

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

<b>Address:</b>	5804 Surrey St., Chevy Chase	<b>Meeting Date:</b>	5/23/2018
<b>Resource:</b>	Non-Contributing Resource (Somerset Historic District)	<b>Report Date:</b>	5/16/2018
<b>Applicant:</b>	Sebastian and Kathryn Deshler (David Benton, Architect)	<b>Public Notice:</b>	5/9/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/36-18D	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fenestration alterations and deck and pergola construction		

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**STAFF RECOMMENDATION**

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

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource within the Somerset Historic District  
**STYLE:** Victorian Revival  
**DATE:** 1980



**PROPOSAL**

The applicant proposes fenestration alterations and deck and pergola construction at the subject property.

## **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 one 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.

**STAFF DISCUSSION**

The applicant proposes the following alterations at the subject property:

- Shift an existing window on the second-floor of the right-side elevation.
- Convert two 6-over-6 double-hung windows on the second floor of the rear elevation to a smaller 9-lite casement window and paired 6-over-6 double-hung windows. The existing windows are vinyl-clad wood windows with snap-in muntins, and the proposed replacement windows will be vinyl-clad wood windows with permanently-affixed interior and exterior muntins and spacer bars.
- Convert a 6-over-6 double-hung window on the rear elevation to a French door. The proposed French door will be vinyl-clad wood with permanently-affixed interior and exterior muntins and spacer bars.
- Convert a 6-over-6 double-hung window on the left-side elevation to a French door. The proposed French door will be vinyl-clad wood with permanently-affixed interior and exterior muntins and spacer bars.
- Enlarge an existing window well on the left-side elevation and install a basement-level egress window. The proposed egress window will be a vinyl-clad wood window with permanently-affixed interior and exterior muntins and spacer bars.
- Construct a 21'-9" L x 7'-9" W deck with pergola at the rear of the house. The proposed decking will be constructed from composite wood, and the proposed pergola will be constructed from wood.

The subject property is a Non-Contributing Resource constructed in 1980. The proposed alterations are on the rear, at the basement-level, or on secondary elevations, and they will not detract from the surrounding streetscape. In accordance, with *Standard #2*, the proposed alterations will not remove or alter historic features that characterize the property (or, in this case, the surrounding historic district).

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* 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 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*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the

Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: David@BentonArchitecture.com Contact Person: David Benton, AIA  
Tax Account No.: 00537267 Daytime Phone No.: 202.213.1197  
Name of Property Owner: Sebastian and Kathryn Deschler Daytime Phone No.: 240.645.6147  
Address: 5804 Surrey Street Chevy Chase Maryland 20815  
Street Number City State Zip Code  
Contractor: Impact Remodeling and Construction Phone No.: 202.290.1335  
Contractor Registration No.: 108767  
Agent for Owner: David Benton, AIA Daytime Phone No.: 202.213.1197

## LOCATION OF BUILDING/PREMISE

House Number: 5804 Street: Surrey  
Town/City: Chevy Chase (Somerset) Nearest Cross Street: Surrey St. and Dorset Ave.  
Lot: 37 Block: 2 Subdivision: Somerset Heights  
Liber: 0094 Parcel: 20815

## PART ONE: TYPE OF PERMIT ACTION AND USE

### 1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Raze  
☐ Revision ☐ Repair ☐ Revocable

### CHECK ALL APPLICABLE:

☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☒ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \$35,000

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]  
Signature of owner or authorized agent

4.27.18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**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:

Home constructed in 1980. It is located mid-block on Surrey Street in the Town of Somerset.  
A private drive along the north side of the property accesses the property's garage  
and three homes to the west.

The home is is wood framed with wood lap siding and a brick veneer foundation.

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

The project consists of reconfiguring two windows on the back (west) elevation and shifting  
one window on the north side elevation as well as converting two windows to french doors;  
one on the back west elevation and one on the south side elevation.

Other alterations include the enlargement of an existing window well on the south side of the  
house for fire egress from the existing basement and an extension of a deck and pergola at  
the existing concrete breezeway.

NEW

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.

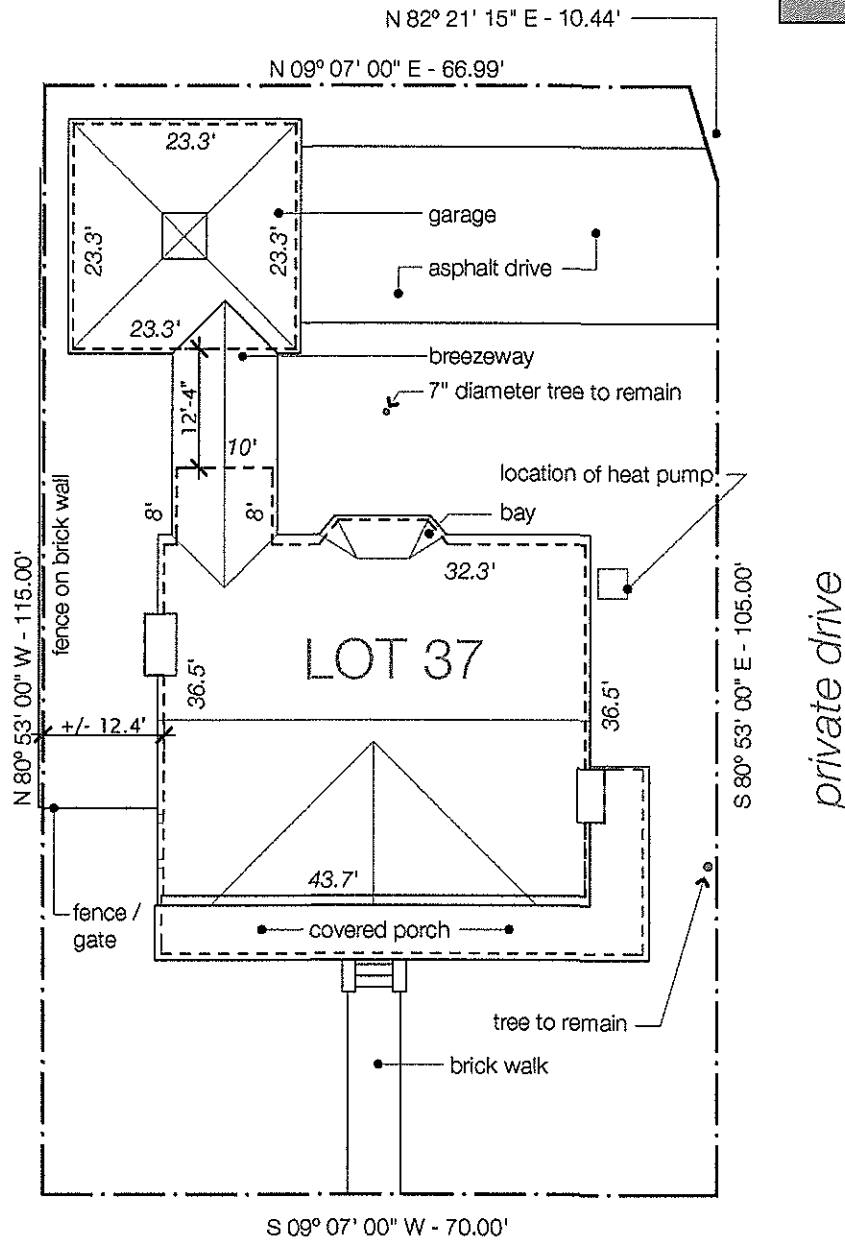
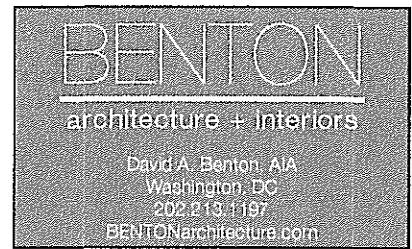
6. **TREE SURVEY**

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.

