

9310 Brockville Rd. Hwy 30/2-07A
Silver Springs



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: July 12, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #456450 -- Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the July 11, 2007 meeting.

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

Applicant: Thomas Kristie & Theodore Clements

Address: 9310 Brookville Rd, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240.777.8370

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

JUN 12 2007

Contact Person: Thomas Kristie

Daytime Phone No.: 301-496-3854

Tax Account No.: 03155728

Name of Property Owner: Thomas Kristie/Theodore Clements

Daytime Phone No.: 301-496-3854

Address: 9310 Brookville Road Silver Spring 20910

Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 9310 Street: Brookville Road

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

Lot: 46 Block: _____ Subdivision: Dilles addition to Linden

Liber: 14091 Folio: 337 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: reconstruct original subgreenhouse window well, buttress pier, and panel windows

1B. Construction cost estimate: \$ 5400.-

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

reconstruct original subgreenhouse window well, buttress pier, and panel windows
install gutter boxes for main roof gable

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.

Thomas Kristie
Signature of owner or authorized agent

06/08/07
Date

Approved: 456450 ✓

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____

Date: 7-12-07

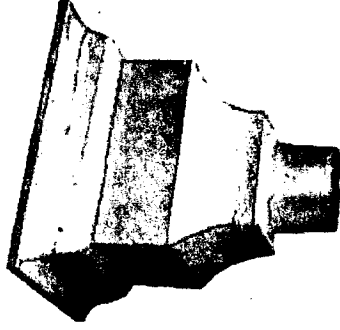
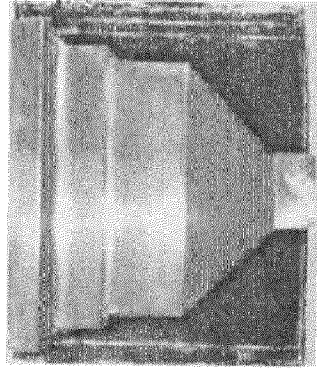
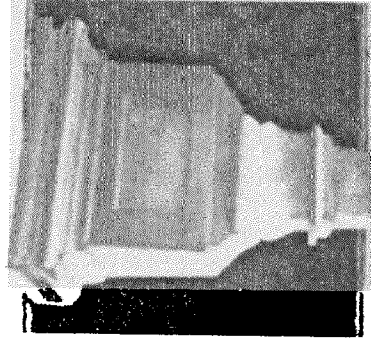
Application/Permit No.: _____

Date Filed: _____

Date Issued: _____

Examples of traditional style collector boxes proposed for the front gusset.

Note: The boxes displayed are similar to the collector box presently on the NE side of the house (above greenhouse).

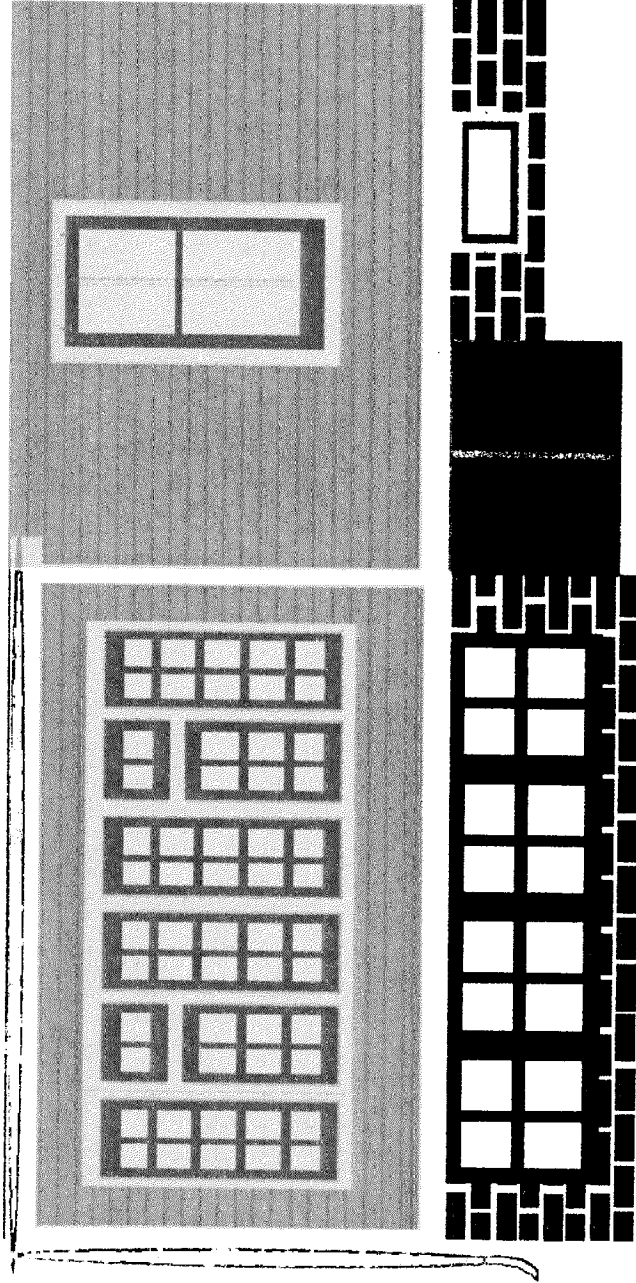


Thomas Kristie, 9310 Brookville Road,
Silver Spring

APPROVED
Montgomery County
Historic Preservation Commission
Re: [Signature]

7/2/07

View of subgreenhouse with proposed reconstructed window well and panel windows



APPROVED
Montgomery County
Historic Preservation Commission
A. F. [Signature]

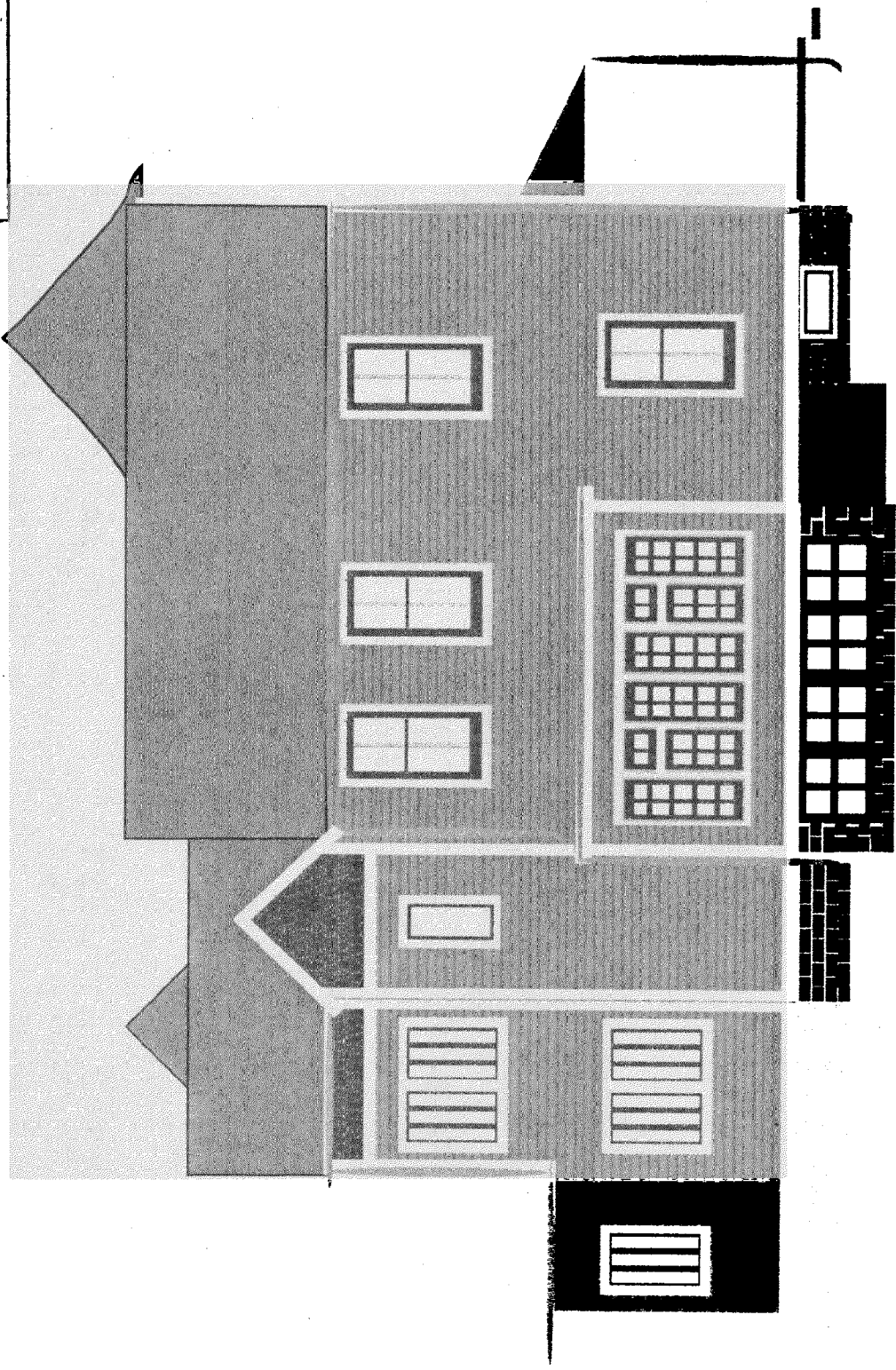
7-12-07

Thomas Kristie, 9310 Brookville Road, Silver Spring

View of greenhouse side showing restored brick piers, window well, and installed panel windows

