

35/36-03D 4819/4823 Dorset Ave.
Somerset Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: November 13, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator AF
Historic Preservation

SUBJECT: Historic Area Work Permit # 322171

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED** or **APPROVED WITH THE FOLLOWING CONDITIONS**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Ms. Sharon Stolaroff

Address: 4823 Dorset Avenue, Chevy Chase, MD 20815

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

322171

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Tax Account No.: 00538570 (4819 Dorset) Contact Person: Sharon Stediaroff, PhD (owner 4823)
00538001 (4823 Dorset) Daytime Phone No.: 301-654-2989
Name of Property Owner: Barton Rubenstein + Sherree Rubenstein
John + Sherree + Sharon Stediaroff Daytime Phone No.: same
Address: 4819 and 4823 Dorset Ave, Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: to be determined by bid Phone No.:
Contractor Registration No.:
Agent for Owner: self Daytime Phone No.: 301-654-2989

LOCATION OF BUILDING/PREMISE

House Number: 4823 + 4819 Street: Dorset Avenue
Town/City: Chevy Chase - Somerset Nearest Cross Street: Little Falls Parkway
Lot: 16 + 18 Block: 2 Subdivision: Somerset Heights
Parcel: (see enclosed)

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Place Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall [complete Section 4] Other:
1B. Construction cost estimate: \$ 5000
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: 6 feet 0 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 of owner or authorized agent: Sharon Stediaroff PhD Date: Oct. 22, 2003
Approved: Susan E. Wilcox, Chairperson, Historic Preservation Commission
Disapproved: Signature: Date Filed: 11-13-03
Application/Permit No.: 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:

4819 - Bluegray shingle Bungalow style house, 2 story
 4823 - Green shingle style house, 3 story
 Sears garage at 4819. Artists studio behind garage.
 Garage behind each house on east side.
 Numerous trees on each lot. Both houses have curved
 driveways leading to garages.
 Houses are contributing historic homes.

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

Fence on property line, west of 4819, east of 4823.
 Replaces existing deteriorated damaged fence.
 Change of style and material (see # 3)
 Old fence and new fence do not interfere with trees.
 Set back from street.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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

- 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.
- 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 decline 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.

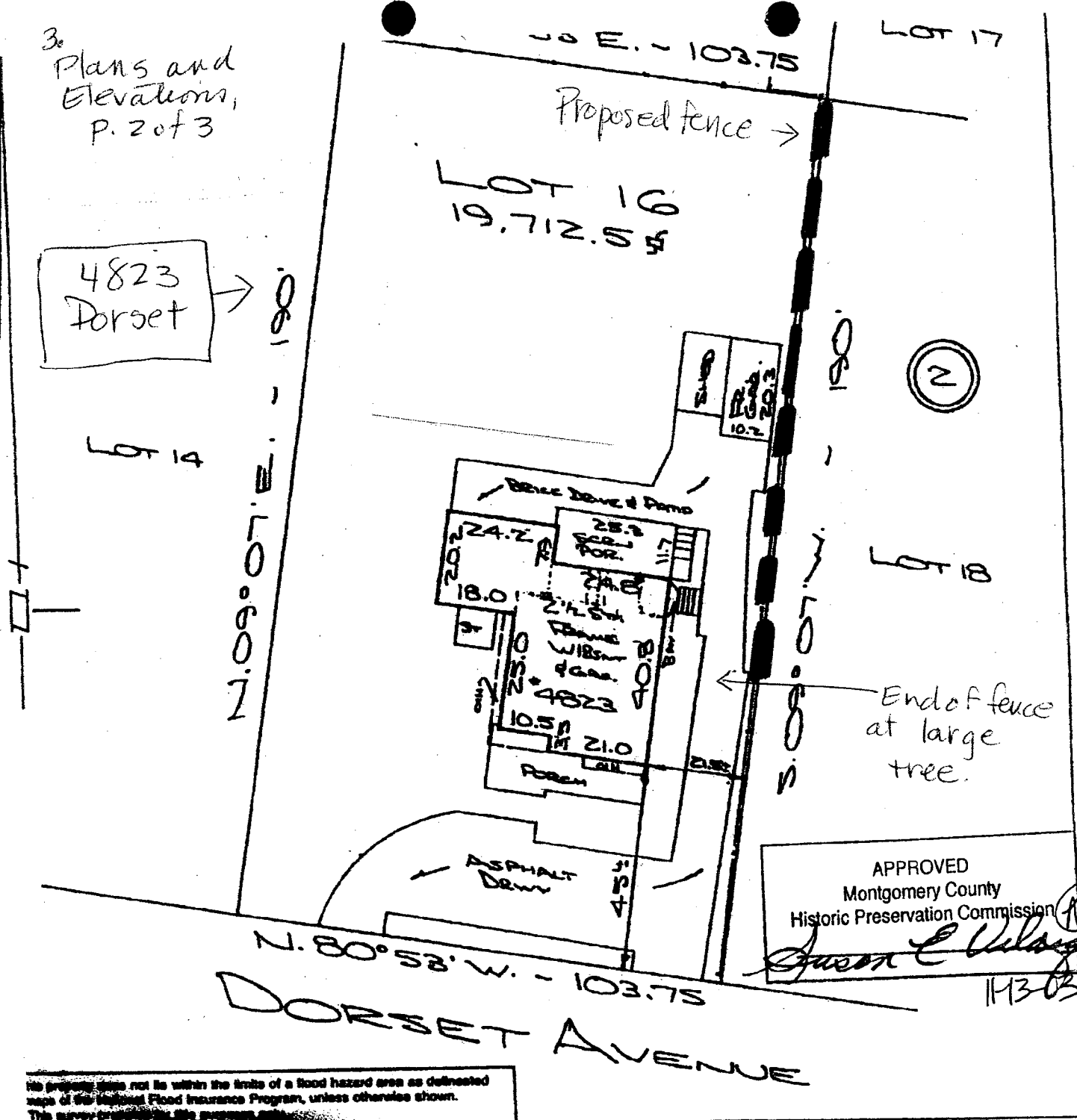
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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, 1301/279-1355).

