

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

<b>Address:</b>	5710 Surrey St., Chevy Chase	<b>Meeting Date:</b>	9/19/2017
<b>Resource:</b>	Primary (Pre-1915) Resource (Somerset Historic District)	<b>Report Date:</b>	9/12/2017
<b>Applicant:</b>	Brian Reilly and Gayle Horn (Luke Olson, Architect)	<b>Public Notice:</b>	9/5/2017
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/36-17F REVISION		
<b>PROPOSAL:</b>	Rear addition and garage		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset District  
**STYLE:** Shingle/Craftsman w/ Colonial Revival Addition  
**DATE:** c. 1903 w/ c. 1959-1966 Front/Right Side Addition

**BACKGROUND**

The applicants previously appeared before the Commission at the June 14, 2017 HPC meeting for a preliminary consultation. The applicants' HAWP proposal was approved at the July 12, 2017 HPC meeting.

**PROPOSAL**

The applicants are proposing the following work items at the subject property:

- Install a 6-over-6 wood double-hung window in the gable of the non-historic right side addition.

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Somerset 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)*, the *Somerset Historic District Guidelines (Guidelines)*, 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-8***

- (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
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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.)

### ***Somerset Historic District Guidelines***

- The earliest portion of the Town of Somerset was founded in the late 19<sup>th</sup> Century as a trolley suburb. This area is significant as one of the first trolley suburbs in Montgomery County and is representative of the beginnings of suburbanization.
- Somerset was developed in 1890 by the Somerset Heights Colony Company. This group purchased approximately 50 acres of farmland with the goal of creating a clean, safe, residential community—far enough away from the dangers and dirt of the city, but close enough to commute to work by trolley.
- Five of the original partners of the Somerset Heights Colony Company were associated with the U.S. Department of Agriculture. By 1895, four of these five men had built large homes for themselves within the new community. Three of these houses are still standing.

- From the beginning, sales were brisk and, by 1910, there were 173 residences in Somerset.
- Of particular interest are a number of houses built by Richard and William Ough between 1900 and 1915. These structures were an early examples of standardization—they exhibit a number of common characteristics: mitred bay corner towers, wrap-around porches, and hipped roofs with a gable peak visible on the front façade.
- Houses which were built in Somerset during its primary period of architectural importance (1890 to 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. As a group, the early houses in Somerset represent one of the best concentrated collections of Victorian residential architecture in the County.
- 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 existing houses, the relationship of houses to the street, the ample size 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.
- A map of the boundaries of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. 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 replicated 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.

### *Secretary of Interior's Standards for Rehabilitation*

The Secretary of the Interior defines rehabilitation 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.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

The subject property is a circa 1903 Shingle/Craftsman-style structure within the Somerset Historic District. There is an existing c. 1959-1966 Colonial Revival-style addition at the front/right side of the historic house. The gable of the existing front/right side addition is currently filled with glass.

At the July 12, 2017 HPC meeting, the applicants received approval to remove existing rear structures (sunroom, screened porch, and deck) from the subject property and to construct a new 2 ½-story rear addition in their place. The applicants also proposed to remove the glass from the gable of the existing front/right side addition and to fill the gable with siding to match the addition. The HPC approved the proposed gable alterations.

The applicants have revised their submission and now propose to remove the glass from the gable of the existing front/right side addition, fill the gable with siding to match the addition, and install a 6-over-6 wood double-hung window in the gable. The proposed window will match the existing windows of the addition.

Staff fully supports the applicants' proposal, finding that it will not alter or remove character defining features of the resource. The glass to be removed is a non-historic feature on a non-historic side addition, and the proposed siding and double-hung window are compatible with the resource.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Somerset Historic District Guidelines* and with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation identified above, and therefore will not substantially alter the exterior

features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON  
Daytime Phone No.: 240-333-2021

Tax Account No.: \_\_\_\_\_  
CONTRACT PURCHASER Name of Property Owner: BRIAN REILLY & GAYLE HORN Daytime Phone No.: 312-285-4409  
Address: 4521 CUMBERLAND AVE CHEVY CHASE MD 20815  
Street Number City State Zip Code

Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 5710 Street: SURREY STREET  
Town/City: CHEVY CHASE Nearest Cross Street: DORSET AVE  
Lot: PT 21 & 23 Block: 4 Subdivision: SOMERSET HEIGHTS  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:  Construct  Extend  Alter/Renovate  A/C  Slab  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Well (complete Section 4)  Other: GARAGE  
1B. Construction cost estimate: \$ 500  
1C. If this is a revision of a previously approved active permit, see Permit # 35/36-17F (803790)

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

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.

