

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9925 Sutherland Rd., Silver Spring	Meeting Date:	1/9/2019
Resource:	Contributing Resource Polychrome Historic District	Report Date:	1/2/2019
Applicant:	Thomas Bass (Teresa Frizzell, Agent)	Public Notice:	12/26/2018
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Retroactive Window and Door Replacement, and Additional Alterations		

RECOMMENDATION

Staff recommends that the applicant make revisions to the design based on the feedback from Staff and the HPC and submit a second preliminary consultation as directed.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Polychrome Historic District

STYLE: Art Deco

DATE: 1935

The subject property is a two-story Art Deco styled house with a low-pitched pyramidal roof and concrete walls.

From *Places from the Past*:

“Master craftsman John Joseph Earley (1881-1945) built the five single family dwellings that comprise the Polychrome Historic District in 1934- 5. These unique houses are outstanding examples of the Art Deco style and reflect Earley’s artistry and craftsmanship. Earley developed and patented a process whereby conventional wood frames were clad with prefabricated mosaic concrete panels. The concrete was stripped to expose brilliantly colored aggregate particles, creating an effect similar to impressionist or pointillist painting. In addition to their striking, richly ornamented appearance, these houses represent a relatively rare example of precast concrete panel construction in single-family housing for the time period. Earley’s patented structural system led to widespread use of precast architectural concrete as a major exterior cladding material. The legacy of the Polychrome houses can be seen in thousands of curtain-wall buildings nationwide. In 1996, the historic district was listed on the National Register of Historic Places.

The Polychrome houses are located on contiguous lots with adjoining back yards in a middle class suburban neighborhood in Silver Spring. Polychrome I was the prototype house, designed in collaboration with Washington architect J. R. Kennedy, and completed in 1934. Located on Colesville Road, Polychrome I is a one-story dwelling, with a detached garage. Its immediate neighbor Polychrome II, is also one story yet has an attached garage. The houses on

Sutherland Road are two stories tall with attached carports.”

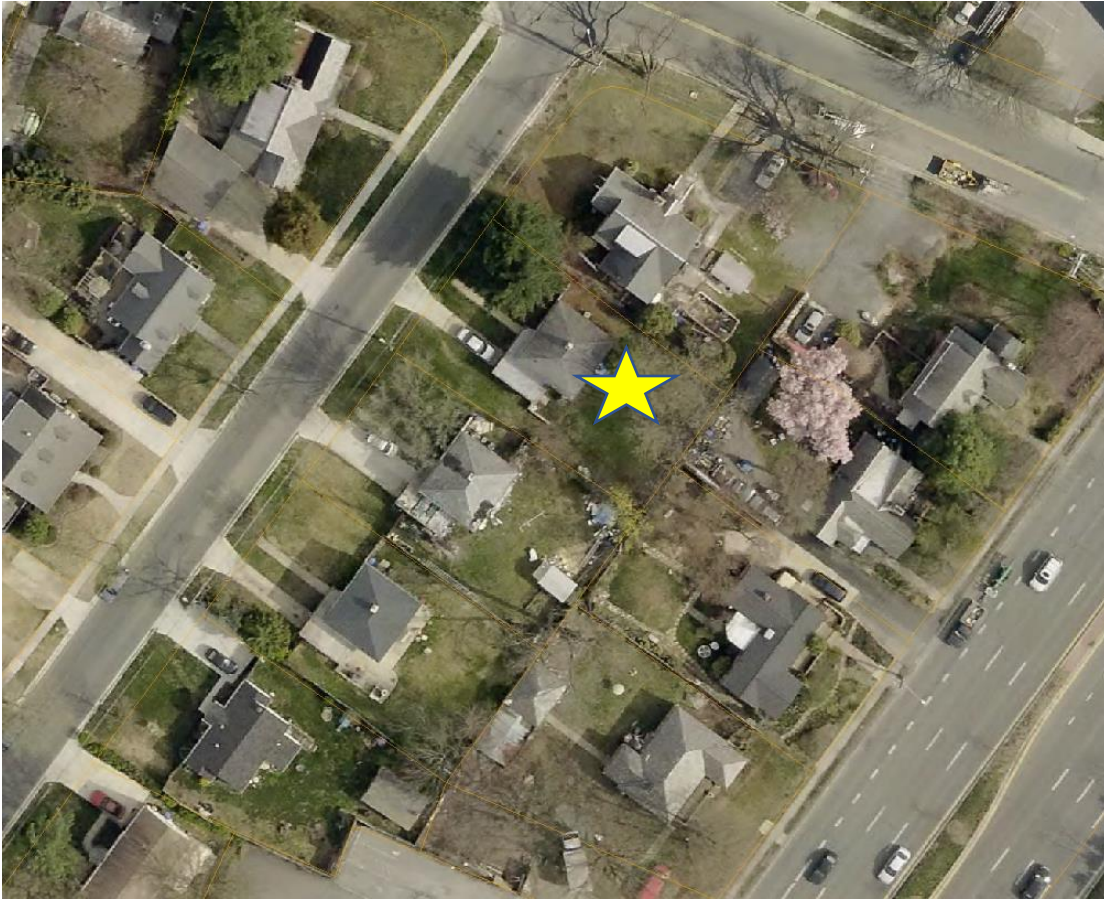


Figure 1: 9925 Sutherland Rd. is the furthest north of the three two-story houses in the Polychrome HD. The two one-story houses front Colesville Rd.

