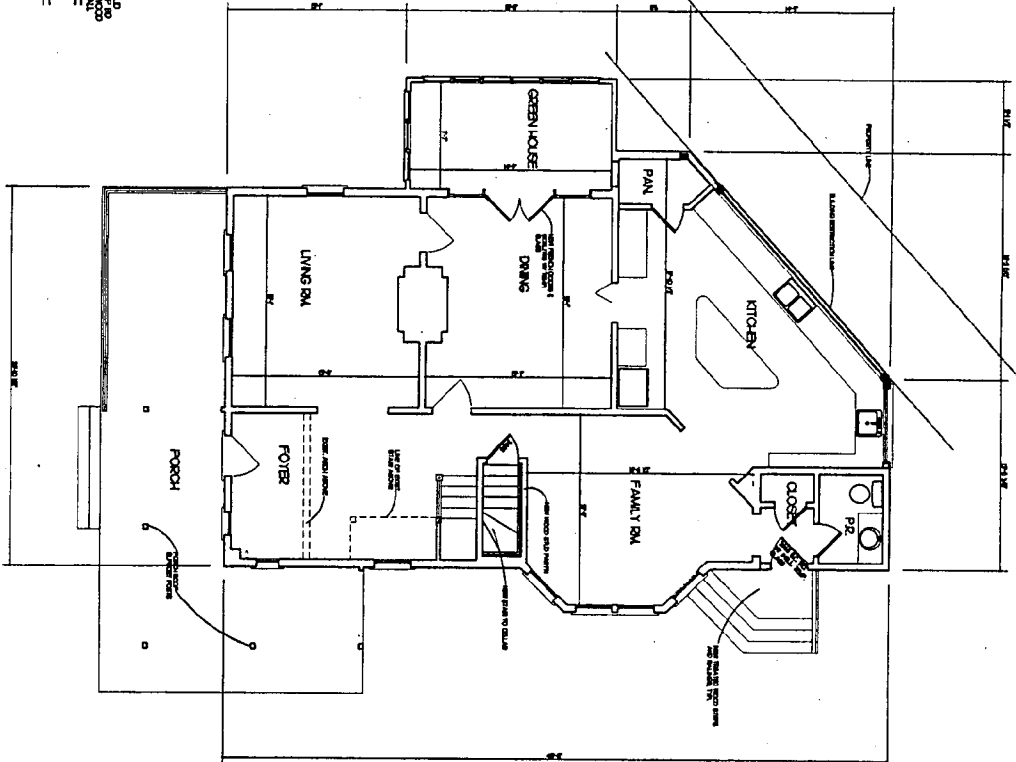
APPROVED BY THE HISTORIC SERVICE COMMISSION OFFICE
 PRESERVE & LIVE ANTIQUARIAN SOCIETY
 MAY 19, 1998

SECOND FLOOR PLAN



LEGEND
 PARTITION WALLS TO BE REMOVED
 PARTITION WALLS TO BE RELOCATED
 PARTITION WALLS TO BE ADDED
 PARTITION WALLS TO BE MAINTAINED

FIRST FLOOR PLAN



A
1

Renovations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland



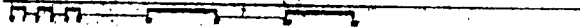
ARCHITECTURAL CONCEPTS GROUP, INC.
 ARCHITECTS
 9807 DR. PERRY ROAD
 SUITE 103
 LAUREL, MARYLAND 21754
 Telephone: 301/831-8600 Facsimile: 301/831-8978

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 PIEDMONT DRIVE
 SUITE 200
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8388 Facsimile: 301/840-1318

APPROVED BY THE HISTORIC DISTRICT COMMISSION APPROVAL
 PERMITS & WHO SHOULD BE OBTAINED FIRST
 SET & WHO SHOULD BE OBTAINED LAST



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



ARCHITECTURAL CONCEPTS GROUP, INC.

Wolfe & Wolf

EXISTING

2

56 Numbered Projects US200a02 M 16 10 32 30 1996

01

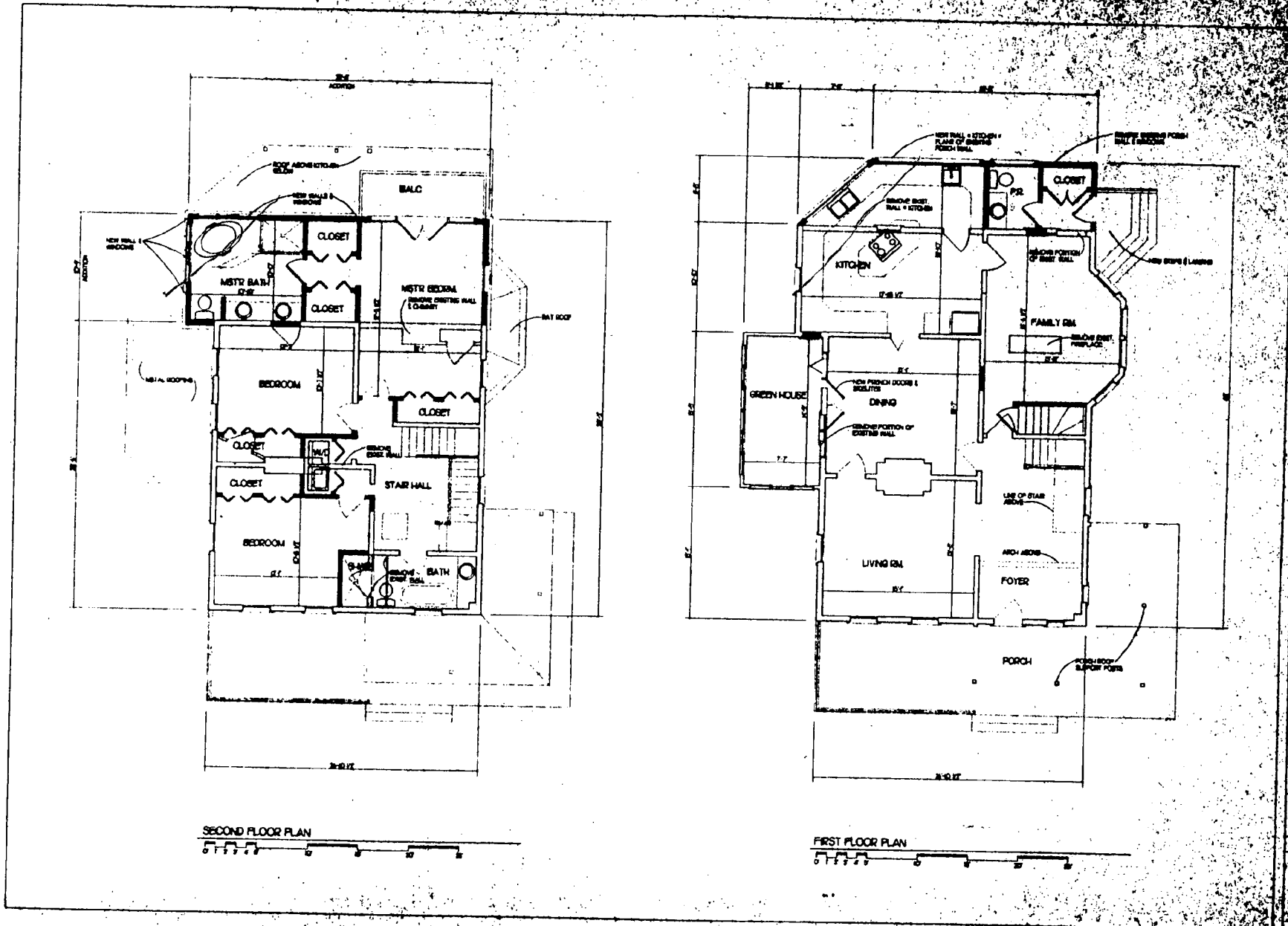


AMERICAN VISION GROUP, INC.
 ARCHITECTURAL CONSULTANTS
 10100 W. 16th Ave., Suite 300
 Denver, CO 80202
 PHONE: 303.751.1111
 FAX: 303.751.1112
 WWW: www.americanvision.com

