

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5710 Surrey St., Chevy Chase	Meeting Date:	7/12/2017
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	7/5/2017
Applicant:	Brian Reilly and Gayle Horn (Luke Olson, Architect)	Public Notice:	6/28/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/36-17F	Staff:	Michael Kyne
PROPOSAL: Rear addition and garage			

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. At that time, the Commission voiced unanimous support for the applicants' proposal.

PROPOSAL

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

- Remove existing rear sunroom, screened porch, and deck.
- Construct 2 ½-story rear addition.
- Relocate existing garage to be behind proposed rear addition.
- Remove existing chimney from right side of historic house.
- Construct new shed dormer on right side of historic house.
- Siding infill.

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 19th 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-20th 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.

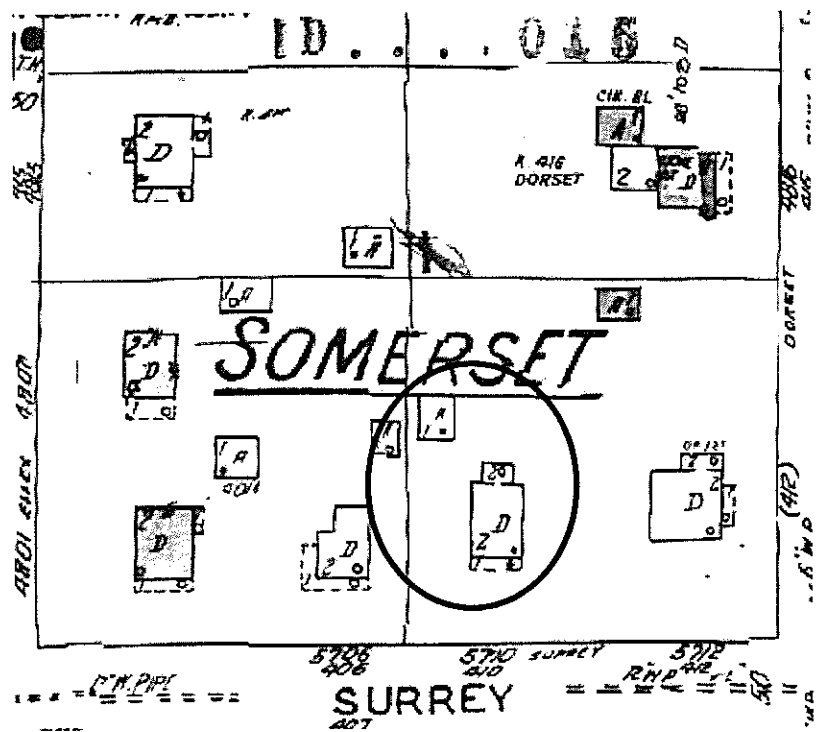
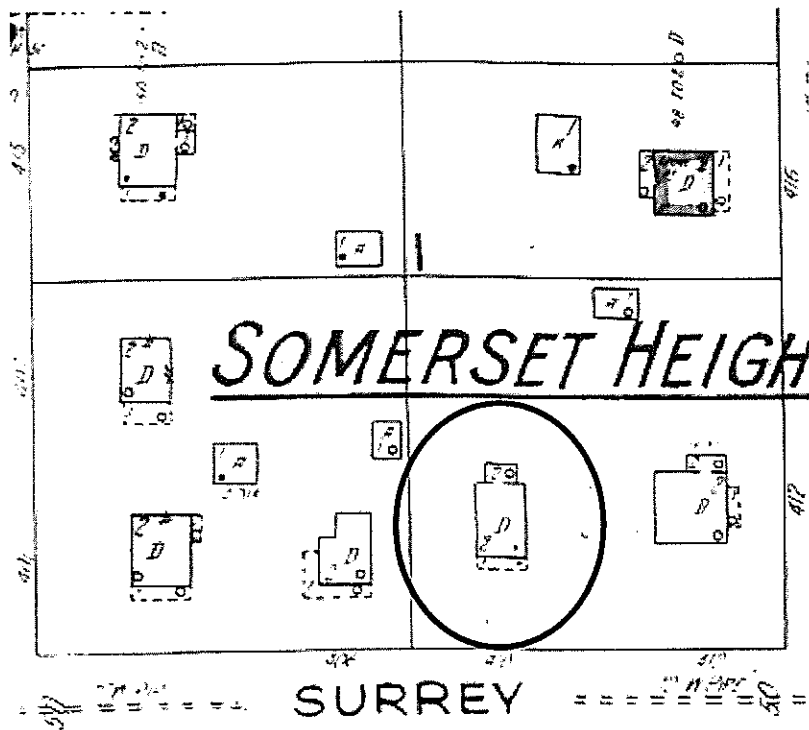
STAFF DISCUSSION

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 applicants propose to remove existing rear structures (sunroom, screened porch, and deck) and to construct a new 2 ½-story rear addition in their place. The existing garage at the rear/left side of the historic house will be relocated to be behind the house.

As noted above, the applicants previously appeared before the Commission at the June 14, 2017 HPC meeting for a preliminary consultation. At the preliminary consultation, staff was generally supportive of the proposed rear addition, but asked the Commission to provide any guidance that might make it more compatible with the historic house and surrounding historic district. Regarding the garage, staff asked for the Commission's guidance on the appropriateness of relocating the garage to be behind the proposed rear addition. Staff also asked for the Commission's guidance regarding specific details for the proposed rear addition, including the removal of an existing chimney from the right side of the historic house, the construction of a new dormer in the same approximate location, and the infill of existing gable windows in the existing front/right side addition.

The Commission considered staff's concerns, but unanimously supported the applicants' proposal.

As deliberations concluded at the preliminary consultation, staff offered to research Sanborn Fire Insurance Maps to determine whether the garage to be moved is historic. The Sanborn maps show that the garage was not present in 1927, but had been constructed by 1959 (see below).



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 to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

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 BRIAN REILLY & GAYLE HORN Daytime Phone No.: 312-285-4409
Name of Property Owner: _____
Address: 4521 CUMBERLAND AVE CHEVY CHASE MD 20815
Street Number City Street 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
☐ 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: GARAGE

1B. Construction cost estimate: \$ 900,000

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

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 of owner or authorized agent

06-21-17

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edt 6/21/99

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(7)

**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 HOUSE IS A 2-1/2 STORY SINGLE FAMILY HOME IN THE SHINGLE/CRAFTSMAN STYLE,
CONSTRUCTED CIRCA 1903. THERE IS A 2-STORY COLONIAL REVIVAL STYLE ADDITION CIRCA
1959-1966 TO THE RIGHT SIDE OF THE HOUSE, AS WELL AS A SCREENED PORCH ADDITION TO THE
REAR AND A TWO-CAR DETACHED GARAGE IN THE REAR YARD ACCESSED FROM A DRIVEWAY ON
THE LEFT SIDE OF THE PROPERTY. THERE IS A POOL IN THE REAR YARD.

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

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.

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 work includes removal of the existing rear sunroom, screened porch and deck to make room for a new 2-story addition entirely to the rear of the existing historic resource with setbacks on the left side and a small hyphen on the right side to delineate the junction of the addition and the existing mass. In addition, we are proposing to infill existing gable windows on the right side of the 2-story mass to the front/right of the house. To keep the massing and scale of the addition subordinate to the existing historic resource, as well as to tie into the both the main house eave and the lower eave of the 2-story wing to the front/right of the house, we have tiered the roofline of the addition and stepped it down gradually from the main roof. We've also taken cues from the existing architecture in our design & detailing of the addition so that it is compatible with the existing resource. The proposed addition also comprises a new brick fireplace and chimney on the right side of the main addition. We are also proposing to relocate an existing garage further back on the property so it is in a more suitable location in the rear yard. This would be more consistent with typical garage locations in the historic district. We have no evidence that this garage is original to the house/lot, and given that it is a two-car garage located to the rear of the more recent additions and detailed differently from the historic resource, we believe it to be a later addition to the lot. The existing curb-cut and a majority of the existing driveway will be reused. There is a large tree directly behind the garage that will need to be removed to relocate the garage and extend the driveway as proposed. This tree is significantly damaged and has been recommended for removal by an arborist; the Town has reviewed this tree and has agreed to its removal.

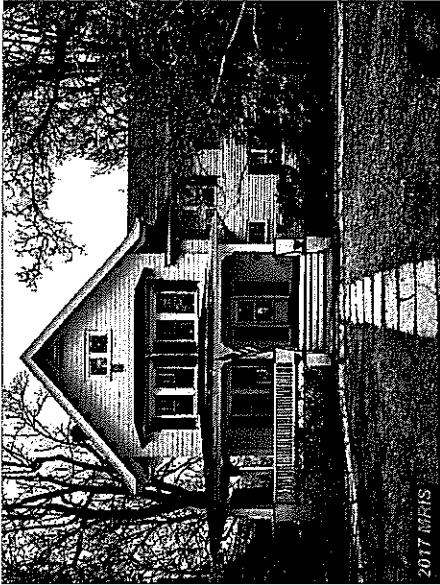
Based on comments include in the staff report for our preliminary review on June 14th and the feedback received from the Commissioners in attendance at the meeting, we are submitting our HAWP application with no changes from the preliminary review package. The proposed addition is subordinate in scale and massing to the existing historic resource and is located entirely to the rear of the historic resource with minimal visibility from the public view. We agree that it is generally compatible with the subject property and surrounding historic district and is unlikely to detract from any of the important features of the historic district as noted in the Somerset Historic District Guidelines. The materials specified on the proposed addition are compatible with the existing historic resource (brick foundation, fibercement lap siding with matching reveal, asphalt shingle roof, clad-wood simulated divided light windows and doors, and ptd. pvc trim & details.) The Town of Somerset reviewed our proposed addition at their June 5, 2017 hearing and recommended approval.



5710 SURREY STREET - TOWN OF SOMERSET
PROPOSED SCOPE OF WORK: DEMOLITION OF THE EXISTING REAR SUNROOM,
SCREENED PORCH & DECK AND CONSTRUCTION OF A NEW 2-1/2 STORY
ADDITION ENTIRELY TO REAR OF EXISTING HISTORIC RESOURCE

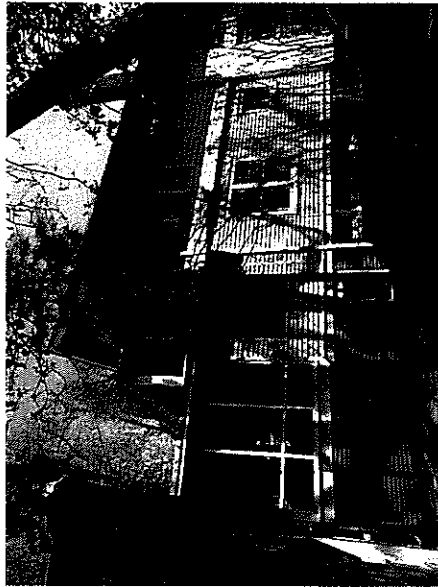
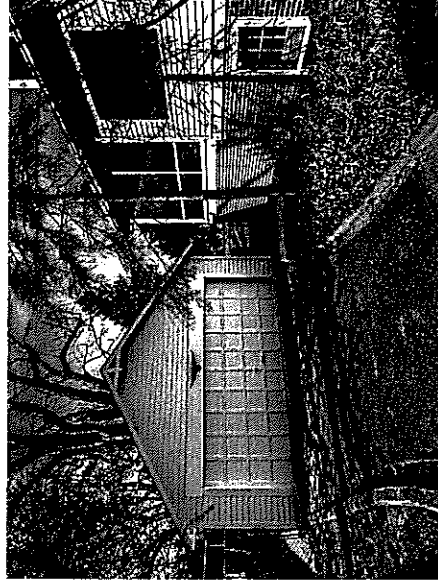
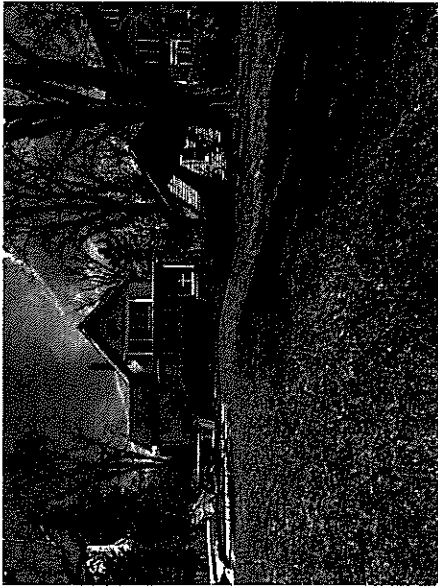
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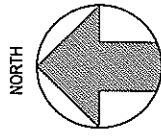
EXISTING PHOTOS