APPROVED
Montgomery County
Historic Preservation Commission
A. F. F. F. F.

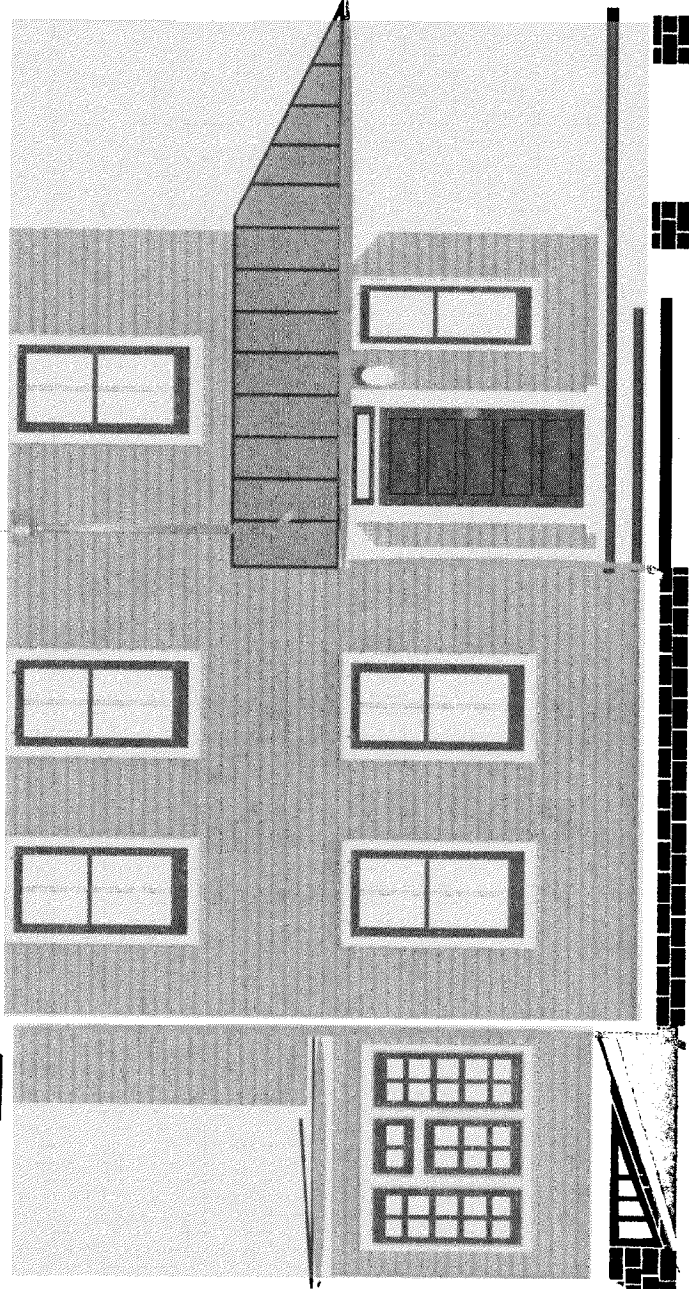
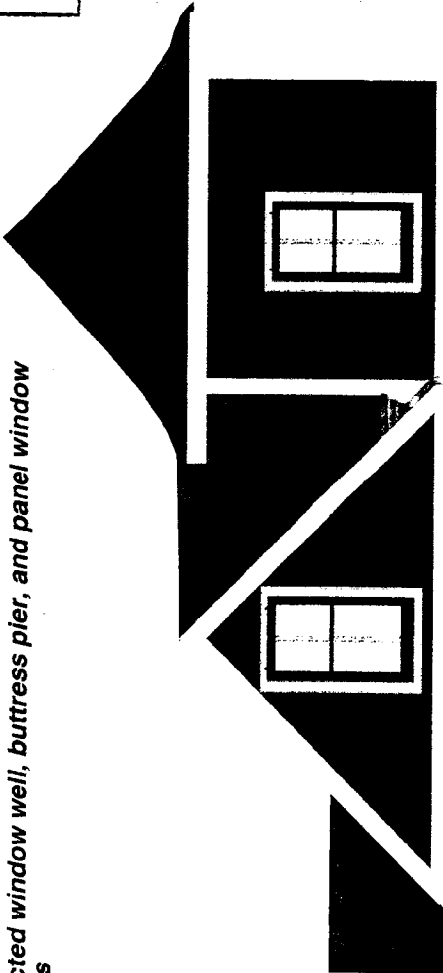
7-12-07



Thomas Kristie, 9310 Brookville Road, Silver Spring

Front view showing:

1. subgreenhouse reconstructed window well, buttress pier, and panel window
2. copper gusset gutter boxes



APPROVED
Montgomery County
Historic Preservation Commission

7-12-07

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9310 Brookville Road, Silver Spring	Meeting Date:	7/11/07
Resource:	Outstanding Resource Linden Historic District	Report Date:	7/4/07
Applicant:	Thomas Kristie and Theodore Clements	Public Notice:	6/27/07
Review:	HAWP	Tax Credit:	Partial
Case Number:	36/2-07A	Staff:	Anne Fothergill

PROPOSAL: Reconstruct window well and install gutters

RECOMMENDATION: Approve

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the Linden Historic District
STYLE: Queen Anne
DATE: c. 1897

PROPOSAL

The applicants propose to reconstruct the brick foundation and window well in the 1920s section of the house which had been altered by the previous owner and covered over with roofing shingles. They will remove the shingles and rebuild the brick piers and window wells and install wood panel windows similar to the original windows. They also propose to install a copper gutter box that will match the existing, HPC-approved gutter box to alleviate water damage issues.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Linden Historic District two documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents are *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The applicants have been very good stewards of this Outstanding Resource which was in a state of major disrepair when they bought it. Both the window well restoration and gutter box installation are improvements to the house and staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

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Daytime Phone No.: 301-496-3854

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CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: reconstruct original subgreenhouse window well, bushes, pier, and panel windows

1B. Construction cost estimate: \$ 5400,-

1C. If this is a revision of a previously approved active permit, see Permit # install gutter boxes for main roof gusset

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

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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
Signature of owner or authorized agent

06/08/07
Date

Approved: 496450 For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

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

Owner's mailing address	Owner's Agent's mailing address
Thomas Kristie 9310 Brookville Road Silver Spring, MD 20910	
Adjacent and confronting Property Owners mailing addresses	
John Boucher 2106 Salisbury Street Silver Spring, MD 20910	Pedro Vila 2103 Salisbury Street Silver Spring, MD 20910
Margaret Byrns 9302 Brookville Road Silver Spring, MD 20910	
C. Everett Dutton 2102 Salisbury Street Silver Spring, MD 20910	

Applicant: Thomas Kristie, 9310 Brookville Road, Silver Spring, MD

WRITTEN DISCRIPTION OF PROJECT

Description of existing structure and environmental setting including their historical features and significance:

A. Basement/subgreenhouse, brick foundation with buttress piers, constructed as addition in 1920. Shortly after, the brick foundation was opened to install panel windows. At this time, the interior brick wall of the double brick wall was removed and the front buttress pier was rebuilt. In 1998 when the house was purchased, the brick window well had crumbled and the developers had removed the panel windows and covered the deteriorated window opening and parts of the piers with roofing shingles. Post and beam supports were installed in the interior of the basement to support the first floor greenhouse room.

