

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	5707 Surrey Street, Chevy Chase	Meeting Date:	11/16/2022
Resource:	Non-Contributing Resource Somerset Historic District	Report Date:	11/09/2022
Applicant:	Laura Sullivan	Public Notice:	11/02/2022
Review:	HAWP	Tax Credit:	Partial
Permit No.:	1009881	Staff:	Rebecca Ballo
Proposal:	Alteration to front stairs and hardscape alteration.		

STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource to the Somerset Historic District
STYLE: Colonial Revival-style Cape Cod
DATE: c.1937

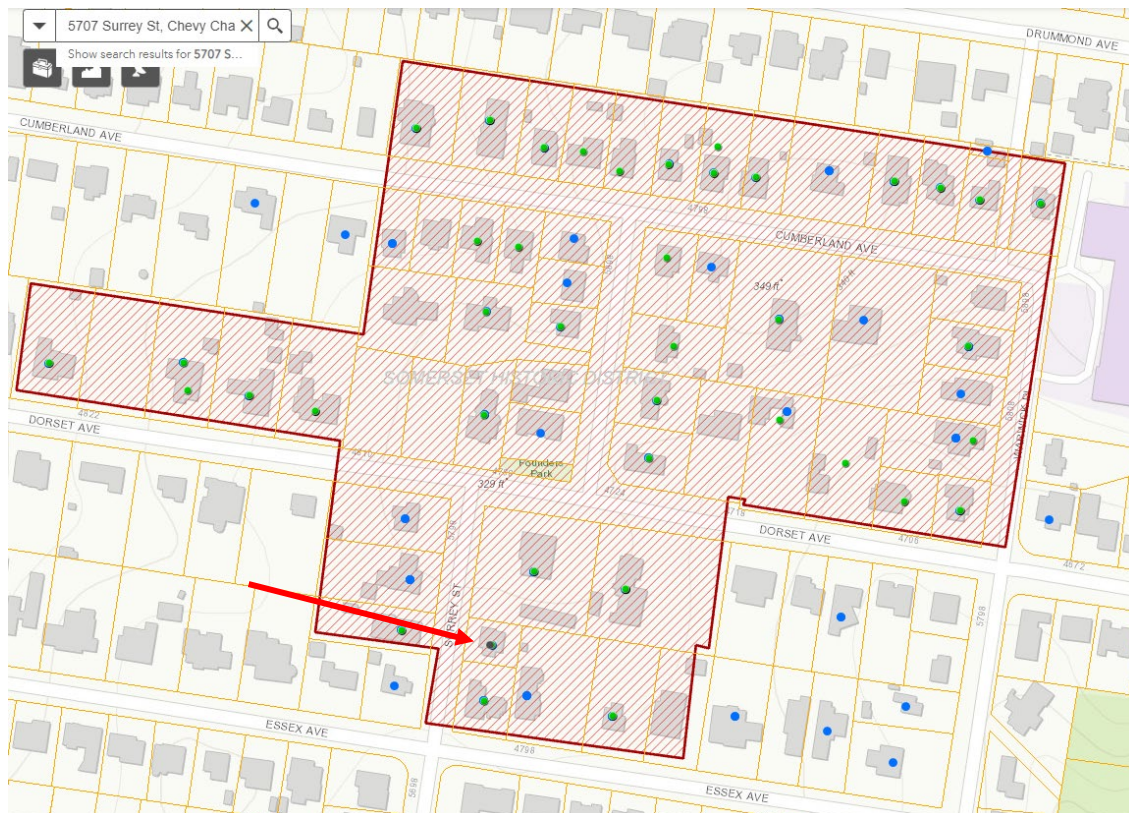


Figure 1: The subject property, shown with the red arrow, is located on the east side of Surrey Street.

PROPOSAL

The applicant proposes to reset the existing brick pathway in the front yard in a new concrete sub-base, demolish the existing front stoop, and construct a new front stair.

APPLICABLE GUIDELINES**Montgomery County Code; Chapter 24A-8**

- (b)
- (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.
- (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

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 applicable Standards are as follows:

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 one-and-a-half story Colonial Revival style Cape Cod dwelling. It was constructed c. 1937 and is one of several infill houses within the Somerset Historic District. Somerset defines “Contributing” houses as all those constructed prior to 1915. All those constructed after 1915 are to be reviewed with a specific eye towards 24A-8(d). There is one HAWP on file for this address for several alterations that were approved in 1997.¹

¹ https://mcatlas.org/files/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640003/Box014/35-36-97B_Somerset%20Historic%20District_5707%20Surrey%20Street_05-14-1997.pdf



Figure 2: c.1980s image of the subject property, courtesy of M-NCPPC Historic Preservation Office.

The proposal to reset the existing brickwalkway in concrete and to alter the front stairs is in keeping with this non-contributing resource. The front stoop will remain at the current width and height, and be repaired as needed. The first step from the yard to the stoop will be demolished, widened to match the width of the stoop, and be made slightly taller so that both steps will measure no more than 8" in height. No part of this proposal is removing or altering historic building materials and there will be no impact to the character of the District from these minor alterations.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1)(2), and (d), having found that the proposal 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 is compatible with the Secretary of the Interior's Standards for Rehabilitation #10;

and with the general condition that the applicant shall present an electronic set 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 301-563-3404 or rebeccah.ballo@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 1009881
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____

No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ Other: _____

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Laura Sullivan

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

4727 Essex Avenue
Chevy Chase, MD 20815

5710 Surrey Street
Chevy Chase, MD 20815

4801 Essex Avenue
Chevy Chase, MD 20815

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Description of Work Proposed: Please give an overview of the work to be undertaken:

Work Item 1: _____

Description of Current Condition:

Proposed Work:

Work Item 2: _____

Description of Current Condition:

Proposed Work:

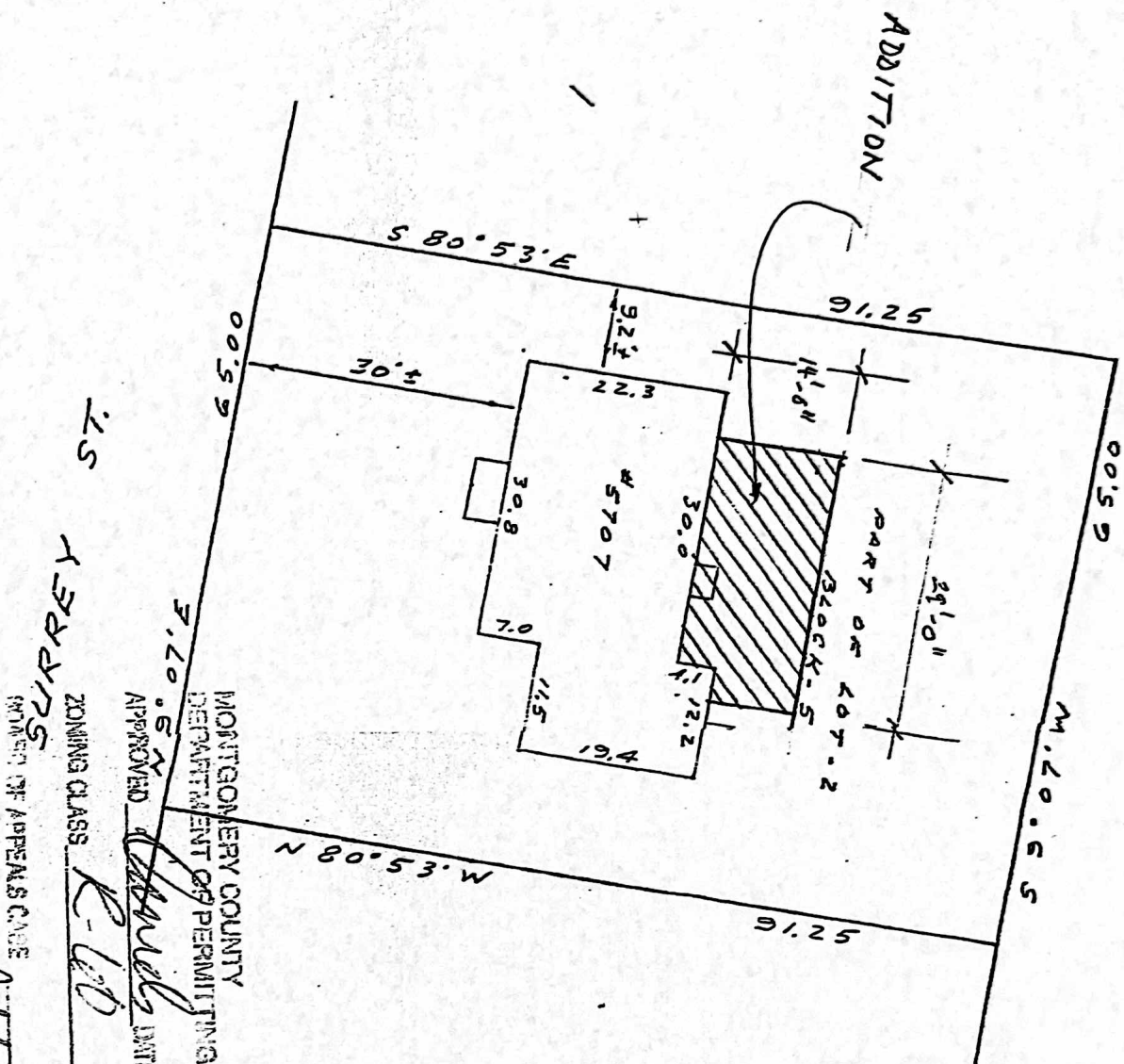
Work Item 3: _____

Description of Current Condition:

Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



MONTGOMERY COUNTY
 DEPARTMENT OF PERMITTING SERVICES
 APPROVED *[Signature]* DATE *4/27/97*
 ZONING CLASS *R-60* PAGE *2-2*
 SURVEY *15*
 WORK OF APPEALS CASE *Add*

HOUSE LOCATION
 PART OF LOT - 2 BLOCK - 5

SOMERSET HEIGHTS

MONTGOMERY ~~PRINCE GEORGES~~ COUNTY, MARYLAND

RECORDED IN PLAT BOOK 1, PLAT 30 SCALE 1" = 20'

NOTE: This drawing is not intended
 to establish property lines nor are
 the existence of corner markers
 guaranteed. All information shown
 hereon taken from the land records
 of the county in which the property
 is located.

I hereby certify that the position of all the existing improvements on the above described property has
 been established by a transit tape measurement and that unless otherwise shown there are no encroachments

Date: *FEB. 21, 1976*

By *[Signature]*
 ELWOOD L. RENN
 Registered Land Surveyor
 Maryland No. 3383

M-1602

COPY 1

COPY 2

COPY 3

A map of a residential neighborhood with a pink highlighted parcel. The parcel is located on the left side of the map, near the intersection of Drummond and Larchmont. A small black dot is located on the parcel. A popup window titled "Parcel" is open, displaying a table of data for the selected parcel. The table has two columns: a label and a value. The data includes OBJECTID (281316), ACCT (00538158), STATUS (M), TOWN_CODE (19), DISTRICT (07), SUBDIVISION (0044), SORT_KEY (SULLIVAN L), ACRE_OR_SQFT (S), LIBER (57131), FOLIO (0144), LOT (P2), BLOCK (5), TAX_CLASS (09), ASSMT_DATE (2,022), and LAND_ASSMT (932,900). The popup window also has a "Zoom to" link at the bottom.