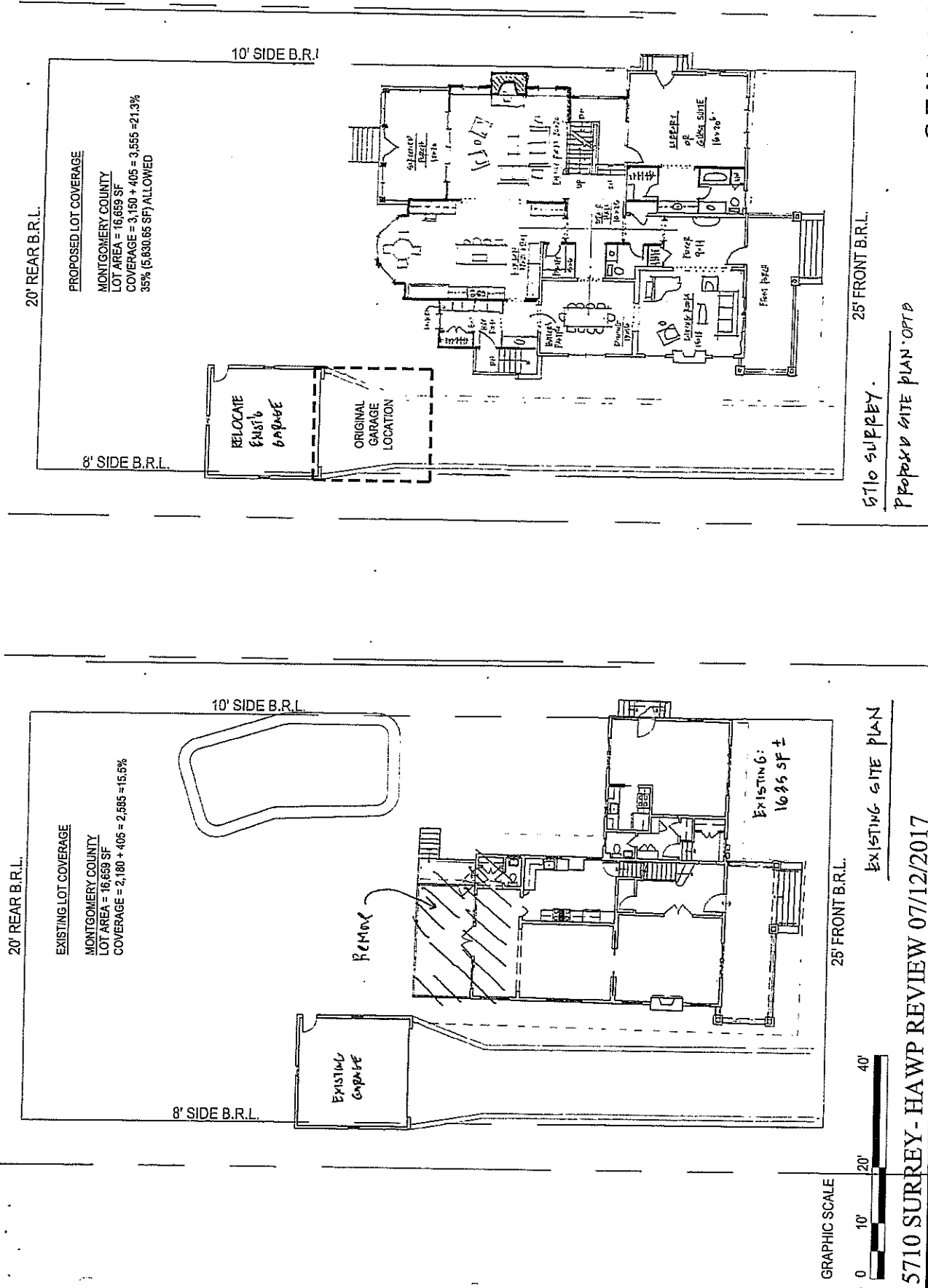


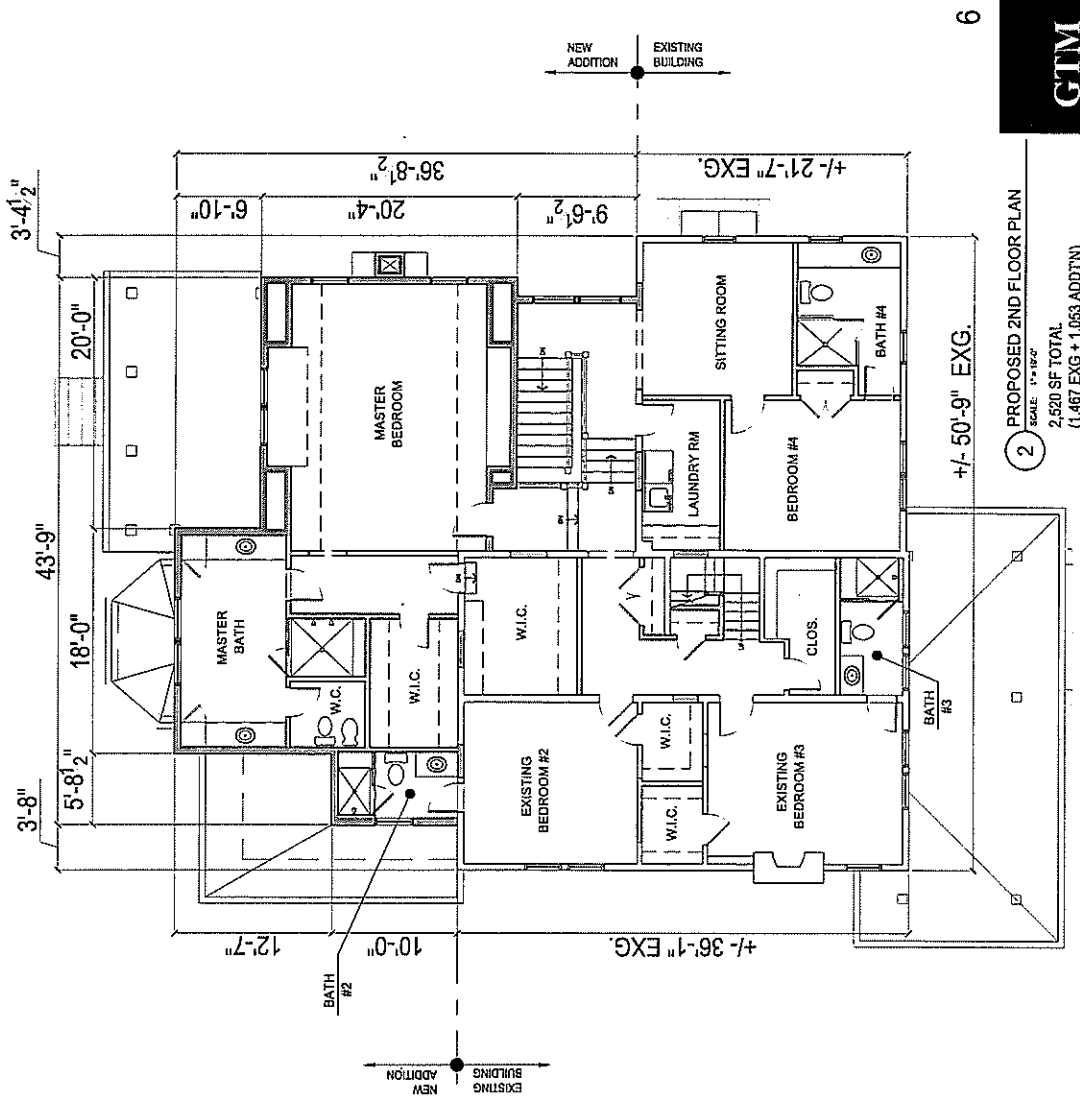


EXISTING PHOTOS





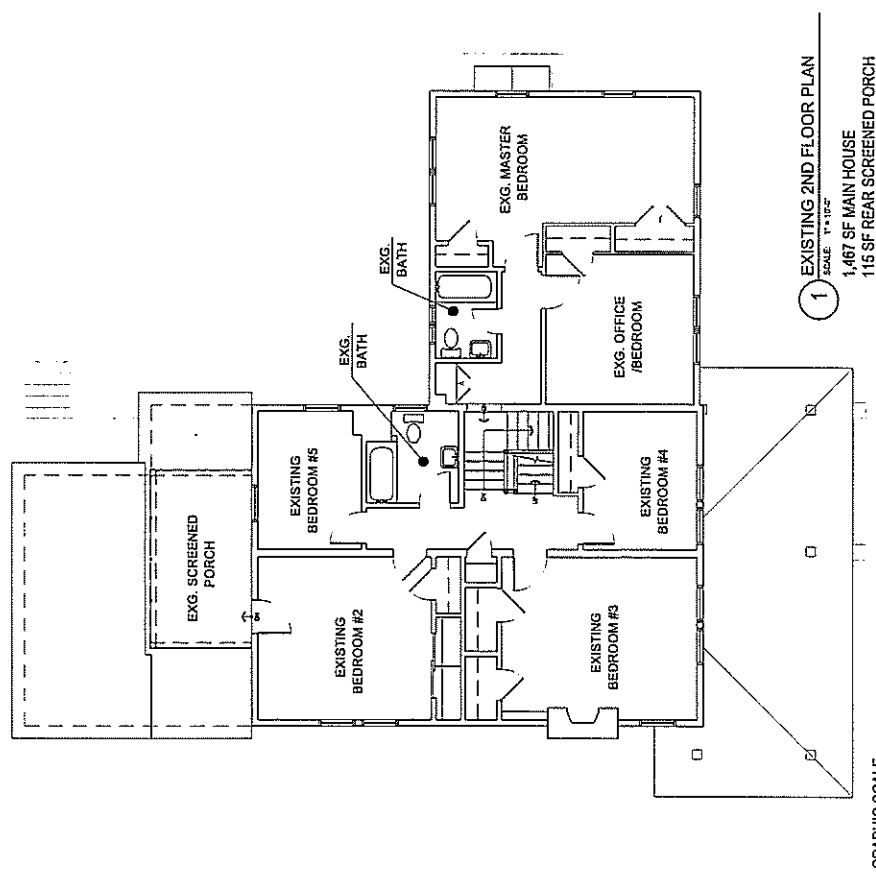




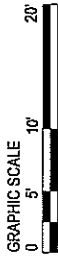
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GTM

2 PROPOSED 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"
2,520 SF TOTAL
(1,467 EXG + 1,053 ADDTN)



1 EXISTING 2ND FLOOR PLAN
SCALE: 1/8"=1'-0"
1,467 SF MAIN HOUSE
115 SF REAR SCREENED PORCH
1,582 SF TOTAL



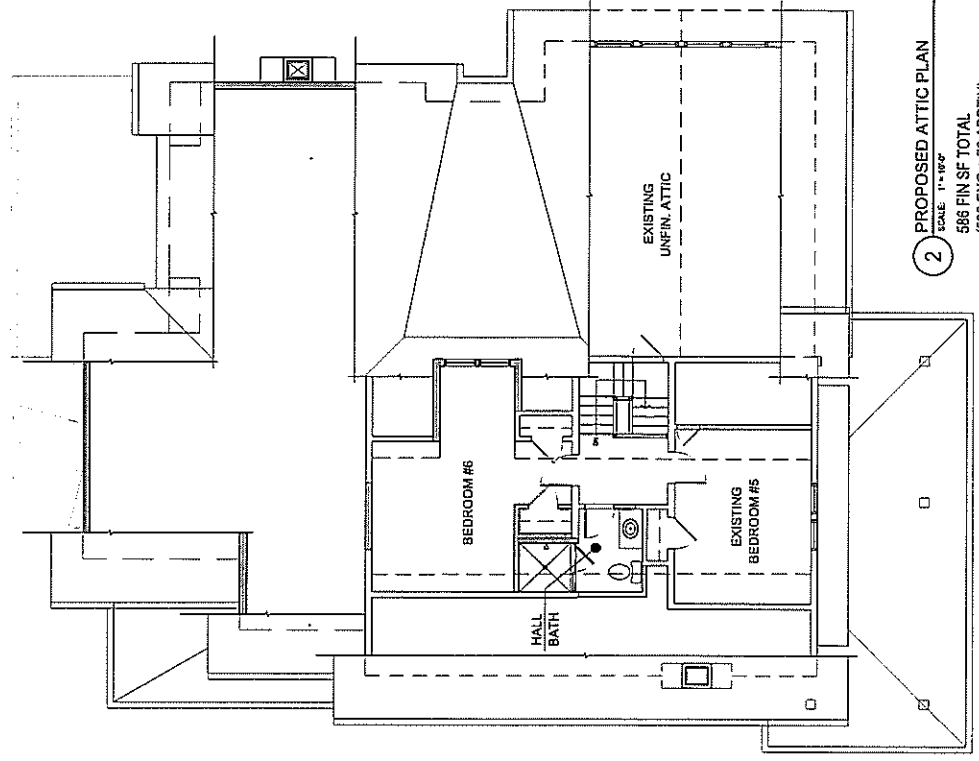
5710 SURREY-HAWP REVIEW 07/12/2017

5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

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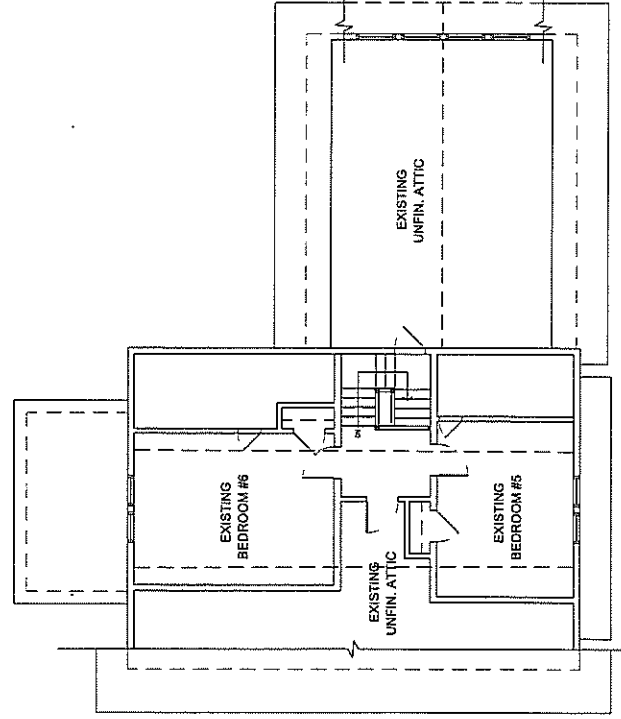
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

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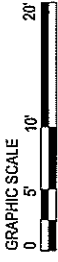
2 PROPOSED ATTIC PLAN

SCALE 1"=10'-0"
588 FIN SF TOTAL
(508 EXG + 78 ADDTN)



1 EXISTING ATTIC PLAN

SCALE 1"=10'-0"
508 FIN. SF



5710 SURREY-HAWP REVIEW 07/12/2017

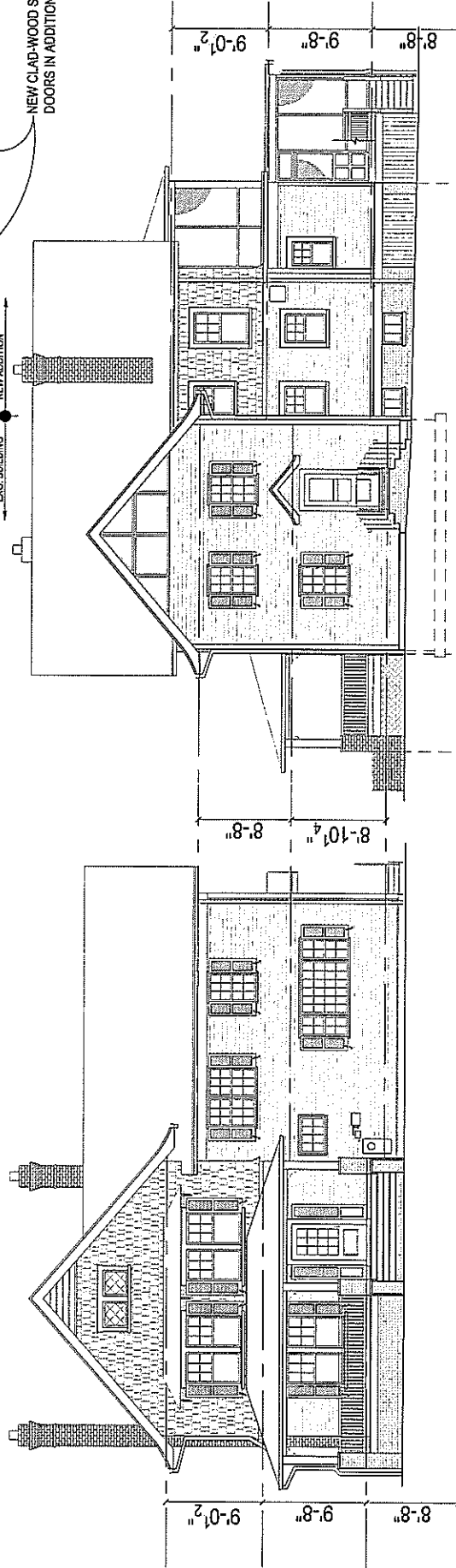
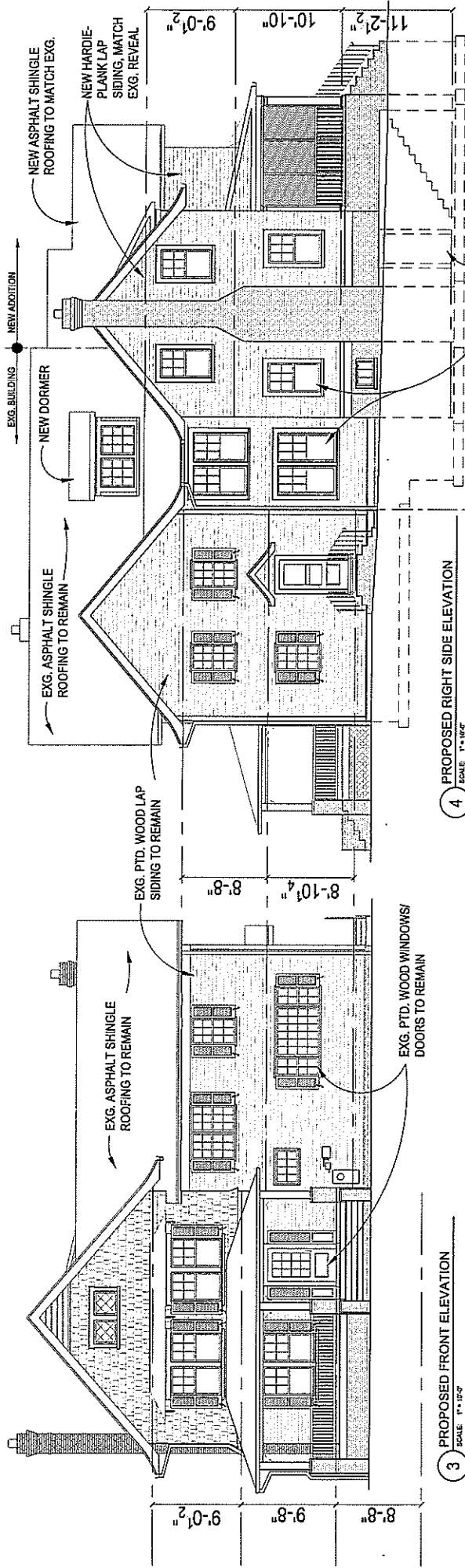
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1 EXG FRONT ELEVATION
SCALE: 1" = 12'-0"

2 EXG RIGHT SIDE ELEVATION
SCALE: 1" = 12'-0"

GRAPHIC SCALE
0 5 10 20'

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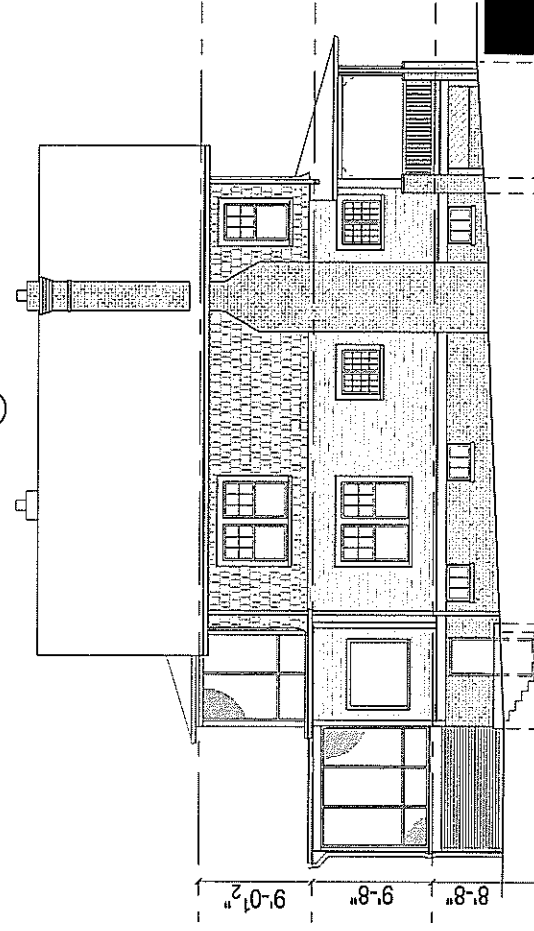
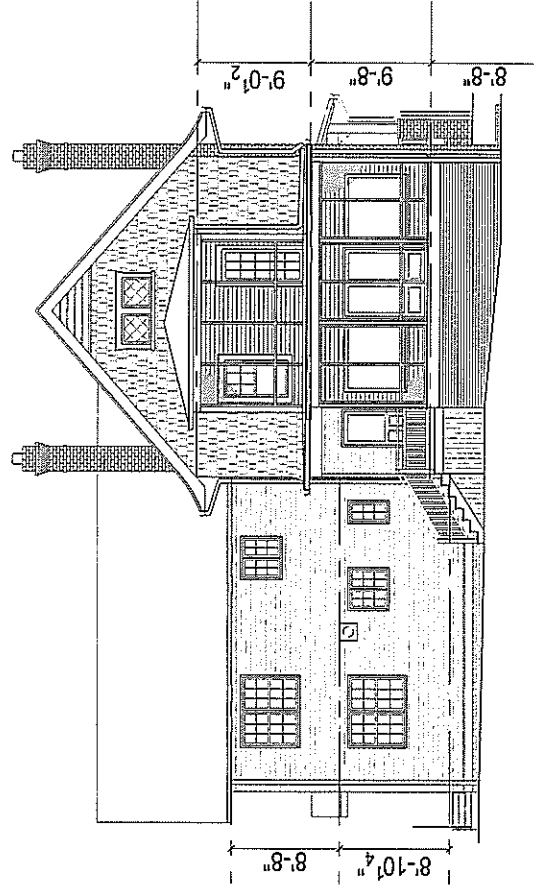
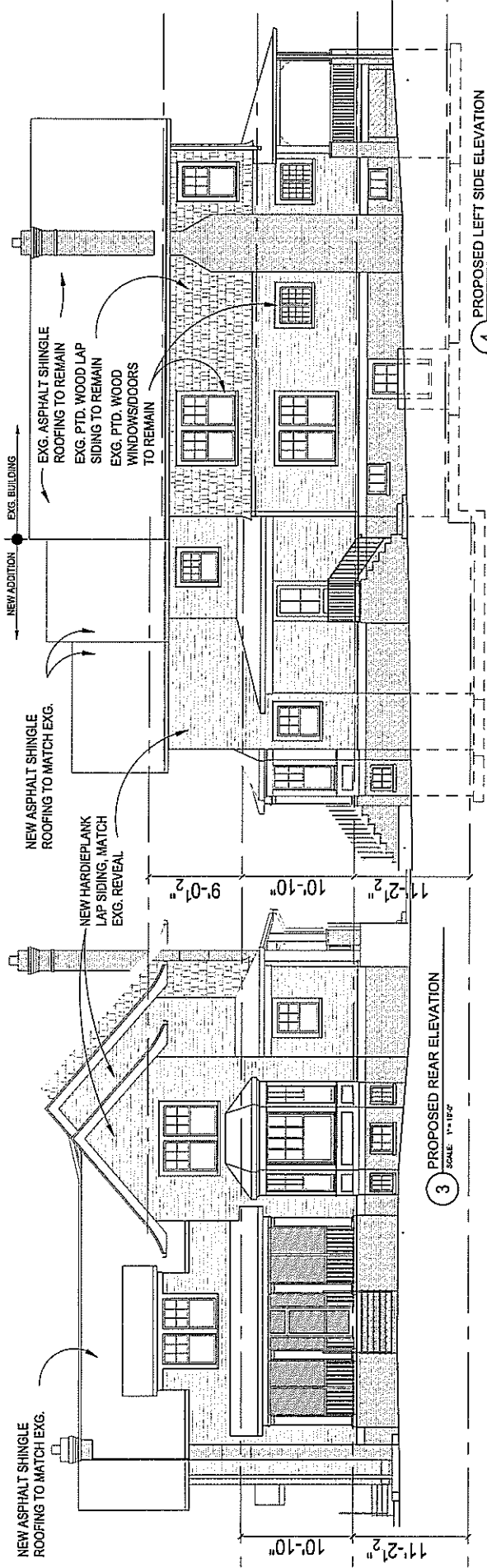
5710 SURREY - HAWP REVIEW 07/12/2017

5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

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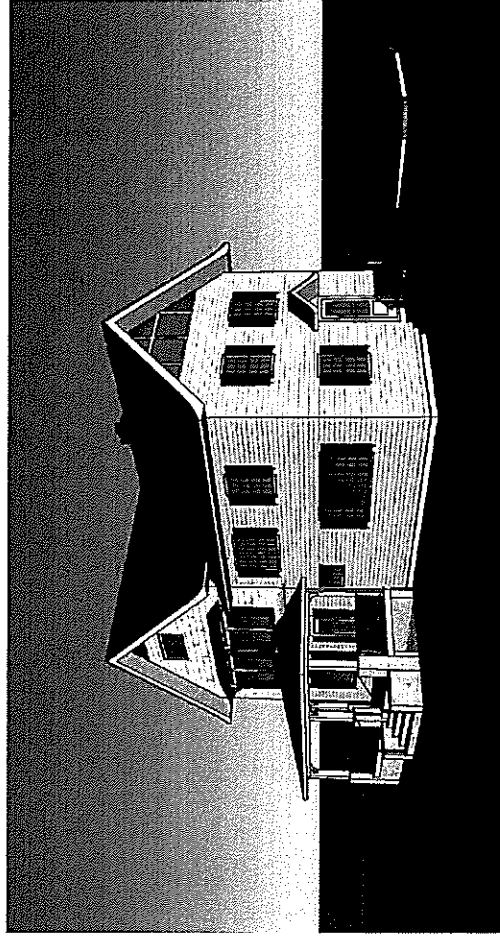
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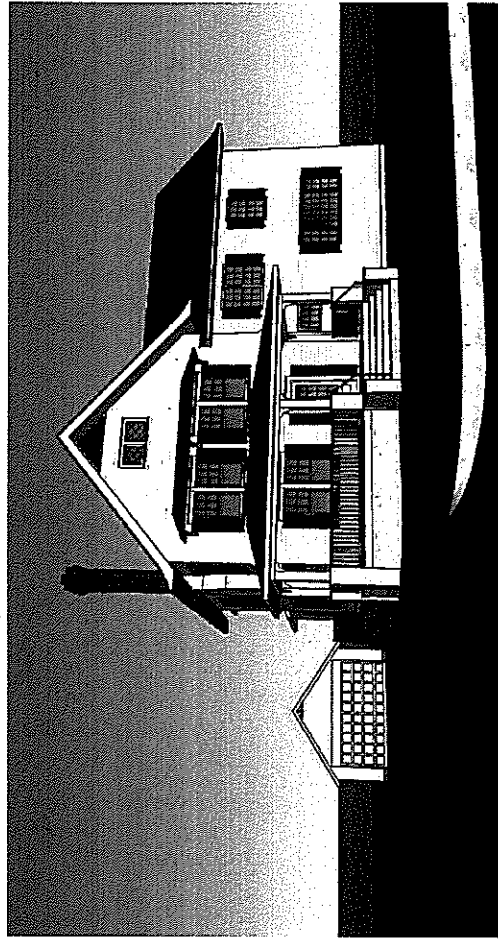
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GRAPHIC SCALE
0 5' 10' 20'



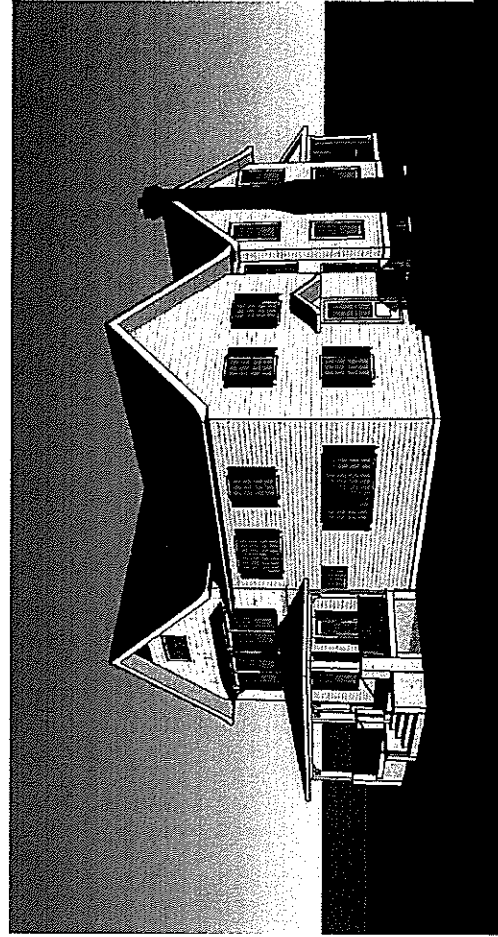
1 EXISTING VIEW FROM STREET
SCALE: N.T.S.



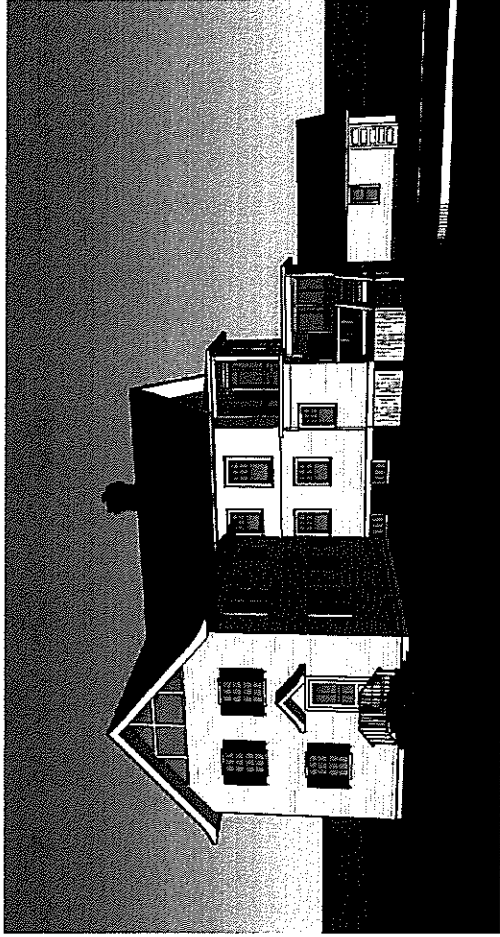
2 EXISTING VIEW FROM FRONT-RIGHT
SCALE: N.T.S.