# Site Plan



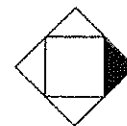
*SURREY STREET*

Existing Site Plan

4-27-18

scale: 1" = 20'

Shade portion to indicate North

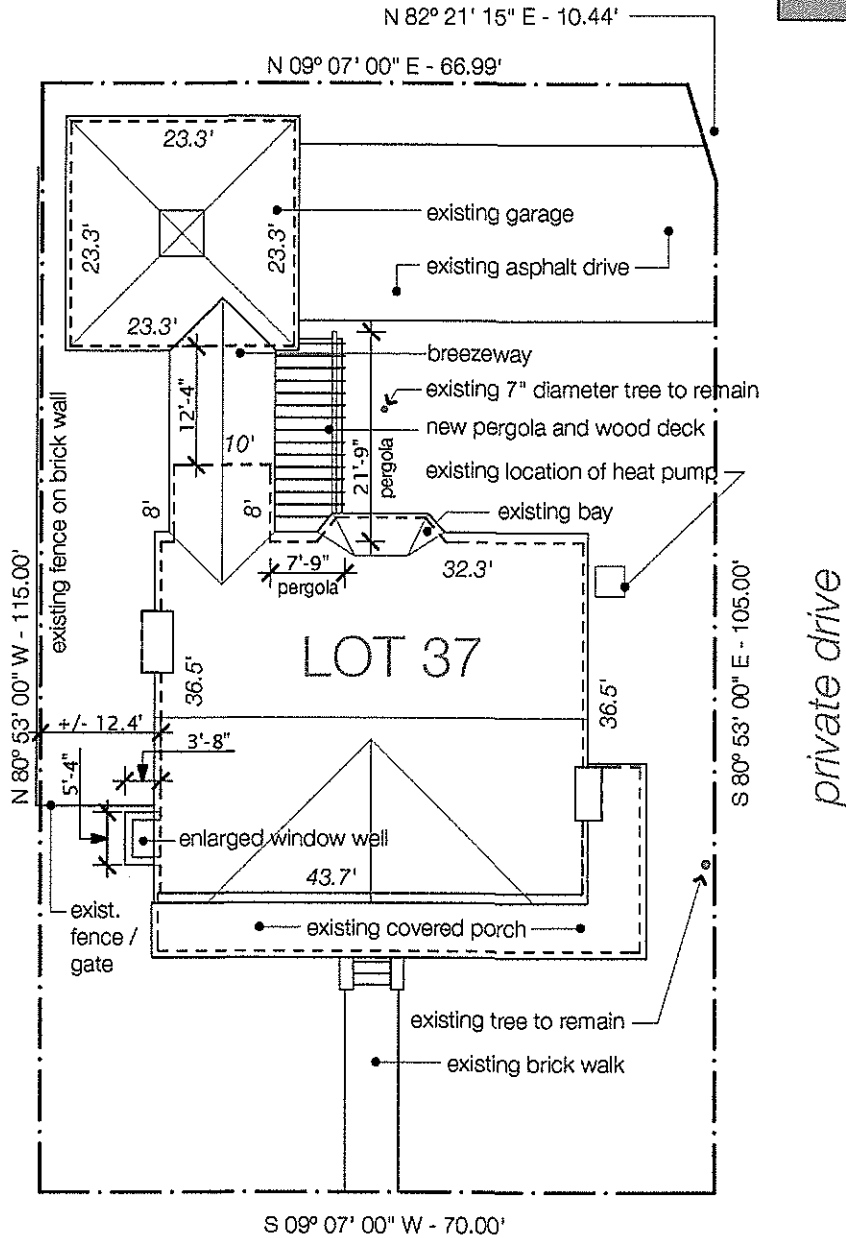
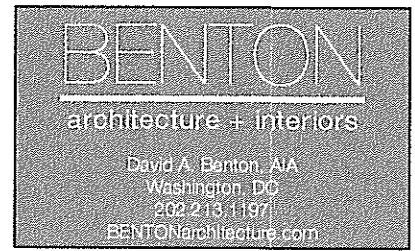


Applicant: *[Signature]*

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# Site Plan



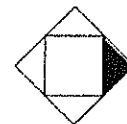
SURREY STREET

Proposed Site Plan

4-27-18

scale: 1" = 20'

Shade portion to indicate North



Applicant: [Signature]

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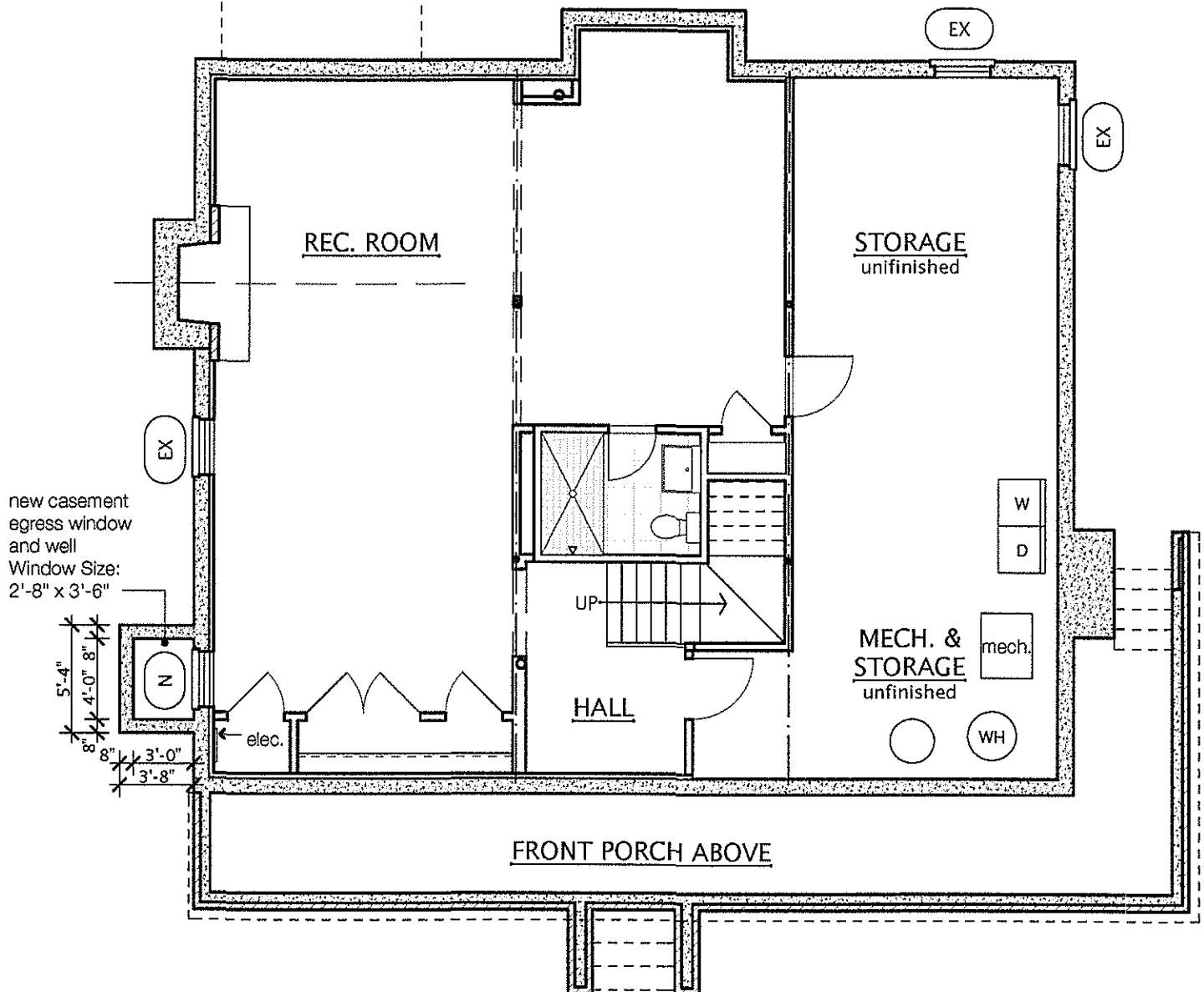
## WINDOW KEY

