

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

<b>Address:</b>	5809 Surrey St., Chevy Chase	<b>Meeting Date:</b>	03/08/17
<b>Applicant:</b>	James Regan & Sandra Riley	<b>Report Date:</b>	03/01/17
<b>Resource:</b>	Contributing Resource Somerset Historic District	<b>Public Notice:</b>	02/22/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	3736-17C	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Non-historic siding replacement and other changes		

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**STAFF RECOMMENDATION:**

Staff recommends **approval** of this HAWP application.

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource in the Somerset Historic District  
**STYLE:** Colonial Revival  
**DATE:** c.1930 with post-fire alterations in 2002

The subject property is an asymmetrical side-gable, one-and-a-half story, brick and wood, Colonial Revival house. The front entrance is reached through a clapboard gable-L projection. The south, east, and west ground floor elevations are constructed out of brick. The full north elevation and the upper floors are sided in clapboard, with a small portion of the east elevation clad in shingle siding. The clapboard siding, much of which was replaced following a 2002 fire is degrading and showing signs of rot.

**PROPOSAL:**

The applicant is proposing:

- Replacing the degrading 2002 clapboard siding with Hardi Artisan lap siding on the upper floor on the north, south, and east elevations of the house.
- Replacing rotted window trim on the north and south elevations with Hardi trim,
- Replacing a portion of metal roof to the north and south (in 2002) with a rubber membrane roof on the north elevation, while
- All 1930 clapboard will remain.

**APPLICABLE GUIDELINES:**

When reviewing alterations and new construction to a property located within a *Master Plan* historic district several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code chapter 24A (Chapter 24A)* and the

*Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

***Montgomery County Code; Chapter 24A***

(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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

***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.

***Somerset Historic District Amendment to the Master Plan for Historic Preservation (37/36)***

Houses which were built in Somerset during its primary period of architectural importance (1890-1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style...

Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample-sized lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.

Important contributing resources built before 1915 are noted... The later structures in the district are mainly mid-20<sup>th</sup> century architectural styles – many are Colonial Revival – although some very recent houses have been replicated in the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

## **STAFF DISCUSSION**

Within the larger context of the high-style Queen Anne, Shingle, and Colonial Revival houses in the Somerset Historic District, 5809 Surrey St. does not possess the high level of design, scale, or significance and should receive a more lenient review from the HPC based on the guidance in the Somerset amendment and *Chapter 24A-8(d)*. The current proposal will remove and replace non-historic siding and roofing materials installed after a fire destroyed much of the original material in 2002.

### **Degraded/Rotting Wood**

The photos presented in the application show that the clapboard siding in the north and south gables and the upper floor at the east are not holding paint and showing signs of rot, particularly at locations where planes join (like the intersection of the wall and a porch roof). This material is not historic and its continued deterioration could leave the house susceptible to further degradation should repairs be further delayed.

As these wood elements are degrading and potentially could cause further damage to the house, their removal should be approved as a matter of course. Additionally, these materials are only minimally visible from the public right of way and have a limited contribution to the character of the house. A change in material from wood clapboard to Hardi would have a minimal impact on historic character of the building and streetscape. As this material is neither historic nor distinctive, it is more important that the character of the material be retained (see: The Standards). As the proposed Hardi is similar in appearance to the clapboard, the overall character of the building will be retained by this proposal.

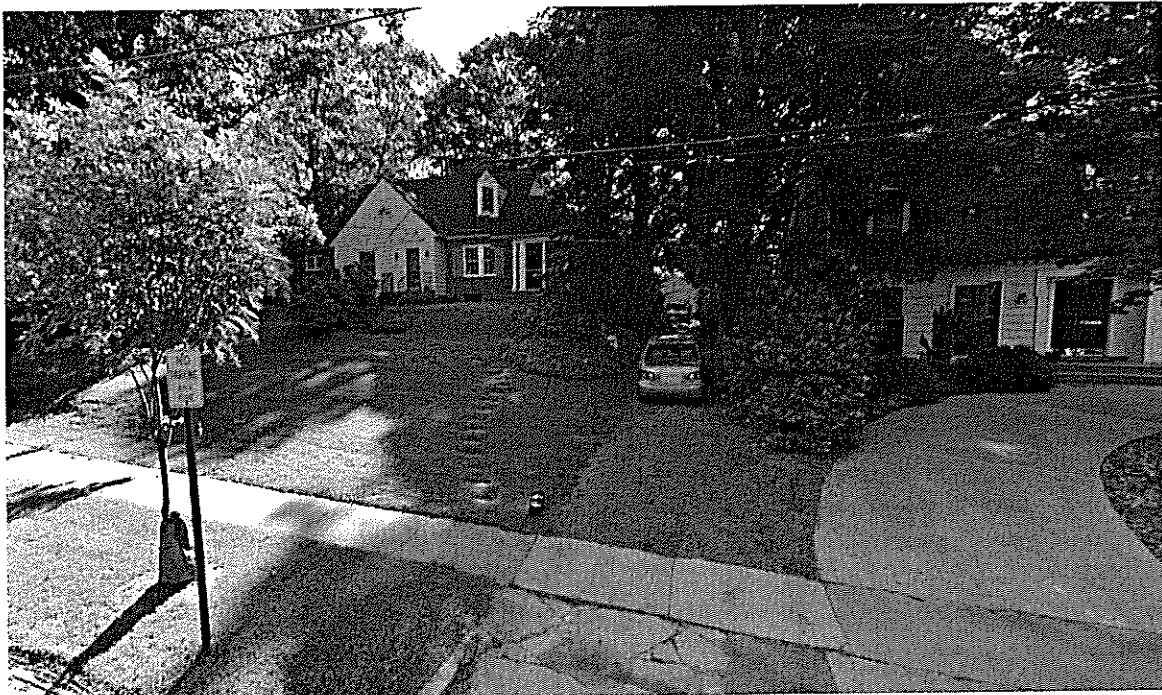


Figure 1: 5809 Surrey St. No changes are proposed to the front elevation, but the clapboard visible in the gable end (right) will be replaced with Hardi.

