

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	9925 Sutherland Rd., Silver Spring	<b>Meeting Date:</b>	2/27/2019
<b>Resource:</b>	Contributing Resource <b>Polychrome Historic District</b>	<b>Report Date:</b>	2/20/2019
<b>Applicant:</b>	Thomas Bass (Teresa Frizzell, Agent)	<b>Public Notice:</b>	2/14/2019
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	32/05-19A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Garage Alterations		

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**RECOMMENDATION**

Staff recommends that the Historic Preservation Commission **approve with one (1) condition** the HAWP application:

1. Details for the proposed window repair need to be submitted to Staff for review and approval prior to work commencing on the windows.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource to the Polychrome Historic District  
**STYLE:** Art Deco  
**DATE:** 1935

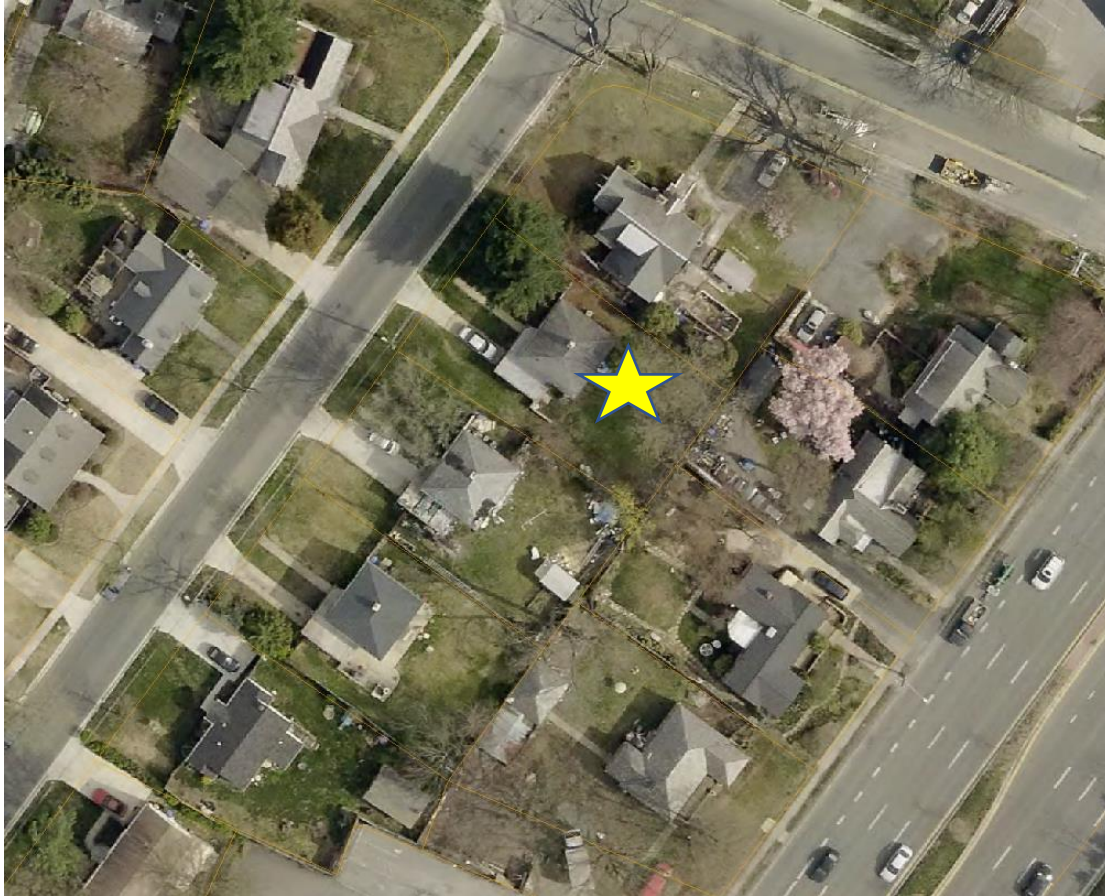
The subject property is a two-story Art Deco styled house with a low-pitched pyramidal roof and concrete walls.