N

New window by: Andersen  
400 series to match existing

EX

Existing window to remain



## Basement Plan

1/8" = 1'-0"

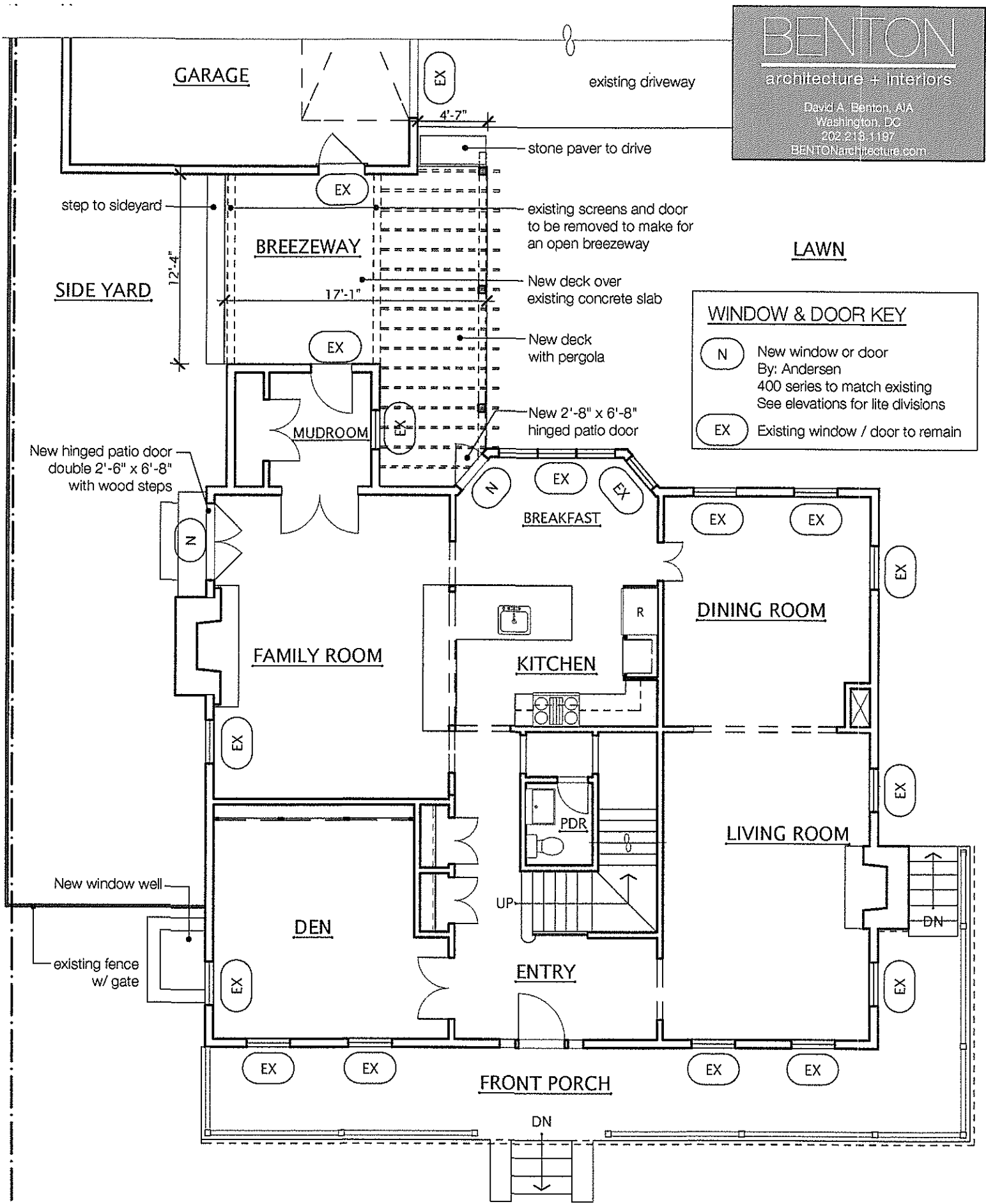
4.27.18

3/17 (9)

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Washington, DC  
202.213.1197  
BENTONArchitecture.com



## WINDOW & DOOR KEY

- (N) New window or door  
By: Andersen  
400 series to match existing  
See elevations for lite divisions
- (EX) Existing window / door to remain

## First Floor Plan

1/8" = 1'-0"

