

4817 Dorset Ave.
Somerset H.D.

2010 MAWP

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HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 1/5/11

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill *AF*
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #553975—rear addition

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on December 1, 2010.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Rodd and Jodi Macklin
Address: 4817 Dorset Avenue, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

553975

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: David Jones
Daytime Phone No.: 202.332.1200

Tax Account No.: 00537520

Name of Property Owner: Rodd & Jodi Macklin Daytime Phone No.: 202.365.7713
Address: 4817 Dorset Avenue Chevy Chase, MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: David Jones Architects Daytime Phone No.: 202.332.1200

House Number: 4817 Street: Dorset Avenue
Town/City: Town of Somerset Nearest Cross Street: Surey Street
Lot: 20 Block: 2 Subdivision: Town of Somerset
Liber: _____ Folio: _____ Parcel: _____

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|---|--|---|--|---------------------------------------|---|---|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revoicable | <input type="checkbox"/> Fence/Wall (complete Section 4) | <input type="checkbox"/> Other: _____ | | | | |

1B. Construction cost estimate: \$ _____

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

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

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/essment

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.

David Jones
Signature of owner or authorized agent

8 Nov. 2010
Date

Approved: _____ For Chairpersons Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 1/5/11

Application/Permit No.: 553975 Date Filed: 11/17/2010 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

1. **WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

2 1/2 story frame house with basement. Exterior material is stucco (walls) slate roof, painted wood windows and trim. House underwent major alteration/addition in 2000.

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

New 'gallery' room addition to rear of house to fit between existing family Rm & breakfast room. wings. gallery wing to have painted wood doors and trim. addition to be 1 story.

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4817 Dorset Avenue, Chevy Chase	Meeting Date:	12/1/10
Applicant:	Rodd and Jodi Macklin (David Jones, Architect)	Report Date:	11/24/10
Resource:	Non-Contributing Resource Somerset Historic District	Public Notice:	11/17/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/36-10B	Staff:	Anne Fothergill
PROPOSAL:	Rear addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Somerset Historic District
STYLE: Colonial Revival
DATE: 1930/major addition 2000

PROPOSAL

The applicants are proposing to construct a one-story rear addition in between two existing wings of a recent addition. The proposed materials are stucco and wood pilasters and Azek trim to match the existing addition. The existing three sets of wood French doors will be relocated to the rear wall of the addition. The addition will have a copper flat seam roof and copper gutters.

Proposed plans are in Circles 7-11 and photos of existing conditions are in Circles 12-15.

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 #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.

STAFF DISCUSSION

The proposed one story addition at the rear of a non-contributing house will not have an adverse impact on this house or the historic resources in the historic district. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation;*

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

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Address: 4817 Dorset Avenue Chevy Chase, MD 20815

Contractor:
Contractor Registration No.:
Agent for Owner: David Jones Architects Daytime Phone No.: 202.332.1200

House Number: 4817 Street: Dorset Avenue
Town/City: Town of Somerset Nearest Cross Street: Surrey Street
Lot: 20 Block: 2 Subdivision: Town of Somerset

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, Other

1B. Construction cost estimator: \$

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

2A. Type of sewage disposal: 01 WSSC, 02 Septic, 03 Other

2B. Type of water supply: 01 WSSC, 02 Well, 03 Other

3A. Height feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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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

