

36/2-96D 9310 Brookville Road (REV)2/REV.3<sup>e</sup>  
Silver Spring (Wolfe House - Linden  
Historic District)

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

Wolfe House

9310 Brookside Ave





17 Proposed brick pier design for fence



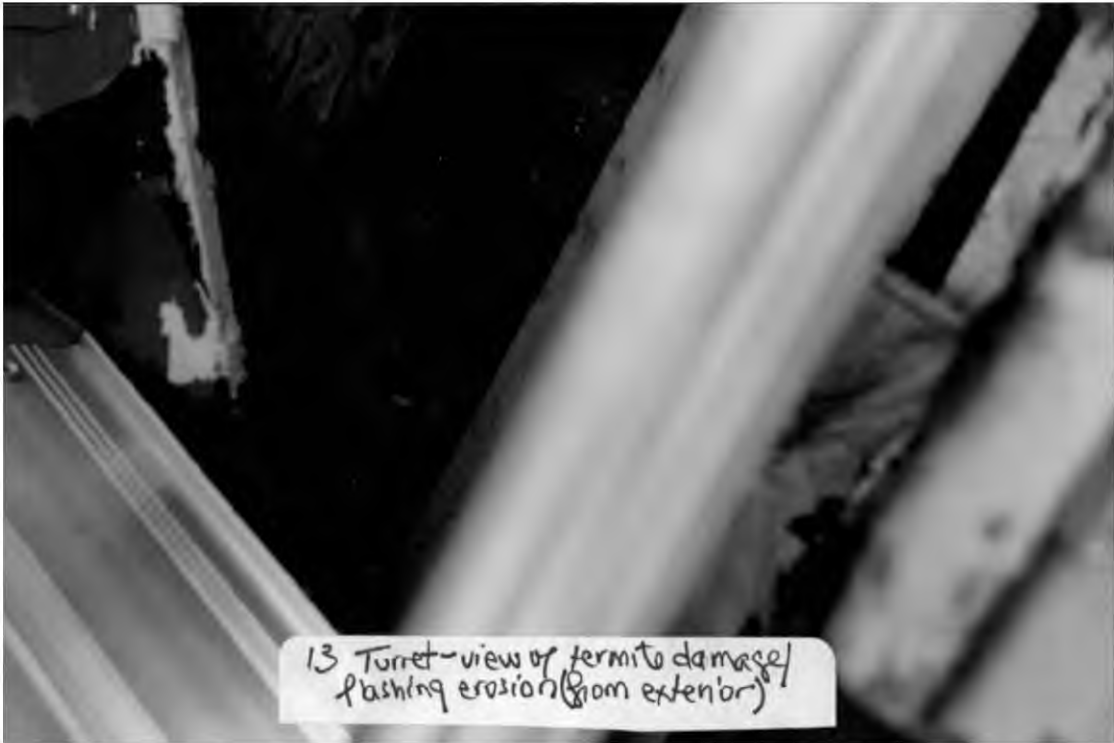
16 Attic - shingle, holes, view from exterior



15 Attic/Turret - damage water table  
view from exterior



14 Attic - view of plashing/water  
table damage, view from exterior



13 Turret-view of termite damage/  
flashing erosion (from exterior)



12 Turret room - exterior wall damage  
(notes)







9 Front walkway-existing condition





8 front porch, rot and water damage



b Temporary colonial door







Existing window





2 Existing window



4 seedling window bank covered  
with shingles



draw a schematic  
do not reproduce  
6' fence v. 10' wall  
when is approved  
height ? 5/29/98  
diagram is for 30' wall  
8' v. 10'

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Steuz Federling  
495.4550  
(via Rich. Hundlauer)

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may need to  
postpone  
until ~~June 12/~~  
29

Tom:  
2 sound travels  
line of sight.  
s' = truck height  
2 neighbors want  
the wall

8/13/2001

Hi Perry,

Attached are pictures/drawings of the balcony railing. We chose chamfered newels and balusters since that is the style of the front porch posts and interior staircase newels. The house originally had square picket balusters on the front (extended porch deck). The side porch drawing shows the crescent brackets we hope to use to support the small overhang tin roof.

Let me know what you think.

Thanks.

Tom Kristie  
301-496-3854

~~APPROVED~~  
Montgomery County  
Historic Preservation Commission  
*epk 8/22/01*

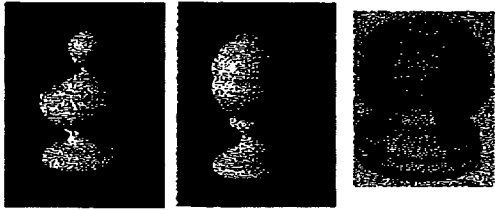
*Hi Tom - I'm favoring back approvals  
for your choices - think they will  
be fine - Perry. (originals will  
be in the case  
file here.)*



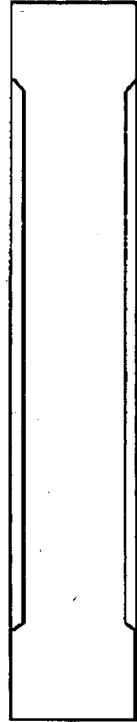


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*[Handwritten signature]*  
8/12/77



newel top turnings  
(3 possibilities)



newel post  
4 1/2 square x 40 H  
chamfered edges

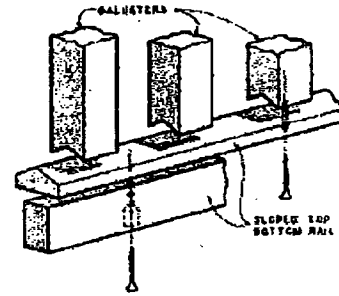


baluster  
1 5/8 square x 26.5 H  
chamfered edges as per newel

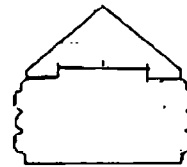
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Horry County  
Historic Preservation Commission  
10/26/01  
[Signature]



handrail and subrail



Bottom rail  
(beaded subrail)

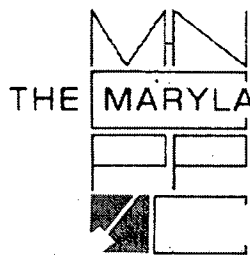


profiles of top (left) and bottom (right) rails



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Historic Preservation Commission  
*[Signature]*





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

July 24, 2002

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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

HPC Case No. 36/2-96D (3<sup>rd</sup> Revision)

DPS #: n/a

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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) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

APPLICATION FOR HISTORIC DISTRICT WORK PERMIT

Applicant: John W. Bellinger and Nancy Anne McKean, owners  
Address: 2911 Barker Street, Silver Spring MD 20910  
Phone: 301-587-5235

Historic District: Capitol View Park

Addresses of adjacent and confronting property owners:

Mark and Kathy McKaig  
10103 Grant Avenue  
Silver Spring, MD 20910

Vincent and Deborah Smith  
10101 Grant Avenue  
Silver Spring, MD 20910

Kalyan and Binata Bose  
2909 Barker Street  
Silver Spring, MD 20910

Doug Reingold and Pat Kenney  
2910 Barker Street  
Silver Spring, MD 20910

# HISTORIC AREA WORK PERMIT

Contact Person: Thomas Kristie  
Daytime Phone No.: 301 496-3854

Account No.: \_\_\_\_\_  
Address of Property Owner: Thomas Kristie / Theodore Clements Daytime Phone No.: 301 496 3854  
Address: 9518 Pin Oak Drive Silver Spring MD 20910  
Street Number City State Zip Code  
Factor: Thomas Kristie / Theodore Clements Phone No.: 301 496 3854  
Factor Registration No.: \_\_\_\_\_  
Applicant for Owner: Thomas Kristie Daytime Phone No.: 301 496 3854

## LOCATION OF BUILDING/PREMISE

Lot Number: 930 Brookeville Road Street: Brookeville Road  
Town/City: Silver Spring Nearest Cross Street: Substanty Road  
Block: \_\_\_\_\_ Subdivision: Linden Woods (plat book 182, no. 20207)  
Parcel: 14091 Folio: 337

## PART ONE: TYPE OF PERMIT ACTION AND USE

- |  |   |
|--|---|
| <b>CHECK ALL APPLICABLE:</b>                       | <b>CHECK ALL APPLICABLE:</b>  |
| <input type="checkbox"/> Construct                 | <input type="checkbox"/> A/C  |
| <input type="checkbox"/> Extend                    | <input checked="" type="checkbox"/> Slab                            |
| <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> Room Addition                              |
| <input type="checkbox"/> Move                      | <input checked="" type="checkbox"/> Porch                           |
| <input checked="" type="checkbox"/> Install        | <input type="checkbox"/> Deck                                       |
| <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Shed                                       |
| <input type="checkbox"/> Revision                  | <input type="checkbox"/> Solar                                      |
| <input checked="" type="checkbox"/> Repair         | <input type="checkbox"/> Fireplace                                  |
| <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Woodburning Stove                          |
|  | <input checked="" type="checkbox"/> Single Family                   |
|  | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |
|  | <input checked="" type="checkbox"/> Other: _____                    |

Construction cost estimate: \$ 55,000.00  
If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

Height 6 feet 0 inches (front) 6 feet 6 inches (sides/rear)  
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  
sides/rear face partial (front section)

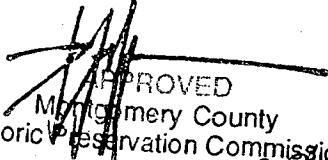
I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Thomas Kristie / Theodore Clements 08/14/98  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

(4)

Thomas M. Kristie and Theodore J. Clements  
9310 Brookville Road  
Silver Spring, MD 20910  
301-496-3854 (Office)  
301-588-9857 (Home)  
301-480-1560 FAX

  
APPROVED  
Montgomery County  
Historic Preservation Commission 7/24/02

The owners appreciate the opinions, positions, and suggestions of the MCHPC Staff and Commission. We are, therefore, submitting the following **revision** of the HWP application previously reviewed on June 12, 2002.

The original previously approved fence design (HWP 09/09/98 #9808180079) specified brick piers with 6' wood picket in the front and 6.5' on the sides and rear of the house (see attached HWP). The following HWP revision request is for a design change to allow the construction of a shorter masonry fence (5') in the front/partial sides integrated into a restoration of the original front landscape and granite pier fence. In addition, the design incorporates a shorter (5') open ironwork type fence on the sides and rear that expose the home and its landscape to the original historic lot and the Linden Historic District.

**Description:**

- A. The requested design change is from the approved brick piers with wood infill to a solid masonry wall (parged concrete with granite block cap). The fenceline will be integrated into the landscape with vegetation in the process of restoring the original garden areas of the house that were an important feature of the historic character and which were destroyed during subdivision of the original lot and construction of the adjacent homes (2102 and 2103 Salisbury Street). The wall will also be integrated with restoration of the original granite pier-"looped chain" fence to restore the original front view of the home (refer to attachments XX)
- B. The height of the frontline fence is reduced from the previously approved 6' to 5'. On the portions of the lot sides and rear which are open to the Linden Woods Historic District (Salisbury Street neighborhood) and the garden areas of the original historic lot, the previously approved 6.5' fence will be changed to a 5' "open" (ie: open picket or decorative iron: the exact design to be submitted for Commission approval at a later time)-refer to attachment XX).
- C. The requested design change offers a greater view of the house from both the front and the rear relative to the previously approved design.

The request for change from brick piers with wood infill is based upon several unique features and concerns of the Brookville residence as described below.

1. There have been significant changes to 9310 Brookville Road that has resulted in detrimental effects upon the property and the owners. Additional changes now



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2/24/02

incorporated into the Master Plan (2000) AFTER the purchase of the property (1998) will clearly intensify the situation:

- a. The newly constructed Walter Reed Research Facility has opened and employs 1000 individuals. The entrance to the facility is located past the home on Brookville Road where all personnel and all transportation vehicles and commercial support vehicles enter. Additional RideOn bus routes have been rerouted to service the new facility as well as continual shuttle bus routes from the facility to the Naval Research Facility.
- b. The "revised" master plan (2000) now specified that the Brookville Road entrance will be used for the entire campus (>3500 individuals and associated support vehicles for the entire facility).
- c. The facility encourages split shifts resulting in continued traffic in the evening and early morning.
- d. Commercial traffic has been banned from Montgomery and Warren Avenues resulting in diversion of all commercial traffic along Brookville Road in front of the house.
- e. Posted signs now direct traffic from East-West Highway and 16th Street down Brookville Road past the house to Linden Lane and Georgia Avenue.
- f. While the initial character of the Brookville Industrial Park consisted of small independent businesses using light commercial vehicles (see Master Plan Brookville Commercial District Assessment), larger corporations have now moved into the district (ie: Ferguson Plumbing, United Rentals) which utilize heavy commercial vehicles. The county priority to occupy vacant space in the district will only serve to increase the presence of more significant industrial companies.

2. The present situation represents a noise hazard:

- a. The data presented in the dB level and commercial traffic volume log (attachments 1-2) clearly indicate what the acceptable levels of noise are to prevent detrimental health effects. The levels have been determined by the EPA according to research studies over the last several decades and are the standards referenced by the Montgomery County Department of Park and Planning (attachments 3-5).
- b. Levels of noise on the exterior of the house (property lot) are far in excess of levels which cumulatively result in longterm damage to the owners.
- c. Levels of noise on the **interior** of the house which result from unique features of the house construction, the lot topography, the immediate surrounding topography, and the type of commercial vehicles which now frequent Brookville Road are also far in excess of EPA maximum levels. These levels have the additional impact by interrupting sleep, preventing normal living behaviors, and competing with normal verbal communication. The combined impact of the interior "persistant-intermittent" noise has far more significant impact on the wellbeing of the occupants as detailed in the reference volumes cited in the original permit application (attachments 3-6) .

3. The request allows restoration of reasonable use of the property.

- a. The noise levels on the lot property exceed the peak levels associated with significant health issues (80 dB, front lot).
- b. Due to the lot configuration, the entire lot is exposed to Brookville Road. There is no protected space on the lot (refer to lot survey attachment 7).

c. The noise levels in the house are sufficient to prevent normal sleep patterns, normal uninterrupted conversation, and, obviously, tasks that require intellectual concentration (ie: attachments 1, 3-5). The application allows the owners to correct this situation and returns reasonable use of the property.

4. The type of sound and the transmission characteristics of sound with its associated effects upon the health and wellbeing of humans is a complex issue with many variables and factors that make each situation unique.

a. Sound transmission depends upon the type of vehicle, the volume of vehicles, the % volume of specific types of vehicles, the duration of the sound, the topographical position of the vehicle, the speed of the vehicle, and the surrounding topographical conditions (refer to references attachment 6).

b. The Brookville property has unique features that contribute to the level of sound outside as well as the sound intrusion into the interior of the house. One critical point is that the house is flanked on the front and side by large embankments which isolate the house in the "sound tunnel" (topography attachment 8). A second issue is, after the subdivision of the original lot, the lot now consists solely of an extended front line and two sides which are all directly exposed to Brookville Road (attachment 7). The extended front line further exposes the side of the house itself to traffic noise from Brookville Road. As such the house lot no longer has any significant rear property that is protected by the house (note that the house is situated 8' from the rear property line). Also note that Montgomery County considerations for sound protection take into account the available "place of respite" normally located in the rear of the house and protected by the house. The Brookville property has no such rear lot.

c. The drop in grade of the Brookville property from the house to the proposed fenceline is 3.25' which effectively reduces the height of the fence relative to the house and, consequently, increases the view of the house relative to a standard grade lot (attachments 8 and 9).

5. A masonry fence is the only solution that is documented to mitigate the issue and return reasonable use of the property to the owners:

a. The suggestions of the Commission at the preservation review meeting were welcomed and were investigated. Documented studies show that installation of insulated storm windows will reduce the transmission of sound by several decibels. However, reduction by several decibels would clearly be insufficient to reduce the noise levels to acceptable standards. Additionally, while these measures will provide some minimal relief in the interior of the home, they do not address the use of the exterior lot.

b. Alternative materials such as wooden fences are ineffective and would not reduce the levels of sound transmission as compared to masonry fences (attachment 10). Even solid 2" T/G panel fences do not have the capacity to reduce sound sufficiently. Furthermore, regardless of the construction, solid wood fences will expand, shrink, and warp, resulting in loss of any benefit of blocking sound transmission.

c. The required height to effectively block sound transmission to the house depends upon the topography of the lot and the relationship to the vehicle producing the noise. The "line of sight" rule is the rule that is applied to determine the height of sound walls required. Additional factors include the type of vehicle, the grade of the road, the

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*[Handwritten Signature]*  
12/4/02

speed of the vehicle which all determine which portion of the vehicle is producing the greatest percent of the noise. Accordingly, the minimum required height to effectively block noise on this particular property would be >>7'. However, the owners have only requested a height of 5'. This would reduce the significant tire/road impact noise component and, in combination with other efforts (ie: traffic mitigation efforts, installation of insulated storm windows, etc.), will at least afford some significant protection while substantially preserving the character of the house and property.

6. The wall and fence design: Restoration of the historic lot

a. The design: The fence design consists of solidly parged concrete. The wall and front property line corner piers will be capped with granite block to match the existing original piers located in the front of the house (attachment 12-13). Photographs of a very similar parged wall with granite cap are shown in attachment 14.

b. Trees, shrubs, and vines will be used to integrate the wall into the landscape and serve also as a backdrop for the rehabilitation of the original granite piers which remain at the front of the property (refer to attachments 12-13). The parged wall with granite block cap will be compatible with the granite cobblestone patios, walkways, and stone garden walls that are now a part of the homes landscape (attachment 15). The fence will also be integrated into efforts to restore the property's gardens, original front granite pier-"looped chain" fence and front landscape (refer to attachments 12-13). In doing so, the owners are also reducing the height of the previously approved fence and converting this to an open design so that the home, which is the frontal historic property to the Linden Wood Historic District, remains open to the original historic lot, the historic Salisbury Street neighborhood and the district (refer to full elevation views-attachment 16, relationship of garden areas and historic lot-attachment 15, and fence perimeter-attachment 17). Considering the character of the historic house and lot, the owners suggest that this proposal is far preferable to the previously approved proposal.

7. Final statements:

The owners feel that the evidence presented in the package represents a threat to the owners, the rehabilitation of the property, and the Salisbury Street neighborhood. The owners wish to preserve the house and its setting as well as to rehabilitate the landscape gardens that were an important part of the historic lot. The owners only requesting construction of a fence that is required to provide relief from an increasingly significant problem at the property.

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Historic Preservation Commission

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12/24/02

**Design of wall with landscape and restoration of original piers  
(design option including front gate)**

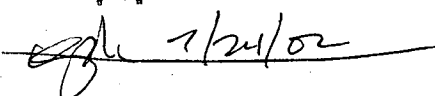


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Montgomery County  
Historic Preservation Commission  
7/24/02

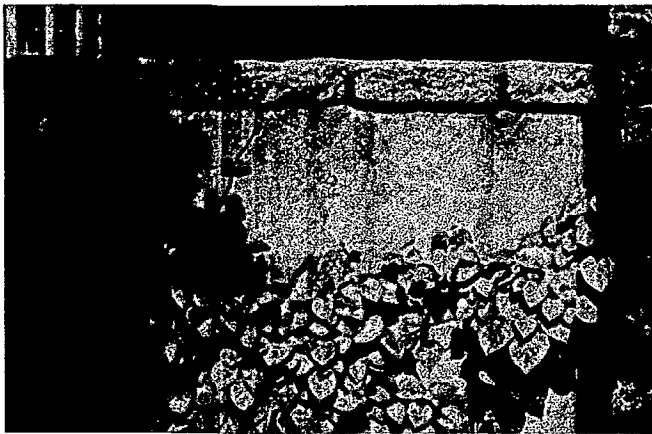
**Design of wall showing "wide view" of house, side lot, existing trees, and gazebo  
(Design option with gate)**




  
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Photographs of "parged wall"

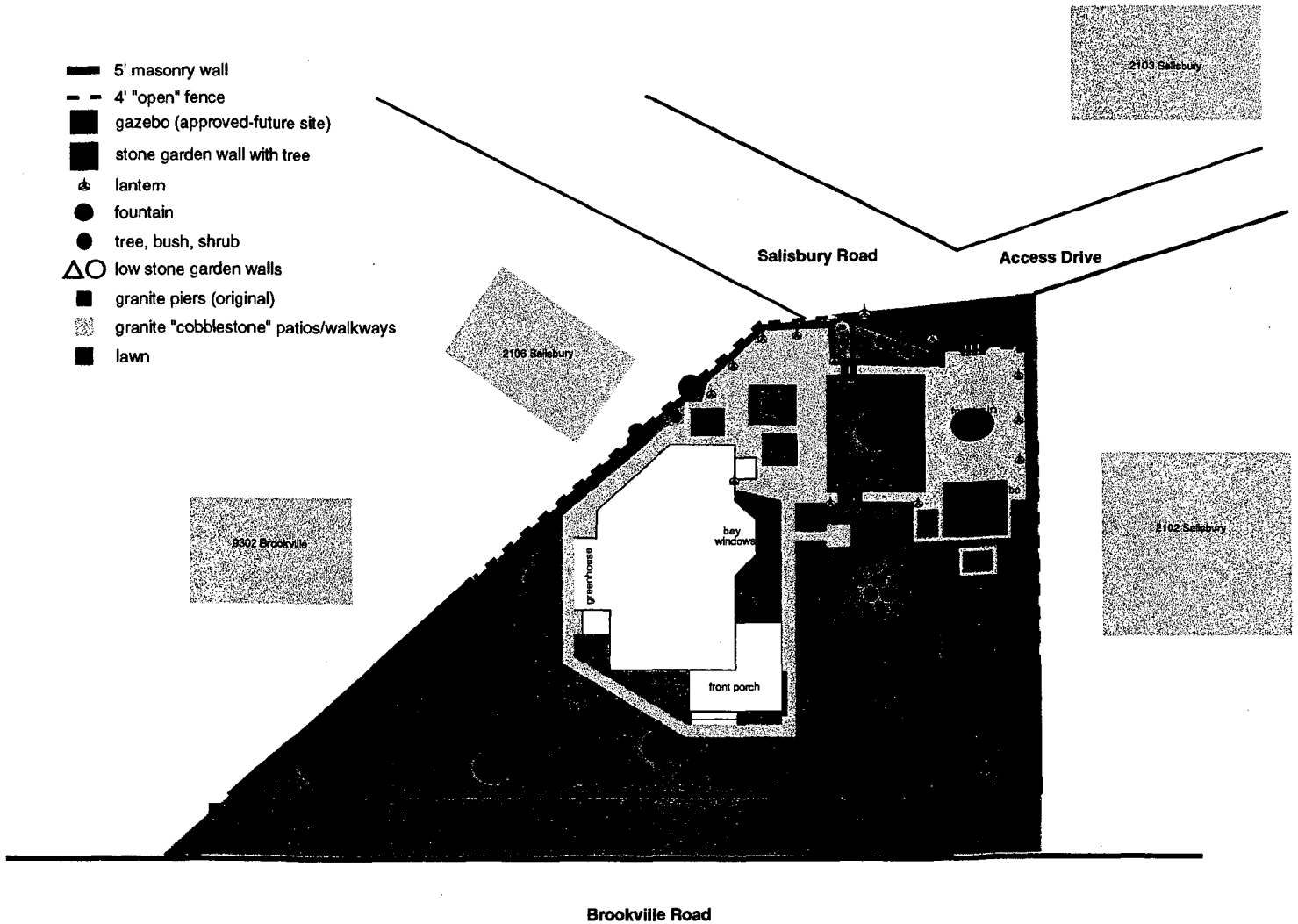


  
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Historic Preservation Commission

 7/24/02

Relationship: house and patio/gardens to Brookville Road, Salisbury Road, and the original lot

- 5' masonry wall
- - 4' "open" fence
- gazebo (approved-future site)
- stone garden wall with tree
- ⊕ lantern
- fountain
- tree, bush, shrub
- △○ low stone garden walls
- granite piers (original)
- granite "cobblestone" patios/walkways
- lawn



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*[Signature]* 2/24/02

Elevations of the house with proposed masonry wall and fencing



*[Signature]*  
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Historic Preservation Commission  
*[Signature]* 7/24/02





M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 5-9-16

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	9310 Brookville Road, Silver Spring	<b>Meeting Date:</b>	07/24/02
<b>Applicant:</b>	Thomas Kristie & Theodore Clements	<b>Report Date:</b>	07/17/02
<b>Resource:</b>	Linden Historic District	<b>Public Notice:</b>	07/03/02
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	36/2-96D (Third Revision)	<b>Staff:</b>	Perry Kapsch
<b>PROPOSAL:</b>	Historic fence rehabilitation; masonry wall construction, rear fence modification.		
<b>RECOMMEND:</b>	Approve with conditions.		

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**CONDITIONS**

1. The proposed wooden gate is to be included in the front wall as shown in the schematic design.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource  
**STYLE:** Queen Anne  
**DATE:** 1893

**BACKGROUND**

An application was approved on September 9, 1998 for a 6-foot high picket fence with brick piers to be sited on the front property line with a 6.5' fence of the same design around the remaining perimeter. The approved design was a revision of a previously approved 4-foot fence. The current proposal includes a change in placement, materials, and height. It also includes rehabilitation of an earlier fence installed by the Wolfe family in the early 20<sup>th</sup> century.

**PROPOSAL**

The applicant proposes to:

1. Construct an 5' high, 8" wide concrete block wall with 16x16" piers instead of the 6' picket fence previously approved for the front of the property. The wall is to be parged with colored concrete. The wall would

be located along the front property line and extend around the side property lines for a distance of 40 feet on the right side and 22 feet on the left side (ending at a point perpendicular to the front corner of the house). The fence is to be located approximately 10' from the front property line. An optional feature of the front wall is a gothic wooden gate set at the center of the wall.

2. Rehabilitate the existing masonry piers on the front property line and connect them with a looped chain as found in the physical remnants of the fence and in a historic photo of the property.
3. Install landscaping between the historic fence and the masonry fence.
4. Modify the design of the side and rear fence from a 6.5' picket fence with brick piers to a 4' open picket or decorative metal fence with no brick piers, the exact design to be approved at staff level.

### **STAFF DISCUSSION**

The applicant appeared before the HPC on June 12, 2002 for approval of a revision to an existing fence design that called for a 6 to 8 foot high masonry wall along the front of the property. The revision was denied. The applicants continue to be plagued by traffic noise from Brookville Road. It is staff's opinion that the current proposal has addressed the concerns of the HPC as to the height of the wall and its massive appearance in front of the historic resource while providing the applicants with some relief from tire and motor noise.

The Wolfe House is an outstanding resource in Linden Historic District, and as such is subject to the highest level of review. The applicants are to be commended for their diligent rehabilitation of the property that had been neglected for a number of years, and then grossly remuddled by a previous owner. It is important that every effort be made to ensure that the applicants are not denied reasonable use of the property.

The application for a fence on the property has undergone numerous changes. A photograph of the house from 1904 shows a low iron fence and gate around the front of the property. No physical remnants of this fence has been found. A later fence design is indicated by the presence on the property of low masonry piers that were apparently once connected by chains along approximately the same fence line as the earlier iron fence. As the piers are badly deteriorated, an application was approved for a four-foot high painted wood picket fence with brick piers, and later for a six-foot and 6.5' picket fence with brick piers at the front and around the sides and rear. An interim wire mesh fence was also approved while the house was being rehabilitated.

Staff would support the current revision to the perimeter wall and fence design that includes lowering the wall that is to serve as a noise barricade and moving it back behind the rehabilitated chain fence and a landscaped border. The proposed installation of a gate in the center of the wall would also help to alleviate the wall's mass.

Secretary of Interior Guidelines for Rehabilitation note that exterior alterations to a historic site should not radically change or obscure character-defining spaces or features. The

lower wall does not obscure the house, and rehabilitation of the historic chain fence would mean there was no change to a historic feature.

The Guidelines further note that changes to the historic property should be compatible with the size, scale, and material of the historic resource. A masonry wall is not entirely compatible with a relatively delicate, wood-framed Queen Anne residence, but the use of the chain fence, the vegetative border, and the center wooden gate successfully help to reduce the impact of the wall while providing the owners with a moderate amount of noise relief.

By lowering the masonry wall, and moving it back from the property line, the front façades in the historic district can clearly be seen from the public right-of-way. The rear and side fence have been reduced to 4' with the brick piers deleted from the design. The applicants have pointed out that the property is accessed from Salisbury Lane (behind the house), and that most of the historic district lies in that direction. Lowering the back fence would maintain the pattern of open spaces and minimal fencing along Salisbury Lane.

As with the last revision proposal, there is a question whether approval would set a precedent for barrier construction, which has not been permitted in front of historic resources. In staff's opinion, the current design with all its components is sufficiently unique that, taken as a whole, it should not be considered a precedent.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with conditions** the HAWP revision based on the criteria stated in 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 Guidelines #9 and #10:

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.

New additions and adjacent or related new construction will 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.

With the conditions:

- 1 The proposed wooden gate is to be included in the front wall as shown in the schematic design.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery

County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

Hi Perry,

Thank you **VERY MUCH**.

I changed the "fence perimeter" attachment to indicate the 4' fence on the sides and rear and also changed the text of the "revision" to reflect 4' on the sides and rear so that everything is consistent with what you will recommend.

Again,

Thank you very much.

Tom Kristie

Enclosed are 12 copies of everything.

Please let me know what the Commission will do after you present the package.

Thomas M. Kristie and Theodore J. Clements  
9310 Brookville Road  
Silver Spring, MD 20910  
301-496-3854 (Office)  
301-588-9857 (Home)  
301-480-1560 FAX

The owners appreciate the opinions, positions, and suggestions of the MCHPC Staff and Commission. We are, therefore, submitting the following **revision** of the HWP application previously reviewed on June 12, 2002.

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incorporated into the Master Plan (2000) AFTER the purchase of the property (1998) will clearly intensify the situation:

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b. Due to the lot configuration, the entire lot is exposed to Brookville Road. There is no protected space on the lot (refer to lot survey attachment 7).

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4. The type of sound and the transmission characteristics of sound with its associated effects upon the health and wellbeing of humans is a complex issue with many variables and factors that make each situation unique.

a. Sound transmission depends upon the type of vehicle, the volume of vehicles, the % volume of specific types of vehicles, the duration of the sound, the topographical position of the vehicle, the speed of the vehicle, and the surrounding topographical conditions (refer to references attachment 6).

b. The Brookville property has unique features that contribute to the level of sound outside as well as the sound intrusion into the interior of the house. One critical point is that the house is flanked on the front and side by large embankments which isolate the house in the "sound tunnel" (topography attachment 8). A second issue is, after the subdivision of the original lot, the lot now consists solely of an extended front line and two sides which are all directly exposed to Brookville Road (attachment 7). The extended front line further exposes the side of the house itself to traffic noise from Brookville Road. As such the house lot no longer has any significant rear property that is protected by the house (note that the house is situated 8' from the rear property line). Also note that Montgomery County considerations for sound protection take into account the available "place of respite" normally located in the rear of the house and protected by the house. The Brookville property has no such rear lot.

c. The drop in grade of the Brookville property from the house to the proposed fenceline is 3.25' which effectively reduces the height of the fence relative to the house and, consequently, increases the view of the house relative to a standard grade lot (attachment 8).

5. A masonry fence is the only solution that is documented to mitigate the issue and return reasonable use of the property to the owners:

a. The suggestions of the Commission at the preservation review meeting were welcomed and were investigated. Documented studies show that installation of insulated storm windows will reduce the transmission of sound by several decibels. However, reduction by several decibels would clearly be insufficient to reduce the noise levels to acceptable standards. Additionally, while these measures will provide some minimal relief in the interior of the home, they do not address the use of the exterior lot.

b. Alternative materials such as wooden fences are ineffective and would not reduce the levels of sound transmission as compared to masonry fences (attachment 9). Even solid 2" T/G panel fences do not have the capacity to reduce sound sufficiently. Furthermore, regardless of the construction, solid wood fences will expand, shrink, and warp, resulting in loss of any benefit of blocking sound transmission.

c. The required height to effectively block sound transmission to the house depends upon the topography of the lot and the relationship to the vehicle producing the noise. The "line of sight" rule is the rule that is applied to determine the height of sound walls required. Additional factors include the type of vehicle, the grade of the road, the

speed of the vehicle which all determine which portion of the vehicle is producing the greatest percent of the noise. Accordingly, the minimum required height to effectively block noise on this particular property would be >>7'. However, the owners have only requested a height of 5'. This would reduce the significant tire/road impact noise component and, in combination with other efforts (ie: traffic mitigation efforts, installation of insulated storm windows, etc.), will at least afford some significant protection while substantially preserving the character of the house and property.

6. The wall and fence design: Restoration of the historic lot

a. The design: The fence design consists of solidly parged concrete. The wall and front property line corner piers will be capped with granite block to match the existing original piers located in the front of the house (attachments 10-11). Photographs of a very similar parged wall with granite cap are shown in attachment 12.

b. Trees, shrubs, and vines will be used to integrate the wall into the landscape and serve also as a backdrop for the rehabilitation of the original granite piers which remain at the front of the property (refer to attachments 10-11). The parged wall with granite block cap will be compatible with the granite cobblestone patios, walkways, and stone garden walls that are now a part of the homes landscape (attachment 13). The fence will also be integrated into efforts to restore the property's gardens, original front granite pier-"looped chain" fence and front landscape (refer to attachments 10-11). In doing so, the owners are also reducing the height of the previously approved fence and converting this to an open design so that the home, which is the frontal historic property to the Linden Wood Historic District, remains open to the original historic lot, the historic Salisbury Street neighborhood and the district (refer to full elevation views-attachment 14, relationship of garden areas and historic lot-attachment 13, and fence perimeter-attachment 15). Considering the character of the historic house and lot, the owners suggest that this proposal is far preferable to the previously approved proposal.

c. Design options and views are illustrated in attachments 16a-16d.

