

35/36-04A 4817 Dorset Avenue  
Somerset Historic District

NON -  
contributing




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: March 11, 2004

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 332734

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

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: Rodd and Jodi Macklin

Address: 4817 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

**HISTORIC PRESERVATION COMMISSION**  
**301/563-3400**

RECEIVED  
 FEB 18 2004  
 Dept. of Permitting Services

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

Contact Person: DAVID JONES  
 Daytime Phone No.: 202-332-1200

Tax Account No.: 851931 (16 07-00537520)  
 Name of Property Owner: RODD & JORI MACKLIN Daytime Phone No.: 202-363-7713  
 Address: 4817 DORSET AVE, CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: MAUCK ZANTZINGER & ASSOCIATES Phone No.: 202-363-8501  
 Contractor Registration No.: 41250  
 Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

**LOCATION OF BUILDING/PREMISE**

House Number: 4817 Street: DORSET AVE  
 Town/City: CHEVY CHASE Nearest Cross Street: SURREY  
 Lot: 20 Block: 2 Subdivision: SOMERSET  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**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/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: GARAGE

1B. Construction cost estimate: \$ 70,000

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.

David Jones  
 Signature of owner or authorized agent

2.12.04  
 Date

Approved:  \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Jensen E. Williams Date: 3-11-04  
 Application/Permit No.: 332734 Date Filed: 2/18/04 Date Issued: \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**ITEM DESCRIPTION OF PROJECT**

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

EXISTING STUCCO CLAPBOARD & SLATE 2 1/2 STORY  
COLONIAL REVIVAL HOUSE (HPC CASE NO. 35/36-01B)  
ON LARGE LOT IN THE SOMERSET HISTORIC DISTRICT.

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

NEW DETACHED GARAGE WITH A POWDER ROOM  
FOR CHILDREN & STORAGE ABOVE. THIS DESIGN  
DIFFERS FROM THE EARLIER DESIGN APPROVED IN HPC  
CASE NO. 35/36-01B AS FOLLOWS: PLACED CLOSER TO  
HOUSE AS REQUIRED BY NEW SOMERSET SETBACK  
REQUIREMENTS, PORCH ADDED, MINOR FENESTRATION CHANGES.

**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.

**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.

**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.

**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.

**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.

**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).

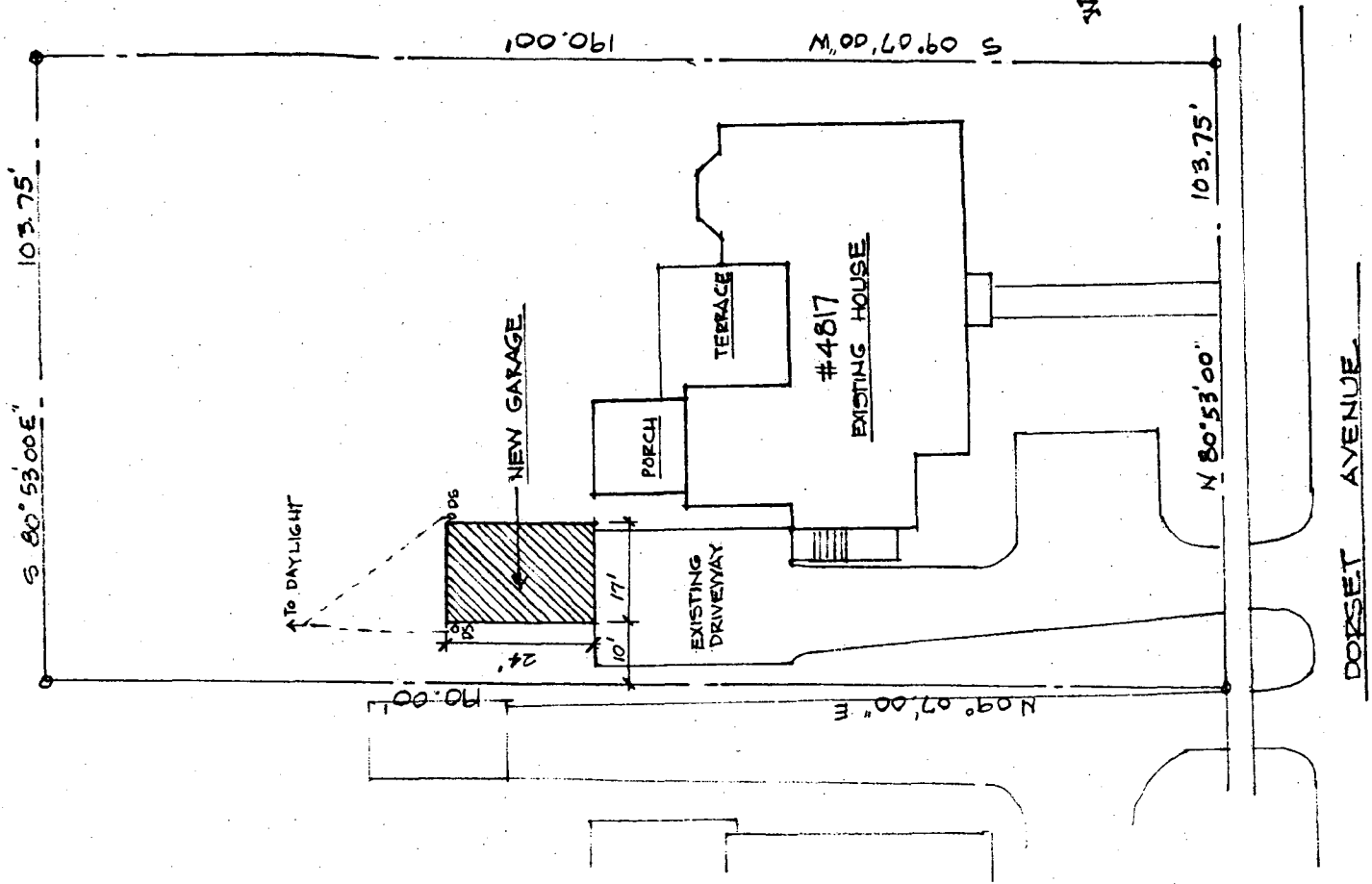
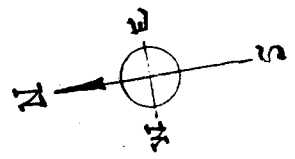
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