PROPOSAL

Some of the work discussed in the proposal has already occurred, while other work is proposed, and the applicant seeks the HPC’s guidance before submitting the HAWP.

The applicant proposes to:

- Replace all the steel windows (retroactive);
- Replace a section of glass block wall;
- Replace two doors (retroactive for one door); and
- Replace a section of infill siding.

APPLICABLE GUIDELINES

Proposed alterations to buildings in the Polychrome Historic District are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (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; or

Secretary of the Interior's Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

The applicant proposes to replace the windows on the house, replace several doors, and to replace a section of glass block walls. Staff recognizes the unique construction of the Polychrome houses and the materials employed creates a unique set of issues for these buildings. Staff would also like to inform the HPC that this is the first of three houses in the Polychrome Historic District that will be in for HAWPs in relatively quick succession. Some of the feedback may be specific to this house, while issues may be more widely applicable. A DPS inspector visited the site on September 10, 2018 (Case No. 150598) to identify the violations that needed to be addressed, no legal action will be taken on these issues provided the applicant continue to work with historic preservation Staff and the HPC to correct any outstanding issues.

Windows

The historic steel casement windows were removed by the applicant prior to submission of this preliminary consultation. This Google StreetView image (below) from October 2017 shows the house with its historic windows installed. Even though the applicant has already replaced the windows the HPC is supposed to evaluate the proposal as though no work has taken place. The applicant further proposes to remove the casement windows in the carport on the south and west elevations. These windows, while not original to the house, were installed in a patterns and

material to match the historic steel casement windows. The windows in the carport have not been replaced.



Figure 2: Image from October 2017 of the house with its steel casement windows.

Staff has met with the applicant on site and evaluated the house only after the windows were replaced with the sliding vinyl windows. The steel windows were installed with three vertical divisions with nine-lite windows on the first floor and twelve-lite windows on the second floor. The horizontal lines on the concrete façade connect the windows to one another. Staff finds that the windows were an integral part of the design of the house and a character defining architectural element. The windows must be retained or replaced in-kind.

The windows installed in the historic openings are vinyl, single-lite slider windows. The applicant used the house at 9919 Sutherland as a precedent, however, those replacement windows were installed prior to the establishment of the district in 1985 and were never subject to HPC review. Staff finds that the vinyl windows are inappropriate, and Staff recommends denial of this alteration under 24A-8(a) and Standards 2 and 6.

As these windows are already installed, Staff's initial evaluation was whether the installed windows could be retrofitted to be compatible with the historic character of the house. Unfortunately, Staff was unable to come up with a solution that would work for these windows given that their material, size, style, and compatibility with the defining architectural characteristics of the house cannot be reconciled. Staff can only recommend their removal and replacement with a compatible window.

Staff finds that only a window that matches the configuration of the historic windows can comply with Chapter 24A-8(b)(1) and Standard 2. Staff recognizes that this will likely require a custom window, however, this window will be a replacement that matches the historic appearance and could be considered for the County's Historic Preservation Tax Credit program. Staff finds that the window installed in the historic openings should be metal but request the HPC's feedback as to whether steel is required or if an aluminum window would be acceptable.

The framing of an aluminum window will be larger than the steel window. This is an issue the HPC has addressed occasionally, but not in a house where window design was integrated to the decorative features of the building façade to this degree. Staff recommends the HPC request the applicant to research compatible replacement windows made from aluminum and steel and return with detailed specifications for multiple window types for evaluation. The future submission must also include detailed photographs and at least one drawing showing the existing windows on the adjacent houses that the applicant will be attempting to replicate as closely as possible.