8 Nov. 2010 Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

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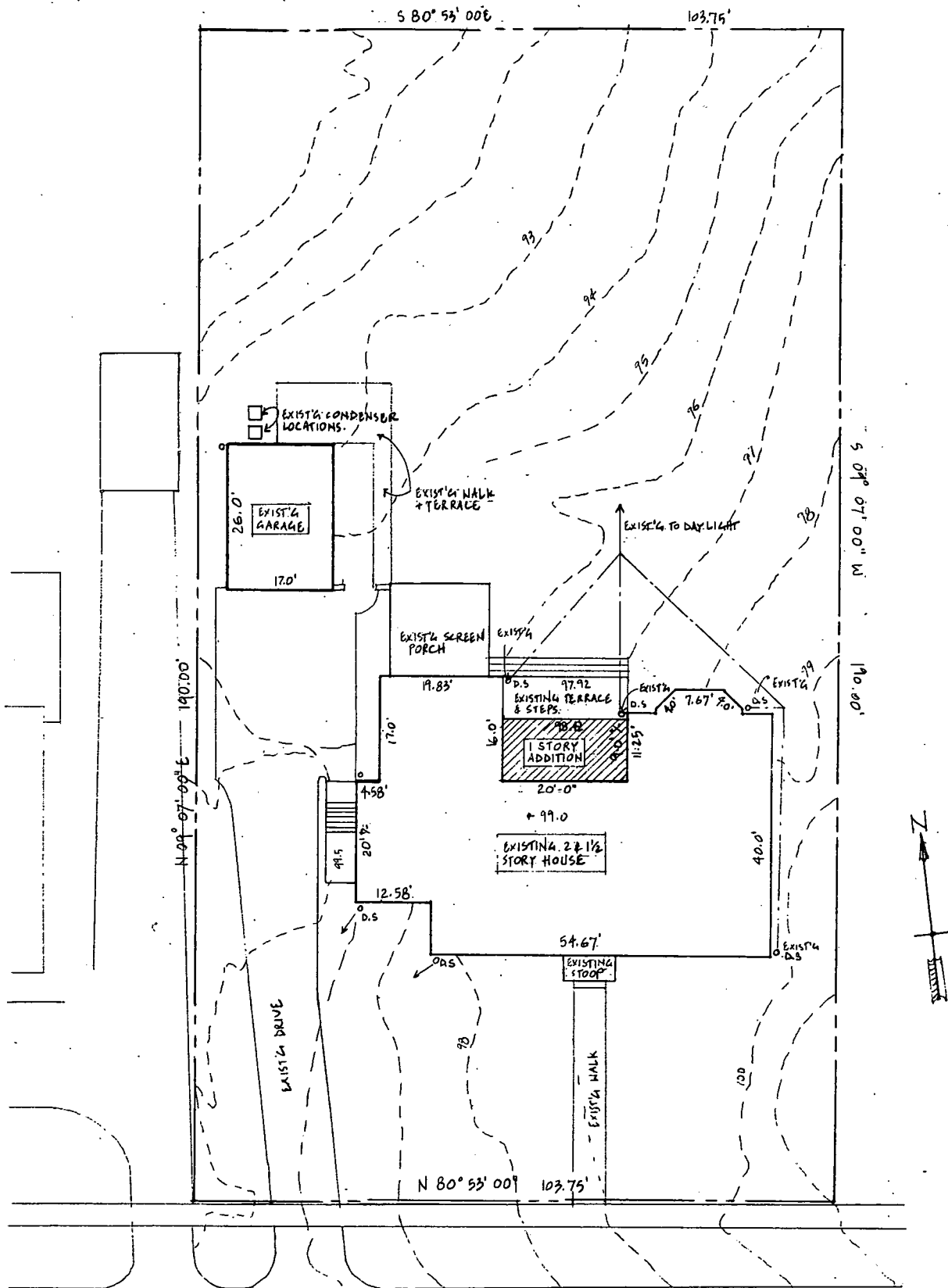
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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Rodd & Jodi Macklin 4817 Dorset Avenue Chevy Chase, MD, 20815</p>	<p>Owner's Agent's mailing address</p> <p>David Jones Architects 1739 Connecticut Ave, NW Washington D.C</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Herb & Jane Beller 4816 Dorset Avenue Chevy Chase, MD 20815</p>	<p>Shereen & Barton Rubinstein 4819 Dorset Avenue Chevy Chase, MD 20815</p>
<p>Cardiner & Elizabeth Harris 4807 Dorset Avenue Chevy Chase, MD, 20815</p>	<p>Mathew Zajt & Erin Lopak 4820 Dorset Avenue Chevy Chase MD, 20815</p>
<p>Robert SanGeorge & Elizabeth Olsen 4818 Cumberland Ave. Chevy Chase, MD 20815</p>	<p>Ed & Lynn Dolnick 4816 Cumberland Avenue Chevy Chase MD 20815</p>



4816 DORSET AVE. - SITE & GRADING/DRAINAGE PLAN

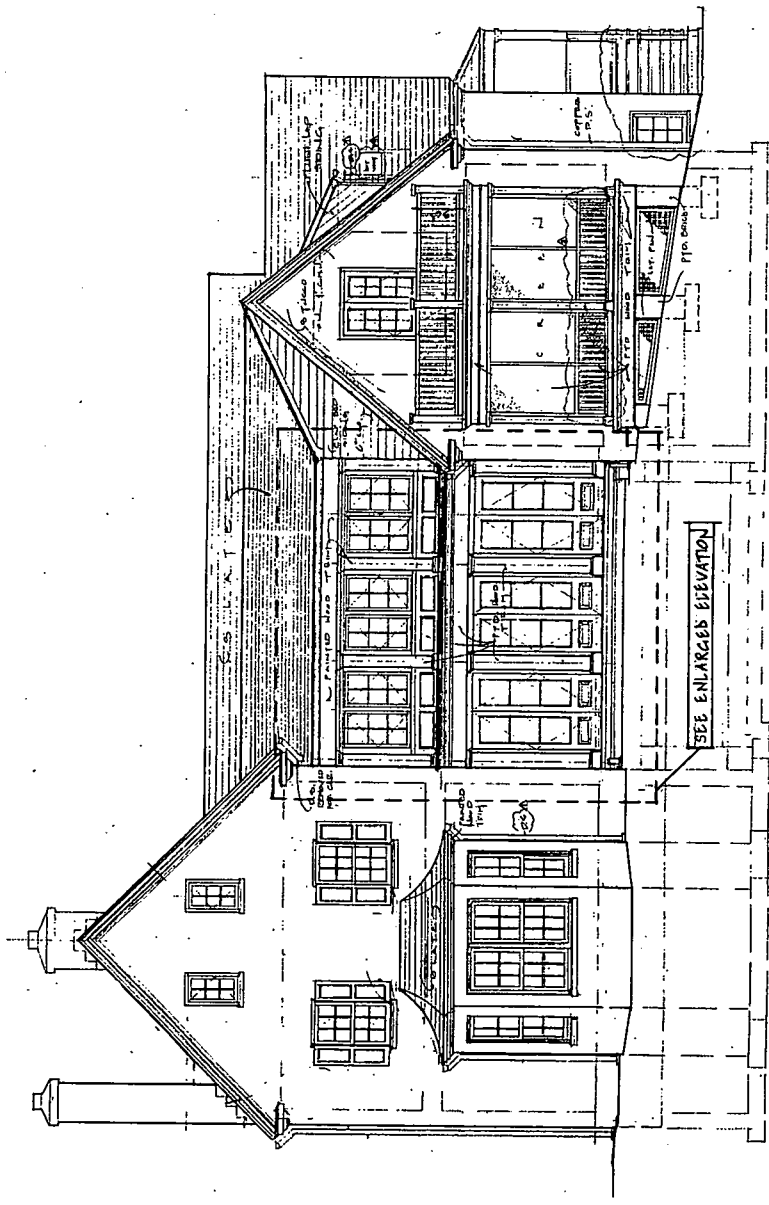
LOT #20 BLOCK #2

SCALE 1/16"=1'-0"