4.27.18

4/17/18

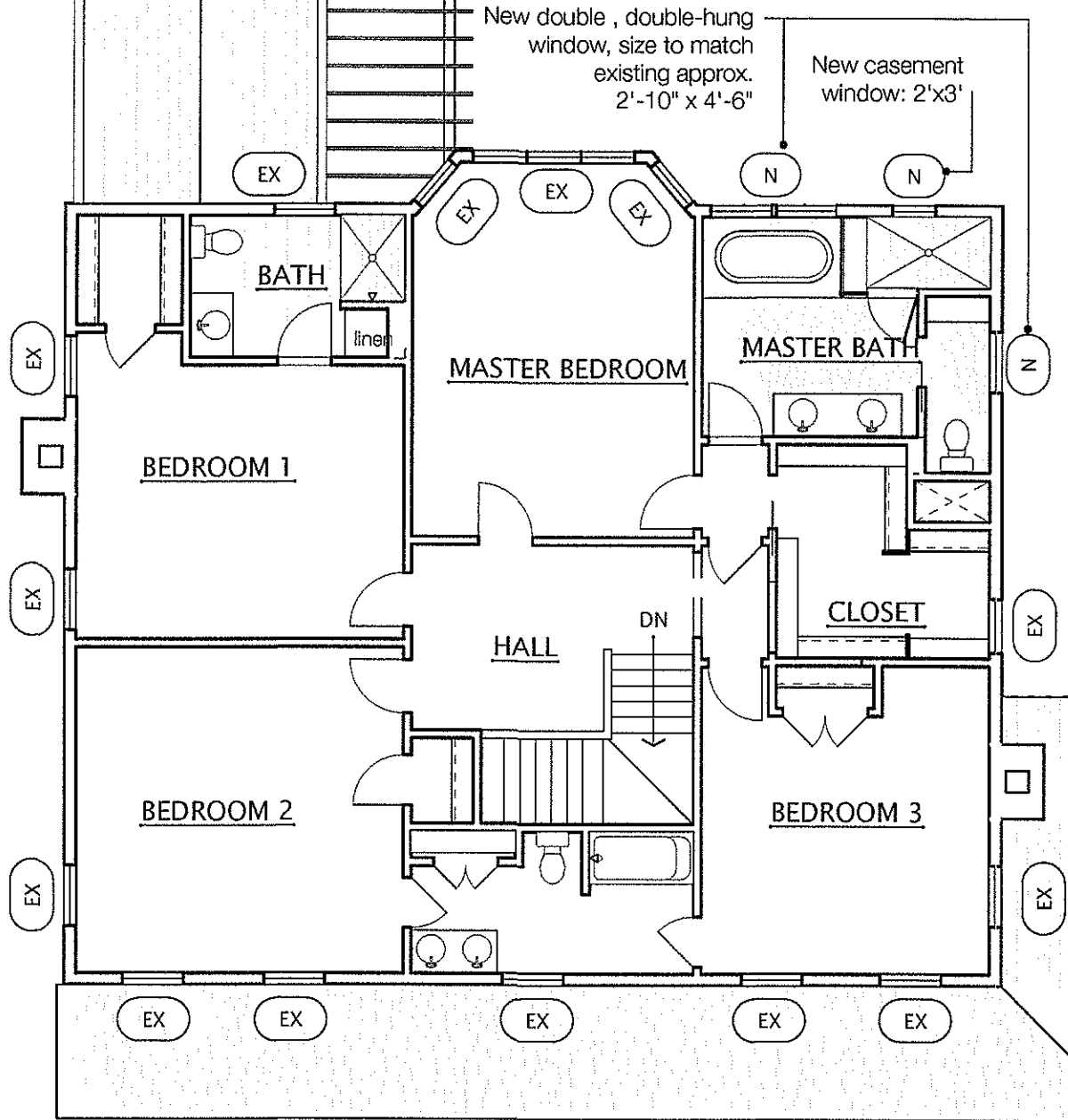
New pergola and deck below

## WINDOW KEY

- N New window by: Andersen 400 series to match existing See elevations for lite divisions
- EX Existing window to remain

New double, double-hung window, size to match existing approx. 2'-10" x 4'-6"

New casement window: 2'x3'



## Second Floor Plan

1/8" = 1'-0"

4.27.18

5/17/11

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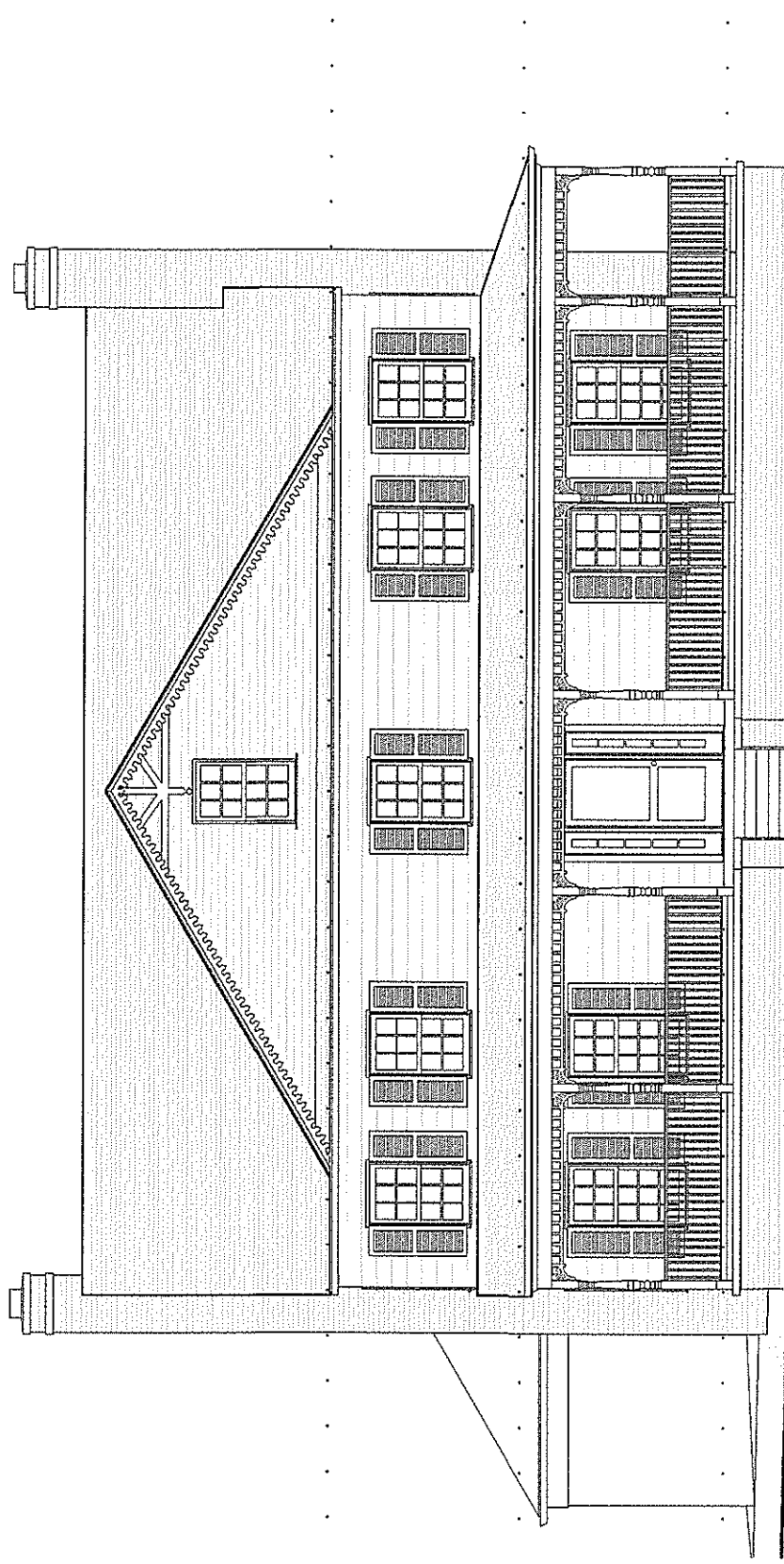
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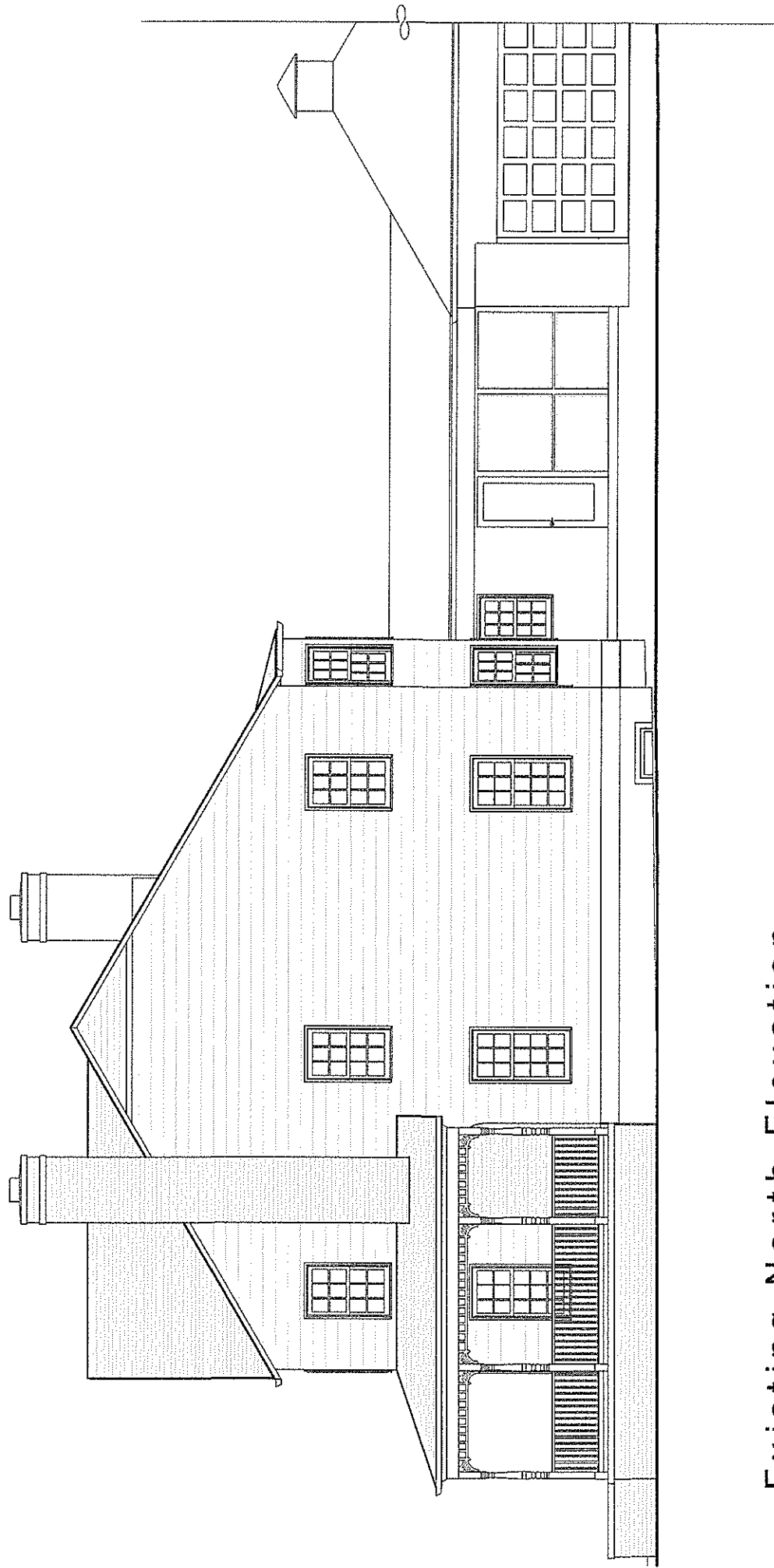
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Existing Front (East) Elevation