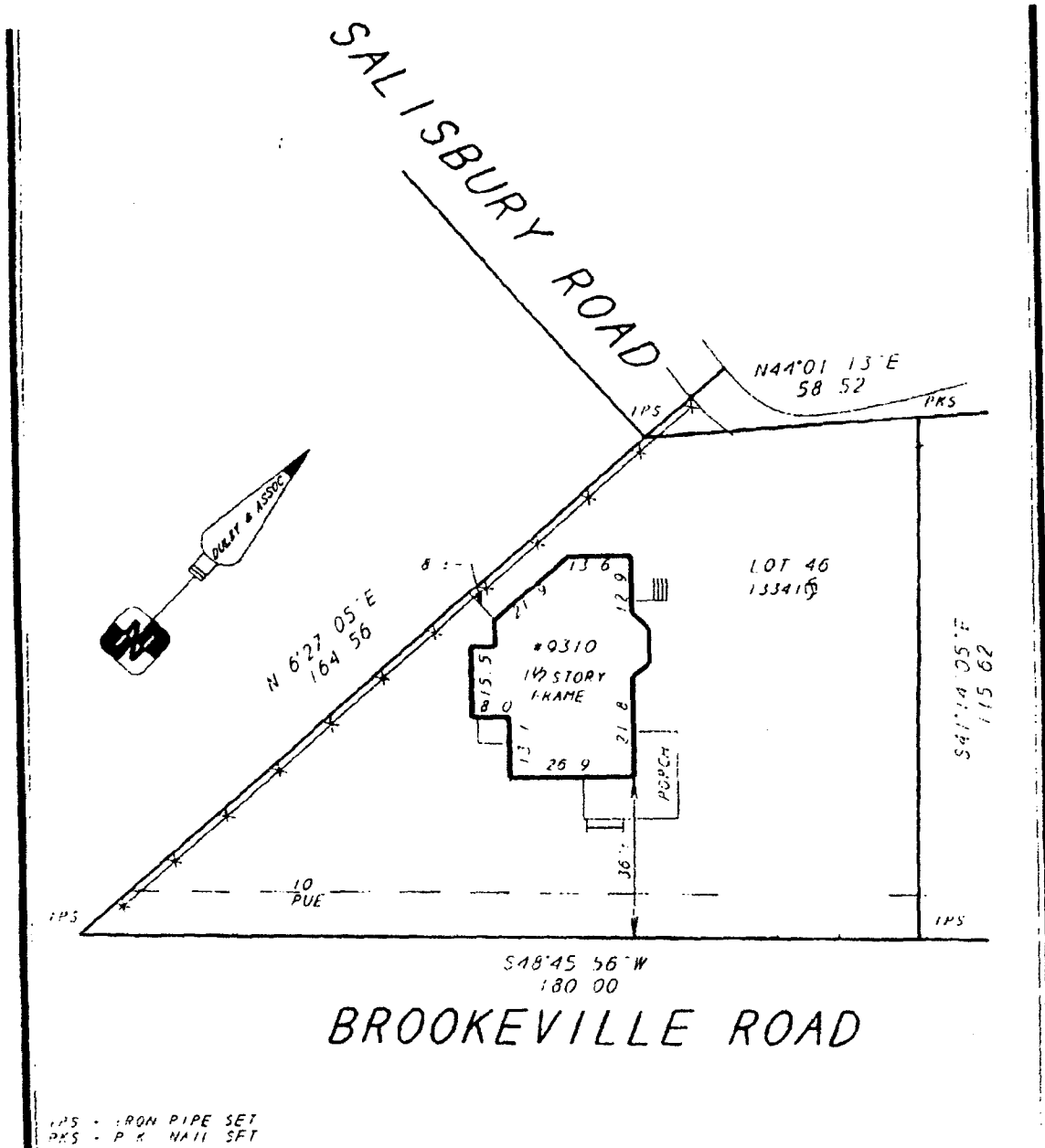
B. When the house was purchased, the gutters had been removed. An appropriate copper ½ round gutter system was installed. At the front of the house, the developers had altered the slope of the main roof resulting in a gusset at the intersection of the main roof and the turret side. In installing the gutter system, a small square copper “drop” was installed at the gusset which is completely insufficient to handle the water volume of the main roof which is directed to this point and then to the front porch roof. The result is water flow down the front face of the house resulting in deterioration of the paint and siding.

General description of project and its effect on the historic resource:

A. Remove roofing material and restore original deteriorated brick foundation/window well and piers using original and matching hand cast reclaimed bricks. The brick side wall (window well), consisting now of a single brick wall will be supported by construction of an interior parged wall on the existing footings to prevent additional deterioration of the exterior brick face. The front pier will be returned to the original buttress pier structure.

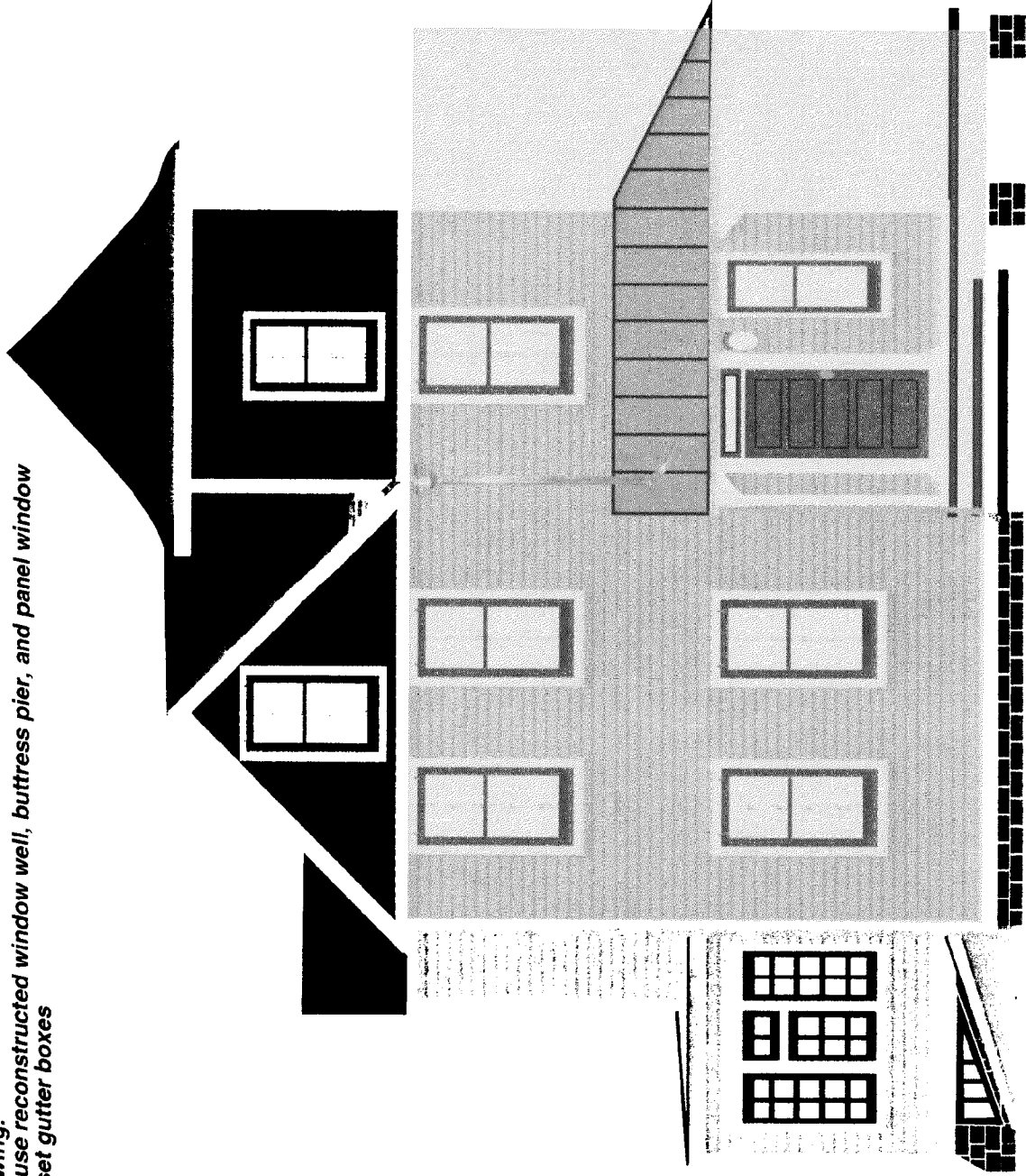
Install panel windows (wood, single pane glazed) as per originals. Note that the foundation walls and piers are no longer load bearing as posts and beams were installed in the interior of the basement by the developers prior to 1998. Therefore the restoration work is nonstructural and is for the purpose of reconstruction of the original facade as well as to prevent further deterioration of the exterior brick face.