PROPOSED

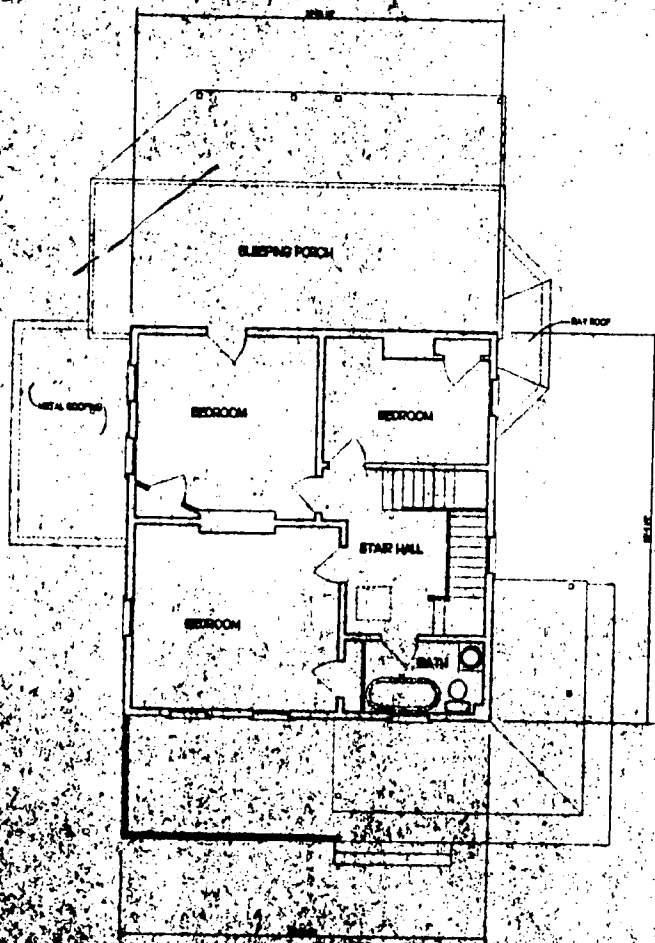
D:\DM\Numbered Projects\98200a\Mon Sep 16 10:43:47 1996

11

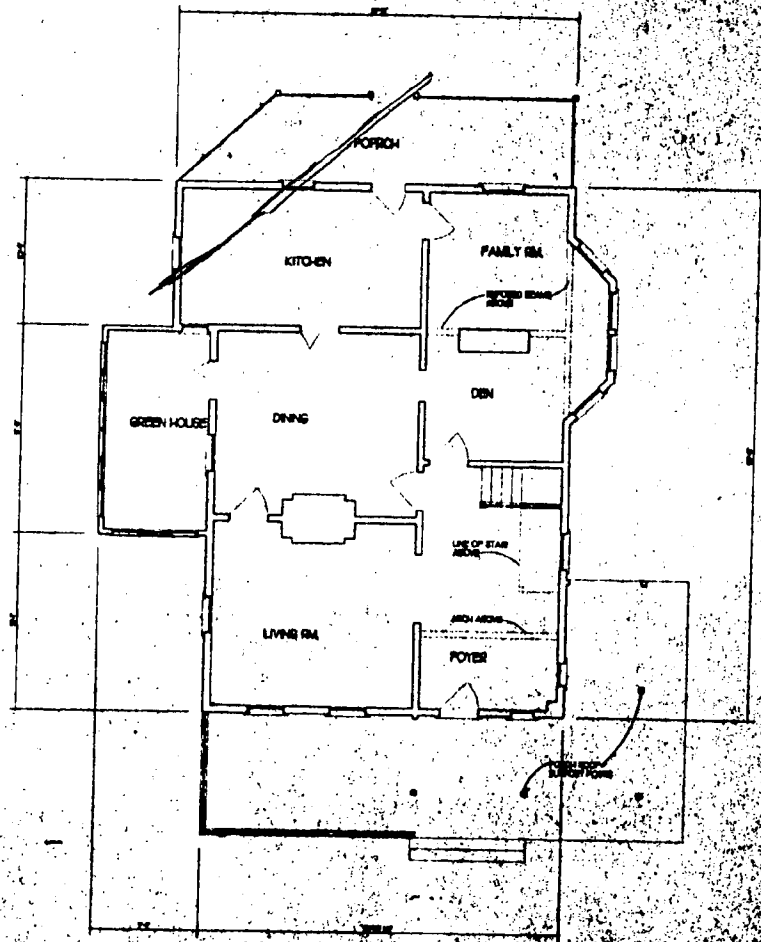


PROPOSED

PROJECT NO. 98200A
 DATE 9/16/96
 ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS
 VARIOUS GROUP, INC. A-DEVELOPER



SECOND FLOOR EXISTING CONDITIONS

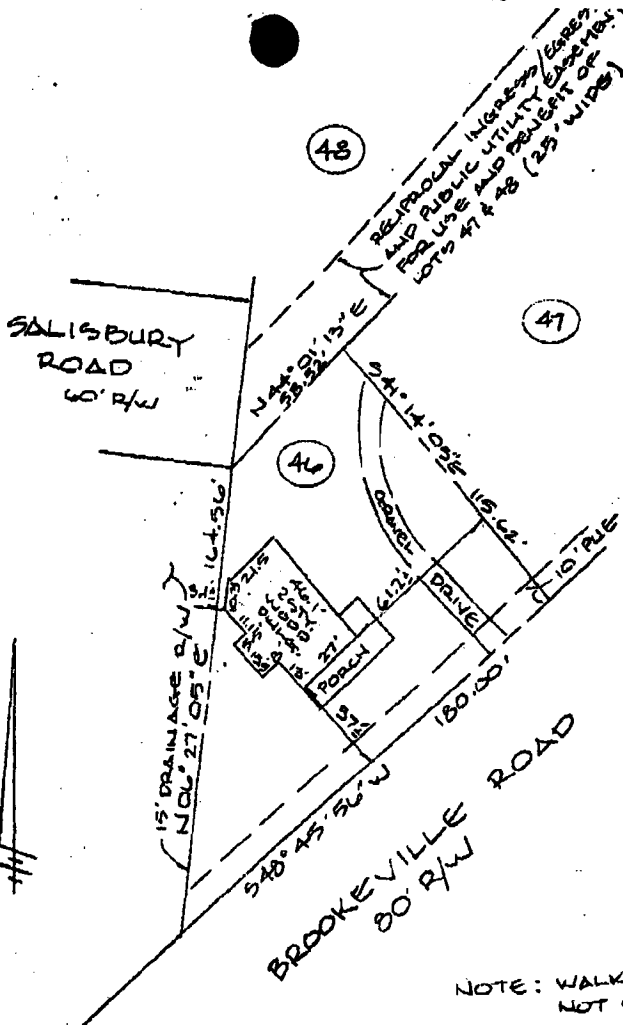


FIRST FLOOR EXISTING CONDITIONS

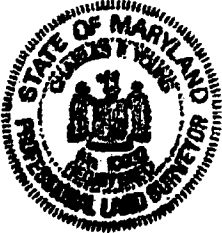
ARCHITECTS
 1000 BROADWAY, NEW YORK, N.Y. 10018
 ESTD 1899

