MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 5816 Surrey St., Chevy Chase
Resource: Secondary (Post-1915) Resource (Somerset Historic District)
Applicant: Neal Thompson
Review: HAWP
Case Number: 35/36-18B

Meeting Date: 4/10/2018
Report Date: 4/3/2018
Public Notice: 3/28/2018
Tax Credit: Yes
Staff: Michael Kyne

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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

CONTACT EMAIL: NEAL@THOMASDC.COM
Contact Person: NEAL THOMAS

Tax Account No.: 

Name of Property Owner: NEAL THOMAS
Daytime Phone No.: 202-747-4823

Address: 5816 SOMERSET ST, CHESTNUT, MD 20815
Street Number: 
City: CHESTNUT
State: MD
Zip Code: 20815

Contractor: NEAL THOMAS
Contractor Registration No.: MA 493679

Agent for Owner: NEAL THOMAS
Daytime Phone No.: 202-747-4823

LOCATION OF WORK PERMIT
House Number: 5816 SOMERSET ST
Street: 
Town/City: CHESTNUT, MD
Nearest Cross Street: ROSES
Suburbia: 
Lot: 54 Block: 7 Subdivision: SOMERSET HEIGHTS
Lot: 

PART ONE: TYPE OF WORK OR ALTERATION
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Additions/Remodeling ☐ A/C ☐ Slab
☐ Additions/Remodeling ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Windows ☐ Solar ☐ Fireplace
☐ Additions/Remodeling ☐ Woodburning Stove X Single Family
☐ Revision ☐ Repair ☐ Re筑
☐ Additions/Remodeling ☐ Force/Void (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: COMPLETION DATE/CONSTRUCTION AND EXTENSIONS
2A. Type of sewer disposal: ☐ WSSC ☐ Other:
2B. Type of water supply: ☐ WSSC ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCES, RETAINING WALLS
3A. Height: feet __________ inches __________
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ Property 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.

Signature of owner or authorized agent: ____________________________ Date: 03/03/2016

See reverse side for instructions

# 829989
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:
      [Handwritten notes: Additional text not legible.]
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      [Handwritten notes: Additional text not legible.]

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. 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 a 8 1/2" x 11" paper are preferred.
   a. Schematic structural plans, with marked dimensions, indicating location, size and general type of walls, windows 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, contact. 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. MATERIAL 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 dipline 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 at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFOUNDO PROPERTY OWNERS
   For ALL projects, provide an accurate list of adjacent and confounding 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 INTO MAILING LABELS.
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 form 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

Thomson & Cooke Architects

office 202.686.6583
cell 202.747.4823

WEB | INSTAGRAM

5155 Macarthur Blvd NW
Washington DC 20016
From: Neal Thomson <neal@thomsoncooke.com>
Sent: Wednesday, March 21, 2018 10:42 PM
To: Kyne, Michael <Michael.Kyne@montgomeryplanning.org>
Cc: Ballo, Rebeccah <Rebeccah.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/AAC6YA7AdOGeEdYLe_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
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
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
REAR ELEVATION - SECOND FLOOR BEDROOM 3 WINDOWS
(5) Casement Windows at 22" wide x 38" tall
PROPOSED SIZE - (6) @ 22" wide x 38" tall
Lite pattern to match existing
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
Wood Double Hung - Simulated Divided Lite. Putty glaze at exterior
Wood Double Hung - Head & Sill Detail
PRODUCT FEATURES

GLASS

- 5/32" Thick, clear glass
- Double pane, Low-E glass

FRAMES

- Natural finish (default)
- Painted finish available
- Powder coated finish available

Doors

- Entry doors available
- Single or French doors

VENTILATION

- Manual vents available
- Fixed vents available

FINISHES

- Wood finish options
- Painted finish options

LEGEND

- Standard
- Optional

Wood Double Hung Window - Specs & Details

5816 Surrey Street - Proposed Window Details For Wood Double Hung Windows
Push Out Casement - Cross Section
Push Out Casement - Simulated Divided Lite. Putty glaze at exterior
Push Out Casement - Head & Sill Detail
5816 Surrey Street - Proposed Window Details For Push-Out Casement Windows

**PRODUCT FEATURES**

**STYLES**
- Traditional, Modern, French, Push Out Modern, Quarter Round, Fixed Radius and Corner Shape

**STANDARD FEATURES**
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
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
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<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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