The window trim in the gable ends should be given the same leniency (Chapter 24A-8(d)) as the clapboard siding. The trim is neither character defining nor historic and is not visible from the public right of way. It is more important to the character of the building that the windows be retained than their trim. As these windows are to remain, it is important that the trim be structurally sound. A Hardi window trim will result in a strong material with a consistent appearance and would not impair the character of the surrounding appearance (Chapter 24A-8(d)).

### **Replacement Metal Roofing**

The north elevation contains a small section of a low-pitch, rusting, metal roof over the side porch. The applicant is proposing to replace this section of roof with a rubber membrane roof. The pitch of this roof is so low that the material is not visible. This material is degrading, not character defining, and not visible and should be approved as a matter of course.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application as being consistent with Chapter 24A-8 and the Secretary of the Interior's Standards for Rehabilitation:

- The proposed Hardi siding may be used, provided that the siding is installed with the smooth side facing out.

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: jamesjregan@hotmail.com Contact Person: JAMES REGAN  
Tax Account No.: 00536321 Daytime Phone No.: 202-874-6954  
Name of Property Owner: JAMES REGAN & SANDRA RILEY Daytime Phone No.: 202-874-6954  
Address: 5809 SURREY ST., CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: Custom Concepts Construction Phone No.: 301-355-4604  
Contractor Registration No.: MHC # 127288  
Agent for Owner: N/A Daytime Phone No.: N/A

## LOCATION OF BUILDING/PREMISE

House Number: 5809 Street: SURREY  
Town/City: SOMERSET Nearest Cross Street: DORSET AVE.  
Lot: 1,3 Block: 3 Subdivision: SOMERSET HEIGHTS  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: Block 1, Plat 30

## 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: \_\_\_\_\_

1B. Construction cost estimate: \$ 14,000 +

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR 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

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.

James J. Regan Sandra Riley  
Signature of owner or authorized agent

2/4/17

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**

(5) 2



**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:

The existing structure is a single family home built in 1930. It was renovated once after a fire circa 2002. We understand the house is not considered a primary resource of the Somerset Historic District, i.e. not a contributing resource. The exterior is brick and clapboard.

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

The scope of this limited project involves replacing peeling and failing clapboard (which was installed in 2002) with Hardie lap siding and Hardie straight shingles. All original clapboard from 1930 will remain intact, including the original clapboard in the front of the house. Two small metal roof sections in the rear and side of the house (installed in 2002) will be replaced with rubber membrane.

2. **SITE PLAN** Failing window trim from two windows installed in 2002 will be replaced with Hardie trim. A leaking balcony & gutter installed in 2002 will be repaired (Balcony) and replaced (gutter). The work will not impact the historic resource because no features from 1930 will be impacted.
- 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**

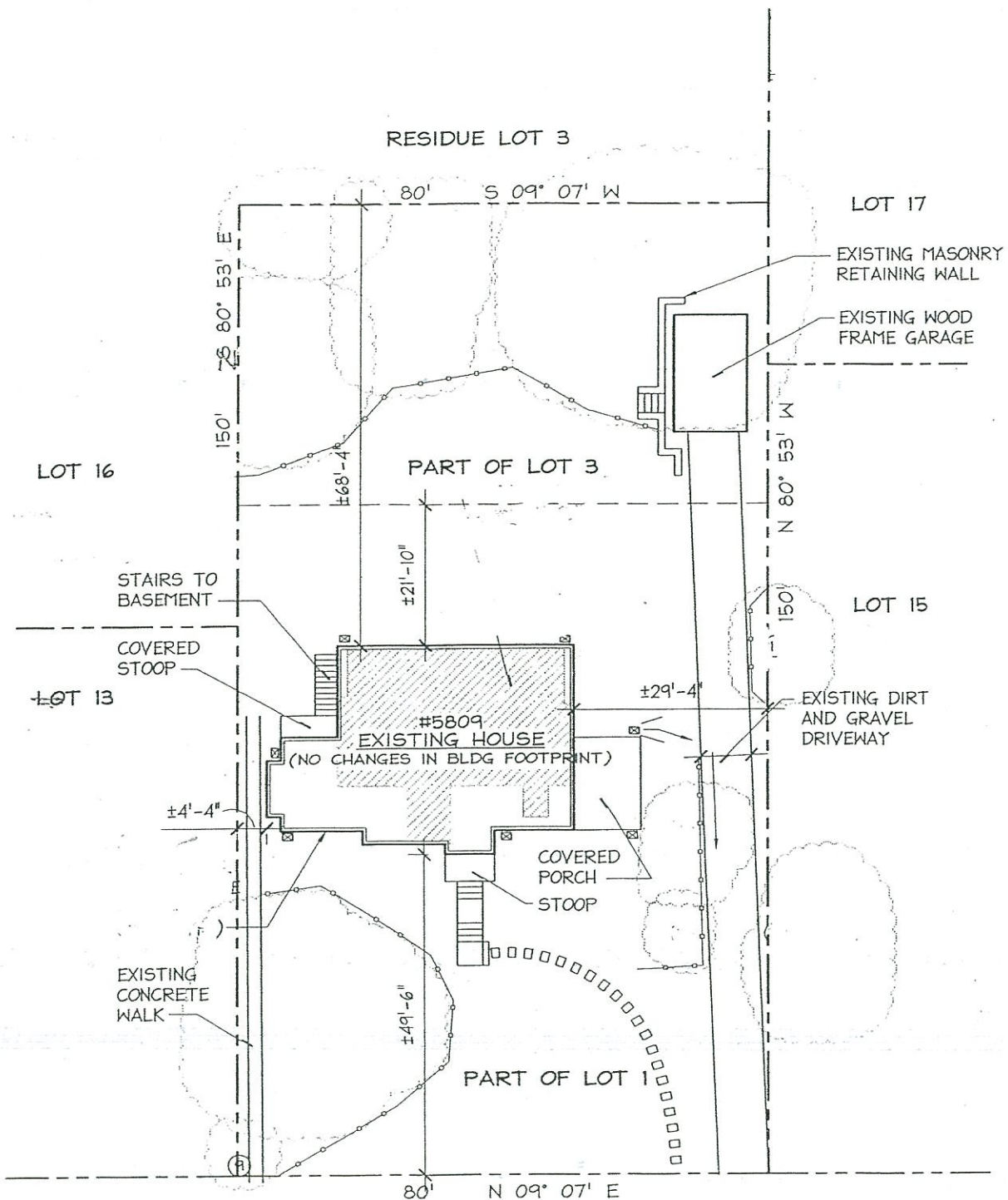
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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.