[Signature] 8-15-17  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

810182

(6)

REVISION TO  
35/36-17F (July 12, 2007)  
- REAR ADDITION  
and GARAGE

**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:

REVISION TO PREVIOUSLY APPROVED HALP FOR EXG. 2 1/2"  
STORY SINGLE FAMILY HOME W/ DETACHED GARAGE

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

REUSE HALP # 35/36-17F (803790) TO REMOVE SB SE BATH #2 (MK)  
FROM 2ND FLOOR OF PROPOSED ADDITION & ADD ONE (1) PTD. WOOD  
DOUBLE-HUNG WINDOW TO GABLE INFILL ON RIGHT SIDE ELEV.  
(PREVIOUSLY APPROVED.)

2. **SITE PLAN**

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**

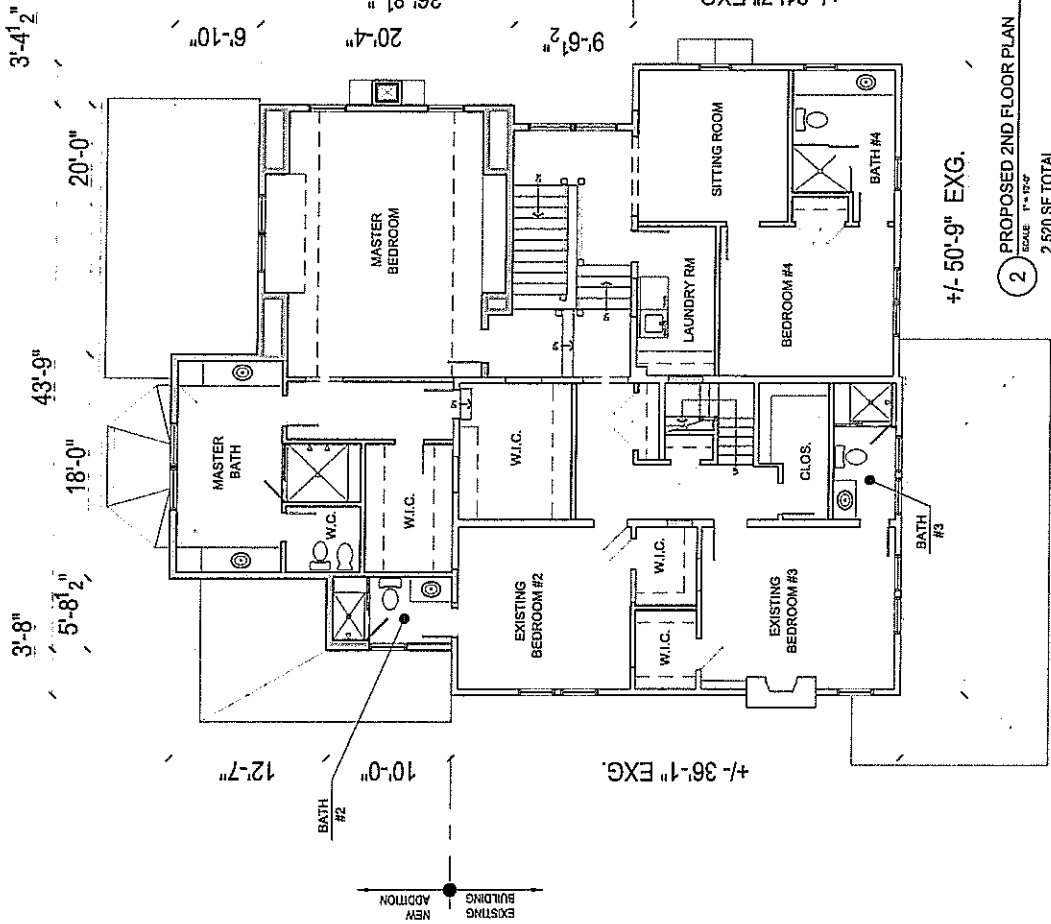
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