B. Construct and install copper gutter box (as per other existing gutter box on side of house), sized and fit to gusset with outlet downspout wrapped over A frame peak crown molding. This downspout would terminate in a second gutter box to regulate the water flow to the existing porch roof gutter and underground drainage system. The proposed gutter boxes are appropriate, match the existing box, and would prevent water damage to the front façade of the house.



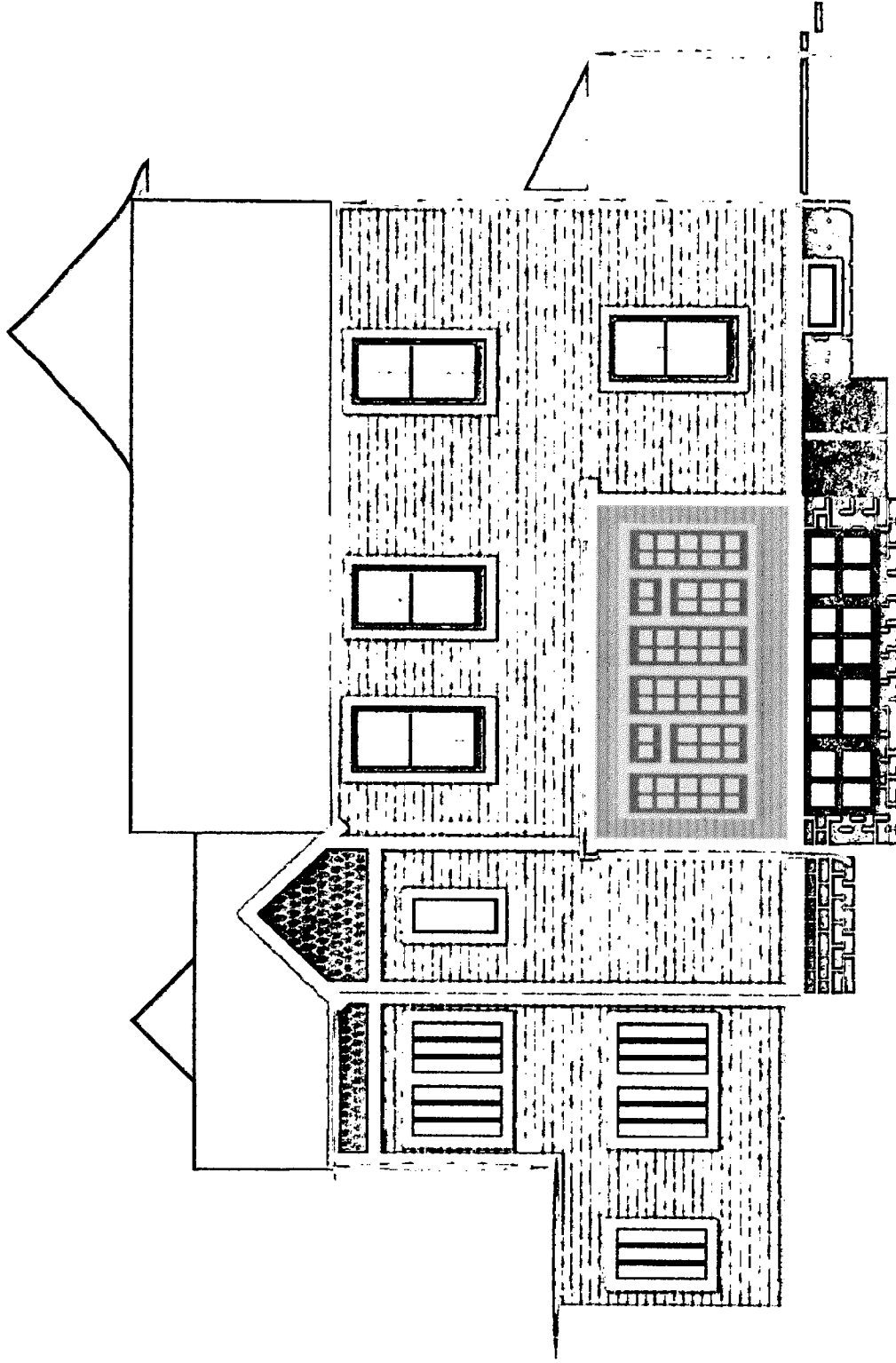
Front view showing:

- 1. subgreenhouse reconstructed window well, buttress pier, and panel window*
- 2. copper gusset gutter boxes*



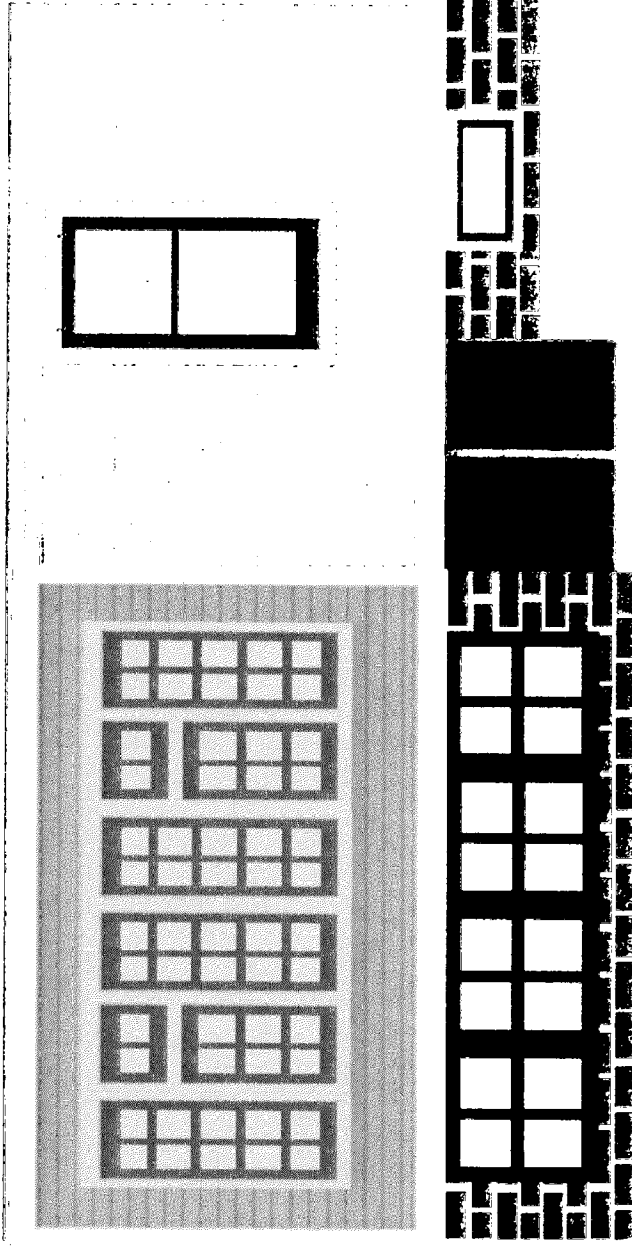
Thomas Kristie, 9310 Brookville Road, Silver Spring

View of greenhouse side showing restored brick piers, window well, and installed panel windows



Thomas Kristie, 9310 Brookville Road, Silver Spring

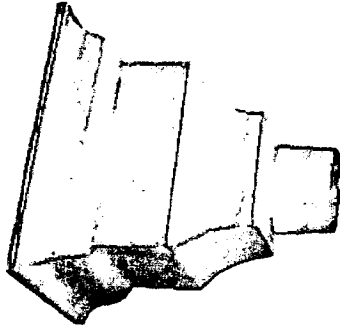
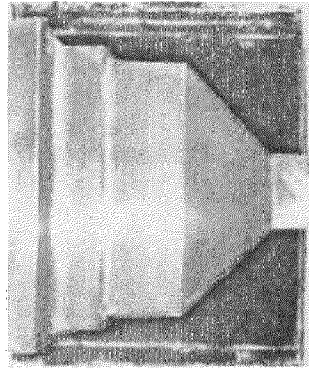
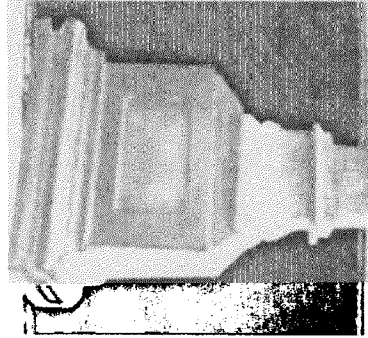
View of subgreenhouse with proposed reconstructed window well and panel windows



Thomas Kristie, 9310 Brookville Road, Silver Spring

Examples of traditional style collector boxes proposed for the front gusset.