Glass Block Wall Replacement

On the north wall there is a large section of glass block adjacent to the dining area. This elevation of the house is obscured by mature trees but is otherwise highly visible from the right-of-way. The glass blocks are 4" × 4" (four inches square), which is a size that is no longer manufactured. Based on variation in color, it appears that some of the blocks were replaced after construction. Over time water has infiltrated the glass blocks and the freeze/thaw cycle has broken almost 100% of the blocks which creates an issue of both appearance and building efficiency. Because of the pre-fabricated nature of construction for the Polychrome houses, these glass blocks were installed in a pre-cast opening, flush with the exterior wall, without the benefit of any flashing and its current state was all but inevitable. Staff has observed significant damage to the glass block wall the other two-story Polychrome houses, but is unable to assess the degree of damage of that wall without an interior investigation. Staff finds that these glass blocks have deteriorated beyond repair and will need to be replaced. It is extraordinarily difficult, based on Staff research and experience, to locate historic glass block that would be an exact match. As no matching replacement glass blocks are available, Staff has a recommendation for an appropriate solution to this section of wall. The applicant could install a contemporary 8" × 8" (eight-inch square) glass block in the existing opening. This would result in a similar appearance, albeit with large blocks, and could be installed in a manner that protects the blocks from water infiltration. A glass with a similar texture to the historic glass could be identified to make the appearance even more compatible. Staff recommends that the applicant research modern replacement glass blocks and return with specifications for review.

The applicant proposes to remove the glass block wall and install a set of sliding glass doors. Staff finds that these doors are an inappropriate design for as they are incompatible with the Art Deco style of the house and with the character of the glass block wall. They also introduce a door into what has always been a fixed window opening on the historic house. Staff recommends denial of this alteration under 24A-8(a) and Standards 2 and 6.

Door Replacement

The applicant proposes to replace the rear door to the enclosed carport with a door that matches the rear half-lite door. The door at the rear of the carport appears to be a hollow core, flush door. It is a modern door, and Staff finds that its removal is appropriate.

The applicant proposes replacing this rear door with a nine-lite door that appears to be steel, though no specifications were provided with the accompanying image. It is a door that was installed on the rear wall in a historic opening. [After a review of HAWPs in the Polychrome district, it appears as though this door was replaced without a HAWP and needs to be addressed

retroactively when a HAWP is presented. Staff cannot determine what door was in this opening prior to our initial review of the house in October 2018 and requests the applicant address this at the preliminary consultation.] The photographs from Staff's files show that the house historically had full-lite French doors at the rear and a more utilitarian half-lite door at the carport (the photo below shows 9923 Sutherland, Staff is using this photograph because the windows and doors are more visible than the 1993 photo of the subject property). Staff finds that the door proposed for the carport is appropriate, as it is a later change to the building and was never detailed to match the high-style Art Deco detailing found in the rest of the house.

Staff would, however, like to have the HPC's feedback on the appropriateness of the identified door in the rear openings. Staff finds that a multi-lite door, even in wood, would be acceptable, but that the half-lite door is out of character with the historic building.



Figure 3: A 1993 photo showing the rear of 9923 Sutherland Rd.

Staff requests the HPC provide feedback on the appropriateness of the door identified for the carport and for the door installed in the historic opening.

Siding Replacement

At some point T1-11 siding was installed to close in the carports of all of the two-story Polychrome houses. Staff suspects this was done shortly after their construction, because the steel casement windows that were installed match the historic windows in design and configuration, however County files do not provide any record of when this occurred. The applicant proposes to remove the windows and T1-11 siding and install vinyl siding in these openings. The applicant cites the house at 9919 Sutherland Rd. as a precedent for this. Staff has searched internal records and has not found an HPC approval for this work. Photos of the houses that pre-date the district show the house at 9919 Sutherland had replacement windows and siding prior to district designation.

Staff finds that vinyl is an inappropriate material on these houses and would not support approval for a HAWP. Vinyl is frequently too shiny and does not age or take paint which make it

incompatible in this location. Staff finds that either replacing the T1-11 in-kind or using a fiber cement, like Hardi vertical siding would provide the texture and appearance consistent with the historic appearance. The Hardi siding would likely last longer than the T1-11, but would not be eligible for the County Tax Credit.

Staff recommends that the applicant complete a condition assessment of the windows and obtain a recommendation from a qualified window restoration specialist as to whether these windows are beyond repair. Repairing the windows would qualify for tax credits and would be consistent with the Secretary of the Interior's Standards 2, 5, and 6.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make revisions to the design based on the feedback from Staff and the HPC and submit materials for a second preliminary consultation as directed.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mdhudsonrealstate@yahoo.com Contact Person: Teresa Fritz, II
Daytime Phone No.: 301-933-1600

Tax Account No.: 01109105

Name of Property Owner: Thomas H Bass Daytime Phone No.: 904-940-9550

Address: 169 Pinhurst Pointe Dr. St Augustine FL 32092
Street Number City State Zip Code

Contractor: JJ Construction & Painting Phone No.: 240-876-6370

Contractor Registration No.: # 96304

Agent for Owner: Hudson Real Estate, LLC Daytime Phone No.: 301-933-1600

LOCATION OF BUILDING/PREMISE

House Number: 9925 Sutherland Rd Street _____

Town/City: Silver Spring Nearest Cross Street: Lanark Way

Lot: 8 Block: A Subdivision: Fairway

Liber: _____ Folio: _____ Parcel: _____

081099

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: Windows/doors

1B. Construction cost estimate: \$ _____

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 N/A

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.

