

32/5-94A 9925 Sutherland Road
Polychrome Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER William B. ... TELEPHONE NO. 217-362-...
(Contract/Purchaser) (Include Area Code)

ADDRESS ... CITY ... STATE ... ZIP ...

CONTRACTOR ... TELEPHONE NO. ...
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number ... Street ...

Town/City ... Election District ...

Nearest Cross Street _____

Lot ... Block ... Subdivision ...

Liber ... Folio ... Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|------------|--|-----------|---------------------------------|------|-------------------|
| Construct | Extend/Add | <input checked="" type="checkbox"/> Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | | Woodburning Stove |
| | | | | | | Other _____ |
- 1B. CONSTRUCTION COSTS ESTIMATE \$...
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY ...
- 1E. IS THIS PROPERTY A HISTORICAL SITE? ...

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

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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 (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Alfred B. Randall Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

PROPERTY AT 9925 SUTHERLAND RD,
APPROXIMATELY 60 YEARS OLD, WHICH
HAS BEEN DESIGNATED AS HISTORIC.
CONSTRUCTED BY JOHN EARLY, IT WAS
ONE OF FIVE OF THE FIRST CONSTRUCTED
USING PRE-FORMED CONCRETE
PANELS (POLYCHROME HOUSES)

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

ROOF WHICH IS BADLY PETERIORATED
NEEDS TO BE REPLACED. INTERIOR OF
HOUSE IS FLOODING & TENANT IS
READY TO VACATE. ORIGINAL MATERIAL
IS SLATE. REPLACEMENT MATERIAL
WILL BE IMITATION SLATE WHICH
IS HISTORIC APPROVED AND WILL
HAVE THE SAME LOOK AND COLOR
OF ORIGINAL ROOF. ALSO FRONT
DOOR AND UPSTAIRS DOOR TO
DECK TO BE REPLACED WITH LIKE
KIND WITH SAME FEATURES & COLOR.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

REPLACE FRONT DOOR, REPLACE
UPSTAIRS DOOR, REPLACE ROOF

- b. the relationship of this design to the existing resource(s):

WILL NOT ALTER APPEARANCE OF
PROPERTY

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

DOES NOT ALTER ORIGINAL EXTERIOR
APPEARANCE OR FUNCTION OF
PROPERTY

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name T.H. + EDITH F. BASS
 Address 9900 COLTSVILLE RD
 City/Zip SILVER SPRING, MD 20901

2. Name T.H. + EDITH F. BASS
 Address 9923 SUTHERLAND RD
 City/Zip SILVER SPRING, MD 20901

3. Name _____
Address _____
City/Zip _____

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 9925 Sutherland Road Meeting Date: 3/23/94
Resource: Polychrome Historic District Review: HAWP/Alteration
Case Number: 32/5-94A Tax Credit: Yes
Public Notice: 3/9/94 Report Date: 3/16/94
Applicant: Thomas Bass Staff: Nancy Witherell
PROPOSAL: Replace roof and doors RECOMMEND: Approve

The house is the northernmost of the three Polychrome Houses on Sutherland Road. The three were originally identical except for color and are still very similar. All three have dark grey slate roofs. The owner would like to remove the slate and replace the entire roof with imitation slate (not asphalt shingles) to match the existing slate color as closely as possible.

The staff and the applicant's contractor inspected all four faces of the hip roof on March 15. The roof has suffered very significant nail failure and in the staff's opinion cannot be repaired. The staff also inspected the interior of the house and noted water migration and (current) water damage on both the first and second floors. It is not clear to either the staff or the applicant how all the water is entering the house; nevertheless, the roof replacement will surely narrow the other possibilities.

In addition, the applicant would like to replace the front and second story deck doors. Both would require customized work to solid core doors in order to match the size of the glazed openings. In addition, the front door has its original hardware and should definitely be reused, as only two of the five houses have the original door hardware. The lock mechanism apparently needs to be replaced, but the exterior hardware should be reinstalled.

STAFF DISCUSSION

The door repair will be in-kind according to the applicant and the staff has also talked with the contractor about the features of the doors that are important to replicate. The roof replacement is as close to in-kind as can be achieved without using actual slate. Imitation slate tends to fade more quickly than true slate, but is otherwise acceptable as a replacement material.

The staff commends the applicant for choosing imitation slate rather than asphalt for the replacement roof material.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)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;

and Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1109105

NAME OF PROPERTY OWNER THOMAS H & E.F. BASS TELEPHONE NO. 703/966-4433
 (Contract/Purchaser) (Include Area Code)

ADDRESS 9925 SUTHERLAND RD, SILVER SPRING, MD 20901
 CITY STATE ZIP

CONTRACTOR OTTO R. COMES TELEPHONE NO. 301/949-1621
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 9925 Street SUTHERLAND RD

Town/City SILVER SPRING, MD Election District 13

Nearest Cross Street _____

Lot 8 Block A Subdivision FAIRWAY SEC 2

Liber 5811 Folio 111 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

| | | | | | | |
|------------|------------|-----------------------|---------------|---------------------------------|-------------------|---------------|
| Construct | Extend/Add | <u>Alter/Renovate</u> | <u>Repair</u> | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Reversible | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other |

1B. CONSTRUCTION COSTS ESTIMATE \$ 2700⁰⁰ REPLACE ROOF
REPLACE 2 POWER

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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|---|------------------------------------|
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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.

T.H. Bass _____ 16 MARCH, 1994
 Signatures of owner or authorized agent (agent must have signature notarized on back) Date

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Short, written statement that describes:

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Address 9900 COLESVILLE RD
City/Zip SILVER SPRING, MD 20901
2. Name T.H. + EDITH F. BASS
Address 9923 SUTHERLAND RD
City/Zip SILVER SPRING, MD 20901



16 MARCH, 1994

MAMCY,

THANKS FOR YOUR HELP. I WILL
GET A SAMPLE OF THE NEW
ROOFING MATERIAL FOR YOU.

TJM

T. H. BOSS

5433 ASHLEIGH RD
FAIRFAX, VA 22030

PH: 703/968-4433

FAX: 703/631-5019

Tom Pinos

(703)-968-

~~XEN~~ 4433

FAX (703) 731-

5019

7 March, 1994

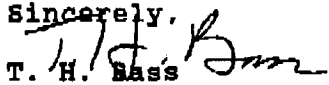
Maryland Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
Attn: Gwen Marcus

Dear Ms. Marcus:

As we discussed, I am requesting a waiver to begin replacement of the roof at 9925 Sutherland Road, a property which has been designated as historic. Emergency repairs are required as water is leaking into all rooms. The current roof is slate and cannot be repaired. The roof to be used is 30 year fiberglass and color will be matched as closely as possible. The contractor is Otto Cumes Contracting, Inc., and work is scheduled to begin on 15 March, 1994.

Thank you for your help in this matter.

Sincerely,


T. H. Bass
5433 Ashleigh Road
Fairfax, VA 22030
Phone: 703-968-4433
Fax: 703-631-1222

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**