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 DNTD MAILING LABELS.

3.
Plans and
Elevations,
P. 2 of 3

4823
Dorset



APPROVED
Montgomery County
Historic Preservation Commission
Jason E. Velazquez
11/3/03

N. 80° 58' W. - 103.75
DORSET AVENUE

No property shown not be within the limits of a flood hazard area as delineated maps of the National Flood Insurance Program, unless otherwise shown.
This survey prepared for the purpose of...

CAPITOL SURVEYS

This drawing is not intended to show property lines. It cannot be used for construction purposes. No mention shown hereon taken from land records of the county in which the property is and field work performed.

HOUSE LOCATION
LOT 16 BLOCK 2
SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book 1 Plat 30 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Montgomery Co. 1981

Case 1074 03 File 44120

EXPEDITED

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4819 and 4823 Dorset Avenue
Chevy Chase

Meeting Date: 11/12/03

Applicant: John Stewart and Sharon Stoliaroff
and Barton and Shereen Rubinstein

Report Date: 11/05/03

Resource: Contributing Resource
Somerset Historic District

Public Notice: 10/29/03

Review: HAWP

Tax Credit: None

Case Number: #35/36-03D

Staff: Anne Fothergill

PROPOSAL: Fence replacement

RECOMMEND: Approval

SIGNIFICANCE:

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

PROJECT DESCRIPTION:

SIGNIFICANCE: Contributing Resource in the Somerset Historic District

STYLE: Craftsman

DATE: c. 1910

PROPOSAL:

There is an existing fence on the property line to the west of 4819 Dorset and east of 4823 Dorset. This fence was damaged by Hurricane Isabel (see photos of damage in Circle 13). The applicants are proposing to replace the existing fence, which is part lattice and part stockade fence, with a new fence. They are proposing a change in the style and material but no change in the fence height or location. The new fence (as seen in Circle 12) would be cedar and 6' tall plus a few additional inches for the posts. There is a small gap between the 4" wide vertical boards. The fence stops about 20 feet back from the front of the house; it does not come beyond the front of the house. No trees will be affected by the new fence and the fence breaks in places to accommodate trees.

RECOMMENDATION:

- Approval
- Approval with conditions

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code,

Section 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:

 x 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

 x 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.

