

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5816 Surrey St., Chevy Chase	Meeting Date:	4/10/2018
Resource:	Secondary (Post-1915) Resource (Somerset Historic District)	Report Date:	4/3/2018
		Public Notice:	3/28/2018
Applicant:	Neal Thompson	Tax Credit:	Yes
Review:	HAWP	Staff:	Michael Kyne
Case Number:	35/36-18B		
PROPOSAL:	Roof replacement, siding replacement, and patio alterations		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The original wood siding on the historic house will be repaired, not replaced.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Secondary (Post-1915) Resource within the Somerset Historic District
STYLE: Cottage Style
DATE: 1935

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove the vinyl siding from the historic house and existing rear additions.
- Replace the original wood siding on the side and rear elevations of the historic house with new wood siding.
- Install wood siding to match that proposed for the historic house on the existing rear additions.
- Replace non-original windows on secondary elevations.
- Replace the asphalt and metal roofing on an existing left-side bump out with copper roofing.

The applicant also proposes the following work items, which are not subject to the HPC's review:

- Repair the existing shutters on the historic house.
- Replace the roofing in-kind (natural slate for natural slate on the historic house, and asphalt shingles for asphalt shingles on the existing rear additions).
- Replace the existing flagstone patio at the rear in-kind within the same footprint.

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)*, 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

- (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.)

Secretary of the Interior's Standards for Rehabilitation:

- 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.

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.
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.

STAFF DISCUSSION

The subject property is a 1935 1 ½-story Cottage Style house within the Somerset Historic District. The first story of the historic house has a stone veneer, with wood and vinyl siding above. There is wide board wood siding on the front elevation, while the original wood lap siding on the side and rear elevations has been covered with vinyl siding. There are a series of existing rear additions, which date to the 1980s and early 2000s. The 1980s rear addition has vinyl siding that matches that on the historic house, suggesting that the vinyl siding was added to the historic house when this addition was constructed. The historic house has a natural slate roof, while the additions have asphalt shingle roofing. The historic house has a mix of 4-over-4 wood double-hung windows, 6-over-6 wood double-hung windows, and 4-, 6-, and 9-lite wood casement windows. Aside from the windows on the front elevation and one on the left elevation of the historic house, all of the windows appear to have been replaced as part of previous renovations.

Siding

The applicant proposes to remove the vinyl siding from the historic house and existing rear additions and to install western red cedar siding in its place. The wide board wood siding on the front elevation will remain. The original wood siding (6" cedar lap siding) still exists under the vinyl siding, but the applicant has indicated that it is deteriorated and needs to be replaced. Staff notes, however, that the condition of the original wood siding has not been fully investigated, as it is currently covered by the vinyl siding.

Staff fully supports the removal of the vinyl siding from the historic house and the replacement of vinyl siding with wood siding on the existing rear additions, as this will reverse previous incompatible alterations; however, staff recommends that the Commission approve the applicant's proposal with the condition that the original wood siding on the historic house will be repaired rather than replaced, which is in accordance with *Standard #6*. Once the vinyl siding is removed, the condition of the original wood siding can be fully investigated. If the applicant can successfully demonstrate to staff that the original wood siding is beyond repair, staff will present this information to the Commission as a staff item revision.

Windows

The applicant proposes to replace the following windows on the side and rear elevations of the historic house:

- Paired 6-over-6 wood double-hung windows on the left side of an existing rear addition (see Circle 14).
- Four ganged 6-lite wood casement windows on the rear/left side (as viewed from the front) dormer. This dormer is likely non-historic, as it is built on top of an existing rear addition (see Circle 15).
- Six ganged 6-lite vinyl casement windows on the rear/right side (as viewed from the front) dormer (see Circle 16).
- The 4-over-4 wood double-hung window in the left-side gable of the historic house (see Circle

- 17).
The 4-over-4 wood double-hung window in the right-side gable of the historic house (see Circle 17).

All of the windows to be replaced are non-original and were replaced during previous renovations. The applicant is proposing to retain the existing window openings, and most of the proposed replacement windows will match the existing windows in style, design, material, and dimension. The only exceptions are the non-original 4-over-4 wood double-hung gable windows, which will be replaced with 4-lite wood casement windows. All of the proposed replacement windows will be wood with permanently-affixed 7/8" profile interior and exterior muntins and internal spacer bars.

Most of the windows to be replaced are on secondary elevations, where they are minimally visible from the public right-of-way, at best. The proposed new windows are consistent with the existing windows and with the Commission's requirements. Staff finds that the proposed window replacements are compatible with the subject property and historic district and will not detract from the character-defining features of the streetscape.

Bump Out Roof

There is an existing non-original bump out on the left side of the historic house. The bump out was constructed during previous renovations, replacing an original side door. The bump out has a mix of slate and metal roofing, with the slate covering the main shed roof and the metal covering the octagonal bay window. The applicant proposes to replace the existing slate and metal roofing with field-turned/crimped copper roofing. The proposal is compatible with the character of the historic house and surrounding streetscape, and it will not remove or alter character-defining features of the subject property.

After full and fair consideration of the applicants' submission, staff finds the proposal, as modified by the condition, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2 and having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* #2, 6, and 9 outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2, 6, and 9;

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

DPB-#8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: NEAL@THOMSONCOGNAC.COM Contact Person: NEAL THOMPSON
Daytime Phone No.: 202-747-4823
Tax Account No.: _____
Name of Property Owner: NEAL THOMPSON Daytime Phone No.: 202-747-4823
Address: 5816 SUMNER ST CHEM CHASE MD 20815
Street Number City State Zip Code
Contractor: MAURICE ZAMMIGER ASSOCIATES Phone No.: _____
Contractor Registration No.: MD 4836789
Agent for Owner: NEAL THOMPSON Daytime Phone No.: 202-747-4823

LOCATION OF BUILDING/PROJECT

House Number: 5816 SUMNER ST. Street: _____
Town/City: CHEM CHASE MD Nearest Cross Street: DORSET & CUMBERLAND
Lot: 34 Block: 2 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 ☐ Reversible

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: \$ 100,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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/assessment

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.

Ma Thompson
Signature of owner or authorized agent

03/03/2018
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edt 8/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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**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:

~~PLANNING THE REPAIRMENT OF THE FOLLOWING:~~

- ~~- NEW SANTITRAL STATE ROOF~~
- ~~- REMOVAL OF VINYL SIDING & REPAIR w/~~
- ~~NEW POINTED STONE~~
- ~~- REPAIR EXISTING STONE PORTICO~~
- ~~- REPAIR A NEW WINDOWS AT THE REAR OF THE~~
- ~~HUNCE.~~

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

~~EXISTING STONE & STONE DETACHED - HOUSE HAS~~
~~MULTIPLE ADDITIONS / RENOVATION OVER TIME - CURRENTLY~~
~~UNDER GOING TO DISPROV / CLINT MEX ROOF.~~

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.

Kyne, Michael

From: Neal Thomson <neal@thomsoncooke.com>
Sent: Sunday, March 18, 2018 2:35 PM
To: Kyne, Michael
Cc: Ballo, Rebecca
Subject: Re: 5816 Surrey Street - renovation need email to send to Historic

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Michael,

Thanks for the follow-up. OK regarding the April 10th meeting, I will do my best to get you all the follow-up info requested below.

I'll most likely send separate emails covering each topic outlined below, for now here is some info on the siding.

SIDING:

I'm going to remove a portion of the vinyl in two areas on the house - one area showing what appears to be original footprint, and a second on an addition that was done in the 80's. From what I can tell, there exists old wood siding at the original house areas (but in very bad shape as you will see from the pics. Some of the siding appears to be face nailed, and there is significant rot and decay. I also do not believe there is adequate sheathing behind the original siding, so it would have to be removed regardless). At the newer 80's addition, there is no older material behind. I'm assuming when the 80's addition was done they put up the vinyl and covered the rest of the existing in the same material. I'm attaching here a few photos from my exploration. I would propose matching the existing siding exposure and lap dimension to stay consistent with the original material, specifying a western red cedar siding that is painted. Assume that is what you all would prefer as well. I think the existing material that I see is a cedar material as well.

Attached pics show the vinyl pulled back at an original area of the house with tape measure showing a 6" siding exposure, and 1/2" lap dimension.

Be in touch with more info as I get it, etc.