*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 (shown below) 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.*

## **BACKGROUND**

A preliminary consultation was heard on this property on January 9, 2019 regarding the potential replacement of a glass block wall and replacement windows and doors. The steel windows had been replaced without an approved HAWP, and the applicant had been cited with several Code violations through DPS. That violation notice led to the preliminary consultation, where the after-the-fact work and proposed alterations were discussed. Those issues regarding the violations and after-the-fact window removals are still outstanding and approval of this HAWP does not affect those outstanding issues. The proposed rear door replacement was addressed at this preliminary consultation and the HPC was generally supportive of replacing the rear door, but did not come to a specific recommendation for a compatible replacement.

## **PROPOSAL**

The applicant proposes to undertake several repairs to the garage. These include the repair of the historic steel casement windows, the replacement of T1-11 siding in the front, and a new door at

the rear.

### **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 undertake several garage repairs. The applicant proposes to repair the existing windows. The steel windows on the front and side of the garage will be repaired, replace the front T1-11 siding with Hardi siding, and to replace the non-historic rear door. Staff finds these alterations are appropriate and recommends approval.

#### **Window Repair**

The applicant proposes to repair the steel casement windows on the west and south elevations of

the garage. As this work is repair in nature, it will not require a HAWP, but it is eligible for County Historic Preservation Tax Credits. If any window members need to be replaced, that determination must be approved by HP staff, and the details of that proposal must be submitted for review and approval by HP staff. Likewise, the scope and specifications for the proposed repairs must also be reviewed and approved by HP staff prior to beginning the work.

### **Siding Replacement**

The blueprints for the Polychrome Houses identify a carport in what is now identified as a garage space. It appears that shortly after construction, or perhaps during construction, that space was closed in on all of the two-story Polychrome houses which created the existing appearance. The front vehicle door was filled in with T1-11 siding and a six-lite, steel casement window. The rear opening was filled in with a rear door (discussed below) and T1-11 siding. The applicant proposes to remove the rotted T1-11 siding and replace it with new fiber cement siding that will match in dimensions and appearance. Staff has conducted a site visit and has verified that the T1-11 siding has begun to rot and de-laminate. As this is an engineered product, it cannot be repaired or replaced piecemeal and needs to be completely removed and replaced.

The applicant proposes to install a fiber cement siding, in place of the T1-11. Staff finds that, as T1-11 was intended to be a substitute material for wood siding, that using fiber cement board would be an appropriate substitute material for this substitute material. The visual character will be largely retained, though the fiber cement will not weather like the engineered wood product. Staff finds that this replacement is appropriate under 24A-8(b)(2).



*Figure 2: Fiber cement siding to replace T1-11.*

### **Door Replacement**

The applicant proposes to replace existing non-historic hollow core door with a four lite-configuration, with a half-lite, three panel door with a three-lite configuration. The existing door is not historic and appears to be an interior door installed as an exterior door. The removal of this door will not impact the historic character of the house and Staff recommends removal of this door.

The applicant proposes to install a wood half-lite, three panel door with a three-lite configuration

(see attached specs with the application). Staff finds that this door is in keeping with the character of the historic configuration shown in older photographs of the rear of the Polychrome Houses and the door installed at the rear of 9923 Sutherland Rd. (shown in the application). Staff finds that the proposed material is compatible with the rest of the house. Staff additionally finds that the design of this door is in keeping with the character of the house and surrounding district and would only be an improvement on the exiting appearance. Staff supports approval of the replacement door under 24A-8(b)(1) and (2).



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

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application;

1. Details for the proposed window repair need to be submitted to Staff for review and approval prior to work commencing on the windows.

and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: mdhudsonrealestate@yahoo.com Contact Person: Teresa Frazier  
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 Pinehurst 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: \_\_\_\_\_

## 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: Garage

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 Frazier  
Signature of owner or authorized agent

2/4/19  
Date

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

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

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

Edit 6/21/99

**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:

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 "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:

Garage repair - repair existing windows as much as  
possible. Replace woodie front & back of garage with  
T-11 vertical hardy planks. Replace door with blue  
wooden door as close to door at 9923 Sutherland Road  
Paint to match existing color. Pictures Attached

**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.

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.