EXISTING

495-1307



NOTE: WALKS AND STEPS NOT SHOWN



WALL CHECK:
FINAL CERTIFICATION: 4/3/97

I hereby certify that the property shown hereon falls within Zone "C" area of minimal flooding according to the Flood Insurance Rate Map Panel Number 22000 of 22000 Community Panel Number 24047-02000 Effective JULY 2, 1979

I HEREBY CERTIFY THAT I HAVE CAREFULLY EXAMINED THE PROPERTY SHOWN HEREON IN ACCORDANCE WITH THE RECORD DESCRIPTION, THAT ALL OF THE EXISTING STRUCTURES AND IMPROVEMENTS HAVE BEEN LOCATED BY TRANSIT-TAPE SURVEY, AND UNLESS SHOWN HEREON, THERE ARE NO VISIBLE ENCRUMPTIONS. THIS SURVEY IS FOR TITLE PURPOSES ONLY AND IS NOT TO BE USED FOR PLACING OF FENCING OR THE DETERMINATION OF PROPERTY LINES.

Charles F. Young 4-4-97
CHARLES F. YOUNG DATE
PROFESSIONAL LAND SURVEYOR
MD. REG. NO. 10832

HOUSE LOCATION DRAWING

LOT 46
"LINDEN"
LOTS 46-48
WHEATON (13th) DISTRICT
MONTGOMERY CO., MD.
SCALE: 1" = 50'

PLAT BOOK 182
PLAT NO. 20207



67 KETTERING DRIVE
UPPER MARLBORO, MD. 20772
Ph. (301) 336-5000
Fax. (301) 336-1907

ARCHITECTURAL CONCEPTS GROUP, INC.

9607 Dr. Perry Road #103
Ijamsville, MD 21754
(301) 831-8900
Fax: (301) 831-8978

FAX TRANSMITTAL COVER SHEET

Date: *May 13, 1997*

To: *Perry Kephart*

Re: *Wolfe House Revisions*

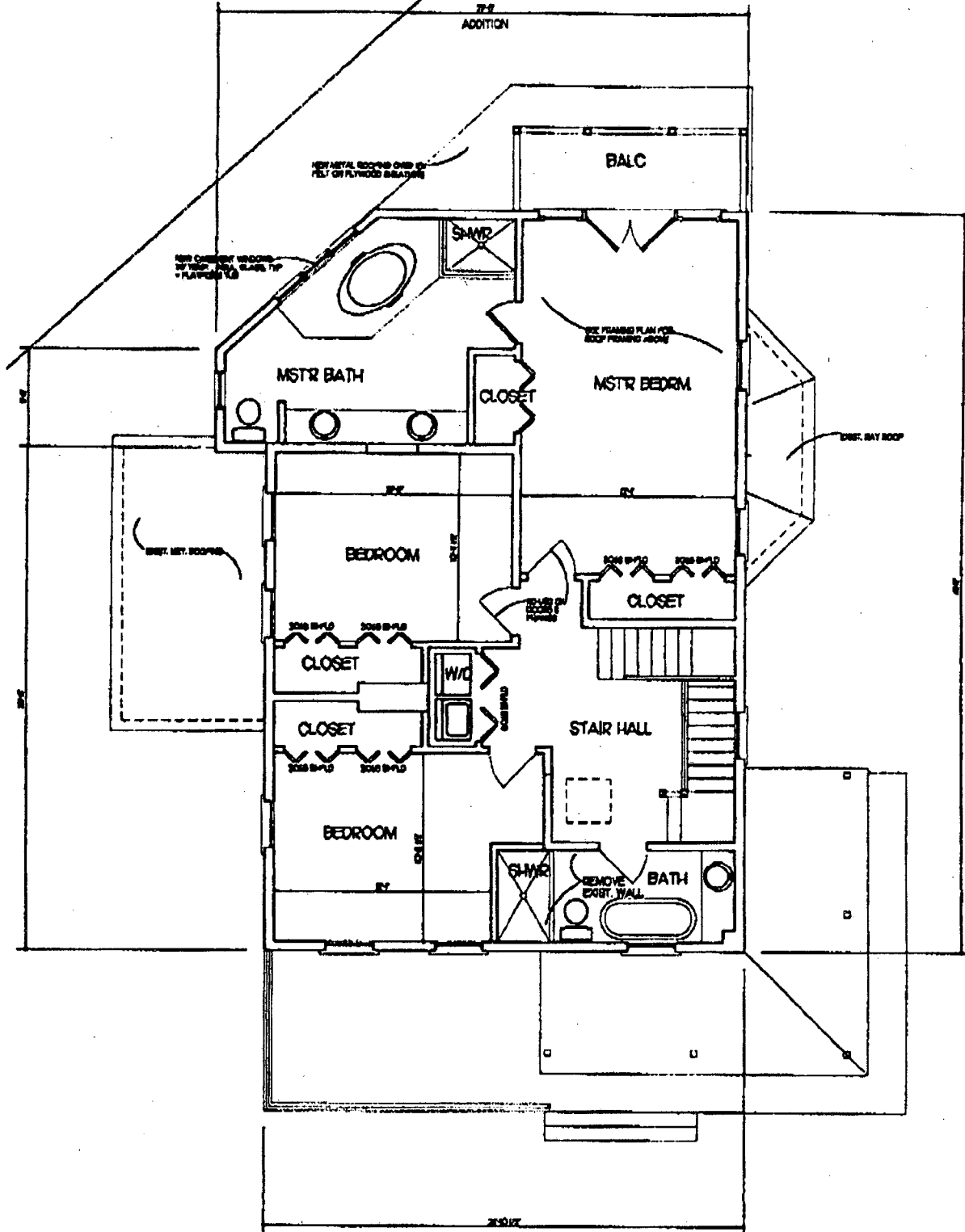
Sender: *Barbara Mitchell for Alan R. Clapp, Architect*

YOU SHOULD RECEIVE: 4 Elevations, 2 Floor Plans and this cover sheet.

Perry--

Here are the requested revisions. Let us know if you have further questions.