7. Final statements:

The owners feel that the evidence presented in the package represents a threat to the owners, the rehabilitation of the property, and the Salisbury Street neighborhood. The owners wish to preserve the house and its setting as well as to rehabilitate the landscape gardens that were an important part of the historic lot. The owners only requesting construction of a fence that is required to provide relief from an increasingly significant problem at the property.

**Attachments:**

01. dB intensity readings and EPA maximum levels
02. Graph of traffic volume (vehicles per minute)
03. EPA studies and conclusions relative to health hazards of noise
04. EPA studies residential maximum chart and sleep interruption chart
05. World Health Organization Factsheet-Critical Health Effect table
06. References, EPA
07. Lot survey
08. Topography and elevations: Brookville Road and surrounding relevant area
09. Chart of noise transmission by various materials
10. Design of proposed masonry fence: wall with landscape and original piers
11. Wide view of proposed front with existing trees
12. Photographs of parged wall
13. Relationships of wall, fence, and gardens to Brookville and Salisbury Road
14. Elevation views
15. Fence perimeter
- 16a. Design options
- 16b. Front view with design option
- 16c. Wide view with design option
- 16d. Elevation views with design option

**Addresses of Neighbors:**

C. Everett Dutton and Ann Irvine  
2102 Salisbury Road 20910  
(neighbor which fronts Brookville Road and shares S-E side property line)

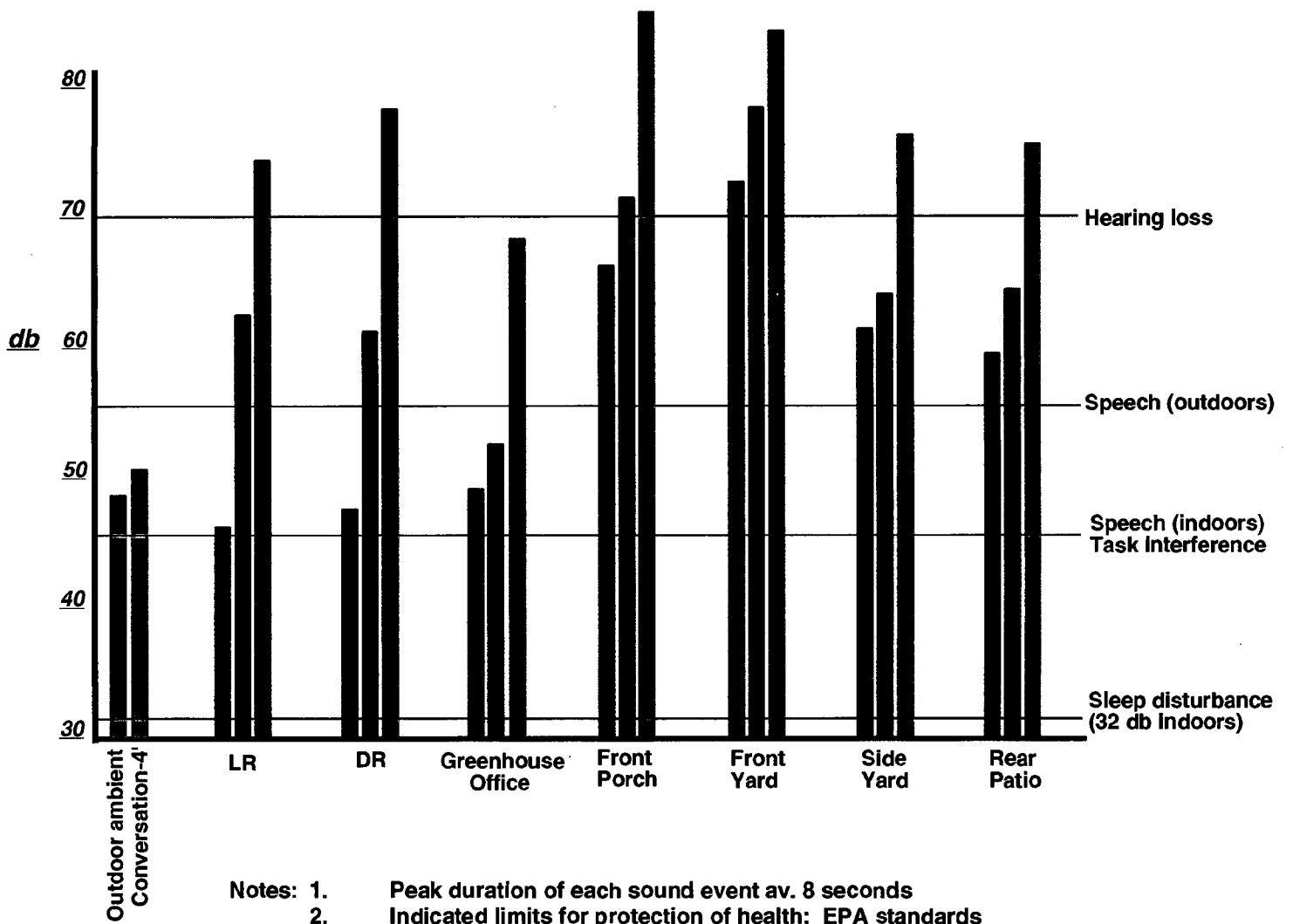
Pedro Vila  
2103 Salisbury Road 20910

John Boucher  
2106 Salisbury Road 20910

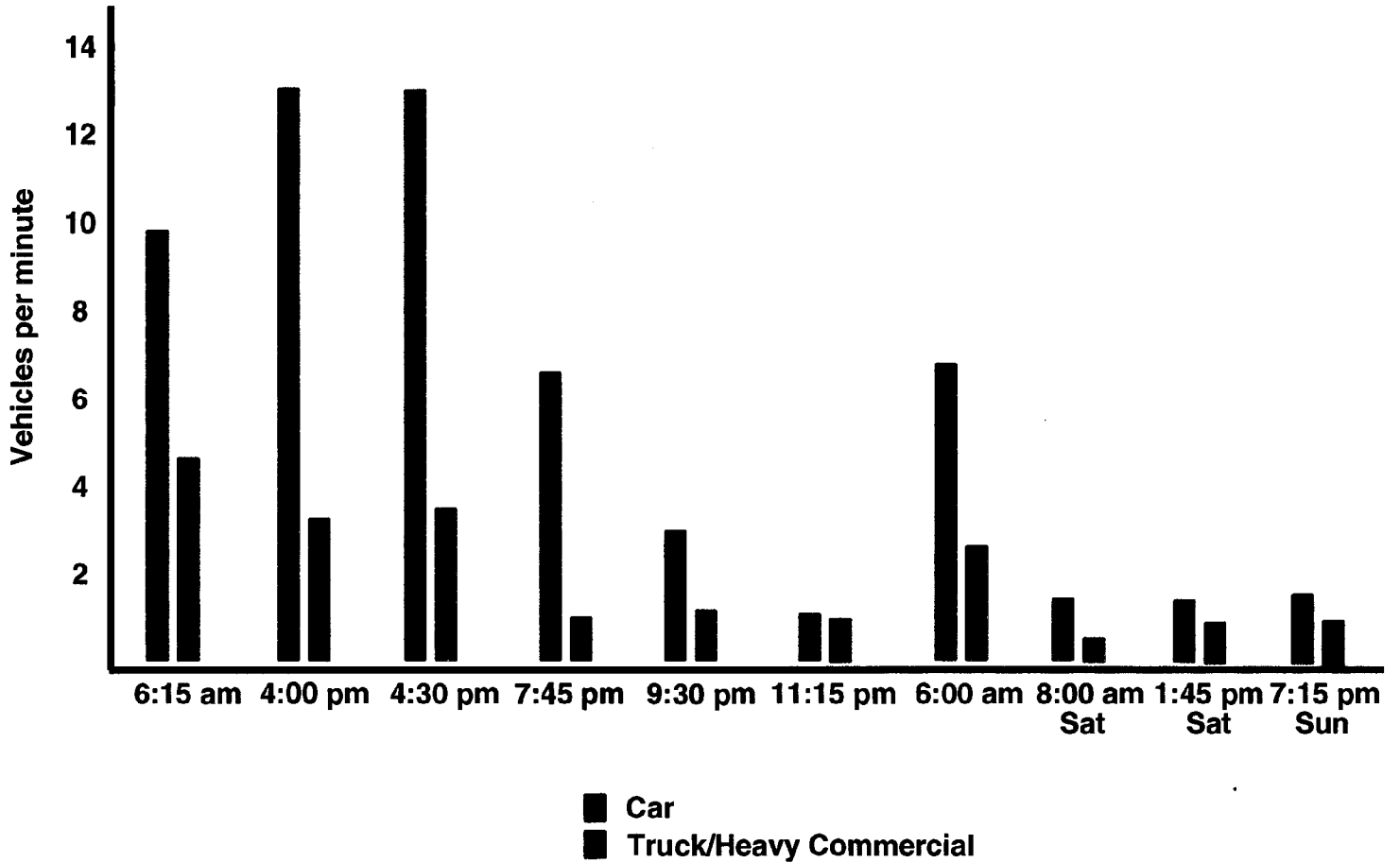
Margaret Byrns  
9302 Brookville Road 20910  
(neighbor which fronts Brookville Road and shares N-E side property line)

**Average noise db for various classes of vehicles traveling Brookville Road**

Indicated noise level limits for protection of health and wellbeing



**Traffic Volume Log  
Graph of vehicles PER MINUTE**



The traffic volume log is represented using vehicles passing 9310 Brookville Road per minute. The timepoints indicated follow the volume over the course of 24 hours. Evening hours are in red; weekend volumes are blue

INFORMATION ON LEVELS OF ENVIRONMENTAL NOISE REQUISITE TO  
PROTECT PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF  
SAFETY

March 1974

US Environmental Protection Agency

Pgs 20-23:

1. The level of intermittent noise identified here for purposes of protection against hearing loss is 70 dB.
2. The level identified for the protection of speech communication is 45 dB within the home in order to provided for intelligibility of speech sounds. An outdoor of 55 dB for residential areas.
3. The associated interior day-night sound level within a typical home which results from outdoors is 15 dB less or 40 dB due to the attenuation of the structure.
4. Nighttime maximal level is 32 dB.
5. "Accordingly 45 db indoors and 55 db outdoors in residential areas are identified as the maximum levels below which no effects on public health and welfare occur due to interference with speech or other activity. These levels also protect the vast majority of the population under most conditions."

Pgs 28-33

1. An indoor level of 45 dB will permit speech communication in the home, while an outdoor Ldn of 55 dB will permit normal speech communication at approximately 3 meters.
2. A nighttime level of 32 dB is required to prevent sleep disturbances.



EFFECTS OF NOISE ON PEOPLE  
December 1971  
US Environmental Protection Agency

Forward:

Noise can permanently damage the inner ear with resulting permanent hearing losses that can range from slight impairment to nearly total deafness.

Noise can result in temporary hearing losses and repeated exposures to noise can lead to chronic hearing losses.

Noise can interfere with speech communication and the perception of other auditory signals.

Noise can disturb sleep.

Noise can be a source of annoyance.

Noise can interfere with the performance of complicated tasks, and of course, can especially disturb performance when speech communication or response to auditory signals is demanded.

Noise and other acoustical considerations can reduce the opportunity for privacy.

Noise can adversely influence mood and disturb relaxation.

Pgs 38-41

1. Clear evidence is available that noises with A-weighted sound levels above 80 dB can contribute to inner ear damage and eventual hearing handicap if such noises are frequently and regularly encountered.
2. A small loss of hearing from exposure to noise may be insignificant when one is middle-aged, but might, when combined with other losses due to age, become significant as one reaches an advanced age.
3. Prevention of ear damage and hearing loss from noise can be eliminated if exposures to noise are: (1) held to sufficiently low levels; (2) held to sufficiently short durations; or (3) allowed to occur only rarely.
4. In general, any source with an A-weighted sound level of 70-80 decibels has the potential to contribute to a pattern of exposure that might produce temporary threshold shifts and this could lead to permanent hearing impairment. It is desirable to have as few

sources as possible that expose people to A-weighted sound levels in excess of 70-80 dB. People can tolerate brief exposures if they are widely spaced in time.

Pg 52

1. Many conversations involve groups and for this situation distances of 5-12 feet are common and the intensity of background noise should be less than 50-60 dB.

Pg 70-78

1. Fluctuating noise levels such as traffic are more disruptive to sleep than constant noise. However, both patterns are disruptive.
2. Brief sounds of sufficient intensity and fluctuating noise levels definitely alter the normal sleep pattern. These changes are in the direction of lighter sleep.
3. All factors considered, one must assume that sleep disturbance by excessive noise will reduce ones' feelings of well-being. Furthermore, when noise conditions are severe as to disturb sleep on a regular basis, then such sleep disturbance may constitute a hazard to one's physical and mental health.

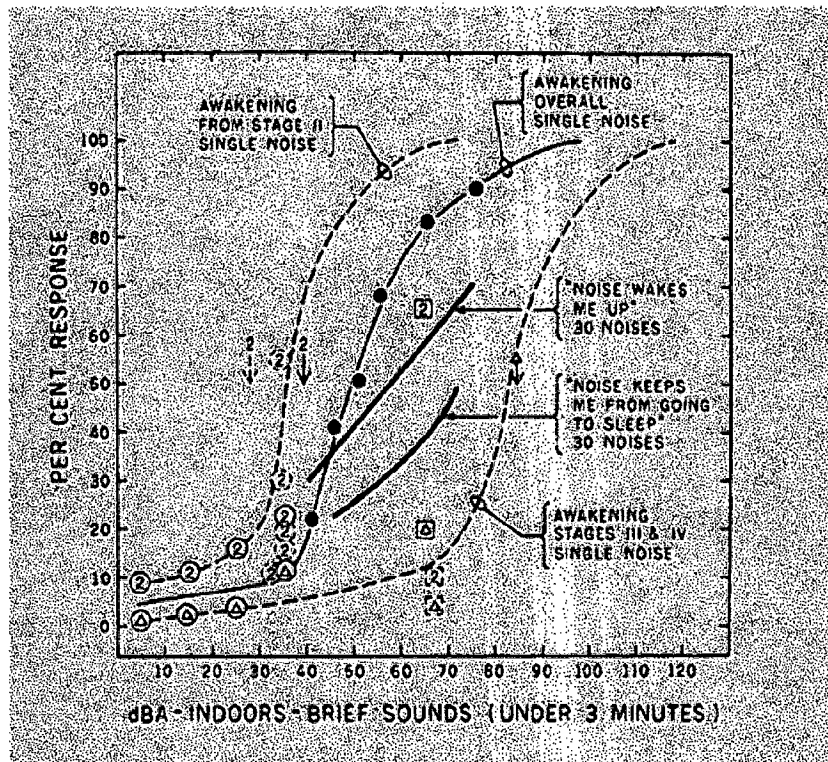
Pg 118-135

1. Nausea, headaches, instability, argumentativeness, impotency, changes in general mood, general anxiety, and other effects have all been associated with exposure to noise.
2. All of the facts of speech interference, hearing loss, noisiness, annoyance, and arousal/distraction clearly support the contention that noises act as a source of psychological stress.

**SOUND LEVELS IDENTIFIED AS REQUISITE TO PROTECT THE PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF SAFETY**

	Indoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)	Outdoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)
Residential with Outside Space and Farm Residences	45	70	45	55	70	55

**AWAKENING FROM SLEEP DUE TO VARIOUS SOUNDS: MULTIPLE LABORATORY STUDIES**



### World Health Organization Guideline-Table of Critical Health Effects of Noise

The field is marked by a scarcity of literature, especially for developing countries. Some 20 years after its last publication on noise, WHO has issued Guidelines for Community Noise. This publication, the outcome of a WHO expert task force meeting in London in March 1999, includes guideline values for community noise (listing also critical health effects ranging from annoyance to hearing impairment), for example: (ref Guidelines p. XVIII):

<i>Environment/Sound</i>	<i>Critical Health Effect</i>	<i>db Level(A)</i>	<i>Hours</i>
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8
School classrooms	Disturb communication	35	Class
Traffic areas	Hearing impairment	70	24
Music through earphones	Hearing impairment	85	1

\*A weighting: all the different frequencies that make up the sound are assessed to give a sound pressure level. The sound pressure level measured in dB is referred to as "A-weighted" and expressed as dB(A). (ref Guidelines p.IX and X).

*Ref: World Health Organization, Fact Sheet #258, February 2001*

## REFERENCES

1. Noise Control Act of 1972, Public Law 92-574, 92 Congress, HR 11021, October 27, 1972.
2. Public Health and Welfare Criteria for Noise, EPA, July 27, 1973; 550/9-73-002.
3. "Report to the President and Congress on Noise," EPA, NRC-5001, December 31, 1971.
4. "Impact Characterization of Noise Including Implications of Identifying and Achieving Levels of Cumulative Noise Exposure," EPA Report NTID 73-4, 1973.
5. Proceedings of the Conference on Noise as a Public Health Problem, EPA Report 550/9-73-008, 1973.
6. Seacord, D.F., *J. Acoustical Society of America*, 12: 183, 1940.
7. Johnson, D., "Various Aspects of Infrasound," presented at the Colloquium on Infrasound, Centre National de Recherche Scientifique Paris, September 1973.

## Noise and Health References and Reference Sites

### Reference sites:

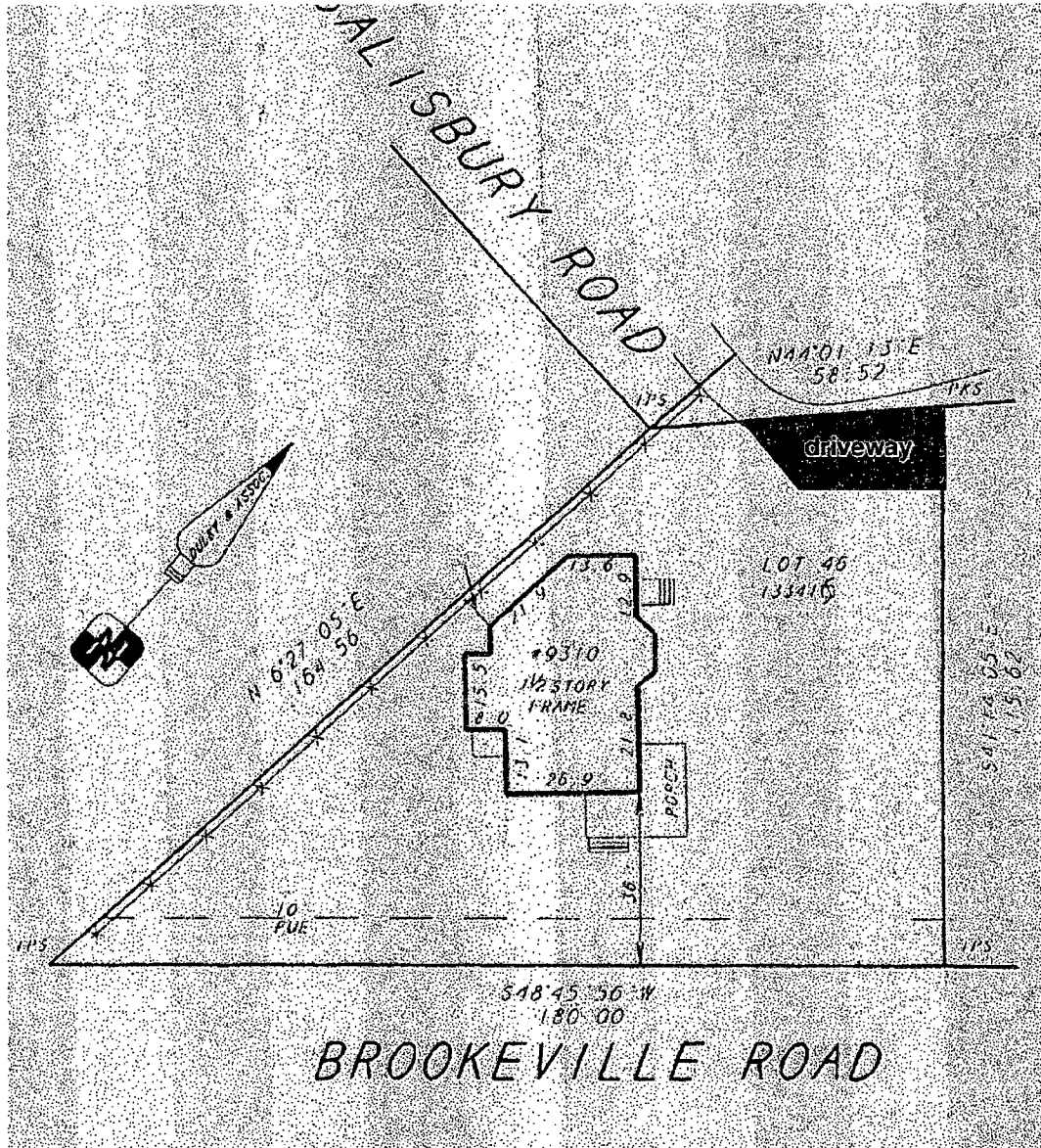
National Institute for Occupational Safety and Health  
[www.cdc.gov/niosh/noise](http://www.cdc.gov/niosh/noise)

No Noise, An organization monitoring noise and health issues  
[www.nonoise.org/noisepr](http://www.nonoise.org/noisepr)

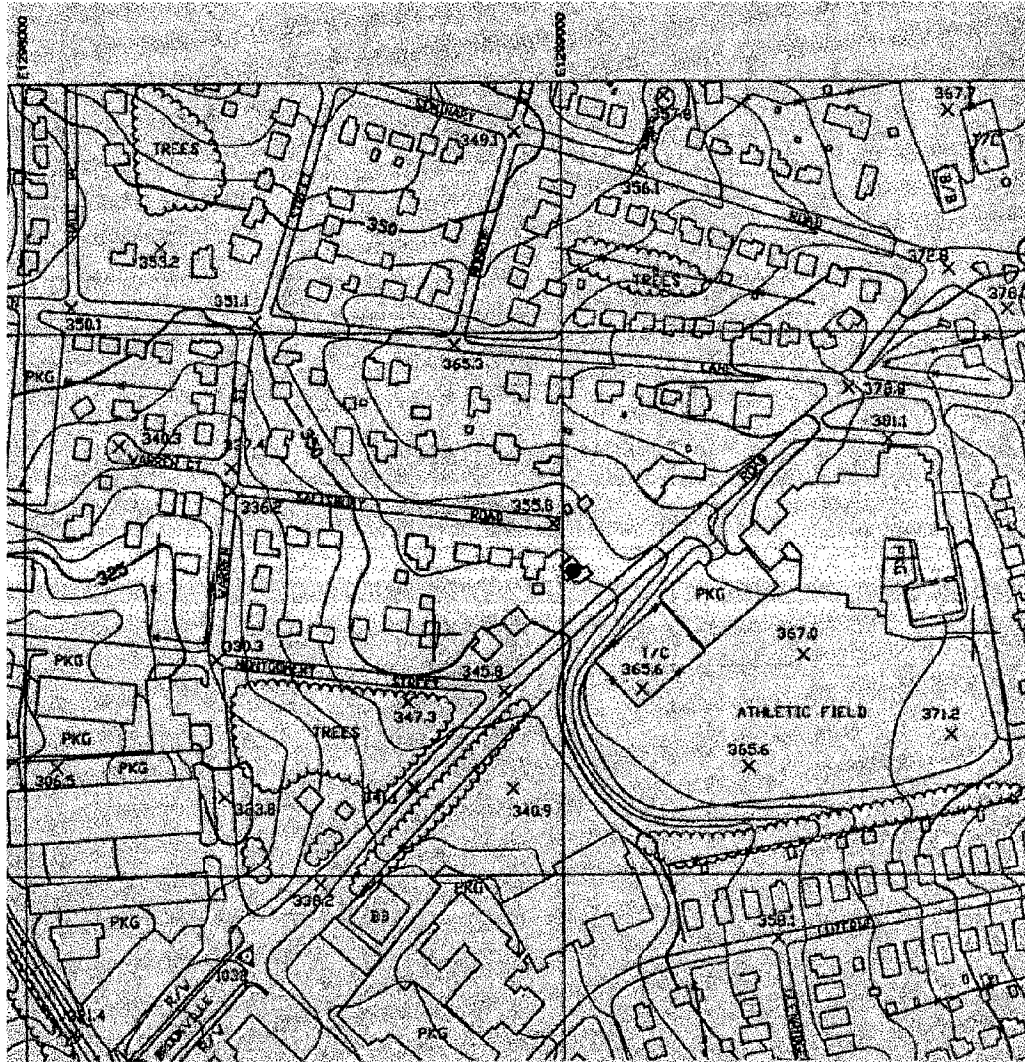
World Health Organization  
[www.who.int/home](http://www.who.int/home)

Contains a collection of factsheets and documents on noise related health issues  
 (also refer to attachment- WHO factsheet)

Lot 46 Survey



A.



**Topographical map of 9310 Brookville Road and surrounding area illustrating:**

- 1. change in grade of Brookville Road in the immediate vicinity of 9310**
- 2. embankment areas adjacent and across from the house (●)**
- 3. relationship of 9310 Brookville Road to Salisbury Road neighborhood**

B.

**Linear survey of position elevations taken from first floor of 9310 Brookville Road**

**Elevation drop to fenceline 3.25 ft**

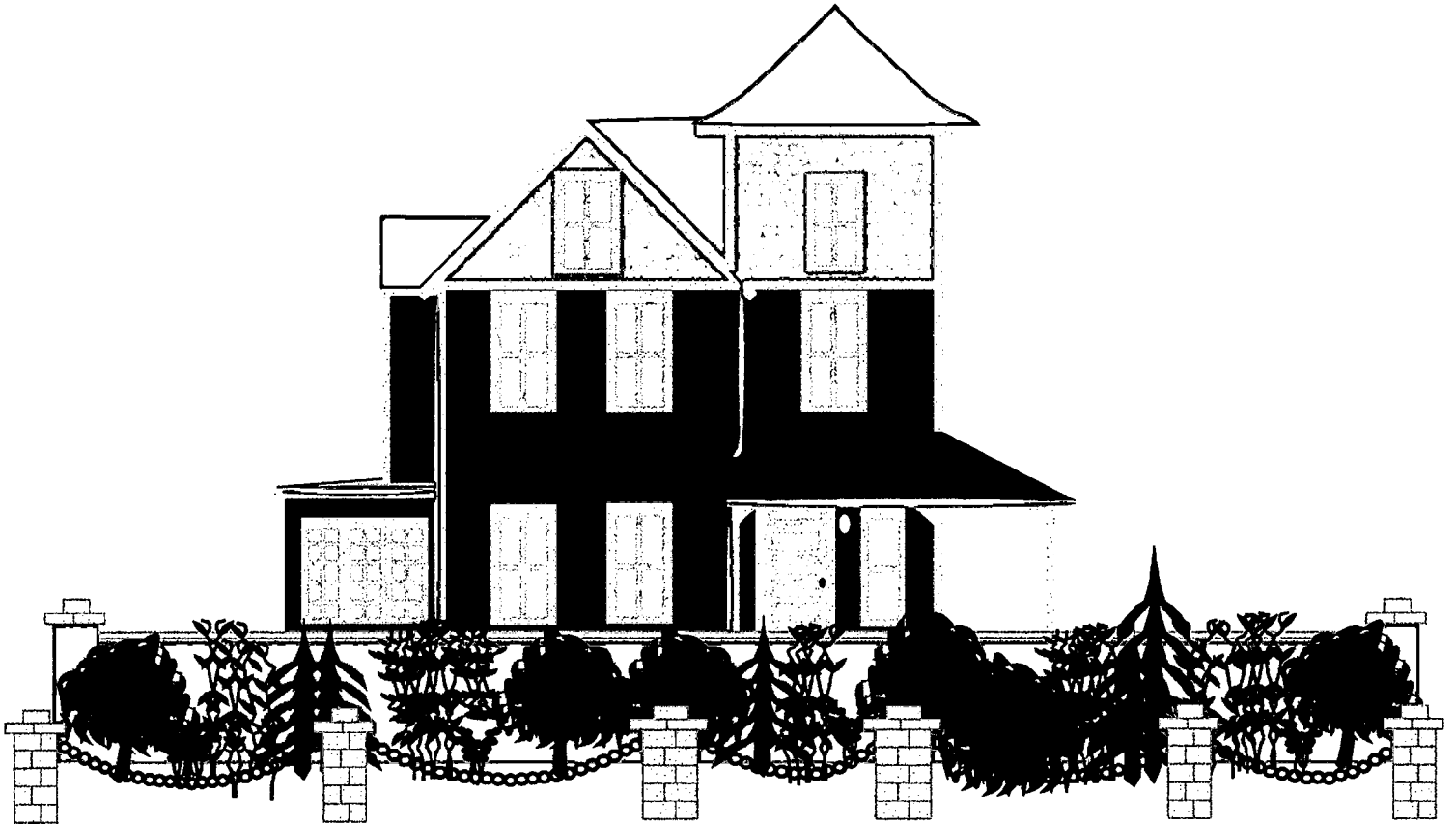
**Change in grade of Brookville Road across lot 46 8.84 ft**

**Chart of Sound Transmission loss  
Comparison of the sound blocking characteristics of various materials**

Material	Thickness Inches (mm)	Surface Area Weight lbs/ft <sup>2</sup> (kg/m <sup>2</sup> )	Transmission Loss, dB	
<b>Wood</b>	Pine	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Redwood	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Cedar	0.5 (12.7)	15	
		2.0 (50.8)	22	
<b>Metal</b>	Aluminum	0.06 (1.5)	23	
		0.25 (6.4)	27	
	Steel	0.03 (0.8)	15	
		0.06 (1.5)	22	
	<b>Concrete</b>	Light Weight	4.0 (101.6)	36
			6.0 (152.4)	39
Sand-Gravel		4.0 (101.6)	40	
<b>Masonry</b>	Concrete Block	3.6 (91.4)	32	
		5.6 (142.2)	36	
	Clay Brick	3.6 (91.4)	40	
		5.6 (142.2)	47	



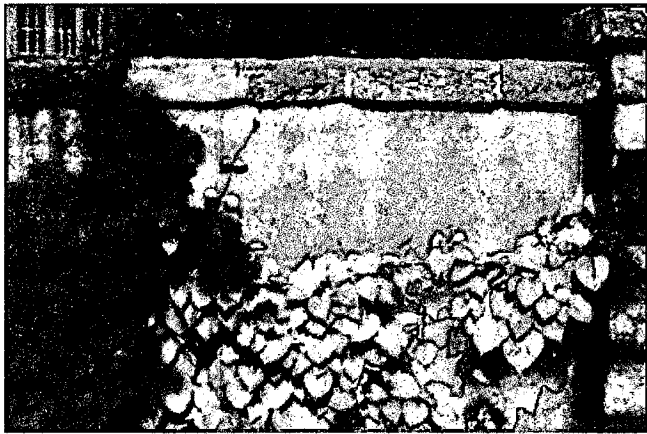
Design of wall with landscape and restoration of original piers



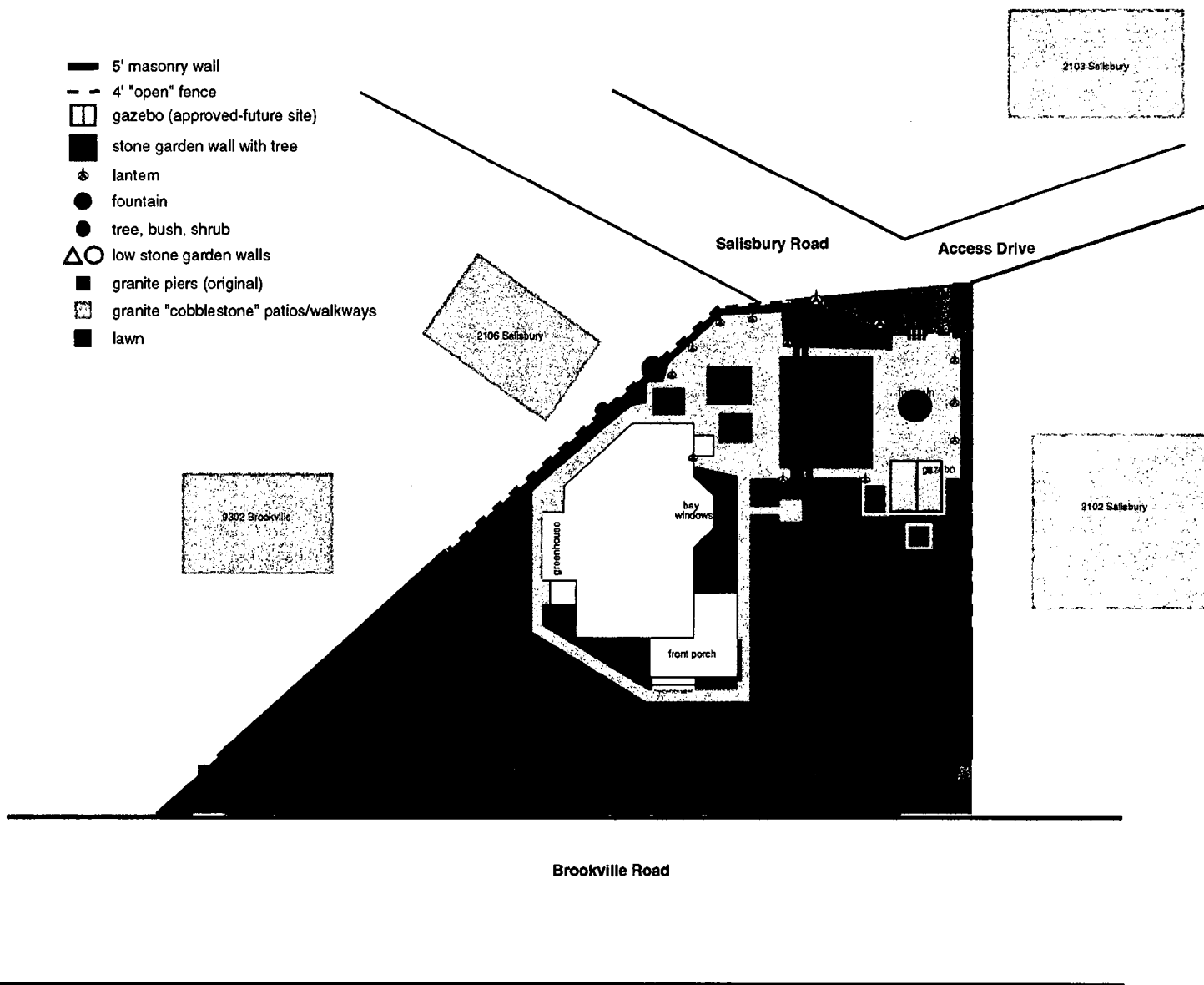
Design of wall showing "wide view" of house, side lot, existing trees, and gazebo



