

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

Address:	9923 Sutherland Rd., Silver Spring	Meeting Date:	11/17/2021
Resource:	Contributing Resource Polychrome Historic District	Report Date:	11/10/2021
Applicant:	Alicia Gilbert	Public Notice:	11/3/2021
Review:	HAWP	Tax Credit:	n/a
Case No.:	967878	Staff:	Dan Bruechert
Proposal:	Front Door Replacement		

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

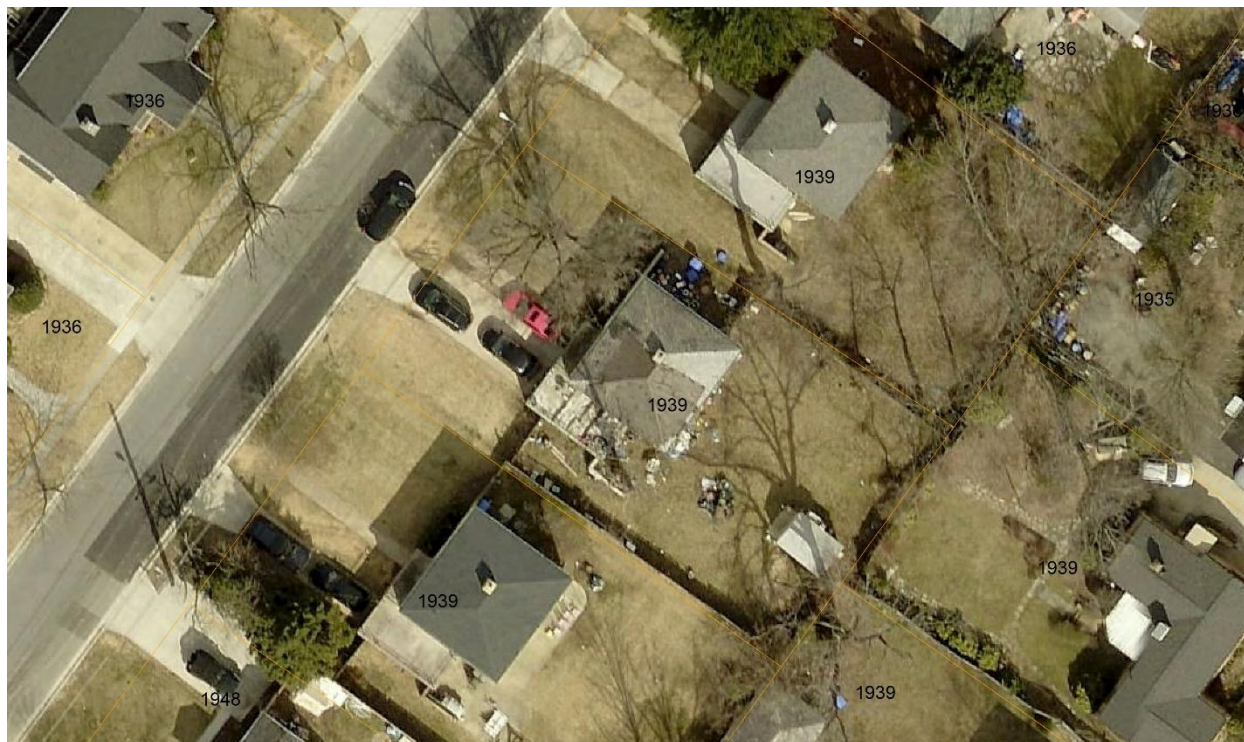


Figure 1: The subject property is one of three two-story houses in the district.

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.”

PROPOSAL

The applicant proposes to replace the front 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;

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 wood front door and install a new fiberglass front door, with additional lites, in its place.

The existing front door is a wood, flat panel door, with a small single square window (see below), installed in a niche in the front wall.



Figure 2: Front door of the subject property.

The front door appears to be original based on Staff's review of HP photos, site visits, and the condition of the other Polychrome houses. The simple design would have been selected so that it does not detract from the house's decorative concrete walls. Unlike the windows, which were selected to align with decorative features on the walls, it appears the door was selected to visually recede and not distract from the house's highly decorative elements.

The door and jamb have degraded over the years and there are gaps between the door and the jamb to the point that light is visible in the gaps between (see the application). Staff finds the door has degraded beyond repair and that a replacement door is appropriate.

The applicant proposes to install a smooth fiberglass three-lite door to fit the existing opening. The door will be painted to match the house's architectural elements.