$\frac{1}{8}'' = 1'-0''$

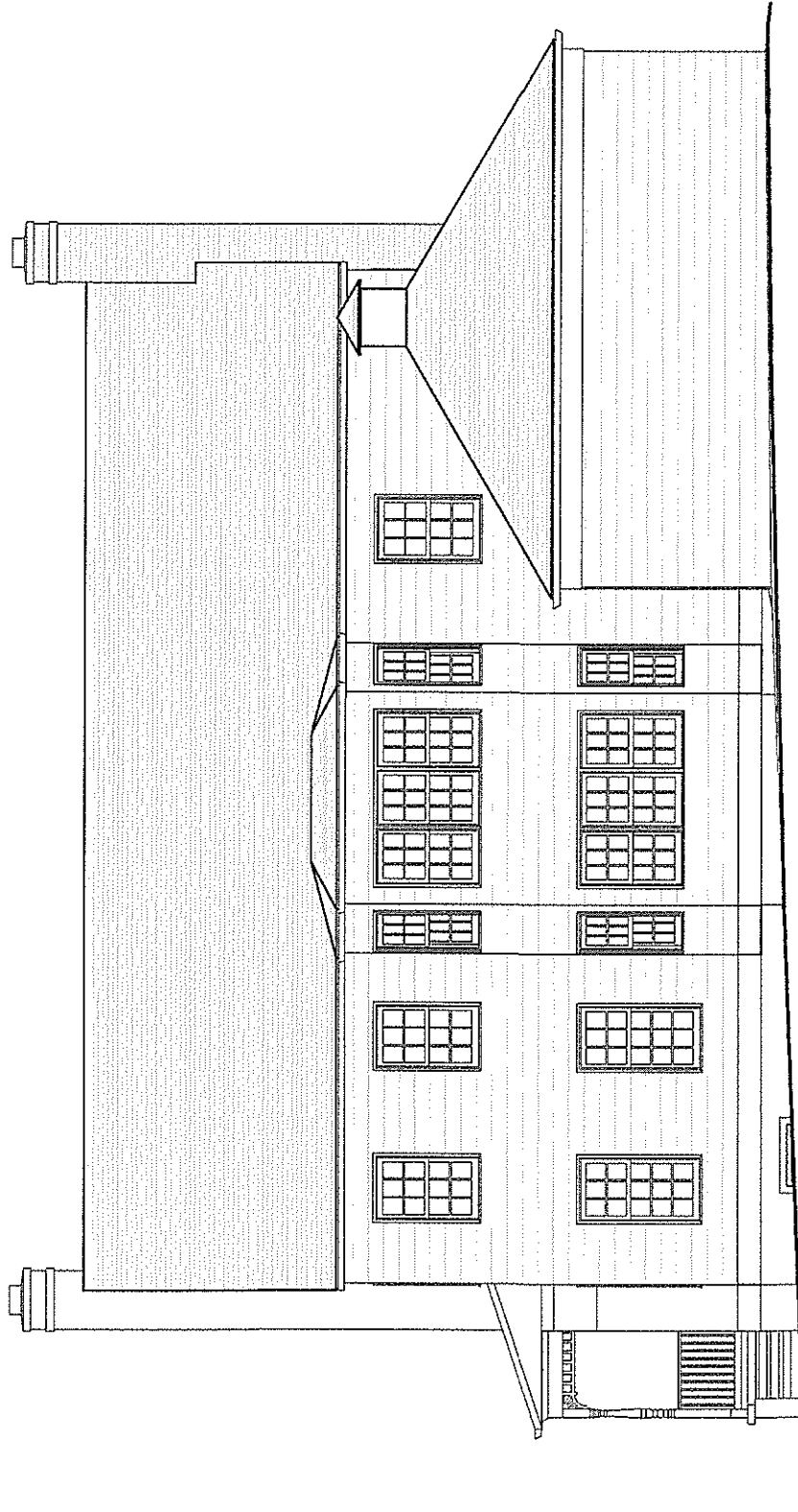
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**Existing North Elevation**