Thanks,

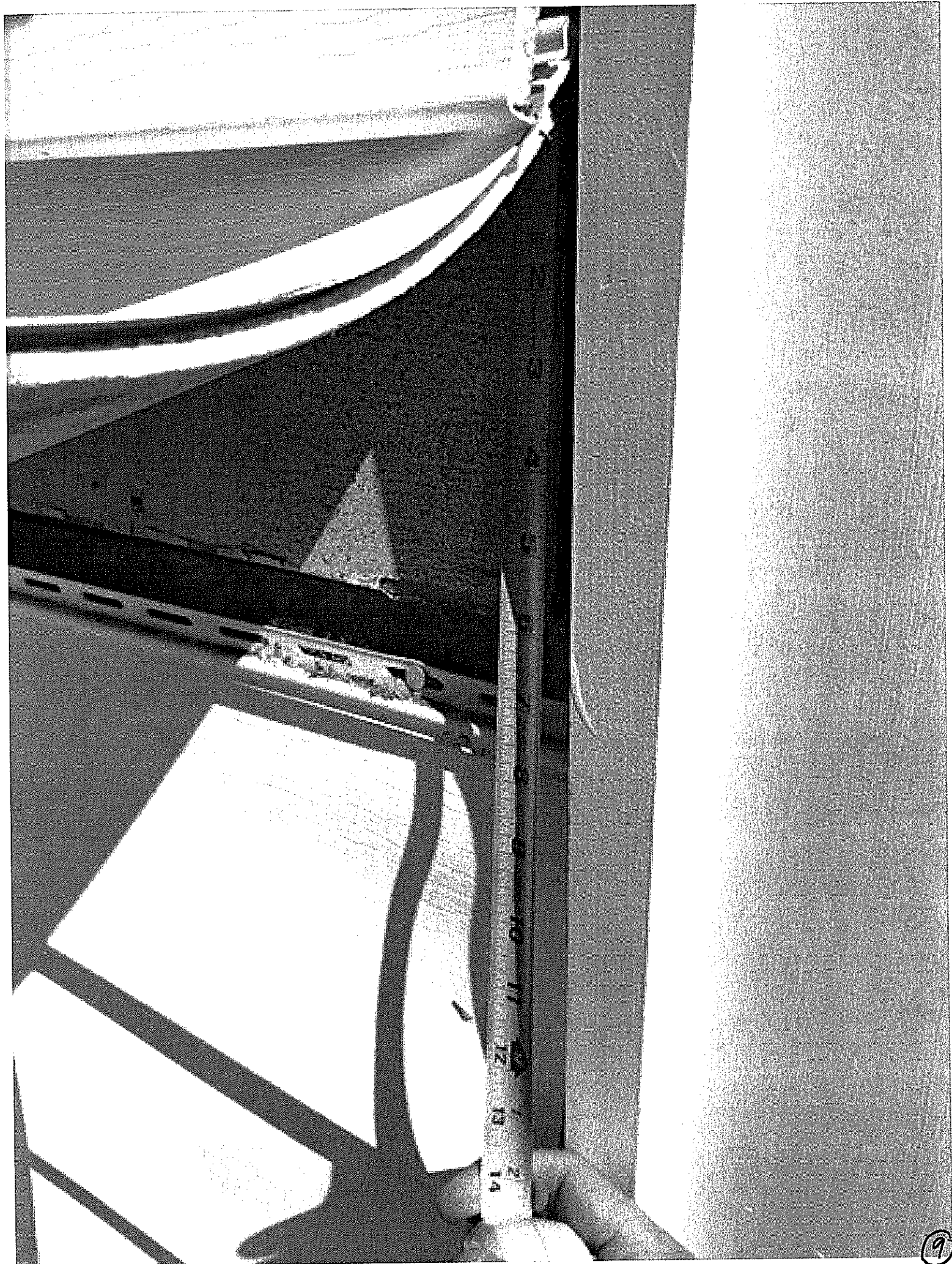
Neal Thomson AIA

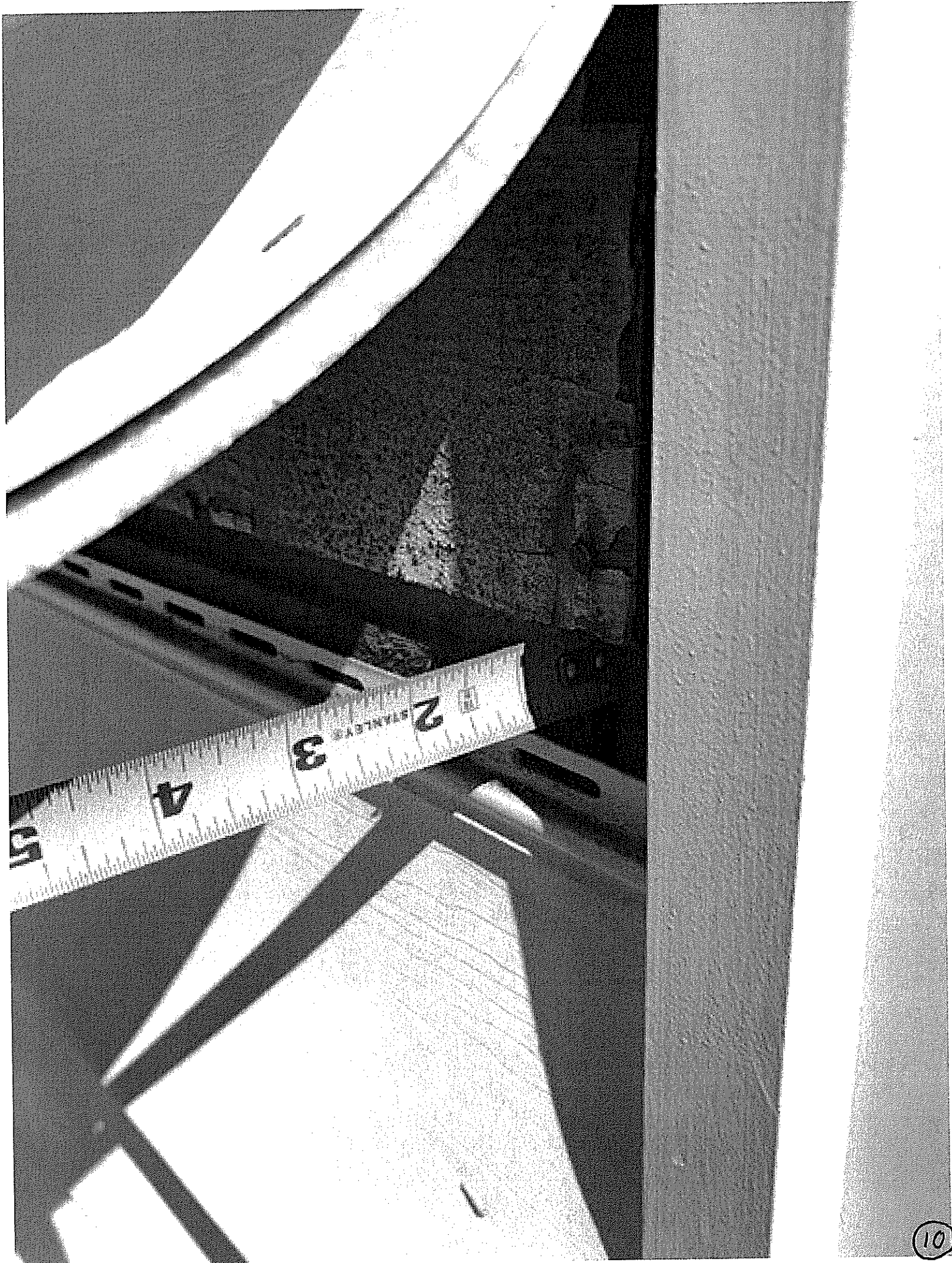
Thomson & Cooke Architects

office 202.686.6583
cell 202.747.4823

WEB | INSTAGRAM

5155 Macarthur Blvd NW
Washington DC 20016









Kyne, Michael

From: Kyne, Michael
Sent: Monday, April 02, 2018 2:57 PM
To: Kyne, Michael
Subject: FW: 5816 Surrey Street - Windows

From: Neal Thomson <neal@thomsoncooke.com>
Sent: Wednesday, March 21, 2018 10:42 PM
To: Kyne, Michael <Michael.Kyne@montgomeryplanning.org>
Cc: Ballo, Rebecca <Rebecca.Ballo@montgomeryplanning.org>
Subject: 5816 Surrey Street - Windows

Michael,

Some follow-up info for you on the proposed window replacements. I am attaching a dropbox link to pdf documents with pictures and sizes of the existing windows we would like to replace, and corresponding new proposed window dimensions. A second and third pdf with design details of the new wood windows - one for the double hung replacement, and one for the push-out casements.

https://www.dropbox.com/sh/hc6fmuony6z8rgg/AAC6YA7Ad0GoeEdYLe_Kd8Owa?dl=0

Let me know if you need any further info on the windows. I'll send Shutter info next.

Thanks!

Neal Thomson AIA

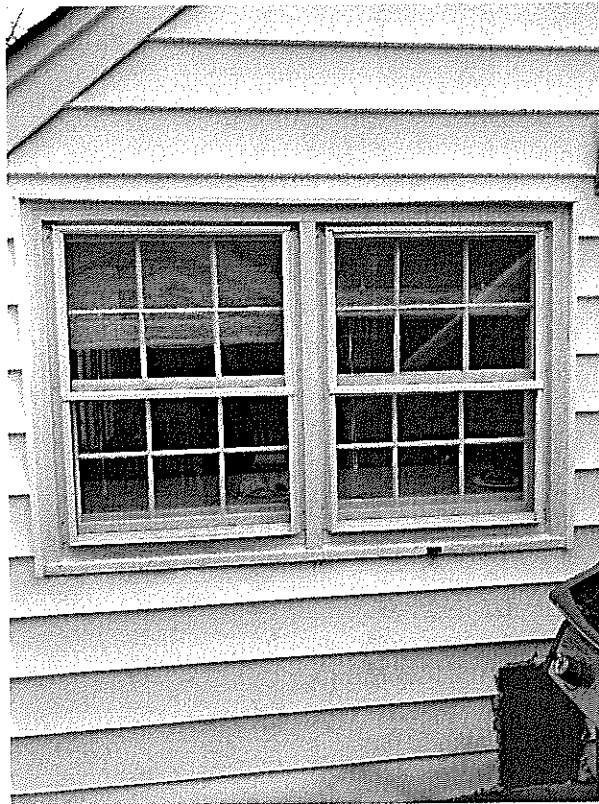
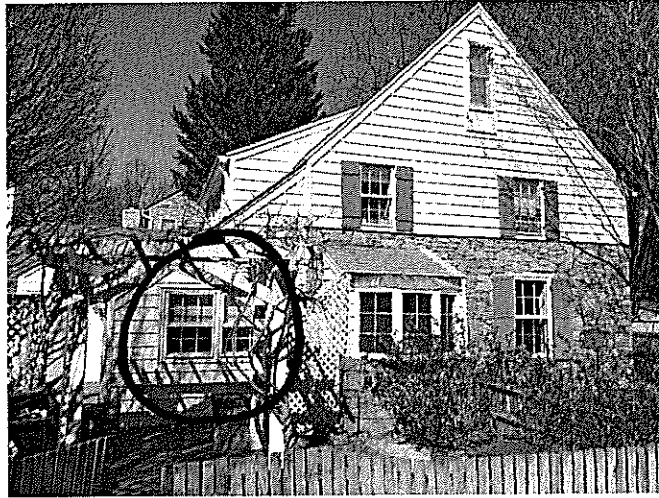
Thomson & Cooke Architects

office 202.686.6583
cell 202.747.4823

[WEB](#) | [INSTAGRAM](#)