Typically, fiberglass doors are not considered appropriate for historic buildings. The profiles are generally not compatible with a wood door and the finish is not consistent with a painted door. In this instance, the profile of the existing door is flat, so Staff does not have concerns about the replacement door's profiles. Additionally, the front door will be painted to match other features on the house.

Staff finds changing the door configuration from a one-lite to a three-lite door will not alter the character of the front of the house to a degree that the new door will detract from the house or the surrounding district and recommends the HPC approve the HAWP.

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 to schedule a follow-up site visit.

Attachment 7: Property Owner Addresses

The property owner lives at 9923 Sutherland Road, Silver Spring, MD 20901.

Nearby residents:

Francisco Lopez
9918 Sutherland Rd

Megen Jean Wulf and Shalima Zalsha
9919 Sutherland Road

Kristen Miller
9922 Sutherland Road

Meera Kanhouwa (9925 Sutherland Road)
11108 Willowbrook Dr
Potomac MD 20854

9925 Sutherland Road
Silver Spring, MD 20901

9904 Colesville Road
Silver Spring, MD 20901

9900 Colesville Road
silver Spring, MD 20901

Revised Attachment 1: Written Description

9923 Sutherland Road, Silver Spring, MD 20901 is located within the Polychrome Historic District (MHIP # 32-05). It is one of five Art Deco-style single-family detached houses within the district. The house is clad with two-inch-thick precast mosaic concrete panels anchored to a wood frame. The house is two stories with an attached garage situated on a 7360 sq. ft. lot.

This application is for replacing the existing front door with MMI Door Aveline 3-square lite available at Home Depot (<https://www.homedepot.com/p/MMI-Door-32-in-x-80-in-Aveline-Right-Hand-Inswing-3-Lite-Clear-Painted-Fiberglass-Smooth-Prehung-Front-Door-4-9-16-in-Frame-Z0346113R/309097335>).

The proposed work will be performed by a licensed contractor, Ace Home Services (MHIC # 74289). The old door and door frame will be removed. The new door and frame will be installed. The door will be painted black to match the windows or green to match the maple leaf mosaic pattern.

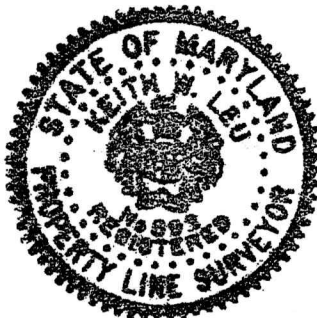
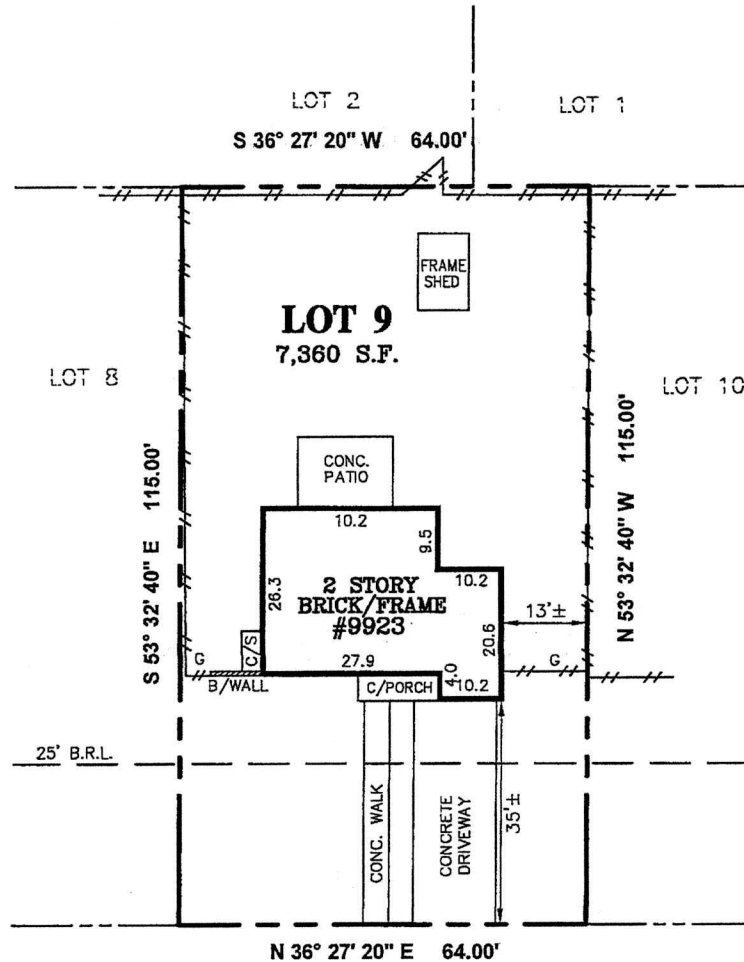
The front door, in its current condition, is deteriorating and leaks at the bottom during driving rain storms. There are large gaps between the door slab and door frame. The door knob and lock set are not secure. There is little wood left in the door jamb to allow repair of the weather stripping or to install a more secure door handle and deadbolt lock.