Photographs of "parged wall"



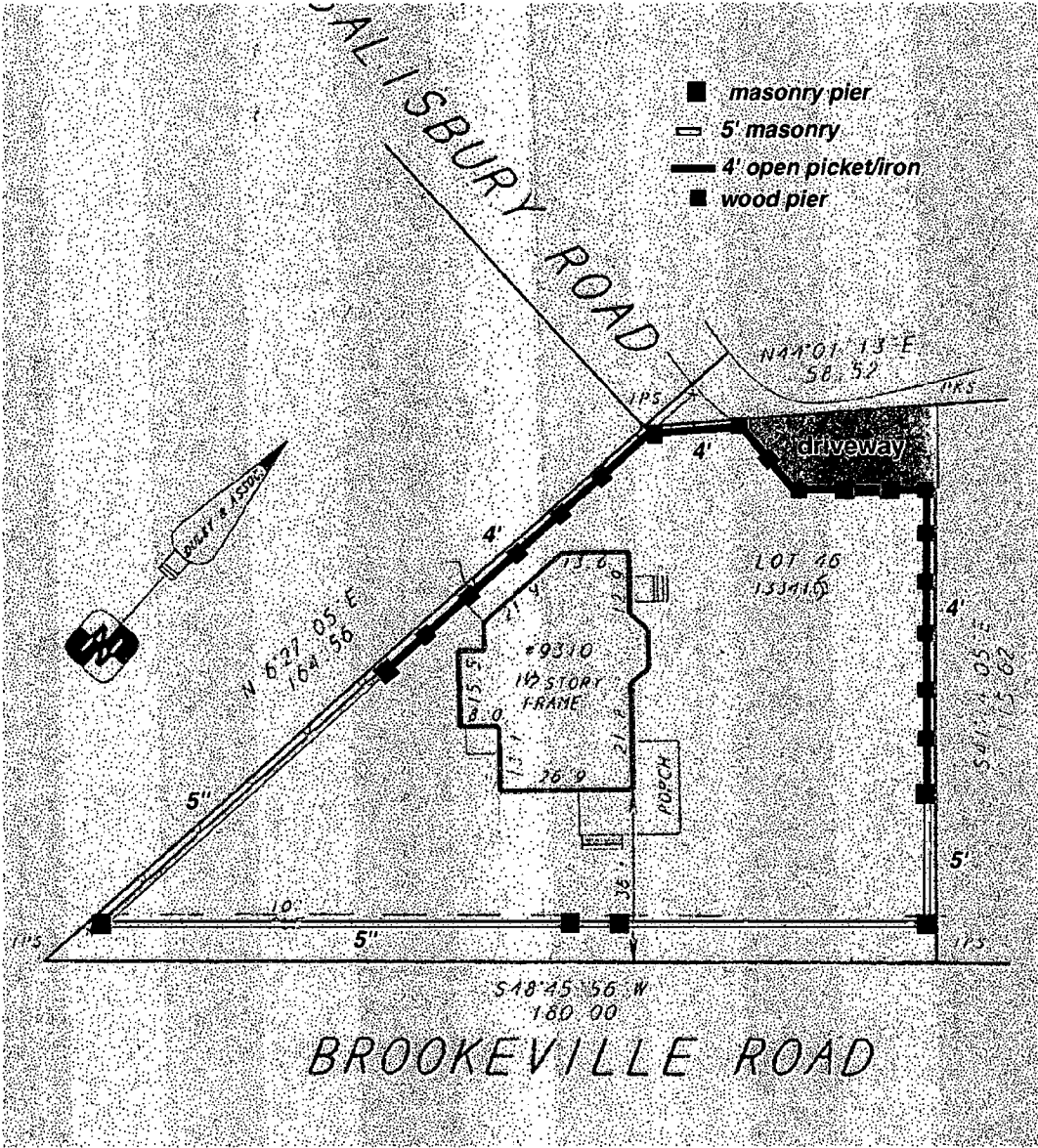
Relationship: house and patio/gardens to Brookville Road, Salisbury Road, and the original lot



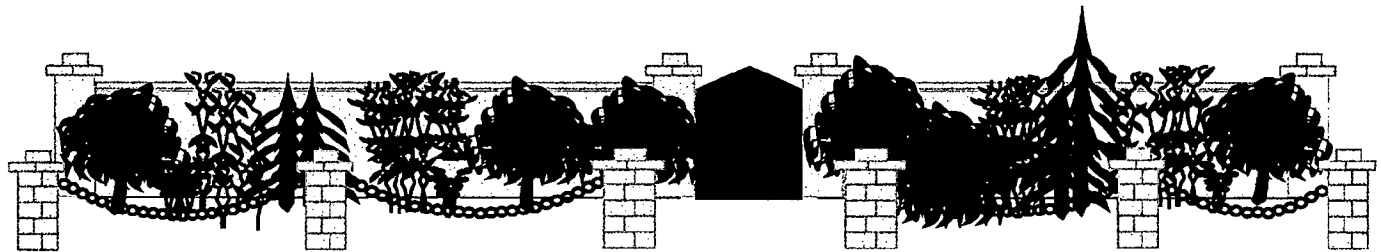
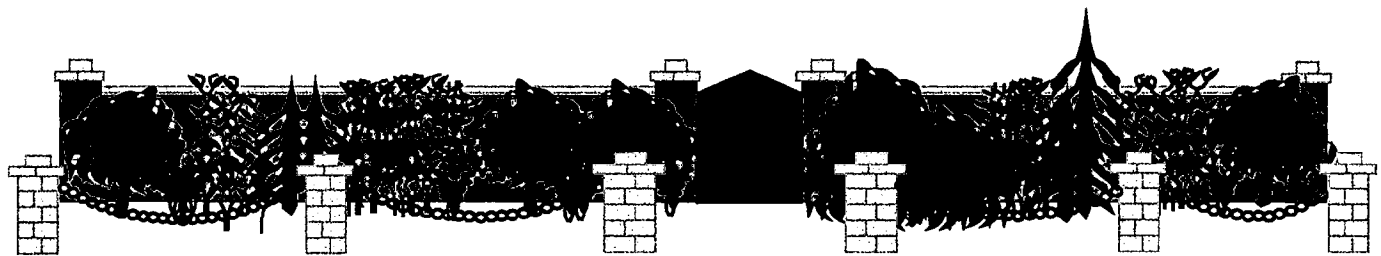
Elevations of the house with proposed masonry wall and fencing



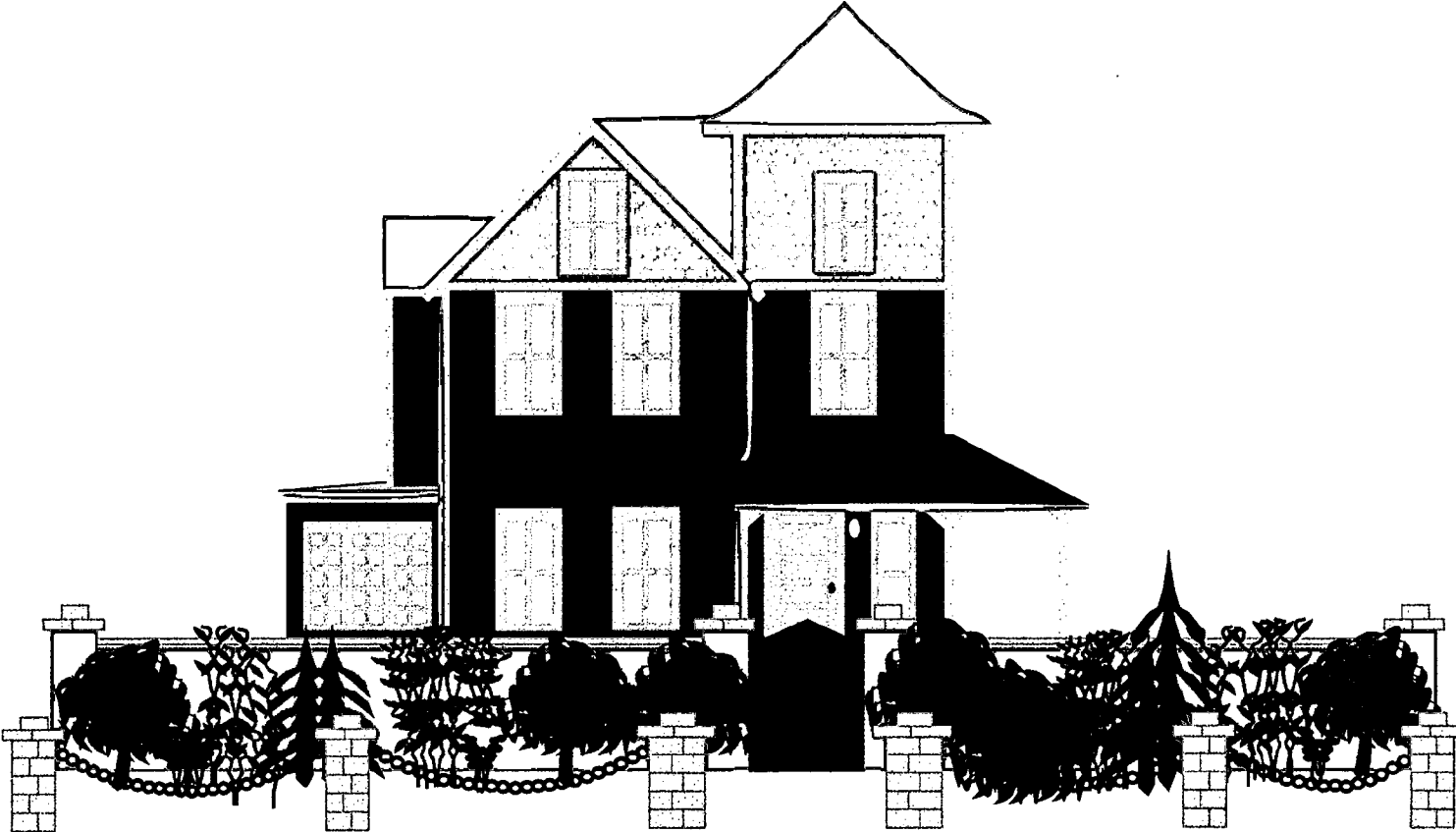
Fence perimeter



# Design options



View with alternate design with gate





Wide view of alternate design with gate



Elevations: Alternate design with gate

Attachment 16d



original

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36/2-96 D  
3rd Revision

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b. The Brookville property has unique features that contribute to the level of sound outside as well as the sound intrusion into the interior of the house. One critical point is that the house is flanked on the front and side by large embankments which isolate the house in the "sound tunnel" (topography attachment 8). A second issue is, after the subdivision of the original lot, the lot now consists solely of an extended front line and two sides which are all directly exposed to Brookville Road (attachment 7). The extended front line further exposes the side of the house itself to traffic noise from Brookville Road. As such the house lot no longer has any significant rear property that is protected by the house (note that the house is situated 8' from the rear property line). Also note that Montgomery County considerations for sound protection take into account the available "place of respite" normally located in the rear of the house and protected by the house. The Brookville property has no such rear lot.

c. The drop in grade of the Brookville property from the house to the proposed fenceline is 3.25' which effectively reduces the height of the fence relative to the house and, consequently, increases the view of the house relative to a standard grade lot (attachment 8).

5. A masonry fence is the only solution that is documented to mitigate the issue and return reasonable use of the property to the owners:

a. The suggestions of the Commission at the preservation review meeting were welcomed and were investigated. Documented studies show that installation of insulated storm windows will reduce the transmission of sound by several decibels. However, reduction by several decibels would clearly be insufficient to reduce the noise levels to acceptable standards. Additionally, while these measures will provide some minimal relief in the interior of the home, they do not address the use of the exterior lot.

b. Alternative materials such as wooden fences are ineffective and would not reduce the levels of sound transmission as compared to masonry fences (attachment 9). Even solid 2" T/G panel fences do not have the capacity to reduce sound sufficiently. Furthermore, regardless of the construction, solid wood fences will expand, shrink, and warp, resulting in loss of any benefit of blocking sound transmission.

c. The required height to effectively block sound transmission to the house depends upon the topography of the lot and the relationship to the vehicle producing the noise. The "line of sight" rule is the rule that is applied to determine the height of sound walls required. Additional factors include the type of vehicle, the grade of the road, the

speed of the vehicle which all determine which portion of the vehicle is producing the greatest percent of the noise. Accordingly, the minimum required height to effectively block noise on this particular property would be >>7'. However, the owners have only requested a height of 5'. This would reduce the significant tire/road impact noise component and, in combination with other efforts (ie: traffic mitigation efforts, installation of insulated storm windows, etc.), will at least afford some significant protection while substantially preserving the character of the house and property.

6. The wall and fence design: Restoration of the historic lot

a. The design: The fence design consists of solidly parged concrete. The wall and front property line corner piers will be capped with granite block to match the existing original piers located in the front of the house (attachments 10-11). Photographs of a very similar parged wall with granite cap are shown in attachment 12.

b. Trees, shrubs, and vines will be used to integrate the wall into the landscape and serve also as a backdrop for the rehabilitation of the original granite piers which remain at the front of the property (refer to attachments 10-11). The parged wall with granite block cap will be compatible with the granite cobblestone patios, walkways, and stone garden walls that are now a part of the homes landscape (attachment 13). The fence will also be integrated into efforts to restore the property's gardens, original front granite pier-"looped chain" fence and front landscape (refer to attachments 10-11). In doing so, the owners are also reducing the height of the previously approved fence and converting this to an open design so that the home, which is the frontal historic property to the Linden Wood Historic District, remains open to the original historic lot, the historic Salisbury Street neighborhood and the district (refer to full elevation views-attachment 14, relationship of garden areas and historic lot-attachment 13, and fence perimeter-attachment 15). Considering the character of the historic house and lot, the owners suggest that this proposal is far preferable to the previously approved proposal.

c. Design options and views are illustrated in attachments 16a-16d.

7. Final statements:

The owners feel that the evidence presented in the package represents a threat to the owners, the rehabilitation of the property, and the Salisbury Street neighborhood. The owners wish to preserve the house and its setting as well as to rehabilitate the landscape gardens that were an important part of the historic lot. The owners only requesting construction of a fence that is required to provide relief from an increasingly significant problem at the property.

**Attachments:**

01. dB intensity readings and EPA maximum levels
02. Graph of traffic volume (vehicles per minute)
03. EPA studies and conclusions relative to health hazards of noise
04. EPA studies residential maximum chart and sleep interruption chart
05. World Health Organization Factsheet-Critical Health Effect table
06. References, EPA
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**Addresses of Neighbors:**

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2102 Salisbury Road 20910  
(neighbor which fronts Brookville Road and shares S-E side property line)

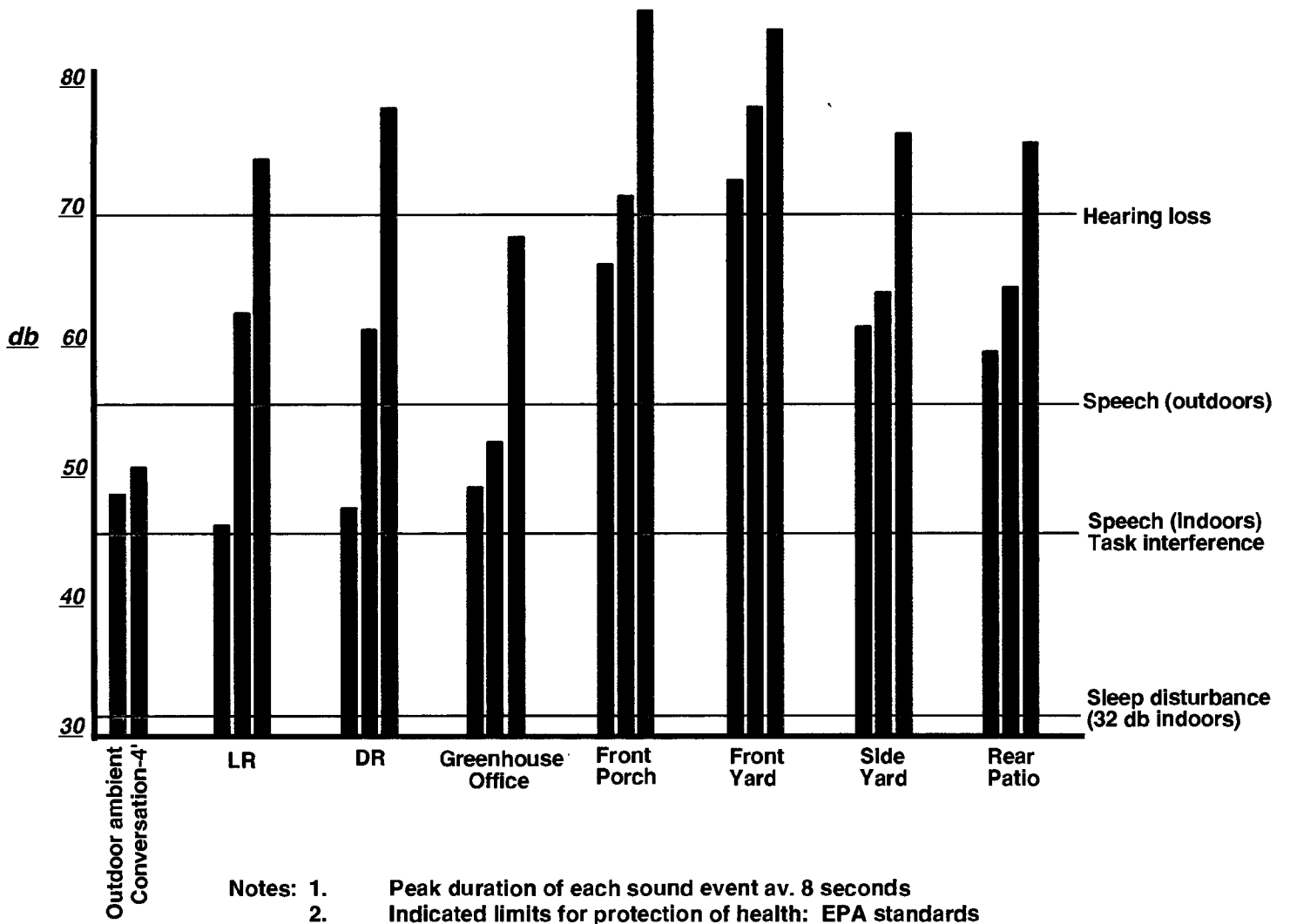
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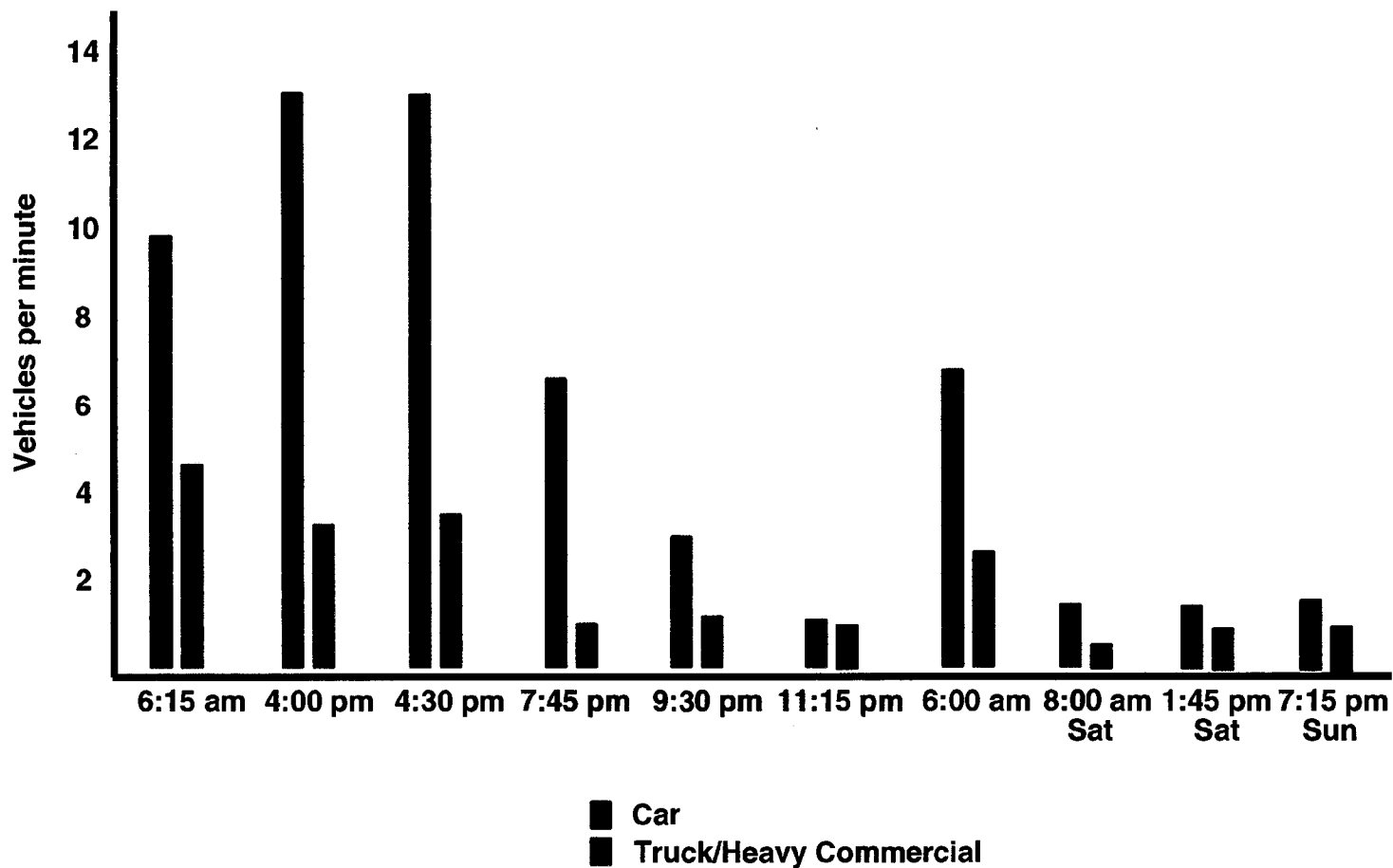
Margaret Byrns  
9302 Brookville Road 20910  
(neighbor which fronts Brookville Road and shares N-E side property line)

**Average noise db for various classes of vehicles traveling Brookville Road**

Indicated noise level limits for protection of health and wellbeing



**Traffic Volume Log  
Graph of vehicles PER MINUTE**



The traffic volume log is represented using vehicles passing 9310 Brookville Road per minute. The timepoints indicated follow the volume over the course of 24 hours. Evening hours are in red; weekend volumes are blue

INFORMATION ON LEVELS OF ENVIRONMENTAL NOISE REQUISITE TO  
PROTECT PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF  
SAFETY

March 1974

US Environmental Protection Agency

Pgs 20-23:

1. The level of intermittent noise identified here for purposes of protection against hearing loss is 70 dB.
2. The level identified for the protection of speech communication is 45 dB within the home in order to provided for intelligibility of speech sounds. An outdoor of 55 dB for residential areas.
3. The associated interior day-night sound level within a typical home which results from outdoors is 15 dB less or 40 dB due to the attenuation of the structure.
4. Nighttime maximal level is 32 dB.
5. "Accordingly 45 db indoors and 55 db outdoors in residential areas are identified as the maximum levels below which no effects on public health and welfare occur due to interference with speech or other activity. These levels also protect the vast majority of the population under most conditions."

Pgs 28-33

1. An indoor level of 45 dB will permit speech communication in the home, while an outdoor Ldn of 55 dB will permit normal speech communication at approximately 3 meters.
2. A nighttime level of 32 dB is required to prevent sleep disturbances.

EFFECTS OF NOISE ON PEOPLE  
December 1971  
US Environmental Protection Agency

Forward:

Noise can permanently damage the inner ear with resulting permanent hearing losses that can range from slight impairment to nearly total deafness.

Noise can result in temporary hearing losses and repeated exposures to noise can lead to chronic hearing losses.

Noise can interfere with speech communication and the perception of other auditory signals.

Noise can disturb sleep.

Noise can be a source of annoyance.

Noise can interfere with the performance of complicated tasks, and of course, can especially disturb performance when speech communication or response to auditory signals is demanded.

Noise and other acoustical considerations can reduce the opportunity for privacy.

Noise can adversely influence mood and disturb relaxation.

Pgs 38-41

1. Clear evidence is available that noises with A-weighted sound levels above 80 dB can contribute to inner ear damage and eventual hearing handicap if such noises are frequently and regularly encountered.
2. A small loss of hearing from exposure to noise may be insignificant when one is middle-aged, but might, when combined with other losses due to age, become significant as one reaches an advanced age.
3. Prevention of ear damage and hearing loss from noise can be eliminated if exposures to noise are: (1) held to sufficiently low levels; (2) held to sufficiently short durations; or (3) allowed to occur only rarely.
4. In general, any source with an A-weighted sound level of 70-80 decibels has the potential to contribute to a pattern of exposure that might produce temporary threshold shifts and this could lead to permanent hearing impairment. It is desirable to have as few

sources as possible that expose people to A-weighted sound levels in excess of 70-80 dB. People can tolerate brief exposures if they are widely spaced in time.

Pg 52

1. Many conversations involve groups and for this situation distances of 5-12 feet are common and the intensity of background noise should be less than 50-60 dB.

Pg 70-78

1. Fluctuating noise levels such as traffic are more disruptive to sleep than constant noise. However, both patterns are disruptive.

2. Brief sounds of sufficient intensity and fluctuating noise levels definitely alter the normal sleep pattern. These changes are in the direction of lighter sleep.

3. All factors considered, one must assume that sleep disturbance by excessive noise will reduce ones' feelings of well-being. Furthermore, when noise conditions are severe as to disturb sleep on a regular basis, then such sleep disturbance may constitute a hazard to one's physical and mental health.

Pg 118-135

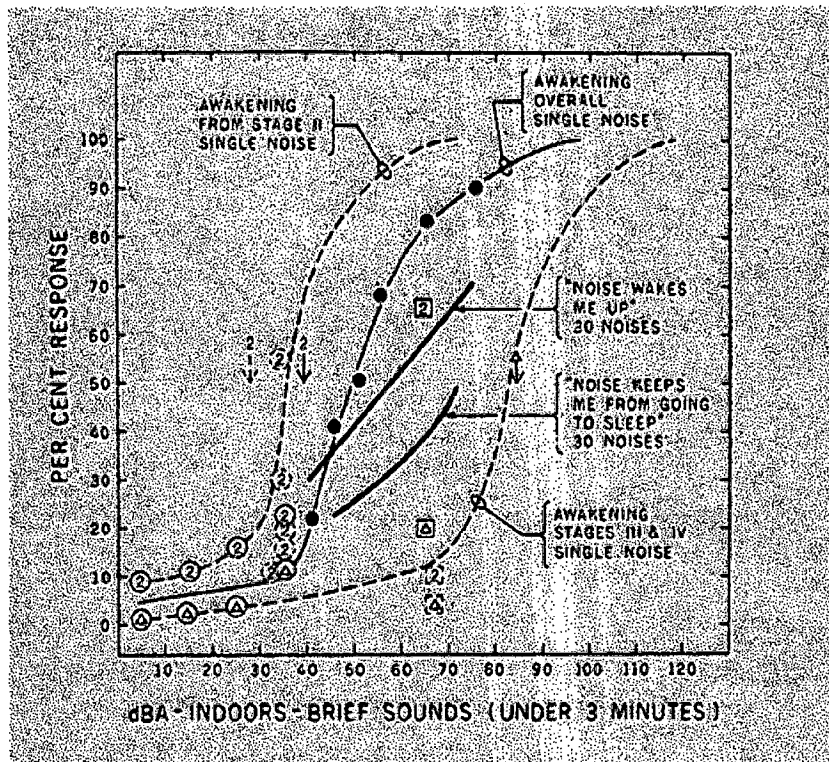
1. Nausea, headaches, instability, argumentativeness, impotency, changes in general mood, general anxiety, and other effects have all been associated with exposure to noise.

2. All of the facts of speech interference, hearing loss, noisiness, annoyance, and arousal/distraction clearly support the contention that noises act as a source of psychological stress.

**SOUND LEVELS IDENTIFIED AS REQUISITE TO PROTECT THE PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF SAFETY**

	Indoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)	Outdoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)
Residential with Outside Space and Farm Residences	45	70	45	55	70	55

**AWAKENING FROM SLEEP DUE TO VARIOUS SOUNDS: MULTIPLE LABORATORY STUDIES**



### World Health Organization Guideline-Table of Critical Health Effects of Noise

The field is marked by a scarcity of literature, especially for developing countries. Some 20 years after its last publication on noise, WHO has issued Guidelines for Community Noise. This publication, the outcome of a WHO expert task force meeting in London in March 1999, includes guideline values for community noise (listing also critical health effects ranging from annoyance to hearing impairment), for example: (ref Guidelines p. XVIII):

<i>Environment/Sound</i>	<i>Critical Health Effect</i>	<i>db Level(A)</i>	<i>Hours</i>
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8
School classrooms	Disturb communication	35	Class
Traffic areas	Hearing impairment	70	24
Music through earphones	Hearing impairment	85	1

\*A weighting: all the different frequencies that make up the sound are assessed to give a sound pressure level. The sound pressure level measured in dB is referred to as "A-weighted" and expressed as dB(A). (ref Guidelines p.IX and X).

*Ref: World Health Organization, Fact Sheet #258, February 2001*



## REFERENCES

1. Noise Control Act of 1972, Public Law 92-574, 92 Congress, HR 11021, October 27, 1972.
2. Public Health and Welfare Criteria for Noise, EPA, July 27, 1973, 550/9-73-002.
3. "Report to the President and Congress on Noise," EPA, NRC 500.1, December 31, 1971.
4. "Impact Characterization of Noise Including Implications of Identifying and Achieving Levels of Cumulative Noise Exposure," EPA Report NTID 73.4, 1973.
5. Proceedings of the Conference on Noise as a Public Health Problem, EPA Report 550/9-73-008, 1973.
6. Seacord, D.F., *J. Acoustical Society of America*, 12:183, 1940.
7. Johnson, D., "Various Aspects of Infrasound," presented at the Colloquium on Infrasound, Centre National de la Recherche Scientifique Paris, September 1973.