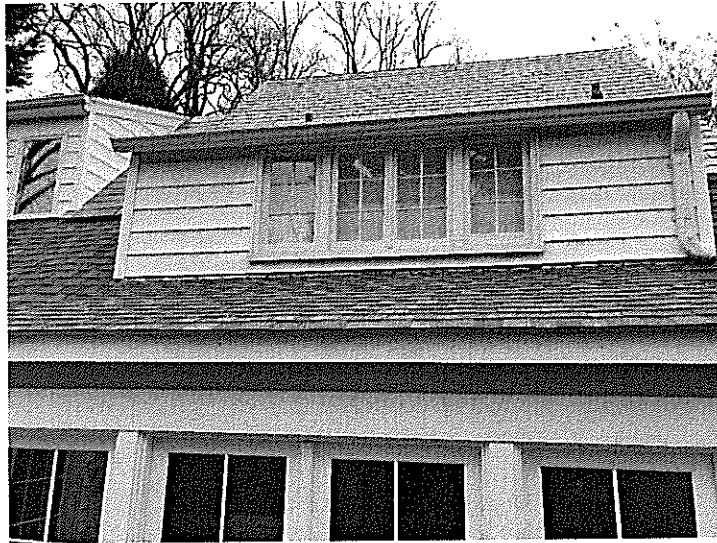
5155 Macarthur Blvd NW
Washington DC 20016

5816 Surrey Street Existing Window Documentation



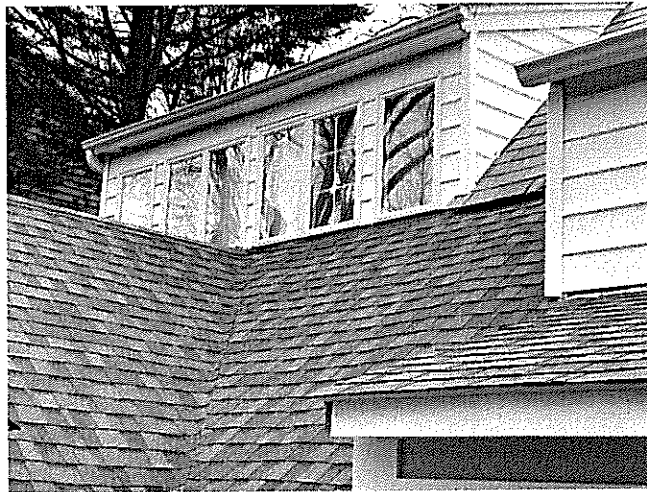
LEFT ELEVATION - FIRST FLOOR KITCHEN WINDOWS
(2) Double Hung Windows at 31.5" wide x 41" tall
PROPOSED SIZE - (2) @ 31.5" wide x 41" tall
Lite pattern to match existing

5816 Surrey Street Existing Window Documentation



REAR ELEVATION - SECOND FLOOR BEDROOM 2 WINDOWS
(4) Casement Windows at 18" wide x 34" tall
PROPOSED SIZE - (4) @ 18" wide x 34" tall
Lite pattern to match existing

5816 Surrey Street Existing Window Documentation



REAR ELEVATION - SECOND FLOOR BEDROOM 3 WINDOWS
(6) Casement Windows at 22" wide x 38" tall
PROPOSED SIZE - (6) @ 22" wide x 38" tall
Lite pattern to match existing

5816 Surrey Street Existing Window Documentation

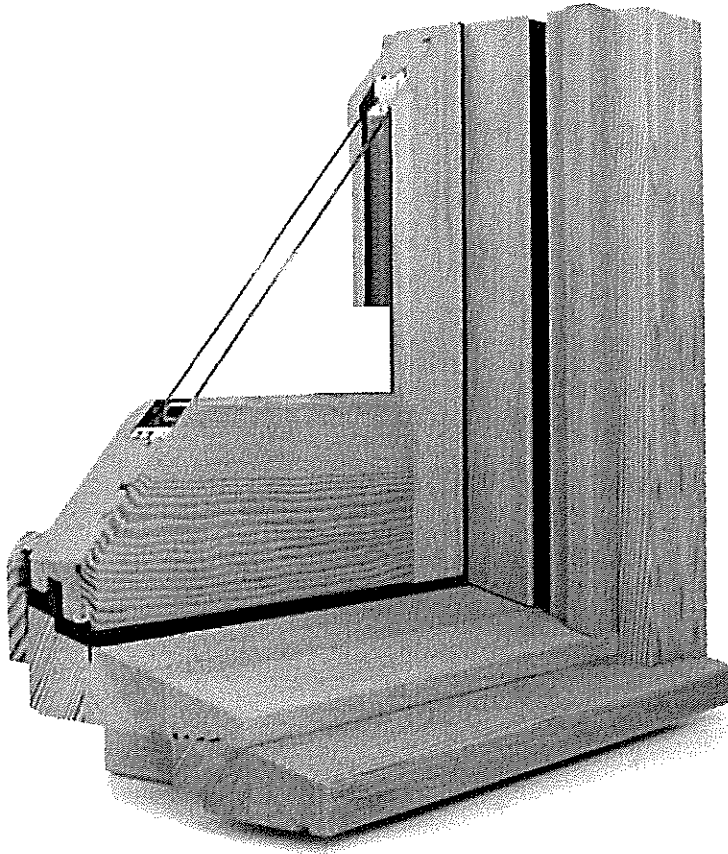
LEFT SIDE



RIGHT SIDE

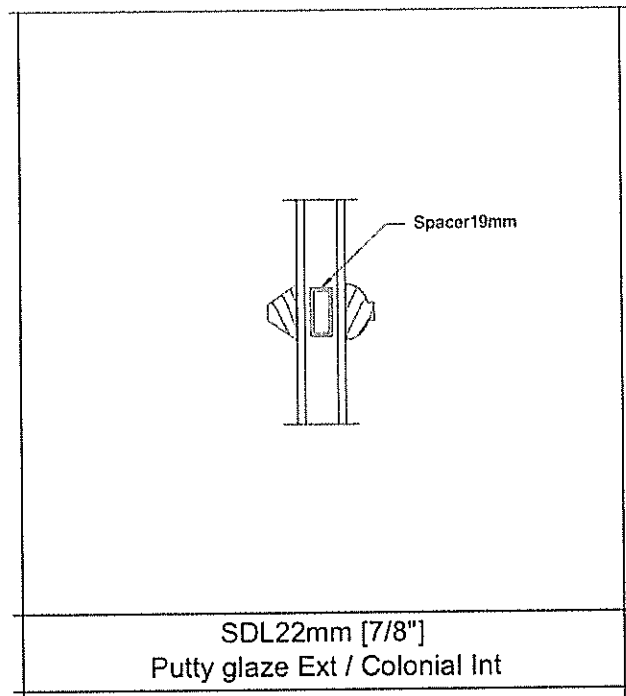


LEFT & RIGHT ELEVATION - ATTIC WINDOWS
(2) Double Hung Windows at 22" wide x 36" tall
PROPOSED SIZE - (2) @ 22" wide x 36" tall
Lite pattern to match existing



Wood Double Hung - Cross Section

5816 Surrey Street - Proposed Window Details For Wood Double Hung Windows



Wood Double Hung - Simulated Divided Lite, Putty glaze at exterior

5816 Surrey Street - Proposed Window Details For Wood Double Hung Windows

PRODUCT FEATURES

STYLES

Double Hung, Single Hung, Radius Top and Cottage options

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Insect screens
- Wood exterior windows are supplied with linen, bronze or sandstone screen frame at no additional charge. Screen frame color is matched to exterior finish on metal clad units

HARDWARE

A selection of hardware finishes are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple and StormForce™ StormForce not available on all products

SIMULATED DIVIDED LITE (SDLI)

Double Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Patty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

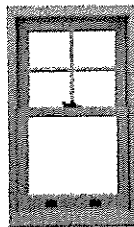
CASING

WOOD: 2" (51 mm) Birch mould, 3 1/2" (89 mm) Flat, 5 1/2" (140 mm) Flat, Adams and Williamsburg

METAL CLAD: 2" (51 mm) Birch mould, 3 1/2" (89 mm) Flat, Norse & Crane, Adams, Williamsburg and Contemporary

METAL CLAD COLOR SPECTRUM

Standard and Architectural Palette colors, including anodized finishes



Double/Single Hung

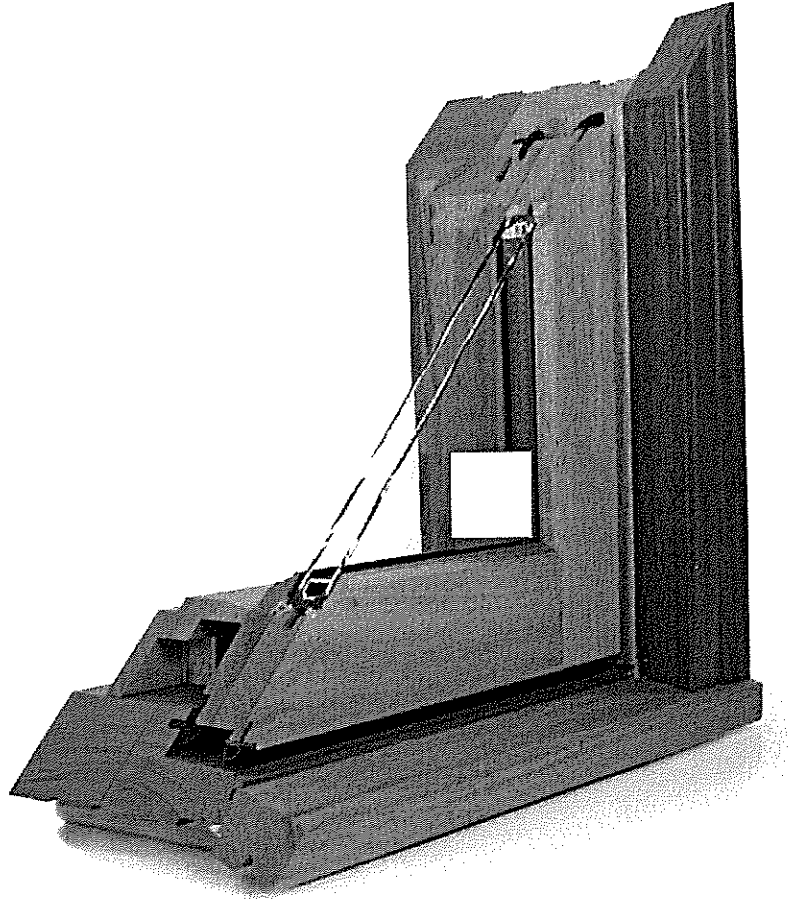
LEGEND ● Standard ○ Optional

Hardware Styles		Double/Single Hung	Double/Single Hung
Push Lock	●		
Push Lift	○		
Variables		Double/Single Hung	Double/Single Hung
Function			
Use for Egress	●		
Available with Screen	●		
Decorative	○		
Low Maintenance Metal Clad Exterior	●		
Power Operated for Exterior Panels	○		
Clear, Messagery Exterior Finish	○		
Prisma Exterior Finish	○		
Performance			
Heat-Smart® Double	●		
Heat-Smart® Triple	○		
StormForce™	○		
Aspenance	○		
BOS	○		