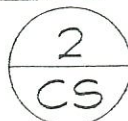
2/5/17

NOTES:

5809

SURREY STREET

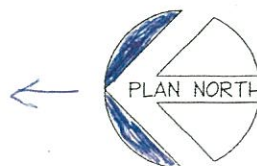
- ④ No changes in footprint - dimensions of existing structure will not change
- ⑥ Based on site plan from 2002. No changes since 2002. Site plan current.



SITE PLAN

1" = 20'

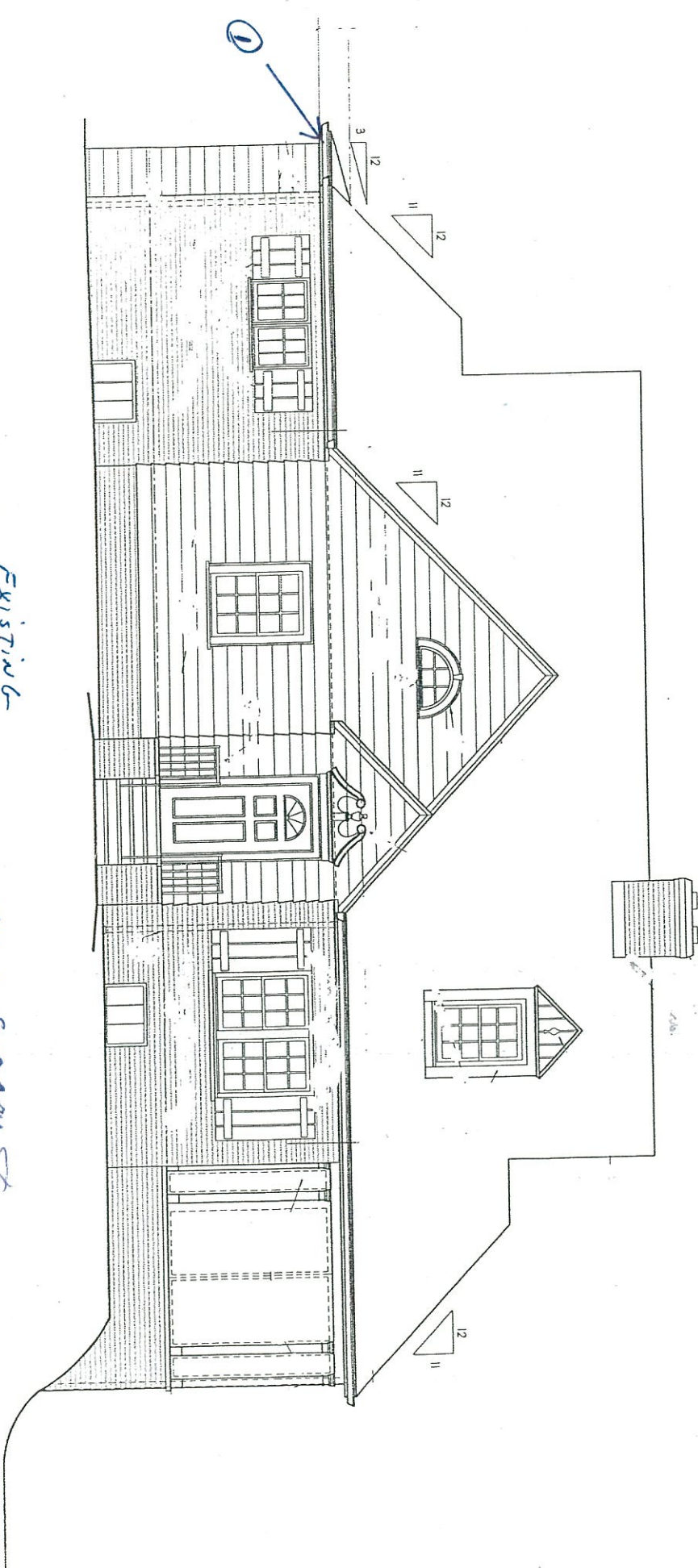
BASED ON PLAT BY CAPITAL  
SURVEYS, INC. - 12/30/1997



NORTH

⑦ X





← NORTH

Existing  
3 WEST ELEVATION - 5809 SUNDAY ST.  
A4 1/4" = 1'-0"

NOTES:

- ① Existing west Elevation will not change except that a railing  
suffer will be replaced at ① noted above

2/4/17



2/4/17

NOTES:

① clapboard from 2002 (peeling and failing) being replaced with

Hardie Axtan lap siding at ① NOTED ABOVE

② leaking balcony being repaired - balcony was installed in 2002, at ② ABOVE

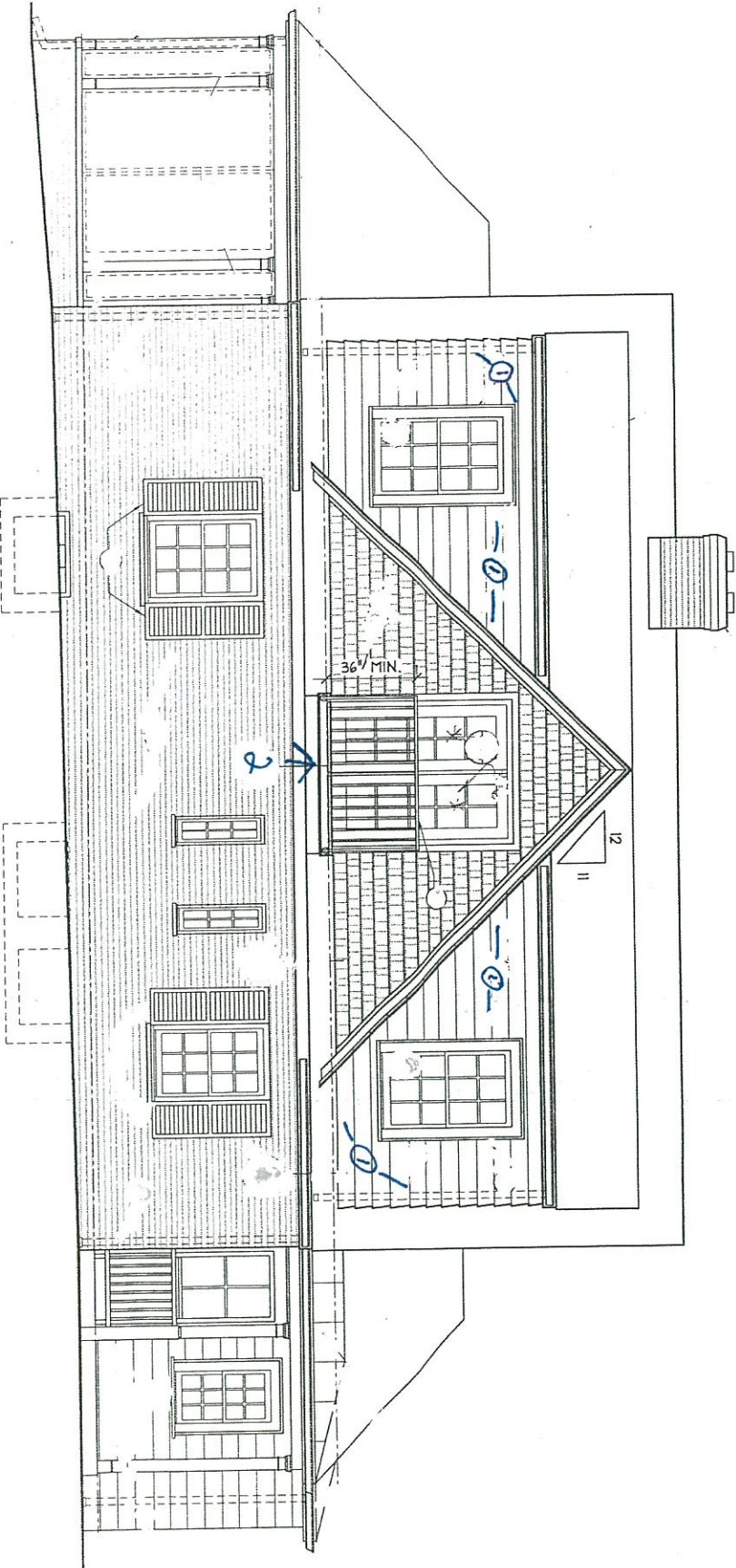
③ existing east elevation will not change except as noted in ①

NORTH



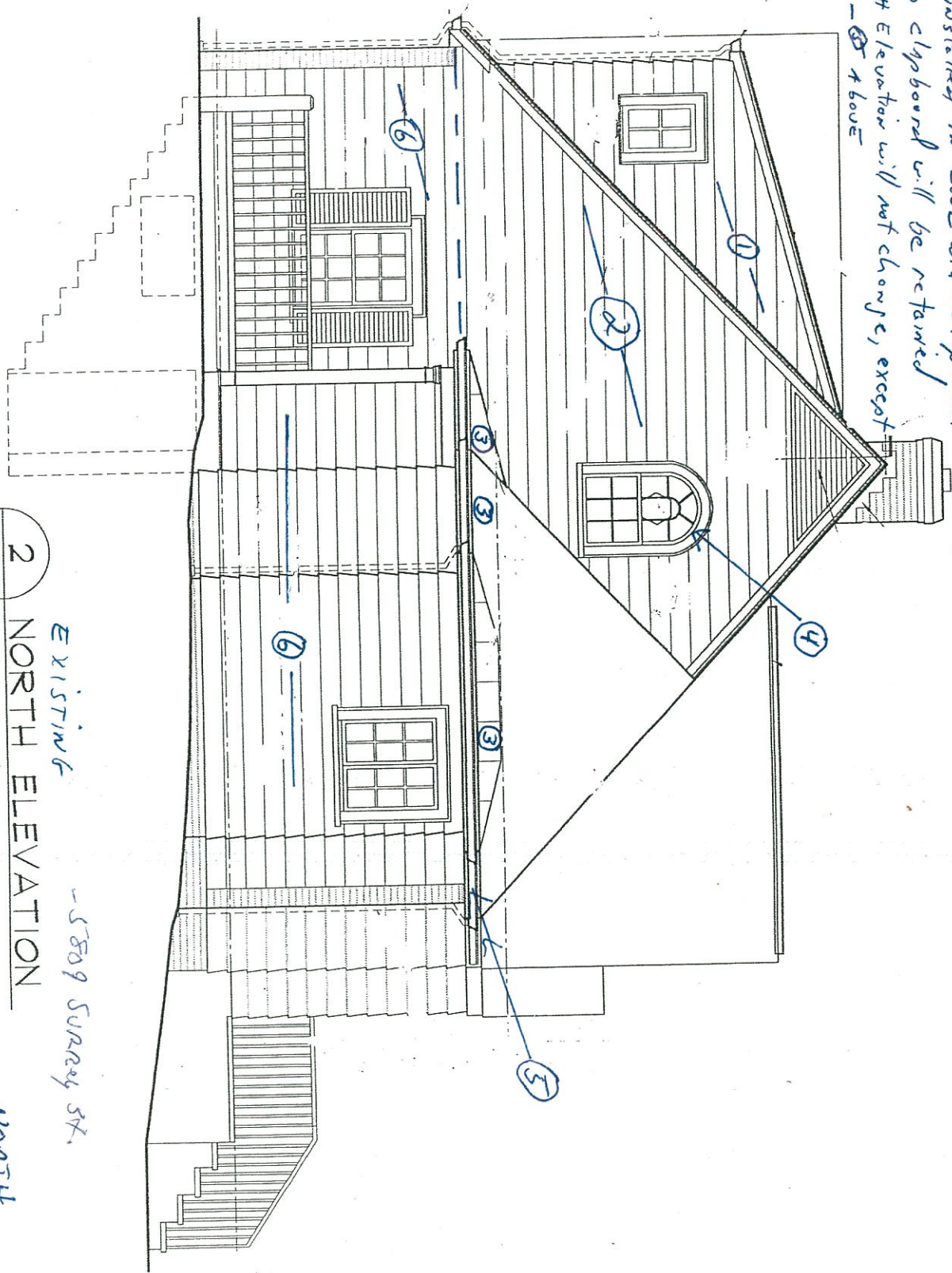
EXISTING  
4 EAST ELEVATION  
A4 1/4" = 1'-0"