## Noise and Health References and Reference Sites

### Reference sites:

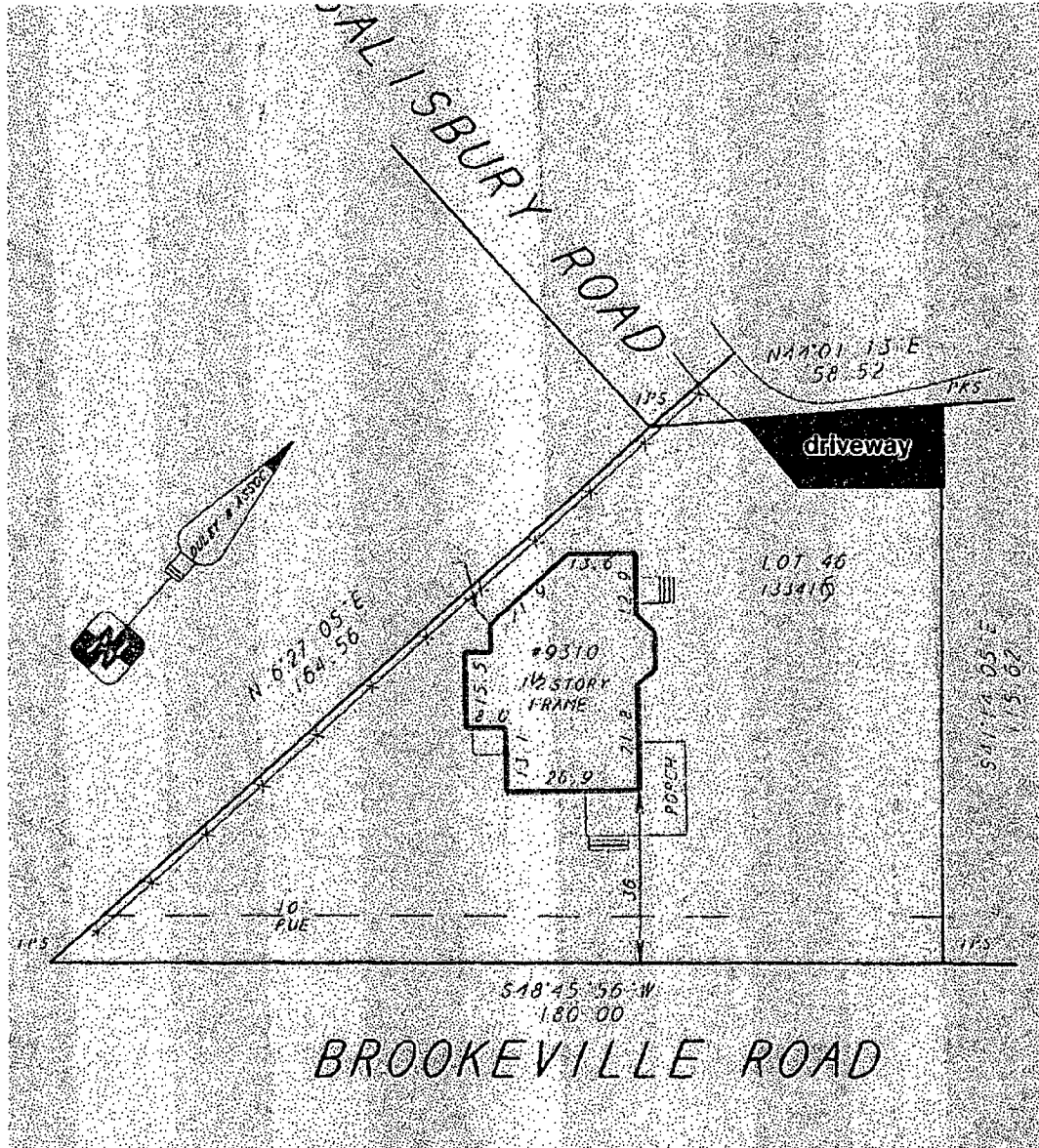
National Institute for Occupational Safety and Health  
[www.cdc.gov/niosh/noise](http://www.cdc.gov/niosh/noise)

No Noise, An organization monitoring noise and health issues  
[www.nonoise.org/noisepr](http://www.nonoise.org/noisepr)

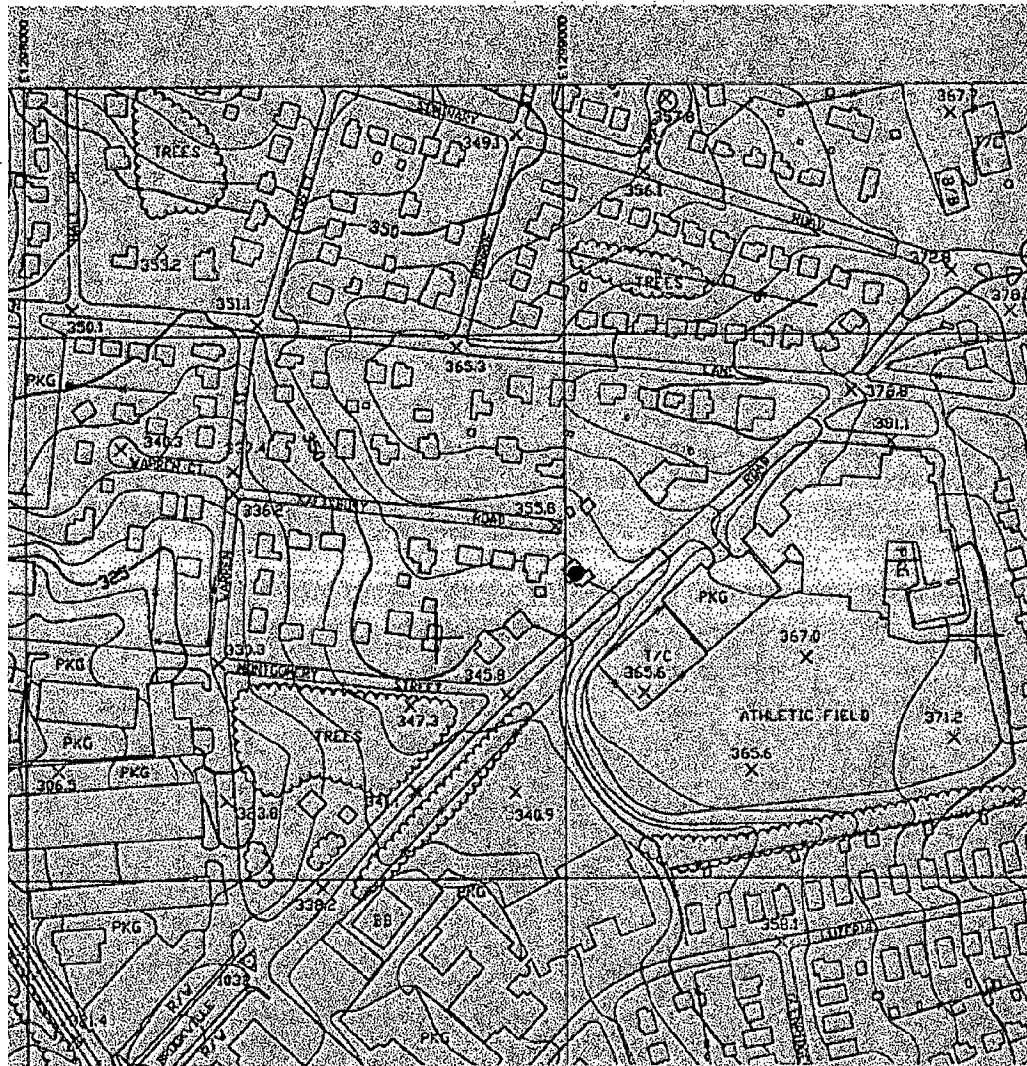
World Health Organization  
[www.who.int/home](http://www.who.int/home)

Contains a collection of factsheets and documents on noise related health issues.  
 (also refer to attachment- WHO factsheet)

Lot 46 Survey



A.



- Topographical map of 9310 Brookville Road and surrounding area illustrating:
1. change in grade of Brookville Road in the immediate vicinity of 9310
  2. embankment areas adjacent and across from the house (●)
  3. relationship of 9310 Brookville Road to Salisbury Road neighborhood

B.

Linear survey of position elevations taken from first floor of 9310 Brookville Road

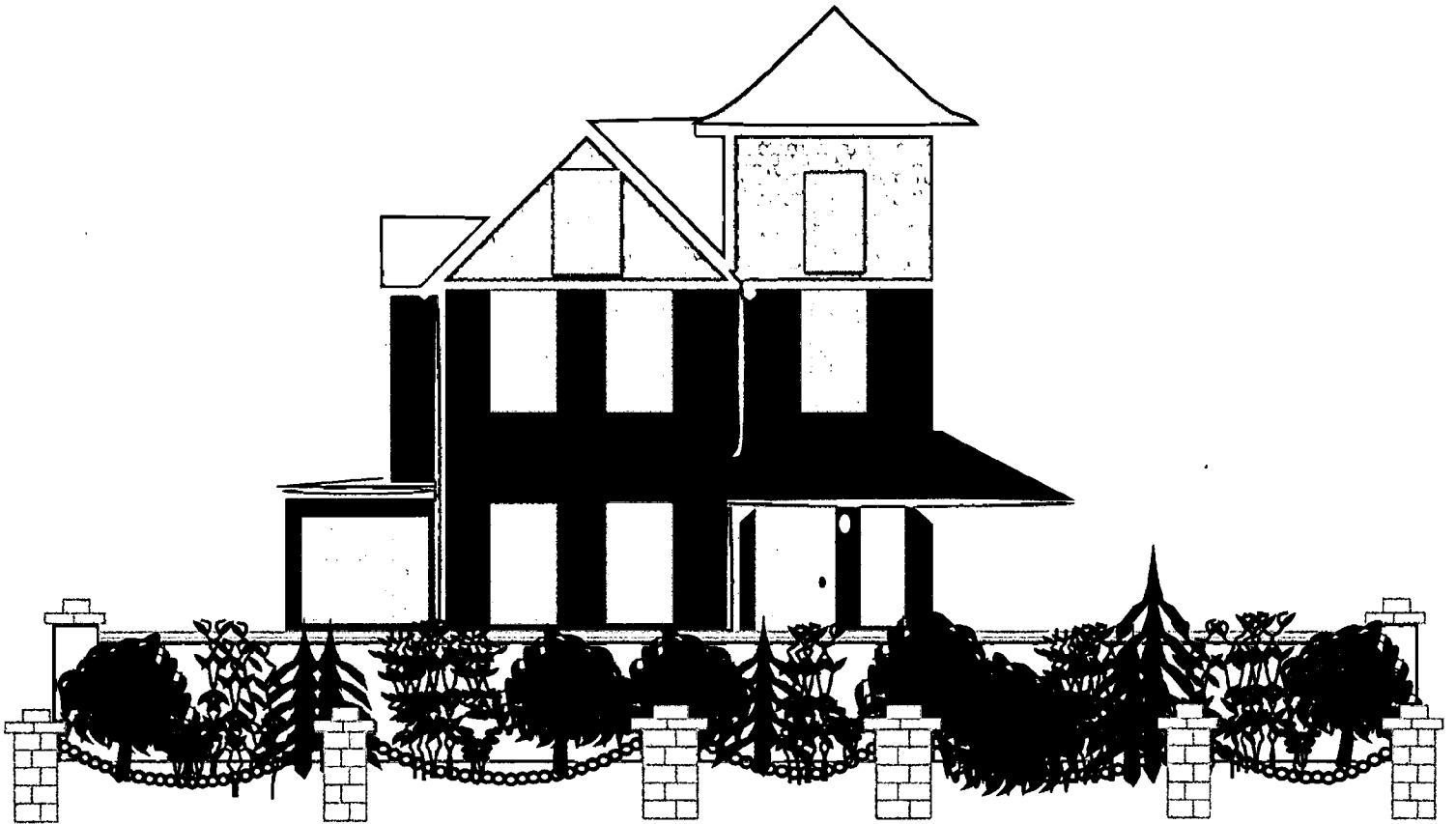
Elevation drop to fenceline 3.25 ft

Change in grade of Brookville Road across lot 46 8.84 ft

**Chart of Sound Transmission loss**  
**Comparison of the sound blocking characteristics of various materials**

Material	Thickness Inches (mm)	Surface Area Weight lbs/ft <sup>2</sup> (kg/m <sup>2</sup> )	Transmission Loss, dB	
<b>Wood</b>	Pine	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Redwood	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Cedar	0.5 (12.7)	15	
		2.0 (50.8)	22	
<b>Metal</b>	Aluminum	0.06 (1.5)	23	
		0.25 (6.4)	27	
	Steel	0.03 (0.8)	15	
		0.06 (1.5)	22	
	<b>Concrete</b>	Light Weight	4.0 (101.6)	36
			6.0 (152.4)	39
Sand-Gravel		4.0 (101.6)	40	
<b>Masonry</b>	Concrete Block	3.6 (91.4)	32	
		5.6 (142.2)	36	
	Clay Brick	3.6 (91.4)	40	
		5.6 (142.2)	47	

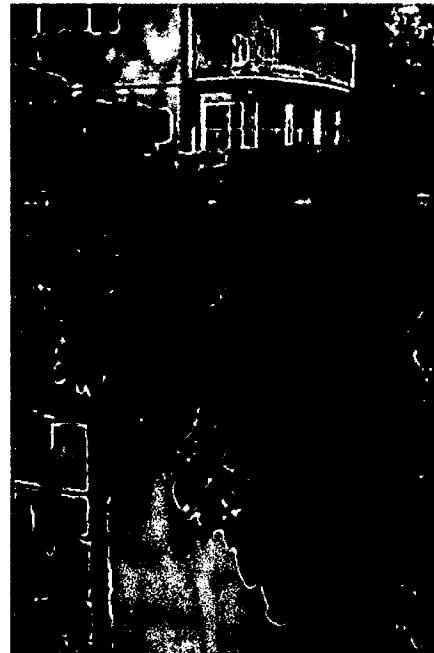
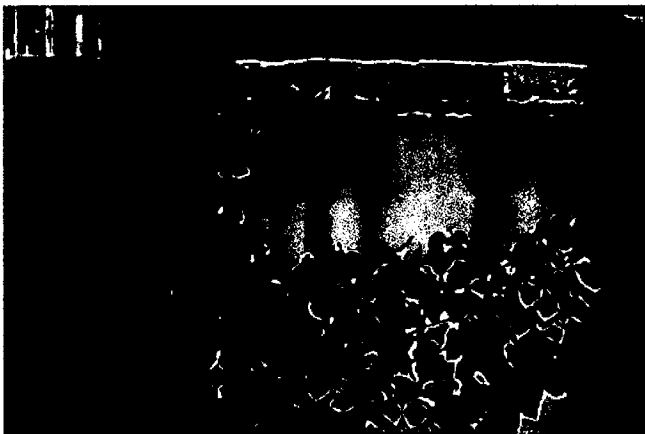
Design of wall with landscape and restoration of original piers



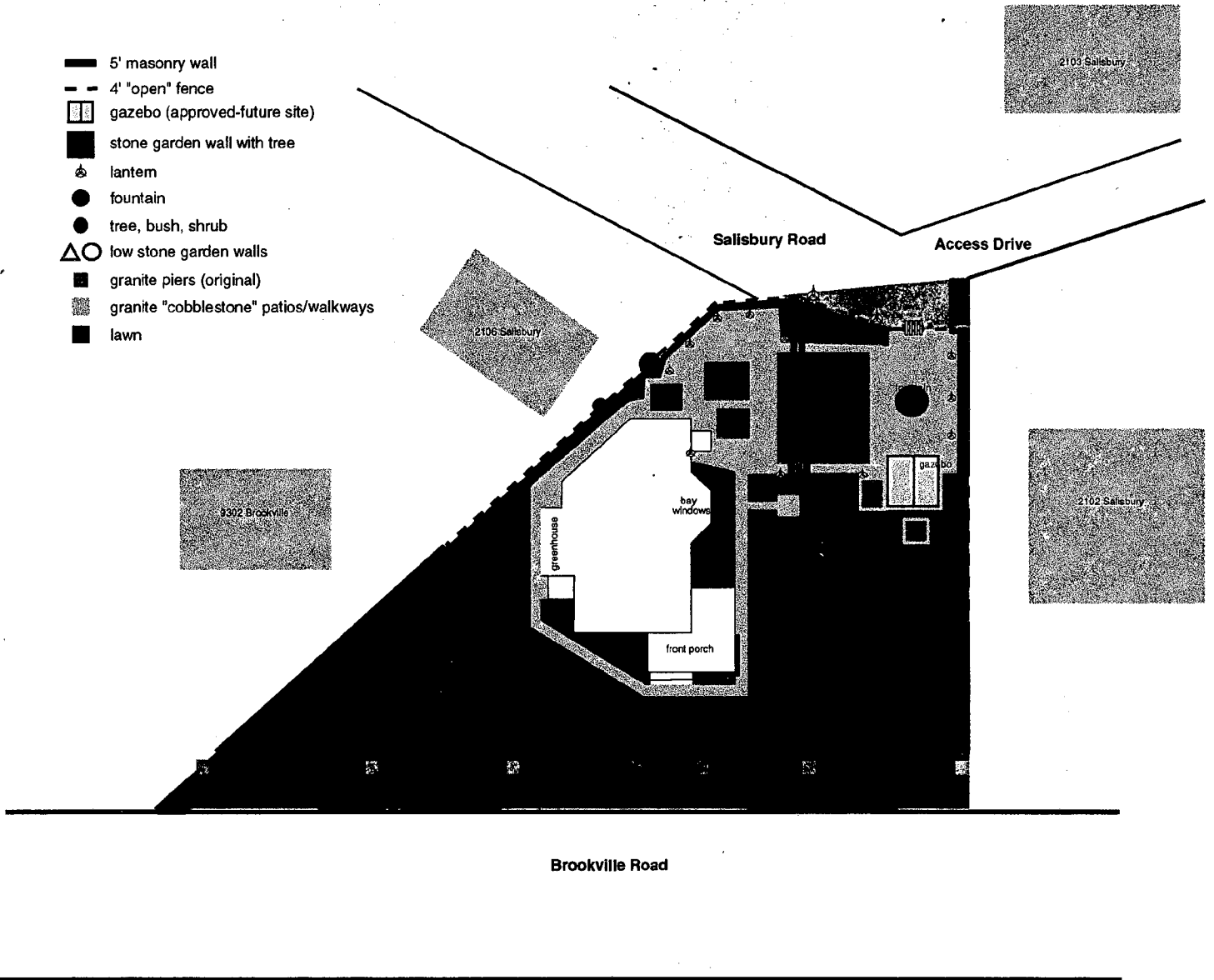
Design of wall showing "wide view" of house, side lot, existing trees, and gazebo



Photographs of "parged wall"



**Relationship: house and patio/gardens to Brookville Road, Salisbury Road, and the original lot**

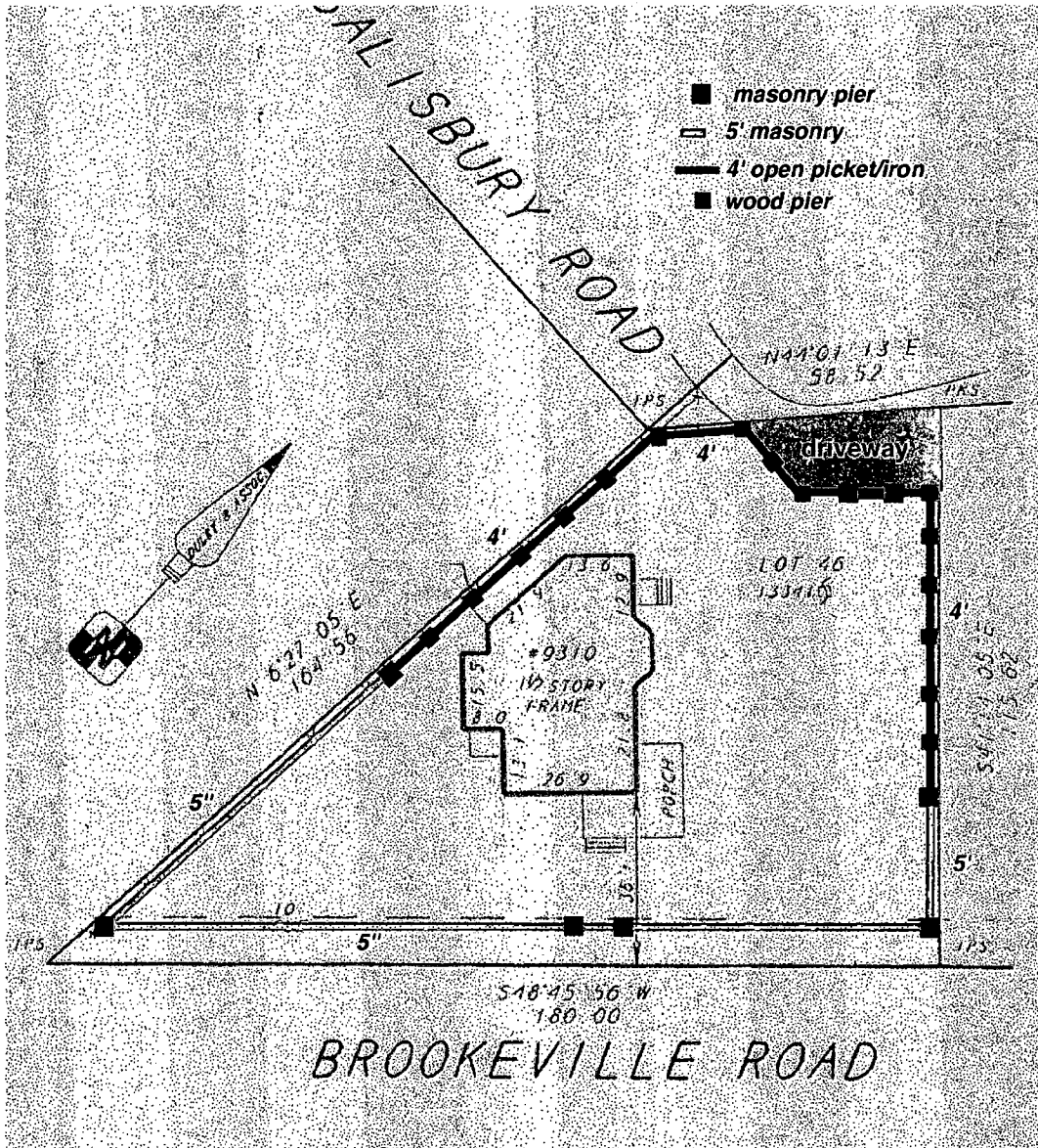




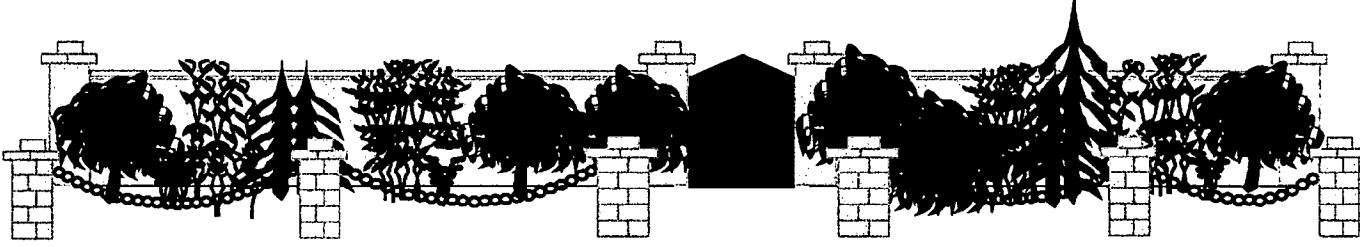
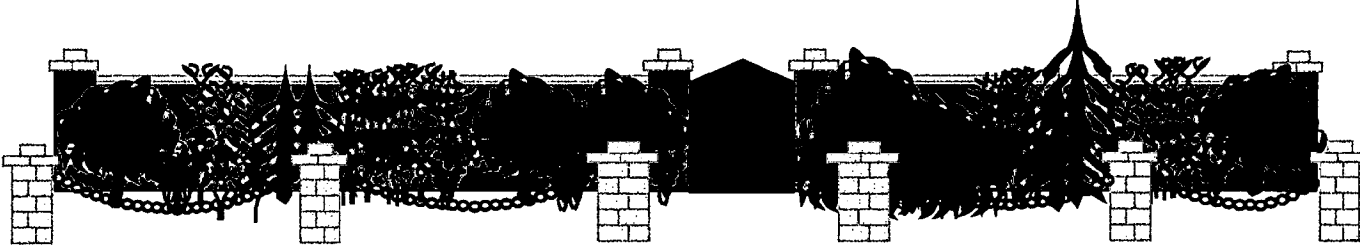
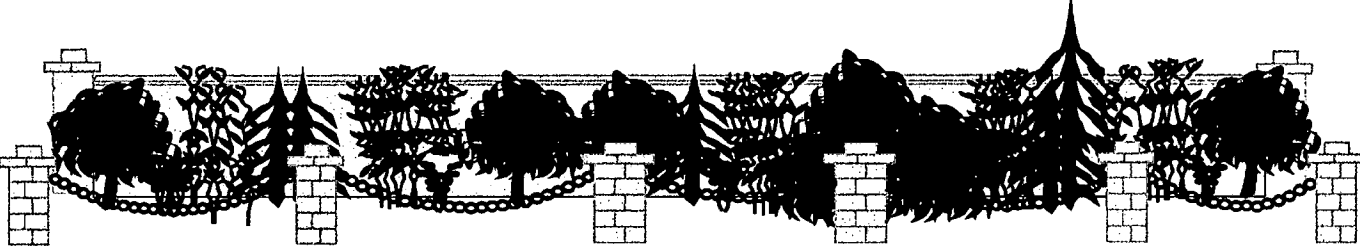
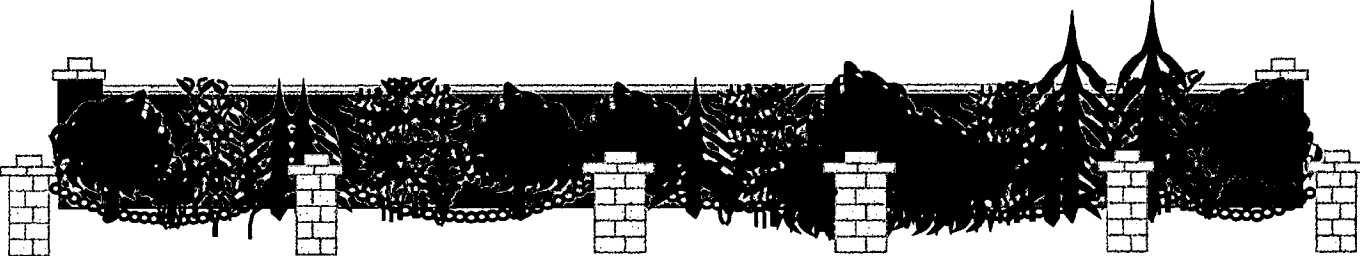
Elevations of the house with proposed masonry wall and fencing



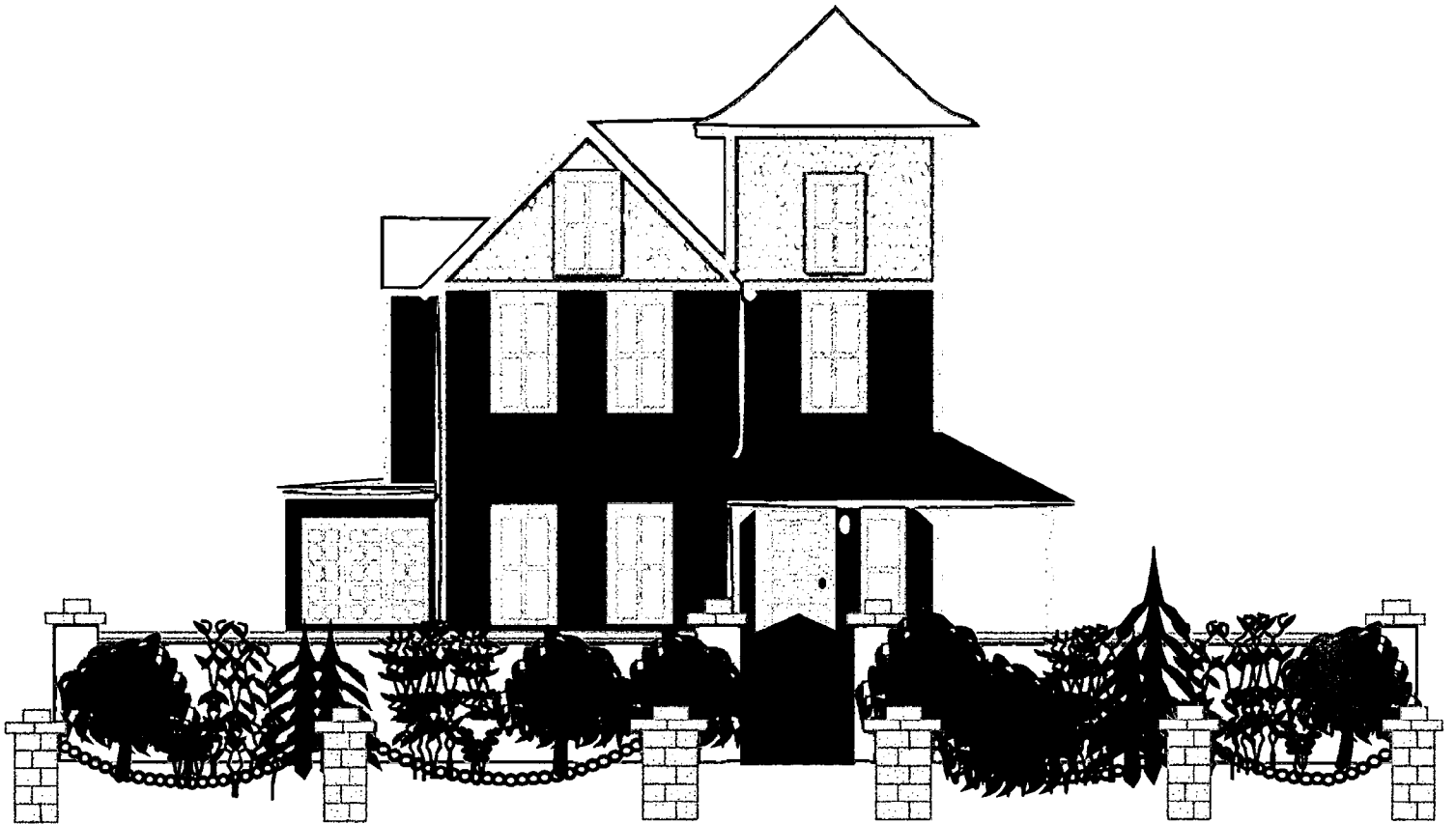
### Fence perimeter



Design options



View with alternate design with gate



Wide view of alternate design with gate



Elevations: Alternate design with gate

Attachment 16d



Thomas M. Kristie and Theodore J. Clements  
9310 Brookville Road  
Silver Spring, MD 20910  
301-496-3854 (Office)  
301-588-9857 (Home)  
301-480-1560 FAX

The owners appreciate the opinions, positions, and suggestions of the MCHPC Staff and Commission. We are, therefore, submitting the following **revision** of the HWP application previously reviewed on June 12, 2002.

The original previously approved fence design (HWP 09/09/98 #9808180079) specified brick piers with 6' wood picket in the front and 6.5' on the sides and rear of the house (see attached HWP). The following HWP revision request is for a design change to allow the construction of a shorter masonry fence (5') in the front/partial sides integrated into a restoration of the original front landscape and granite pier fence. In addition, the design incorporates a shorter (4') open ironwork/picket type fence on the sides and rear that expose the home and its landscape to the original historic lot and the Linden Historic District.

Description:

- A. The requested design change is from the approved brick piers with wood infill to a solid masonry wall (parged concrete with granite block cap). The fenceline will be integrated into the landscape with vegetation in the process of restoring the original garden areas of the house that were an important feature of the historic character and which were destroyed during subdivision of the original lot and construction of the adjacent homes (2102 and 2103 Salisbury Street). The wall will also be integrated with restoration of the original granite pier-"looped chain" fence to restore the original front view of the home (refer to attachments 10-11)
- B. The height of the frontline fence is reduced from the previously approved 6' to 5'. On the portions of the lot sides and rear which are open to the Linden Woods Historic District (Salisbury Street neighborhood) and the garden areas of the original historic lot, the previously approved 6.5' fence will be changed to a 4' "open" (ie: open picket or decorative iron: the exact design to be submitted for Commission approval at a later time)-refer to attachment 14).
- C. The requested design change offers a greater view of the house from both the front and the rear relative to the previously approved design.

The request for change from brick piers with wood infill is based upon several unique features and concerns of the Brookville residence as described below.

- 1. There have been significant changes to 9310 Brookville Road that has resulted in detrimental effects upon the property and the owners. Additional changes now

incorporated into the Master Plan (2000) AFTER the purchase of the property (1998) will clearly intensify the situation:

a. The newly constructed Walter Reed Research Facility has opened and employs 1000 individuals. The entrance to the facility is located past the home on Brookville Road where all personnel and all transportation vehicles and commercial support vehicles enter. Additional RideOn bus routes have been rerouted to service the new facility as well as continual shuttle bus routes from the facility to the Naval Research Facility.

b. The "revised" master plan (2000) now specified that the Brookville Road entrance will be used for the entire campus (>3500 individuals and associated support vehicles for the entire facility).

c. The facility encourages split shifts resulting in continued traffic in the evening and early morning.

d. Commercial traffic has been banned from Montgomery and Warren Avenues resulting in diversion of all commercial traffic along Brookville Road in front of the house.

e. Posted signs now direct traffic from East-West Highway and 16th Street down Brookville Road past the house to Linden Lane and Georgia Avenue.

f. While the initial character of the Brookville Industrial Park consisted of small independent businesses using light commercial vehicles (see Master Plan Brookville Commercial District Assessment), larger corporations have now moved into the district (ie: Ferguson Plumbing, United Rentals) which utilize heavy commercial vehicles. The county priority to occupy vacant space in the district will only serve to increase the presence of more significant industrial companies.

2. The present situation represents a noise hazard:

a. The data presented in the dB level and commercial traffic volume log (attachments 1-2) clearly indicate what the acceptable levels of noise are to prevent detrimental health effects. The levels have been determined by the EPA according to research studies over the last several decades and are the standards referenced by the Montgomery County Department of Park and Planning (attachments 3-5).

b. Levels of noise on the exterior of the house (property lot) are far in excess of levels which cumulatively result in longterm damage to the owners.

c. Levels of noise on the **interior** of the house which result from unique features of the house construction, the lot topography, the immediate surrounding topography, and the type of commercial vehicles which now frequent Brookville Road are also far in excess of EPA maximum levels. These levels have the additional impact by interrupting sleep, preventing normal living behaviors, and competing with normal verbal communication. The combined impact of the interior "persistant-intermittent" noise has far more significant impact on the wellbeing of the occupants as detailed in the reference volumes cited in the original permit application (attachments 3-6) .