FINISH OPTIONS REFER TO SECTION A

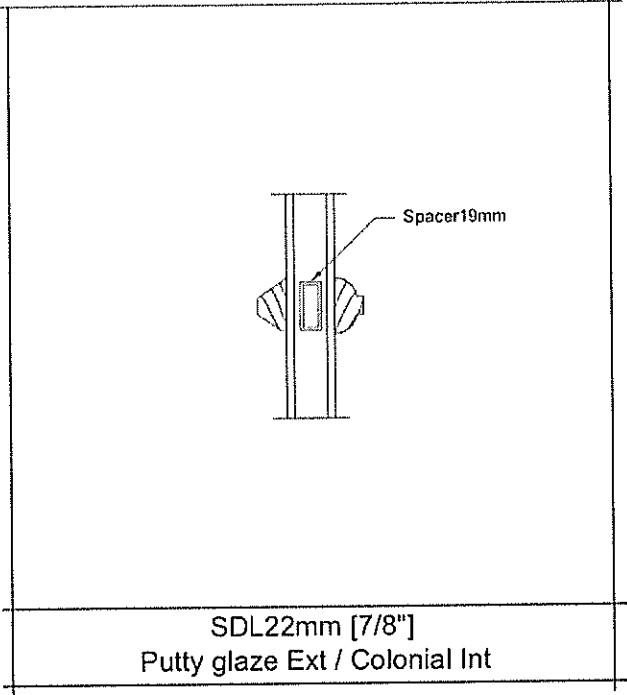
Wood Double Hung Window - Specs & Details

5816 Surrey Street - Proposed Window Details For Push-Out Casement Windows



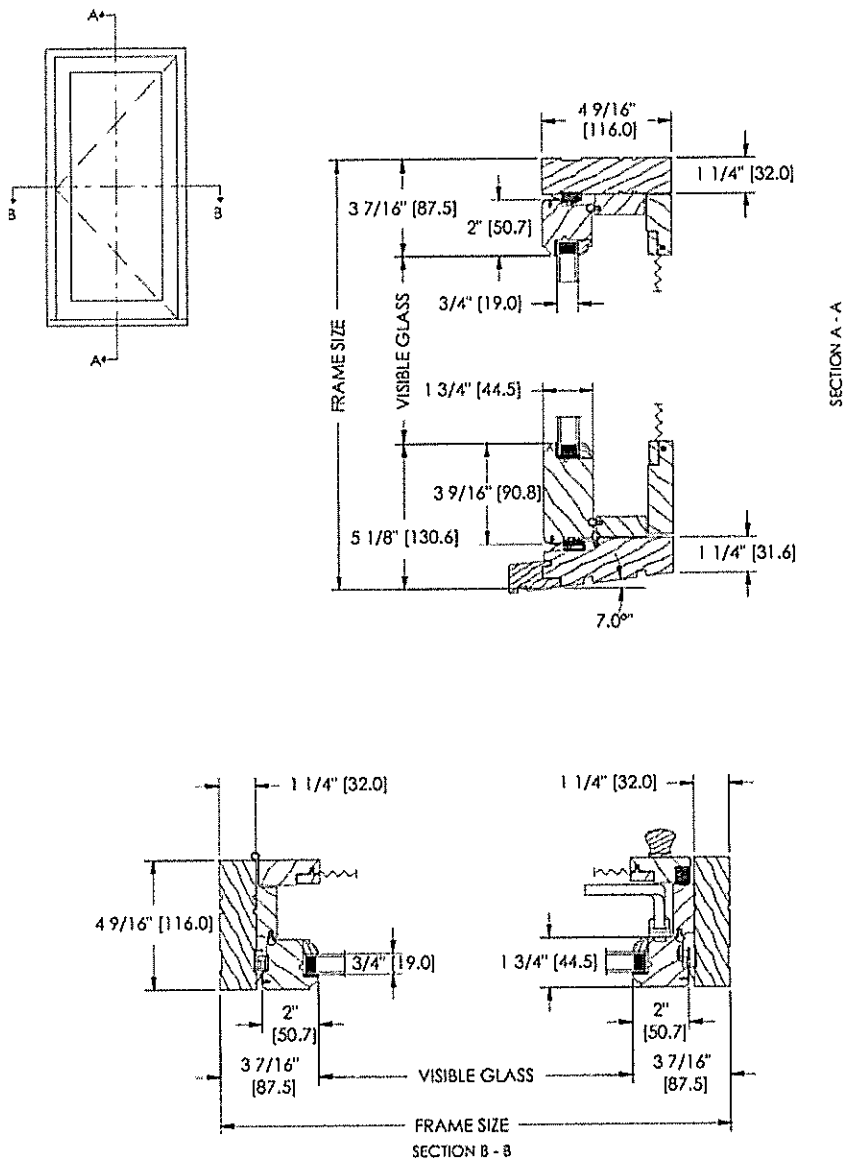
Push Out Casement - Cross Section

5816 Surrey Street - Proposed Window Details For Push-Out Casement Windows



Push Out Casement - Simulated Divided Lite, Putty glaze at exterior

5816 Surrey Street - Proposed Window Details For Push-Out Casement Windows



Push Out Casement - Head & Sill Detail

5816 Surrey Street - Proposed Window Details For Push-Out Casement Windows

PRODUCT FEATURES

STYLES

Traditional, Mission®, French, Push Out models: Quarter Round, Full Radius and Camber Top options

STANDARD FEATURES

- Natural, clear Douglas Fir interior (no visible finger joints)
- 4 9/16" (116 mm) jamb construction
- Low E insulated glazing with 1/2" (13 mm) airspace
- Roto gear operator and concealed sash locks

- Flexible continuous weatherstrip system
- Insect screens with High Transparency mesh option
- Metal handle cover and locks

HARDWARE

Multiple hardware type and finish choices are available. See the Hardware in section A for more information.

GLAZING

Heat-Smart® Double, Heat-Smart® Triple, Tranquility® and StormForce®. StormForce® is not available on all products.

SIMULATED DIVIDED LITES (SDL)

Queen Profile – 3/4" (19 mm), 1 1/8" (30 mm), 2" (51 mm)

Putty Profile – 5/8" (16 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

Square Profile (interior only) – 3/4" (19 mm), 7/8" (22 mm), 1 1/8" (30 mm), 2" (51 mm)

CASING

WOOD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat.

5 1/2" (139 mm) Flat, Adams and Williamsburg

METAL CLAD: 2" (51 mm) Brickmould, 3 1/2" (89 mm) Flat, 2" clad frame extension: Nose & Cove, Adams, Williamsburg and Contemporary

METAL CLAD COLOR SPECTRUM

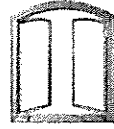
Standard and Architectural Palette colors, including anodized finishes. Available in Cyprium Collection (see section N).



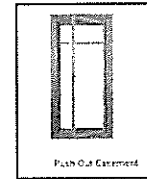
Traditional Casement



Mission® Casement



French Casement (Camber Top)



Push Out Casement

LEGEND ● Standard ○ Optional

HARDWARE STYLES	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
Peaks Crank Handle	●	●	●	○
Push Out Handle	○	○	○	●
Multi-point Lock	○	○	○	○

FINISH OPTIONS: REFER TO SECTION A

- 1 - Various Standard and Architectural Metal clad colors, including anodized finishes
- 2 - Swinging as standard, retractable screen optional
- 3 - Some state restrictions apply

VARIABLES	Traditional Casement	Mission® Casement	French Casement	Push Out Casement
Function				
Use for Egress	●	●	●	●
Available with Screen	●	●	●	●
Concealed Hardware	●	●	●	○
Durability				
Low Maintenance	●	●	●	●
Metal Clad Exterior	●	●	●	●
Clear Douglas Fir	○	○	○	○
Exterior Finish	○	○	○	○
Green Mahogany	○	○	○	○
Exterior Finish	○	○	○	○
Primed Exterior Finish	○	○	○	○
Cyprium Collection	○	○	○	○
Performance				
Heat-Smart® Double	●	●	●	●
Heat-Smart® Triple	○	○	○	○
Tranquility®	○	○	○	○
StormForce®	○	○	○	○
Appearance				
SDL	○	○	○	○

Push Out Casement - Specs & Details

Kyne, Michael

From: Neal Thomson <neal@thomsoncooke.com>
Sent: Wednesday, March 21, 2018 10:12 AM
To: Kyne, Michael
Cc: Ballo, Rebecca
Subject: 5816 Surrey Street - ROOFING

Michael,

I have gotten cost analysis on the roof, and this is what I would propose based on the cost estimates. I've also included pictures for reference on the Roofing subject.

ROOF:

I would propose to replace all the existing slate with new slate to match in exposure and size where it currently exists on the house (Front elevation + portion of rear at the existing roofline). At the newer rooflines (periodic additions added over time) I would like to replace them with an asphalt roofing shingle as that is what exists currently. This will help to offset the additional cost of the slate, and there are clear transitions between the real slate and the asphalt that would make this possible. You can see on the picture of the rear elevation where these existing roofing transitions between slate and asphalt occur.