3 PROPOSED VIEW FROM STREET
SCALE: N.T.S.



4 PROPOSED VIEW FROM FRONT-RIGHT
SCALE: N.T.S.



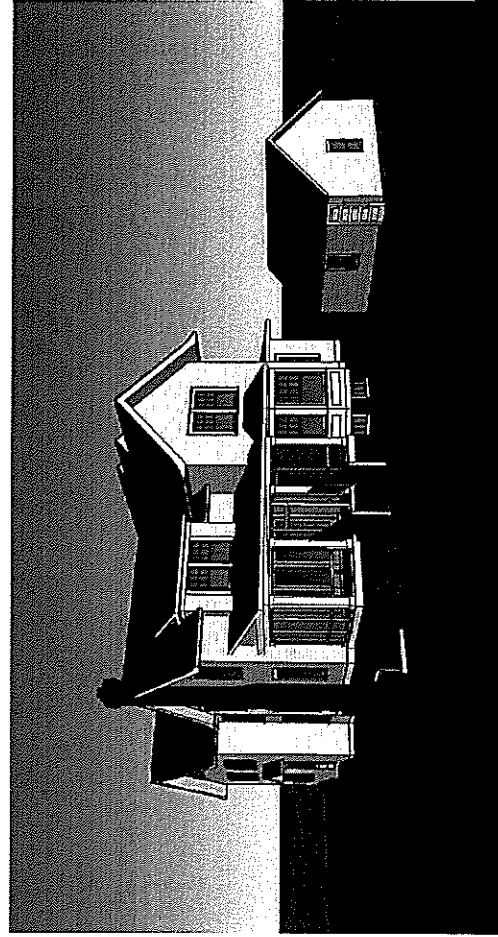
1 EXISTING VIEW FROM RIGHT SIDE
SCALE: 1/8" = 1'-0"



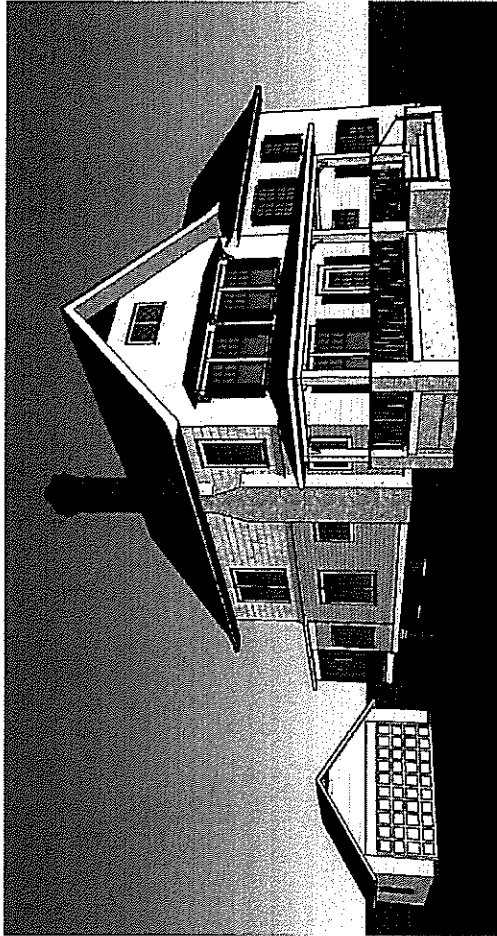
2 EXISTING VIEW FROM REAR YARD
SCALE: 1/8" = 1'-0"



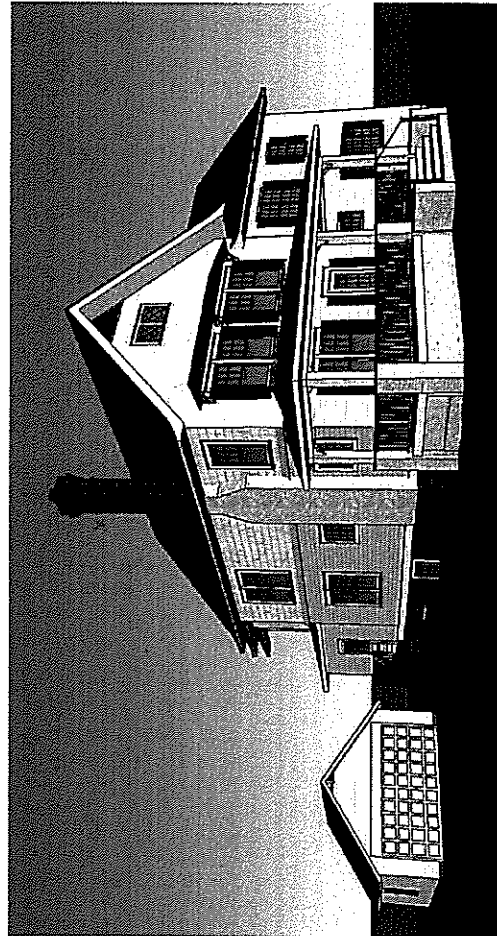
3 PROPOSED VIEW FROM RIGHT SIDE
SCALE: 1/8" = 1'-0"



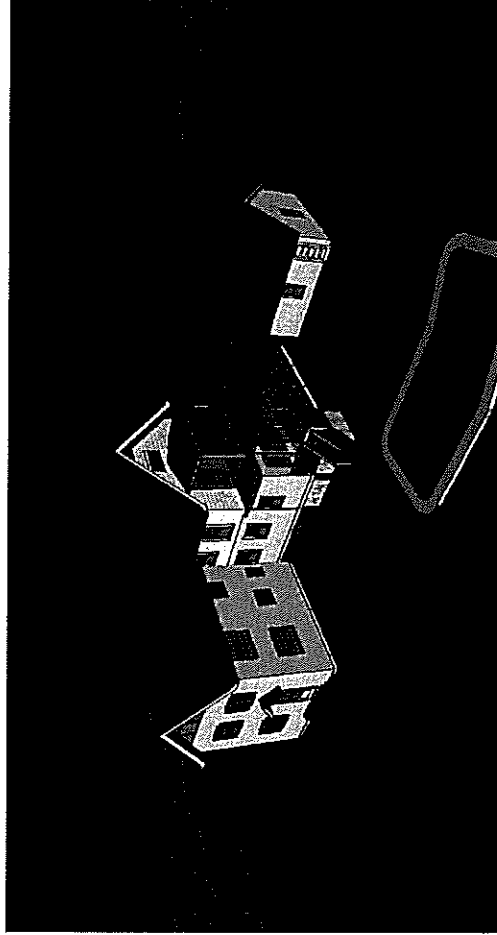
4 PROPOSED VIEW FROM REAR YARD
SCALE: 1/8" = 1'-0"



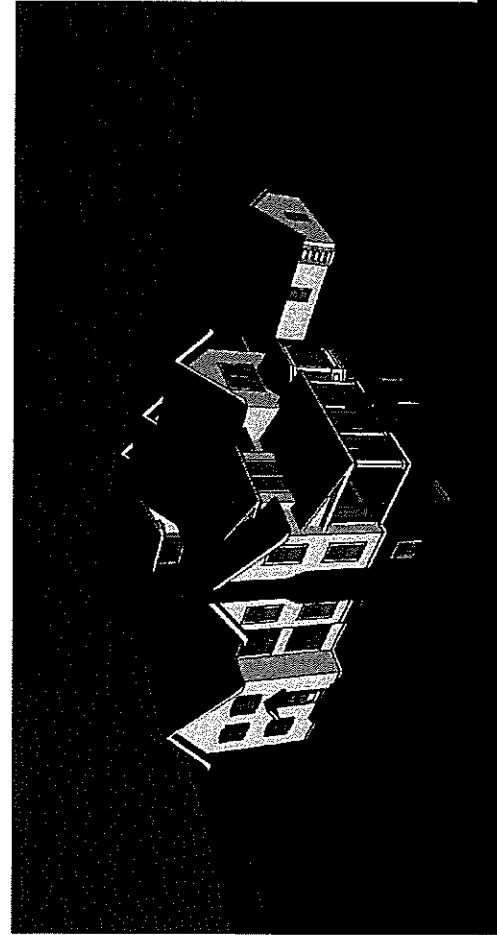
1 EXISTING VIEW FROM FRONT-LEFT
SCALE N.T.S.



3 PROPOSED VIEW FROM FRONT-LEFT
SCALE N.T.S.



2 EXISTING REAR AERIAL VIEW
SCALE N.T.S.



4 PROPOSED REAR AERIAL VIEW
SCALE N.T.S.

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

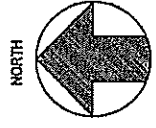
(5807 SURREY ST)

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

PREVIOUS PROPOSAL
(Reviewed at the June 14, 2017
Preliminary Consultation)



1 FOOTPRINT STUDY
SCALE: 1"=40'

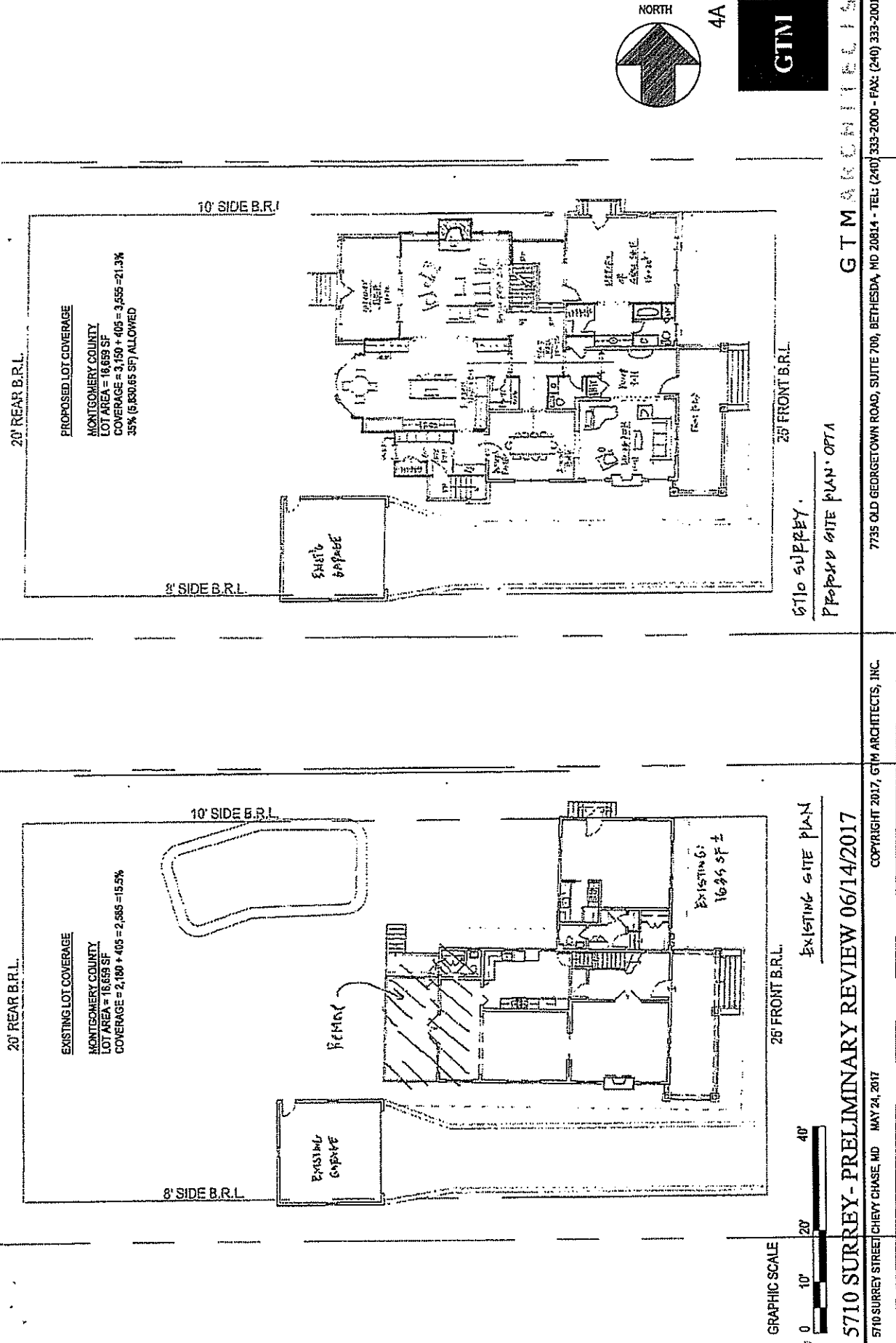
5710 SURREY - PRELIMINARY REVIEW 06/14/2017