Teresa Fritz, II
Signature of owner or authorized agent

12/15/18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

1930's Concrete structure on Slab - has
distinctive details & colors in original
concrete exterior.

Numerous changes have been made over the
years to carport (closed in) doors replaced
Original structure a foot print is intact.

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

GLASS BLOCK WINDOW IS POOR DESIGN FOR EXTERIOR
WALL W/ NO EAVE OR PROTECTION FROM WEATHER.
WATER GETS BETWEEN BLOCKS & FREEZES &
BLOCK ARE MOSTLY BROKEN. PROPOSE TO REPLACE
WITH FRENCH DOORS. GLASS BLOCKS NOT VISIBLE
FROM STREET.

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; WHICH ARE VINYL SLIDING WINDOWS TO
FIT EXISTING ROUGH OPENING
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

PHOTOS OF OLD WINDOWS, NEW PROPOSED
WINDOWS, GLASS BLOCKS ATTACHED).
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.

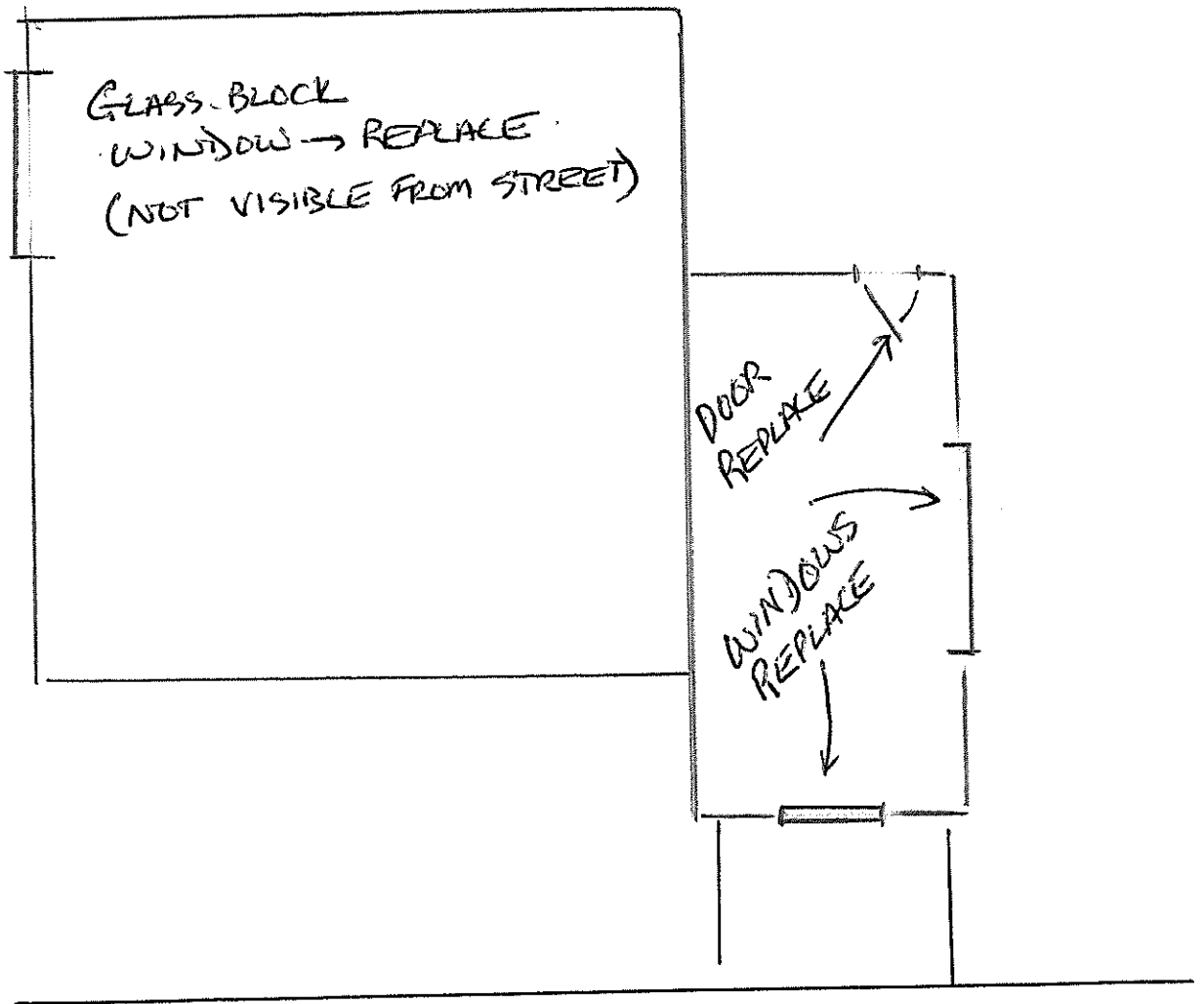
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