So in summery, this is a true replacement of roofing material in kind as exists today - original roof slate and addition elements not seen from the front of the property in a new asphalt to match existing.

Images for context attached. Thanks!

Neal Thomson AIA

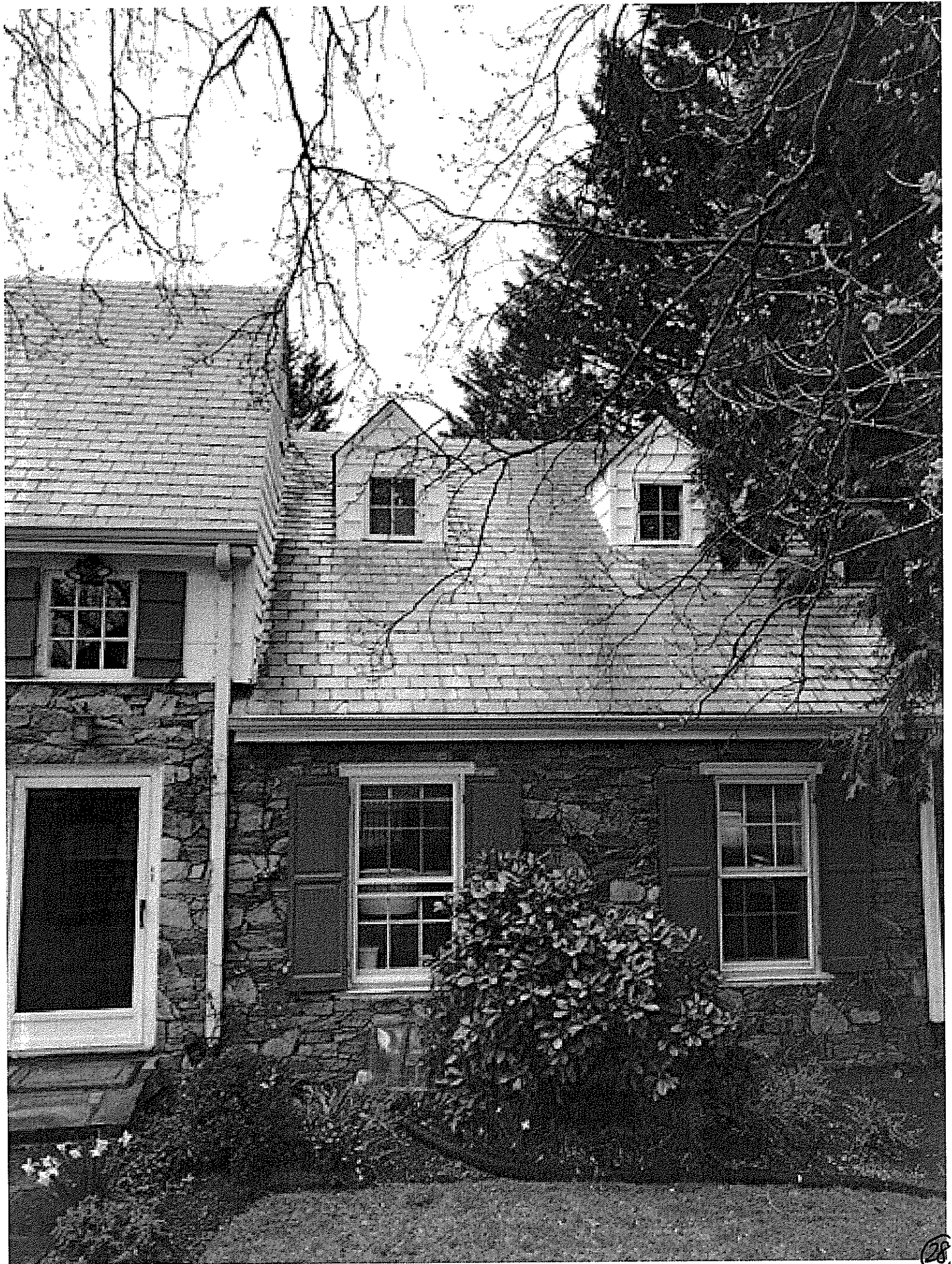
Thomson & Cooke Architects

office 202.686.6583
cell 202.747.4823

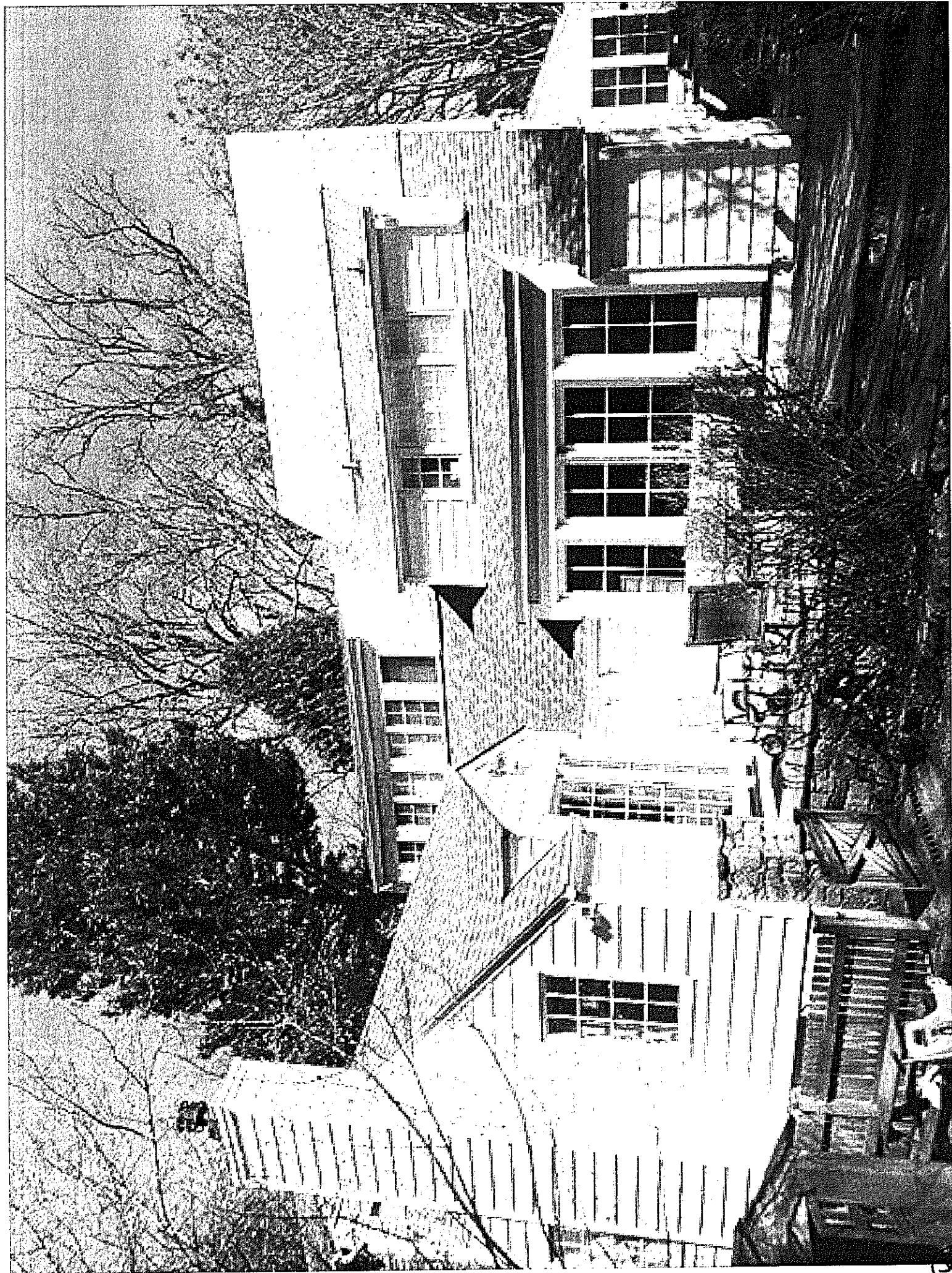
WEB | INSTAGRAM

5155 Macarthur Blvd NW
Washington DC 20016









Kyne, Michael

From: Kyne, Michael
Sent: Monday, April 02, 2018 3:03 PM
To: Kyne, Michael
Subject: FW: 5816 Surrey Street - renovation need email to send to Historic

From: Neal Thomson <neal@thomsoncooke.com>
Sent: Tuesday, March 27, 2018 1:46 PM
To: Kyne, Michael <Michael.Kyne@montgomeryplanning.org>
Subject: Re: 5816 Surrey Street - renovation need email to send to Historic

Michael,

I believe I've sent all the info over that you requested, with the exception for the shutters. For the shutters, we've decided we can just keep them and try to salvage. If we later decide to swap out b/c they are too far gone, I will reach back out with those details.

Thanks!