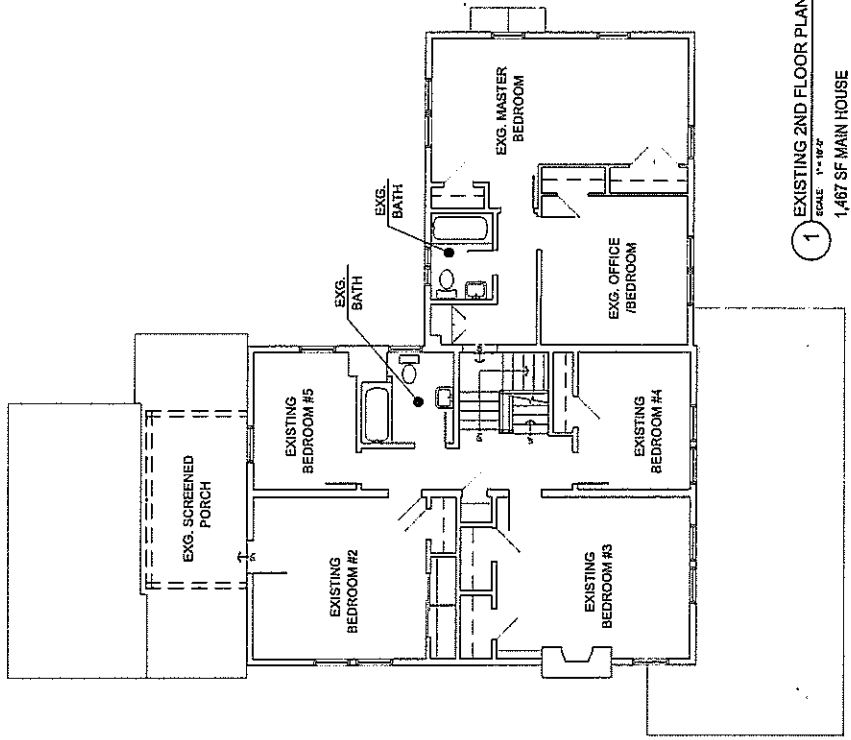
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

APPROVED



6

2 PROPOSED 2ND FLOOR PLAN  
 SCALE: 1" = 10'-0"  
 2,520 SF TOTAL  
 (1,467 EXG + 1,053 ADDTN)



1 EXISTING 2ND FLOOR PLAN  
 SCALE: 1" = 10'-0"  
 1,467 SF MAIN HOUSE  
 115 SF REAR SCREENED PORCH  
 1,582 SF TOTAL



5710 SURREY - HAWP REVIEW 07/12/2017

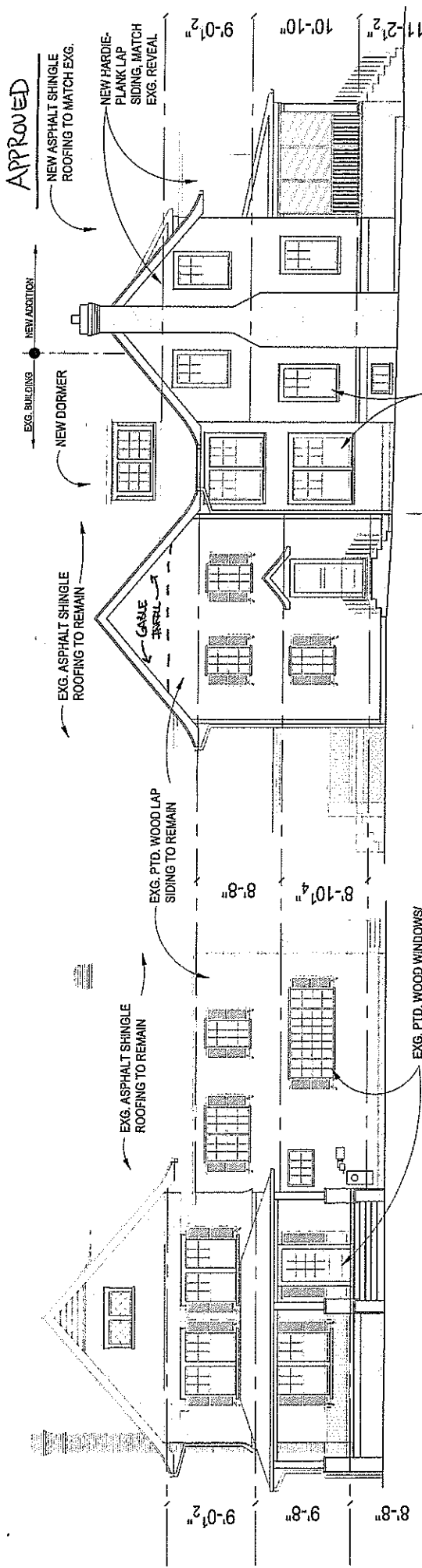
5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

