EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9919, 9923, & 9925 Sutherland Rd., Silver Spring
Meeting Date: 11/14/2018

Resource: Contributing Resource
Polychrome Historic District
Report Date: 11/7/2018

Applicant: Washington Gas
Public Notice: 10/31/2018

Review: HAWP
Tax Credit: n/a

Case Number: 32/05-18A
Staff: Dan Bruechert

PROPOSAL: Gas Meter Installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Polychrome Historic District
STYLE: Art Deco
DATE: 1934

Figure 1: 9919, 9923, and 9925 Sutherland are three of the five buildings in the Polychrome District.
PROPOSAL
The applicant proposes to replace the existing gas meters which requires the installation of a new regulator to the exterior of the building. This will require enlarging an existing hole on the front of the building. The applicant will also be replacing all of the concrete pads in front of the houses in-kind with new concrete pads of the same dimensions. This work is noted in the application, but is in kind and does not require approval with a HAWP.

APPLICABLE GUIDELINES:
The Expedited Staff Report format may be used on the following type of cases:
2. Modifications to a property, which do not significantly alter its visual character.
   B. Installation of vents, venting pipes, and exterior grills.

Montgomery County Code; Chapter 24A-8
(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.

STAFF RECOMMENDATION:
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A; 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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Vmartinez@washgas.com
Contact Person: (703) 217-5427

Tax Account No.: 53-0162882
Name of Property Owner: Washington Gas (Utility Provider)
Daytime Phone No.: 703-565-2000

Address: 6801 Industrial Rd, Springfield, Virginia, 22151
Street Number: 6801
Street: Industrial Rd
City: Springfield
State: Virginia
Zip Code: 22151

Contractor: Northern Pipeline (Virginia)
Contractor Registration No.: 53
Agent for Owner: What is the name of the agent for the owner?
Daytime Phone No.: 703-565-2000

Locality: Silver Spring
County: Montgomery
Subdivision: 
Lot: 9975
Block: 
Subdivision: 
Floor: 
Parcel: 

PART THREE: EXISTING BUILDING INFORMATION

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extend ☐ Alter/Remodel ☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Whole/Partial ☐ Solar ☐ Replace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Renovate ☐ Fence/Wall (complete Section 4) ☐ Other: Gas Service

1B. Construction cost estimate: $0

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

PART FOUR: COMPLIANCE WITH LOCAL ZONING/USE REQUIREMENTS

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

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

PART FIVE: COMPLIANCE WITH LOCAL BUILDING CODES

3A. Height: 0 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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 of owner or authorized agent: 

Date: 10-5-18

For Chairperson, Historic Preservation Commission

Approved: 

Disapproved: 

Application/Permit No.: 

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   [Blank space for description]

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

   The gas service must be replaced, due to age. Due to the house line entering the building below grade it is an Abnormal operating condition. We will be placing a riser with just the regulator out front & use the same vent line that is existing to bring the house line in. The meter will stay in side. The concrete pad will be replaced out front in order to complete this work.

2. SITE PLAN

   Site and environmental setting, drawn to scale. You may use your plot. 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. Scale to the construction plans, with marked dimensions, indicating location, size and general type of wall, 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 finishes 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 8" 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.

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Vmartinez@washgov.com
Contact Person: (703) 217-5427

Tax Account No.: 53-0162882

Name of Property Owner: Washington Gas (Utility Provider)

Address: 6801 Industrial Rd, Springfield, Virginia, 22151

Contractor: Northern Pipeline (NPL)

Agent for Owner:

House Number: 9923

Street: Sutherland Road

Town/City: Silver Spring

Nearest Cross Street: Lassiter Way

Lot: Block: Subdivision:

Lot: Block: Parcel:

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel

☐ Move ☐ Install ☐ Add/Remove

☐ Revision ☐ Repair ☐ Replacemen

☐ AC ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed

☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☐ Fence/Wall (complete Section 4) ☐ Other: Gas Service Replacement

1B. Construction cost estimate: $__________________________

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

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

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

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/beamament

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 of owner or authorized agent: ____________________________ Date: 10-5-18

Approved: ____________________________ For Chairperson, Historic Preservation Commission

Disapproved: ____________________________ Date:

Application/Permit No.: ____________________________ Date Filed:

Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structure(s) and environmental setting, including their historical features and significance:

   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________
   ______________________________________________________

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
   The gas service must be replaced, due to age. Due to the house line entering the building below grade, it is an abnormal operating condition. We will be placing a riser with just the regulator out front & use the same vent line that is existing to bring the house line in. The meter will stay inside. The concrete pad will be replaced out front in order to complete this work.

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. Schedules of construction phases, with marked dimensions, indicating location, size and general type of walls, window and door openings, and interior fixtures of both the existing resource(s) and the proposed work.
   b. Elevations (facade(s)), 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. MATERIAL 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 2" 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 ADJOINING PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and adjoining 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 all lots or parcel(s) which lie directly across the street/highway from the parcel in question.

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Daytime Phone No.: (703) 217-5427

Tax Account No.: 53-0162882
Name of Property Owner: Washington Gas (Utility Provider)
Address: 6801 Industrial Rd., Springfield, Virginia, 22151

Contractor: Northern Pipeline (NPL)
Agent for Owner:
Contractor Registration No.:

Lot: Silver Spring
Subdivision: Lanark Way
Near Street: Sutherland Road
House Number: 9919

1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Expand ☐ Alter/Removew
☐ Move ☐ Install ☐ Wheel/Rate
☐ Revision ☐ Repair ☐ Revocable
☐ AC ☐ Stb ☐ Room Addn ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section A) ☐ Other: Replacement

1B. Construction cost estimate: $ 10000

1C. If this is a revision of a previously approved active permit, see Permit # 12345

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

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

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/assessment

I hereby certify that I have the authority to make the foregoing application, that the application is correct, 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 of owner or authorized agent: Victor Martinez
Date: 10-5-18

Approved: ________________ For Chairperson, Historic Preservation Commission
Disapproved: ________________ Date:

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

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