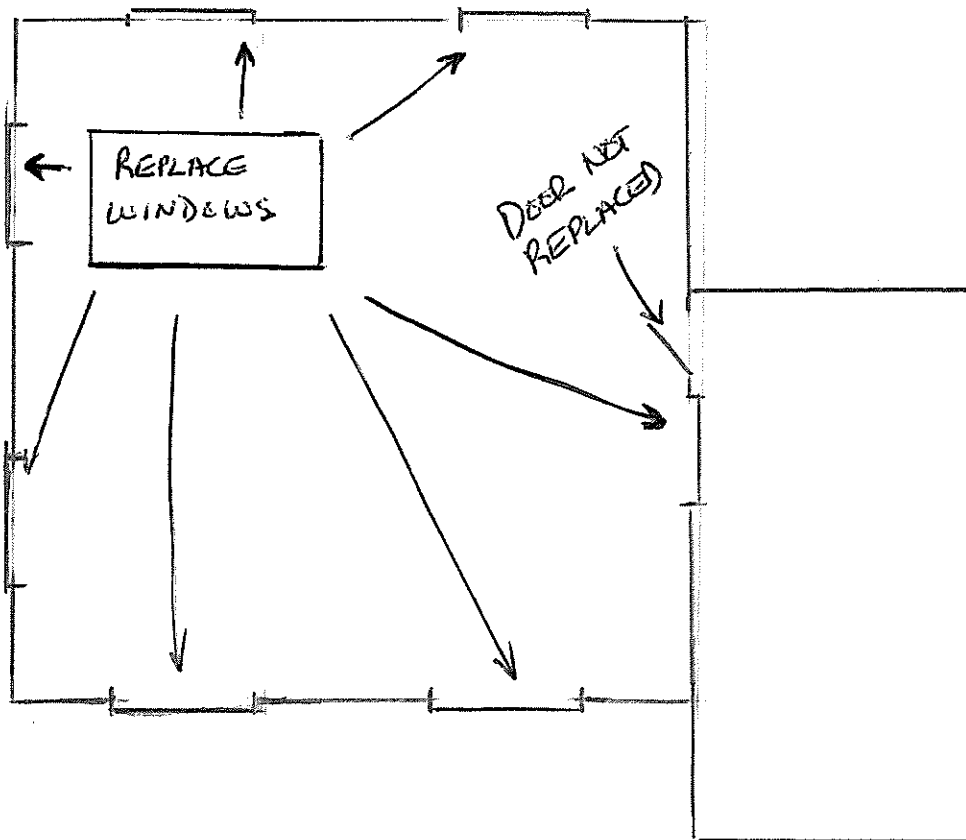
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address Thomas H Bass 169 Pinehurst Pointe Dr. St. Augustine, FL 32092</p>	<p>Owner's Agent's mailing address Hudson Real Estate, LLC 11321 Amherst Av. Wheaton, MD 20902</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Rachel Downs ET AL TR 9908 Colesville Rd. Silver Spring, MD 20901</p>	<p>Jawet Lee Darvish Owns: 306 Lock Lanark Way Silver Spring, MD 20901 mailing address: 800 King Farm Blvd STE 210 Rockville, MD 20850</p>
<p>Carl M Rutar 9912 Colesville Rd Silver Spring, MD 20901</p>	<p>The Jennings Family Trust c/o Steve H Jennings 9926 Sutherland Rd. Silver Spring, MD 20901</p>
<p>Kristen Miller ET AL 9922 Sutherland Rd Silver Spring, MD 20901</p>	<p>Thomas H Bass Owns: 9923 Sutherland Rd Silver Spring, MD 20901 mailing address: 169 Pinehurst Pointe Dr. St. Augustine, FL 32092</p>



1st LEVEL. 9925 SUTHERLAND RD





2ND) LEVEL 9925 SUTHERLAND RD.

(No Subject)

From: teresa.a.frizzell (teresa.a.frizzell@gmail.com)

