

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

<b>Address:</b>	9923 Sutherland Rd., Silver Spring	<b>Meeting Date:</b>	12/16/2020
<b>Resource:</b>	Contributing Resource <b>Polychrome Historic District</b>	<b>Report Date:</b>	12/9/2020
<b>Applicant:</b>	James Gott (agent)	<b>Public Notice:</b>	12/2/2020
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case No.:</b>	32/05-20A	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Garage Alterations		

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**RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application.

**PROPERTY DESCRIPTION**

SIGNIFICANCE: Contributing Resource to the Polychrome Park 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, 1 I.B 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: 9923 is in the middle of the three two-story Polychrome houses.

## **PROPOSAL**

The applicant proposes to replace the garage door.

## **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 remove the existing T1-11 garage door and replace it with a new garage door.

The two-story Polychrome houses include an attached garage, identified as a “carport” on the historic inventory forms: [https://mcatlas.org/hp2/hpdocs/M\\_%2032-05.pdf](https://mcatlas.org/hp2/hpdocs/M_%2032-05.pdf). All three of the two-story Polychrome houses have a fixed panel constructed out of T1-11 with a pair of steel three-lite casement windows in the garage/carport entrance. The window dimensions match the height of the front-facing kitchen windows. The backside of the door is not insulated and the space appears to have been used for household storage rather than automobiles.



*Figure 2: Undated photo showing the garage door treatment.*

Without photos from 1935, it is difficult to determine what the original treatment for the opening was. However, due to the degradation of the T1-11 siding, and the fact that it does not function, Staff finds that

removing the existing panel will not adversely impact the historic character of the house and recommends approval under 24A-8(b)(1).

The applicant proposes installing a custom made overhead garaged door with painted T1-11 siding. The grooves in the siding are vertically oriented to be compatible with the existing configuration. The new door will not, however, have any windows in it. This is due to a number of factors including the fact that windows will not allow the door to fold on its track, and the window frames have racked to a degree that they likely cannot be installed in a new opening. Staff finds the loss of the window will not impact the character-defining features of the house which consist of the decorative Early-method concrete walls, steel casement windows, and low-pitch pyramidal roof. Staff further finds that the siding and finish are consistent with the existing panel and are appropriate under 24A-8(b)(1), (2), and (d); and Standard 2.

### **STAFF RECOMMENDATIONS**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

# Fred C. Johnson Co., Inc.



## Estimate & Agreement

8306 Sherwick Court Jessup, MD 20794

Baltimore: (410) 792-2126 Toll Free (800) 564-2091

Web: [www.fcjgaragedoors.com](http://www.fcjgaragedoors.com)

Email: [Rebecca@fredcjohnson.com](mailto:Rebecca@fredcjohnson.com)

Fax: (410) 792-0282

M.H.I.C. # 4012

DMV Investments LLC

JOB: Attn: Jimmy Gott  
443-956-9252

Date: 11/24/2020

WE ARE PLEASED TO SUBMIT  
THE FOLLOWING ESTIMATE.  
IT REMAINS VALID FOR THIRTY  
DAYS FROM ABOVE DATE.

We hereby submit specifications and bid for:

Price to Supply and Install:

Job Address: 9923 Sutherland Road Silver Spring, MD

1 – 8' wide x 7' high Clopay custom wood door model CRD1 T1-11 okume plywood paint grade, no windows, inside lock only, regular headroom tracks, torsion springs with vinyl door trim.

Factory prime and caulk only. All painting done by others.

**Installed \$4,795.00**

1 – Liftmaster model 8355W ½ hp Wi-Fi belt drive operator with (2) transmitters.

1 – Outside keyless entry pad.

**Installed \$500.00**

Customer will remove existing wall and reframe opening as necessary to receive new door before we install.

Price subject to change after site inspection due to size or additional work needed.

- A deposit of 1/3 of the total contract is required to place the order, along with a signed contract.
- Balance is to be COD upon completion of the job on the date of installation.

### Contractor's Guarantee

We guarantee all material used in this contract to be as specified above and The entire job to be done in a neat, workmanlike manner. Any variations from Plan or alterations requiring extra labor or material will be performed only upon Written order and billed in addition to the sum covered by this contract. Agreements made with our workmen are not recognized.

**Acceptance of Bid**  
the above specifications, terms and contract  
Are satisfactory, and (I) (we) hereby authorize  
The performance of this work.