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes:

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners found.
2. Fences, if shown, have been located by approximate methods.



SUTHERLAND ROAD
(50' R/W)

LOCATION DRAWING
LOT 9, BLOCK A
SECTION TWO
FAIRWAY
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592
Expires: 06-30-2021

REFERENCES

PLAT BK. 9
PLAT NO. 657

LIBER
FOLIO



SNIDER & ASSOCIATES
LAND SURVEYORS
19544 Amaranth Drive
Germantown, Maryland 20874
301/948-5100 Fax 301/948-1286
WWW.SNIDERSURVEYS.COM

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

DRAWN BY: D.M.L.

HSE. LOC.: 04-19-21

JOB NO.: 21-01543HL

Revised Attachment 3: Plans and Elevations

This application is for replacing the existing front door with MMI Door, Aveline 3-square lite available at Home Depot. The proposed work will be performed by a licensed contractor, Ace Home Services (MHIC # 74289). The old door and door frame will be removed. The new door and frame will be installed. The door will be painted black to match the windows or green to match the maple leaf mosaic pattern.

The current front elevation at 9923 Sutherland Road:



Revised Attachment 4: Material Specifications

This application is for replacing the existing front door with options from MMI Door (Aveline 3-square lite) available at Home Depot. The proposed work will be performed by a licensed contractor, Ace Home Services (MHIC # 74289). The old door and door frame will be removed. The new door and frame will be installed. The door will be painted black to match windows or green to match maple left mosaic pattern.

Door Details:

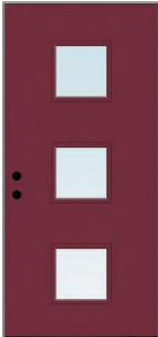
MMI

MMI Door Fiberglass Front Doors are built to last and can add substantial curb appeal to your home. This fiberglass smooth front door unit comes with a Limited Lifetime Warranty on both the door component and the prehung MSystem, a 10 year glass lite warranty and a 10 year warranty on the painted finish of the pre-hung door component. All of our fiberglass smooth front doors are virtually maintenance free and will not warp, rot, dent or split. Our prehung door unit (called the MSystem) seals out the weather and practically eliminates air and water infiltration all together. Common door size is 32 in. x 80 in. Unit dimension is 33.5 in. x 81.75 in. The suggested rough opening is 34 in. x 82.25 in. This unit comes with a 4-9/16 in. wide primed composite frame.

- Fiberglass reinforced skin with insulated polyurethane core
- Common door size: 32 in. x 80 in.
- Overall unit dimension: 33.5 in. x 81.75 in.
- Suggested rough opening: 34 in. x 82.25 in.
- Prehung on a 4-9/16 in. primed composite frame with matching brickmould attached
- Frame is 100% composite poly-fiber material that will never warp, splinter or rot
- Prehung unit comes with 3 satin nickel hinges, compression weather-strip and composite adjustable sill
- Glass description: classic low-E clear glass is double paned, tempered and insulated; Privacy rating is 0 out of 10
- Door comes painted black on both the exterior and interior; frame and brickmould are primed, ready to be painted the finish of your choosing
- Right-hand inswing
- When viewed from the exterior of the home, a right-hand/inswing has the hinges on the right, the knob on the left and swings into the home
- Door and frame are prepped for both entry knob and deadbolt; 2-1/8 in. bore diameter with 2-3/4 in. backset (locks sold separately)
- Will meet or exceed federal guidelines for energy efficiency (where and if applicable)
- Color shown is as close as possible to actual finish but will differ slightly depending on the device and/or monitor being used

The single entry door is shown below:

MMI Aveline (3 square, clear glass):



Revised Attachment 5 – Photographs

The current condition of the front door at 9923 Sutherland Rd is deteriorating and leaks at the bottom during driving rainstorms. There are large gaps around the door and the lock is not secure. There is no more wood left on the jamb to repair the weather-stripping or install another door handle or lock.

Photos of current door:





