

4728 Dorset Ave.
Somerset H.D.

2010 ~~HAUP~~
Prelim

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4728 Dorset Avenue, Chevy Chase	Meeting Date:	7/28/10
Applicant:	James Graham (Anthony Barnes, Architect)	Report Date:	7/21/10
Resource:	Contributing Resource Somerset Historic District	Public Notice:	7/14/10
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill

PROPOSAL: Side bay addition, alterations to pool house, pool construction, and fencing installation

STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the comments from the HPC and return for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Queen Anne
DATE: c. 1893

excerpt from the National Register of Historic Places Nomination Form:

The Salmon/Stohlman house at 4728 Dorset Avenue occupies Lot 1 in Block 5 on the plat of Somerset Heights. Lot 1 is located at the southeast corner of Dorset Avenue and Surrey Street, an intersection that historically was dubbed "Founders Corner" for the original houses that were clustered around the intersection and built by the town's founders. The Salmon/Stohlman house is one of three surviving original houses, the other two being the Wiley/Ringland House at 4722 Dorset Avenue (listed on the National Register of Historic Places), and the Crampton house at 4805 Dorset Avenue.

Set back from the road with a circular drive in front, and surrounded by a generous yard, the house is a 2- ½ story frame structure built circa 1893. It is designed in a transitional manner with late Victorian detailing, but with more regularized Colonial Revival-style massing. Generally square in plan with a wrap-around porch and projecting side bay, the house sits upon a rubble stone foundation with grapevine joints, and is covered with a wide, front gable roof. The walls are clad with narrow weatherboard siding on the main block, and with wood shingles in the gable ends and on the projecting bay. The roof, sheathed with slate shingles, features a prominent, brick corner chimney with corbeled brickwork, a second brick chimney at the rear of the main block, and dormer windows on the sides. In addition to the ornate chimney stack, the house offers several other Queen Anne-inspired details, including a wrap-around porch, a polygonal projecting bay, with a semi-conical, bell-shaped roof; and shingled wall surfaces. An original two-story ell projects from the rear of the house, while a single-story, family room addition extends off of the ell. Other additions to the house include a shed-roof sun room (now playroom), that was originally a porch and enclosed in the 1960s or 1970s and that extends across the rear wall of the main block; and, a two-story, polygonal, projecting bay built on the east side wall of the house, behind the two-story dining room bay window.

PROPOSAL

The applicants are proposing to enlarge the first floor of a non-historic two-story bay on the east side of the house. They propose to screen the existing second floor porch on the east side of the addition. They also propose to remove the existing non-historic deck and railings and construct stairs with railings and a paved patio at grade in that location. All of the proposed alterations are to a recent addition to the house, not the historic massing.

The applicants propose to remove the existing indoor pool and the glass pool enclosure. They will retain the west side of the existing pool house and construct a small addition on the east side. They will construct a new outdoor pool and install fencing on two sides of the pool to meet code.

Proposed plans are in Circles _____ and photos of existing conditions are in Circles _____.

APPLICABLE GUIDELINES

When reviewing alterations within the Somerset Historic District *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior's Standards for Rehabilitation (Standards)* are to be utilized as guidelines to assist the Commission in developing their decision. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an

historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

(3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or

(4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or

(5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or

(6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Standard #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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will 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 Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland state:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.6 Use windows that are similar in character to those of the main structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

The current proposal is not for a new addition to this house, but to an enlargement of an existing addition that extends off the east (left) side of the house. Based on the design guidelines and the *Standards*, if the existing bay addition were proposed today, staff would be concerned that it seems to compete with and detract from the historic bay on the same side of the house. Thus, staff is concerned about a one-story expansion of this already problematic feature. The enlarged bay as proposed will extend out the left side beyond the historic bay even more than existing conditions. The proposal would change the existing fenestration pattern and add a new, flared roof as another visible feature. Without the existing vegetation as screening, this proposed expanded bay would be visible from the front.

Staff doesn't have concerns about screening the existing second story porch on the east side of the addition but there is some concern about the compatibility of the two new sets of stairs to the patio as proposed.

The *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland* state:

- 14.2 New accessory structures and outbuildings should be compatible with the primary structure.
 - New construction should be similar in style but recognizable as new.
 - Architectural details, materials, and style should be compatible to the primary structure.
 - The mass and scale should be in proportion to the primary structure.
 - New accessory structures and outbuildings should be located in the rear yard and conform to Montgomery County and municipality zoning and building regulations.

Staff does not have concerns about the alterations to the non-historic pool, pool house, and the installation of fencing around the pool as all these changes are located at the rear of the property and will not have an adverse impact on this historic house or the historic district.

The applicants have not determined the materials at this preliminary stage but staff would recommend that they select materials that are compatible with the historic house including wood windows and fencing.

Staff recommends that the HPC provide the applicants with clear guidance on the proposal, specifically:

- the expansion of the non-historic side bay
- the screening of the second story porch
- the removal of the deck and the installation of new stairs and railing and a patio
- the removal of the pool and pool enclosure and the construction of a new pool, small addition to the pool house, and fencing for the pool

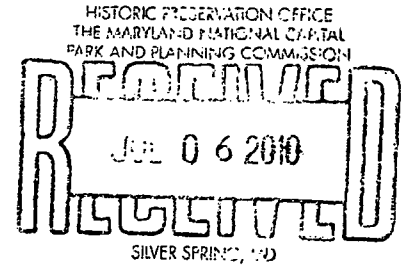
STAFF RECOMMENDATION

Staff recommends that the applicants make any revisions based on the HPC's feedback and then return for a Historic Area Work Permit.



BARNES VANZE ARCHITECTS INC.

July 6, 2010



Ms. Anne Fothergill
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

RE: Proposed Additions/Renovations Graham Clarke Residence, 4728 Dorset Avenue, (Somerset)
Chevy Chase, MD

Dear Anne,

We are submitting this for your preliminary consideration for the meeting on July 28th, 2010. Please find attached two copies of the proposed plan and elevation sketches and existing photographs for your review.

We are proposing the following work to this property:

A) To the main house:

- 1) A small widening of an existing faceted bay on the east side of the house.
- 2) Removing the existing wood deck and rail on the same side and replacing it with a paved patio at grade.

B) To the existing Pool House:

- 1) Removing the glass pool roof and old pool below it, replacing it with a small bay addition to the pool house and a new in-ground pool, with a new pool fence on two sides.

Comments:

The proposed bay addition:

- The proposed addition is to a later, added bay, not to the original house.
- This later addition is a bay set back from the front yard and public views.
- The older, original bay is on the front corner of the old house, has a domed slate roof and is quite prominent.
- The newer bay is inherently less prominent than the older one largely because of its flat roof and position further back.
- The newer bay currently unfortunately mimics the older bay; our proposal would give it a different character.

The proposed patio in lieu of the existing deck:

- As seen in the photographs, the deck and rail is quite unattractive and not in keeping with the house.
- The proposed patio is close to the ground and therefore has no rails except at the stairs close to the house.

The proposed pool-house work:

- This 1960's building has decayed badly due to the aggressive indoor pool climate.
- Removing the pool roof and adding the small bay substantially reduces the built mass and footprint of the accessory structure in this area.
- The proposed pool fence is only on two sides, close to the pool and far from the street.
- The old fence on the property line should serve well on the other two sides.

We are copying this application material to the Building Inspector at the Town of Somerset.

We have enclosed a disc of photographs of the existing property as requested.

Please do not hesitate to call with any questions in this regard.

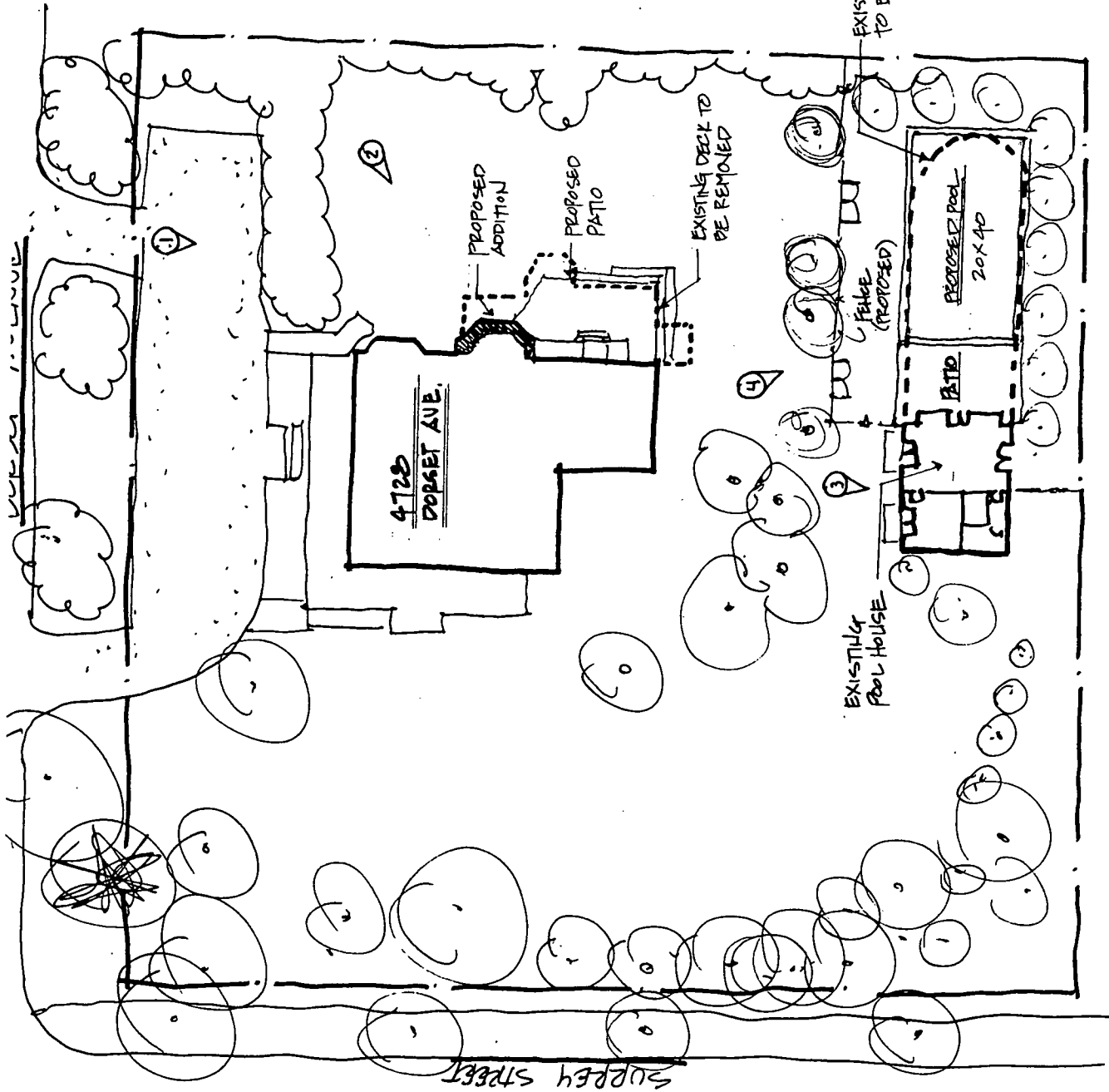
Sincerely,

A handwritten signature in black ink, appearing to read 'Anthony S. Barnes', with a stylized, flowing script.

Anthony S. Barnes, AIA, LEED AP

cc: Building Inspector, Town of Somerset

Enclosure



○ PHOTO ANGLE

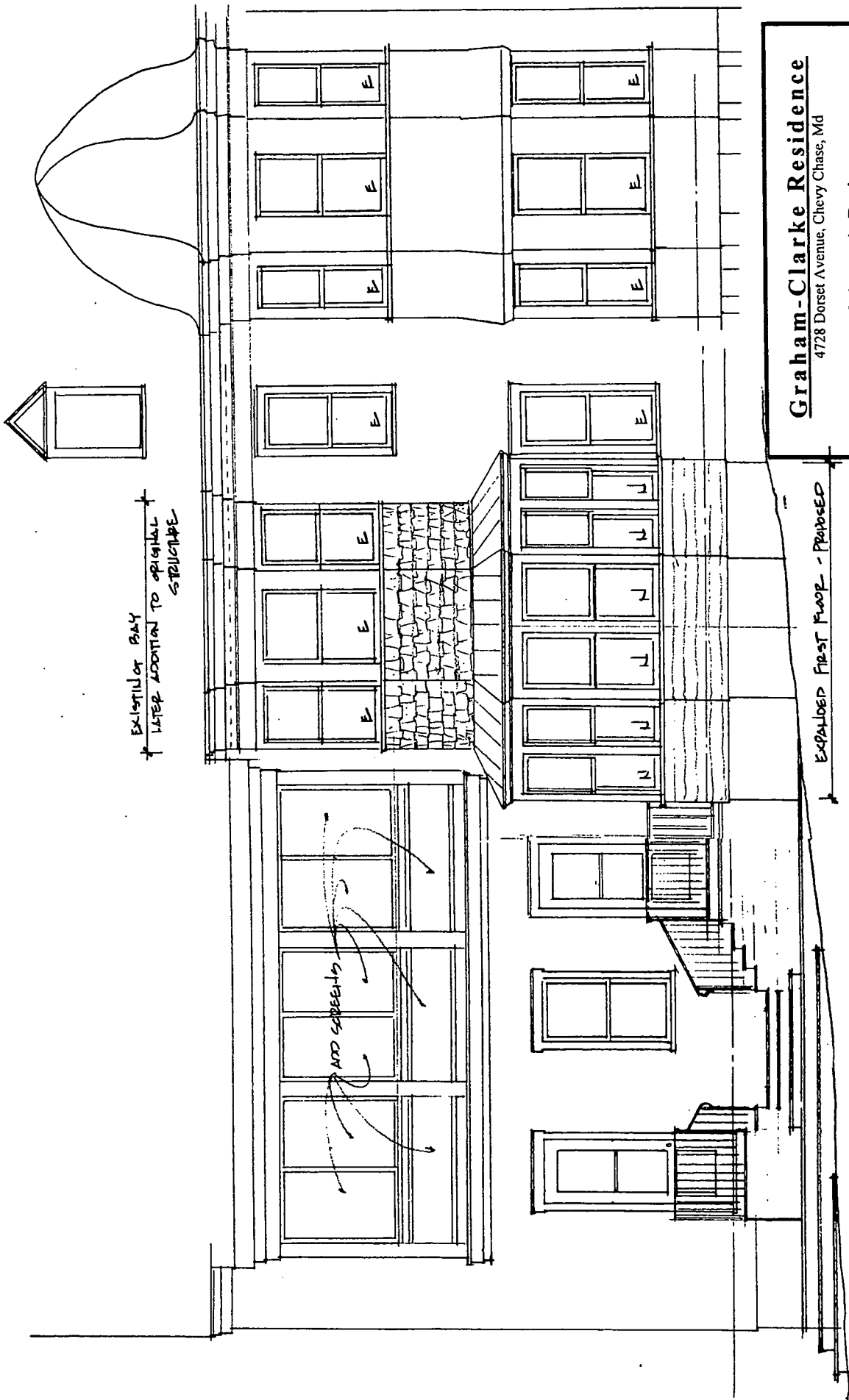
SITE SKETCH

Graham-Clarke Residence
4728 Dorset Avenue, Chevy Chase, Md

Schematic Design
Scale as noted - July 2, 2010
Not for Construction

BARNES VANZE ARCHITECTS, INC.

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EXISTING OR BAY
LATER ADDITION TO ORIGINAL
STRUCTURE

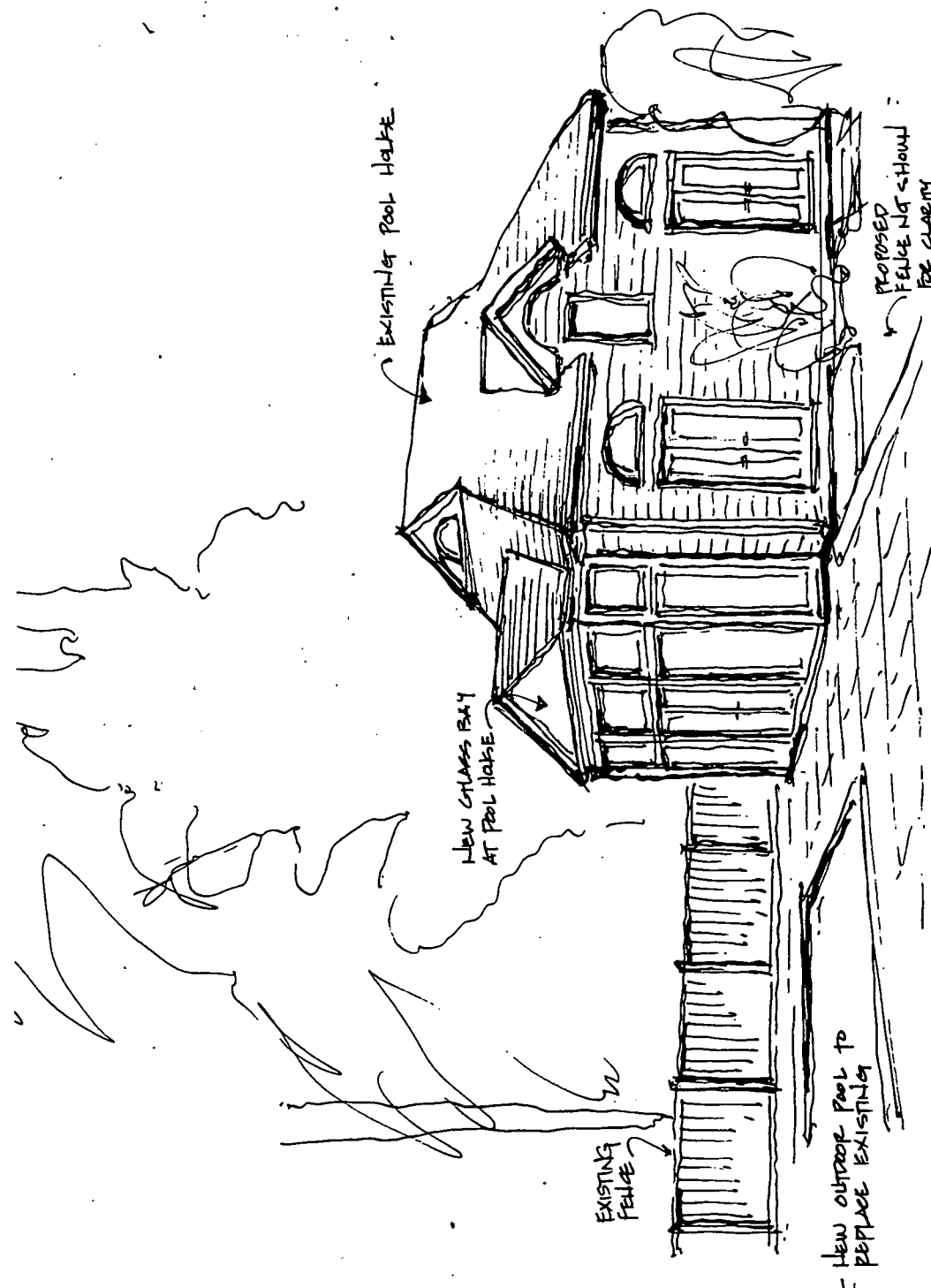
ADD SCREENS

EXPANDED FIRST FLOOR - PROPOSED

Graham-Clarke Residence
4728 Dorset Avenue, Chevy Chase, Md
Schematic Design
1/4" = 1'0" - May 20, 2010 FILE 4, 2010
Not for Construction
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SIDE ELEVATION SKETCH



Graham-Clarke Residence

4728 Dorset Avenue, Chevy Chase, Md

Schematic Design

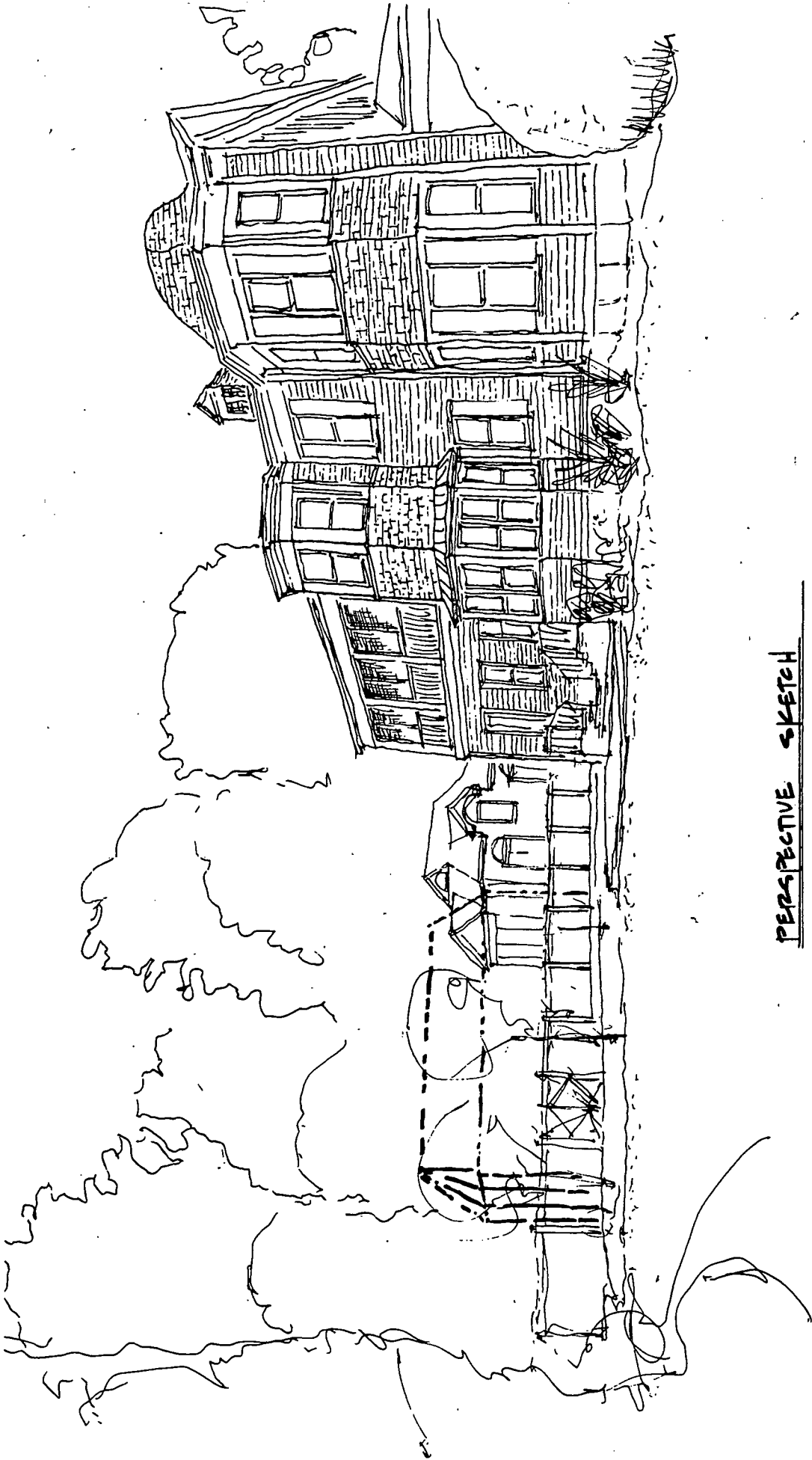
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POOL HOUSE SKETCH



PERSPECTIVE SKETCH

Graham-Clarke Residence

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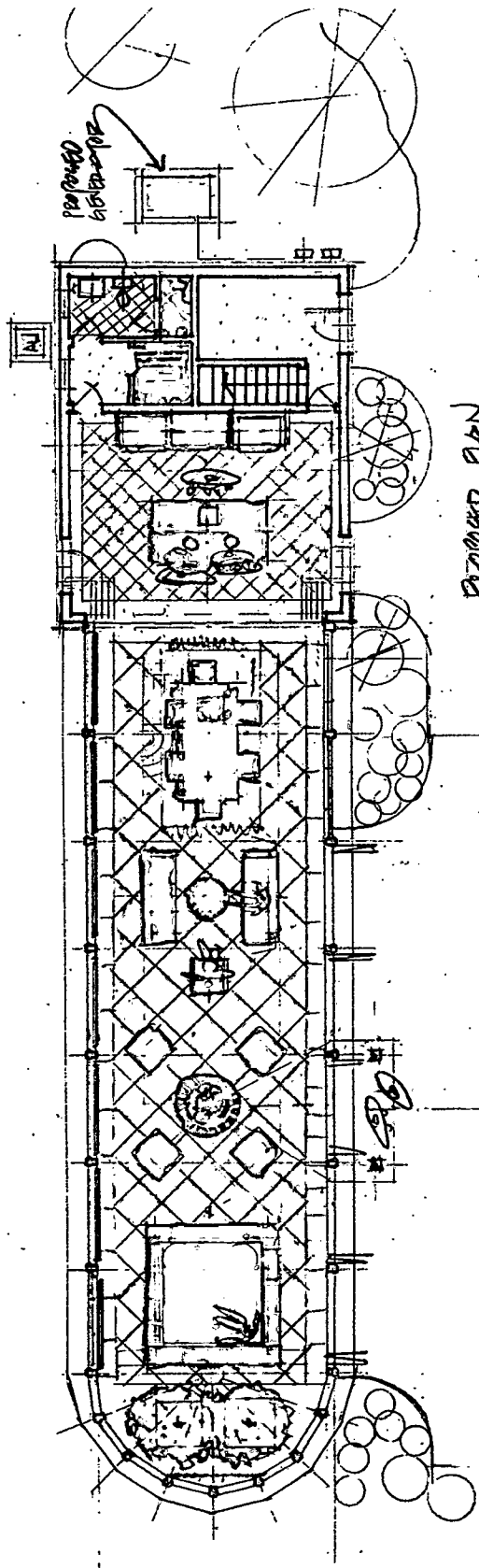
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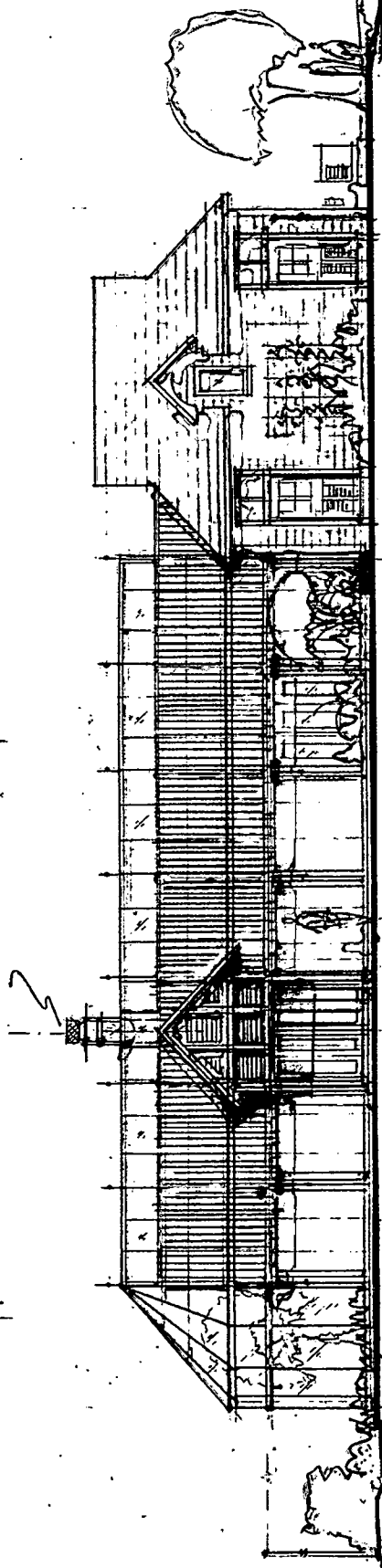
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PROPOSED PLAN

10'5" x 11'0" Feb 23, 2011

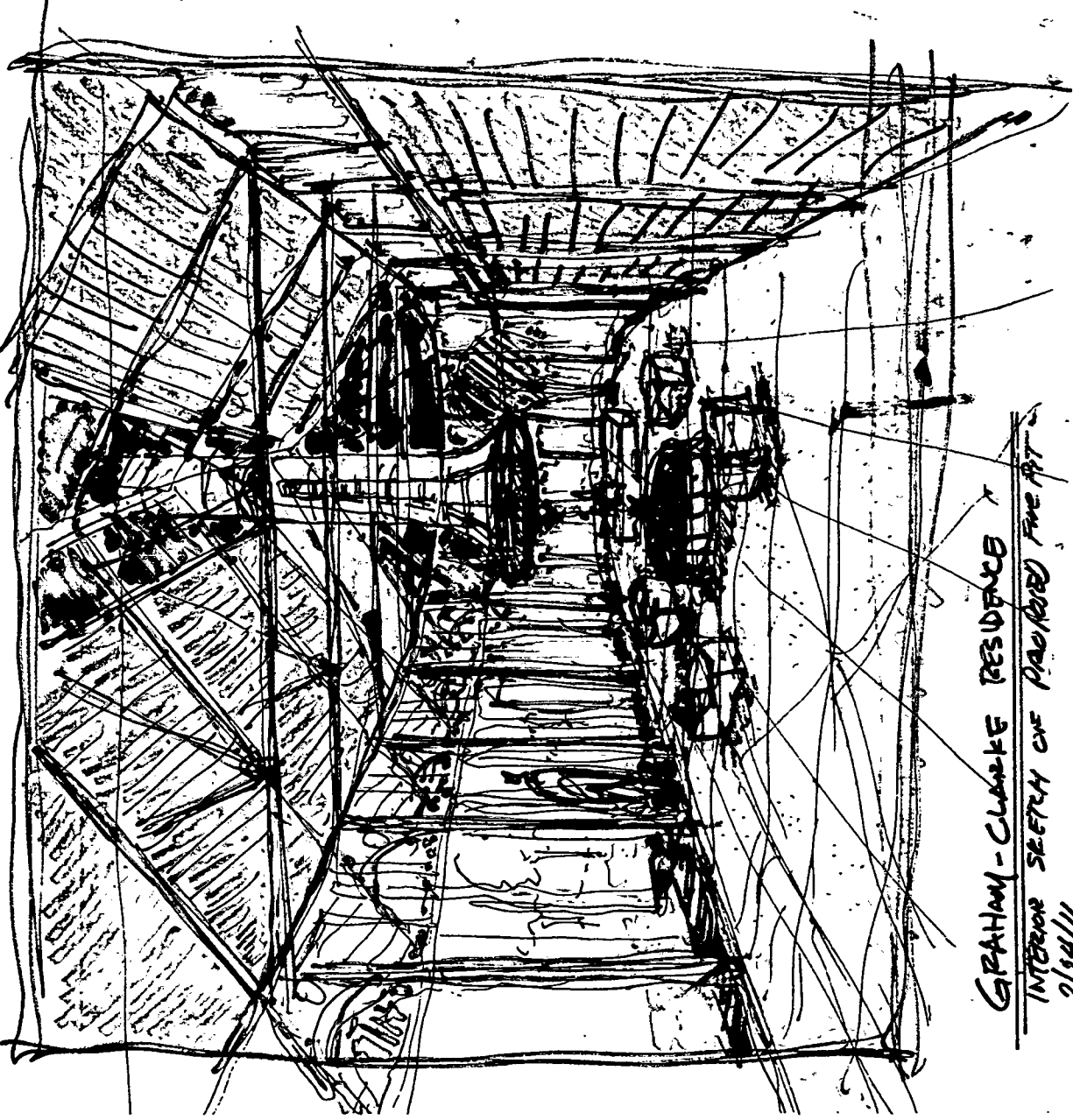


PROPOSED ELEVATION

10'5" x 11'0" Feb 23, 2011

Graham-Clarke Residence
4728 Dorset Avenue, Chevy Chase, MD

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GRAHAM-CLARKE RESIDENCE
INTERIOR SKETCH OF PROPOSED FINE ART
2/24/11.

Graham-Clarke Residence
4724 Dorset Avenue, Chevy Chase, Md.
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BARNES VANZE ARCHITECTS, INC.
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4728 Dorset Ave.
Somerset

SONY
CD-R

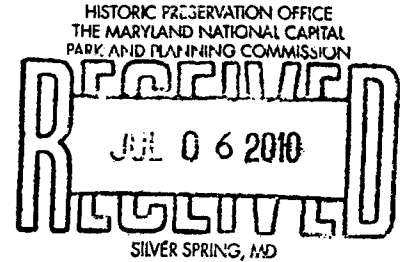
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