5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

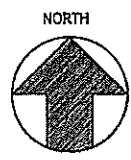
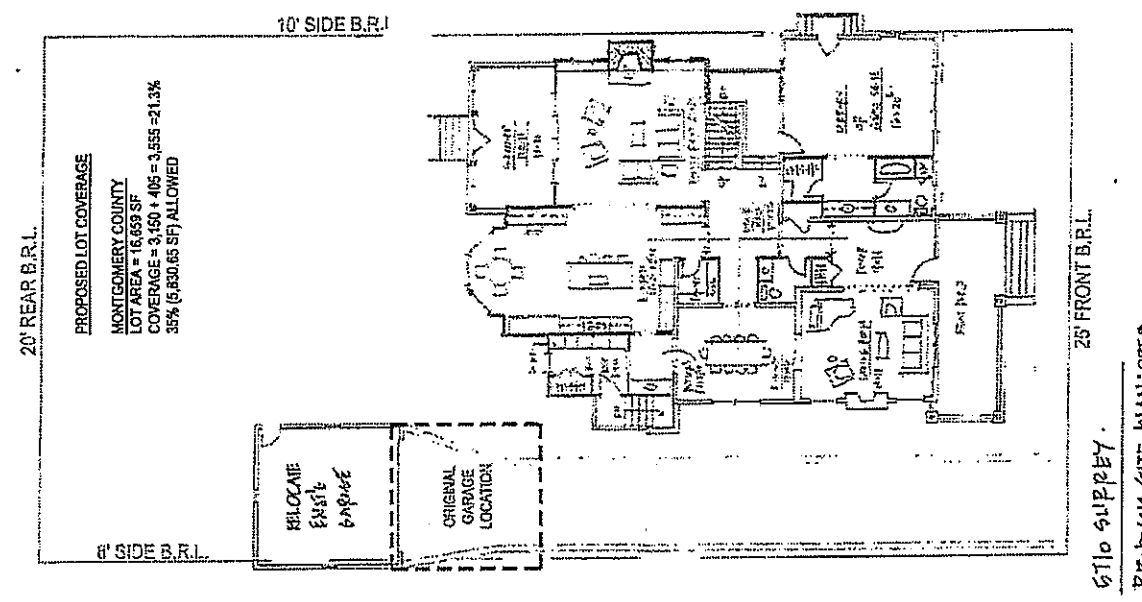
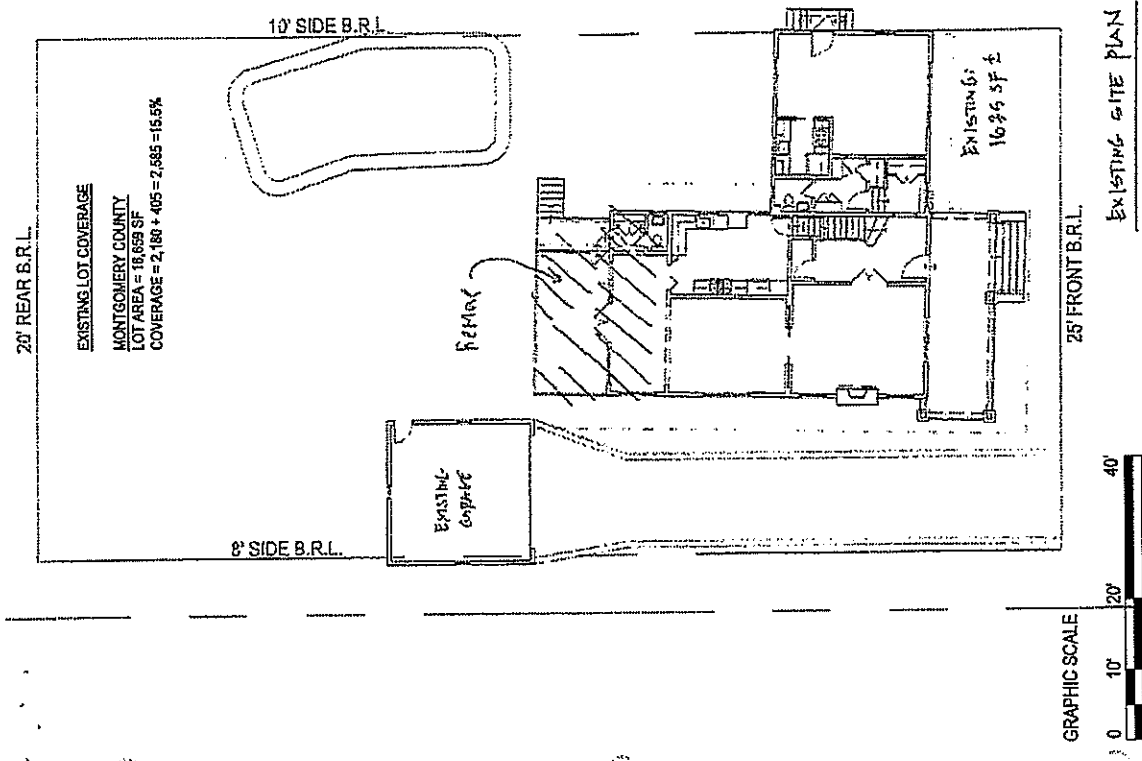
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11



4B



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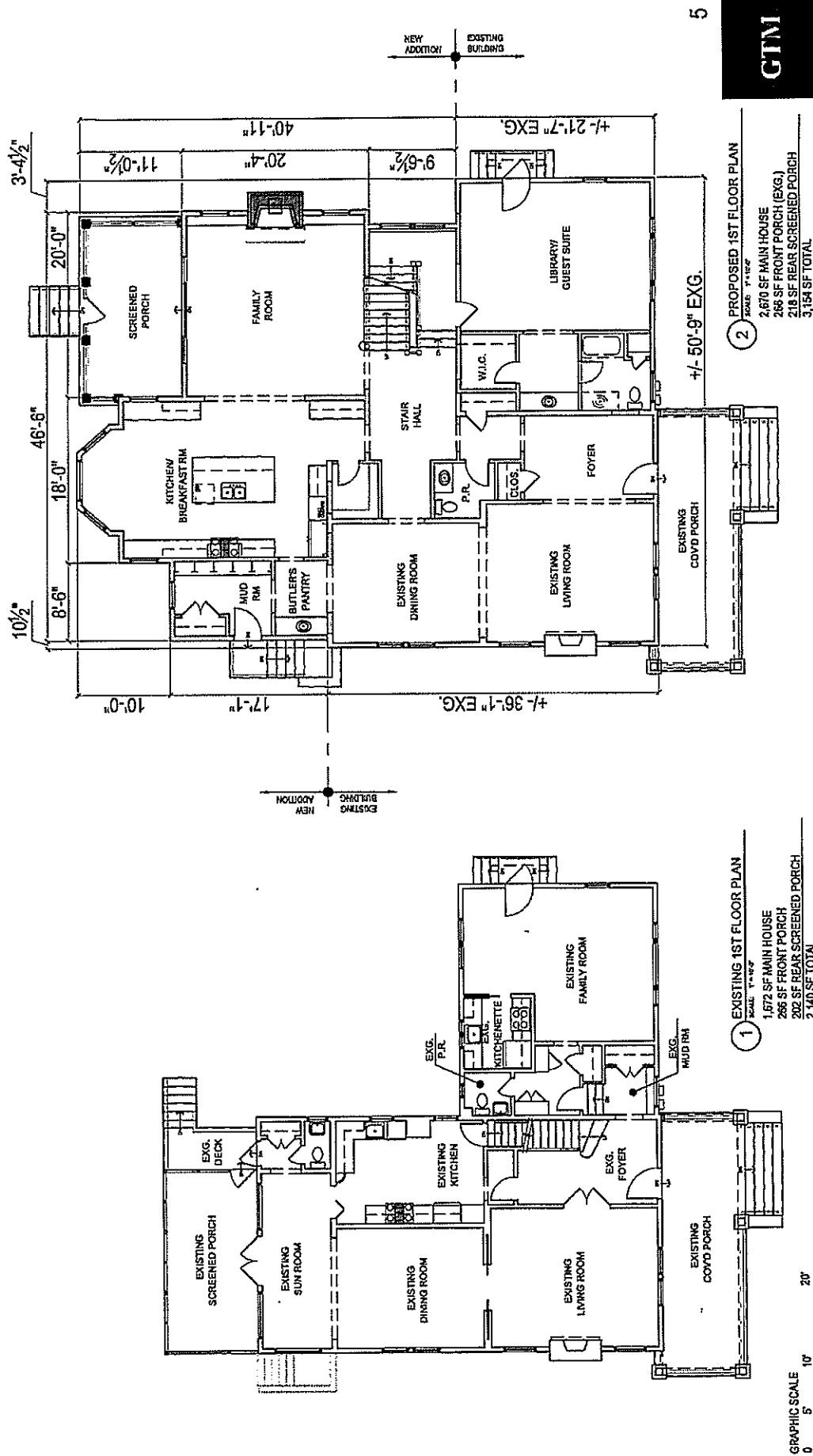
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5710 SURREY - PRELIMINARY REVIEW 06/14/2017

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5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

22



CTM

2 PROPOSED 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"
 2,670 SF MAIN HOUSE
 288 SF FRONT PORCH (EXG.)
 218 SF REAR SCREENED PORCH
 3,154 SF TOTAL

5

1 EXISTING 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"
 1,672 SF MAIN HOUSE
 288 SF FRONT PORCH
 202 SF REAR SCREENED PORCH
 2,140 SF TOTAL

5710 SURREY - PRELIMINARY REVIEW 06/14/2017

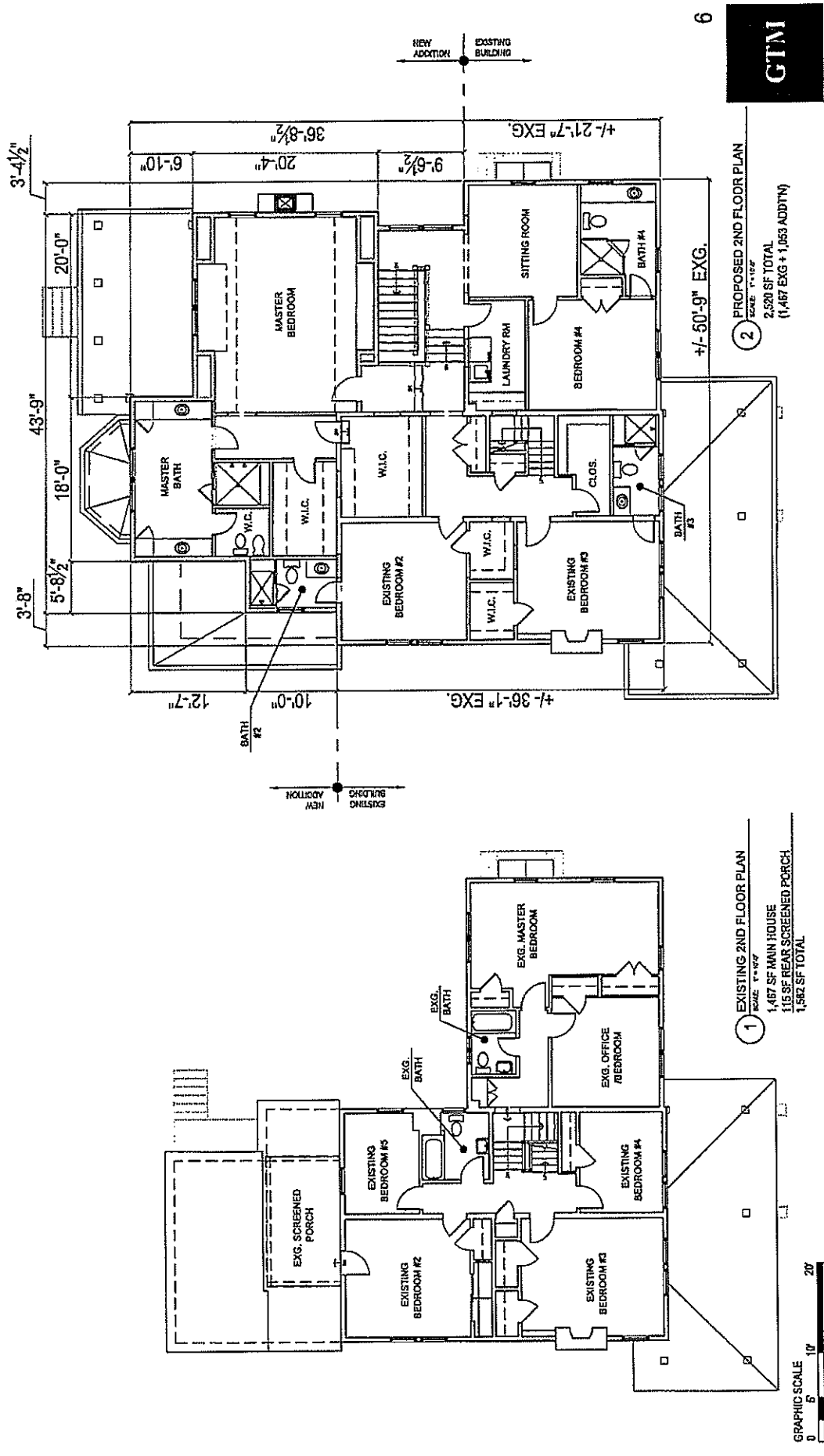
5710 SURREY STREET CHEVY CHASE MD MAY 24, 2017

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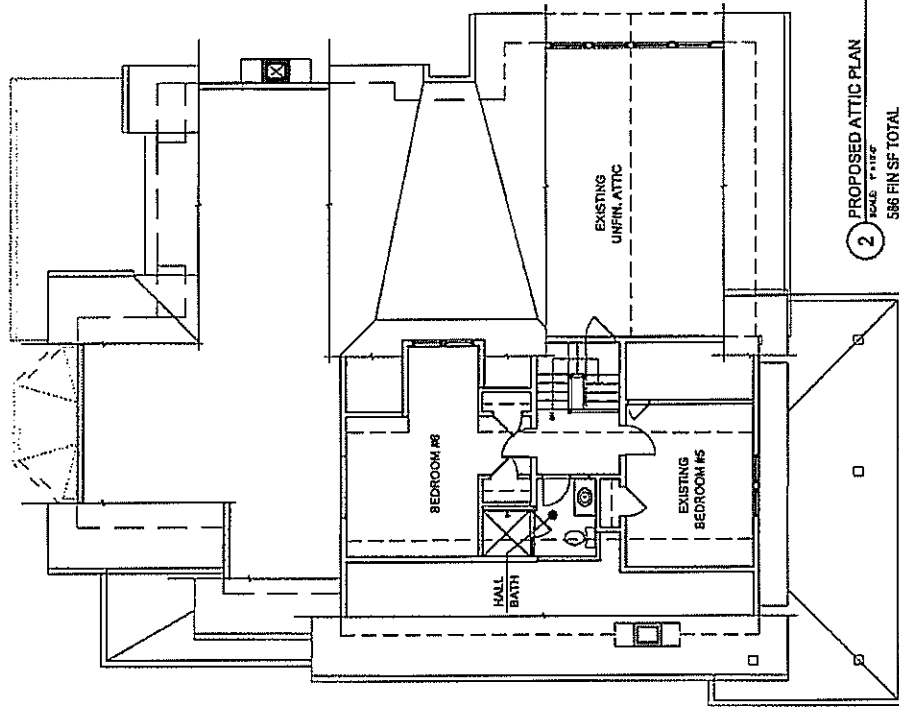
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM ARCHITECTS

3



(Handwritten signature)