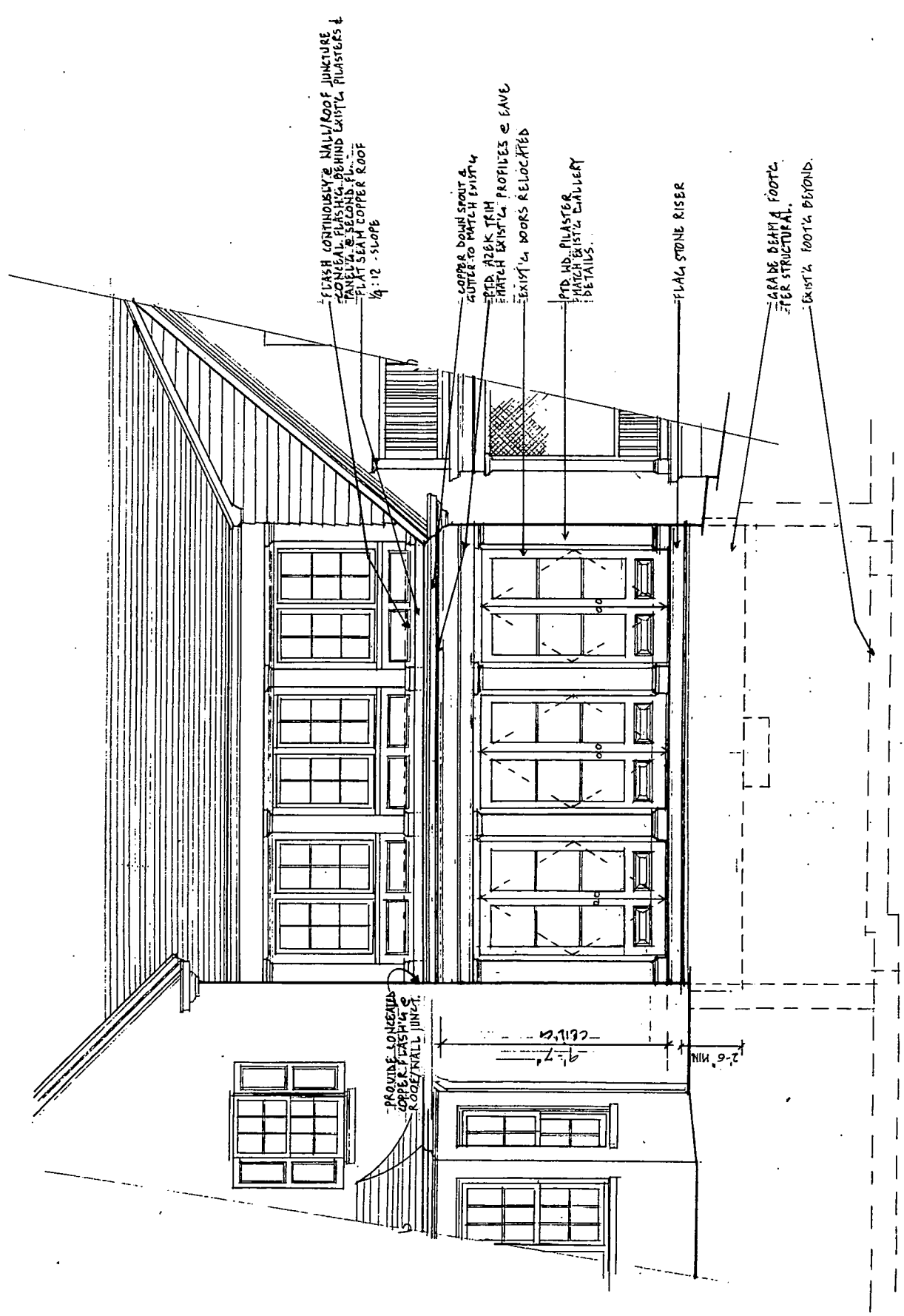
BASED ON SURVEYS

BY: CAPITAL SURVEYS, INC.
EDWARD L LOPEZ JR. MD# 822
DATED: OCTOBER 31, 2000

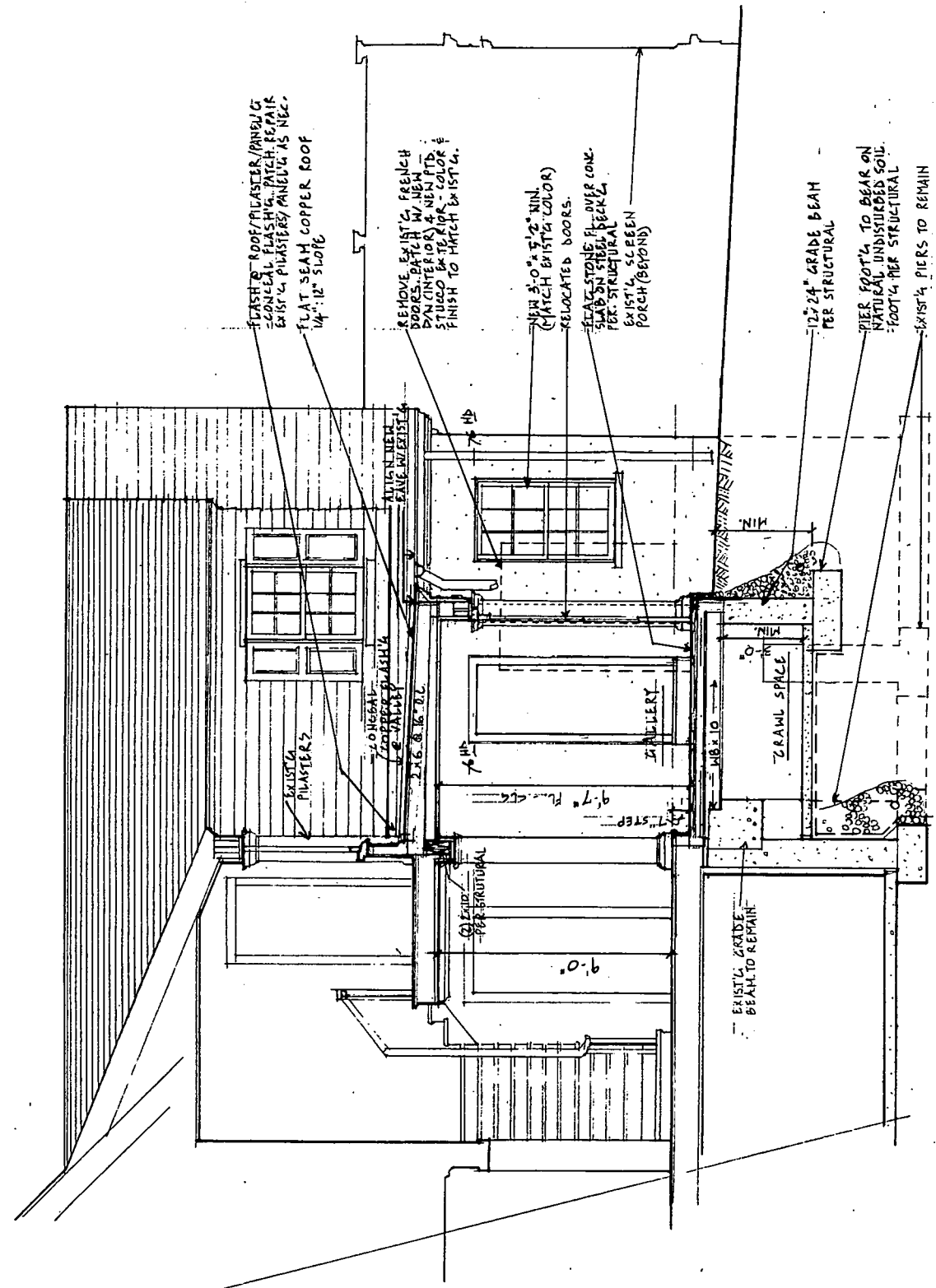
BY: DENBERRY & DAVIS LLS
DATED: DECEMBER 2000.



MACKLIN RESIDENCE GALLERY ADDITION - NORTH ELEVATION @ 1/8" = 1'-0" - DAVID JONES ARCHITECTS
8.6.10

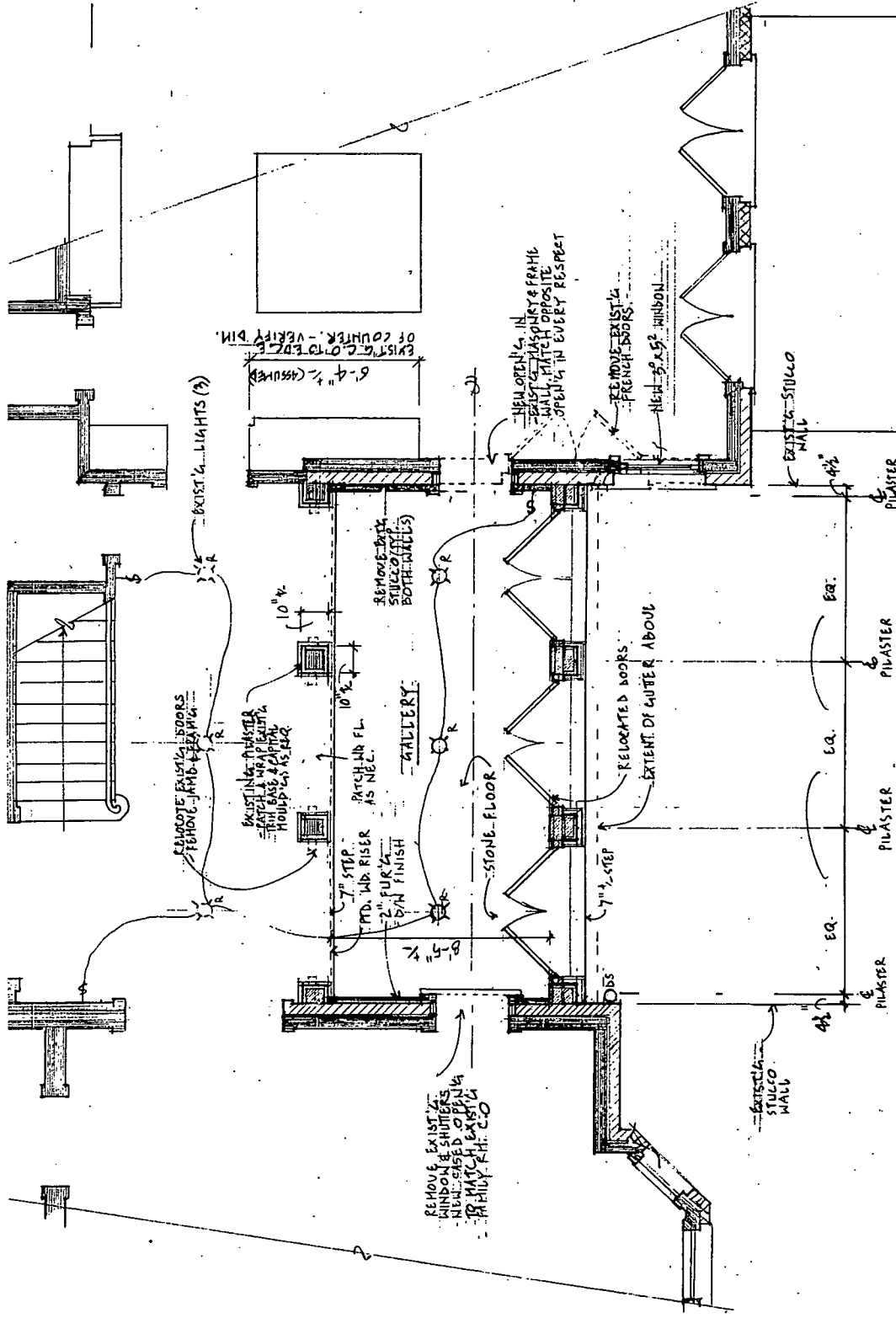


MACCLINT RESIDENCE - GALLERY ADDITION - NORTH ELEVATION @ 1/4" = 1'-0". DAVID JONES ARCHITECTS
8.6.10

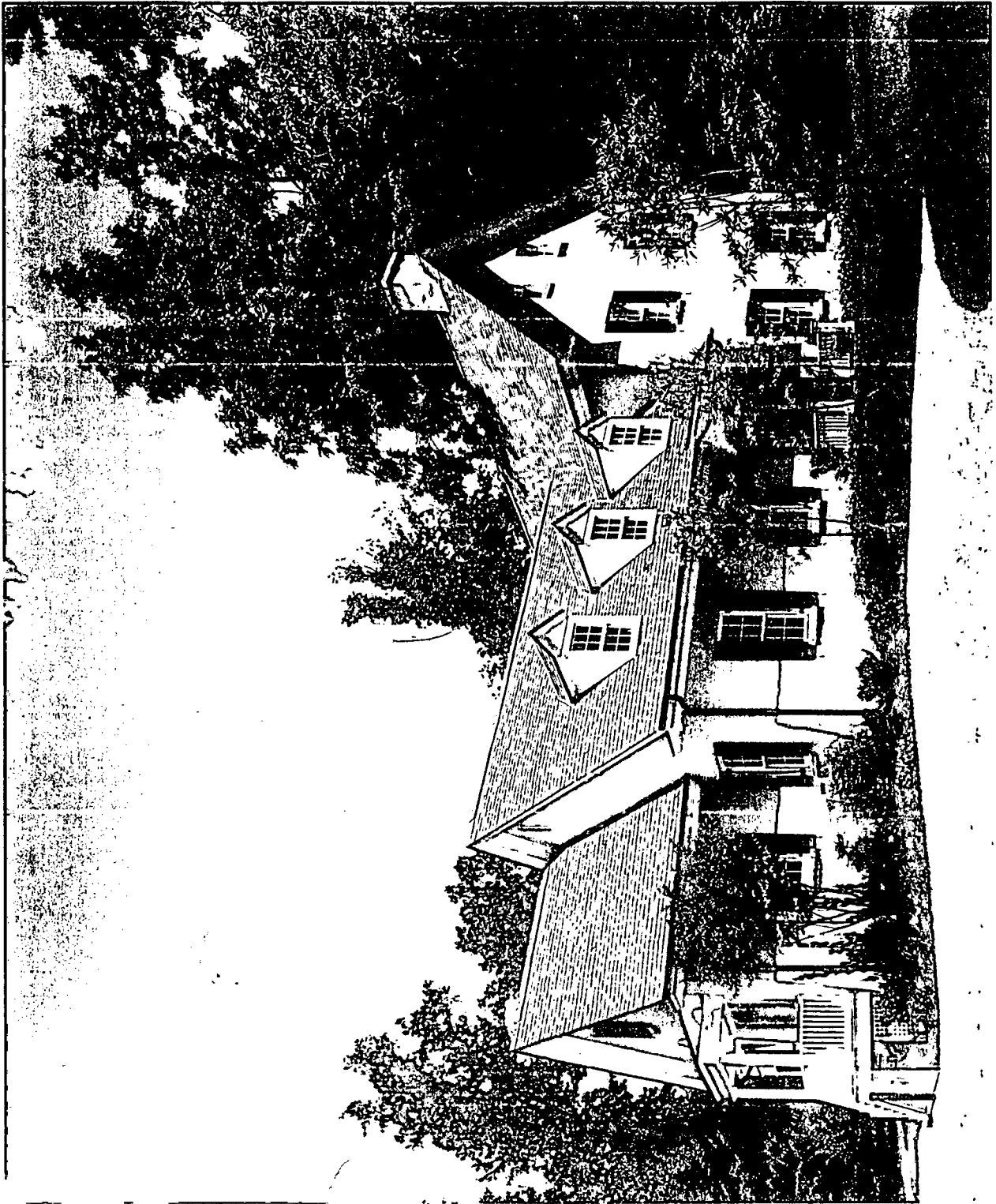


MACKLIN RESIDENCE - GALLERY ADDITION - SECTION @ 1/4" = 1'-0" - DAVID JONES ARCHITECTS.