Parcel

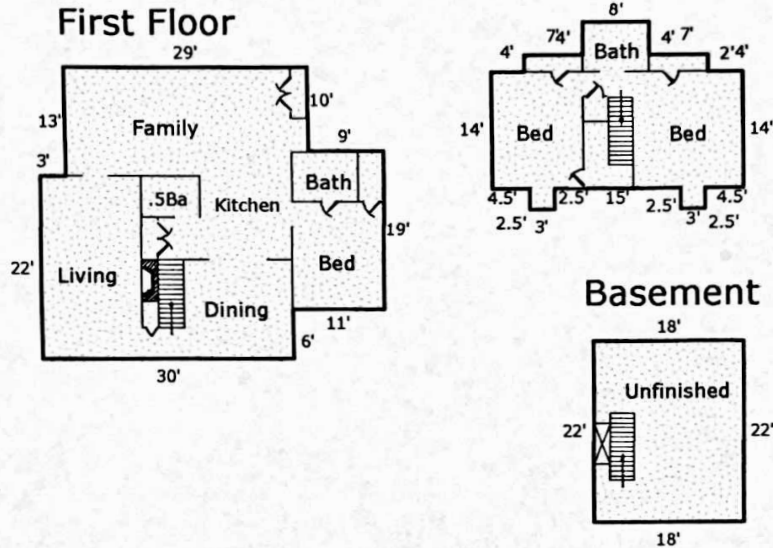
OBJECTID	281316
ACCT	00538158
STATUS	M
TOWN_CODE	19
DISTRICT	07
SUBDIVISION	0044
SORT_KEY	SULLIVAN L
ACRE_OR_SQFT	S
LIBER	57131
FOLIO	0144
LOT	P2
BLOCK	5
TAX_CLASS	09
ASSMT_DATE	2,022
LAND_ASSMT	932,900

[Zoom to](#)

FLOORPLAN

Client: Ruthmary C Balge Trust
 Property Address: 5707 Surrey Street
 City: Chevy Chase

File No.: B11-258
 Case No.:
 State: MD Zip: 20815-5519



Sketch by Agnes Medina™

Comments: The placement and orientation of the interior walls is approximate, but essentially correct. The gross living area of the subject has been calculated in accordance with The American National Standards Institute Standard Z765-2003.

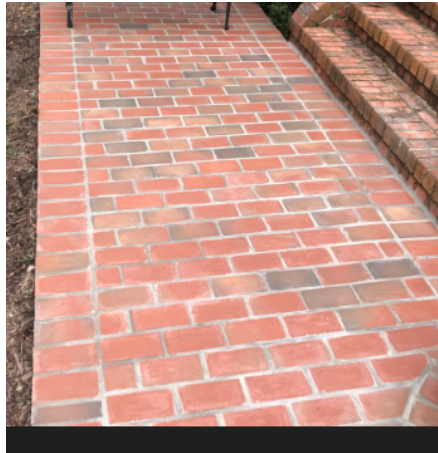
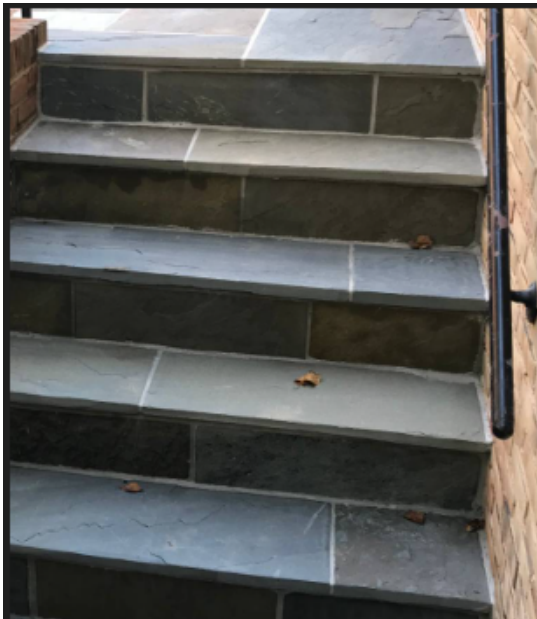
AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1240.0	1240.0
GLA2	Second Floor	511.0	511.0
BSMT	Basement	396.0	396.0
Net LIVABLE Area		(rounded)	1751

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
16.0	x	41.0	656.0
6.0	x	30.0	180.0
10.0	x	29.0	290.0
3.0	x	38.0	114.0
Second Floor			
3.0	x	2.5	7.5
2.5	x	3.0	7.5
30.0	x	14.0	420.0
2.0	x	22.0	44.0
4.0	x	8.0	32.0
9 Items		(rounded)	1751