1/8" = 1'-0"

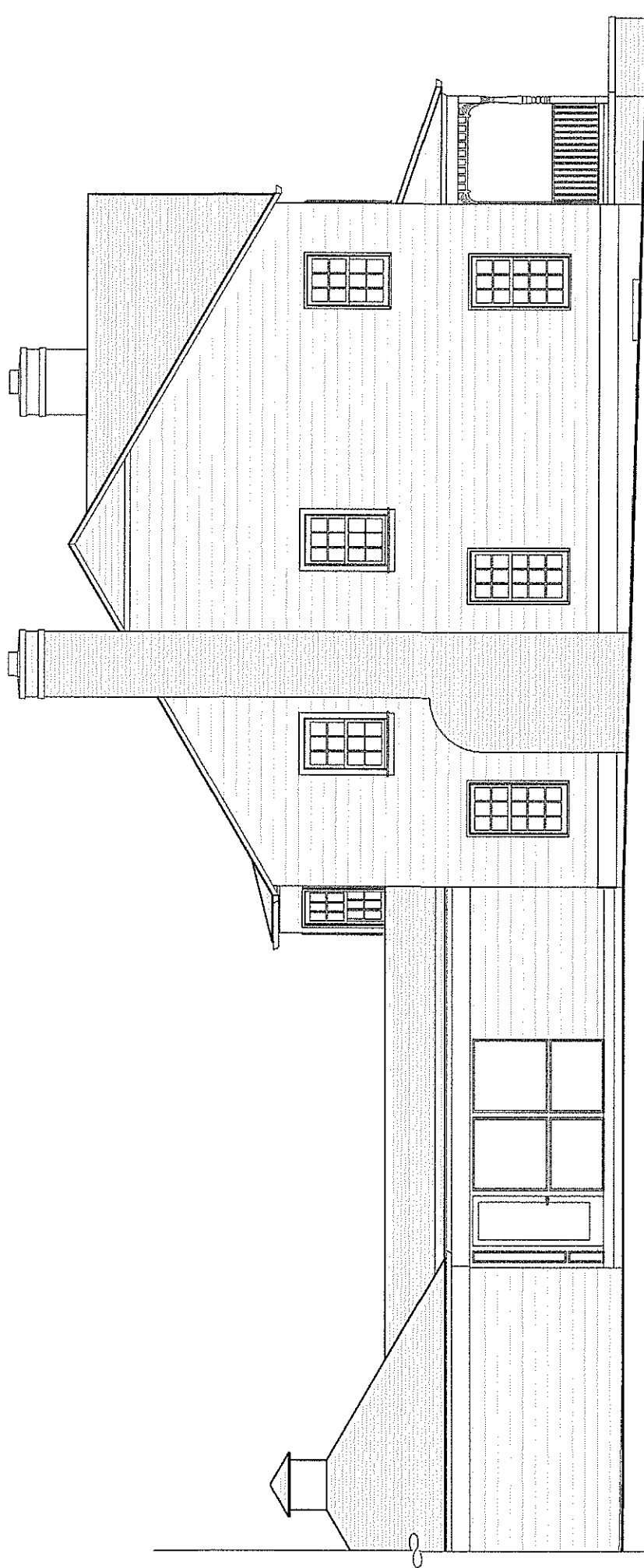
4.27.18



**Existing Rear (west) Elevation**

$\frac{1}{8}" = 1'-0"$

4.27.18



Existing South Elevation

1/8" = 1'-0"

4.27.18

14/1/15

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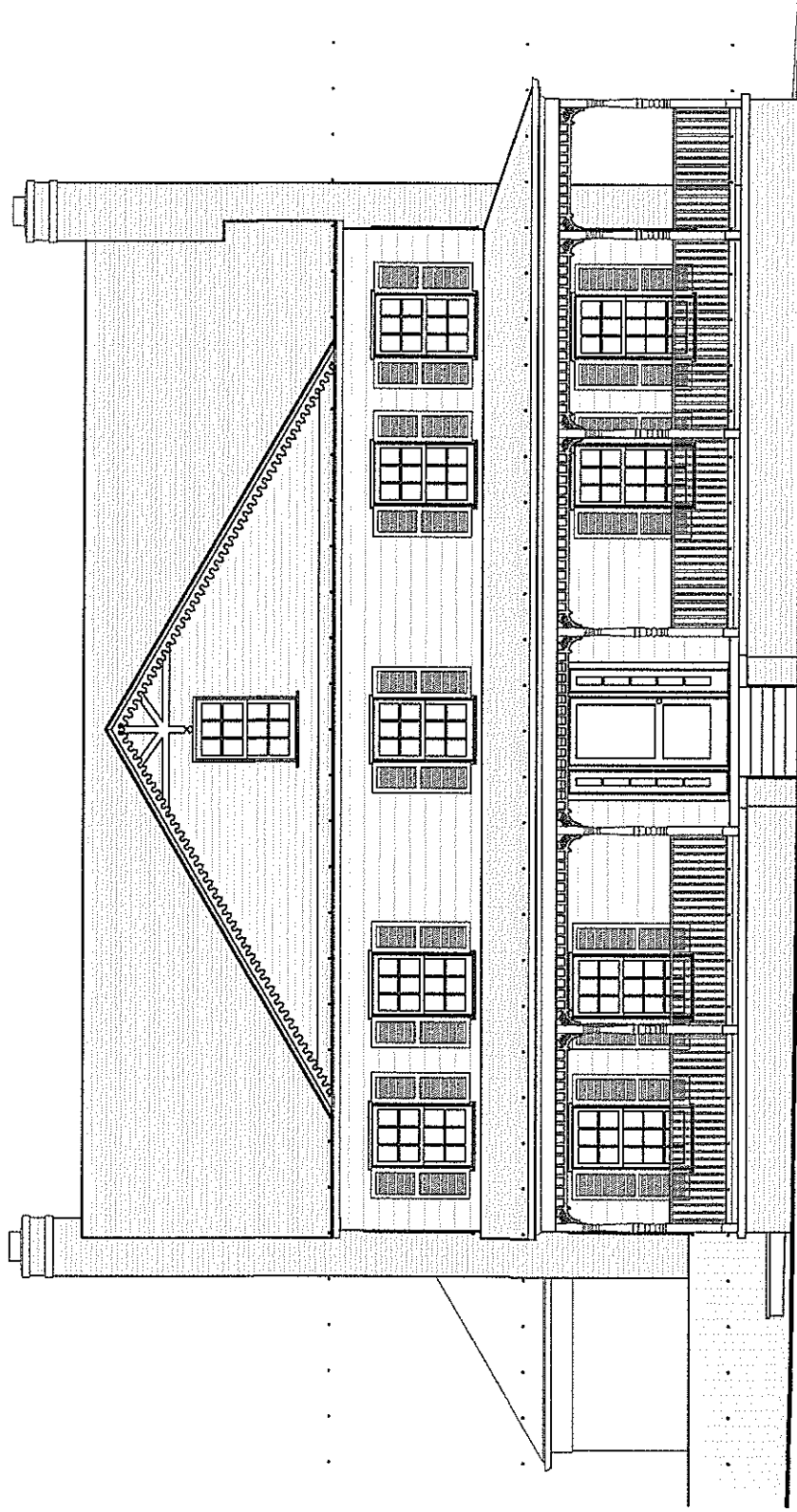
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Front Elevation - Existing to Remain