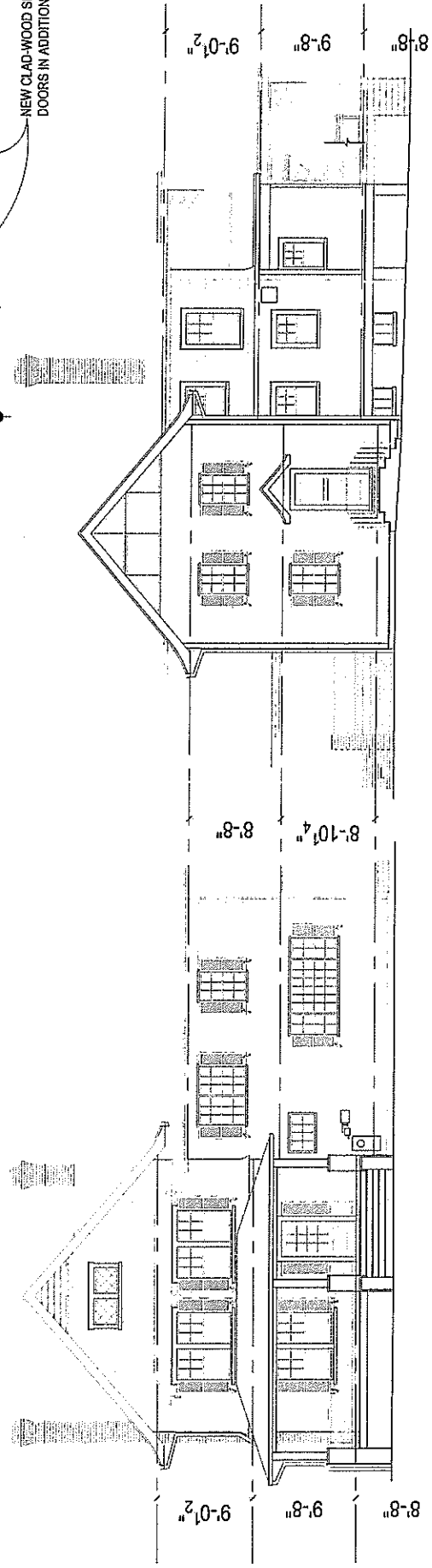
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3 PROPOSED FRONT ELEVATION  
SCALE 1" = 16'-0"

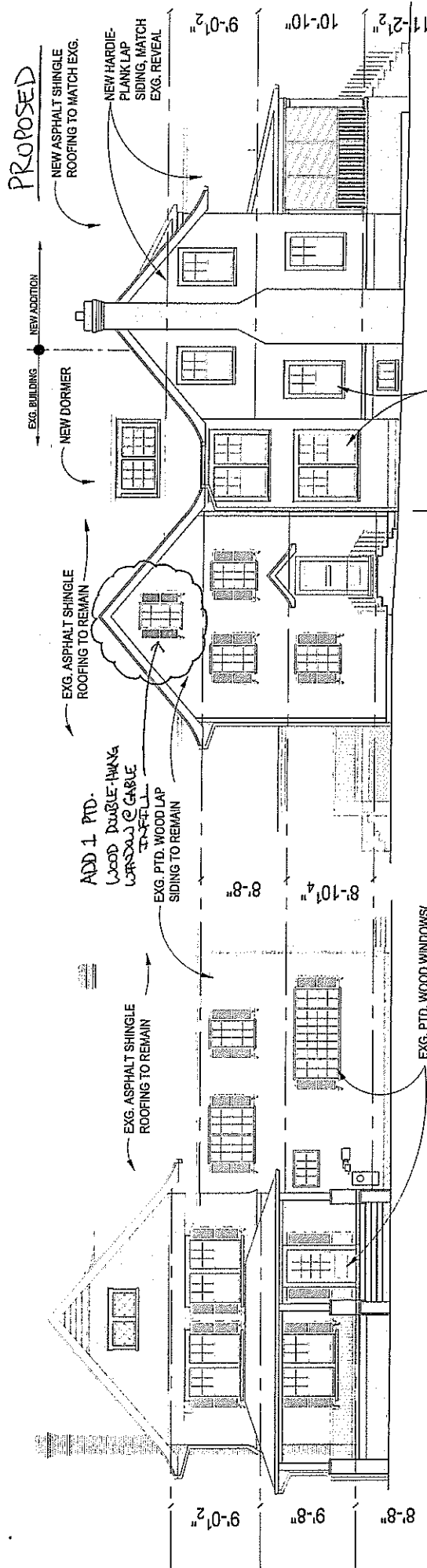
4 PROPOSED RIGHT SIDE ELEVATION  
SCALE 1" = 16'-0"