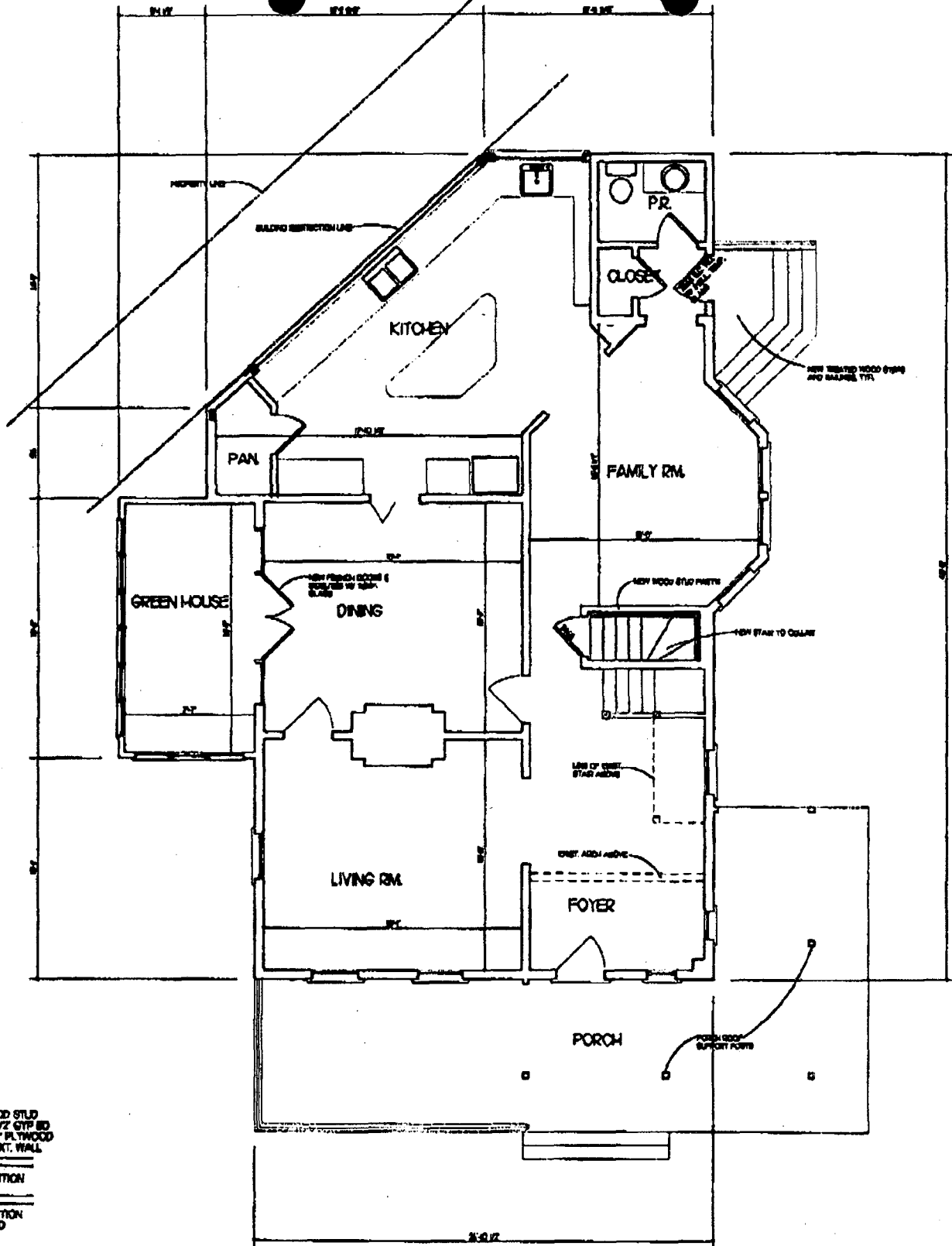
I am copying this transmission to Brian Foster and Eileen McGuckian.



LEGEND
 NEW 2 X 4 W/C PARTITION W/ 1/2 BA. SID. OR 1/2 BRATING + D
 EXISTING PART TO REMAIN
 EXISTING PART TO BE REMOVED

SECOND FLOOR PLAN





LEGEND

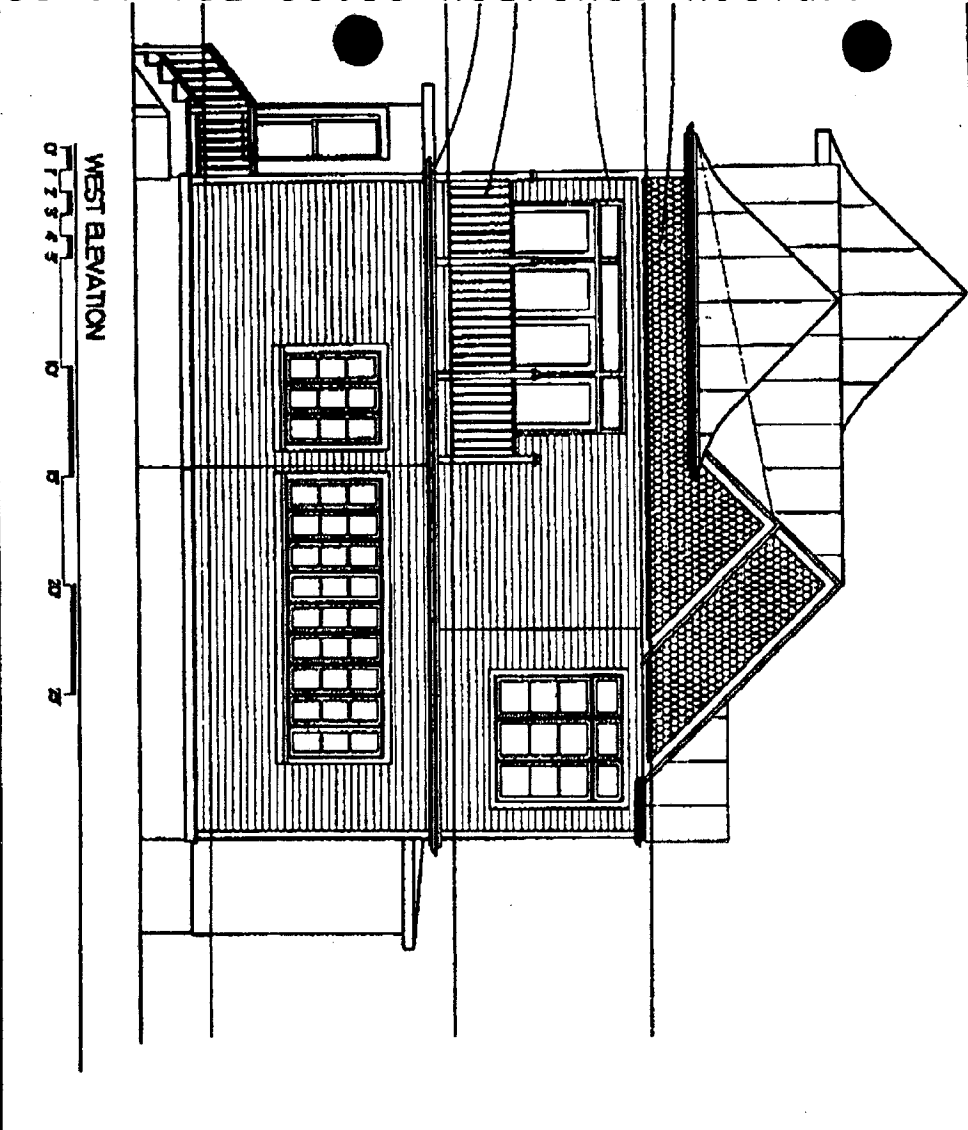
NEW 2 X 4 WOOD STUD PARTITION W/ 1/2 GYP RD SA. SIDE OR 1/2 PL. WOOD SHEATHING + EXT. WALL