8.6.10



MACKLIN RESIDENCE - GALLERY ADDITION - PLAN e 1/4" = 1'-0" - DAVID JONES ARCHITECTS
8-6-10



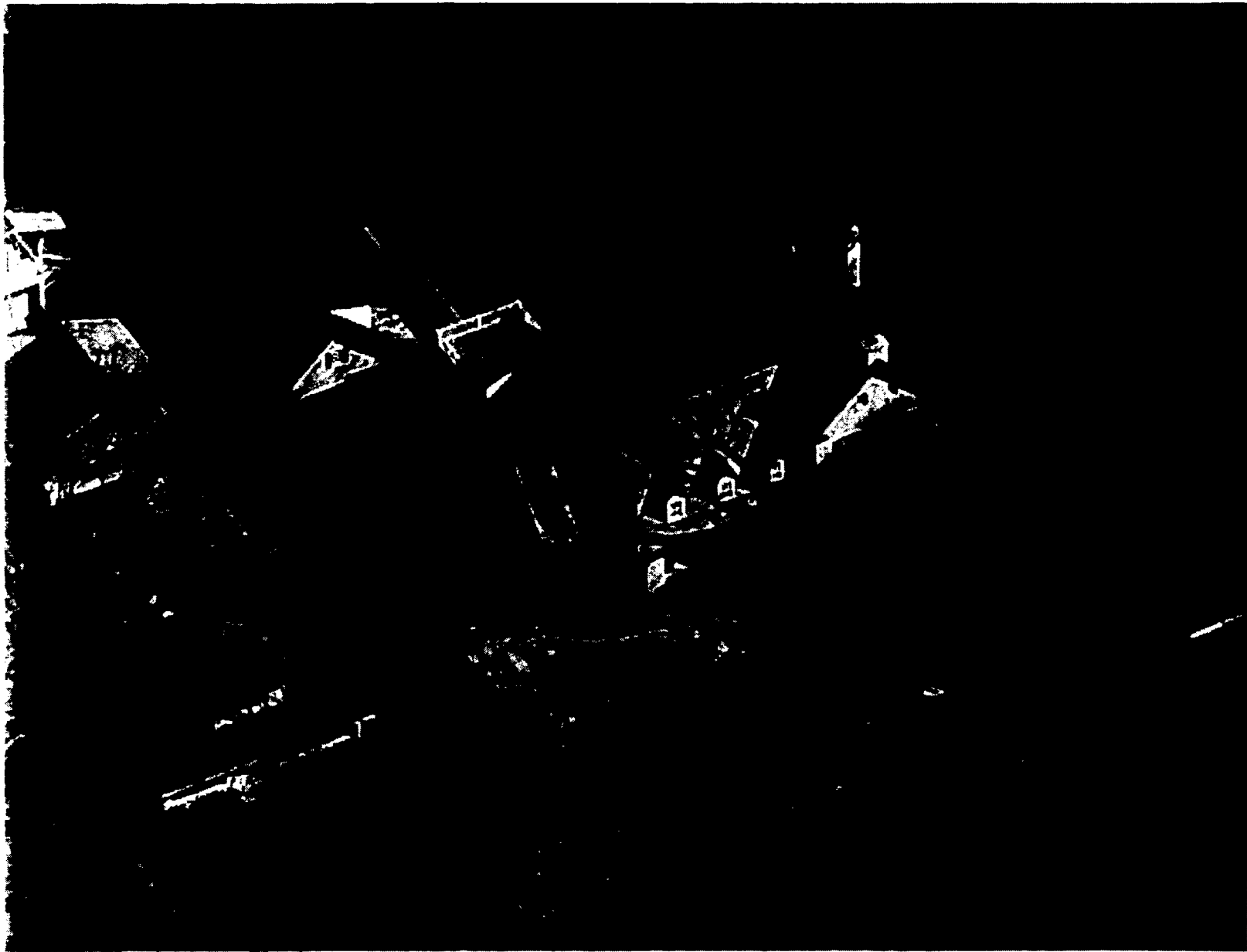
4817 Dorset Avenue. View of front from street