John I. Stewart, Jr.
Sharon S. Stoliaroff, Ph.D.
4823 Dorset Avenue
Chevy Chase, MD 20815
Phone 301.654.2989 Fax 301.654-4169

October 22, 2003

Montgomery County Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

via

Montgomery County Department of Permitting Services
255 Rockville Pike, 2nd Floor
Rockville, MD 20850

Enclosed is the application for an Historic Area Work Permit for a replacement fence on the property line between our property and our next door neighbors, the Rubensteins, at 4819. The existing fence was damaged in Hurricane Isabel last month. We would like to change the design of the fence. We are eager to have our application considered at the November 12 meeting of the Commission. Please contact me if there are questions related to the project. Thank you for your patience and assistance to me in preparing the application.

Yours sincerely,



Sharon Stoliaroff, Ph.D.

Enc: 15-page Application

2. Site Plans

6. Tree Survey, see 4819 showing trees.
Fence will replace existing fence. It will
stop and start as needed to protect trees.

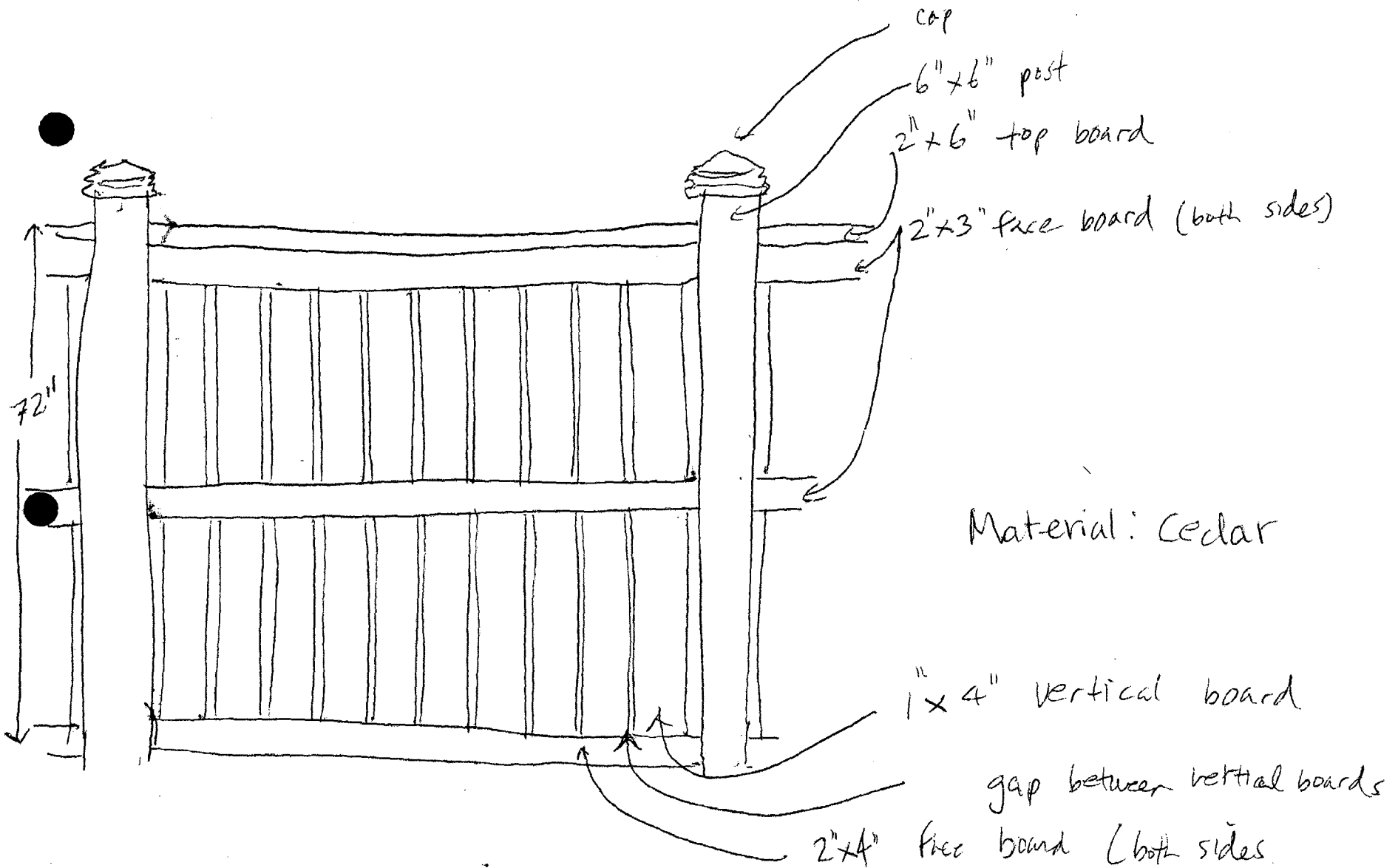
7. Addresses of adjacent and confronting property owners:

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address John Stewart + Sharon Steliaroff 4823 Dorset Avenue Chevy Chase MD 20815	Owner's Agent's mailing address Barton + Shareen Rubenstein 4819 Dorset Avenue Chevy Chase, MD 20815
Adjacent and confronting Property Owners mailing addresses	
Rod + Jodie Macklin 4817 Dorset Ave. Chevy Chase, MD 20815	Caroline + Stephen Springer 4824 Dorset Ave. Chevy Chase MD 20815
Dan Hirsch Brenda Gross 4901 Dorset Ave. Chevy Chase, MD 20815	Gail + David Schwartz 4822 Dorset Ave Chevy Chase, MD 20815
Larry + Barb Hoover 4822 Cumberland Chevy Chase, MD 20815	Dr. Jim Cummings Julie Jordan, Esq. 4820 Dorset Ave. Chevy Chase MD 20815
Bill + Betsy Haulon 4824 Cumberland Chevy Chase MD 20815	Everett Johnson Judy Brocies 4820 Cumberland Chevy Chase MD 20815

- 3. Plans and elevations
- 4. Materials specifications

P. 103, 2 copies enclosed

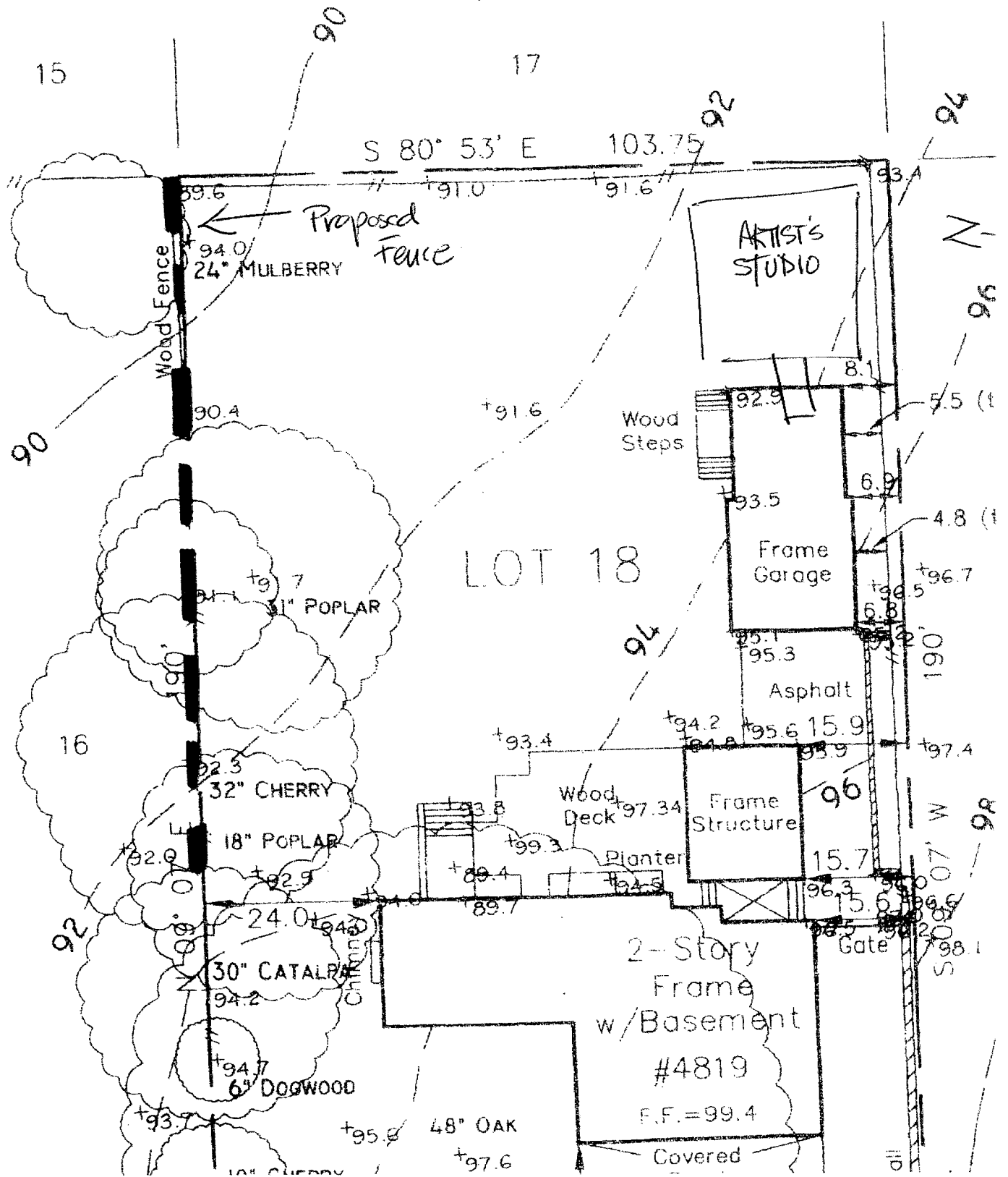
Proposed Fence along Property Line between 4819 + 4823 Dorset Ave