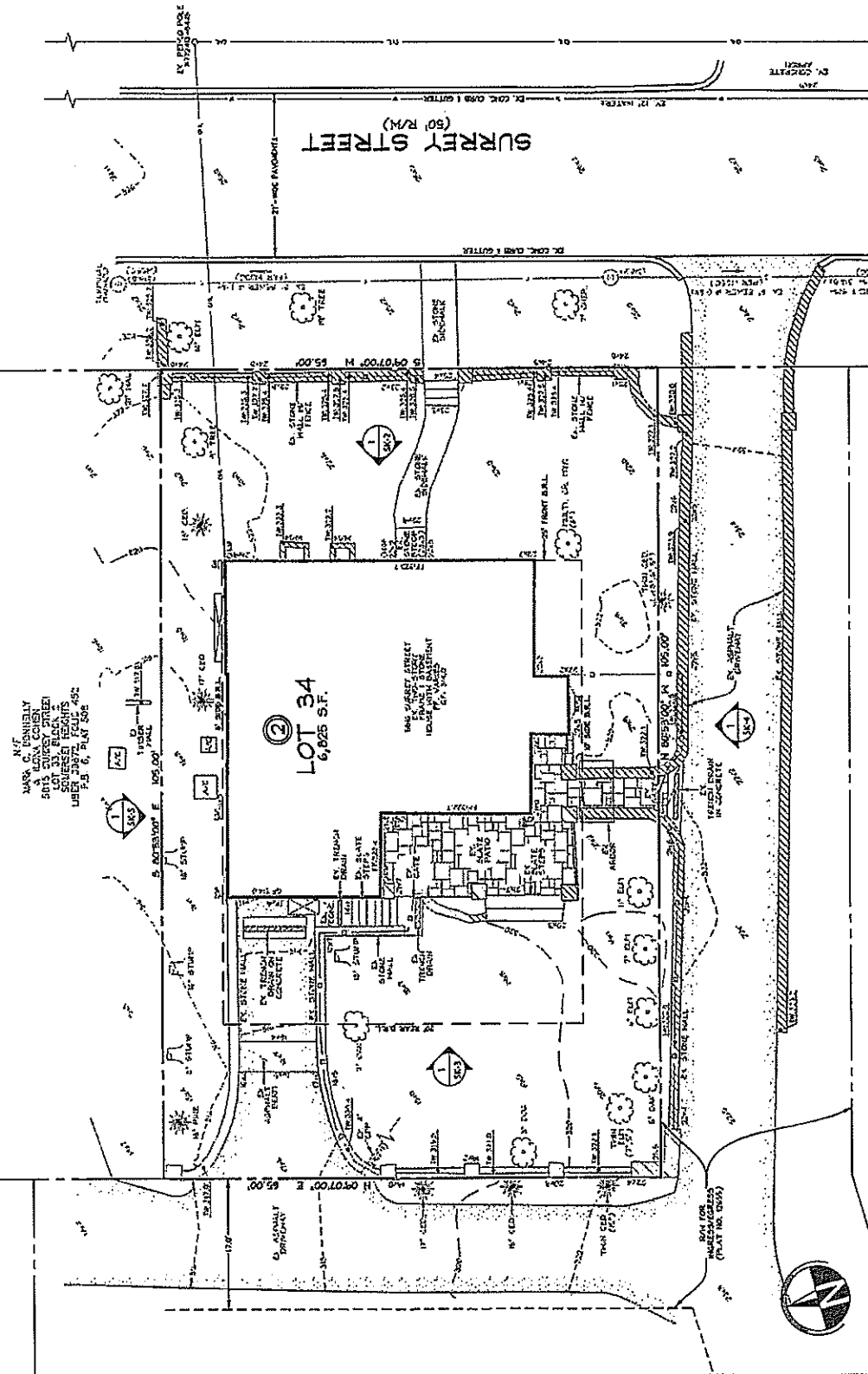
Neal Thomson AIA

Thomson & Cooke Architects

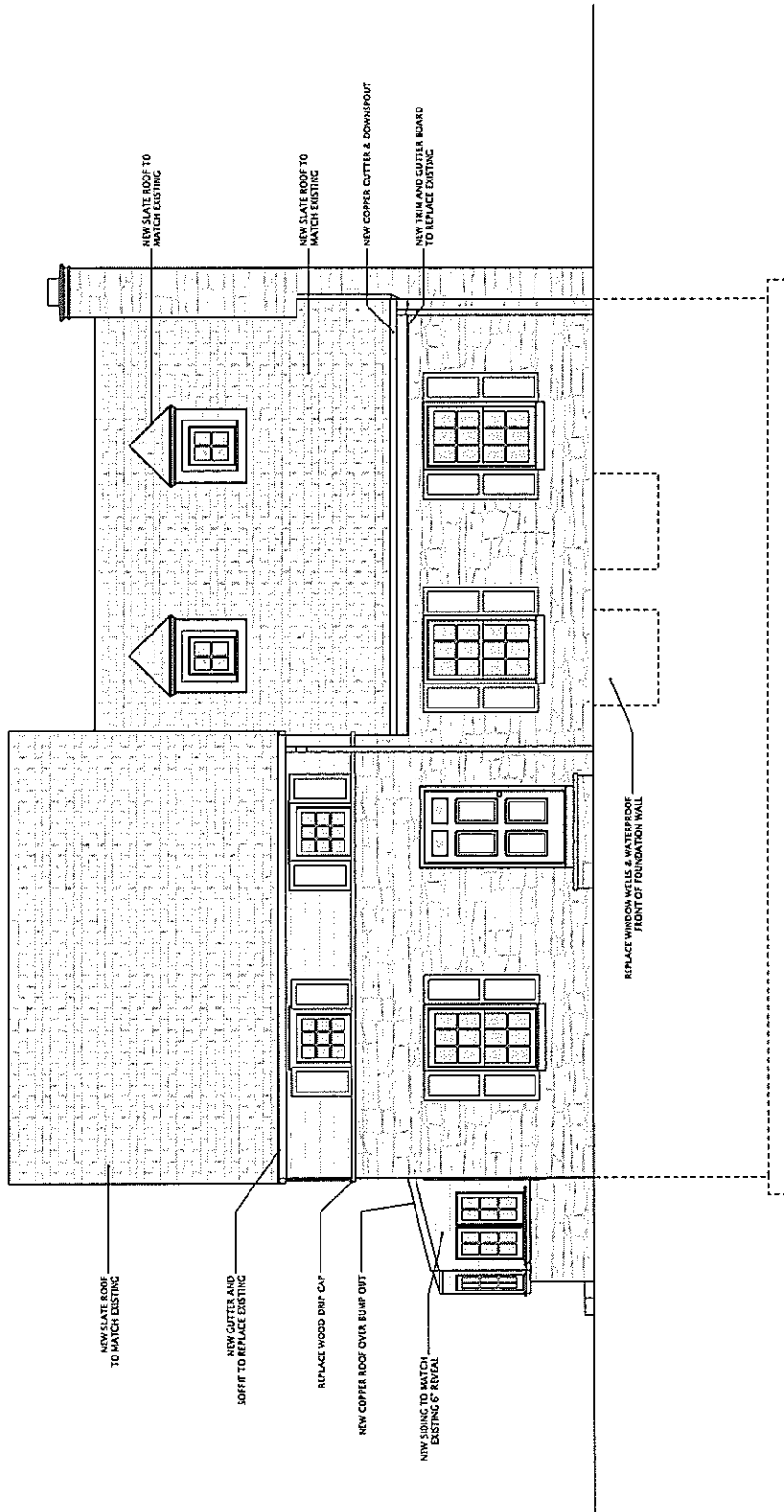
office 202.686.6583
cell 202.747.4823

[WEB](#) | [INSTAGRAM](#)

5155 Macarthur Blvd NW
Washington DC 20016



Site Plan



1 Front Elevation

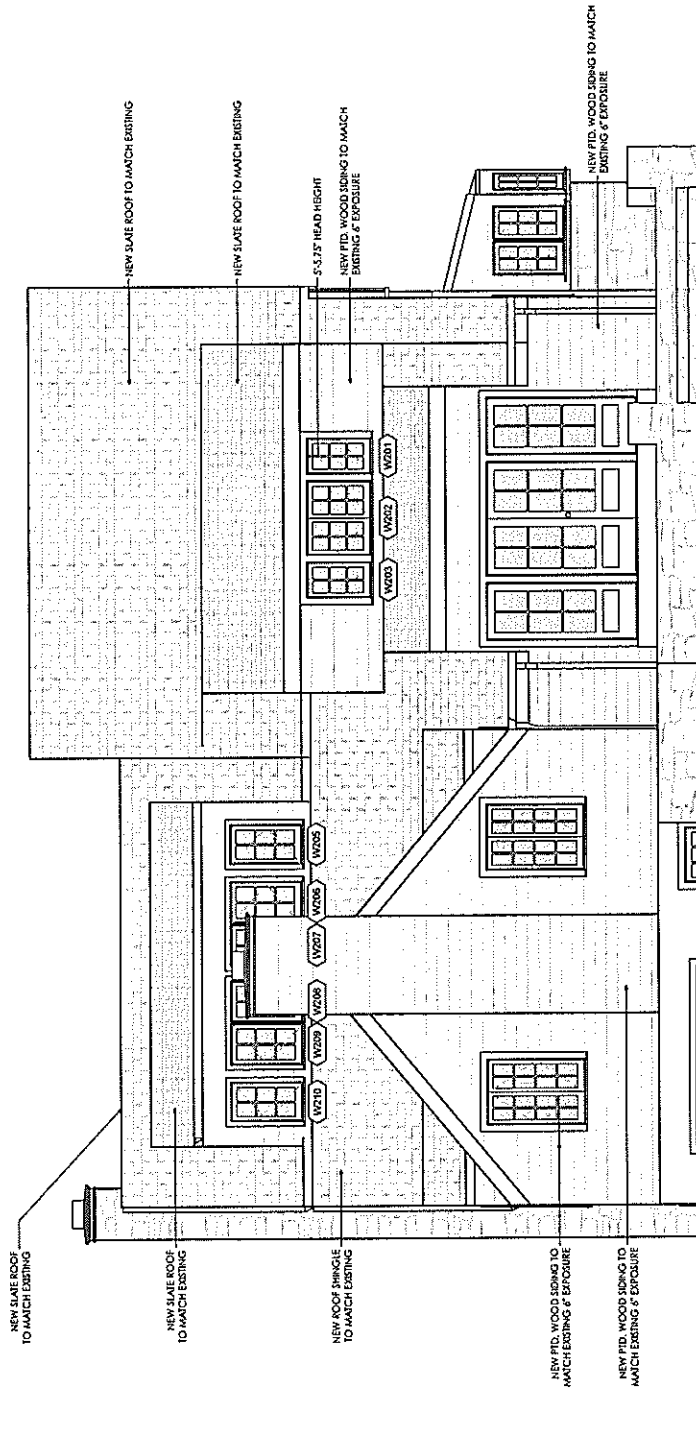
1/8" = 1'-0"

Project		Thomson Residence	A2-1
Title		Front Elevation	Date 4/3/18
Scale		1/2" = 1'-0"	Sheet Ref
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1 Rear Elevation

1/8" = 1'-0"



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Project

Thomson
Residence

A2-2

Title

Rear Elevation

Date 4/3/18

Scale

1/2" = 1'-0"