1 EXG FRONT ELEVATION  
SCALE 1" = 16'-0"

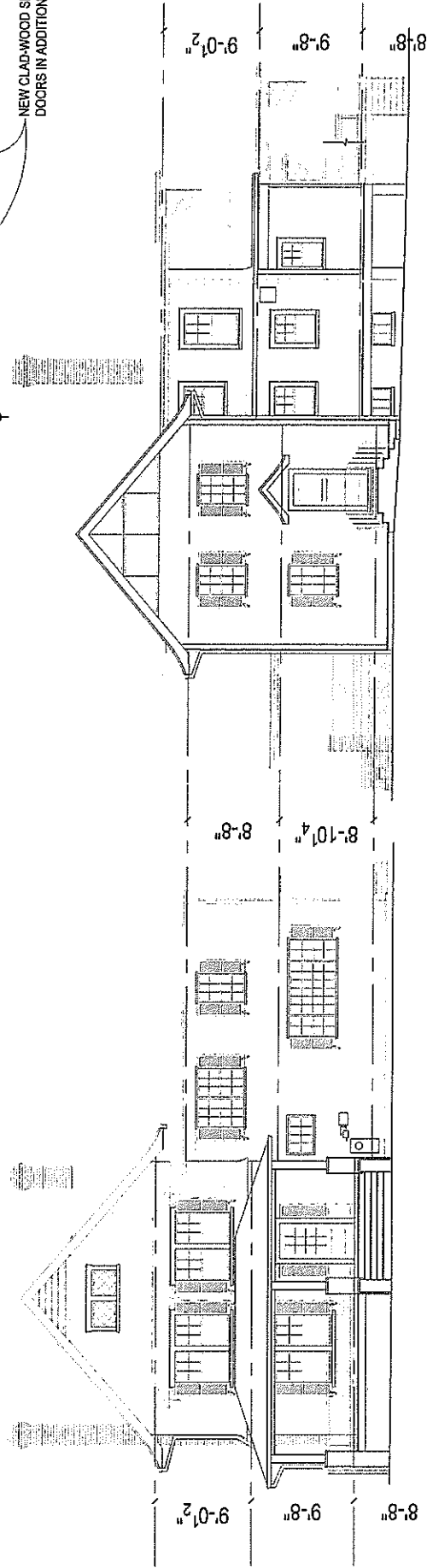
2 EXG RIGHT SIDE ELEVATION  
SCALE 1" = 16'-0"





3 PROPOSED FRONT ELEVATION  
SCALE 1" = 16'0"

4 PROPOSED RIGHT SIDE ELEVATION  
SCALE 1" = 16'0"



1 EXG. FRONT ELEVATION  
SCALE 1" = 16'0"

2 EXG. RIGHT SIDE ELEVATION  
SCALE 1" = 16'0"

GRAPHIC SCALE  
0 5' 10' 20'  
SCALE 1" = 16'0"

GTM

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

**Owner's mailing address**

BRIAN REILLY AND GAYLE HORN  
4521 CUMBERLAND AVENUE  
CHEVY CHASE, MD 20815

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

LUKE OLSON  
7735 OLD GEORGETOWN ROAD STE 700  
BETHESDA, MD 20814

**Adjacent and confronting Property Owners mailing addresses**

ANTHONY MAZLISH  
5706 SURREY STREET  
CHEVY CHASE, MD 20815

JAMES GRAHAM  
4728 DORSET AVE  
CHEVY CHASE, MD 20815

MICHAEL & ABIGAIL NOLAN  
1220 L ST NW STE 100-182  
WASHINGTON DC 20005

(5807 SURREY ST)

JOHN & VANESSA BECKMAN  
4816 DORSET AVE CHEVY  
CHASE, MD 20815

FLOYD & NANCY GALLER  
5712 SURREY STREET  
CHEVY CHASE, MD 20815

MORRIS PANNER & NANCY JARDINI  
4815 ESSEX AVE  
CHEVY CHASE, MD 20815