3. The request allows restoration of reasonable use of the property.

a. The noise levels on the lot property exceed the peak levels associated with significant health issues (80 dB, front lot).

b. Due to the lot configuration, the entire lot is exposed to Brookville Road. There is no protected space on the lot (refer to lot survey attachment 7).



c. The noise levels in the house are sufficient to prevent normal sleep patterns, normal uninterrupted conversation, and, obviously, tasks that require intellectual concentration (ie: attachments 1, 3-5). The application allows the owners to correct this situation and returns reasonable use of the property.

4. The type of sound and the transmission characteristics of sound with its associated effects upon the health and wellbeing of humans is a complex issue with many variables and factors that make each situation unique.

a. Sound transmission depends upon the type of vehicle, the volume of vehicles, the % volume of specific types of vehicles, the duration of the sound, the topographical position of the vehicle, the speed of the vehicle, and the surrounding topographical conditions (refer to references attachment 6).

b. The Brookville property has unique features that contribute to the level of sound outside as well as the sound intrusion into the interior of the house. One critical point is that the house is flanked on the front and side by large embankments which isolate the house in the "sound tunnel" (topography attachment 8). A second issue is, after the subdivision of the original lot, the lot now consists solely of an extended front line and two sides which are all directly exposed to Brookville Road (attachment 7). The extended front line further exposes the side of the house itself to traffic noise from Brookville Road. As such the house lot no longer has any significant rear property that is protected by the house (note that the house is situated 8' from the rear property line). Also note that Montgomery County considerations for sound protection take into account the available "place of respite" normally located in the rear of the house and protected by the house. The Brookville property has no such rear lot.

c. The drop in grade of the Brookville property from the house to the proposed fenceline is 3.25' which effectively reduces the height of the fence relative to the house and, consequently, increases the view of the house relative to a standard grade lot (attachment 8).

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a. The suggestions of the Commission at the preservation review meeting were welcomed and were investigated. Documented studies show that installation of insulated storm windows will reduce the transmission of sound by several decibels. However, reduction by several decibels would clearly be insufficient to reduce the noise levels to acceptable standards. Additionally, while these measures will provide some minimal relief in the interior of the home, they do not address the use of the exterior lot.

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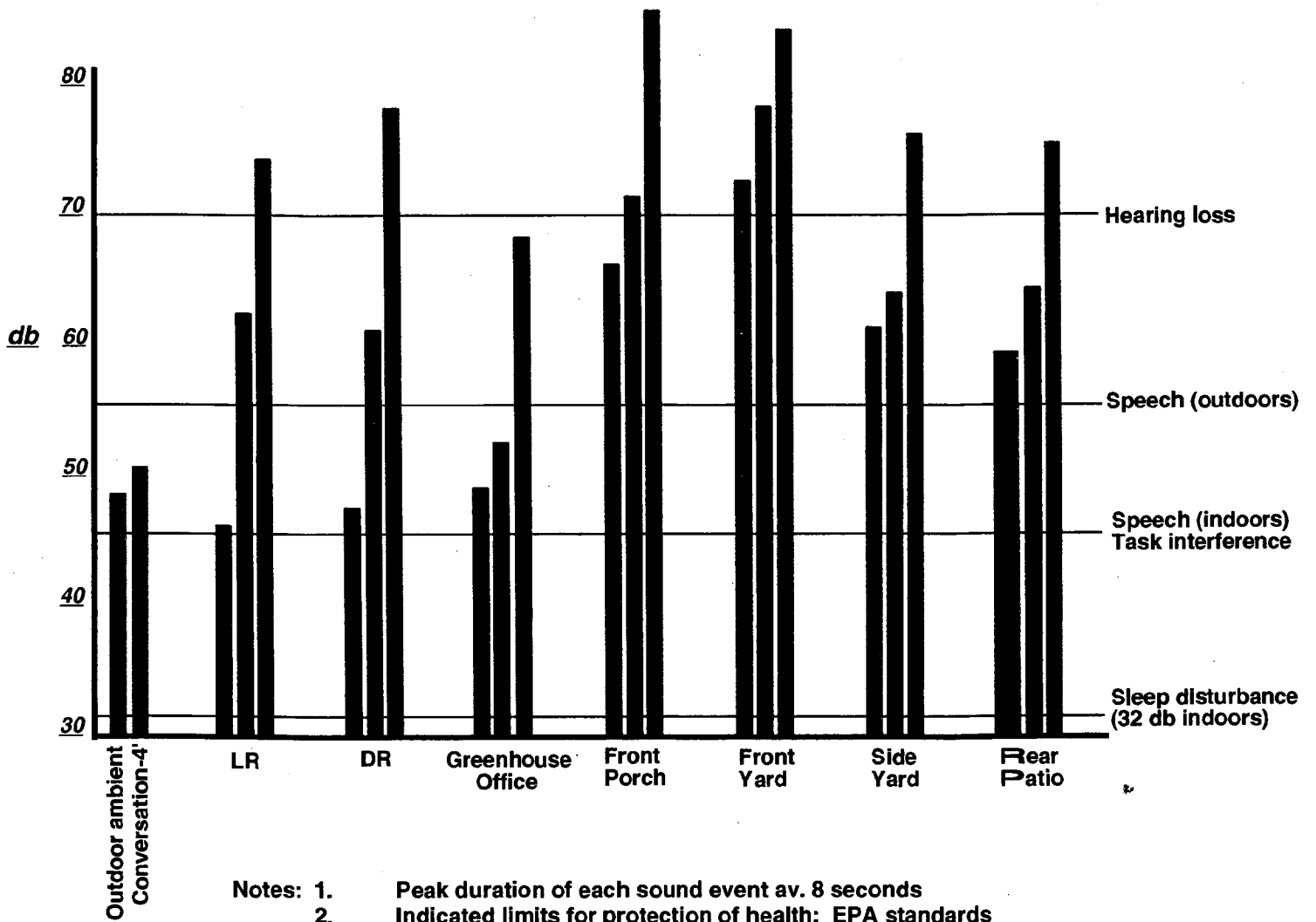
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John Boucher  
2106 Salisbury Road 20910

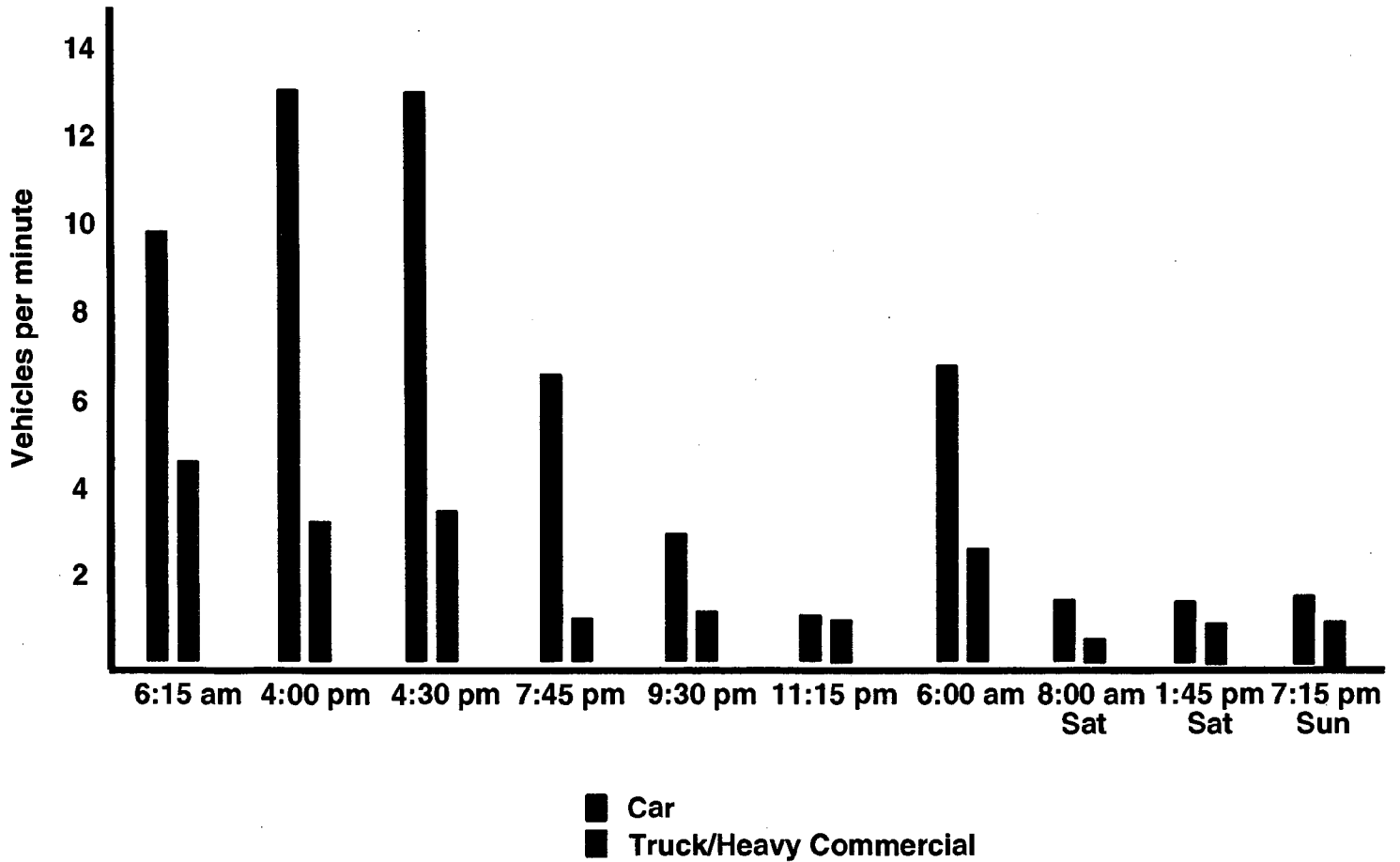
Margaret Byrns  
9302 Brookville Road 20910  
(neighbor which fronts Brookville Road and shares N-E side property line)

**Average noise db for various classes of vehicles traveling Brookville Road**

Indicated noise level limits for protection of health and wellbeing



**Traffic Volume Log  
Graph of vehicles PER MINUTE**



The traffic volume log is represented using vehicles passing 9310 Brookville Road per minute. The timepoints indicated follow the volume over the course of 24 hours. Evening hours are in red; weekend volumes are blue

INFORMATION ON LEVELS OF ENVIRONMENTAL NOISE REQUISITE TO  
PROTECT PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF  
SAFETY

March 1974

US Environmental Protection Agency

Pgs 20-23:

1. The level of intermittent noise identified here for purposes of protection against hearing loss is 70 dB.
2. The level identified for the protection of speech communication is 45 dB within the home in order to provided for intelligibility of speech sounds. An outdoor of 55 dB for residential areas.
3. The associated interior day-night sound level within a typical home which results from outdoors is 15 dB less or 40 dB due to the attenuation of the structure.
4. Nighttime maximal level is 32 dB.
5. "Accordingly 45 db indoors and 55 db outdoors in residential areas are identified as the maximum levels below which no effects on public health and welfare occur due to interference with speech or other activity. These levels also protect the vast majority of the population under most conditions."

Pgs 28-33

1. An indoor level of 45 dB will permit speech communication in the home, while an outdoor Ldn of 55 dB will permit normal speech communication at approximately 3 meters.
2. A nighttime level of 32 dB is required to prevent sleep disturbances.

EFFECTS OF NOISE ON PEOPLE

December 1971

US Environmental Protection Agency

Forward:

Noise can permanently damage the inner ear with resulting permanent hearing losses that can range from slight impairment to nearly total deafness.

Noise can result in temporary hearing losses and repeated exposures to noise can lead to chronic hearing losses.

Noise can interfere with speech communication and the perception of other auditory signals.

Noise can disturb sleep.

Noise can be a source of annoyance.

Noise can interfere with the performance of complicated tasks, and of course, can especially disturb performance when speech communication or response to auditory signals is demanded.

Noise and other acoustical considerations can reduce the opportunity for privacy.

Noise can adversely influence mood and disturb relaxation.

Pgs 38-41

1. Clear evidence is available that noises with A-weighted sound levels above 80 dB can contribute to inner ear damage and eventual hearing handicap if such noises are frequently and regularly encountered.
2. A small loss of hearing from exposure to noise may be insignificant when one is middle-aged, but might, when combined with other losses due to age, become significant as one reaches an advanced age.
3. Prevention of ear damage and hearing loss from noise can be eliminated if exposures to noise are: (1) held to sufficiently low levels; (2) held to sufficiently short durations; or (3) allowed to occur only rarely.
4. In general, any source with an A-weighted sound level of 70-80 decibels has the potential to contribute to a pattern of exposure that might produce temporary threshold shifts and this could lead to permanent hearing impairment. It is desirable to have as few



sources as possible that expose people to A-weighted sound levels in excess of 70-80 dB. People can tolerate brief exposures if they are widely spaced in time.

Pg 52

1. Many conversations involve groups and for this situation distances of 5-12 feet are common and the intensity of background noise should be less than 50-60 dB.

Pg 70-78

1. Fluctuating noise levels such as traffic are more disruptive to sleep than constant noise. However, both patterns are disruptive.
2. Brief sounds of sufficient intensity and fluctuating noise levels definitely alter the normal sleep pattern. These changes are in the direction of lighter sleep.
3. All factors considered, one must assume that sleep disturbance by excessive noise will reduce ones' feelings of well-being. Furthermore, when noise conditions are severe as to disturb sleep on a regular basis, then such sleep disturbance may constitute a hazard to one's physical and mental health.

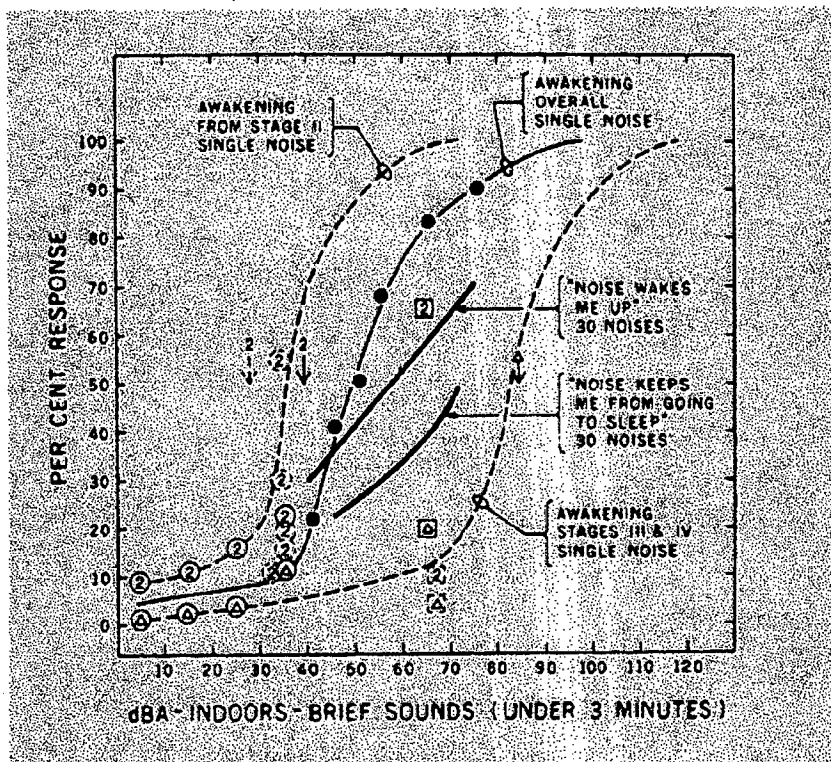
Pg 118-135

1. Nausea, headaches, instability, argumentativeness, impotency, changes in general mood, general anxiety, and other effects have all been associated with exposure to noise.
2. All of the facts of speech interference, hearing loss, noisiness, annoyance, and arousal/distraction clearly support the contention that noises act as a source of psychological stress.

**SOUND LEVELS IDENTIFIED AS REQUISITE TO PROTECT THE PUBLIC HEALTH AND WELFARE WITH AN ADEQUATE MARGIN OF SAFETY**

	Indoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)	Outdoor Activity Interference	Hearing Loss Consideration	To Protect Against Both Effects (b)
Residential with Outside Space and Farm Residences	45	70	45	55	70	55

**AWAKENING FROM SLEEP DUE TO VARIOUS SOUNDS: MULTIPLE LABORATORY STUDIES**



## World Health Organization Guideline-Table of Critical Health Effects of Noise

The field is marked by a scarcity of literature, especially for developing countries. Some 20 years after its last publication on noise, WHO has issued Guidelines for Community Noise. This publication, the outcome of a WHO expert task force meeting in London in March 1999, includes guideline values for community noise (listing also critical health effects ranging from annoyance to hearing impairment), for example: (ref Guidelines p. XVIII):

<i>Environment/Sound</i>	<i>Critical Health Effect</i>	<i>db Level(A)</i>	<i>Hours</i>
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8
School classrooms	Disturb communication	35	Class
Traffic areas	Hearing impairment	70	24
Music through earphones	Hearing impairment	85	1

\*A weighting: all the different frequencies that make up the sound are assessed to give a sound pressure level. The sound pressure level measured in dB is referred to as "A-weighted" and expressed as dB(A). (ref Guidelines p.IX and X).

*Ref: World Health Organization, Fact Sheet #258, February 2001*

## REFERENCES

1. Noise Control Act of 1972, Public Law 92-574, 92 Congress, HR 11021, October 27, 1972.
2. Public Health and Welfare Criteria for Noise, EPA, July 27, 1973; 550/9-73-002.
3. "Report to the President and Congress on Noise," EPA, NRC 500.1, December 31, 1971.
4. "Impact Characterization of Noise Including Implications of Identifying and Achieving Levels of Cumulative Noise Exposure," EPA Report NTID 73.4, 1973.
5. Proceedings of the Conference on Noise as a Public Health Problem. EPA Report 550/9-73-008, 1973.
6. Seacord, D.F., *J. Acoustical Society of America*, 12:183, 1940.
7. Johnson, D., "Various Aspects of Infrasound," presented at the Colloquium on Infrasound, Centre National de la Recherche Scientifique Paris, September 1973.

## Noise and Health References and Reference Sites

### Reference sites:

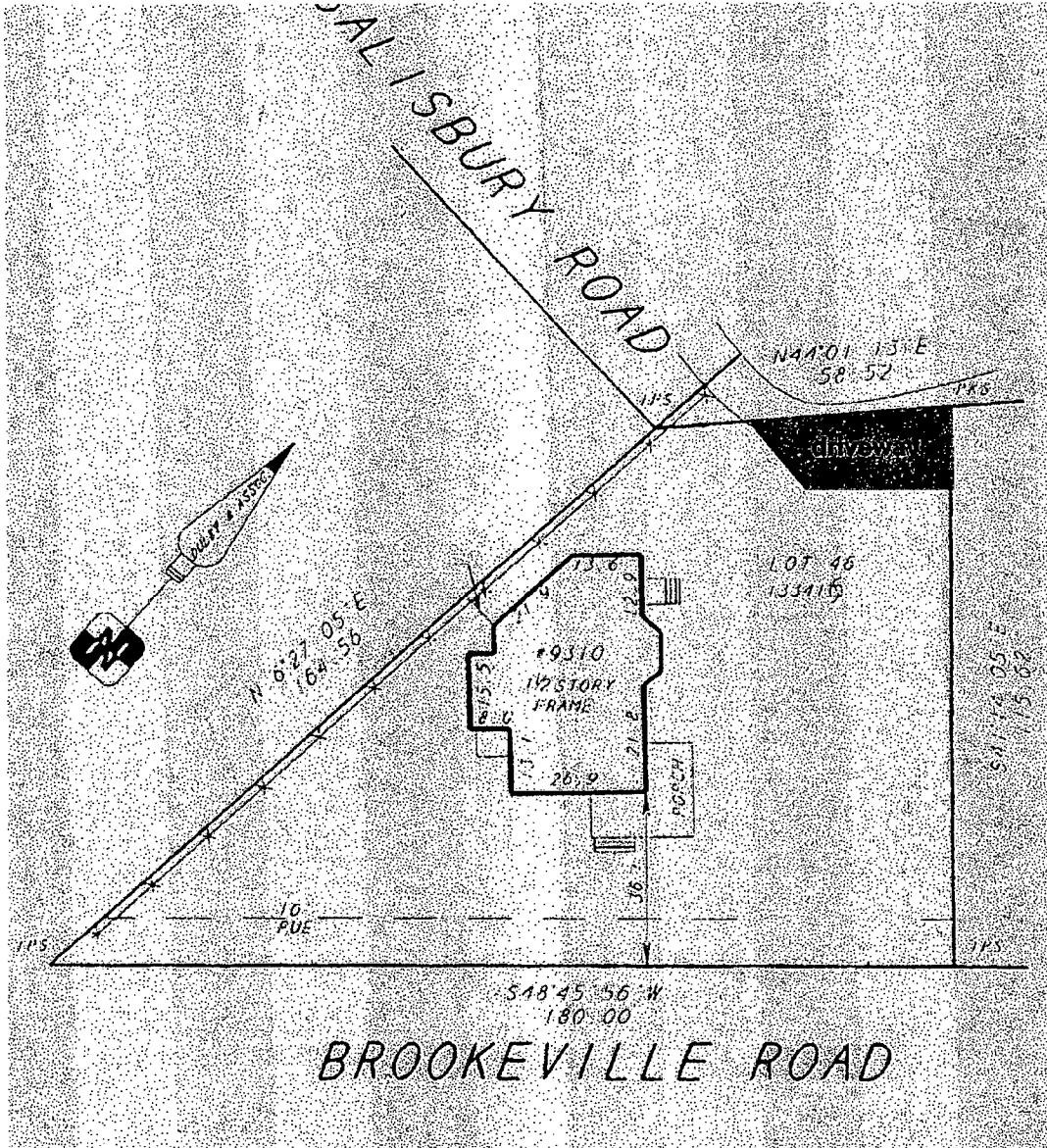
National Institute for Occupational Safety and Health  
[www.cdc.gov/niosh/noise](http://www.cdc.gov/niosh/noise)

No Noise, An organization monitoring noise and health issues  
[www.nonoise.org/noisepr](http://www.nonoise.org/noisepr)

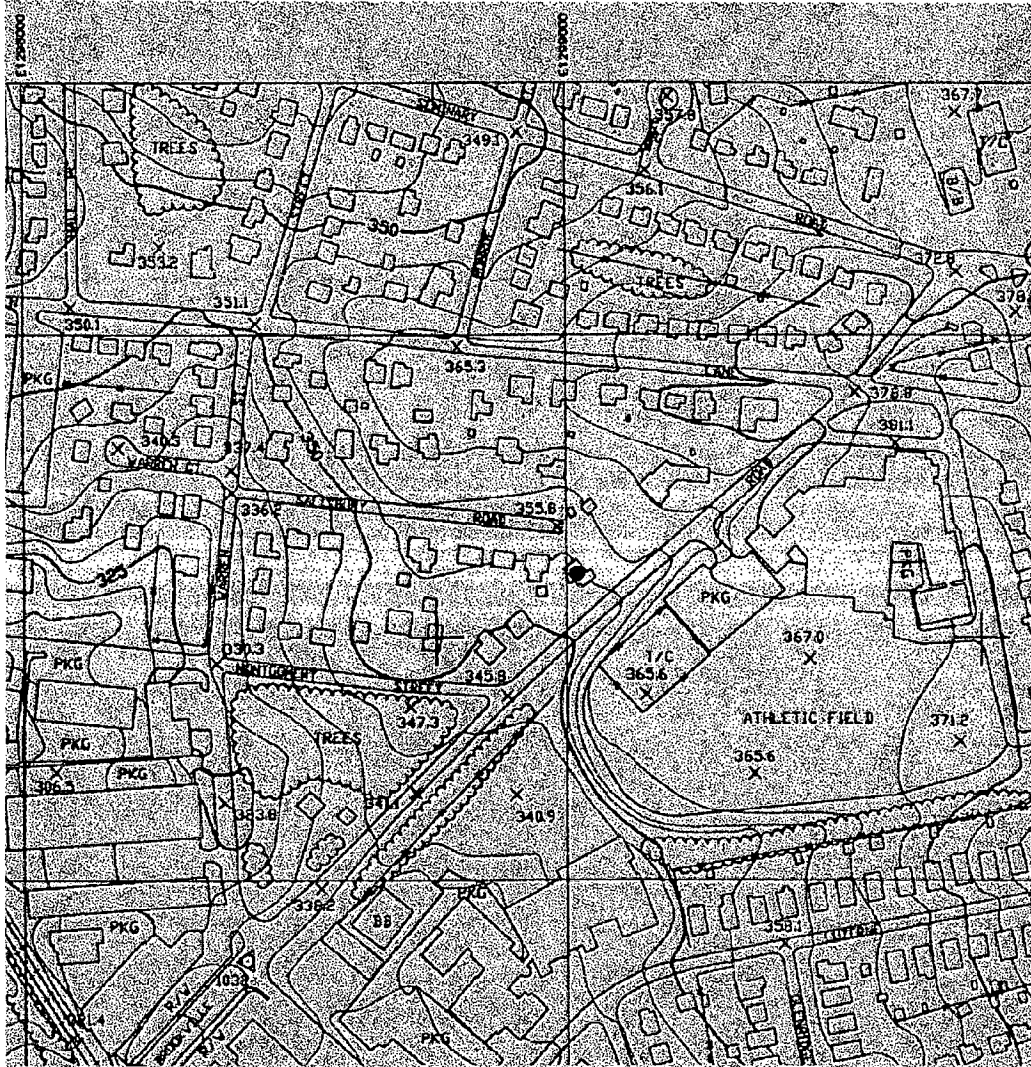
World Health Organization  
[www.who.int/home](http://www.who.int/home)

Contains a collection of factsheets and documents on noise related health issues  
(also refer to attachment- WHO factsheet)

Lot 46 Survey



A.



Topographical map of 9310 Brookville Road and surrounding area illustrating:  
 1. change in grade of Brookville Road in the immediate vicinity of 9310  
 2. embankment areas adjacent and across from the house (●)  
 3. relationship of 9310 Brookville Road to Salisbury Road neighborhood

B.

Linear survey of position elevations taken from first floor of 9310 Brookville Road

Elevation drop to fenceline	3.25 ft
Change in grade of Brookville Road across lot 46	8.84 ft

**Chart of Sound Transmission loss**  
**Comparison of the sound blocking characteristics of various materials**

Material	Thickness Inches (mm)	Surface Area Weight lbs/ft <sup>2</sup> (kg/m <sup>2</sup> )	Transmission Loss, dB	
<b>Wood</b>	Pine	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Redwood	0.5 (12.7)	16	
		2.0 (50.8)	23	
	Cedar	0.5 (12.7)	15	
		2.0 (50.8)	22	
<b>Metal</b>	Aluminum	0.06 (1.5)	23	
		0.25 (6.4)	27	
	Steel	0.03 (0.8)	15	
		0.06 (1.5)	22	
	<b>Concrete</b>	Light Weight	4.0 (101.6)	36
			6.0 (152.4)	39
Sand-Gravel		4.0 (101.6)	40	
<b>Masonry</b>	Concrete Block	3.6 (91.4)	32	
		5.6 (142.2)	36	
	Clay Brick	3.6 (91.4)	40	
		5.6 (142.2)	47	

Design of wall with landscape and restoration of original piers

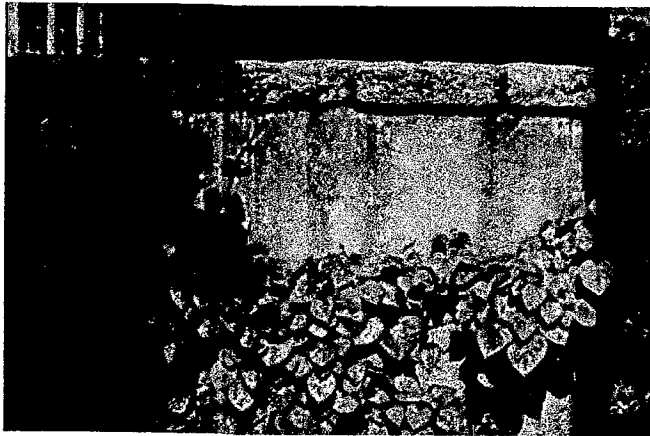




Design of wall showing "wide view" of house, side lot, existing trees, and gazebo

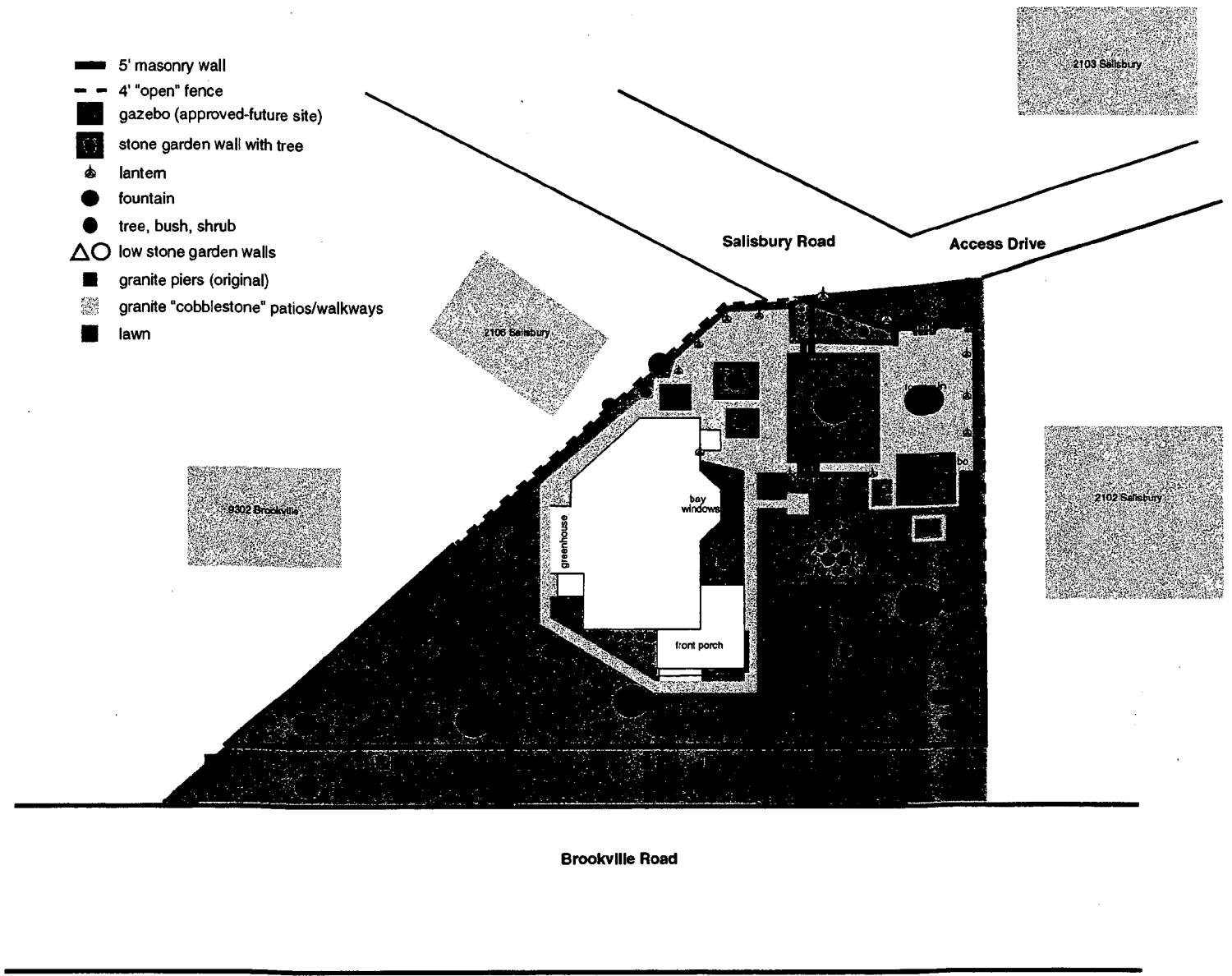


Photographs of "parged wall"

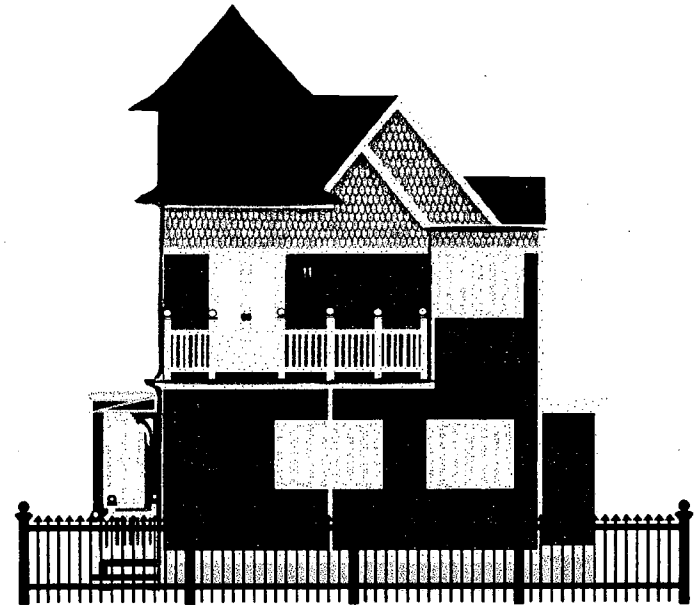


Relationship: house and patio/gardens to Brookville Road, Salisbury Road, and the original lot