To: mdhudsonrealestate@yahoo.com

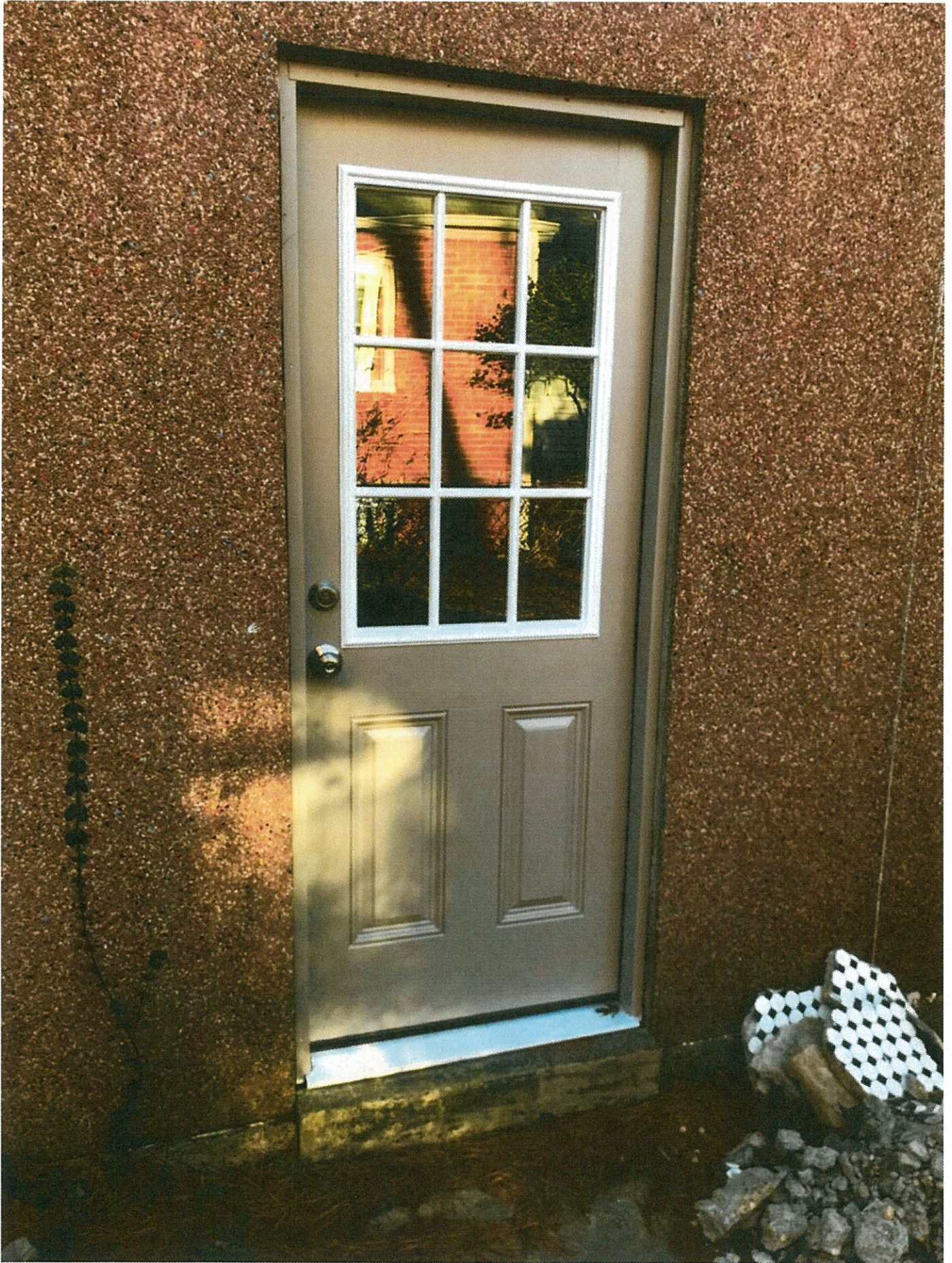
Date: Wednesday, December 5, 2018, 10:51 AM EST



[Sent from Yahoo Mail on Android](#)

9925 Sutherland Road

New vinyl sliding windows



Side door replaced with same. Propose to replace garage door with same (new permit) 9925 Sutherland 14



9925 Sutherland

Garage door - propose to replace with same photo of side door replaced

(No Subject)

From: teresa.a.frizzell (teresa.a.frizzell@gmail.com)

To: mdhudsonrealestate@yahoo.com

Date: Wednesday, December 5, 2018, 11:07 AM EST



Glass blocks propose to replace with French door or Anderson slider. I'll send. Photo of door we replaced at ashmont

[Sent from Yahoo Mail on Android](#)



Anderson door to replace glass blocks

(No Subject)

From: teresa.a.frizzell (teresa.a.frizzell@gmail.com)

To: mdhudsonrealestate@yahoo.com

Date: Wednesday, December 5, 2018, 11:13 AM EST



Front modified carport window propose to replace with vinyl sliding window same as other replaced. T111 siding around window is from the 60's and needs to be replaced. Also on back of carport

[Sent from Yahoo Mail on Android](#)

(No Subject)

From: teresa.a.frizzell (teresa.a.frizzell@gmail.com)

To: mdhudsonrealestate@yahoo.com

Date: Wednesday, December 5, 2018, 11:11 AM EST



Carport window propose to replace with same vinyl sliding windows as replaced

[Sent from Yahoo Mail on Android](#)