Sheet Ref

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Residence

A2-3

Title _____ Right Elevation _____

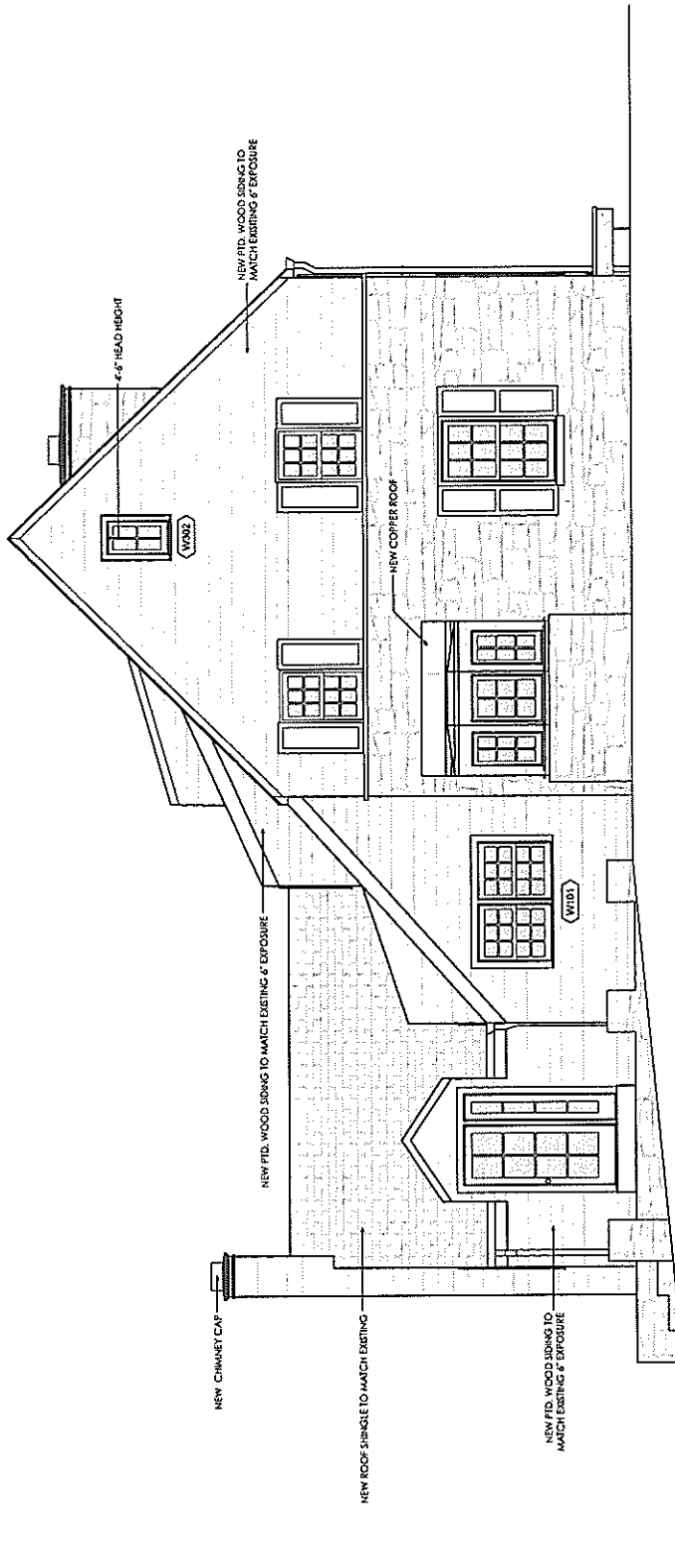
Date 4/3/18

Scale	1/2" = 1'-0"	Sheet Ref
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Scale	1/2" = 1'-0"
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Sheet Ref

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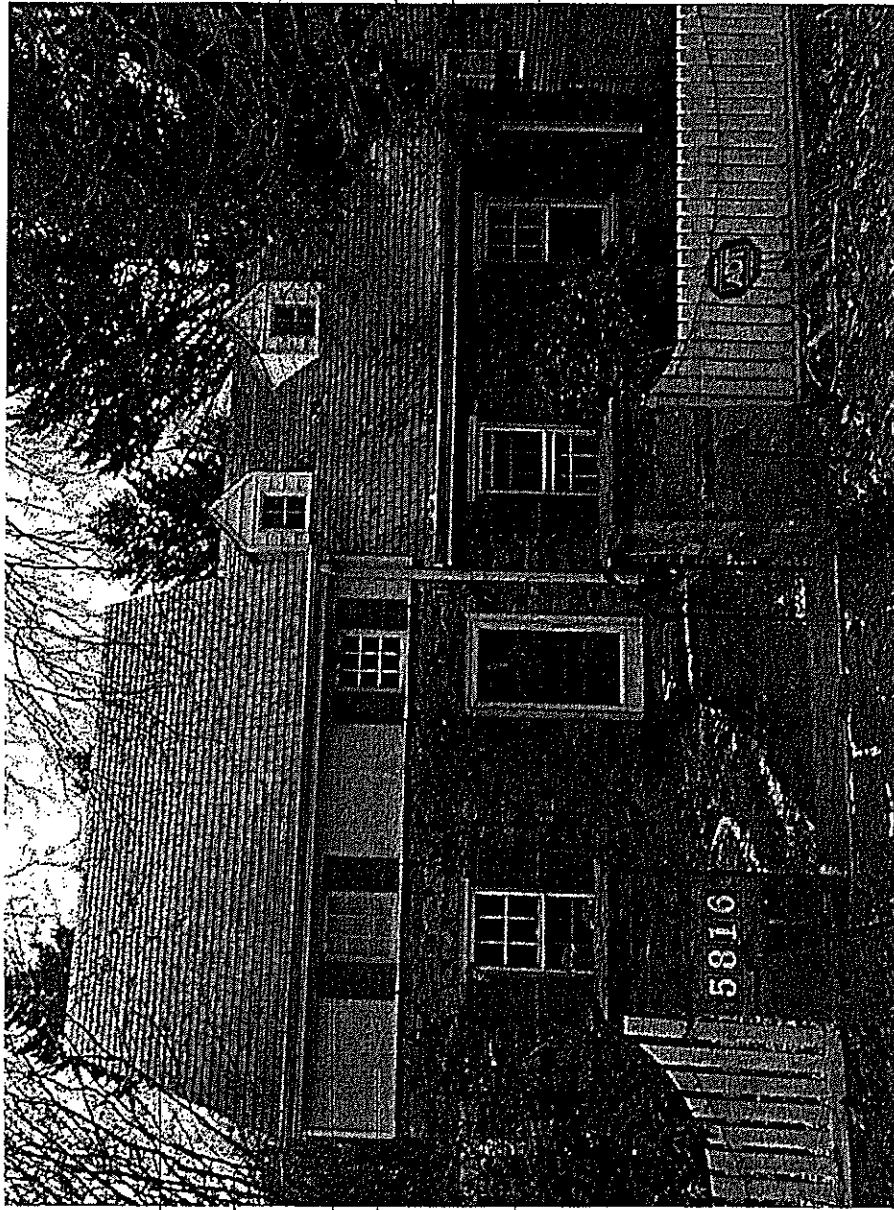


1 Left Elevation

1/8" = 1'-0"

<div>  <div> Thomson & Cooke ARCHITECTS </div> </div> <div> 5155 MacArthur Blvd NW Washington, DC 20016 202.747.4823 Thomsoncooke.com </div>		Project	Thomson Residence	A2-4
		Title	Left Elevation	
		Scale	1/2" = 1'-0"	
		Sheet Ref		
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1 Front Elevation



NEW FTD SIDING AND
ROOFING AT DORMERS

~~NEW SYNTHETIC
SLATE ROOF~~

NEW WHITE
HALF-ROUND GUTTERS

~~NEW SHUTTERS~~

~~NEW SYNTHETIC
SLATE ROOF~~

NEW WHITE
HALF-ROUND GUTTERS

~~NEW FTD SHUTTERS~~

NEW FTD WIDE BOARD
SIDING TO MATCH EXISTING

~~NEW FTD SHUTTERS~~

Thomson Residence
5816 Sunny Street Chevy Chase, MD
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Front Elevation