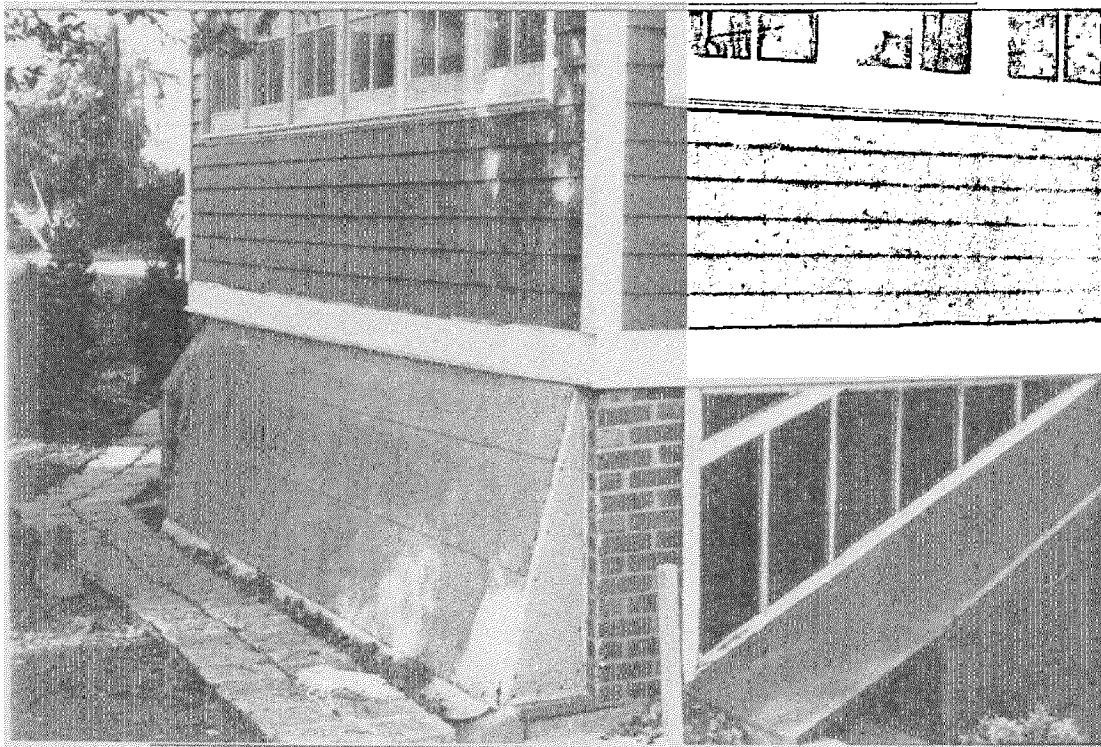
Note: The boxes displayed are similar to the collector box presently on the NE side of the house (above greenhouse).



Thomas Kristie, 9310 Brookville Road,
Silver Spring



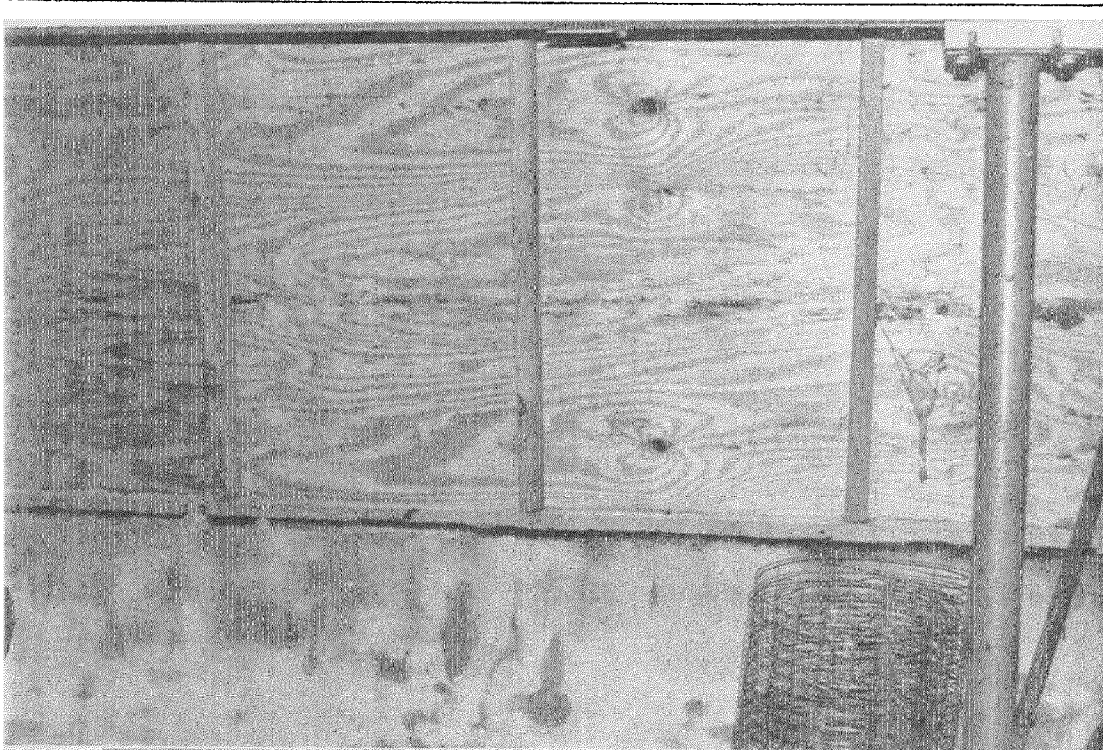
Front facade - front view of subgreenhouse and existing gutter/gusset



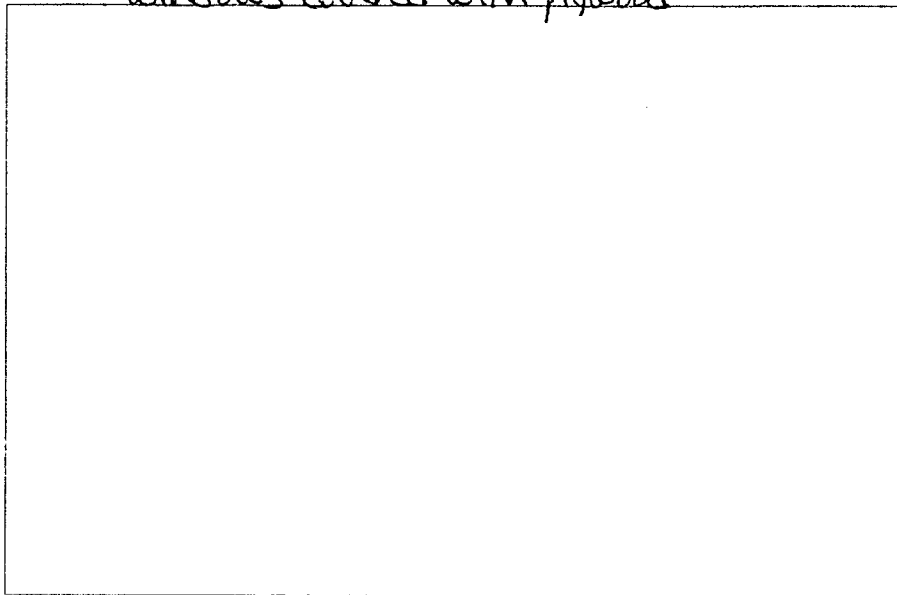
Close view of subgreenhouse - buttress pier (far end), reconstructed front pier; roofing covering of window well