4817 Dorset Avenue. View of rear

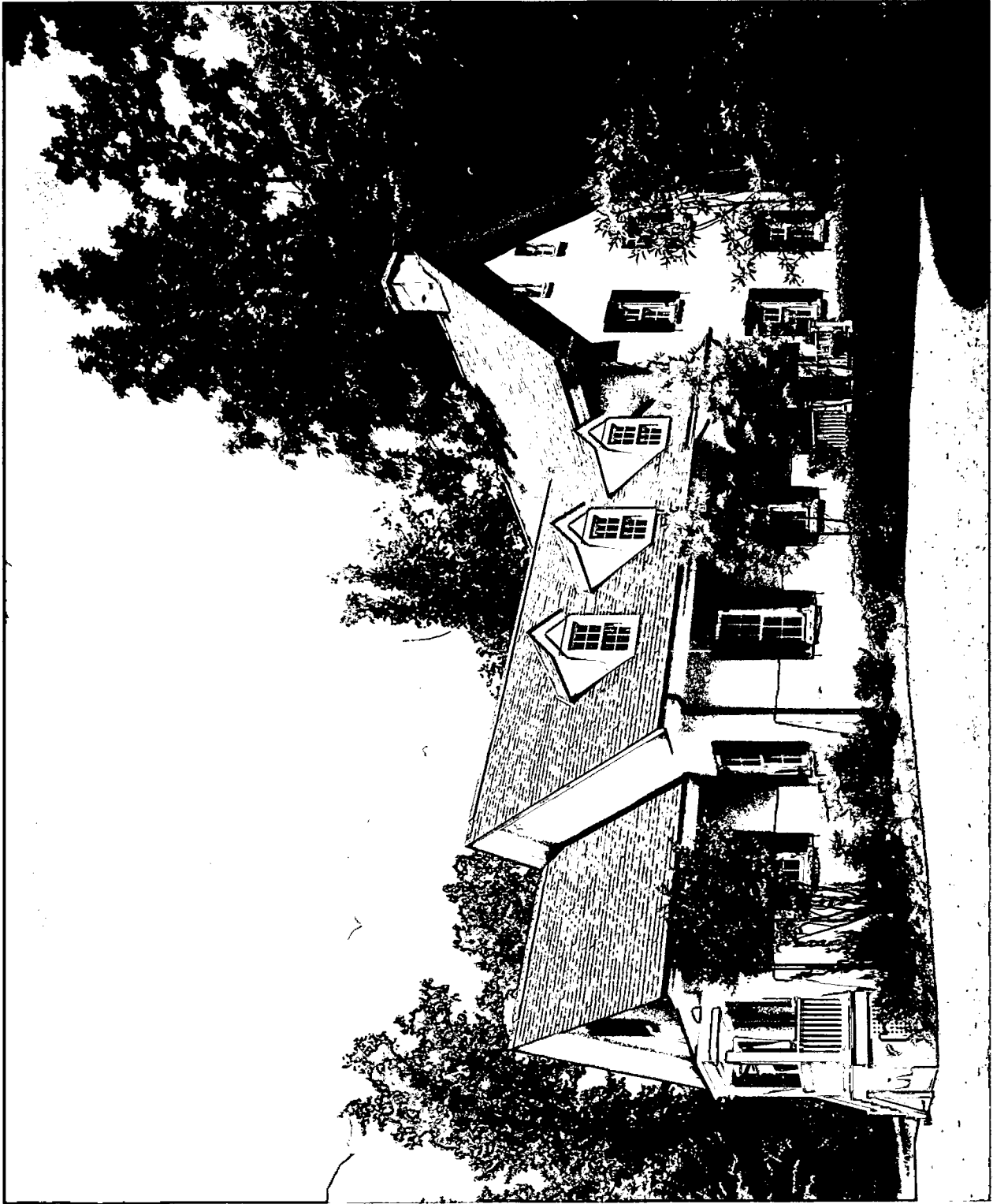


4817 Dorset Avenue. View of rear.

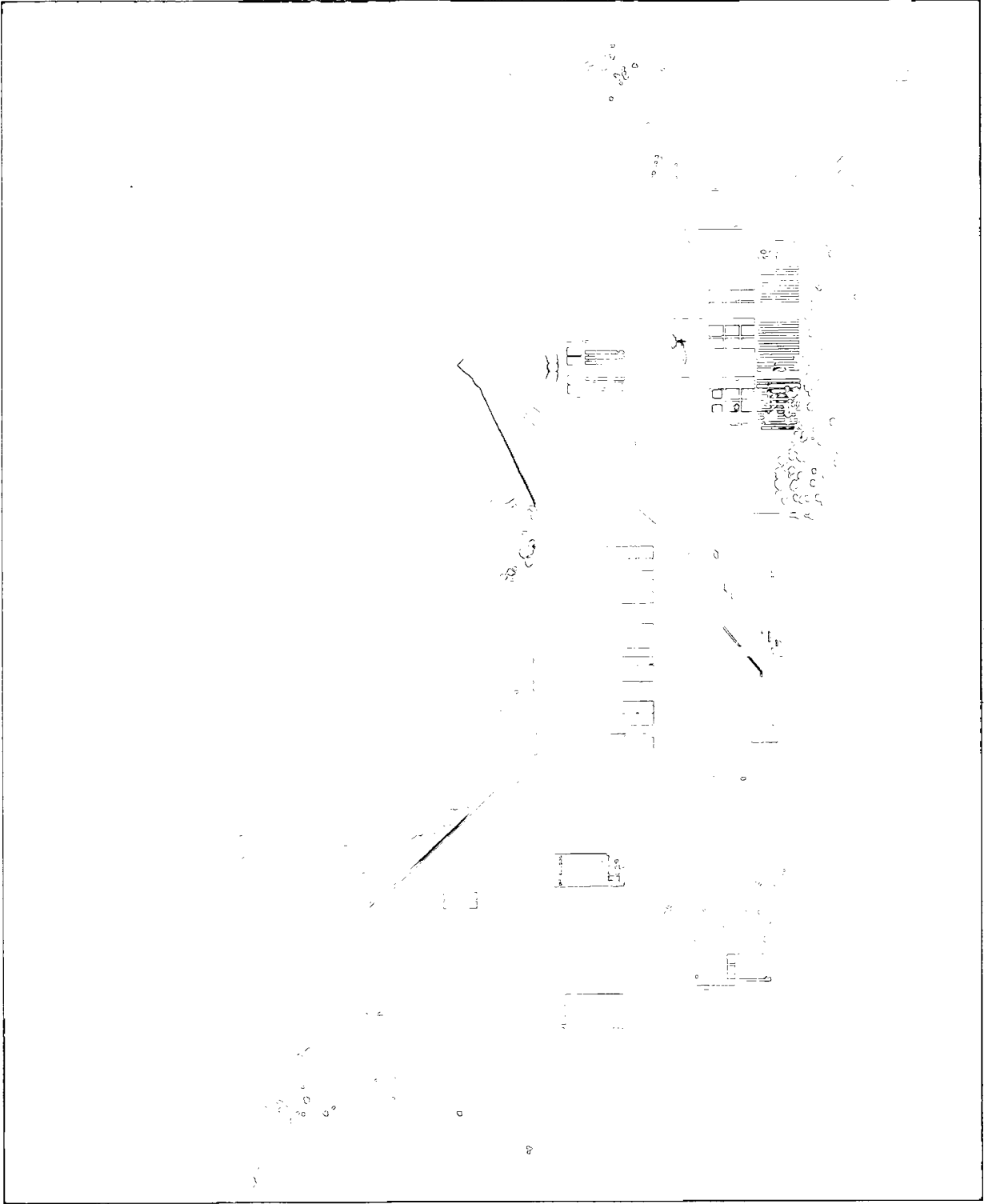


4817 Dorset ave.

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4817 Dorset Avenue. View of front from street



4817 Dorset Avenue. View of rear



4817 Dorset Avenue, View of rear