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption			View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 13 Account Number - 01109025							
Owner Information									
Owner Name:		DOWNS RACHEL ET AL TR			Use:		RESIDENTIAL		
Mailing Address:		9908 COLESVILLE RD SILVER SPRING MD 20901-2228			Principal Residence:		YES		
					Deed Reference:		/22036/ 00427		
Location & Structure Information									
Premises Address:		9908 COLESVILLE RD SILVER SPRING 20901-2228			Legal Description:		FAIRWAY SEC 2		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
JP42	0000	0000		0034		A	P5	2017	Plat Ref:
Special Tax Areas:		Town:			NONE				
		Ad Valorem:							
		Tax Class:			38				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1935		1,310 SF		624 SF		6,851 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT	BRICK	1 full/ 1 half	1Att/1Det				
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		197,200		197,200					
Improvements		147,400		143,600					
Total:		344,600		340,800		340,800		340,800	
Preferential Land:		0						0	
Transfer Information									
Seller: DOWNS, RACHEL L P				Date: 10/23/2002		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /22036/ 00427		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 11/17/2008									

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 13 Account Number - 01109891								
Owner Information										
Owner Name:		DARVISH JANET LEE				Use:		RESIDENTIAL		
Mailing Address:		800 KING FARM BLVD STE 210 ROCKVILLE MD 20850-6148				Principal Residence:		NO		
						Deed Reference:		/36658/ 00117		
Location & Structure Information										
Premises Address:		306 LANARK WAY SILVER SPRING 20901-2315				Legal Description:		FAIRWAY SEC 2		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	657
JP42	0000	0000		0034		A	7	2017	Plat Ref:	
Special Tax Areas:						Town:		NONE		
						Ad Valorem:				
						Tax Class:		38		
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1936		1,083 SF				8,924 SF		111		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1	YES	STANDARD UNIT		BRICK	1 full/ 1 half	1Att/1Det				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		206,000		206,000						
Improvements		137,800		134,400						
Total:		343,800		340,400		340,400		340,400		
Preferential Land:		0						0		
Transfer Information										
Seller: WASHINGTON MUTUAL BANK				Date: 02/27/2009			Price: \$251,000			
Type: NON-ARMS LENGTH OTHER				Deed1: /36658/ 00117			Deed2:			
Seller: TCHONANG, IRENE				Date: 08/27/2008			Price: \$373,500			
Type: NON-ARMS LENGTH OTHER				Deed1: /35948/ 00255			Deed2:			
Seller: GREENO, SCOTT J & KRISTINA J				Date: 03/10/2006			Price: \$510,000			
Type: ARMS LENGTH IMPROVED				Deed1: /31946/ 00302			Deed2:			
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

Real Property Data Search

Search Result for MONTGOMERY COUNTY

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Exempt Class:		NONE								
Account Identifier:		District - 13 Account Number - 01109765								
Owner Information										
Owner Name:		RUTAN CARL M				Use:		RESIDENTIAL		
Mailing Address:		9912 COLESVILLE RD SILVER SPRING MD 20901-2228				Principal Residence:		YES		
Deed Reference:		/41619/ 00210								
Location & Structure Information										
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JP42	0000	0000		0034		A	6	2017	Plat Ref:	/ 657
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		Ad Valorem:								
		Tax Class:				38				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1936		1,476 SF		YES		9,129 SF		111		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT		BRICK	3 full	1Att/1Det				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		206,800		206,800						
Improvements		171,600		167,300						
Total:		378,400		374,100		374,100		374,100		
Preferential Land:		0						0		
Transfer Information										
Seller: RUTAN CARL M &				Date: 05/19/2011				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /41619/ 00210				Deed2:		
Seller: LAVALLEE, WAYNE T				Date: 06/07/2006				Price: \$530,000		
Type: ARMS LENGTH IMPROVED				Deed1: /32451/ 00566				Deed2:		
Seller: GREENO, SCOTT J & KRISTINA J				Date: 09/24/2004				Price: \$459,900		
Type: ARMS LENGTH IMPROVED				Deed1: /28346/ 00475				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: No Application										

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 13 Account Number - 01109275								
Owner Information										
Owner Name:		THE JENNINGS FAMILY TR JENNINGS STEVE H				Use:		RESIDENTIAL		
Mailing Address:		9926 SUTHERLAND RD SILVER SPRING MD 20901-2235				Principal Residence:		YES		
						Deed Reference:		/47358/ 00099		
Location & Structure Information										
Premises Address:		9926 SUTHERLAND RD SILVER SPRING 20901-2235				Legal Description:		FAIRWAY SEC 2		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	657
JP42	0000	0000		0034		C	6	2017	Plat Ref:	
Special Tax Areas:		Town:				NONE				
		Ad Valorem:								
		Tax Class:				38				
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use		
1937		2,079 SF		400 SF		9,543 SF		111		
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation			
1 1/2	YES	STANDARD UNIT		BRICK	2 full/ 1 half	1Att/1Det				
Value Information										
		Base Value		Value		Phase-in Assessments				
				As of		As of		As of		
				01/01/2017		07/01/2018		07/01/2019		
Land:		208,600		208,600						
Improvements		233,700		228,000						
Total:		442,300		436,600		436,600		436,600		
Preferential Land:		0						0		
Transfer Information										
Seller: LOPEZ SOLEDAD ET AL				Date: 07/31/2013				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /47358/ 00099				Deed2:		
Seller: LOPEZ, FRANCISCO & A K				Date: 08/30/2006				Price: \$0		
Type: NON-ARMS LENGTH OTHER				Deed1: /32928/ 00763				Deed2:		
Seller:				Date:				Price:		
Type:				Deed1:				Deed2:		
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 04/26/2014										