Applicant: Thomas Kriskie

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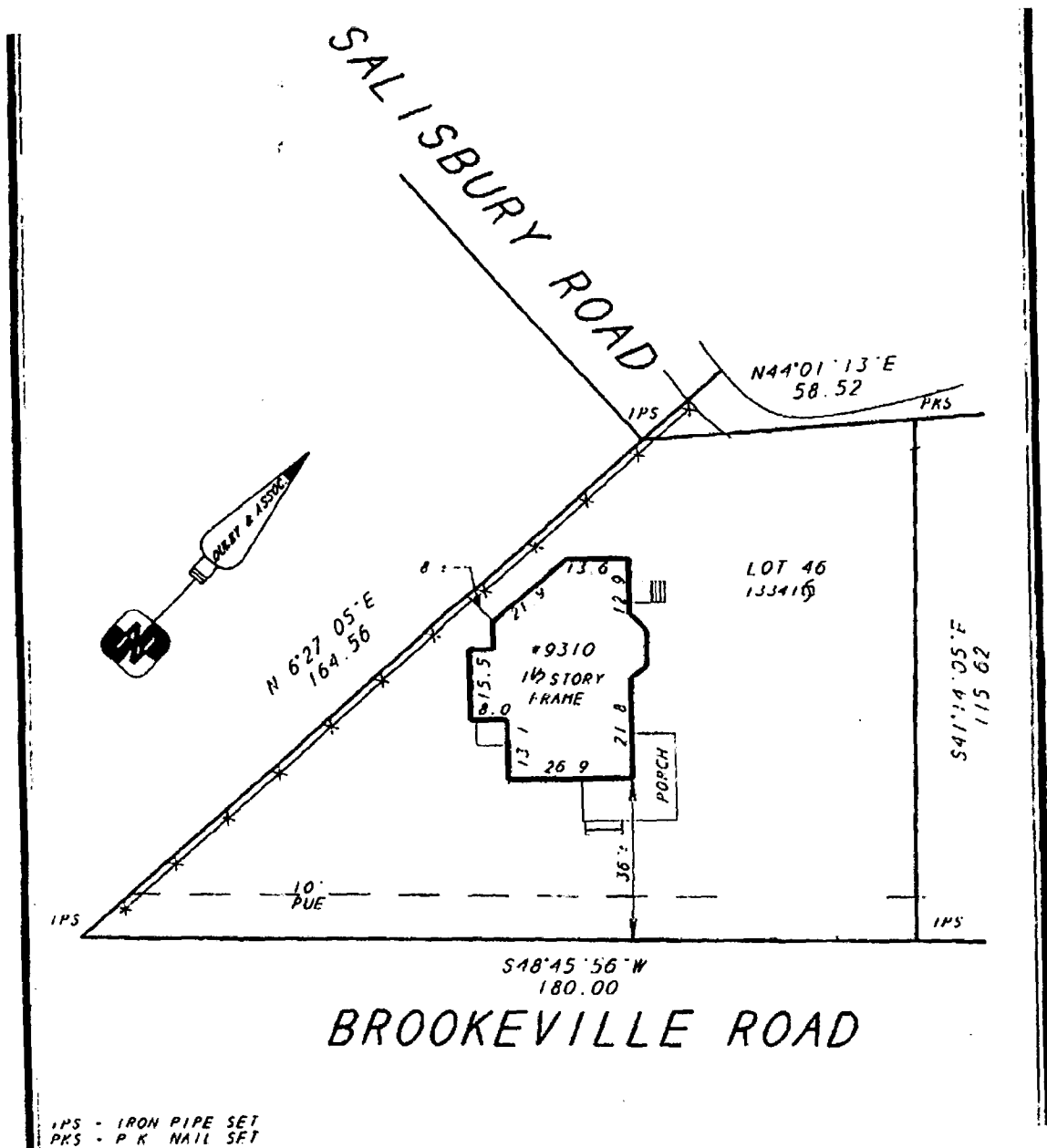
Detail: interior paraged single wall showing location of original windows covered with plywood