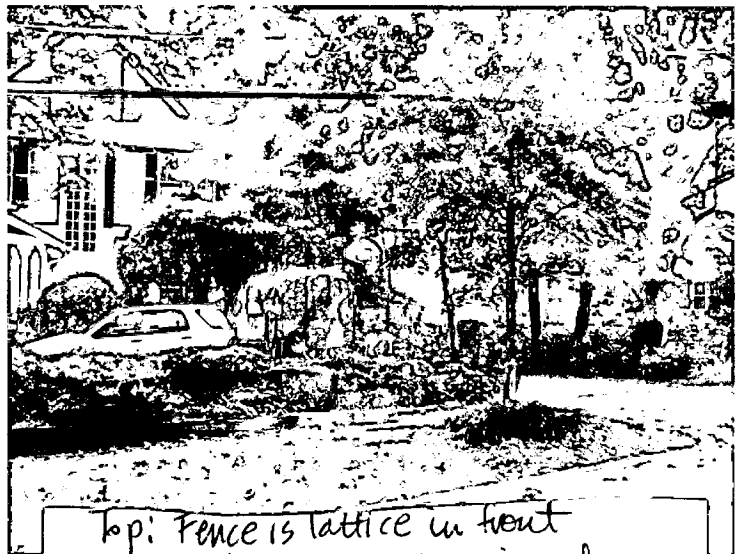
Material: Cedar

3.
Plans and elevations, p. 3 of 3

4819
Dorset



5. Photographs, 2 pages

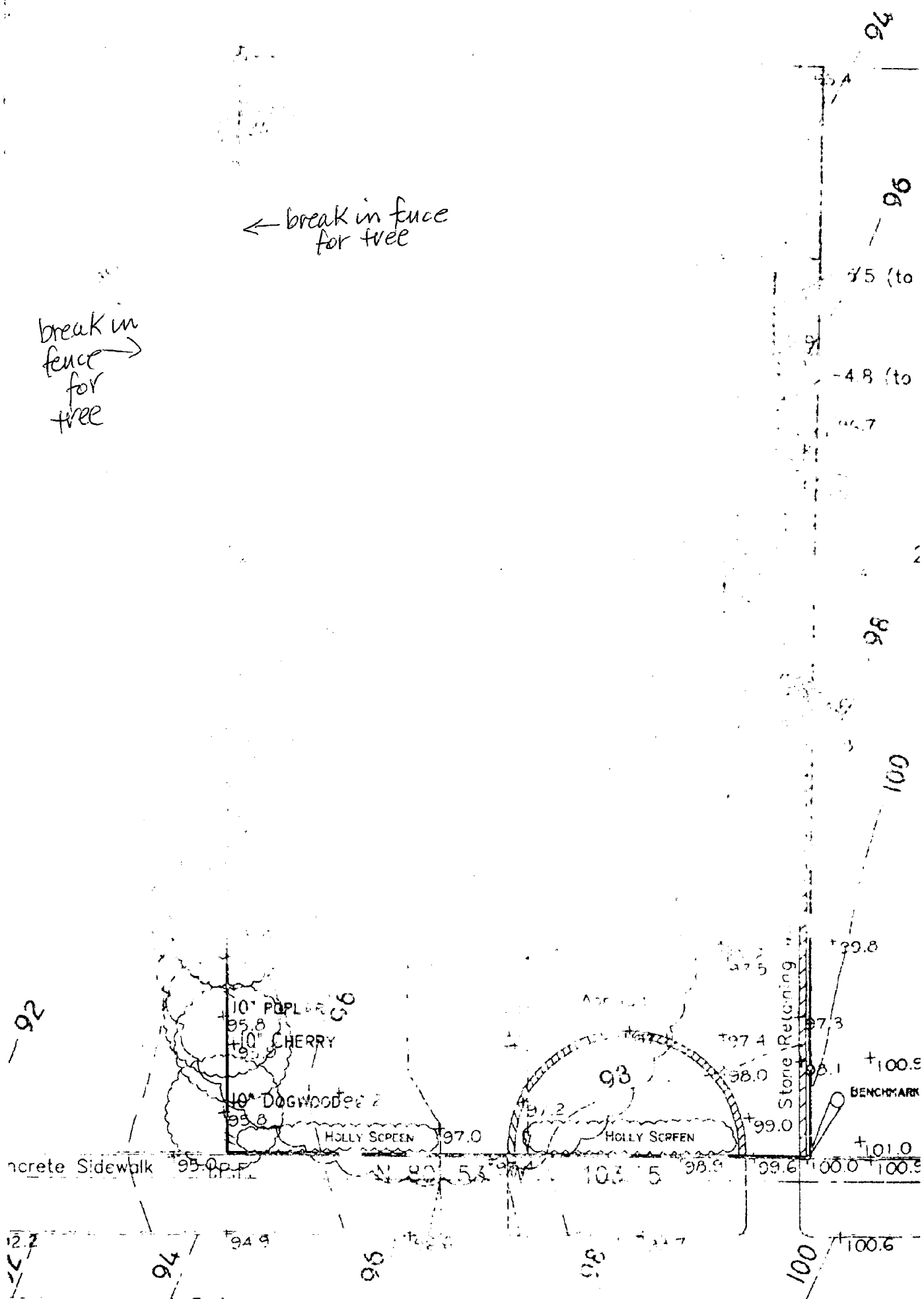


Top: 4819 Artist's studio from 4823 yard
middle: Stockade fence blown over in storm
Bottom: street view of property line

Top: Fence is lattice in front portion. Large tree is end of proposed fence.
Middle: Fence in rear is close to 4823 Garage, Stockadestyle.
Bottom: Street view of both houses



Similar fence on Dorset Avenue at entrance