1/8" = 1'-0"

4.27.18

6/17/18

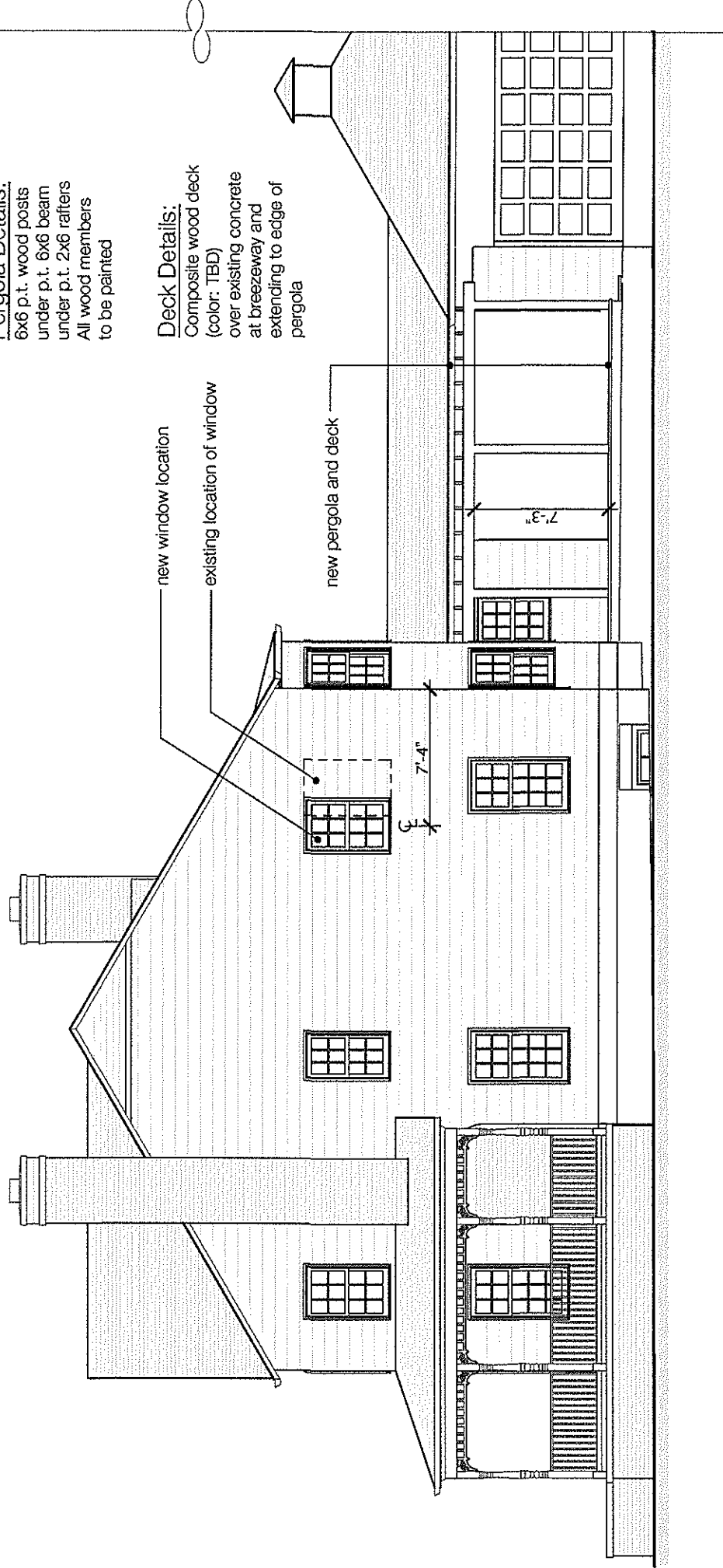


## Pergola Details:

6x6 p.t. wood posts  
under p.t. 6x6 beam  
under p.t. 2x6 rafters  
All wood members  
to be painted

## Deck Details:

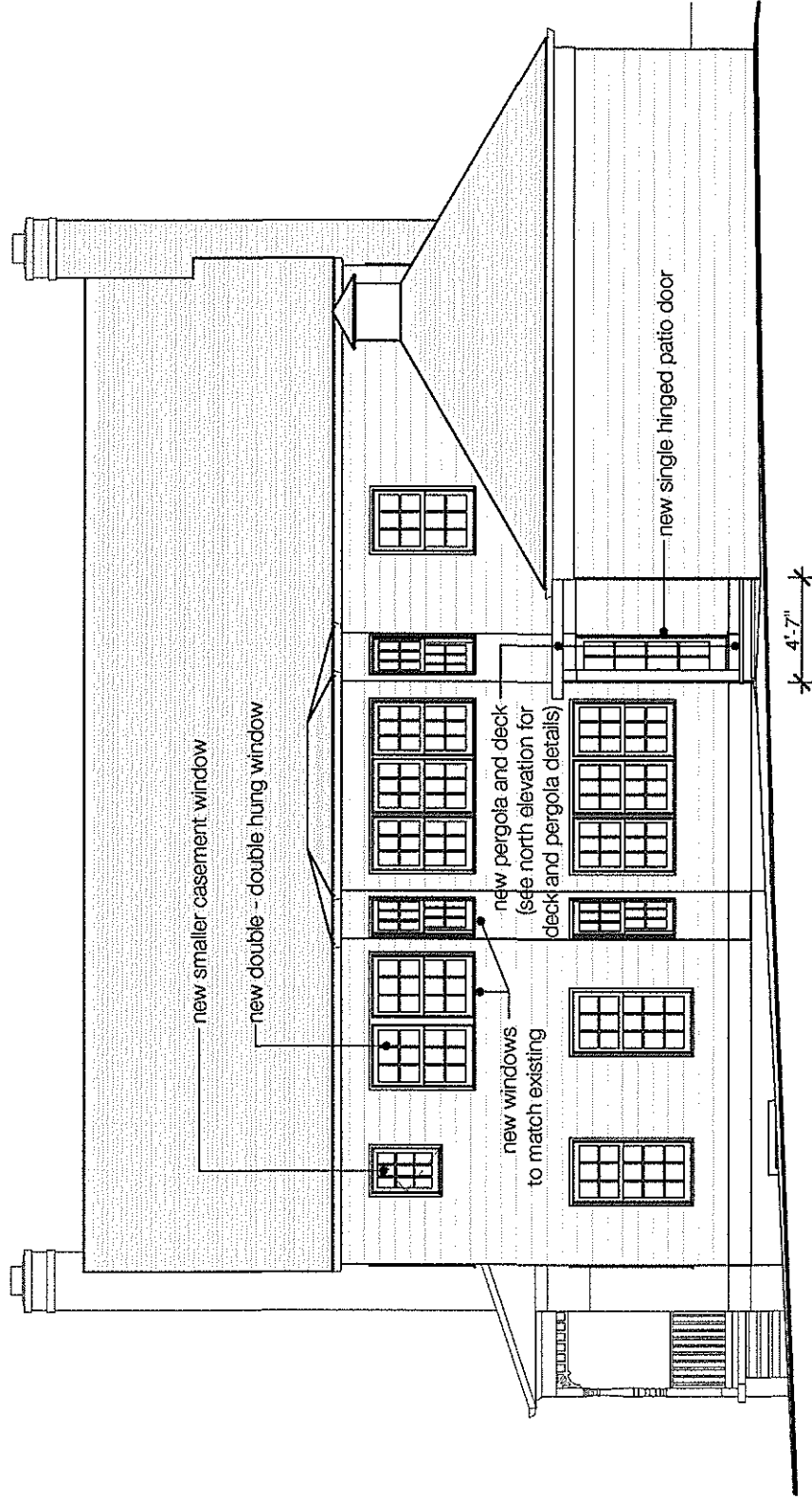
Composite wood deck  
(color: TBD)  
over existing concrete  
at breezeway and  
extending to edge of  
pergola