-5809 SURREY ST.



- ① PEELING and failing lap clapboard installed in 2002 will be replaced with Hardie Arctura lap siding
- ② PEELING and failing lap clapboard installed in 2002 will be replaced with Hardie strand shingles
- ③ Metal roof (Rusting) installed in 2002 will be replaced with rubber membrane roof
- ④ PEELING and ROTTED window trim installed in 2002 will be replaced with Hardie trim; window will be retained
- ⑤ failing gutter installed in 2002 will be replaced
- ⑥ original 1930 clapboard will be retained
- ⑦ existing NORTH Elevation will not change, except AS NOTED in ①-⑤ above

2/4/17



2  
A4

EXISTING  
- 5809 SURREY ST.  
NORTH ELEVATION

1/4" = 1'-0"

NORTH  
↓



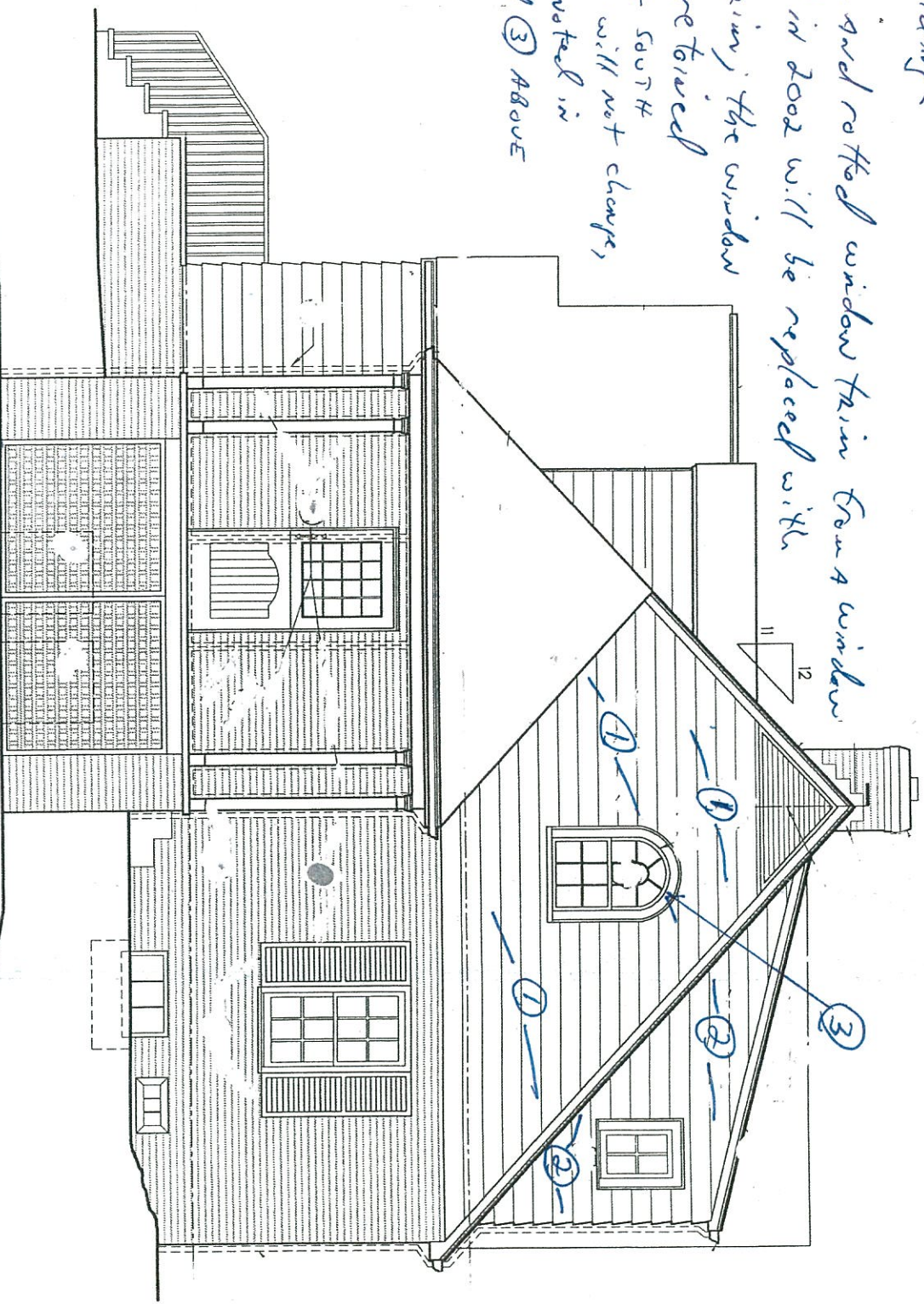
NOTES:

- ① Peeling and failing lap clapboard installed in 2002 will be replaced with Hardie Straight Siding.
- ② Peeling and failing lap clapboard installed in 2002 will be replaced with Hardie Arbutus lap siding.