EXISTING PARTITION TO REMAIN

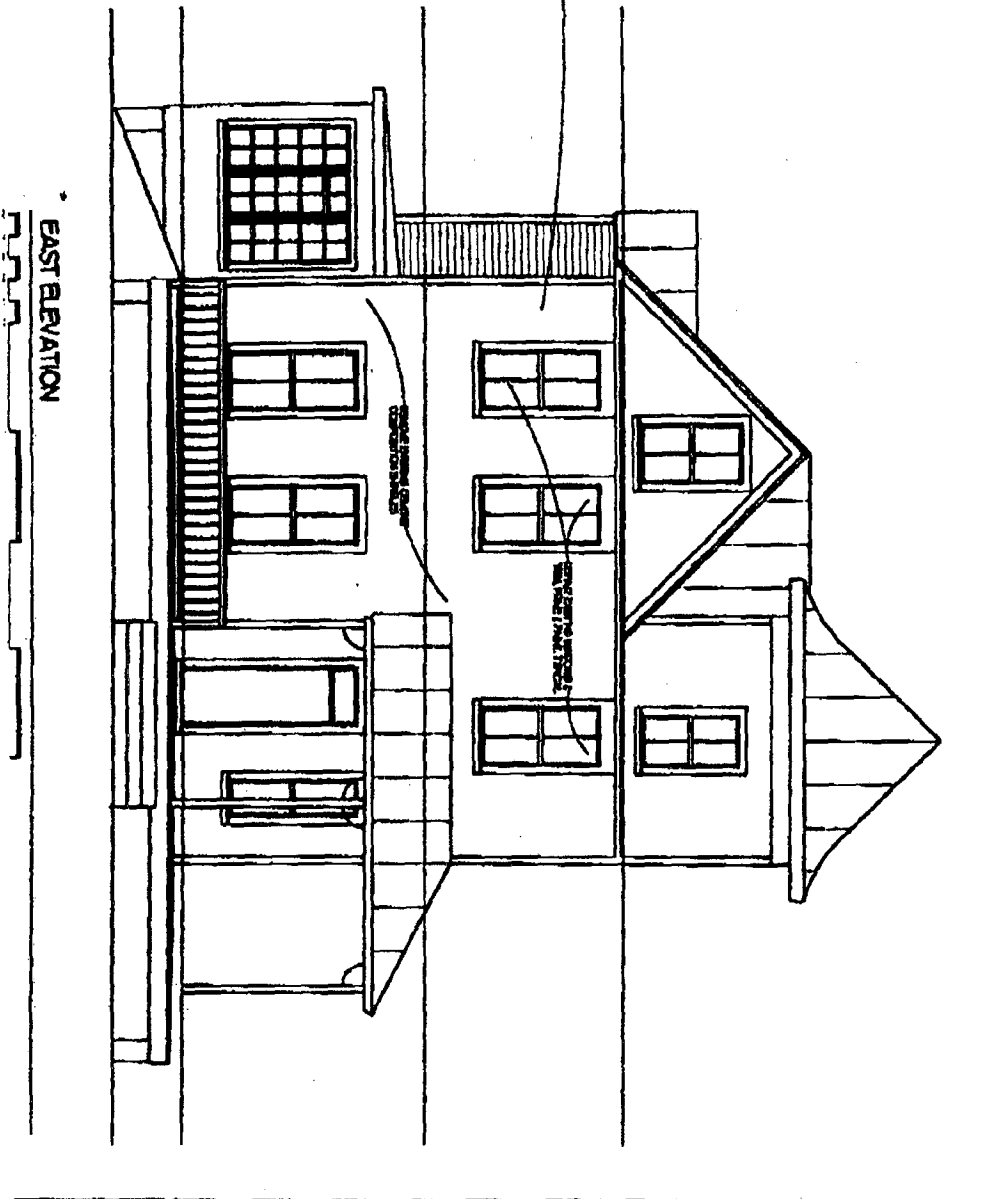
EXISTING PARTITION TO BE REMOVED

FIRST FLOOR PLAN





<p style="font-size: 2em; font-weight: bold;">A2</p>	<p style="text-align: center;">Renovations to the Historic Wolfe House 9310 Brookville Road Silver Spring, Maryland</p>	<div style="text-align: center;">  <p>ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 8007 DR. PERRY ROAD SUITE 103 LANSVILLE, MARYLAND 21754 Telephone: 301/831-8900 Facsimile: 301/831-8878</p> </div>	<p style="text-align: right;">AMERK</p> <p style="text-align: right;">Telephone: :</p>
--	---	---	--

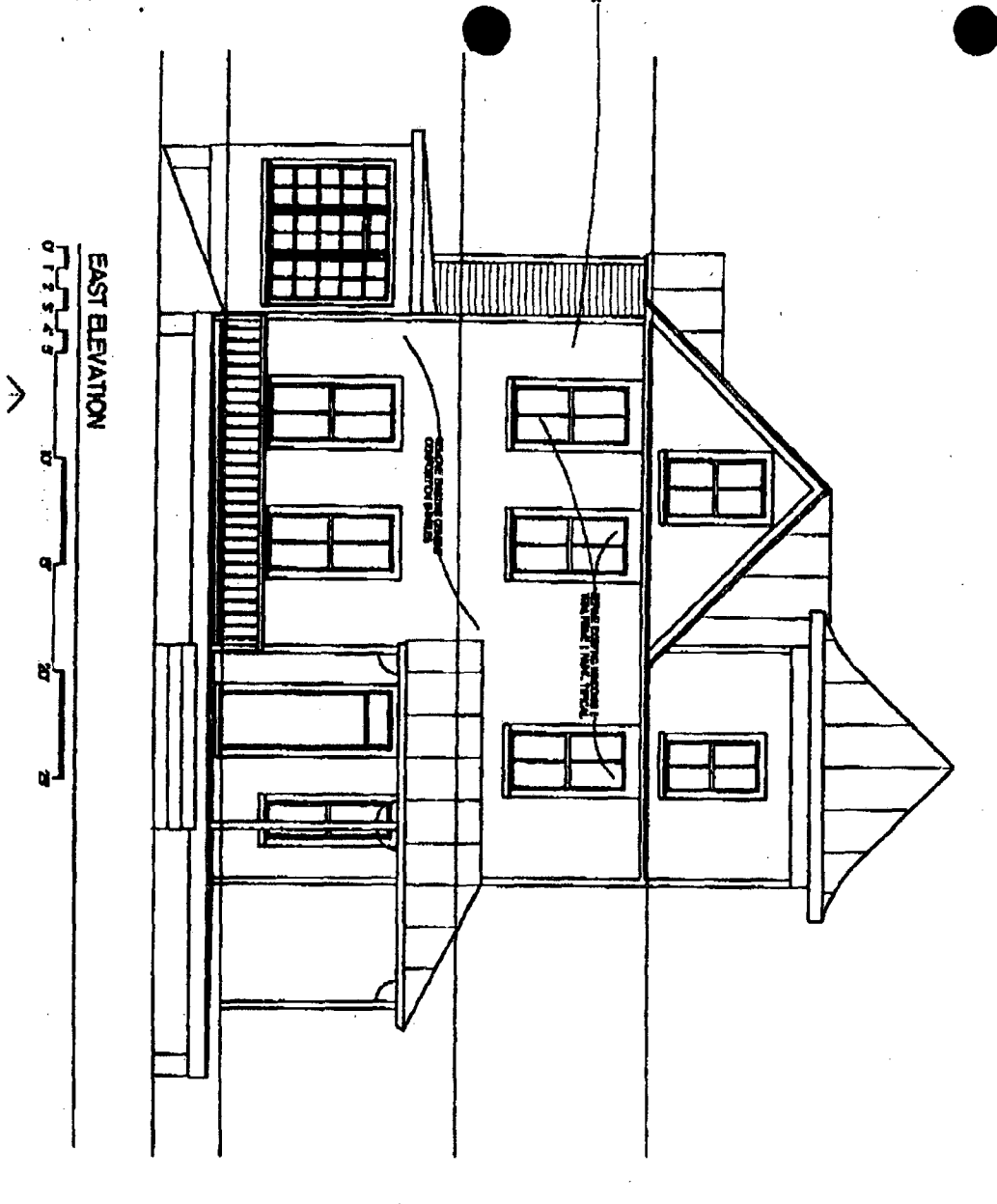


CONCEPTS
C.
3
ROAD
21754
ville: 301/831-8878

AMERICAS FUNDING GROUP, INC.