1 EXISTING ATTIC PLAN
SCALE: 1/8" = 1'-0"
508 FIN. SF



5710 SURREY - PRELIMINARY REVIEW 06/14/2017

5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

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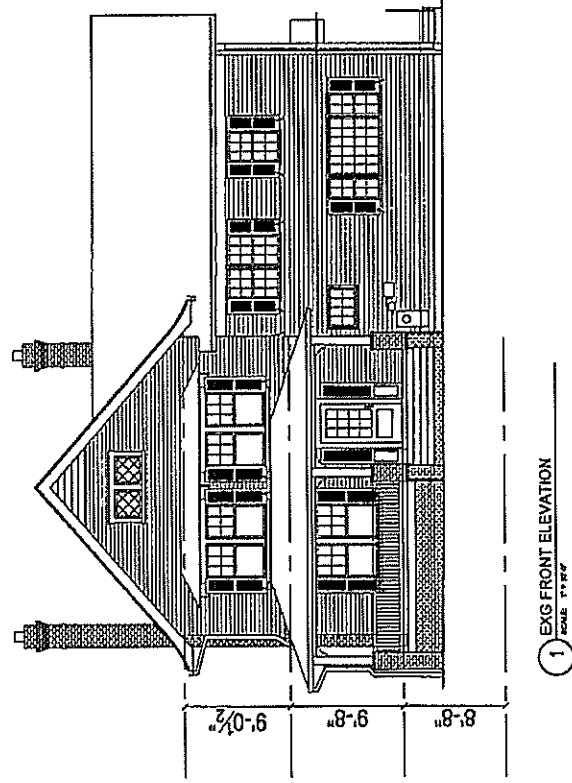
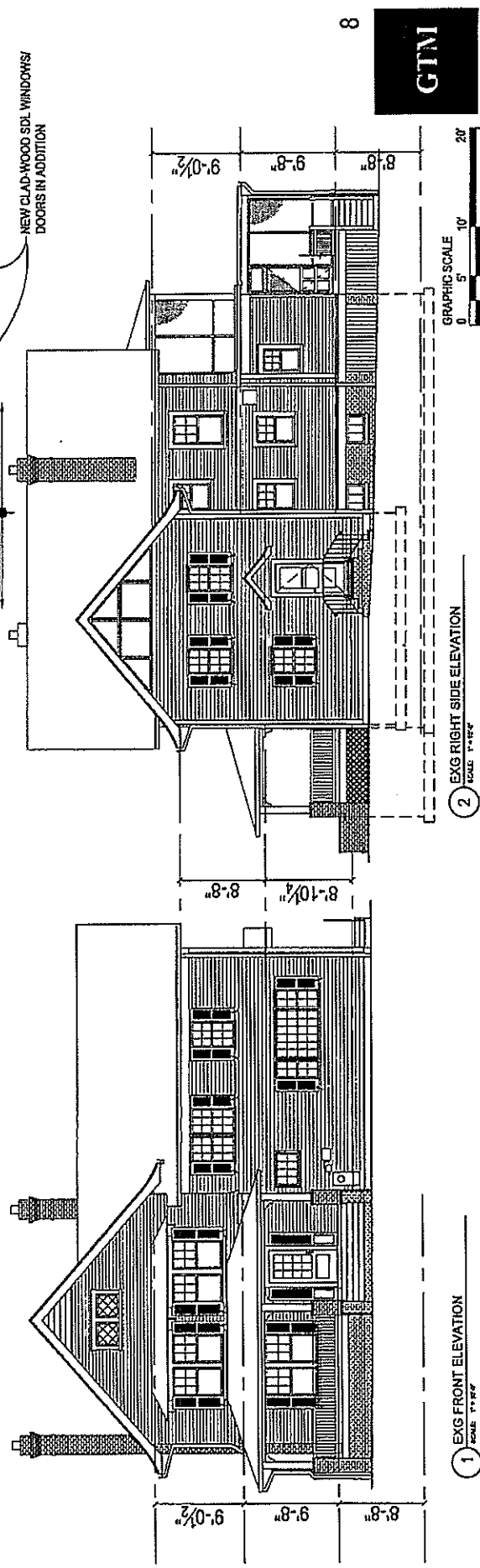
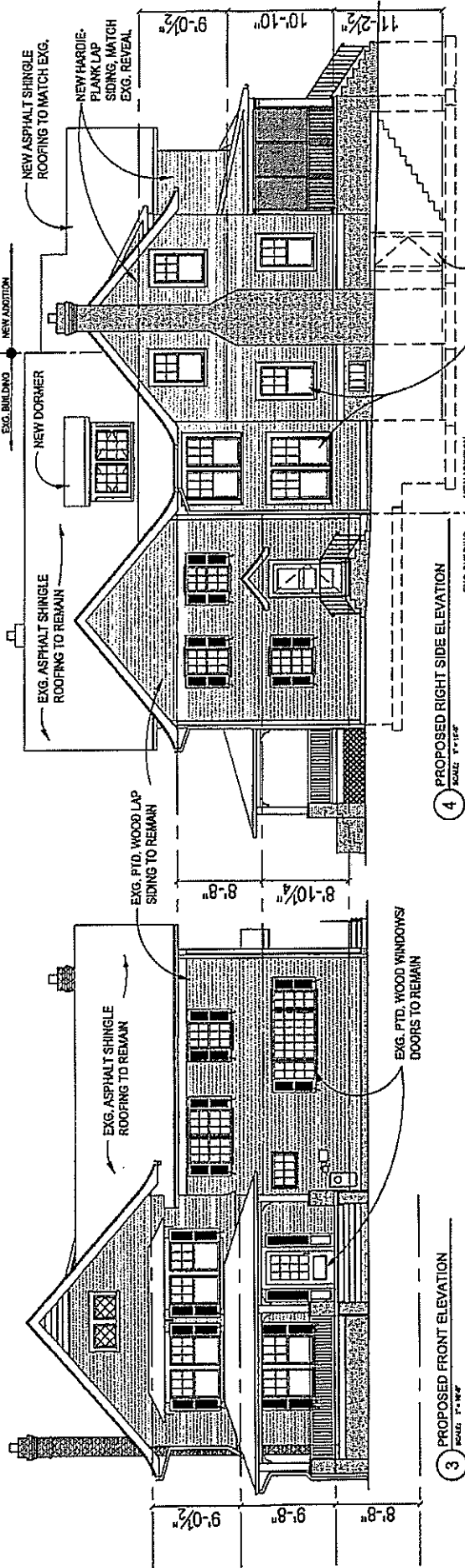
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

GTM ARCHITECTS

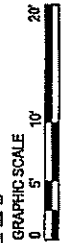
2 PROPOSED ATTIC PLAN
SCALE: 1/8" = 1'-0"
586 FIN SF TOTAL
(508 EXG + 78 ADDTN)



5



GTMI



5710 SURREY - PRELIMINARY REVIEW 06/14/2017

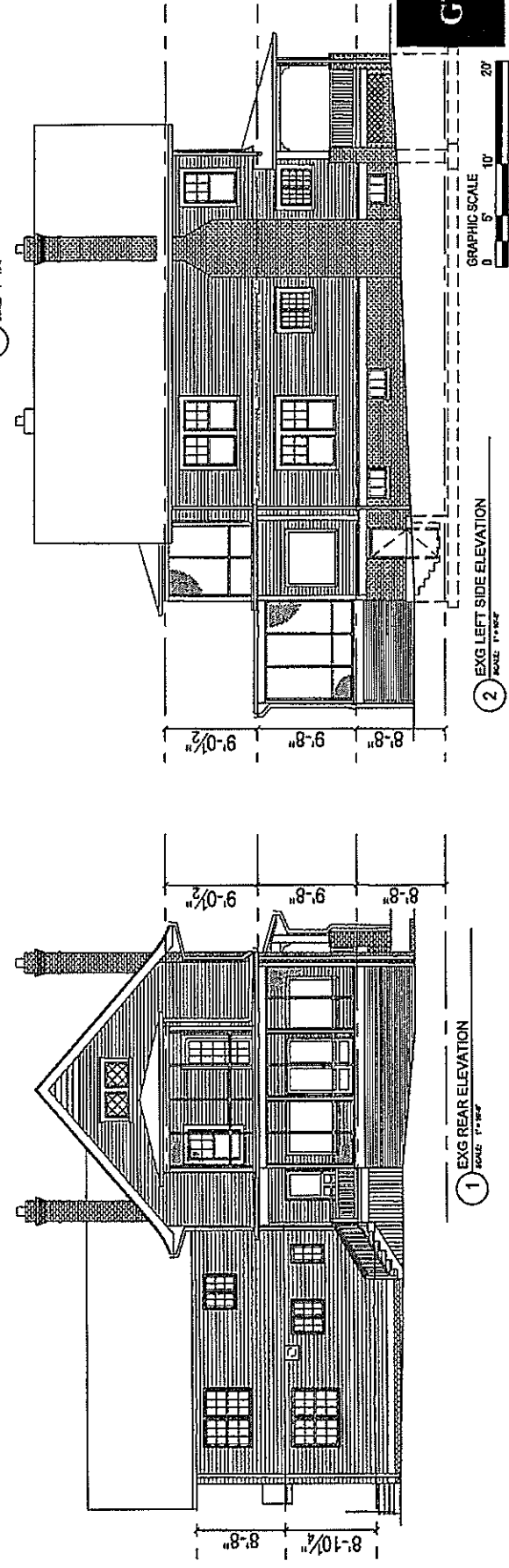
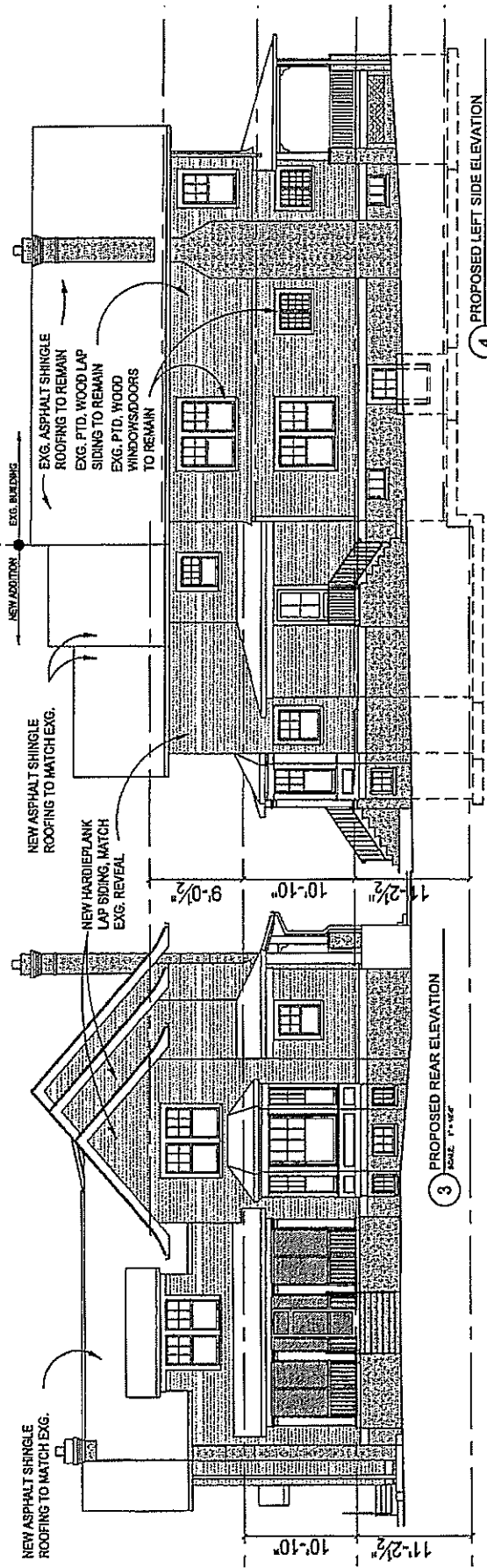
5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

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GTM



GTM ARCHITECTS

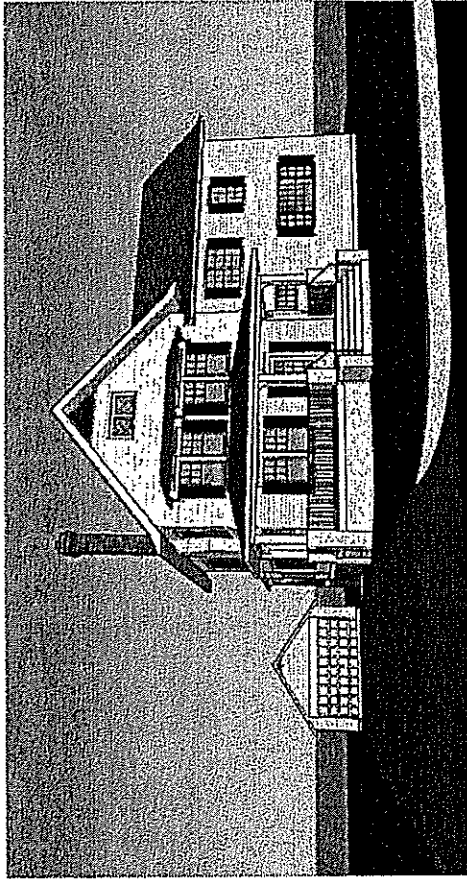
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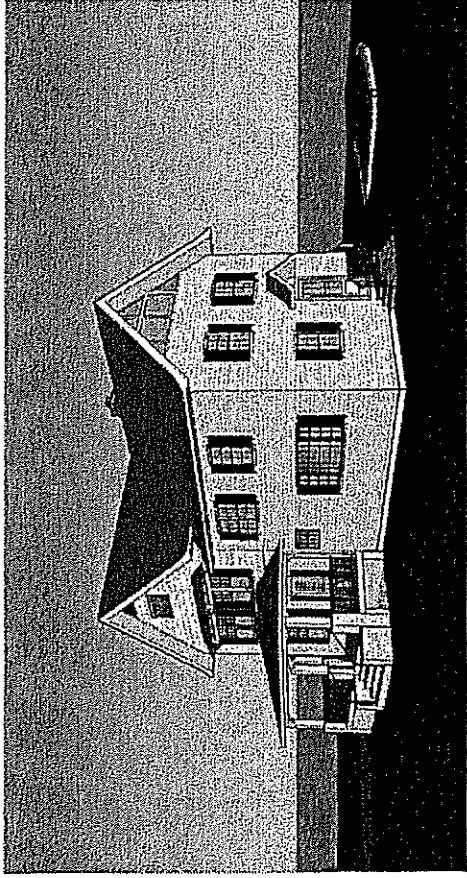
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5710 SURREY STREET CHEVY CHASE, MD MAY 24, 2017