- 5' masonry wall
- - 4' "open" fence
- gazebo (approved-future site)
- stone garden wall with tree
- ☼ lantern
- fountain
- tree, bush, shrub
- △○ low stone garden walls
- granite piers (original)
- granite "cobblestone" patios/walkways
- lawn

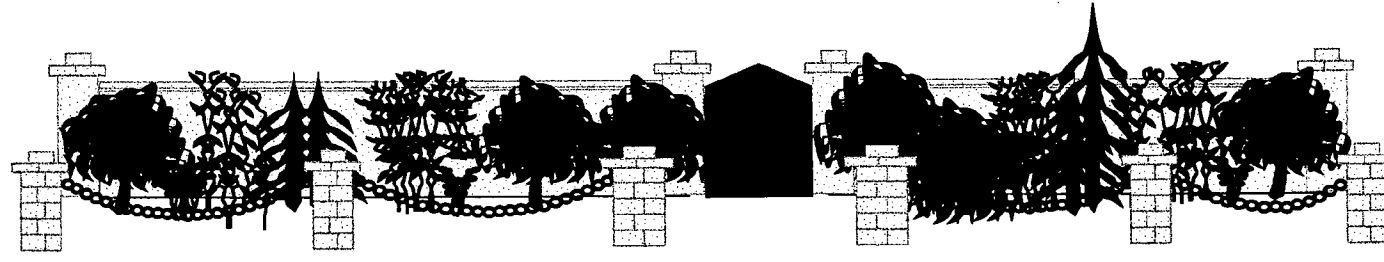
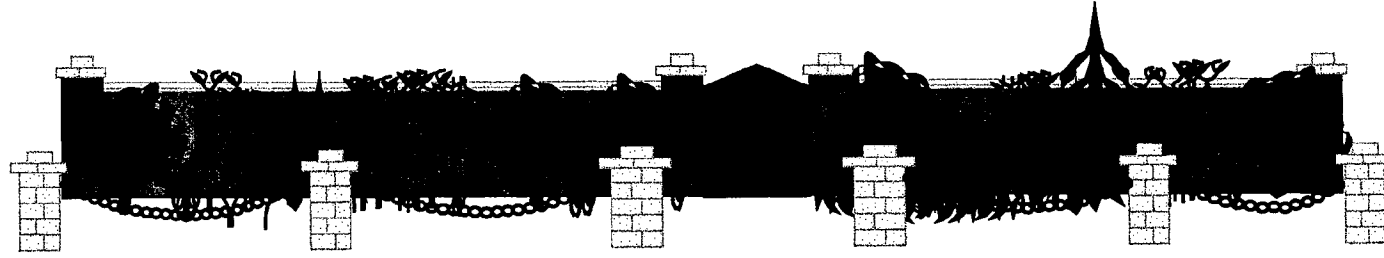
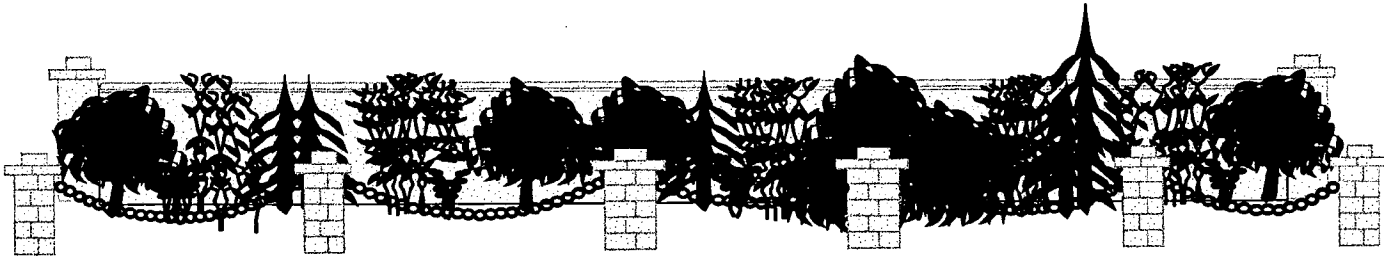
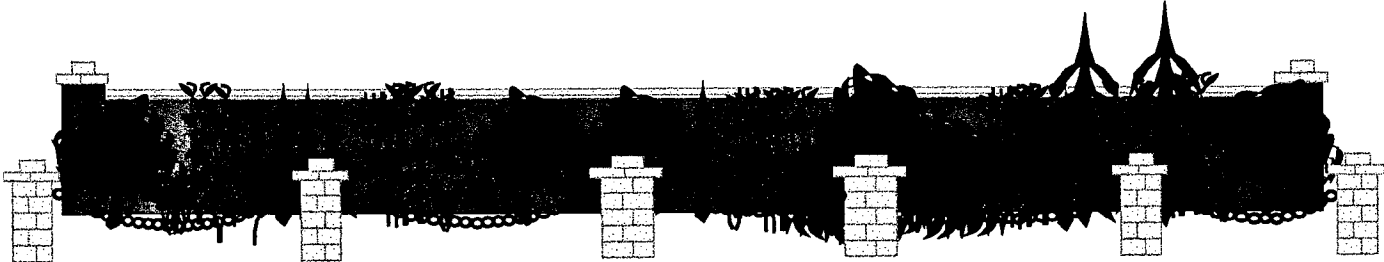


Elevations of the house with proposed masonry wall and fencing





Design options



View with alternate design with gate



Wide view of alternate design with gate







As owners of outstanding historic resources on Salisbury Lane in the Linden Woods Historic District, we are concerned about the increasing commercial traffic and resulting noise on Brookville Road. Therefore, we (i) fully support the proposed construction of the masonry wall at 9310 Brookville Road; (ii) do not feel that the wall would negatively affect our view and enjoyment of the historic neighborhood; and (iii) feel that the wall would also significantly benefit our properties by blocking traffic sound from Brookville Road.

Signature and Date

Robert O. Masters 5-12-02

Printed Name

Robert O. Masters

Address

2115 Salisbury Road  
Silver Spring, MD 20910

## 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.





RETURN TO: Department of Environmental Protection  
Division of Development Services and Regulation  
250 Hungerford Drive, Rockville, Maryland 20850  
(301) 217-8370

Historic Preservation Commission  
(301) 495-4570

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Eileen McGuckian  
 DAYTIME TELEPHONE NO. (301) 762-0096  
 TAX ACCOUNT # 1400804  
 NAME OF PROPERTY OWNER Brode LLC DAYTIME TELEPHONE NO. (301) 840-8388  
 ADDRESS 1370 Piccard Drive #250 Rockville MD 20850  
 CITY STATE ZIP CODE  
 CONTRACTOR NOT YET SELECTED TELEPHONE NO. ( )  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER Eileen McGuckian DAYTIME TELEPHONE NO. (301) 762-0096

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 9310 STREET BROOKVILLE ROAD  
 TOWN/CITY SILVER SPRING NEAREST CROSS STREET LINDEN LANE  
 LOT One BLOCK - SUBDIVISION DILLES ADDITION TO LINDEN  
 LIBER: 14091 FOLIO 337 PARCEL IN LINDEN HISTORIC DISTRICT # 36/2

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE:  A/C  Slab  Room Addition  
 Construct Extend  Alter/Renovate  Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ 60,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 ( ) WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01 ( ) WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

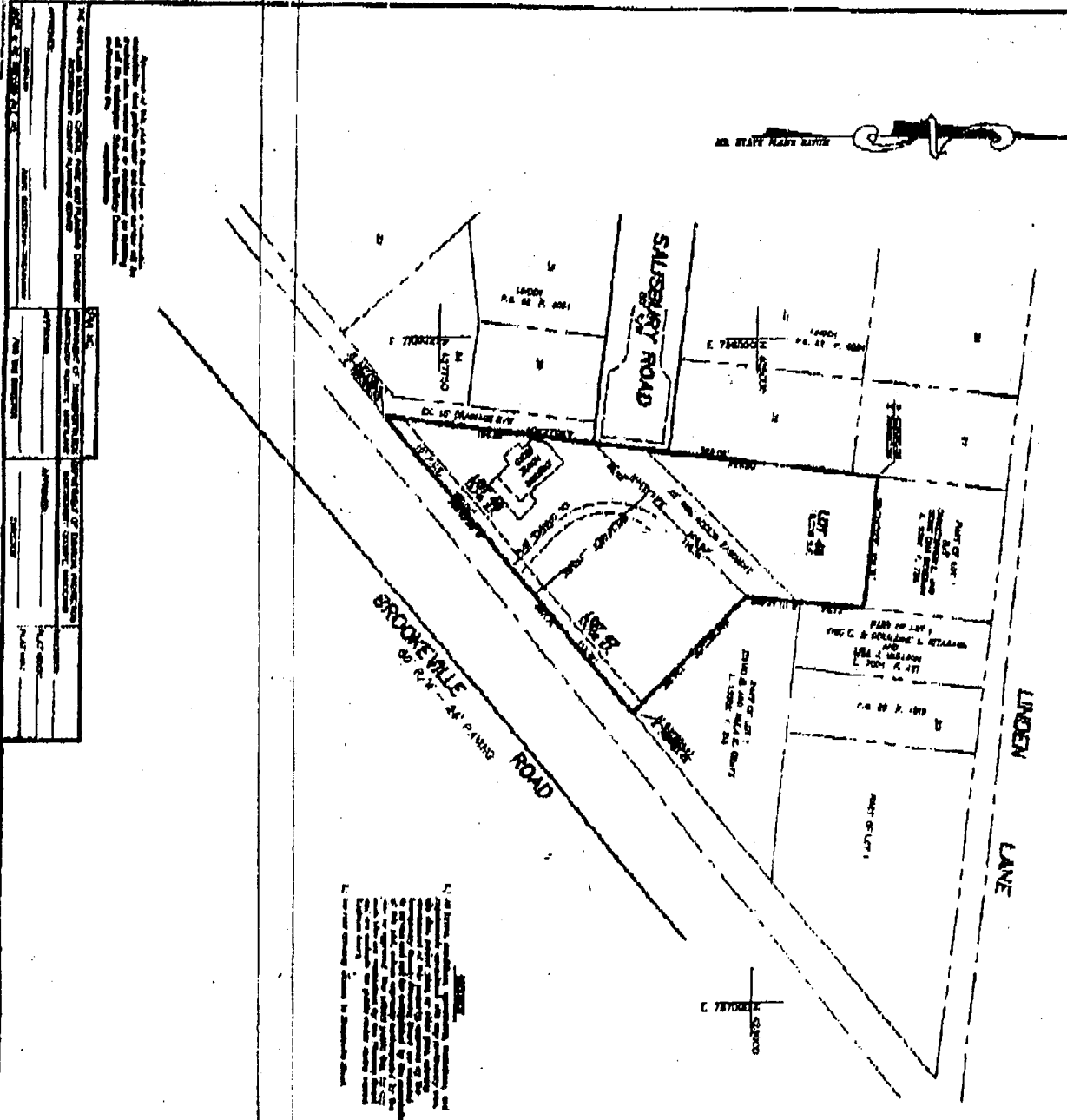
3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Eileen McGuckian Signature of owner or authorized agent September 26, 1996 Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

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



Project Name	9310 Brookville Rd
Client	Mr. & Mrs. Wolfe
Address	9310 Brookville Rd, Silver Spring, MD
City	Silver Spring, MD
State	Md
County	Montgomery
Map No.	100-100-100
Scale	1" = 20'
Date	Jan 1, 1987
Drawn by	J. E. Smith
Checked by	J. E. Smith
Approved by	J. E. Smith

Approved for the City of Silver Spring by the Planning Commission on 1/1/87.

1. The purpose of this site plan is to show the location of the proposed building and driveway on the subject property.

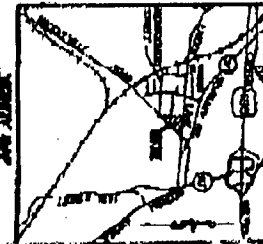
C. 780000

**LINDEN**  
 LINDEN DISTRICT  
 MONTGOMERY COUNTY, MARYLAND  
 SCALE 1" = 20'  
 JAN 1, 1987

**GENERAL NOTES:**  
 1. The property shown on this site plan is the same as shown on the map of the City of Silver Spring, Maryland, dated 1/1/87.

**PROPERTY OWNER:**  
 Mr. & Mrs. Wolfe

**DESIGNER:**  
 J. E. Smith



**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



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

## Wolfe House

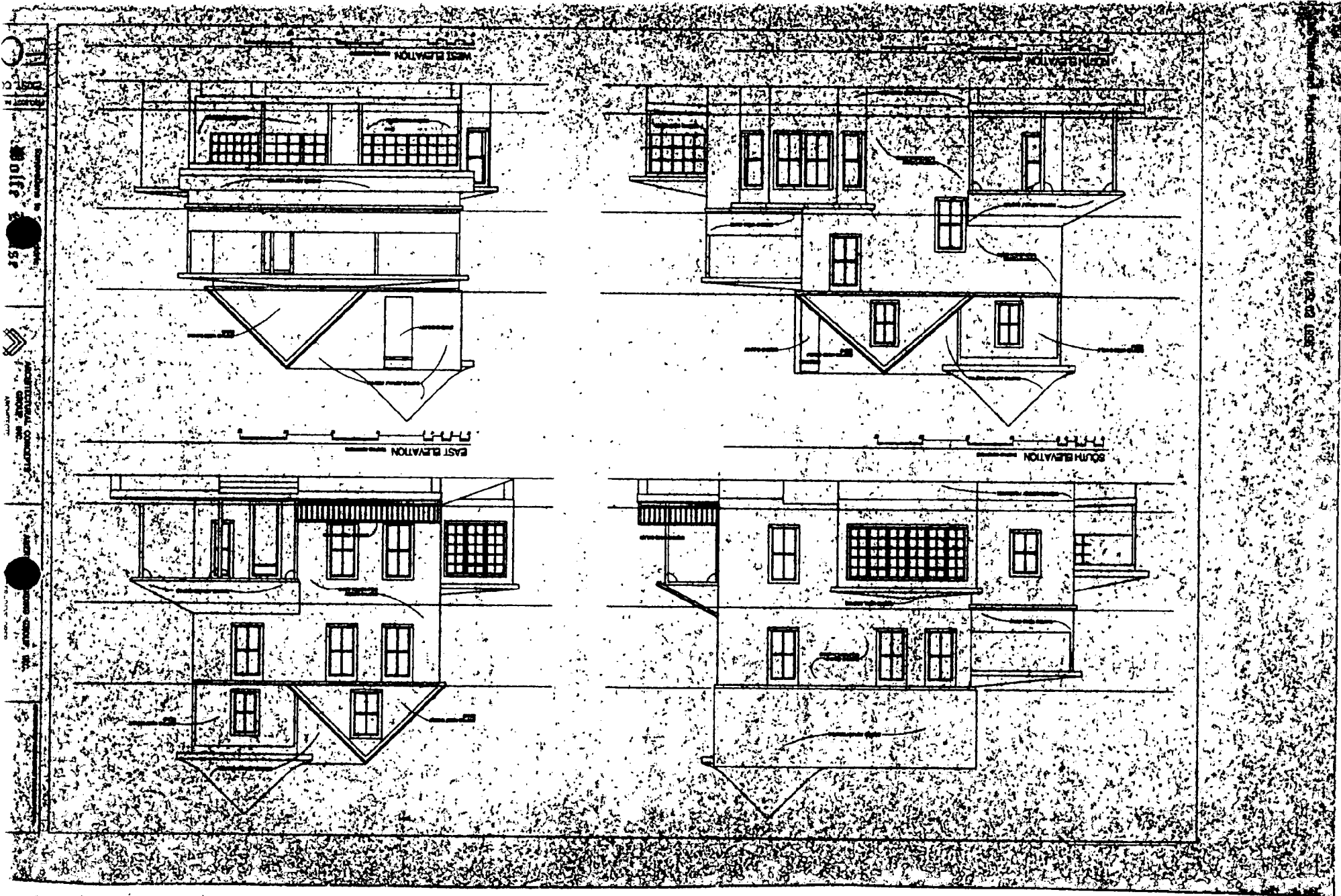
Exterior work to be performed to the structure:

- 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
- ii) 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

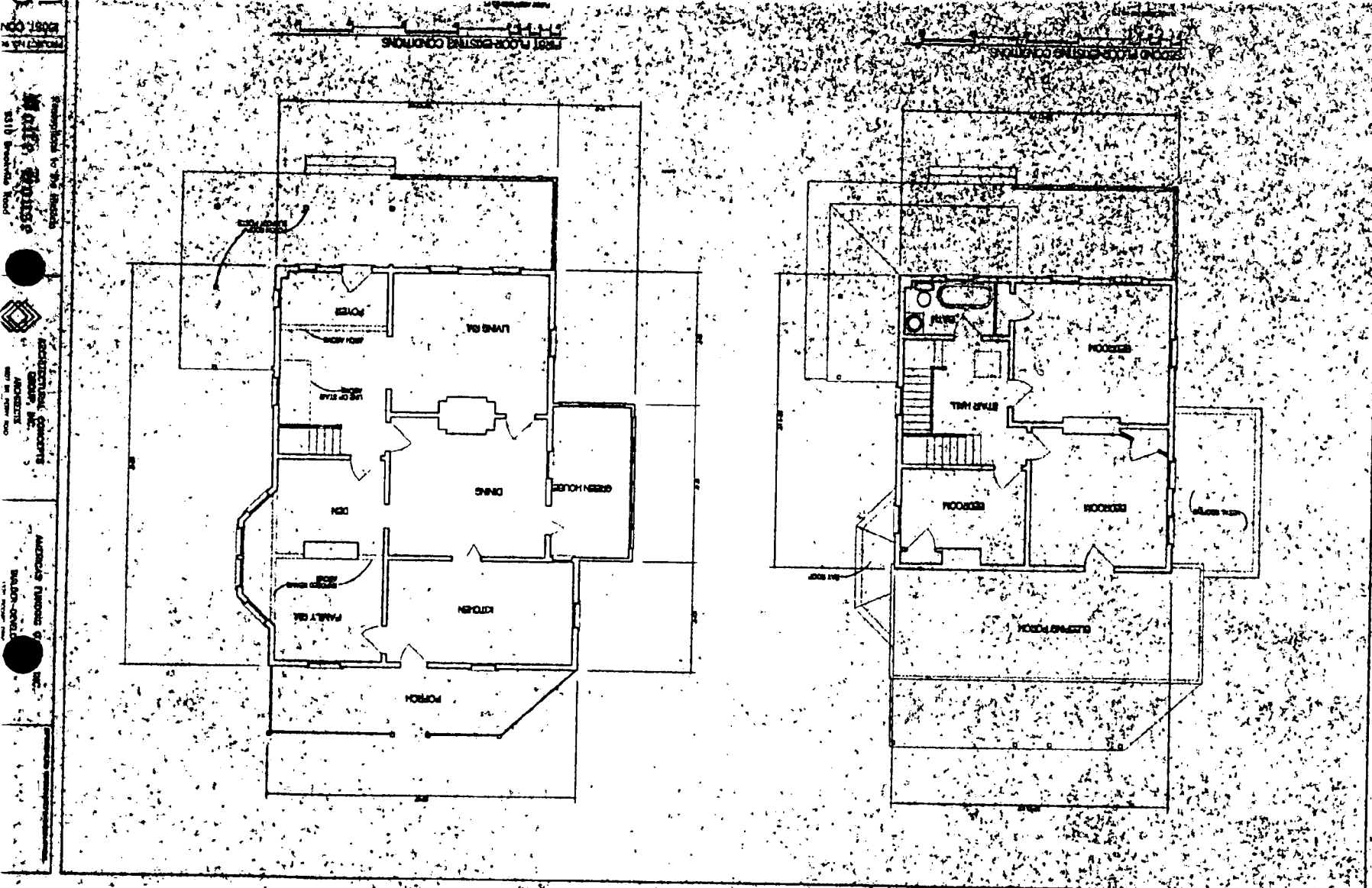
# EXISTING



Architectural Office  
1000 15th St. N.  
Minneapolis, Minn.

Architectural Office  
1000 15th St. N.  
Minneapolis, Minn.

# EXISTING



PROJECT NO. 8081-01  
PREPARED BY THE ARCHITECT  
DATE: 11/18/88  
SCALE: AS SHOWN  
SHEET NO. 1 OF 1

ARCHITECT  
1511 Broadway Road

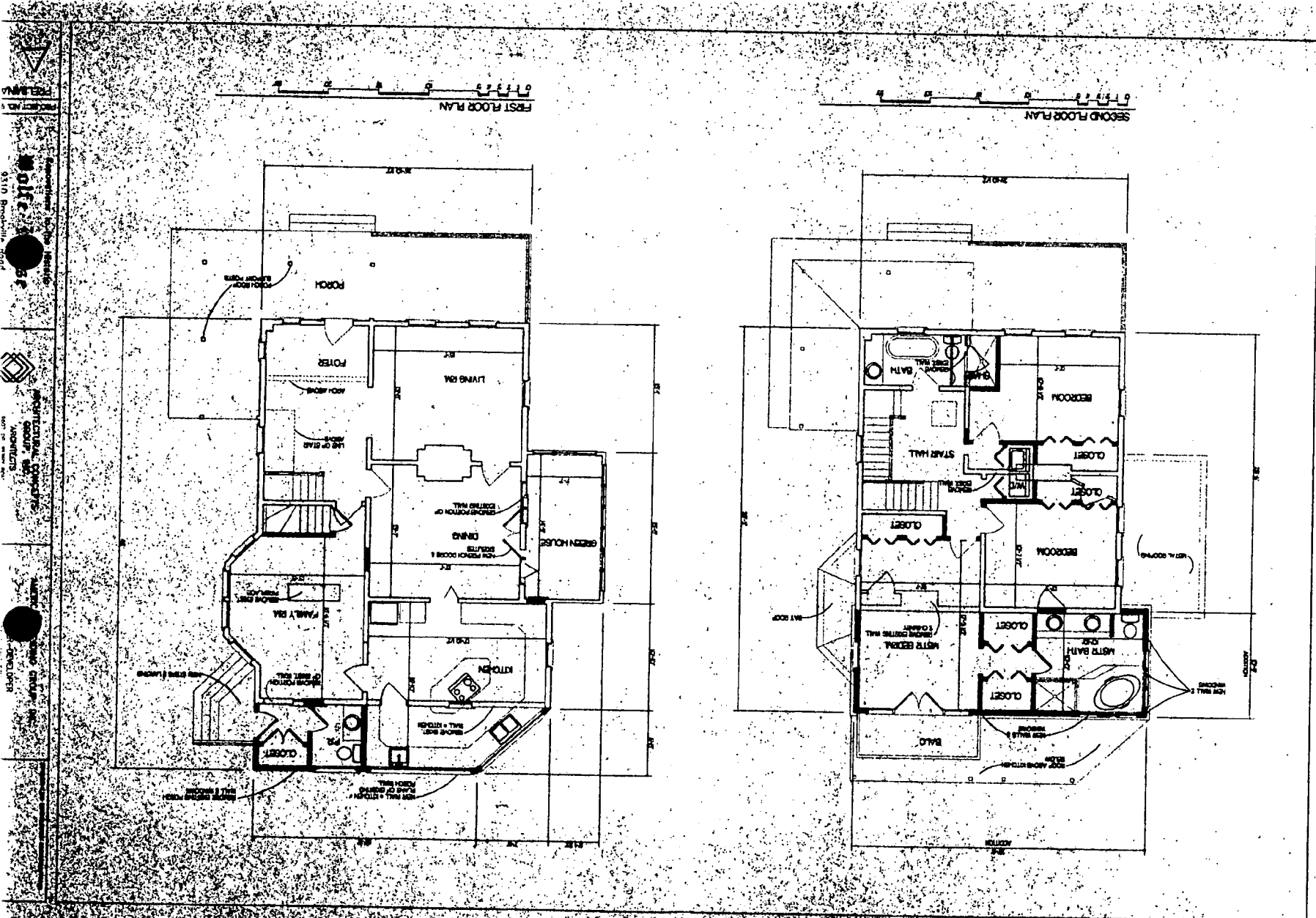
ARCHITECTURAL CONCEPTS  
SERIES, INC.  
ARCHITECT  
1511 Broadway Road

AMERICAN FURNITURE  
BUILDING, INC.  
1511 Broadway Road

DATE: 11/18/88  
SHEET NO. 1 OF 1



# PROPOSED



3310 Brookville Road

**MOLECULAR**  
ARCHITECTURAL CONSULTANTS

ARCHITECTURAL CONSULTANTS  
3310 Brookville Road  
Baltimore, MD 21286

3310 Brookville Road  
Baltimore, MD 21286

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

2.10.99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *gwh*

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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

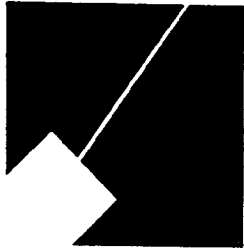
Addresses of Neighbors:

C. Everett Dutton  
Ann Irvine  
2102 Salisbury Road 20910

Pedro Vila  
2103 Salisbury Road 20910

John Boucher  
2106 Salisbury Road 20910

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 9-9-98

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator *GW*  
Historic Preservation

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Thomas Kristie & Theodore Clements

Address: 9310 Brookville Road Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than 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: Thomas Kristie

Daytime Phone No.: 301 496-3854

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Thomas Kristie / Theodore Clements Daytime Phone No.: 301 496 3854

Address: 9518 Pin Oak Drive Silver Spring MD 20910  
Street Number City Street Zip Code

Contractor: Thomas Kristie / Theodore Clements Phone No.: 301 496 3854

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Thomas Kristie Daytime Phone No.: 301 496 3854

**LOCATION OF BUILDING/PREMISE**

House Number: 9510 Brookville Road Street: Brookville Road

Town/City: Silver Spring Nearest Cross Street: Substant Road

Lot: 46 Block: \_\_\_\_\_ Subdivision: Linden Woods (plat book 182, no. 20207)

Liber: 14891 Folio: 337 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: \$ 55,000.

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

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 6 feet 0 inches (front) 6 feet 6 inches (sides/rear)

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 sides/rear face
- On public right of way/easement partial (front section)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Thomas Kristie 08/14/98  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 9808180079 Date Filed: 8/18/98 Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

36/2-96D

**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:

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

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**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 INTO MAILING LABELS.**

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION


8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

9-9-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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

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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 Permitting Services (DPS) 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 DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 301-217-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

October 7, 1998

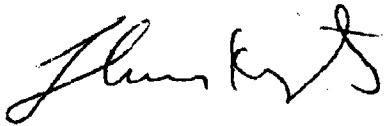
Perry Kephart  
Montgomery County Historic Preservation Commission

We have apparently still not resolved the issue of the location of the access driveway behind 9310 Brookeville Road. We would like the HPC to support us in requiring Brode LLC (Brian Foster, General Manager) to relocate the driveway to the original approved historic permit site. This issue has been brought to the attention of the MC enforcement agency (Stan Garber).

Unfortunately, it is not acceptable to leave the access road in its present position as it resides on our property. The original approved position maintains an easement area between the driveway/access road and our property as shown on the site map (attachment-1). The present location is indicated on our boundary survey (attachment-2). It is important to relocate the road such that the easement boundary is maintained for any utility or maintenance work that would be necessary on the road.

We request that the HPC not allow the access road to remain in its present location; that the road be moved to its approved position according to the original permit; and that the HPC support our position with the MC enforcement agency.

Sincerely,

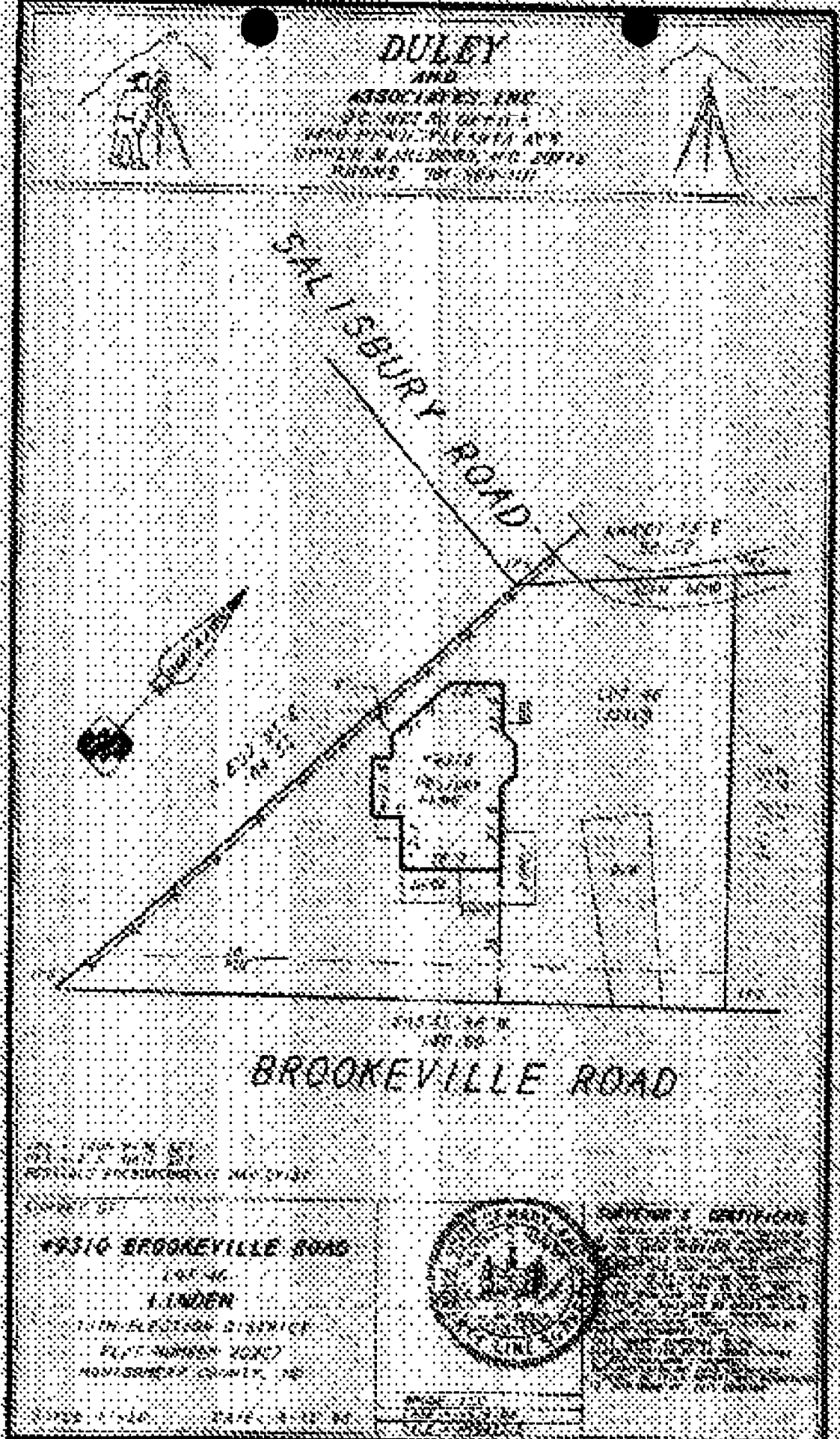


Thomas M. Kristie



Theodore J. Clements





# DULEY

AND

ASSOCIATES, INC.

100 WEST 30th ST.  
NEW YORK, N.Y. 10001  
PHONE: MA 6-1200, N.Y. 6-1200  
FAX: 212-261-1111

ST. LEONARD ROAD

BROOKERVILLE ROAD

4316 BROOKERVILLE ROAD

LINDEN

10th ELECTION DISTRICT  
PLAT NUMBER 20007  
MUNICIPALITY OF LINDEN, N.J.



RECORDING CERTIFICATE

PLAT NUMBER 20007

MUNICIPALITY OF LINDEN, N.J.



M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 2.10.99

MEMORANDUM

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *gwh*

SUBJECT: Historic Area Work Permit

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Thomas Kristof Theodore Clements

Address: 9310 Brookville Road Silver Spring

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.





DEPARTMENT OF PERMITTING SERVICES  
250 HUNGERFORD DRIVE, 2ND FLOOR ROCKVILLE, MD 20854  
301/217-6370

DPS - #8

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**

Contact Person: Thomas Kristie

Daytime Phone No.: 301-496-3854

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Thomas Kristie / Theodore Clements Daytime Phone No.: 301-496-3854

Address: 9310 Brookeville Road Silver Spring 20910  
Street Number City Street Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Thomas Kristie Daytime Phone No.: 301-496-3854

**LOCATION OF BUILDING/PREMISE**

House Number: 9310 Brookeville Road Street: Brookeville Road

Town/City: Silver Spring Nearest Cross Street: Salisbury/Warren/Linden

Lot: 46 Block: \_\_\_\_\_ Subdivision: Linden Woods (platbook 182 no. 20207)

Liber: 14091 Folio: 337 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: patio

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 9808180079

**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 4 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: As per attached survey and exactly as per original permit.  
 On party line/property line  
 Entirely on land of owner sides/rear  
 On public right of way/easement front section

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: 1/3/99  
Signature of owner or authorized agent

Approved:  \_\_\_\_\_ Chairman, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 2/6/99

Application/Permit No.: 9904130083 Date Filed: 1/13/99 Date Issued: \_\_\_\_\_

(Rev 3)  
36/2-96D(Rev)

**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:

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

- ① Installation of temporary construction fence as per original permit. Fence shall be 4' high wire mesh in the same materials as per existing fence on side of house. This fence will be replaced with permanent fence as per original permit.
- ② Awood location of patio, not to affect significant vegetation. Patio shall be the same size and material as per original permit.