- ③ Peeling and rotted window trim from a window installed in 2002 will be replaced with Hardie trim; the window will be retained.

- ④ EXISTING SOUTH elevation will not change, except as noted in ①, ②, and ③ Above.

2/4/17



EXISTING SOUTH ELEVATION

1  
A4

1/4" = 1'-0"

5809  
SURREY ST.

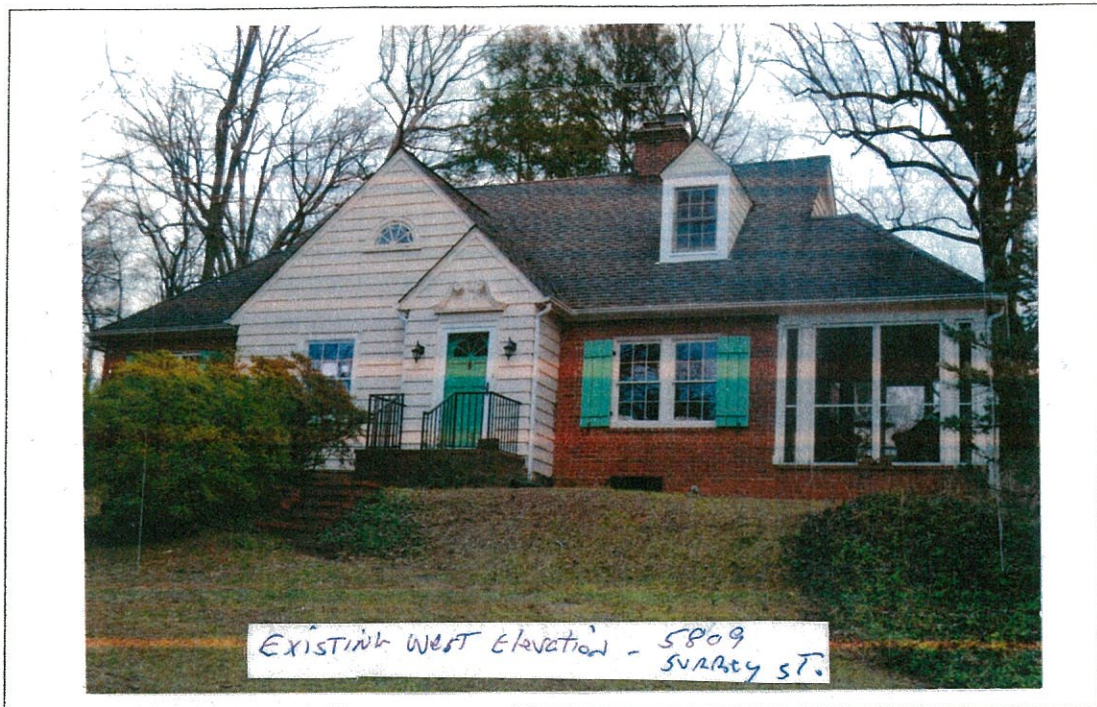
↑  
NORTH

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

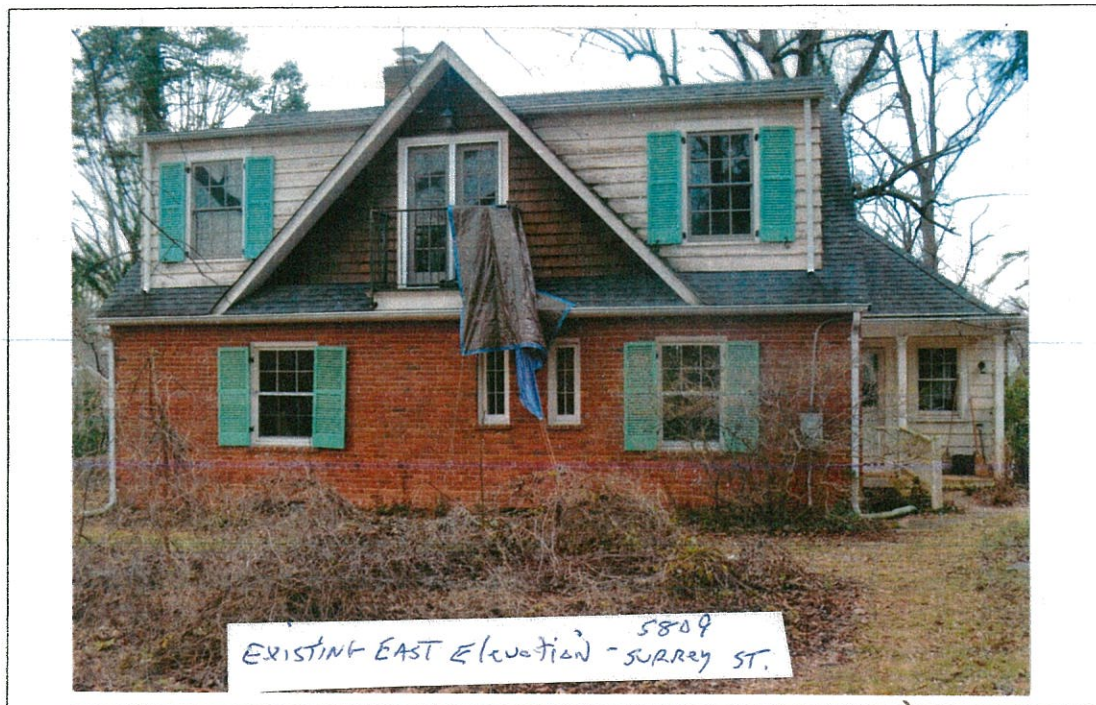
<b>Owner's mailing address</b> JAMES J. REGAN 5809 SURREY ST. Chevy Chase, MD 20815	<b>Owner's Agent's mailing address</b>  N/A
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Michael and ABBY NOLAN 5807 SURREY ST. Chevy Chase, MD 20815	Michael Roark NANCY Zuckerbrod 4721 Dorset Ave. Chevy Chase, MD 20815
David Battey 5813 SURREY ST. Chevy Chase, MD 20815	MATTHEW GROHOWSKI Agnes Holland 4722 CUMBERLAND AVE. Chevy Chase, MD 20815
Dr. Trey Sunderland Dr. SUZAN KOVARICK 4718 CUMBERLAND AVE. Chevy Chase, MD 20815	NEAL AND DARCY THOMSON 5816 SURREY ST. Chevy Chase, MD 20815



Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING WEST ELEVATION 5809 SURREY ST. - view from curb  
public right-of-way



Detail: EXISTING EAST ELEVATION - 5809 SURREY ST.