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 13 Account Number - 01108932							
Owner Information									
Owner Name:		MILLER KRISTEN ET AL				Use:		RESIDENTIAL	
Mailing Address:		9922 SUTHERLAND RD SILVER SPRING MD 20901-2235				Principal Residence:		YES	
						Deed Reference:		/33417/ 00017	
Location & Structure Information									
Premises Address:		9922 SUTHERLAND RD SILVER SPRING 20901-2235				Legal Description:		FAIRWAY SEC 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
JP42	0000	0000		0034		C	5	2017	Plat Ref:
Special Tax Areas:		Town:				NONE			
		Ad Valorem:							
		Tax Class:				38			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1936		2,228 SF		650 SF		7,463 SF		111	
Stories	Basement	Type		Exterior	Full/Half Bath	Garage	Last Major Renovation		
1 1/2	YES	STANDARD UNIT		BRICK	2 full	1Att/1Det			
Value Information									
		Base Value		Value		Phase-in Assessments			
				As of		As of		As of	
				01/01/2017		07/01/2018		07/01/2019	
Land:		199,800		199,800					
Improvements		174,700		170,100					
Total:		374,500		369,900		369,900		369,900	
Preferential Land:		0						0	
Transfer Information									
Seller: SIMILE, CATHERINE ET AL		Date: 12/04/2006				Price: \$0			
Type: NON-ARMS LENGTH OTHER		Deed1: /33417/ 00017				Deed2:			
Seller: PATERSON, LORELEI L		Date: 10/04/2000				Price: \$213,000			
Type: ARMS LENGTH IMPROVED		Deed1: /18441/ 00212				Deed2:			
Seller: MICHAEL J TYLER ET AL		Date: 08/09/1996				Price: \$168,000			
Type: ARMS LENGTH IMPROVED		Deed1: /14298/ 00306				Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: Approved 05/15/2008									

Real Property Data Search

Search Result for MONTGOMERY COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Account Identifier:		District - 13 Account Number - 01109116							
Owner Information									
Owner Name:		BASS THOMAS H				Use:		RESIDENTIAL	
Mailing Address:		3730 NIMITZ RD KENSINGTON MD 20895-1700				Principal Residence:		NO	
		169 Pinehurst Pointe Dr St. Augustine FL 32092				Deed Reference:		/15386/ 00315	
Location & Structure Information									
Premises Address:		9923 SUTHERLAND RD SILVER SPRING 20901-0000				Legal Description:		FAIRWAY SEC 2	
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
JP42	0000	0000		0034		A	9	2017	Plat Ref:
Special Tax Areas:				Town:		NONE			
				Ad Valorem:					
				Tax Class:		38			
Primary Structure Built		Above Grade Living Area		Finished Basement Area		Property Land Area		County Use	
1939		1,712 SF				7,360 SF		111	
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation			
2	YES	STANDARD UNIT	BLOCK	1 full/ 1 half					
Value Information									
			Base Value	Value	Phase-in Assessments				
				As of	As of		As of		
				01/01/2017	07/01/2018		07/01/2019		
Land:			199,400	199,400					
Improvements			138,000	134,400					
Total:			337,400	333,800	333,800		333,800		
Preferential Land:			0				0		
Transfer Information									
Seller: THOMAS H & E F BASS				Date: 12/18/1997		Price: \$0			
Type: NON-ARMS LENGTH OTHER				Deed1: /15386/ 00315		Deed2:			
Seller:				Date: 12/17/1981		Price: \$69,000			
Type: ARMS LENGTH IMPROVED				Deed1: /05811/ 00109		Deed2:			
Seller:				Date:		Price:			
Type:				Deed1:		Deed2:			
Exemption Information									
Partial Exempt Assessments:		Class		07/01/2018		07/01/2019			
County:		000		0.00					
State:		000		0.00					
Municipal:		000		0.00 0.00		0.00 0.00			
Tax Exempt:		Special Tax Recapture:							
Exempt Class:		NONE							
Homestead Application Information									
Homestead Application Status: No Application									