**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.**

## DESCRIPTION OF PROJECT

1. Rebuilding and repair of historic windows with the installation of jam liners and weatherstripping, not to alter original divided pane glass. Repair of broken windows with restoration glass. Installation of custom-built wooden storm windows as per originals. (No originals are remaining). The linings and weatherstripping have been recommended by historic restoration specialists (Mr. Ortado, Kevin Phillips, Dell Corporation). Examples of present condition of windows are attached (pictures 1-3).
2. Rebuilding and BiGlass conversion of original french casement windows in first floor greenhouse. This process retains the original sashes and frames but replaces the glass with double insulated glass. These casements are not amendable to storms and this room will be included as part of the house. BiGlass is a conversion process recommended by many historic societies for the upgrading of historic windows without visual alteration. This process has been recommended by historic restoration specialists (Mr. Ortado).
2. Replacement of attic windows to match remaining windows in the house. These windows were added later and do not match the originals in quality or style. The replacements will be custom built or will be obtained from the Montgomery County Old House Parts if available (Architectural Salvage Depot).
3. Install windows on South elevation in basement seedling room as per the original location and design. Windows will be wood, true divided light. These windows were removed at an unknown time and the window frames covered with roofing shingles (picture 4). One original window remains in the front of the room as a model (picture 5). The intent is to reconstruct the original seedling room.
4. Replace existing colonial front door with Victorian/Edwardian door as appropriate for house. The existing door is not the original door and was installed as a temporary door (picture 6).
5. Resect front porch to its original front boundary as per original photographs. The porch was extended beyond the front boundary of the roof (refer to original photograph dated 1904). This has caused significant problems with moisture retention under the porch resulting in rot and decay of the porch and house sills under the porch (pictures 7-8). A portion of the sills have been replaced due to this situation. The return of the front porch line to its original position will alleviate future water problems and damage. The present structure is 9 ft deep and will be returned to its original 6 ft depth.
6. Construction of brick walkway from front porch stairs to front of property to replace existing cement walkway. The existing walkway is severely broken and damaged (pictures 9-10).

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Ray [Signature]* 9/9/98



7. Removal of fishscale shingles from turret and attic section of house, repair of flashing, repair of termite damage, insulation and wrapping of these areas for water protection, and repair/replacement of shingles. The turret and attic are being finished as part of the house. These sections of the house have holes through the exterior walls, broken and rotten siding/shingles, broken and decayed metal flashing, are not water protected, and have significant insect damage (pictures 11-16). These sections are not protected with flashing, felt, tyvec, tarpaper, or similar housewrap materials as the other portions of the house. The repair of holes, replacement of appropriate flashing, wrapping/insulation, and repair of other damage will protect from water and insect damage to the framework.  
Presently the turret left side is covered with aluminum siding which will be replaced with the appropriate clapboard/shingles. Replaced materials will be as per originals in material and design.
8. Construction of brick patio (10 x12) and walkway (2ft wide) on south elevation of house as per plot map not to alter significant vegetation. The patio will be also be a foundation for a hot tub.
9. Construction of fence surrounding entire property as per plot map. The fence will be constructed with brick piers (pier design example picture 17) separated by wood picket.
10. Construct driveway from Salisbury Road/access driveway and construct parking foundation (for future garage) as per plot map. The drive will be gravel as per the original with a poured cement parking foundation. The design for the garage will be submitted at a later date for approval. The construction of the driveway to the access road/Salisbury Road is subject to the granting of an easement by the owners of the access Road (Pedro Vila, 2103 Salisbury Road and C. Everett Dutton/Ann Irvine, 2102 Salisbury Road). The original driveway from Brookeville Road will be removed and the entrance enclosed by the fence.  
NOTE: The location of the driveway is indicated on the original Historic Society Site Map (attached) as the access road is presently in the wrong location and will be relocated to the correct position. Please see explanation and description (attached).
11. Completion of soffits, soffit detailing, water tables, and siding. Installation of appropriate gutters (half round with full round downspouts). Materials and design as per original.

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten Signature]* 9/9/98

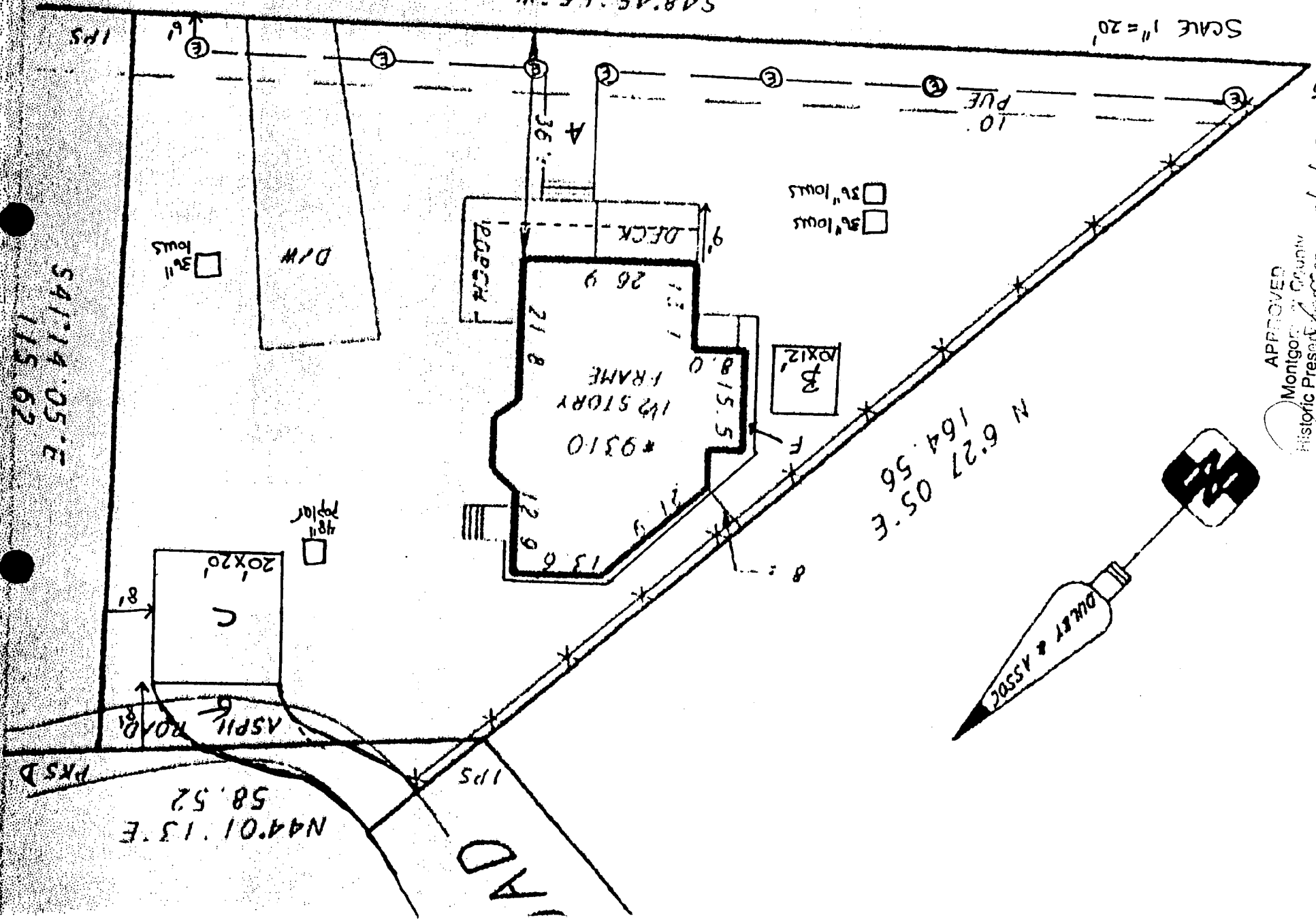
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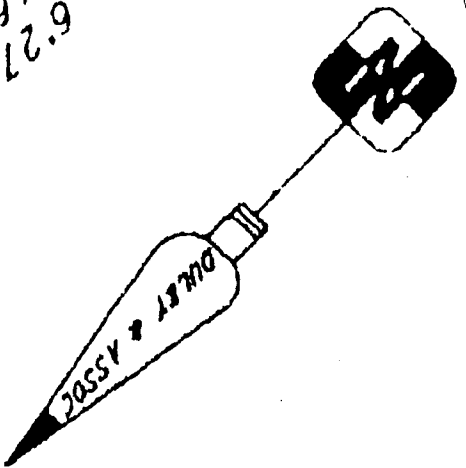
BRONKVILLE DRAIN

SCALE 1" = 20'

S48.45.56 W  
180.00



APPROVED  
 Montgomerie County  
 Historic Preservation Commission  
*[Signature]*



ORIGINAL 1904



1904

1904

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten signature]* 9/9/90

14



APPROVED  
Montgomery County  
Historic Preservation Commission

*[Handwritten Signature]* 9/9/96

Addresses of Neighbors:

C. Everett Dutton  
Ann Irvine  
2102 Salisbury Road 20910

Pedro Vila  
2103 Salisbury Road 20910

John Boucher  
2106 Salisbury Road 20910

Thomas Kristie  
9518 Pin Oak Drive  
Silver Spring MD 20910





7. Construct a wood picket fence with brick piers.
8. Construct a new gravel entrance driveway from Salisbury Road with a concrete parking apron.
9. Construct a 10x12 brick patio (with the expectation of a future hot tub installation) and walkway in the garden to the south of the house.

### **STAFF DISCUSSION**

The modifications requested by the applicant are based, for the most part, on historic documentation or existing physical evidence. The applicants are to be commended for their attention to historic detail. The proposed change in the driveway location is being proposed in the interests of safety. Staff would concur with the change as there is an existing driveway at the Salisbury Avenue side of the property that was previously approved for the infill properties. The construction of a brick patio is compatible with the style and garden setting of the house.

Staff would also concur with the installation of the proposed fence. The iron fence shown in the historic photograph is, in staff's experience with previous applicants, not readily available second hand and expensive to reproduce. Evidence of piers indicate that fence of a different design was installed at later date than the fence in the photograph. A specific design for the proposed fence could be submitted for staff approval if the commission approves the materials included in this application.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, 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 #6 and 10:

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.

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 present any permit drawing sets to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Thomas Kristie

Daytime Phone No.: 301 496-3854

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Thomas Kristie / Theodore Clements Daytime Phone No.: 301 496 3854

Address: 9518 Pin Oak Drive Silver Spring MD 20910  
Street Number City State Zip Code

Contractor: Thomas Kristie / Theodore Clements Phone No.: 301 496 3854

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: Thomas Kristie Daytime Phone No.: 301 496 3854

## LOCATION OF BUILDING/PREMISE

House Number: 9310 Brockville Road Street: Brockville Road

Town/City: Silver Spring Nearest Cross Street: Salisbury Road

Lot: 46 Block: \_\_\_\_\_ Subdivision: Linden Woods (plat book 182, no. 20207)

Liber: 14091 Folio: 337 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: \$ 55,000.00

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

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 6 feet 0 inches (front) 6 feet 6 inches (sides/rear)

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  
Sides/rear face Partial (front section)

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Thomas Kristie / Theodore Clements  
Signature of owner or authorized agent

08/14/98

Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

(4)

## Description of existing structure and features

The property listed as 9310 Brookeville Road is located in the Linden Historic District which contains a number of Gothic Revival, Second Empire, Queen Anne, Colonial Revival, and bungalow styles of architecture. 9310 Brookeville Road is a Queen Anne-style home built by George and Mary Wolfe in 1897 with notable features including fishscale shingles, a square turret, and a partially wrapped front porch. It is considered an outstanding resource in the Linden historic district.

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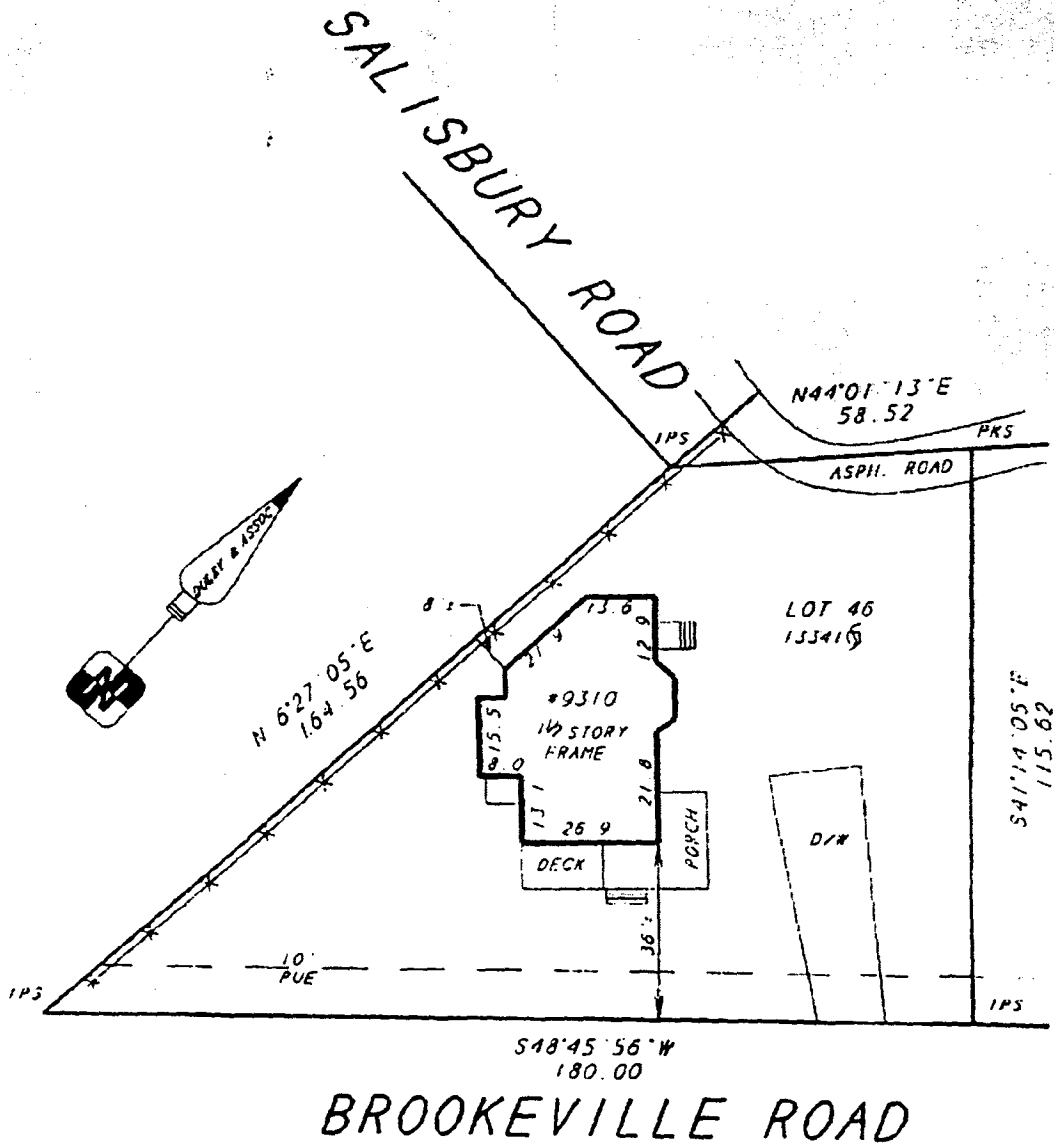
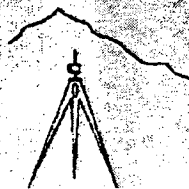
(information adapted from the Historic Preservation Commission Reports)

Legend to site map (9310 Brookeville Road boundary survey)

- A Existing cement front walkway to be replaced with brick walkway
- B Location of brick patio/hot tub and walkway to side entrance  
Patio (10 x12 ft with 2 ft walkway)
- C Proposed location of 20 x20 ft parking foundation for future garage
- D Access road (see note concerning encroachment and relocation of access road to correct location)
- E Existing fence piers delineating the front fence boundary. Brick piers to be constructed along original fence line within easement property.
- F Proposed brick walkway (2 ft wide)
- G Proposed location of driveway to access road/Salisbury Road



**DULEY**  
**AND**  
**ASSOCIATES, INC.**  
 D.C. METRO OFFICE  
 9450 PENNSYLVANIA AVE.  
 UPPER MARLBORO, MD 20772  
 PHONE : 301-888-1111



IPS - IRON PIPE SET  
 PKS - P K NAIL SET  
 POSSIBLE ENCROACHMENTS MAY EXIST

SURVEY OF:

**•9310 BROOKEVILLE ROAD**  
 LOT 46  
**LINDEN**  
 13TH ELECTION DISTRICT  
 PLAT NUMBER 20207  
 MONTGOMERY COUNTY, MD

SCALE 1"=20'      DATE 5-10-98



**SURVEYOR'S CERTIFICATE**  
 I HEREBY STATE THAT THE POSITION OF THE EXISTING VISIBLE IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY ACCEPTED METHODS AND THAT THE IMPROVEMENTS APPEAR TO BE IN FLOOD ZONE. THIS SURVEY CAN BE USED AND RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER IMPROVEMENTS. THIS PLAT DOES PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES.  
 THIS SURVEY CONFORMS TO THE CLASSIFICATION OF AN URBAN SURVEY AS PER MARYLAND STANDARDS. THE PRECISION OF THIS SURVEY IS 1:15000. NO FILE REPORT WAS FURNISHED TO, NOR DONE BY THIS COMPANY.

BRODE LLC  
 CASE # 1323-98  
 FILE # MS991515



**NOTE: CONCERNING HISTORIC SITE SURVEY AND PRESENT LOCATION OF ACCESS ROAD**

The access road which was constructed for the benefit of 2102 and 2103 Salisbury Road and which is illustrated on the attached historic site survey was not constructed according to the historic permit. The access road presently encroaches upon our property (9310 Brookeville Road) as per the boundary survey. This situation has been brought to the attention of the Historic Society and the Montgomery County enforcement.

As terms of the purchase of our property on June 19, 1998, the sellers agreed to make all efforts to relocate the road to the appropriate position according to the historic permit.

Therefore, the delineation of the proposed driveway and access to Salisbury Road is indicated on the original historic permit site map rather than on our boundary survey.

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01/07/1992 23:21 301-336-1907  
L. 5361 F. 784

LS6 TECH GROUP

PAGE 02

PART OF L.  
ERIC C. & GERALDINE  
AND  
LISA J. MULLIK  
L. 7004 F. 7

P.B. 29' P.

S84°24'10"E 101.31'

15" OAK

20' BRL

LOT 48  
16,228 S.F.

16,228 S.F.

92.15  
OAK

505'24"18" W

9' BRL

224.50

60° POPLAR

25' WIDE ACCESS EASEMENT

72° BLUE SPRUCE

168.90'

110.39'

18" MAGNOLIA

PART OF LOT 1  
DAVID B. AND WILLA K. GRA  
L 13358 F. 213

S44°45'05"E  
9' BRL

124.99'

54° LOCUST

24" MAGNOLIA

18" GINKGO

24" OAK

LOT 47  
13,702 S.F.

112.21'

297.71'

55'

N 42°04'07"  
E 785'783.42'

15.62'

54° POPLAR

36" HICKORY

EX. GRAVEL D/W

LOT 46  
13,341 S.F.

180.00'

548'45"58" W

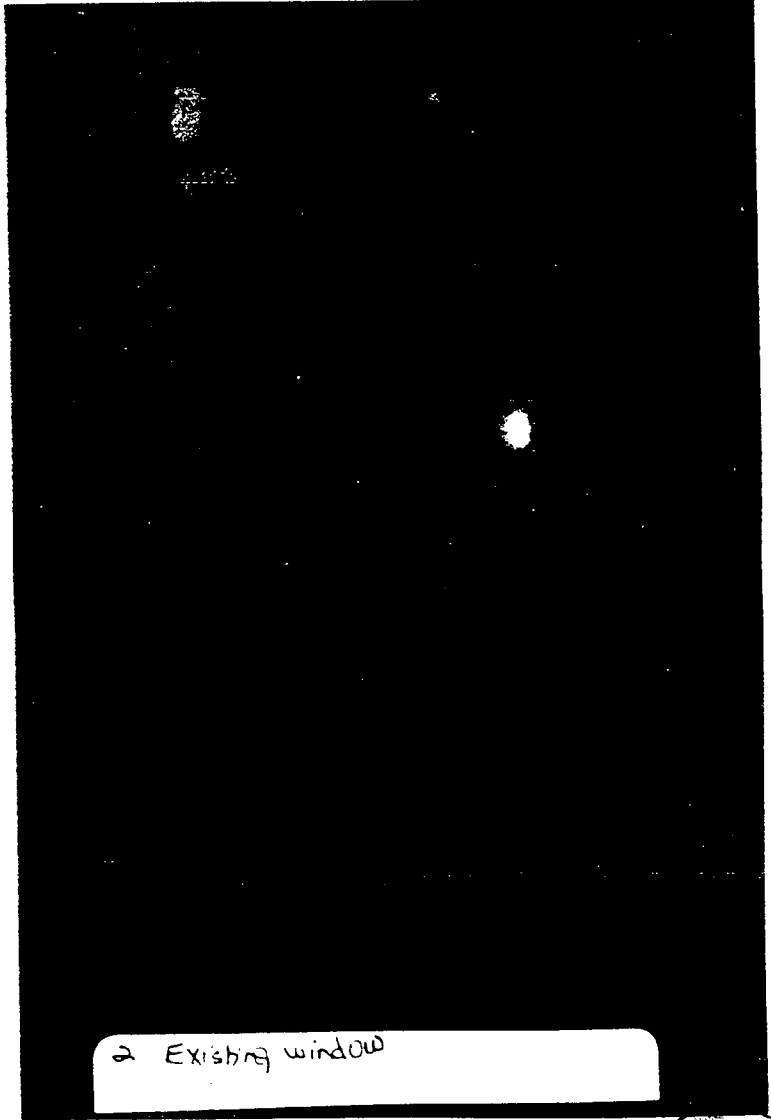
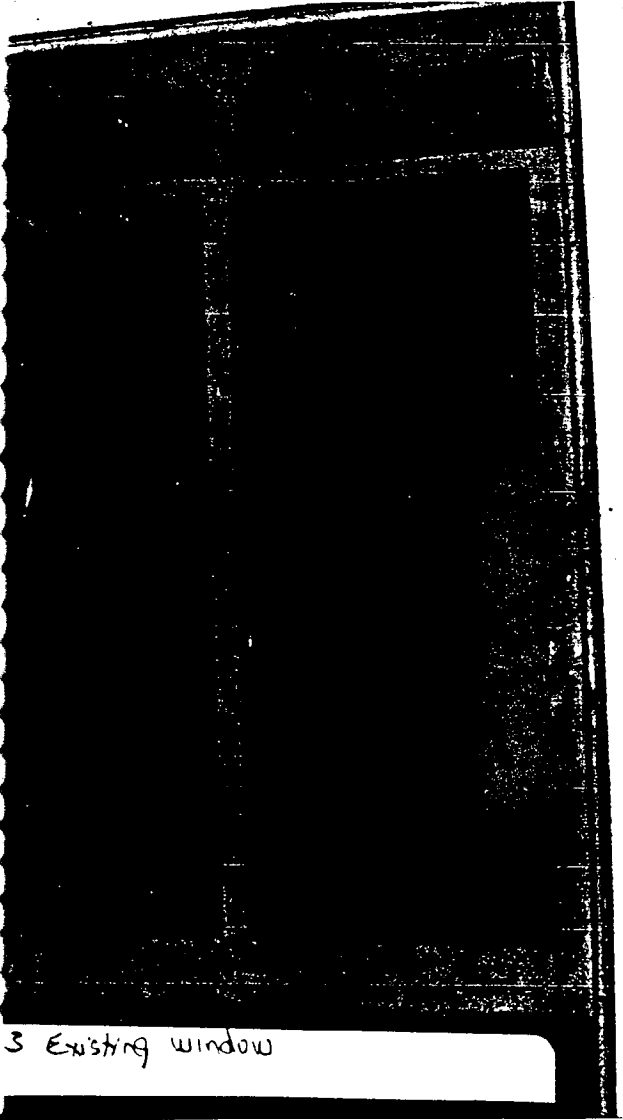
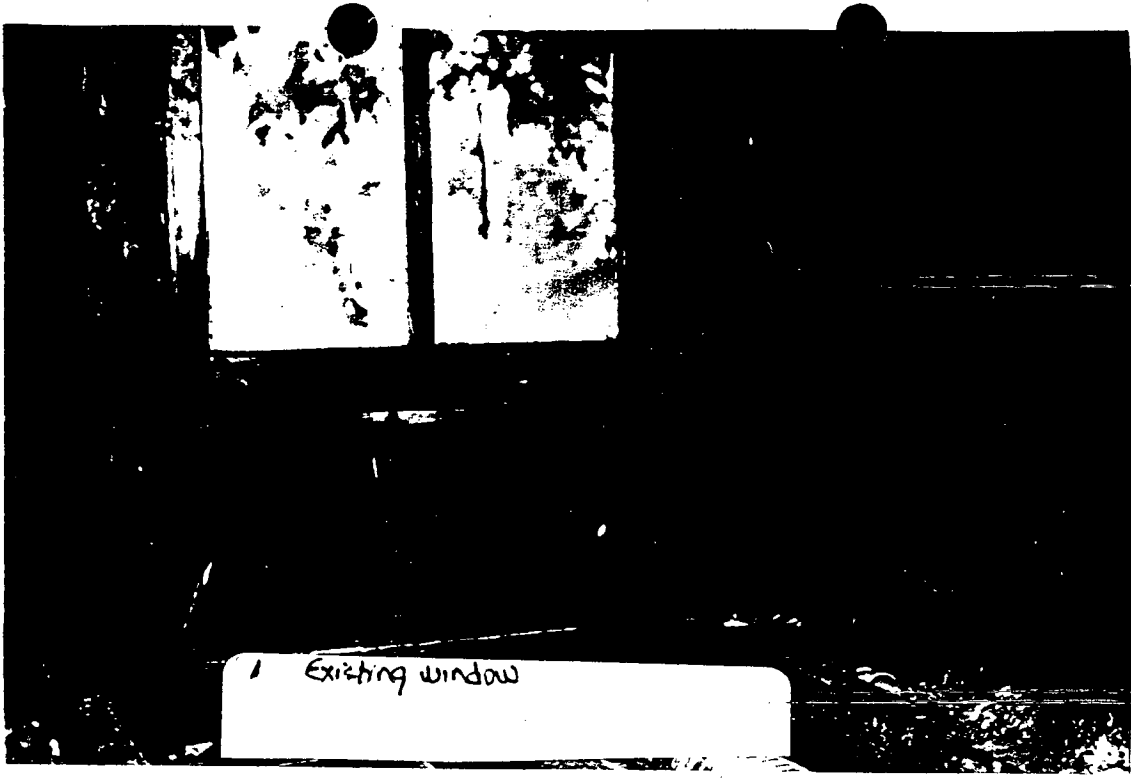
P.U.E.

