



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: August 5, 2021

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #961927: New vent pipe

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by historic preservation staff.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Elizabeth Monteleone  
Address: 9919 Sutherland Road, Silver Spring

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by *Michael Kern* on \_\_\_\_\_. The approval memo and stamped drawings follow.

FOR STAFF ONLY:  
HAWP# 961927  
DATE ASSIGNED \_\_\_\_\_



# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: Elizabeth Monteleone  
Address: 9919 Sutherland Road  
Daytime Phone: 301-455-1942

E-mail: elizabeth@monumentsothebysrealty.com  
City: Silver Spring Zip: 20901  
Tax Account No.: 161301109127

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Daytime Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_  
City: \_\_\_\_\_ Zip: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Polychrome District

Is there a Preservation/Land Trust/Environmental Easement on the map of the easement, and documentation from the Easement holder?  No/Include a map of the easement, and documentation from the Easement holder.

**REVIEWED**

By Michael Kyne at 10:36 pm, Aug 05, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]*

Are other Planning and/or Hearing Examiner Approvals /Reviews (Conditional Use, Variance, Record Plat, etc.?) If YES, include supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_  
Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_  
Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> New Construction   | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure  |
| <input type="checkbox"/> Addition           | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar  |
| <input type="checkbox"/> Demolition         | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting  |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door  |
|   |  | <input checked="" type="checkbox"/> Other: <u>Radon 10.7 see attached report dangerous levels</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Elizabeth Monteleone  
dotloop verified  
07/30/21 2:32 PM EDT  
PBOD-QYIQ-PI5J-BC3X

07/30/2021

Signature of owner or authorized agent

Date

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

**Owner's mailing address**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**REVIEWED**

*By Michael Kyne at 10:36 pm, Aug 05, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



*Robert H. Butler*

**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

1 of 5 polychrome houses. Art Deco in design. (see attached picture)

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Radon remediation. Radon is a naturally-occurring radioactive odorless gas that can cause lung cancer. Radon gas is inert, colorless and odorless.

work will occur on the exterior at the back of the house where it's not visible from the street. 10" radon fan about 2-3 ft off the ground and 3" white pipe going up the back of the house to above the roof. Slab penetration made laterally from rear exterior.

**REVIEWED**

*By Michael Kyne at 10:36 pm, Aug 05, 2021*

APPROVED

Montgomery County  
Historic Preservation Commission



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Work Item 1: Radon remediation

Description of Current Condition:

Radon at dangerous levels 10.7

Proposed Work:

Radon remediation

Work Item 2: \_\_\_\_\_

Description of Current Condition:

**REVIEWED**

*By Michael Kyne at 10:36 pm, Aug 05, 2021*

Proposed Work:

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Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
County Executive

Mitra Pedoeem  
Director

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 7/30/2021

Application No: 961927  
AP Type: HISTORIC  
Customer No: 1413626

### Comments

This is not truly repair - but radon remediation.

### Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

### Primary Applicant Information

Address 9919 Sutherland RD  
Silver Spring, MD 20901  
Homeowner Hundertmark (Primary)

### Historic Area Work Permit Details

Work Type RESREP

Scope Radon remediation. Radon is a naturally-occurring radioactive odorless gas that can cause lung cancer. Radon gas is inert, colorless and odorless. Work of will occur on the exterior at the back of the house where it's not visible from the street. 10" radon fan about 2-3 ft off the ground and 3" white pipe going Work up the back of the house to above the roof. Slab penetration made laterally from rear exterior.

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## HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

**REVIEWED**  
By Michael Kyne at 10:36 pm, Aug 05, 2021

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
  


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# KLM Home Inspections

13401 Lewisdale  
Clarksburg MD 20871

## Radon Test Report

July 29, 2021  
Batch #: 072821-1

### Customer:

Megen Wulf  
9919 Sutherland Rd.  
Silver Spring MD 20901

### Test Site:

Megen Wulf  
9919 Sutherland Rd.  
Silver Spring MD 20901

E-PERM® Electret Ion Chambers were used for short-term radon screening measurements that were conducted at the above referenced test site by: KLM Home Inspections

### The Results are as follows:

Serial No.	Type	Location	Test Start Date		Test End Date		Results (pCi/L)
SLA642	SST	First Floor	26-Jul-2021	3:00 PM	28-Jul-2021	3:00 PM	10.7
SLA655	SST	First Floor	26-Jul-2021	3:00 PM	28-Jul-2021	3:00 PM	10.6

**Average Radon Concentration in: First Floor**

**10.7 pCi/L**

**Deployed By:** Marty Reese

**Retrieved By:** Marty Reese

**Analyzed By:** Marty Reese

## Radon Health Risk Information

Radon is the second leading cause of lung cancer after smoking. The U.S. Environmental Protection Agency (EPA) and the Surgeon General strongly recommend that further action be taken when a home's radon test results are 4.0 pCi/L or greater. The national average indoor radon level is about 1.3 pCi/L. The higher the home's radon level, the greater the health risk to you and your family. Reducing your radon levels can be done easily, effectively and fairly inexpensively. Even homes with very high radon levels can be reduced below 4.0 pCi/L. Please refer to the EPA web site at [www.epa.gov/radon](http://www.epa.gov/radon) for further information to assist you in evaluating your test results or deciding if further action is needed.

**REVIEWED**

*By Michael Kyne at 10:36 pm, Aug 05, 2021*

APPROVED

Montgomery County

Historic Preservation Commission



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



**REVIEWED**  
By Michael Kyne at 10:37 pm, Aug 05, 2021

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Montgomery County  
Historic Preservation Commission  
*Robert H. [Signature]*

bright MLS



**REVIEWED**  
By Michael Kyne at 10:37 pm, Aug 05, 2021

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Montgomery County  
Historic Preservation Commission  
*Robert H. Porter*

bright MLS



**REVIEWED**  
By Michael Kyne at 10:37 pm, Aug 05, 2021

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Robert H. [Signature]*

**[EXTERNAL EMAIL]** Exercise caution when opening attachments, clicking links, or responding.

Good morning,

Below is the picture (as requested) from Radon Abatement Services.

If there is anything you still need, please do not hesitate to let me know. We're looking forward to fixing this problem as soon as possible.

Thank you!

Elizabeth Monteleone  
Monument Sotheby's International Realty  
Associate Broker  
410.800.7922 (cell)  
410.525.5435 (office)

**From:** [John Swett](#)  
**Sent:** Tuesday, August 3, 2021 11:39 PM  
**To:** [Elizabeth Monteleone](#)  
**Subject:** Re: 9919 Sutherland/ Radon System Drawing

Hi Elizabeth;  
I'm not great at this kind of thing, but I hope the attached photo is sufficient for the Historical Society. Please note that the vent pipe will be straight...not slightly bent like my inexpert mark-up shows.

The radon pipe will not "pierce the exterior wall per se, rather it will go laterally under the foundation/ slab from outside, at the base of the wall, right at ground level. The pipe penetration is drilled laterally at an oblique angle to get under the slab from ground level.

At this point, are you ready for me to prepare and send a formal, written proposal?



**REVIEWED**

**By Michael Kyne at 10:36 pm, Aug 05, 2021**

Thank you,  
John Swett  
Radon Abatement Services

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Montgomery County  
Historic Preservation Commission

202-213-6200

**REVIEWED**

*By Michael Kyne at 10:36 pm, Aug 05, 2021*

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Montgomery County  
Historic Preservation Commission



*Robert H. Butler*