 BUILDER-DEVELOPER
 1370 PICCARD DRIVE
 SUITE 200
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8385 Facsimile: 301/840-1318

DESIGNED BY: AMERICAN ARCHITECTURE ASSOCIATES
 PREPARED BY: AMERICAN ARCHITECTURE ASSOCIATES
 MAY 9, 1997 10:00 AM



AL CONCEPTS
P, INC.
 ARCHITECTS
 PERRY ROAD
 # 103
 ARYLAND 21704
 Phone: 301/831-8978

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1370 PICCARD DRIVE
 SUITE 250
 ROCKVILLE, MARYLAND 20850
 Telephone: 301/840-8388 Fax: 301/840-1318

APPROVED BY THE HISTORIC DISTRICT COMMISSION APPROVAL
 PERMITS BY THE BLADEN COUNTY ASSOCIATION
 MAY 15, 1997 BLADEN COUNTY PERMITS



ROOF OVERHEAD

REMOVE EXISTING WEATHERED SHINGLES TO MATCH DESIGN

NEW SIDING TO MATCH DESIGN

NEW SIDING TO MATCH DESIGN

REPAIR EXISTING ROOF TRUSSES

REPAIR EXISTING TRUSSES & RAFTERS (AS NECESSARY)

REMOVE EXISTING GROUND SILLING, ALTHOUGH EXISTING SILLING IS TO BE REPAIRED TO MATCH DESIGN

REMOVE PORCH TO EXIST

REMOVE EXISTING PORCH

REPAIR EXISTING WOOD SILLING TO MATCH DESIGN, FINISH & PAINT

SOUTH ELEVATION





**AMERICA'S
FUNDING
GROUP**

Date: 5/6/97

To: Perry Kephart

Company Name: 301-495-1307

From: BRIAN FOSTER
America's Funding Group

RE: _____

Comments: _____

of pages following cover page: 1



**AMERICA'S
FUNDING
GROUP**

Date: 5/9/97

To: Perry Kephart

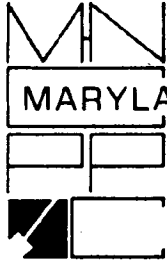
Company Name: HPCC

From: Brian Foster
America's Funding Group

RE: 9310 Brookville Rd - Historic house

Comments: Proposed revisions
on # not 46 - Wolfe House

of pages following cover page: 2



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

**Historic Preservation Section
Department of Park & Planning**

Telephone Number: (301) 495-4570

Fax Number: (301) 495-1307

TO: Brian Foster FAX NUMBER: 301 ~~840~~ 1318

FROM: Perry Kephart PHONE NUMBER: 495-4570

DATE: _____

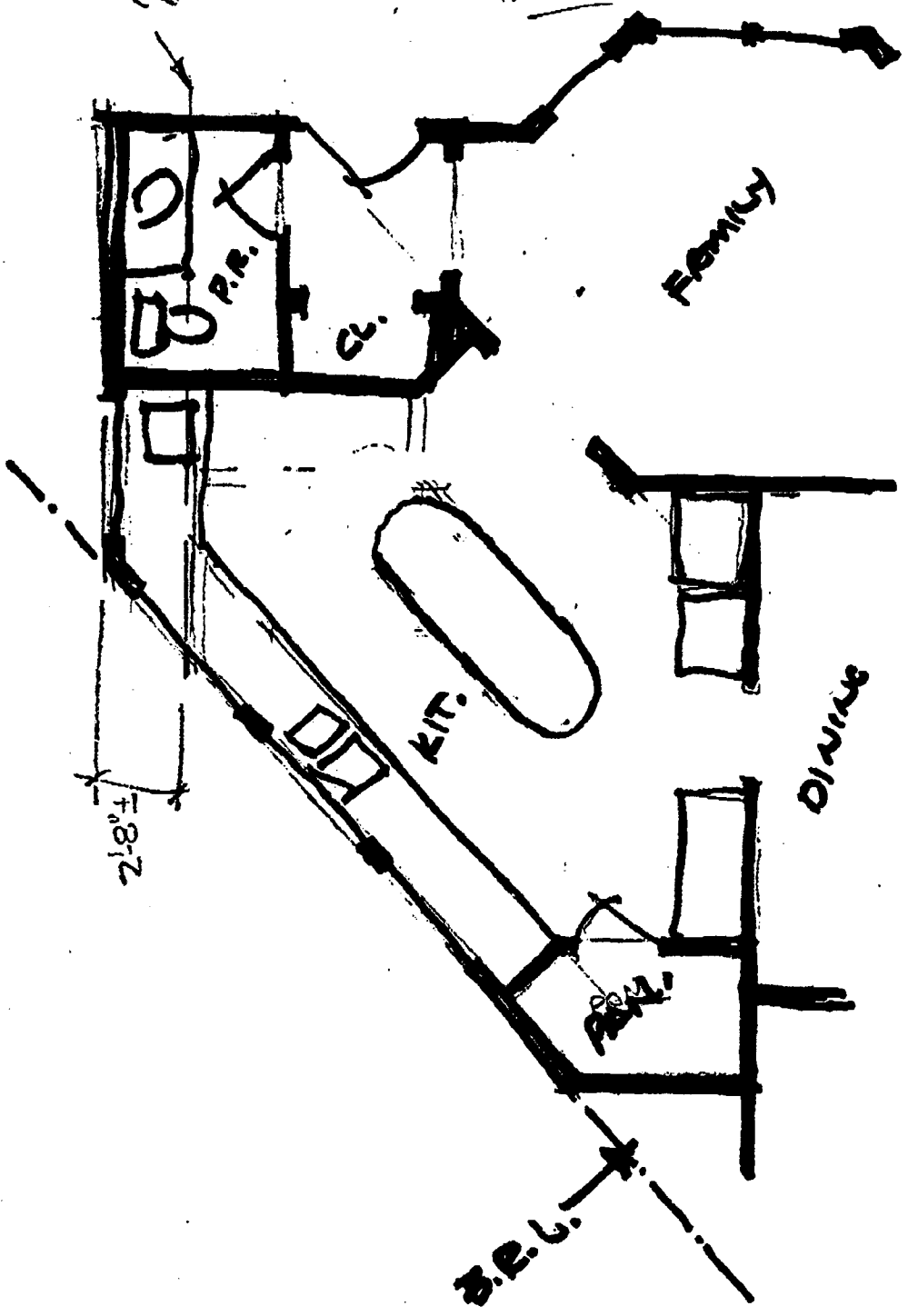
NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 3

NOTE: Brian - Could you send these
along to the architect & have
him show the revisions. Looks
like he is not taking off much,
but I'd like to be sure -
Thanks - Perry (sketch on
top of existing plan is fine -)

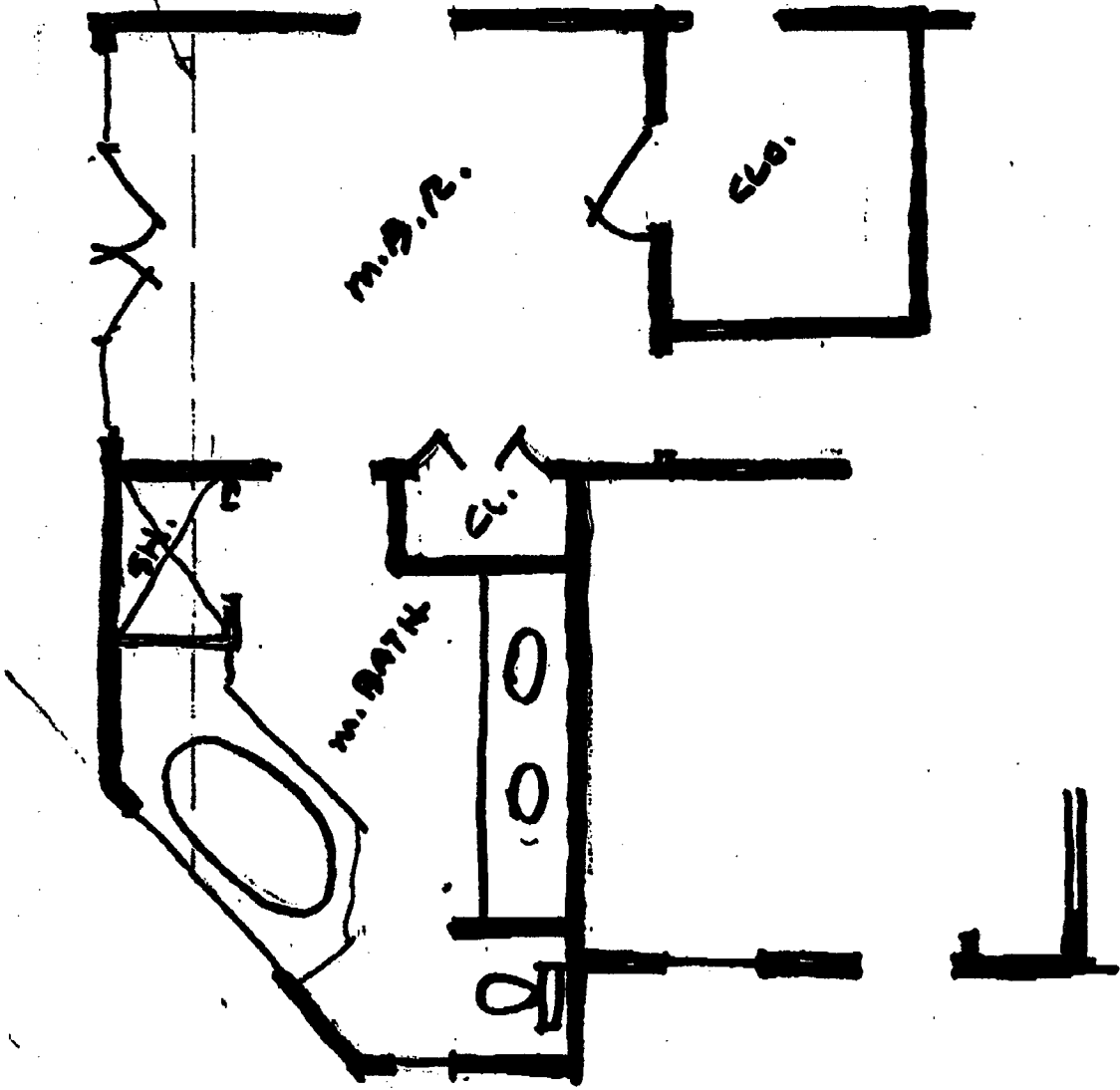
PC
EO

495-4520

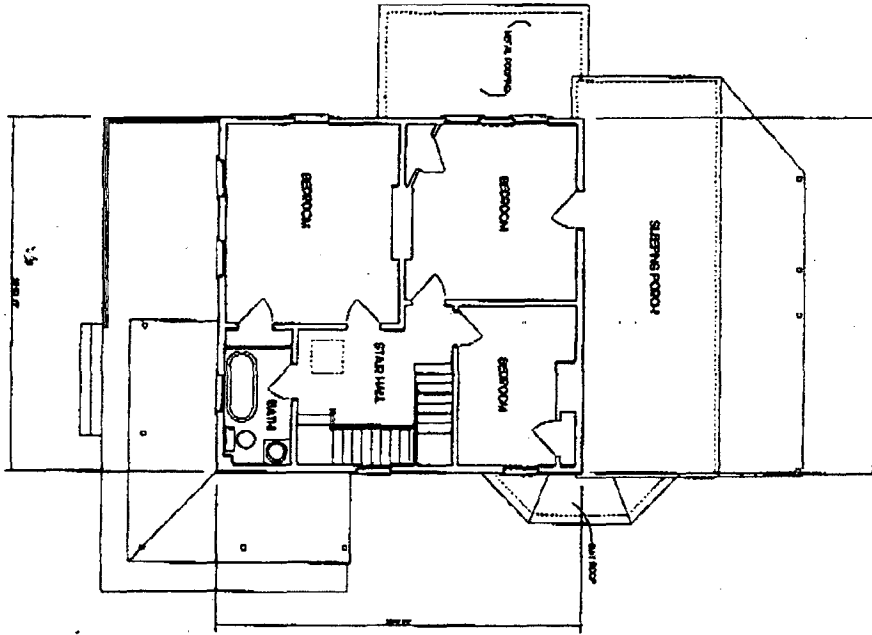
425-1307



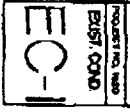
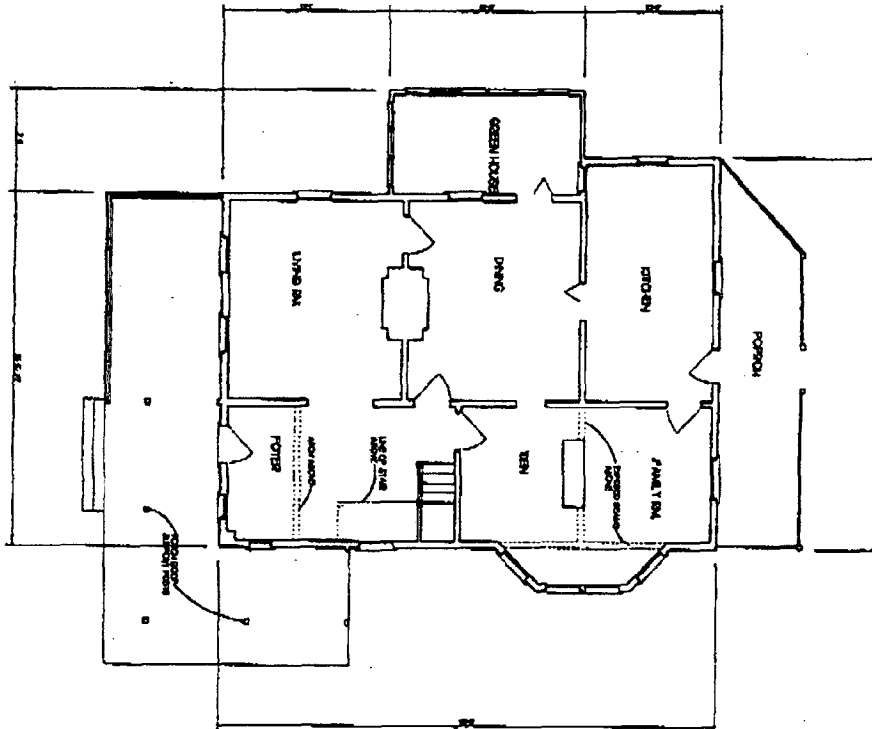
Plastic
Floor
Cover