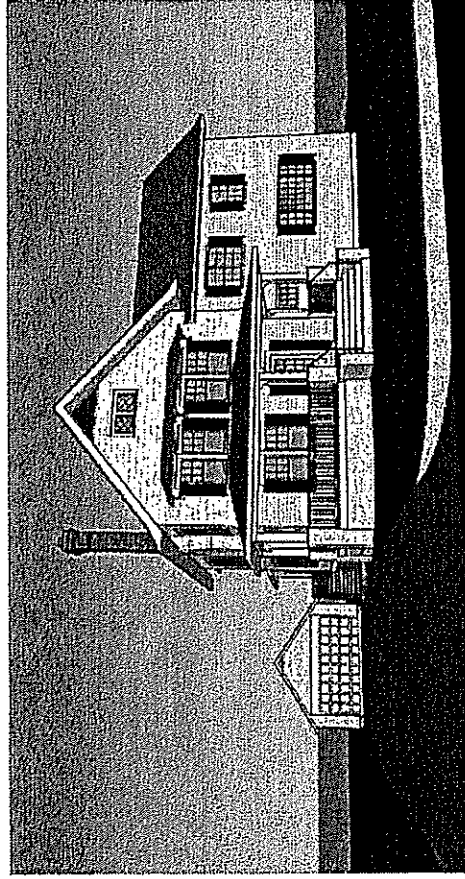
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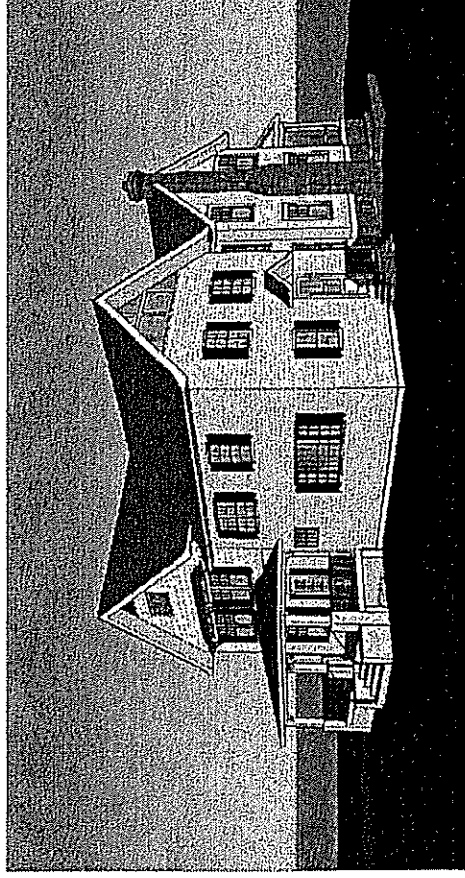
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SCALE: N/A



2 EXISTING VIEW FROM FRONT-RIGHT
SCALE: N/A

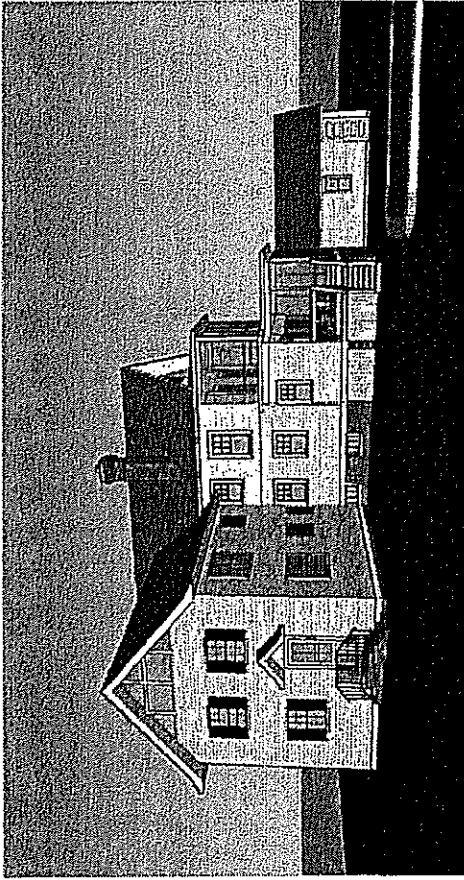


3 PROPOSED VIEW FROM STREET
SCALE: N/A

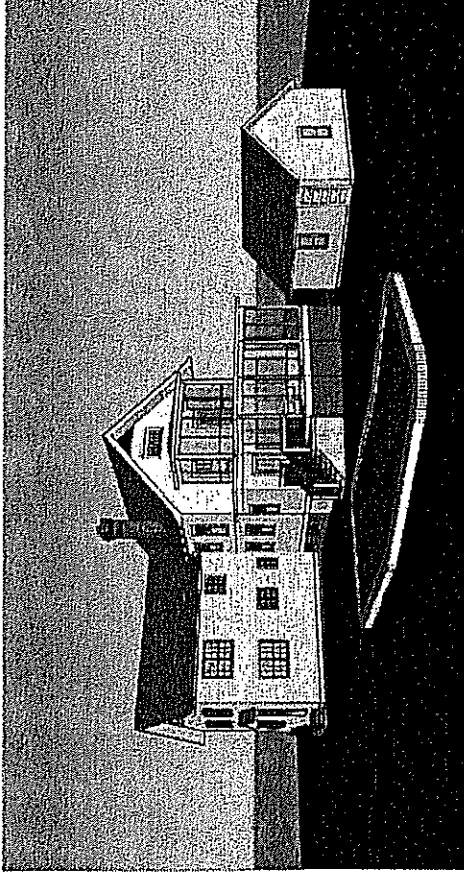


4 PROPOSED VIEW FROM FRONT-RIGHT
SCALE: N/A

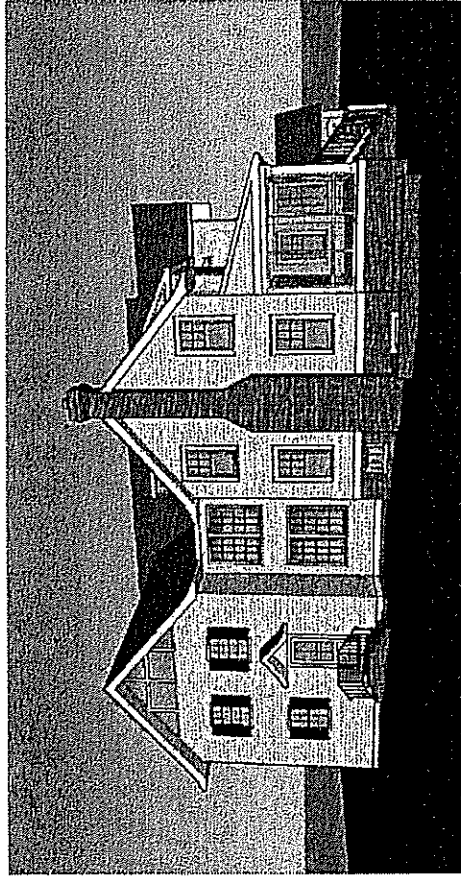
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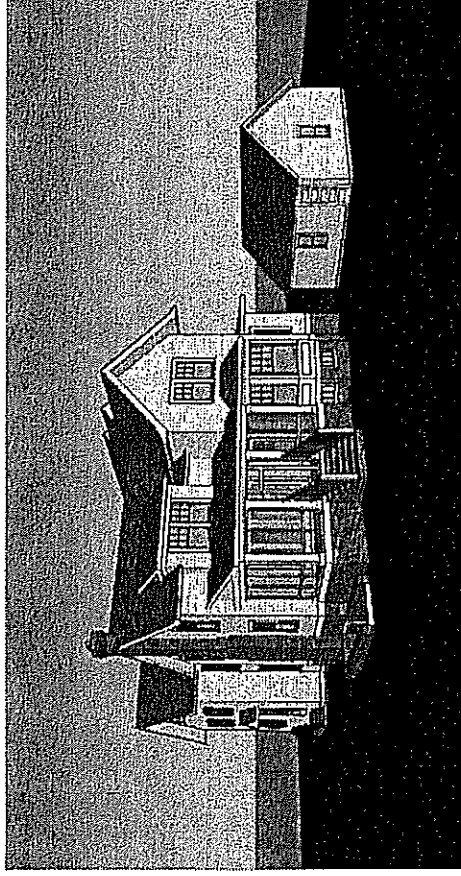
1 EXISTING VIEW FROM RIGHT SIDE
SCALE: 1/4" = 1'-0"



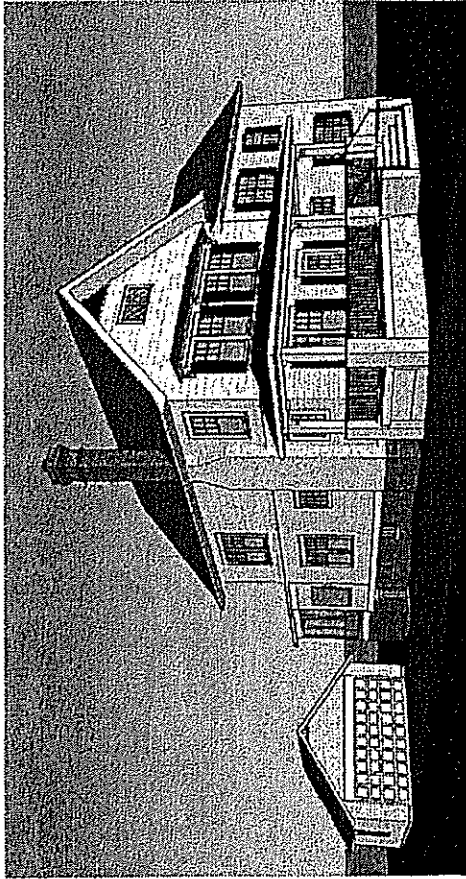
2 EXISTING VIEW FROM REAR YARD
SCALE: 1/4" = 1'-0"



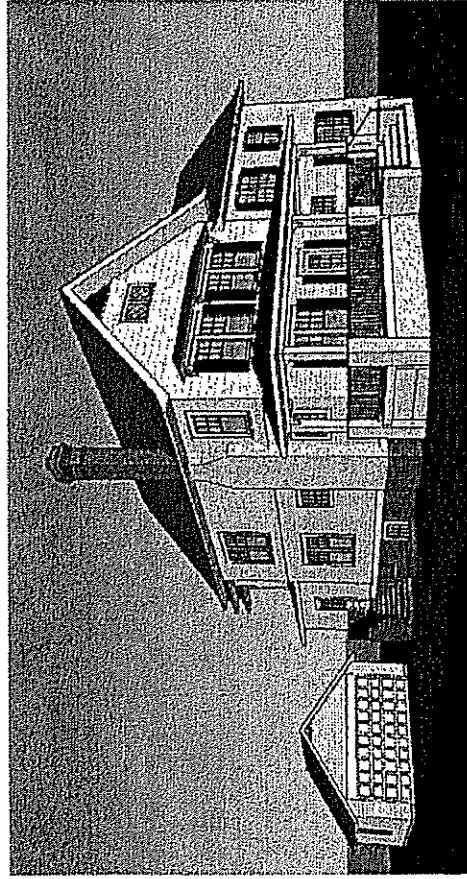
3 PROPOSED VIEW FROM RIGHT SIDE
SCALE: 1/4" = 1'-0"



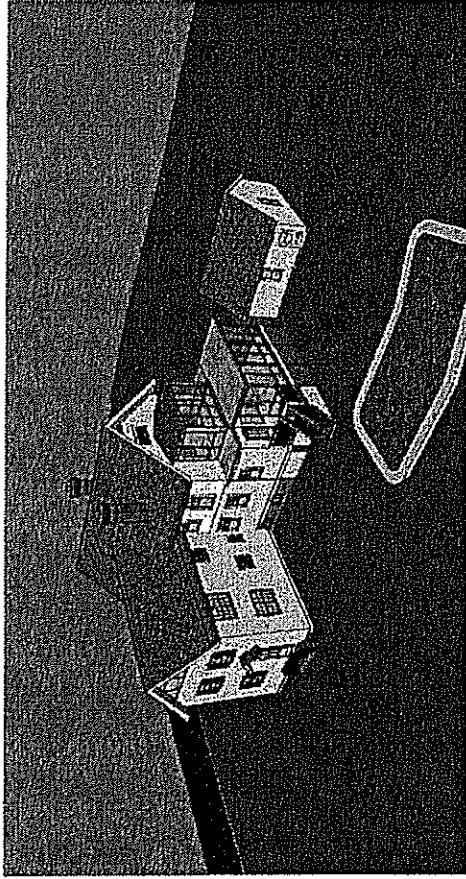
4 PROPOSED VIEW FROM REAR YARD
SCALE: 1/4" = 1'-0"



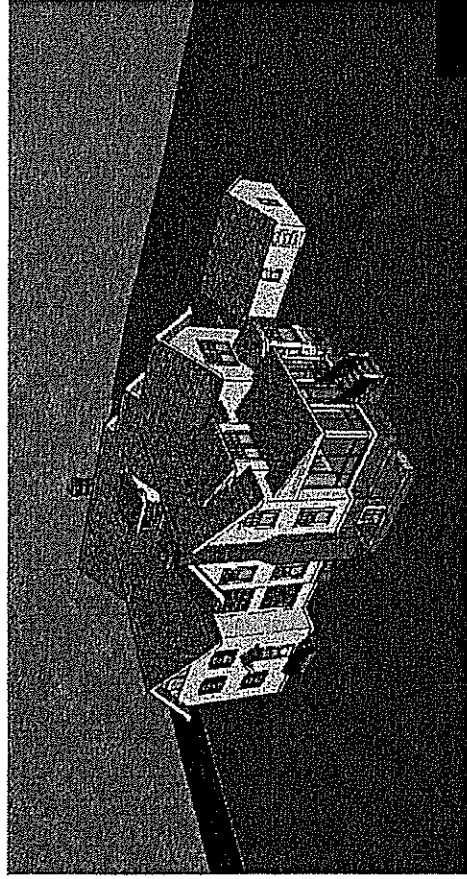
1 EXISTING VIEW FROM FRONT-LEFT
SCALE: N.T.S.



3 PROPOSED VIEW FROM FRONT-LEFT
SCALE: N.T.S.



2 EXISTING REAR AERIAL VIEW
SCALE: N.T.S.



4 PROPOSED REAR AERIAL VIEW
SCALE: N.T.S.

1 THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

2

3

4 - - - - - X

5 HISTORIC AREA WORK PERMIT - :

7207 Spruce Avenue : HPC Case No. 37/03-17MM

6 - - - - - X

7 PRELIMINARY CONSULTATION - :

9 West Irving Street :

8 - - - - - :

9 PRELIMINARY CONSULTATION - :

5710 Surrey Street :

10 - - - - - :

11 PRELIMINARY CONSULTATION - :

15021 Duffield Mill Road :

12 - - - - - :

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A meeting in the above-entitled matter was held on

June 14, 2017, commencing at 7:30 p.m., in the MRO

Auditorium at 8787 Georgia Avenue, Silver Spring, Maryland

20910, before:

COMMITTEE MEMBERS

Bill Kirwan, Chair

Brian Carroll

Marsha Barnes

Kenneth Firestone

Kathleen Legg

Deposition Services, Inc.