EXISTING HOUSE #9310

DOKEVILLE  
80' R/W - 24' PA

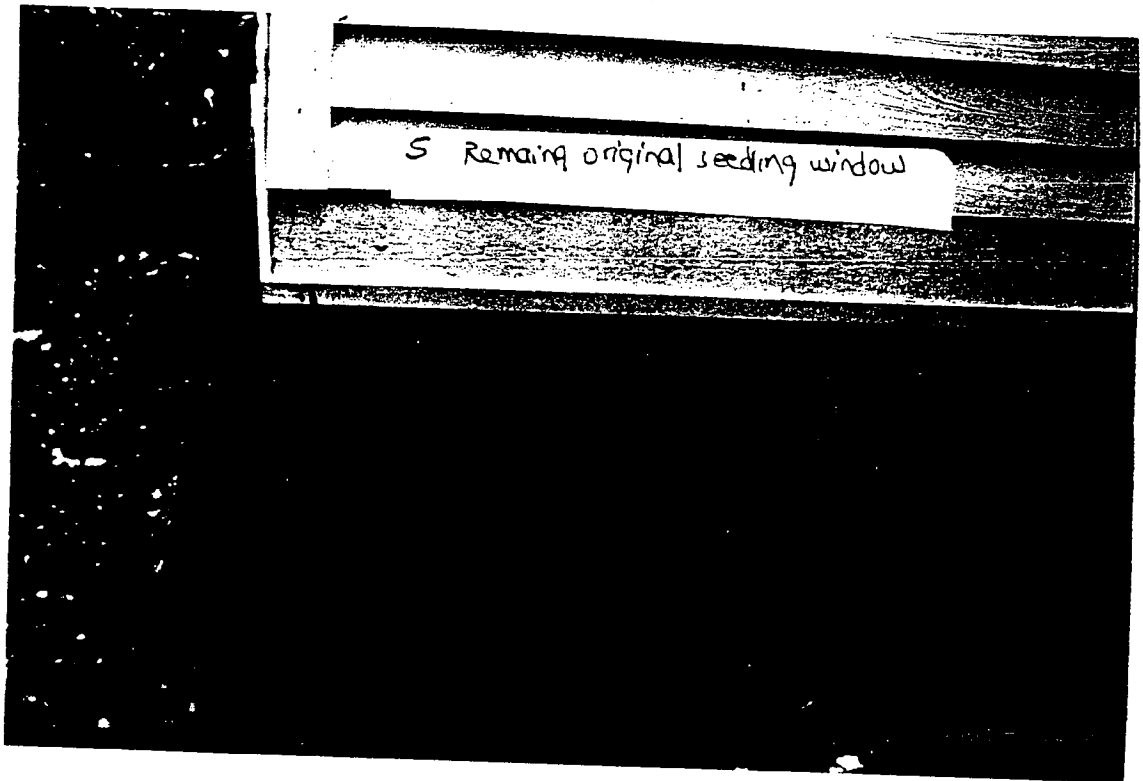
Revised Site Plan  
3/11/97

13

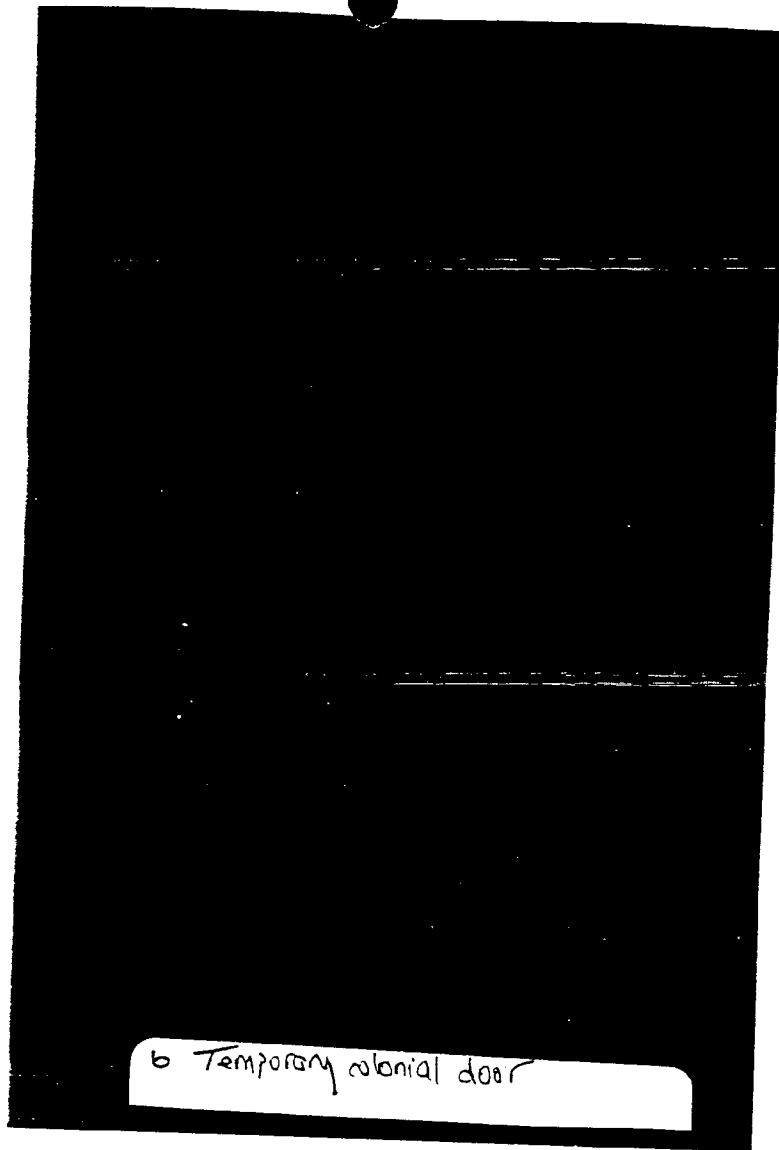




4 seedling window bank covered  
with shingles



5 Remaining original seedling window

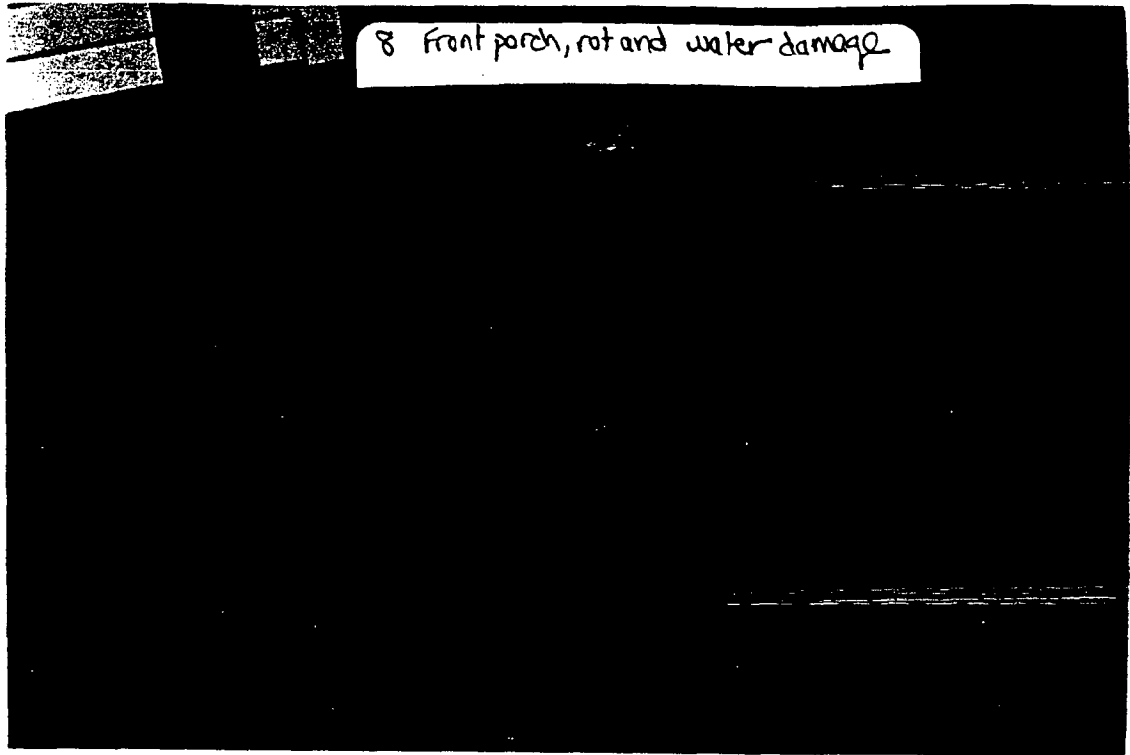


6 Temporary colonial door

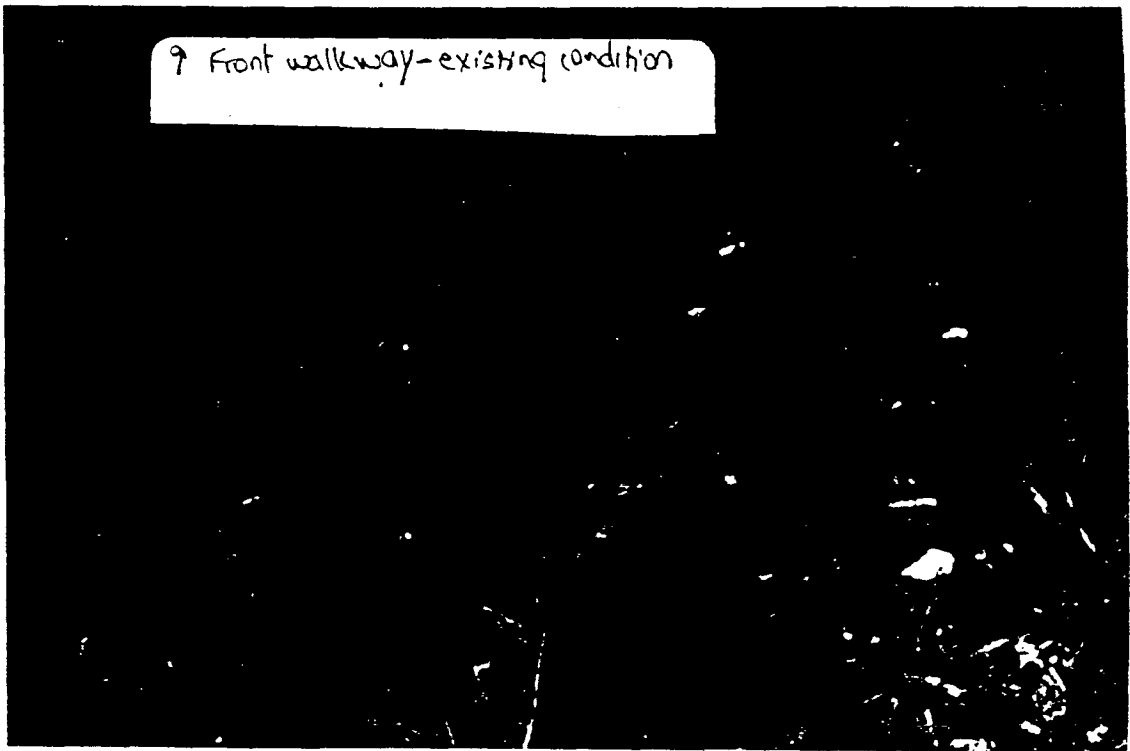


7 House sill with water damage  
under front porch

8 front porch, rot and water damage

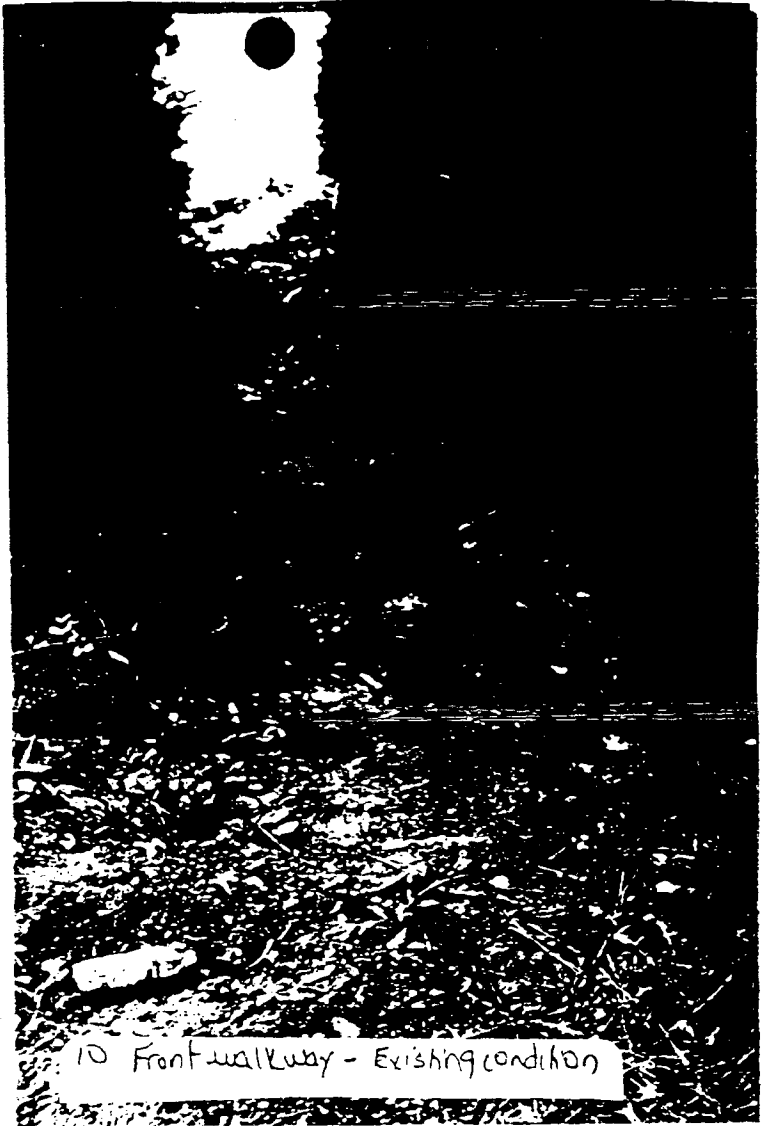


9 front walkway-existing condition

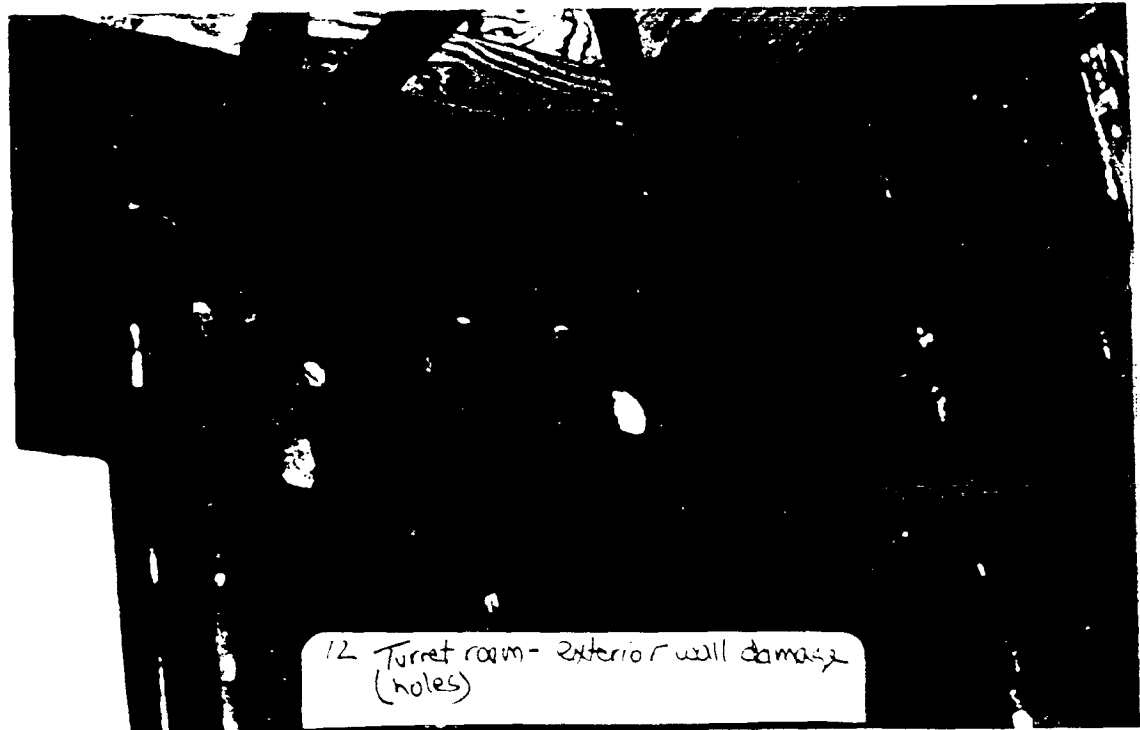




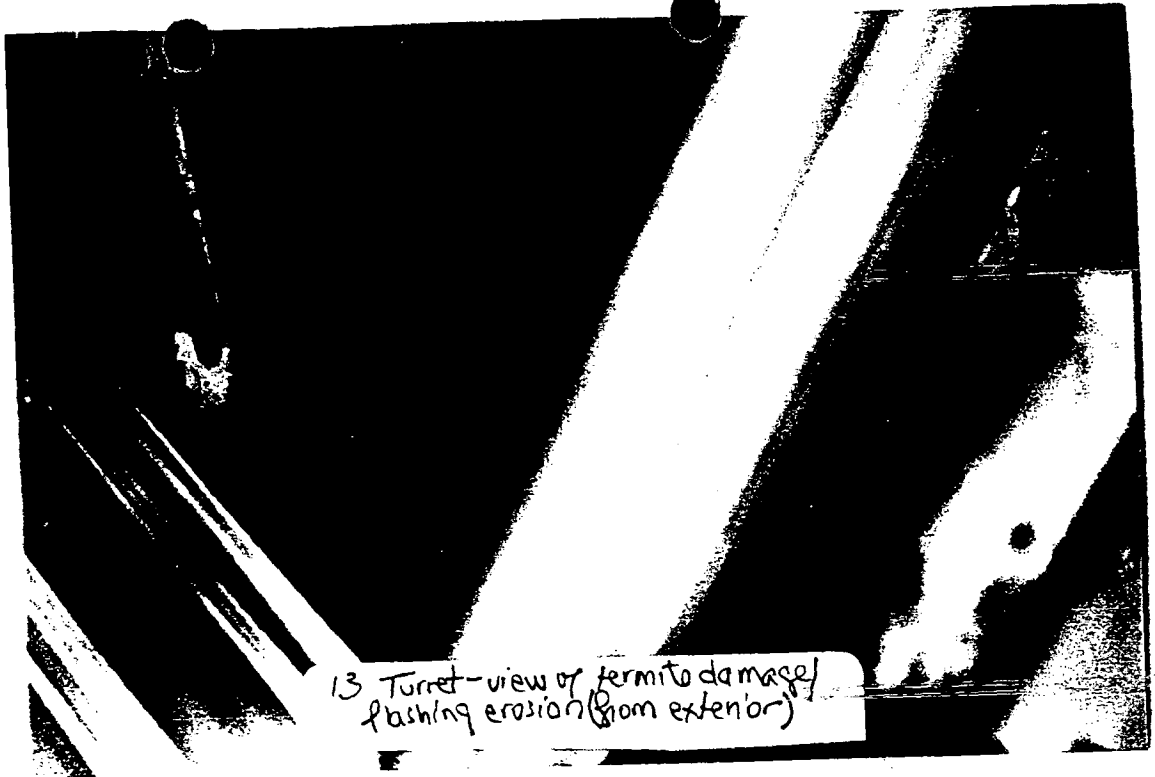
11 Termite damage - Turret room



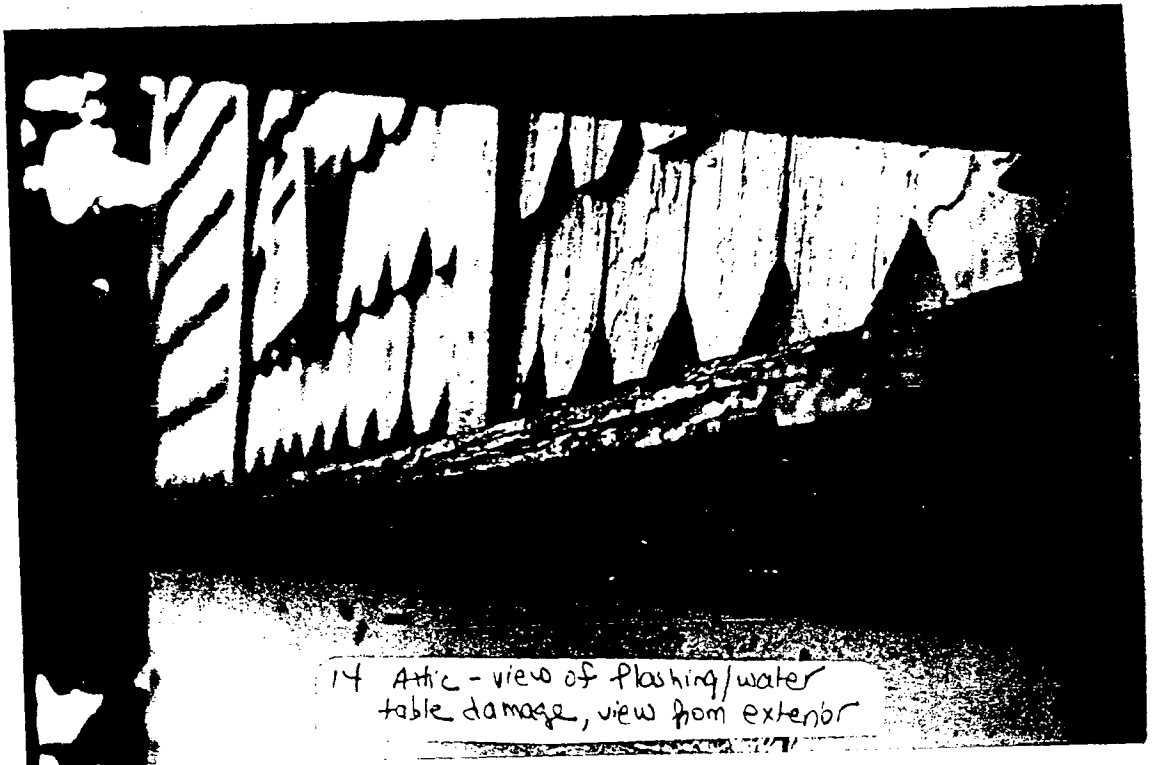
10 Front walkway - Existing condition



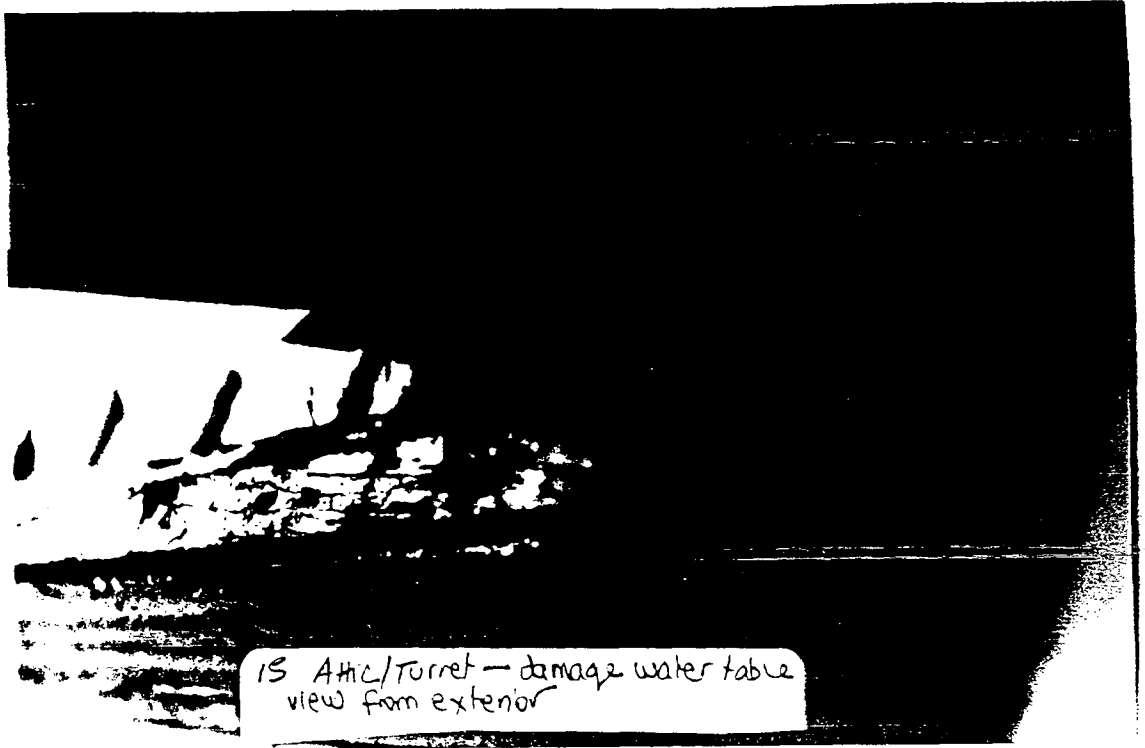
12 Turret room - exterior wall damage (holes)



13 Turret - view of termite damage/  
flashing erosion (from exterior)



14 Attic - view of flashing/water  
table damage, view from exterior



15 Attic/Turret - damage water table  
view from exterior



16 Attic - shingle, holes, view from  
exterior



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(information adapted from the Historic Preservation Commission Reports)

## DESCRIPTION OF PROJECT

1. Rebuilding and repair of historic windows with the installation of jam liners and weatherstripping, not to alter original divided pane glass. Repair of broken windows with restoration glass. Installation of custom-built wooden storm windows as per originals. (No originals are remaining). The linings and weatherstripping have been recommended by historic restoration specialists (Mr. Ortado, Kevin Phillips, Dell Corporation). Examples of present condition of windows are attached (pictures 1-3).
2. Rebuilding and BiGlass conversion of original french casement windows in first floor greenhouse. This process retains the original sashes and frames but replaces the glass with double insulated glass. These casements are not amendable to storms and this room will be included as part of the house. BiGlass is a conversion process recommended by many historic societies for the upgrading of historic windows without visual alteration. This process has been recommended by historic restoration specialists (Mr. Ortado).
2. Replacement of attic windows to match remaining windows in the house. These windows were added later and do not match the originals in quality or style. The replacements will be custom built or will be obtained from the Montgomery County Old House Parts if available (Architectural Salvage Depot).
3. Install windows on South elevation in basement seedling room as per the original location and design. Windows will be wood, true divided light. These windows were removed at an unknown time and the window frames covered with roofing shingles (picture 4). One original window remains in the front of the room as a model (picture 5). The intent is to reconstruct the original seedling room.
4. Replace existing colonial front door with Victorian/Edwardian door as appropriate for house. The existing door is not the original door and was installed as a temporary door (picture 6).
5. Resect front porch to its original front boundary as per original photographs. The porch was extended beyond the front boundary of the roof (refer to original photograph dated 1904). This has caused significant problems with moisture retention under the porch resulting in rot and decay of the porch and house sills under the porch (pictures 7-8). A portion of the sills have been replaced due to this situation. The return of the front porch line to its original position will alleviate future water problems and damage. The present structure is 9 ft deep and will be returned to its original 6 ft depth.
6. Construction of brick walkway from front porch stairs to front of property to replace existing cement walkway. The existing walkway is severely broken and damaged (pictures 9-10).

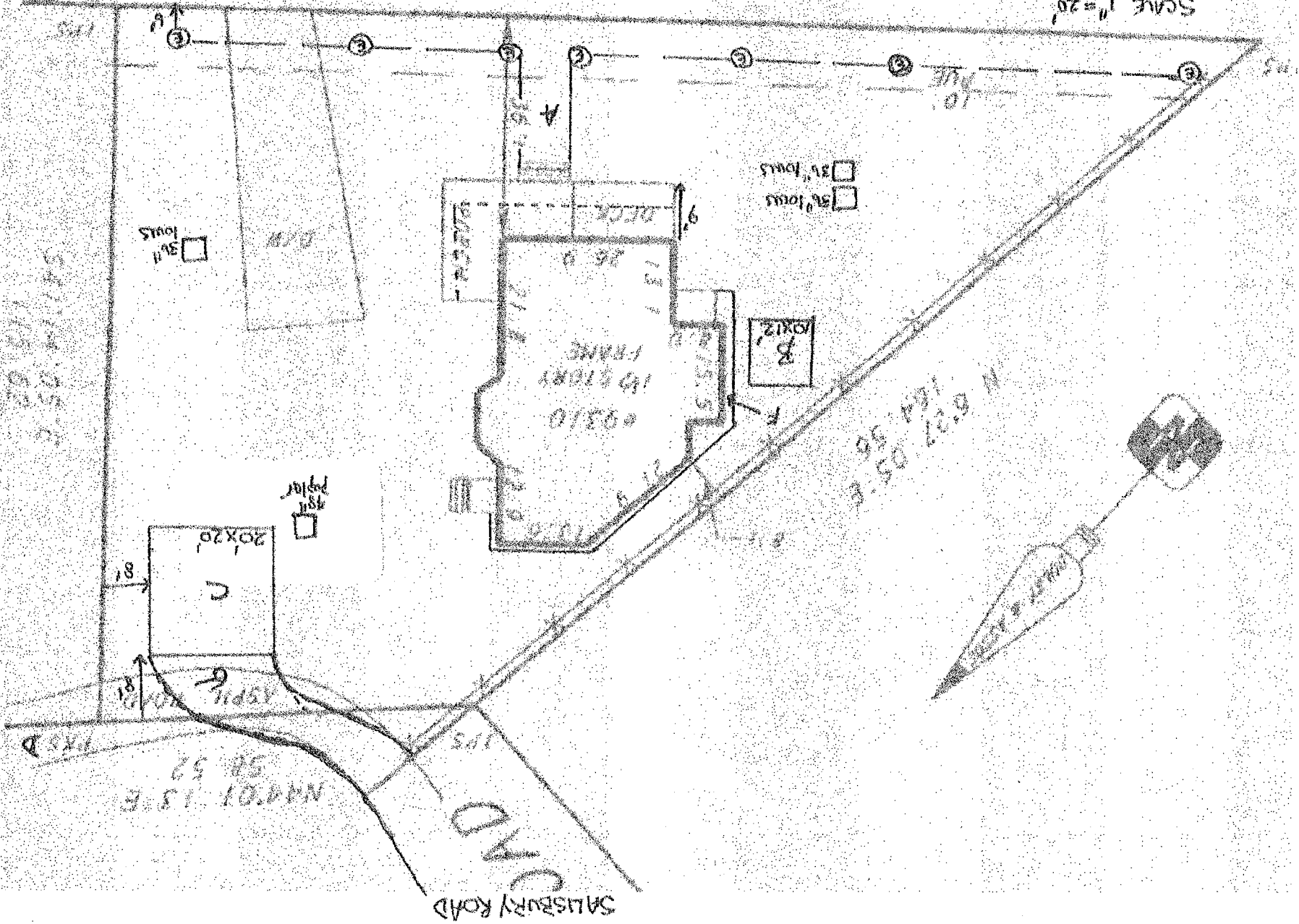
7. Removal of fishscale shingles from turret and attic section of house, repair of flashing, repair of termite damage, insulation and wrapping of these areas for water protection, and repair/replacement of shingles. The turret and attic are being finished as part of the house. These sections of the house have holes through the exterior walls, broken and rotten siding/shingles, broken and decayed metal flashing, are not water protected, and have significant insect damage (pictures 11-16). These sections are not protected with flashing, felt, tyvec, tarpaper, or similar housewrap materials as the other portions of the house. The repair of holes, replacement of appropriate flashing, wrapping/insulation, and repair of other damage will protect from water and insect damage to the framework.  
Presently the turret left side is covered with aluminum siding which will be replaced with the appropriate clapboard/shingles. Replaced materials will be as per originals in material and design.
8. Construction of brick patio (10 x12) and walkway (2ft wide) on south elevation of house as per plot map not to alter significant vegetation. The patio will be also be a foundation for a hot tub.
9. Construction of fence surrounding entire property as per plot map. The fence will be constructed with brick piers (pier design example picture 17) separated by wood picket.
10. Construct driveway from Salisbury Road/access driveway and construct parking foundation (for future garage) as per plot map. The drive will be gravel as per the original with a poured cement parking foundation. The design for the garage will be submitted at a later date for approval. The construction of the driveway to the access road/Salisbury Road is subject to the granting of an easement by the owners of the access Road (Pedro Vila, 2103 Salisbury Road and C. Everett Dutton/Ann Irvine, 2102 Salisbury Road). The original driveway from Brookeville Road will be removed and the entrance enclosed by the fence.  
NOTE: The location of the driveway is indicated on the original Historic Society Site Map (attached) as the access road is presently in the wrong location and will be relocated to the correct position. Please see explanation and description (attached).
11. Completion of soffits, soffit detailing, water tables, and siding. Installation of appropriate gutters (half round with full round downspouts). Materials and design as per original.



BROOKFIELD BOARD

548.45.56-W  
180.00

SCALE 1"=20'



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M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

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) 563-3400

Fax Number: (301) 563-3412

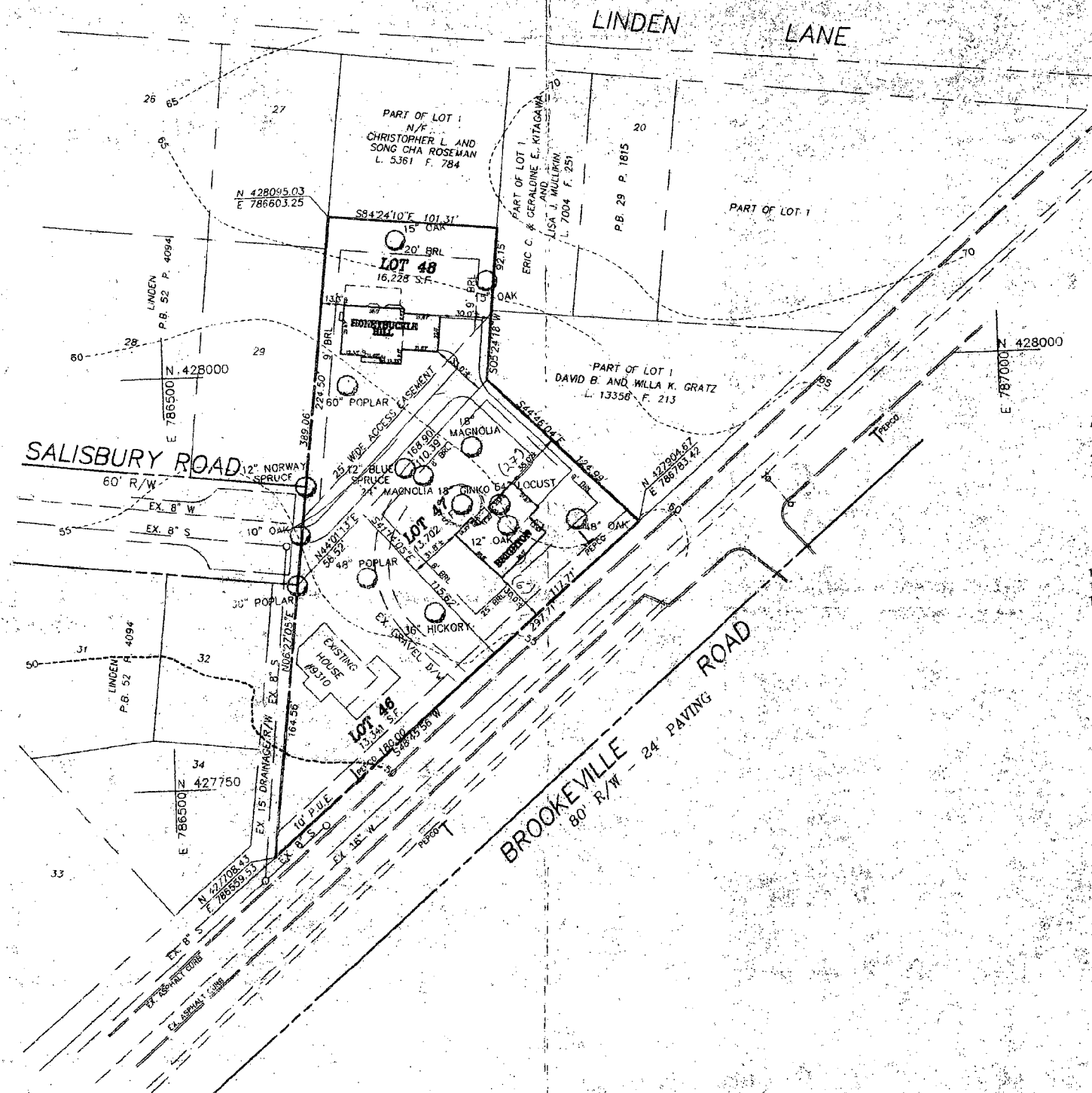
TO: Tom Kristie <sup>480-1560</sup> FAX NUMBER: 301 ~~563-3412~~

FROM: P. Kephart

DATE: 3.2.99

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 12

NOTE: I would be interested in your  
assessment of what items in this  
#AWP were not completed correctly -  
e.g. windows, roof, gutters -  
thanks.



LOT TABULATION	PROPOSED COVERAGE
LOT 46 - 13,341 S.F.	1,628 S.F. OR 16%
LOT 47 - 13,702 S.F.	1,680 S.F. OR 13%
LOT 48 - 16,228 S.F.	1,716 S.F. OR 11%

- NOTES:**
- TOTAL SITE AREA: 44,000 S.F. OR 1.01 AC.
  - ZONING: R-60
  - THERE ARE NO WETLANDS ON THIS SITE.
  - THERE IS NO 100 YEAR FLOOD PLAIN ON THIS SITE PER THE FEMA MAP.
  - TOPOGRAPHY: 5' INTERVAL, M.N.C.P. & P.C.
  - PROPOSED USE: SINGLE-FAMILY DETACHED.
  - STREET MAP: 39-E1
  - TAX MAP: JP-121
  - PUBLIC WATER AND SEWER
  - NO SPECIAL TAXING DISTRICT
  - UTILITY COMPANIES - PEPCO, C&P, WASHINGTON GAS
  - WATERSHED - ROCK CREEK

- DEVELOPMENT STANDARDS:**
- MAX. LOT COVERAGE ALLOWED = 35%
  - FRONT YARD SETBACK = 25'
  - SIDE YARD SETBACK = 18'/8'
  - REAR YARD SETBACK = 20'
  - LOT FRONTAGE 25' @ STREET, 60' @ FRONT BUILDING LINE

APPROVED  
 Montgomery County  
 Historical & Landmarks Commission

**SITE PLAN**  
 LOTS 46, 47, AND 48  
 A RESUBDIVISION OF PART OF LOT-1

**LINDEN**

13th ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 50 JULY 1996

APPLICANT - DEVELOPER  
 BRODE L.L.C.  
 1370 BICCARD DRIVE SUITE 250  
 ROCKVILLE, MD 20850

**THE TECH GROUP INC.**  
 67 Kottlering Drive  
 Upper Merion, Maryland 20772  
 ph: (301) 336-5034  
 Fax: (301) 336-1997