SECOND FLOOR-EXISTING CONDITIONS



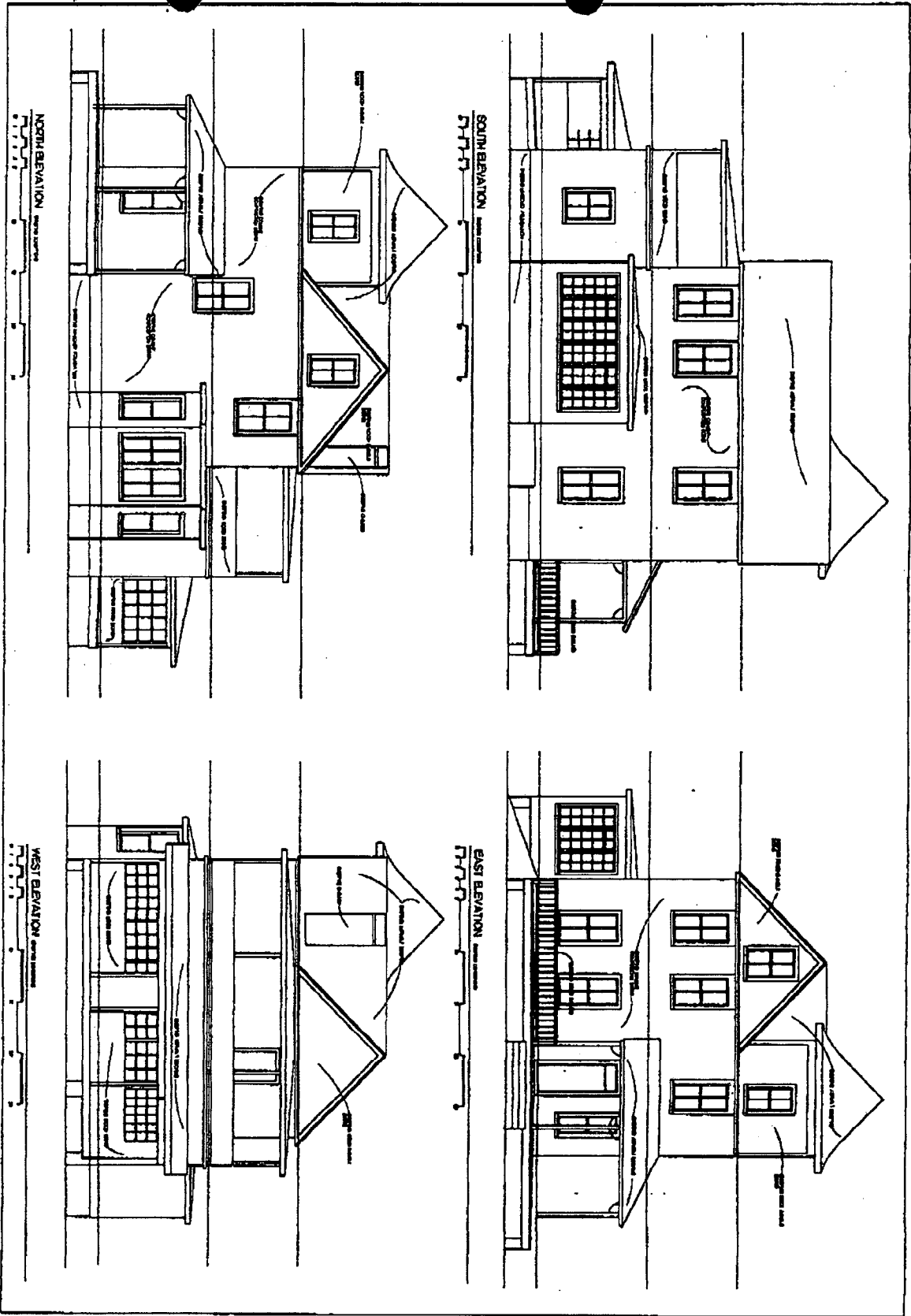
FIRST FLOOR-EXISTING CONDITIONS



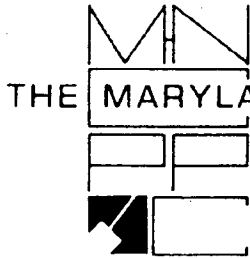
Restorations to the Historic
Wolfe House
 9310 Brookville Road
 Silver Spring, Maryland

ARCHITECTURAL CONCEPTS GROUP, INC.
 ARCHITECTS
 1400 W. WISCONSIN ROAD
 SUITE 100
 METZGER, MARYLAND 21784
 Telephone 201/840-1318 Fax 201/840-1318

AMERICAS FUNDING GROUP, INC.
 BUILDER-DEVELOPER
 1170 HICKORY DRIVE
 FORT WASHINGTON, PA 19074
 Telephone 201/840-1318 Fax 201/840-1318



<p>EC-2 EXIST. COND. PROJECT: 10-810</p>	<p>Renovations to the Historic Wolf House 9310 Brookville Road Silver Spring, Maryland</p>	<p>ARCHITECTURAL CONCEPTS GROUP, INC. ARCHITECTS 107 10 1000 Bldg P.O. Box 1000 HARRISBURG, PENNSYLVANIA 17109 Telephone: 717/631-6868 Facsimile: 717/631-6868</p>	<p>AMERICAS FUNDING GROUP, INC. BUILDER-DEVELOPER 1374 GARDEN AVENUE HARRISBURG, PENNSYLVANIA 17106 Telephone: 717/630-6200 Facsimile: 717/630-1240</p>	<p>Product of the American Architectural Institute</p>
--	---	--	---	--



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: October 9, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

_____ Approved _____ Denied

X Approved with Conditions:

- 1) The applicant is to provide samples of chosen building materials for review and approval ~~upon~~ preceding with construction. These samples shall include, but not be limited to wood siding, metal roofing, wood trim and window units.
- 2) New porch railings shall be made of painted wood and its pickets inset in top and bottom rails. The spacing and profile of the pickets shall be similar to the baluster on the front facade and shall meet code.
- 3) New painted wood shutters, at each location, shall be fully sized - 1/2 the width of the opening.
- 4) All windows shall be wood frame, double light and set into wood framing, which is fixed or operable.
- 5) New wood trim shall match existing wood trim in width and profile. If the existing wood trim is not present the trim shall be the min. width.
- 6) All trees and shrub specimens shall be protected; major specimens shall have temporary fencing installed around the drip line throughout the construction period.

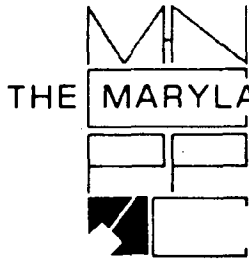
THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Brode LLC

Premises Address: 9310 Brawkille Road; Silver Spring

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Mail to: Brode LLC
Office 1370 Piccard Drive #250
Rockville, Md. 20850



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: October 9, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!