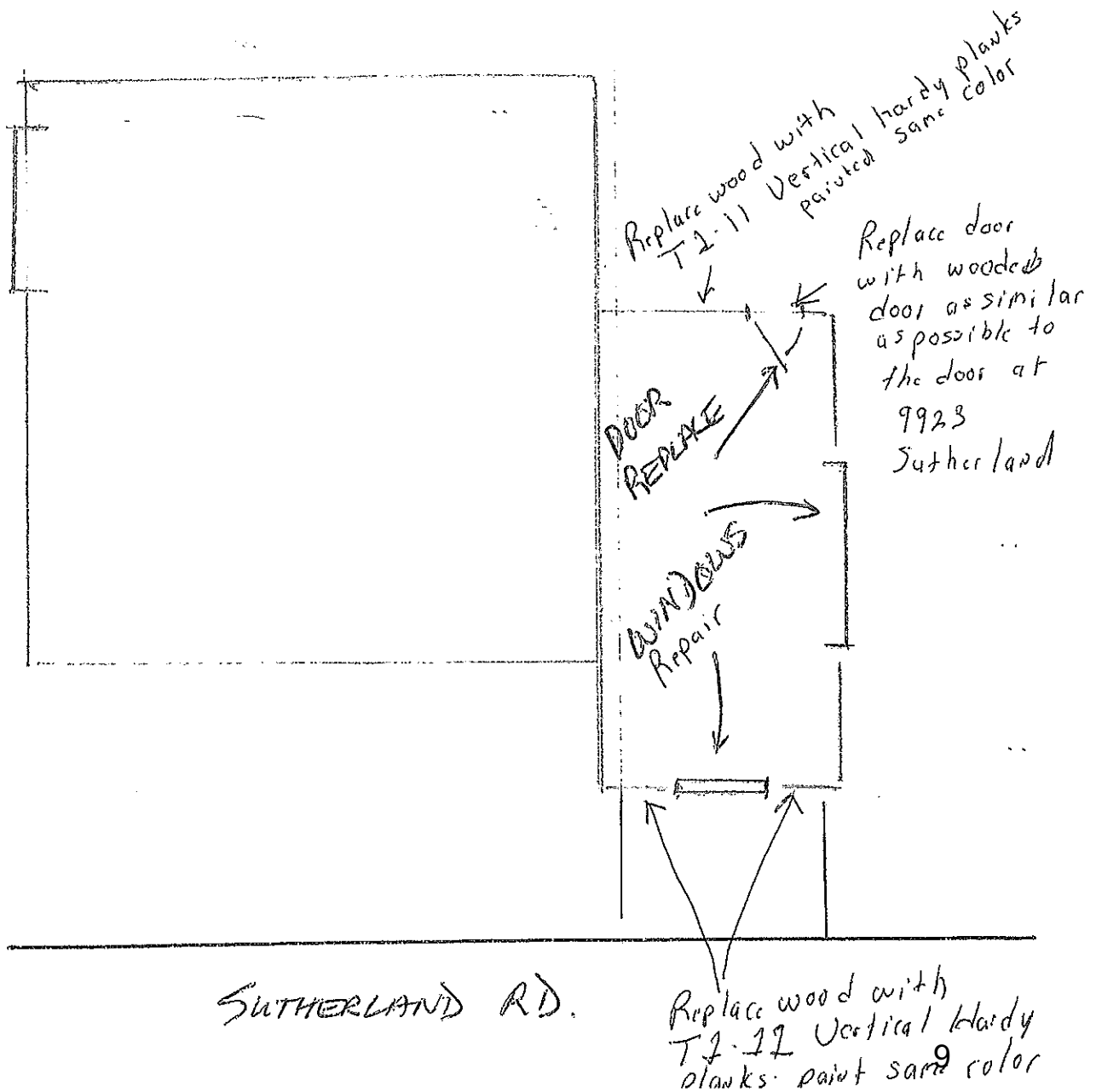
**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

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





1<sup>st</sup> LEVEL. 9925 SUTHERLAND RD



## 9926 Sutherland Road - Garage

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

To: mdhudsonrealestate@yahoo.com

Date: Monday, February 4, 2019, 12:00 PM EST



9925 Sutherland Road  
Garage Front

[Sent from Yahoo Mail on Android](#)



## 9925 Sutherland Road -Garage

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

To: mdhudsonrealestate@yahoo.com

Date: Monday, February 4, 2019, 12:02 PM EST



9925 Sutherland Road  
Garage Side

[Sent from Yahoo Mail on Android](#)



## 9925 Sutherland Road - Garage

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

To: mdhudsonrealestate@yahoo.com

Date: Monday, February 4, 2019, 12:04 PM EST



9925 Sutherland Road  
Garage - Back

[Sent from Yahoo Mail on Android](#)



9923 Sutherland Road

Garage - back