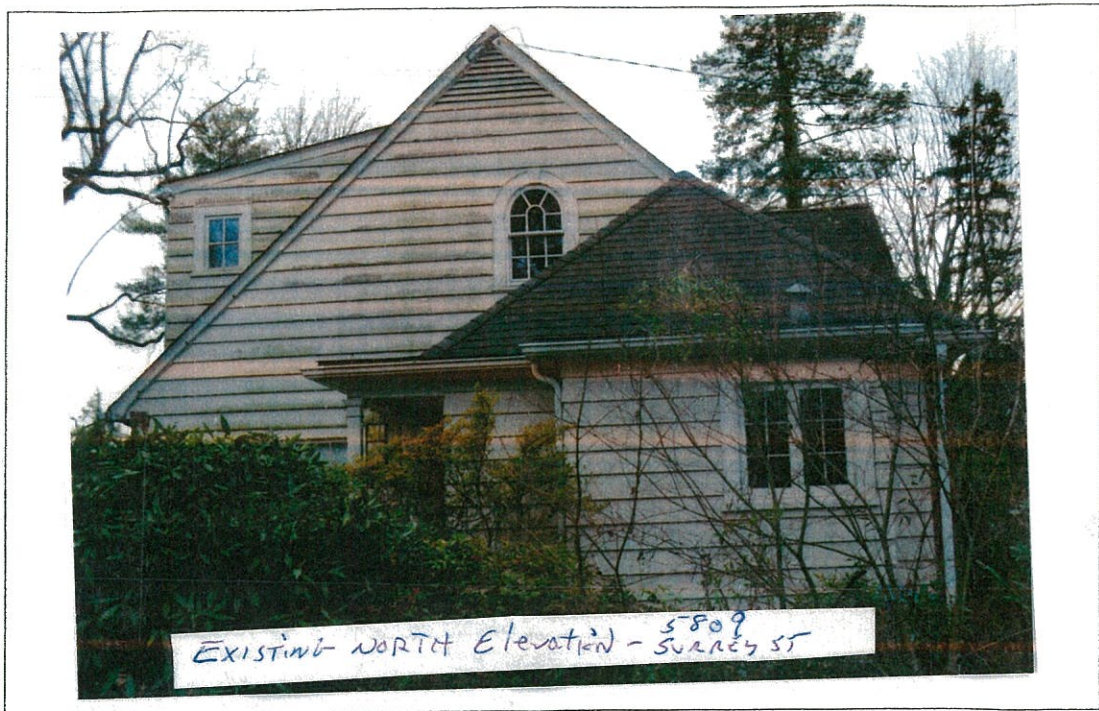
Applicant: James Regan

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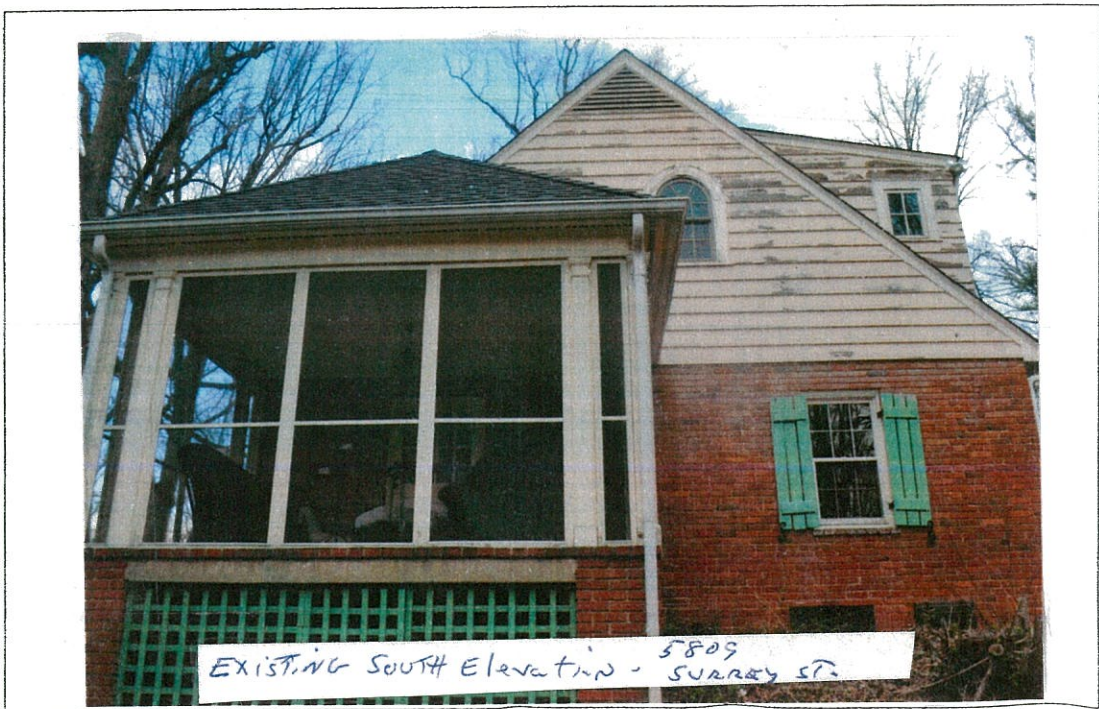
13



Existing Property Condition Photographs (duplicate as needed)



Detail: EXISTING NORTH Elevation - 5809 SURREY ST.



Detail: EXISTING SOUTH Elevation - 5809 SURREY ST.