Detail: _____

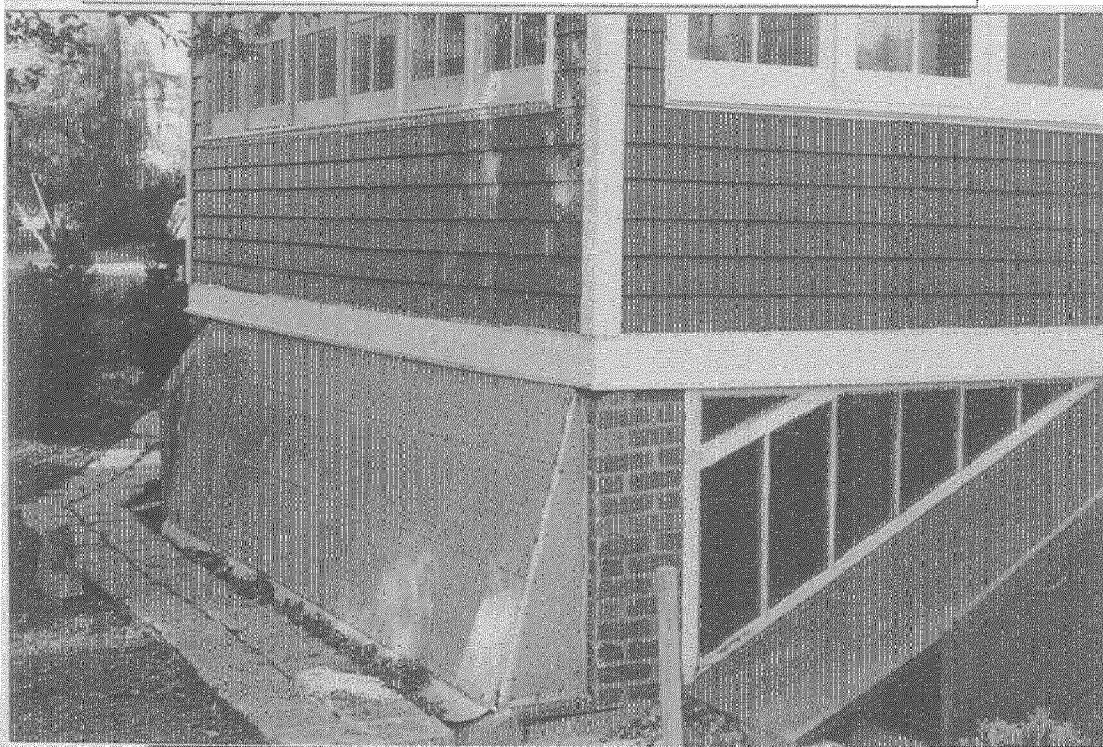
Applicant: Thomas Kristie

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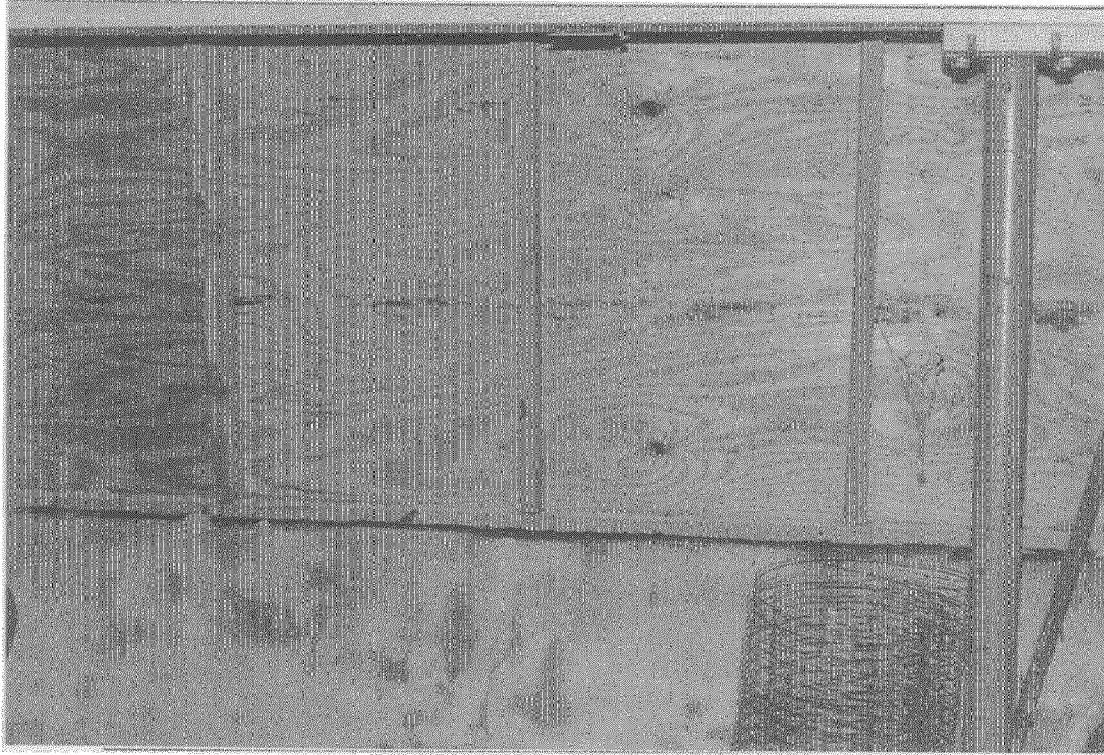
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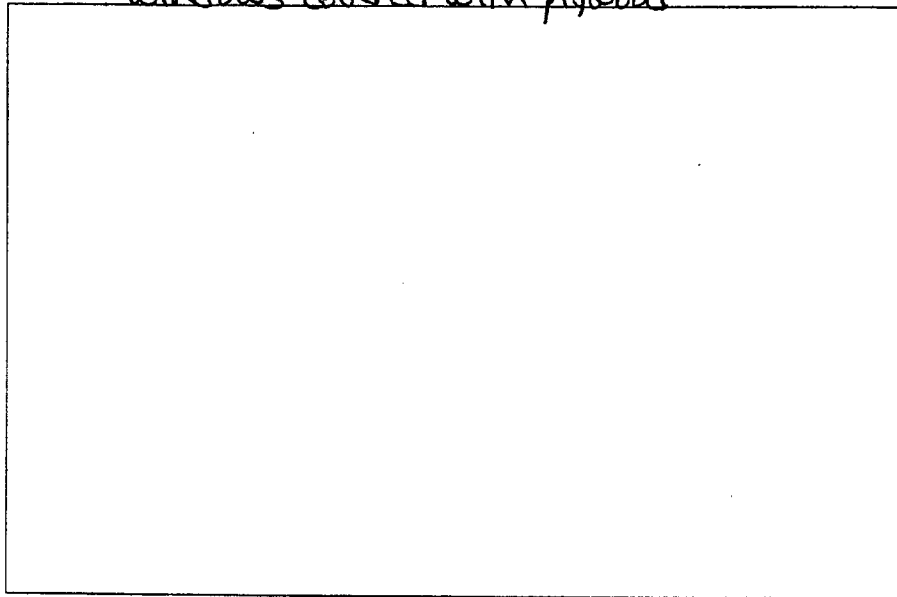
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Applicant: Thomas Kristie

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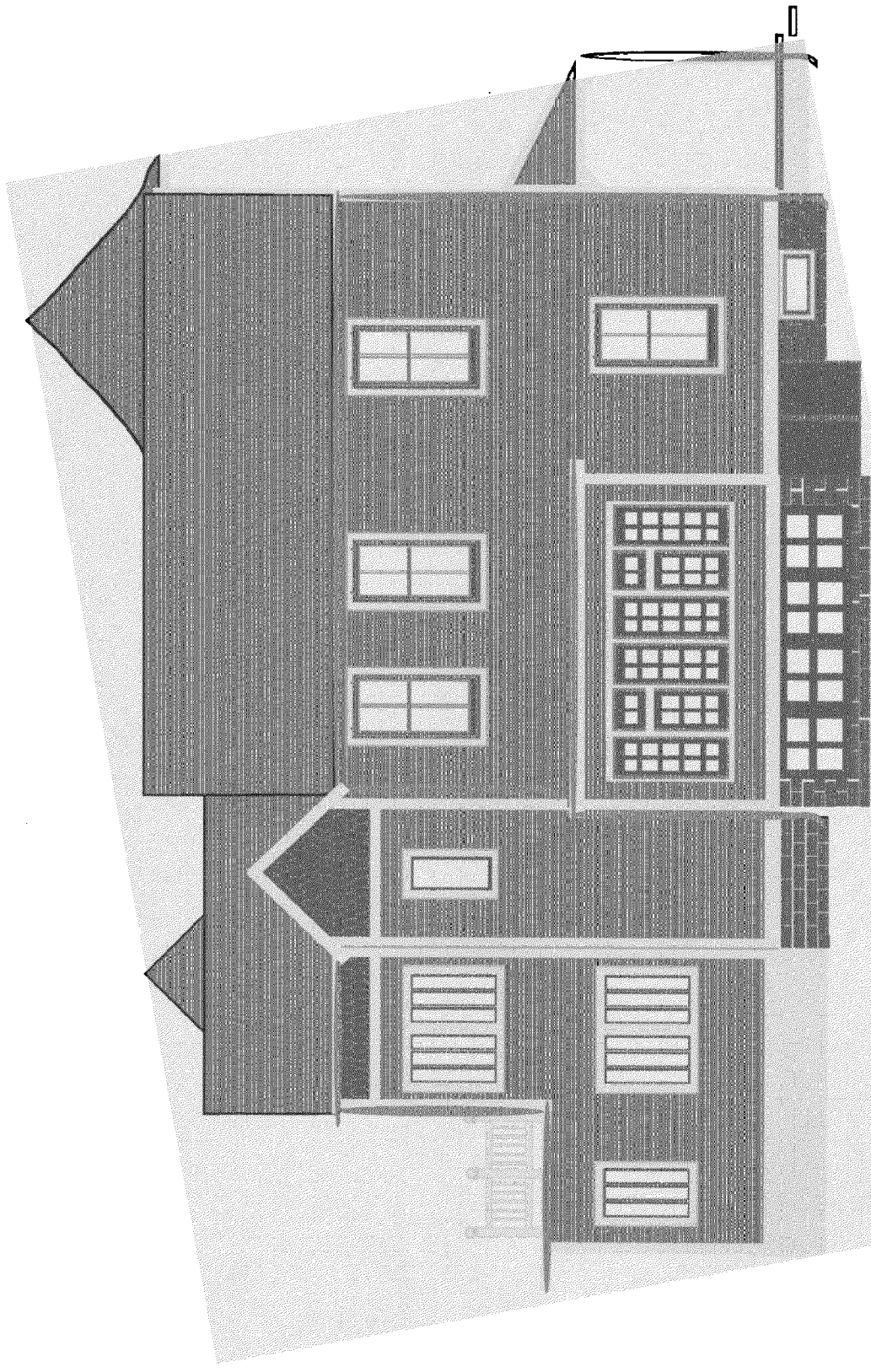