Proposed North Elevation

1/8" = 1'-0"

4.27.18



## Proposed Rear Elevation

1/8" = 1'-0"

4.27.18



**Proposed South Elevation**

1/8" = 1'-0"

4.27.18

9/12

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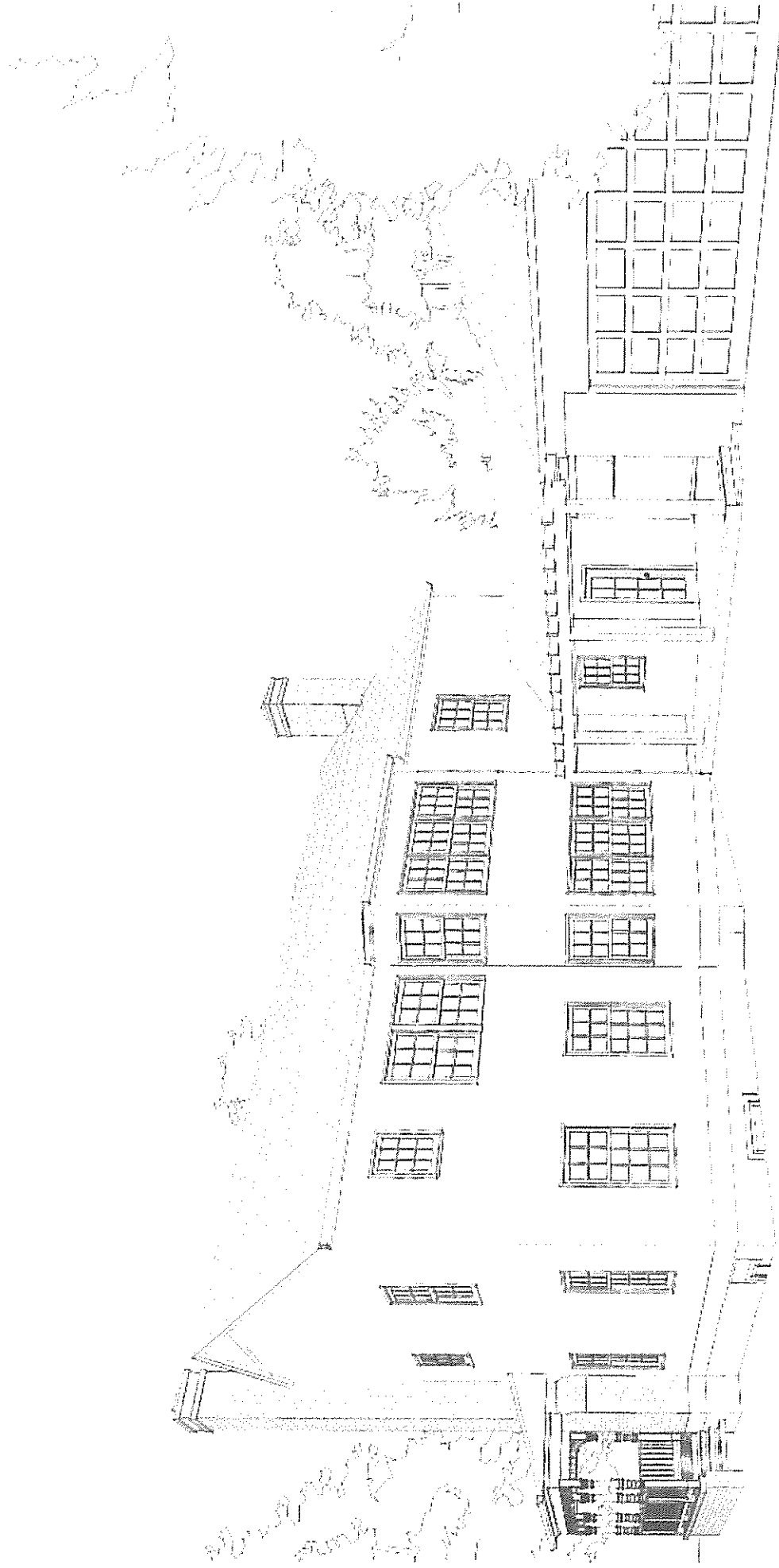
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Proposed View from Northwest

4-27-18

10/13



Existing Property Condition Photographs (duplicate as needed)



Detail: Front elevation from Surrey Street - existing to remain



Detail: North Elevation - Upper right window to be shifted to the left  
View from private drive

Applicant: *P. D. Dull*



Existing Property Condition Photographs (duplicate as needed)



Detail: West Elevation - Upper left window to be enlarged and  
View from end of drive at private drive location of new pergola and deck to left of garage



Detail: West Elevation - Upper left windows to be reconfigured and lower right  
window to be converted to french door.

Applicant: *[Signature]*

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Existing Property Condition Photographs (duplicate as needed)



Detail: South Elevation



Detail: South Elevation - existing window well to be enlarged

Applicant: 

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

**Owner's mailing address**

Sebastian and Kathryn Deschler  
5804 Surrey Street  
Chevy Chase, MD 20815

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

Benton Architecture, LLC  
attn: David Benton, AIA  
1101 3rd Street, SW #315  
Washington, DC 20024

**Adjacent and confronting Property Owners mailing addresses**

Neal and Darcy Thomson  
5816 Surrey Street  
Chevy Chase, MD 20815

Sue and Charles Edson  
5802 Surrey Street  
Chevy Chase, MD 20815

Maya Weil  
4807 Dorset Ave.  
Chevy Chase, MD 20815

Jim and Dabney Goold  
5812 Surrey Street  
Chevy Chase, MD 20815

Michael and Abby Nolan  
5807 Surrey Street  
Chevy Chase, MD 20815

James Regan and Sandra Riley  
5809 Surrey Street  
Chevy Chase, MD 20815



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attn: David Benton, AIA  
1101 3rd Street, SW #315  
Washington, DC 20024

**Adjacent and confronting Property Owners mailing addresses**

Robert and Patricia Gage  
4805 Dorset Ave.  
Chevy Chase, MD 20815

Earl and Helen Colson  
4725 Dorset Ave.  
Chevy Chase, MD 20815