Applicant: James Regan

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Existing Property Condition Photographs (duplicate as needed)



Detail: DETAIL of AFFECTED NORTH Elevation - 5809 SURREY ST.



Detail: Detail of AFFECTED NORTH Elevation - 5809 SURREY ST

Applicant: JAMES REGAN

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Existing Property Condition Photographs (duplicate as needed)



Detail: Detail of AFFECTED NORTH Elevation - 5809 SURREY ST.

Failing 203  
window TR  
And  
wood claps



Detail: DETAIL of AFFECTED NORTH Elevation - RUSTING METAL ROOF  
5809 SURREY ST.

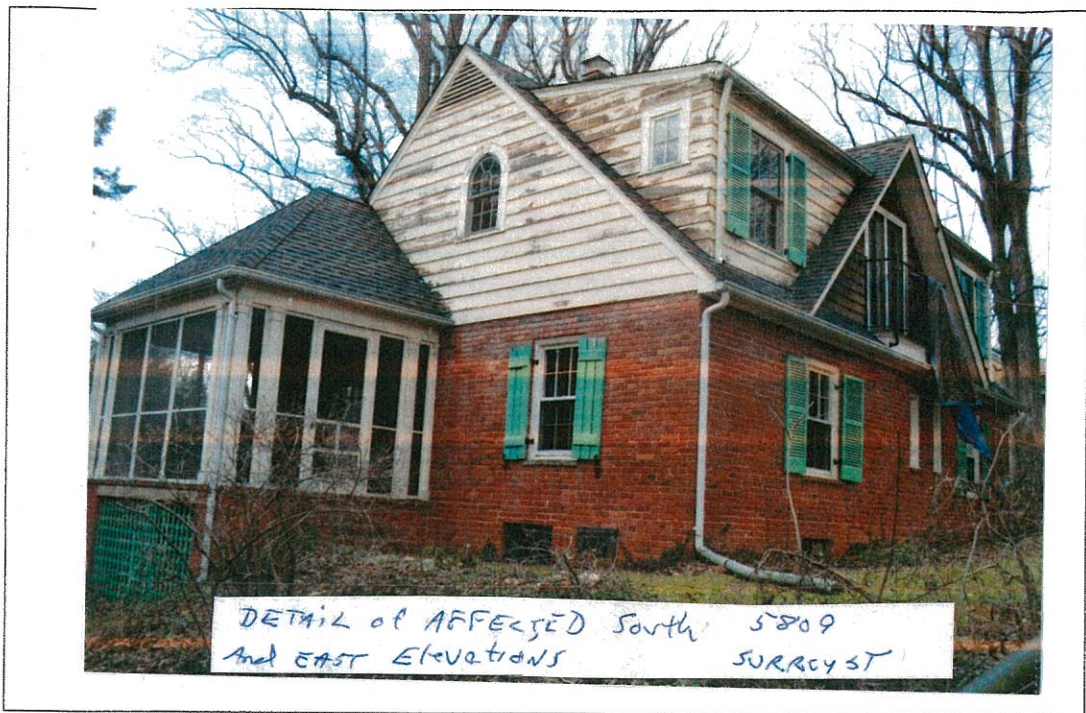
Applicant: JAMES REGAN

Page: 14

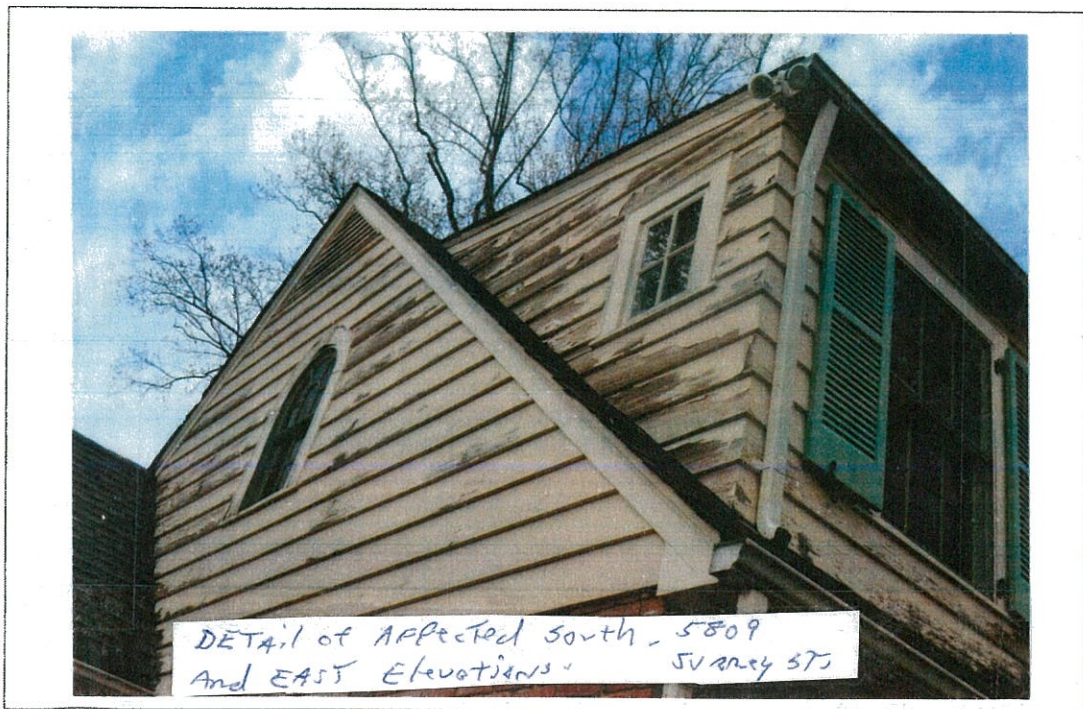
16



Existing Property Condition Photographs (duplicate as needed)



Detail: Detail of AFFECTED South and EAST Elevations - 5809 SURREY ST.



Detail: Detail of AFFECTED South and EAST Elevations  
5809 SURREY ST.

Applicant: JAMES REGAN

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