**Fred C. Johnson Co., Inc.**

Signature:

Date:

11/24/2020

Signature:

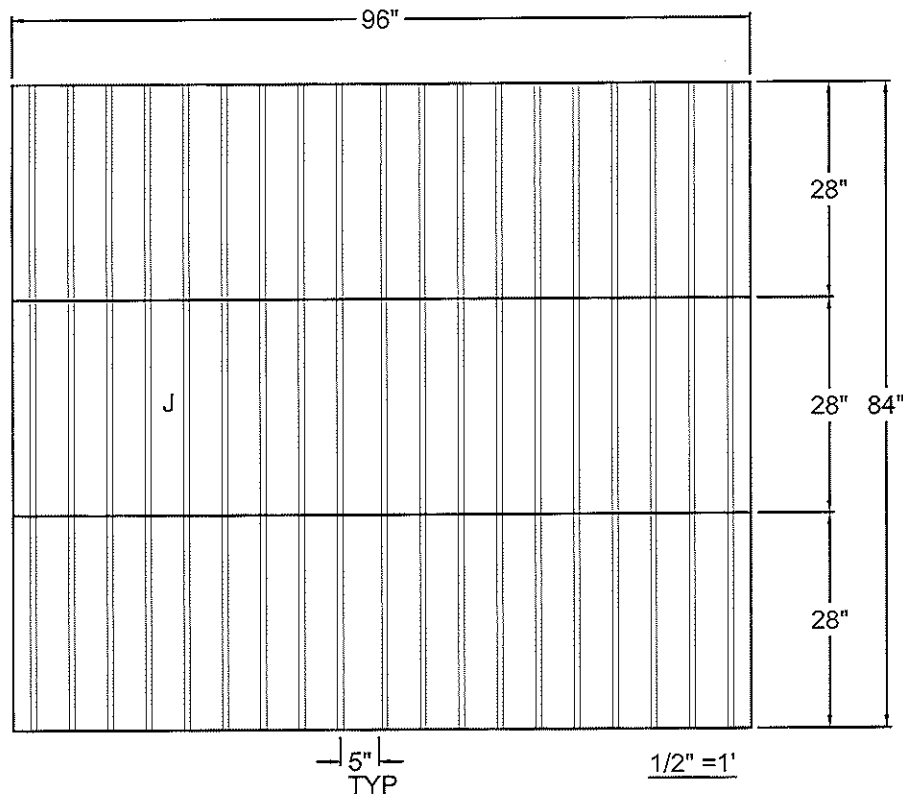
Printed:

Bob Swigert, Sales

Date:

Terms of Agreement: Failure to disclose full payment on request will result in our right to institute Action for the full amount due including interest, court costs, and 25% collection Or attorney's fee.





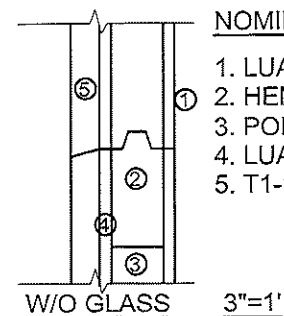
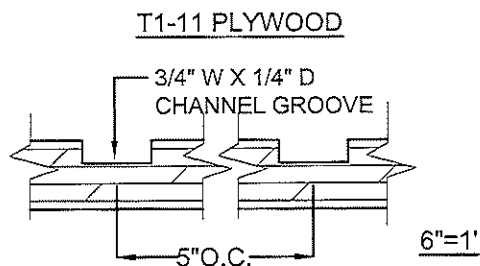
REVISIONS		
REV. No.	DATE	DESCRIPTION
00	00/00/15	RELEASED FOR CUSTOMER APPROVAL

#### OVERLAY DIMENSIONS

J= T1-11 OKUME PLYWOOD

#### DOOR SPECIFICATIONS

DOOR SIZE: WIDTH 8'-0" HEIGHT 7'-0"  
 DOOR MODEL: CR800  
 STILES/RAILS: HEMLOCK/FIR FJ FRAME  
 THICKNESS: 2-1/4" NOMINAL  
 TOP GLAZING: SOLID  
 FINISH: FACTORY PRIME



#### NOMINAL DIMENSIONS

1. LUAN PLYWOOD.....1/4"
2. HEMLOCK/FIR FJ FRAME.....1-1/8"
3. POLYSTYRENE.....1-1/8"
4. LUAN PLYWOOD.....1/4"
5. T1-11 OKUME PLYWOOD.....5/8"

**Clopay**  
CORPORATION

WOOD  
DOOR DESIGN

**IMPORTANT:** This document must be signed and returned prior to any fabrication. Please reference this drawing number on all correspondence. Thank you!  
**NOTICE:** Confidential/Proprietary Information of CLOPAY BUILDING PRODUCTS CO. is contained herein and may not be disclosed, used, duplicated, made available, or distributed without its prior consent. Failure to observe this notice may result in liability for any damages and losses resulting therefrom.

DRAWN BY: AL DATE: 11/24/2020  
 CUSTOMER: FRED C JOHNSON CO  
 JOB: GOTT  
 CSR/DC: DB

APPROVAL SIGNATURE: APPROVAL DATE:  
 DRAWING NUMBER: 000302108-1  
 SHEET: 1 OF 1