Current Photos of Walkway and Stairs



Examples of proposed fixes



CARLS MASONRY UNLIMITED, INC.
8142 BEECHCRAFT AVE.
GAITHERSBURG, MD 20879
P (301) 519-2233 F (301) 5192299
MHIC #48902
carlsconstruction1@verizon.net

PROPOSAL

NAME / ADDRESS

Laura Sullivan
5707 Surrey St.
Bethesda MD. 20815

WORK TO BE PERFORMED AT:

DATE

10/9/2022

PROPOSAL NO.

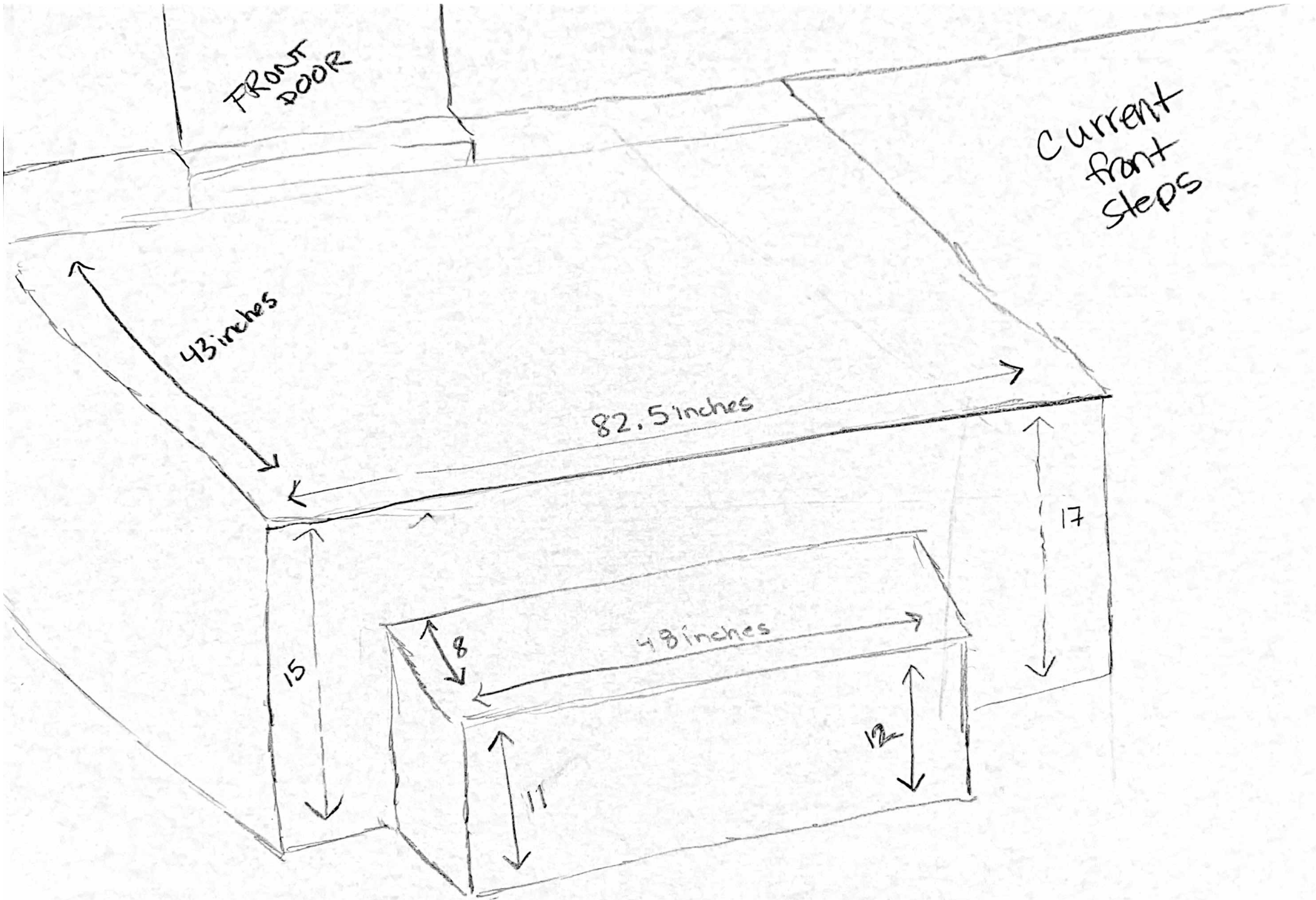
5030

DESCRIPTION	AMOUNT
Demo and remove existing flagstone front stoop . Clean existing sub base as needed . If sub base is unstable there will be an additional charge of \$2500 to remove and replace sub base . Pour footings for new larger step at front stoop Install flagstone @ vertical surfaces . Install new 1 1/2" flagstone boarders on top stoop Install 1 piece of stone on top (if we can find it) if not then 2 pieces Remove all job related debris from work area.	4,750.00
Pick up existing brick walkway . Install new sub base as needed . Reinstall brick pavers to previous specifications . To install concrete subbase and then install pavers in mortar add \$3000 to the existing walkway price .	3,000.00
TOTAL	
\$7,750.00	

Any alteration or deviation from the above specifications involving extra costs will be executed only upon written order and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather, or delays beyond our control.
The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do this work as specified.
Payments will be made as outlined above.

SIGNATURE





(measurements in inches)