to Kenwood, same cedar material, will age to gray.
Proposed fence at 4819-4823 will not have
decorative top panel. Height will be 72".

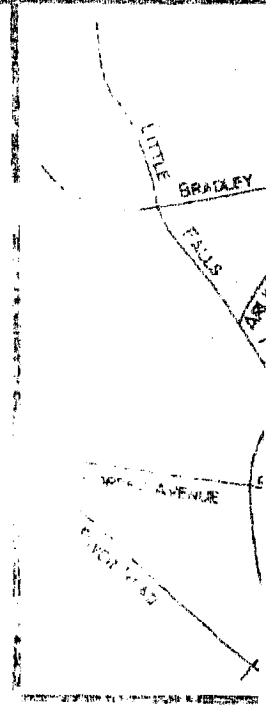


NOTE:

portions of fence are in
and in poor condition

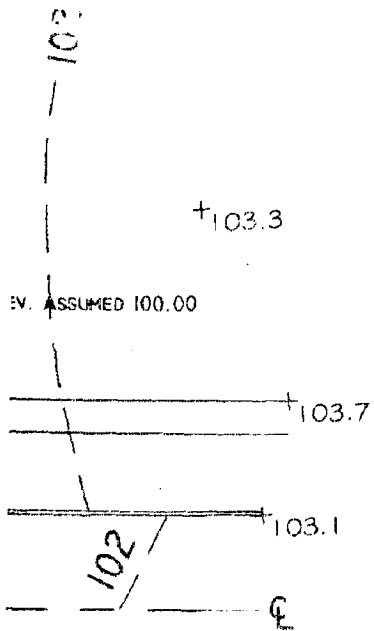
e)

e)



VICINITY MAP

SCALE: 1"=200'



13.6
Co
10.0

SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Tennessee, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the same.



4/10/10
DATE

JAMES R. [unclear]
[unclear]