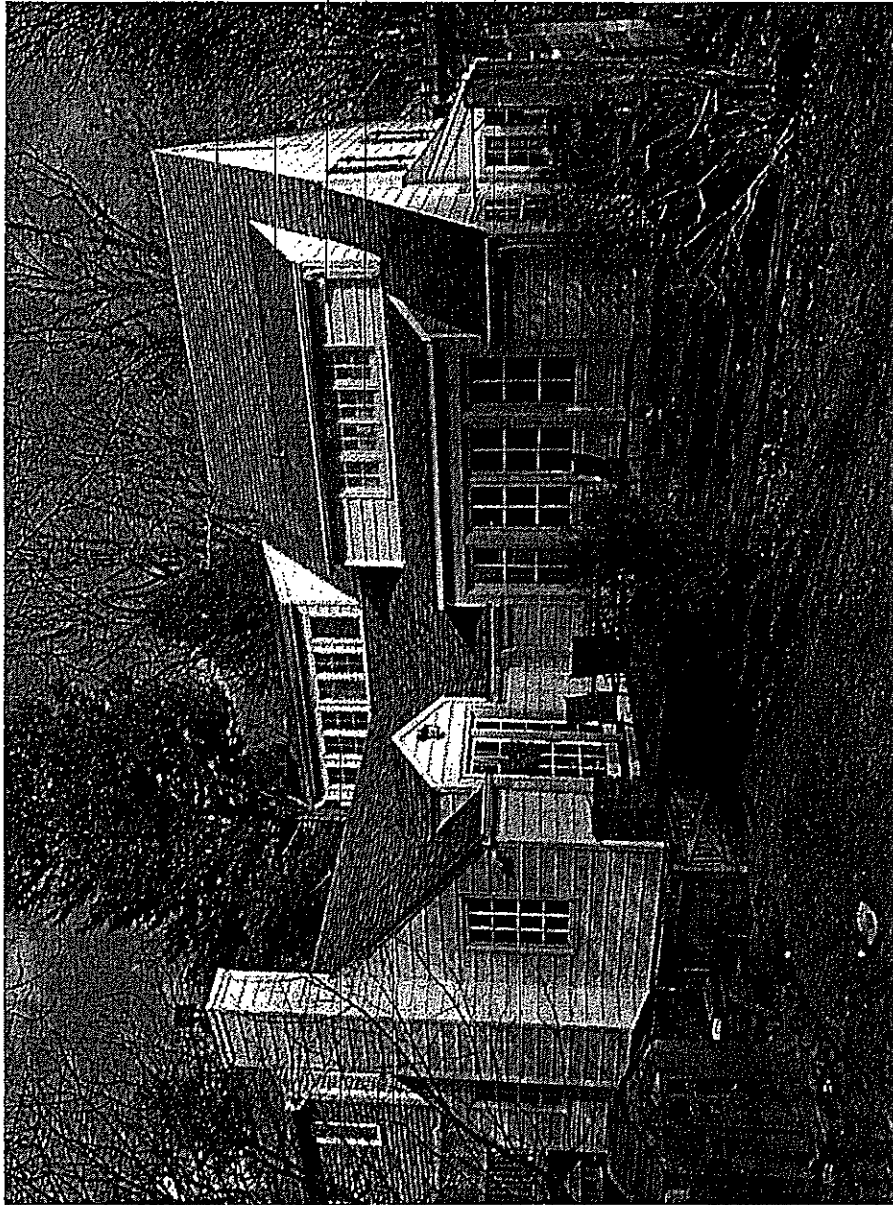
7.11.2017

Progress

SK-2

Rear Elevation	7.11.2017	Progress

SK-3



~~NEW SYNTHETIC SLATE ROOF~~

NEW SHINGLE ROOF

NEW PTD SIDING

**NEW PTD WOOD
WINDOWS & DORMER**

**NEW WHITE
HALF-ROUND GUTTERS**

NEW PAINTED
WOOD WINDOWS & DORMER

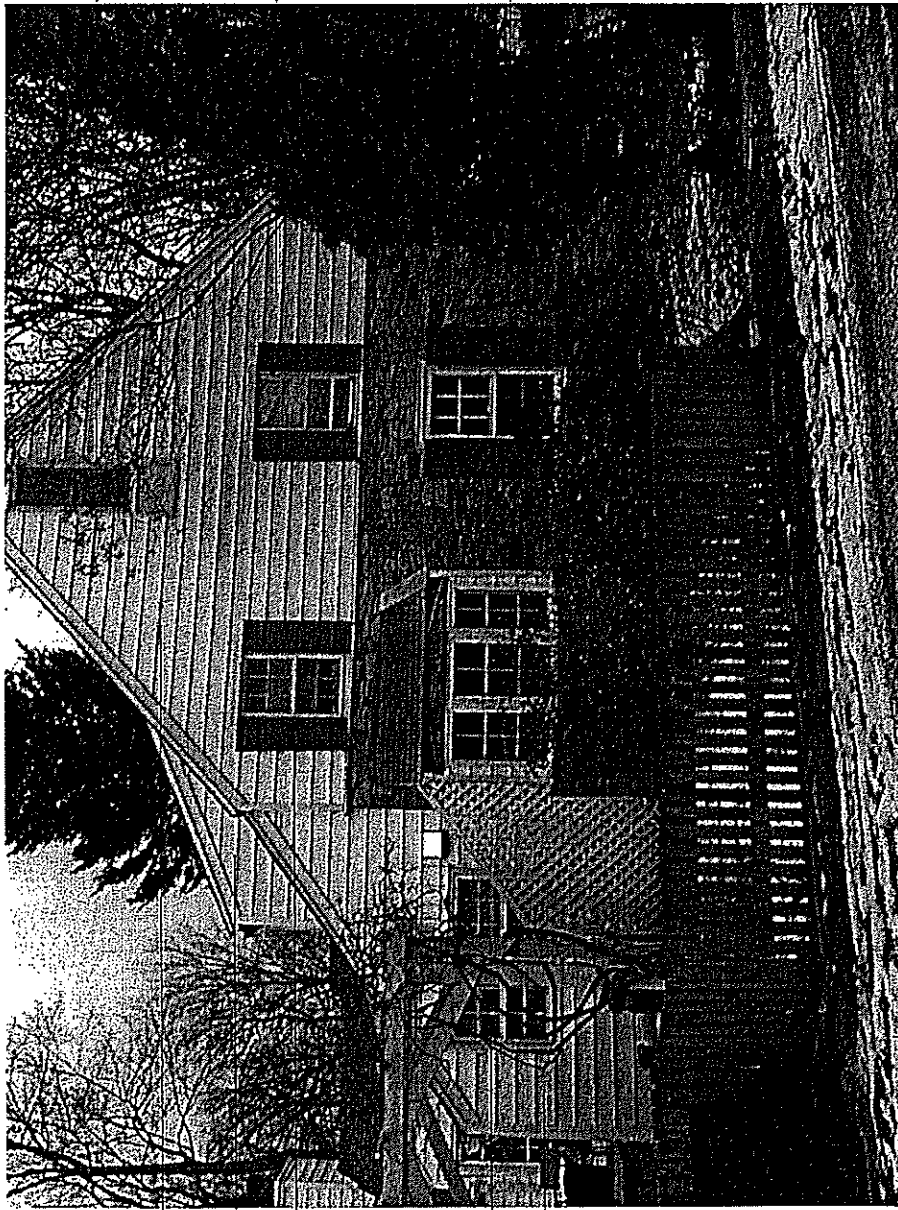
~~NEW ASPHALT ROOF~~

**NEW WHITE
HALF-ROUND GUTTERS**

NEW PTD SIDING

Rear Elevation

1 South Elevation



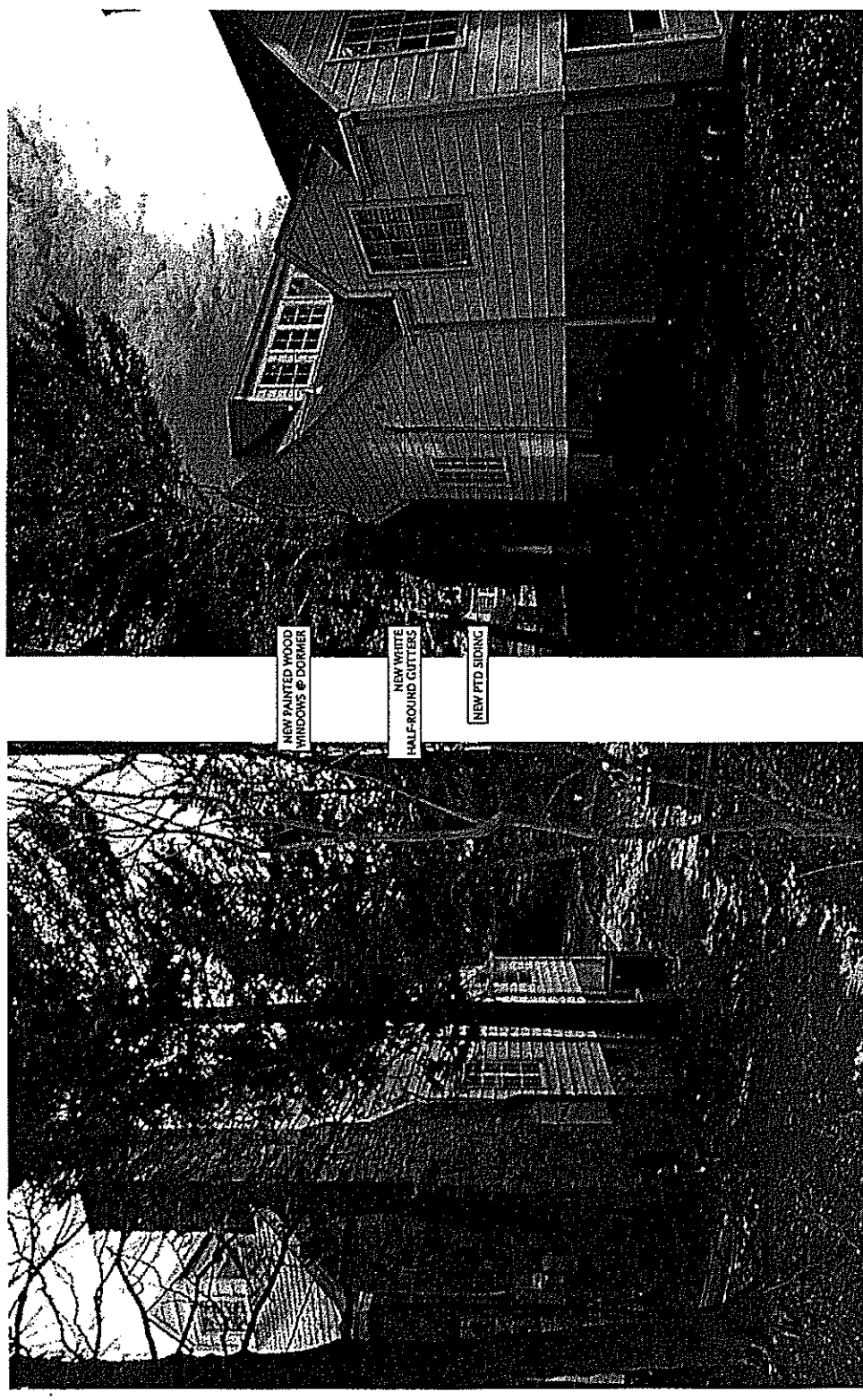
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South Side Elevation	
7.11.2017	Progress
SK-4	

North Side Elevation	
7.11.2017	Progress

SK-5



1 North Elevation

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

Owner's mailing address 5816 SURREY ST CHEVY CHASE, MD 20815	Owner's Agent's mailing address SAME.
Adjacent and confronting Property Owners mailing addresses	
5818 SURREY ST CHEVY CHASE MD, 20815	5804 SURREY ST CHEVY CHASE, MD 20815
5809 SURREY ST. CHEVY CHASE, MD 20815	5812 SURREY ST CHEVY CHASE, MD 20815
4808 CUMBERLAND AVE CHEVY CHASE, MD 20815	