FRONT
DOOR

Proposed
front
stairs

43

82.5

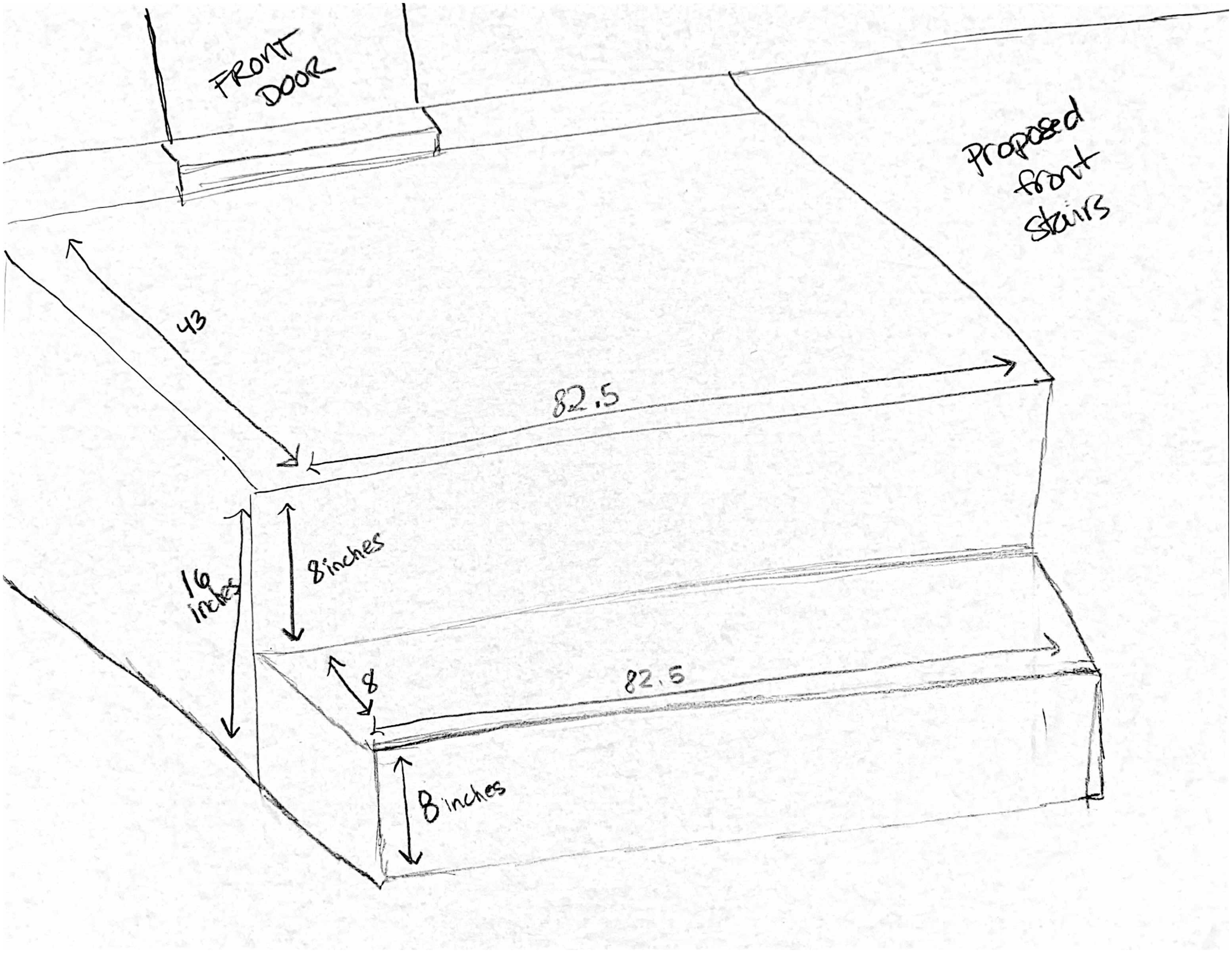
16
inches

8 inches

8

82.5

8 inches



From: [Laura Sullivan](#)
To: [Ballo, Rebecca](#)
Subject: Re: 5707 Surrey Street, Chevy Chase HAWP#1009881
Date: Tuesday, November 1, 2022 3:34:20 PM
Attachments: [image004.png](#)
[image003.png](#)
[image002.png](#)
[image005.png](#)
[image001.png](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

So the contractor said he thinks the threshold is in good shape and he believes he can work with what is there. He says the base looks good, but I guess there's no way to know for sure until he gets in there. I've got my fingers crossed!

On Tue, Nov 1, 2022 at 3:18 PM Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org> wrote:

Thank you Laura! I just have one last question: Are you proposing to demolish and rebuild your existing threshold or just alter the grade very slightly to get the even rise of 16" across the entirety?

Best,



Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404



From: Laura Sullivan <laurasullivan3870@gmail.com>
Sent: Tuesday, November 1, 2022 1:32 PM
To: Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org>
Subject: Re: [5707 Surrey Street, Chevy Chase](#) HAWP#1009881

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Rebecca,

Thanks for the email. I've put together two drawings of the current stairs and the proposed stairs with measurements. Sorry I'm not the best artist! Hopefully the measurements will help.