12321 Middlebrook Road, Suite 210

Germantown, MD 20874

Tel: (301) 881-3344 Fax: (301) 881-3338

info@DepositionServices.com www.DepositionServices.com

1 of them, when they mentioned that they were going to be
2 unable to be here, expressed quite strongly significant
3 reservations about this project. And so, the applicants
4 didn't get the benefit of those comments tonight. I'm sure
5 those Commissioners will be willing to share those at the
6 second prelim.

7 MR. KIRWAN: Very good. So, I think we'll leave
8 you with that and look forward to seeing you come back.

9 MR. OLSON: As a procedural question, is there a
10 way for us to get on the prelim for the next agenda as an
11 extension of this, or is that not possible?

12 MR. WHIPPLE: That is not possible because of the
13 timing. I don't think that we have the time to grant.

14 MR. OLSON: Okay.

15 MR. KIRWAN: Thank you. The next case this
16 evening is Case II.C at 5710 Surrey Street in Chevy Chase.
17 And Mr. Olson, you can either stay up or go back to the
18 seat.

19 MR. OLSON: I'll get my binder, I'll come right
20 back.

21 MR. KYNE: Okay, this is 5710 Surrey Street, Chevy
22 Chase, a primary pre-1915 resource in the Somerset Historic
23 District. This is a shingle/Craftsman style house with a
24 colonial revival addition. The historic house dates to
25 circa 1903, and the front/right side colonial revival

1 addition dates to circa 1959 to 1956 or 1966, sorry. And
2 the proposal before us tonight is to remove an existing rear
3 sunroom, screen porch and deck. Construct a two and a half
4 story rear addition, relocate an existing garage behind the
5 proposed rear addition, remove an existing chimney from the
6 right side of the historic house, construct a new dormer on
7 the right side of the historic house and, to in-fill windows
8 on the right side of the existing addition with wood siding
9 to match.

10 And this is the property in question. And at the
11 left side we can make out the garage that will be removed.
12 And just like the previous case, we'll just walk around the
13 property. First we'll work back to the drive, take a look
14 at the garage. And we'll look back at the house. And, I
15 believe this is looking at the existing side addition from
16 the front, and moving around to the side of that side
17 addition. And looking into the rear yard, we have a nice
18 swimming pool. Not sure if that will be retained or not.
19 Okay, then looking at the existing rear. Looking back at
20 the rear from within the yard. And some photos looking up
21 at the rooflines. This is again looking at the rear gable
22 of the historic house. And then the front gable of the
23 historic house. And in this photograph you can sort of make
24 out the windows to be in-filled, and then a little closer.
25 So these windows, again this is the gable end of that 1959

1 to '66 addition. These windows, according to the submitted
2 plan, will be in-filled with wood siding to match the
3 existing.

4 And again, just as previously we have the plans
5 for reference. And I will walk through the 3D models. I'll
6 go through these slowly. And the applicable guidelines in
7 this case are the Somerset Historic District Guidelines and
8 the Secretary of Interior Standards for Rehabilitation. And
9 on to discussion. For the rear addition no dates have been
10 provided for the rear structures to be removed. Due to the
11 location of these structures, the removal is unlikely to
12 detract from the streetscape. Their location, and I should
13 add, relative invisibility. The proposed addition will be
14 entirely inset behind the historic house and existing right
15 side addition. And the ridge will be tiered with each being
16 lower than the historic house. The addition will include a
17 cross gable on the right side with pitch to match that of
18 the existing side addition.

19 Materials for the proposed rear addition include
20 Hardiplank siding with a reveal to match the historic house.
21 Asphalt shingled roofing, clad wood SDL windows, a brick
22 foundation and a brick right side chimney. The proposed
23 rear addition is generally compatible with the subject
24 property and surrounding streetscape, and in Staff's
25 opinion, is unlikely to detract from the important features

1 of the district that are noted in the Guidelines. And Staff
2 asks the Commission for any general guidance that may make
3 the proposed addition more compatible with the district.

4 And the garage. The existing garage is proposed
5 to be relocated behind the proposed rear addition. So
6 currently the existing garage is behind the historic house,
7 and to keep it behind the historic house and addition, it
8 will be relocated. No information has been provided
9 regarding the age of the existing garage. In accordance with
10 preservation best practices, historic buildings should
11 generally not be moved from their original location without
12 proper justification. However, the Guidelines do note the
13 importance of open space and rhythm and spacing of buildings
14 in the historic district, and moving the garage behind the
15 proposed addition may preserve these features. Staff asks
16 the Commission to determine if the existing garage is
17 historic and whether it should be moved. So, we can ask the
18 applicant that.

19 And other items. An existing chimney is proposed
20 to be removed from the right side of the historic house. As
21 seen in the photographs, it's relatively invisible from the
22 street due to it's location. A new shed dormer is proposed
23 in the approximate location of the chimney to be removed.
24 And this may be partially visible at the roof from the
25 public right-of-way. Staff asks for the Commission's

1 guidance as to whether the removal of the chimney and/or
2 construction of a new shed dormer on a secondary elevation
3 of the historic house has the potential to alter or remove
4 character defining features of the resource.

5 And as noted, windows in the gross gable of the
6 existing side addition are proposed to be in-filled. And
7 Staff suggests that this alteration is compatible with the
8 historic house. And, LAP, we didn't receive any specific
9 comments from the LAP. But the applicant did take this
10 proposal to the Town of Somerset at their June 5th meeting,
11 and the Town recommended approval of the project. And, I'll
12 be happy to take any questions you have for me.

13 MR. KIRWAN: Any questions for Staff?

14 MR. CARROLL: Michael, can you just pull up the
15 picture of the, I think it's the rear of the existing
16 garage? There's a pretty substantial tree there.

17 MR. KYNE: Yes, and I'm assuming that will have to
18 be removed for the garage.

19 MR. OLSON: And, we have approval.

20 MR. CARROLL: What's that?

21 MR. OLSON: And we've already checked and have
22 approval.

23 MR. KIRWAN: Any other questions for Staff? Okay,
24 if not, it's your time for testimony. We'll give you seven
25 minutes.

1 MR. OLSON: Again, Luke Olson, GTM Architects.

2 MR. REILLY: Brian Reilly, property owner.

3 MS. HORN: Gayle Horn, also property owner.

4 MR. GOOZH: Adam Goozh, Sandy Spring Builders.

5 MR. OLSON: Thank you again for hearing our
6 prelim. It's a great historic resource we have here, a nice
7 Craftsman shingle style house with some modifications over
8 the years. Talking to a neighbor, she said that the right
9 side addition back in the '60's was an architect who was
10 very fond of the house. I think he did a wonderful job of
11 adding on to that side. And then, not so much maybe in the
12 back where it looks like they've in-filled an old porch and
13 threw the sunroom off the back of the kitchen and dining
14 room. And then added a screen porch that really puts the
15 garage in an awkward location to the existing house.

16 With that in mind, we're proposing removal only of
17 those rear structures, retaining as much of the historic
18 house as possible. And adding on off of the rear. Trying
19 to step down to match the main massing which is the original
20 house. But then slowly tie into what is essentially a split
21 level addition on the right side. And, I think that
22 naturally lends itself to a smaller subordinate massing to
23 this addition that's entirely to the rear of the existing
24 resource.

25 And so then, really, the thing that is most

1 pertinent to us is this garage as it relates to the house.
2 And it's very tight there on the corner currently since our
3 addition will essentially be holding the corner of that
4 screen porch, we'd like permission to move that further back
5 into a more appropriate location. As previously stated,
6 there is the tree there, it's in very rough shape. We have
7 talked to the town, and they would be amenable to us
8 removing it. Other than that, the chimney, as Staff has
9 pointed out, is minimally visible from the street. I don't
10 think I even noticed it until I got around to the back.

11 And then, in actually looking at the photos while
12 drawing, that the existing conditions, it's not anything
13 that's tied into a fireplace. I believe it's just a
14 secondary chimney for boiler equipment, and it's really
15 being relocated because it'll be in an awkward spot in the
16 new proposed footprint. And also, our addition is blocking
17 what is essentially an egress window to the bedroom that's
18 on the attic, that we would like to retain. And so, that's
19 the natural spot to put a dormer and that will be minimally
20 impactful to the historic resource but still serve to
21 provide egress from that historic bedroom that we would like
22 to retain.

23 That being said, thank you for hearing us. I'd
24 love to get your feedback.

25 MR. KIRWAN: Thank you.

1 MR. REILLY: Well said. I mean, Mayor Slavin
2 thinks that the project meets all the requirements. The
3 tree is diseased. We'll plant probably two or three trees
4 there. If we move the garage back but keep the exact same
5 appearance of it, I think that'll be sort of nice.

6 MR. KIRWAN: Thank you. Any questions for the
7 applicant? All right, then if not, we'll give your our
8 thoughts on your case before us. Commissioner Barnes, you
9 want to kick things off? I have the right to impose.

10 MS. BARNES: I appreciate your addressing the
11 question of the chimney which was one that I had. And, I'm
12 also understanding that the dormer which will be on the
13 historic house, the new dormer you're proposing is essential
14 for egress, is that?

15 MR. OLSON: That's correct. Unless we were to
16 significantly reduce the pitch of that rear roof which
17 would, I think, not fit with the style of this house, which
18 we're very much trying to match. We have to lose that
19 window on the rear gable. That is currently the egress
20 window of this bedroom, and we need a window for fire
21 safety.

22 MS. BARNES: Okay. Well, the LAP has apparently
23 approved, and we are also always encouraged to give
24 deference to the input of the local advisory groups. I
25 applaud the desire to in-fill the gable. I guess they're

1 windows which have a very '60's kind of quality to them.
2 And, I understand why you want to take off the porches in
3 the back. And I would support moving the garage farther
4 back. I think I can support the proposal that we have in
5 front of us, and I don't have a great deal to offer you.

6 MR. OLSON: Thank you.

7 MR. FIRESTONE: I also think that this looks like
8 a workable proposal that we're seeing before us. There
9 might be some fine tuning you might want to do here and
10 there. I support moving the garage back. I understand
11 trees have a finite lifespan, and sometimes they get to the
12 point where they die, and you have to take them down. And,
13 other than that, I guess I look forward to seeing the final
14 plans when you present them.

15 MR. KIRWAN: I agree with the previous two
16 Commissioners. I don't have anything to add, and I think
17 this is a very reasonable proposal. It's not a small
18 addition, but I think it's, the house configuration sort of
19 allows the footprint that you're putting there, and the
20 massing you're putting there are well concealed.

21 MS. LEGG: Thanks for coming in for the prelim
22 tonight. I would support this as a HAWP. I don't have
23 anything else to add.

24 MR. CARROLL: Yeah, I'm generally in support as
25 well. You know, moving the garage back, is it going to be

1 the same garage? Are you actually removing the garage back
2 or are you building a new garage?

3 MR. OLSON: We prefer to rebuild the garage. I
4 don't know if it's historic or not. The architect who built
5 the addition to the right side did a pretty good job, but
6 there are a few cues we can tell. The garage is just a
7 little bit different than either of those things so I'm not
8 sure.

9 MR. CARROLL: The only reason I ask is that I just
10 wonder if there's a way to, just improve the look of it.
11 You know, more kind of carriage door look to it or
12 something. You know, it doesn't look like a historic garage
13 but, maybe make it a little more compatible with the house.
14 I'm assuming that the new chimney will be brick, the one on
15 the right side to the rear. You know, no problem with in-
16 filling those windows. I just have to, it's one of those
17 things that once you see it, one of my fellow Commissioners
18 pointed this out to me, that I can't not see it. On Circle
19 16, drawing four, is there a reason that the windows don't,
20 there's two pair of windows in the center, and then there's
21 a dormer, and almost looks like they don't quite line up.
22 And there may be very good reason for it, and I don't think
23 you're going to be able to see it. In 3D it's just not very
24 apparent. Now that you pointed it out to me, I can't not
25 see it, so I'm just wondering about that?

1 MR. OLSON: We're working around an existing
2 closet that would cost money to change. And if it works,
3 we'll fix it, and the dormer is a good 30 feet away from
4 those windows on that lower level.

5 MR. CARROLL: Yeah, I think when you look at it
6 on, I can't even find the 3D drawing, it's Circle 19,
7 drawing three, it makes it pretty apparent that you're never
8 really going to be able to see that. You'd have to be
9 standing in space somewhere to see it. But, okay.

10 MR. OLSON: I thank you for bringing it to my
11 attention because now I will not also be able to see it.

12 MR. CARROLL: Sorry about that. I don't have any
13 problem with this. I think it's a very good proposal, and I
14 think it's going to be a beautiful house. So, thank you. I
15 look forward to seeing the HAWP.

16 MR. OLSON: Just for clarification, are all the
17 Commissioners generally supportive of us rebuilding the
18 garage with a slightly different look? Is that okay?

19 MR. KIRWAN: The garage is non-historic? Or we
20 don't know or?

21 MR. KYNE: Staff is currently unaware. Staff can
22 do some more research before we get to the HAWP stage to see
23 if we can find it on some Sanborn maps perhaps. But, I was
24 hoping that maybe the applicant would have more information,
25 but it sounds like they don't at this point.

1 MR. CARROLL: Michael, can we just see a picture
2 of the front of the garage? Okay, I just think that, you
3 know, the garage would work, possibly could contribute a
4 little bit more. But it's not a game changer for me.

5 MR. WHIPPLE: One of the Commissioners that is not
6 here raised that issue, and so, the extent to which you can
7 do a little bit more research and we'll lay that issue to
8 rest.

9 MR. OLSON: Sure. Happy to work with Staff to do
10 that.

11 MR. FIRESTONE: Looking at the size of this
12 garage, I would suspect, because it looks like it's what, at
13 least a two car garage, it's pretty wide. Historic garages
14 tended to be smaller because the cars were smaller and
15 fewer. So, I have a feeling this is not historic. But
16 that's just a gut feeling.

17 MR. KIRWAN: All right. Thank you very much. We
18 look forward to seeing you come back with a HAWP
19 application. All right, the next item on our agenda this
20 evening is a preliminary for Case II.D at 15021 Dufief Mill
21 Road. Do we have a Staff Report?

22 MR. BRUECHERT: Good evening. Yes, we do. And
23 this is 15021 Dufief Mill. It's a Master Plan Site known as
24 the Maple Spring Barns. It was developed in 1918 and
25 operated until about 1942. The farm itself was 355 acres