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Applicant: Thomas Kristie

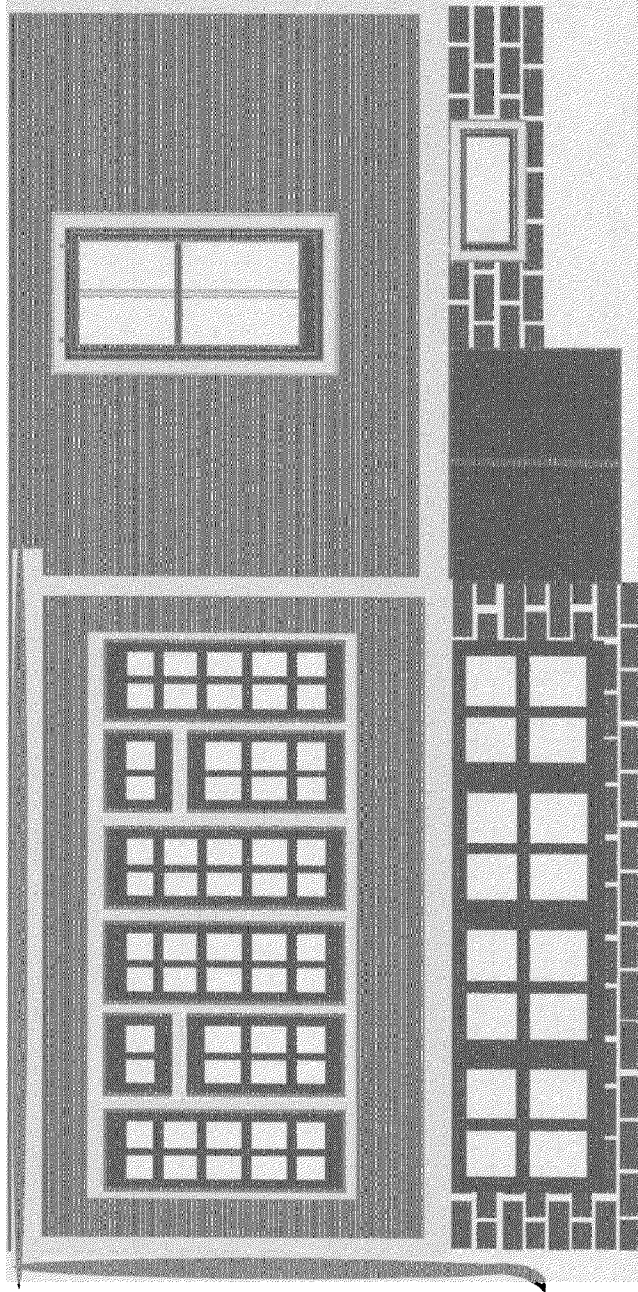
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View of greenhouse side showing restored brick piers, window well, and installed panel windows



Thomas Kristie, 9310 Brookville Road, Silver Spring

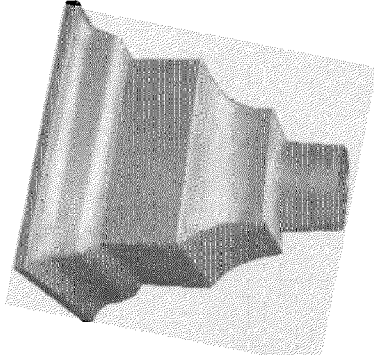
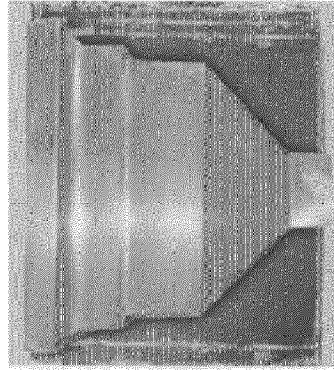
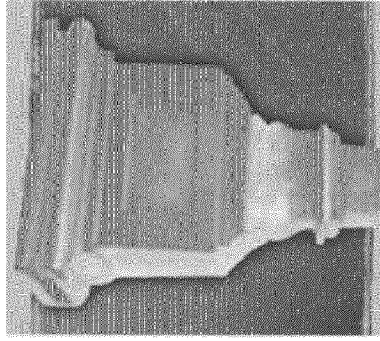
View of subgreenhouse with proposed reconstructed window well and panel windows



Thomas Kristie, 9310 Brookville Road, Silver Spring

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Silver Spring**



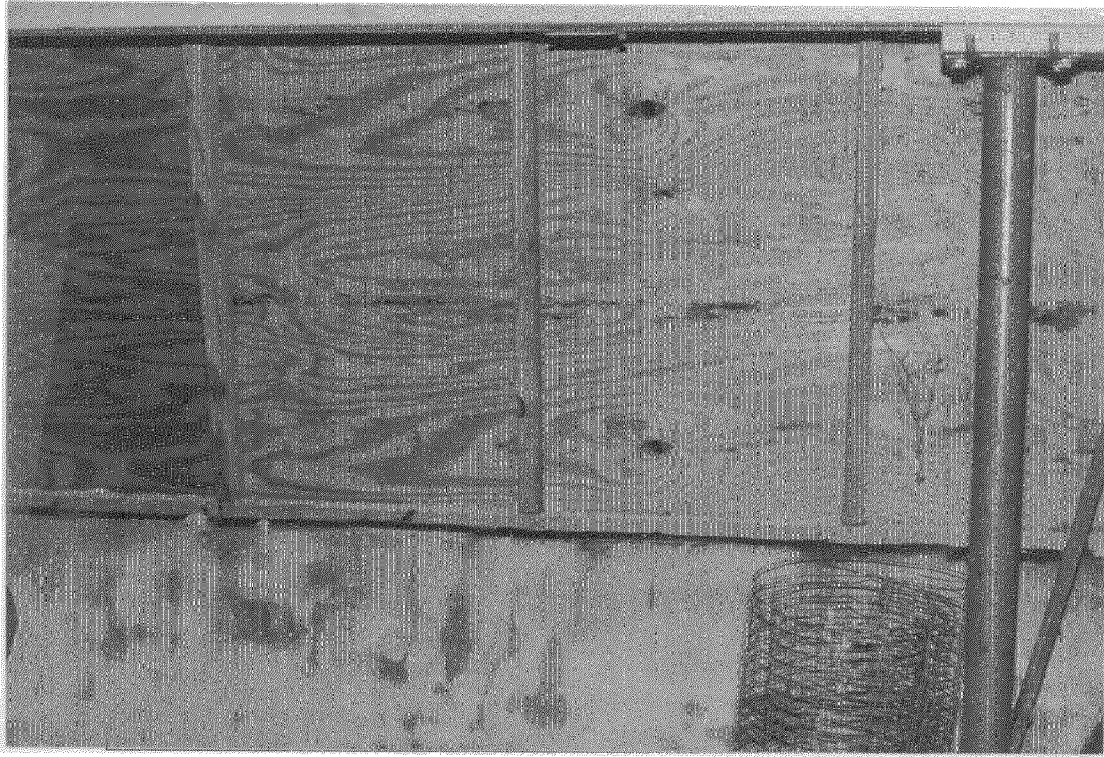
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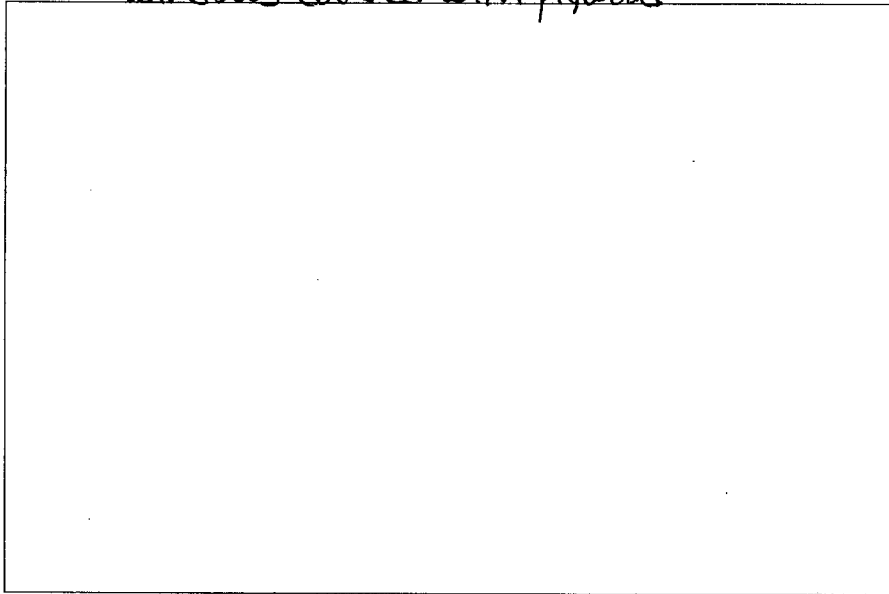
Close view of subgreenhouse - buttress pier (far end), reconstructed front pier, roofing covering of window well

Applicant: Thomas Kristie

Page:



Detail: interior pargeed single wall showing location of original windows covered with plywood



Detail: _____

Applicant: Thomas Kristie

Page: _____

Applicant: Thomas Kristie, 9310 Brookville Road, Silver Spring, MD

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

Confronting: None. Yeshiva School, lessee, Montgomery County

Adjacent:

John Boucher
2106 Salisbury Street, Silver Spring, MD 20910

Margaret Byrns
9302 Brookville Road, Silver Spring, MD 20910

C. Everett Dutton
2102 Salisbury Street, Silver Spring, MD 20910

Pedro Vila
2103 Salisbury Street, Silver Spring, MD 20910

Peter, Wilhelm
2118 Linden La, Silver Spring MD 20910