The existing height of the platform varies between 15 and 17 inches, and the new proposed height is 16. The current width of the platform is 82.5 inches, and the current stair is 48 inches wide. The proposed width of the platform is 82.5 inches and the proposed width of the new stair would be 82.5 inches.

Please let me know what else I can provide. Thank you for your time looking at my project!

Best, Laura Sullivan

202-744-7185

On Mon, Oct 31, 2022 at 9:02 AM Ballo, Rebecca <rebeccah.ballo@montgomeryplanning.org> wrote:

Good morning,

Thank you for submitting your HAWP application. We have placed this case on the HPC agenda for November 16th, pending receipt of some additional items.

Can you please send me the following information by Wednesday morning (11/2):

- Please provide a sketch or clearer description of the front step alteration. Please state the existing height and then the proposed height. Also, with the bushes it is difficult to tell the final proposed width of the step. Can you please measure this? These measurements can be given in a narrative or a rough sketch showing existing and proposed dimensions.

If you have any questions, please do not hesitate to reach out. Staff reports post 1 week before the hearing date and I will send you the link when it is ready. I will discuss meeting procedures for the HPC at that time as well.

Sincerely,



Rebecca Ballo

Historic Preservation Supervisor

Montgomery County Planning Department

[2425 Reedie Drive](#), 13th Floor, Wheaton, MD 20902

Rebecca.Ballo@montgomeryplanning.org

o: 301.563.3404