APPROVED  
Montgomery County  
Historic Preservation Commission

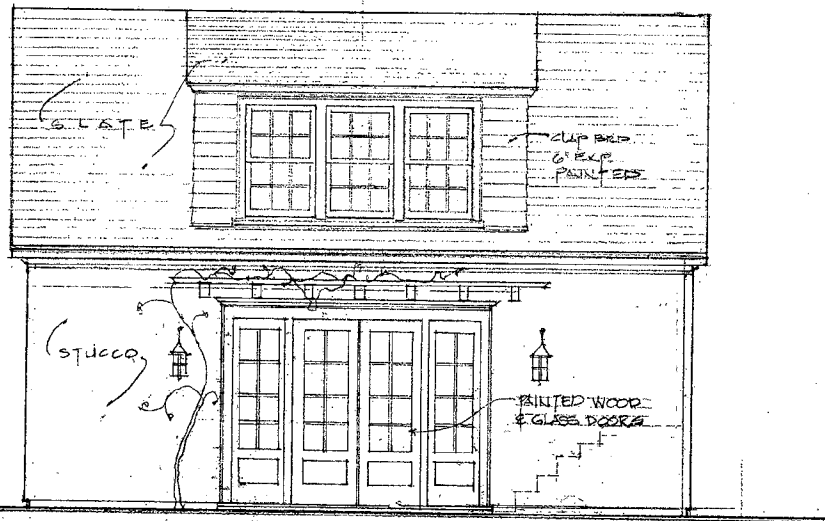
*Julia O'Malley*

325-04



APPROVED  
Montgomery County  
Historic Preservation Commission

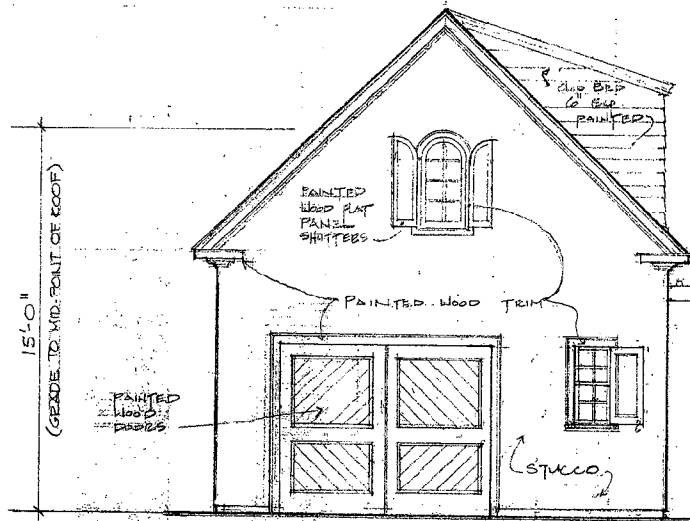
*Julia O'Malley* (signature)  
3-29-04



EAST ELEVATION

SCALE

1/4" = 1'-0"



SOUTH ELEVATION

SCALE

1/4" = 1'-0"

MACKLIN RESIDENCE

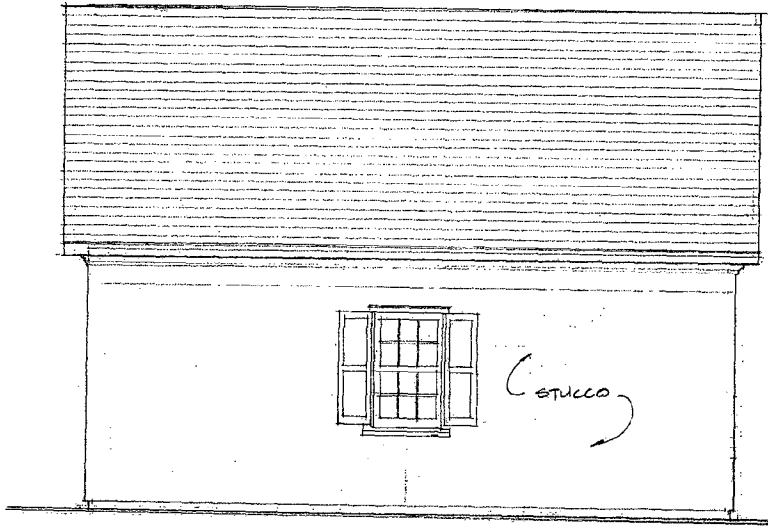
GARAGE ELEVATIONS

DAVID JONES ARCHITECTS

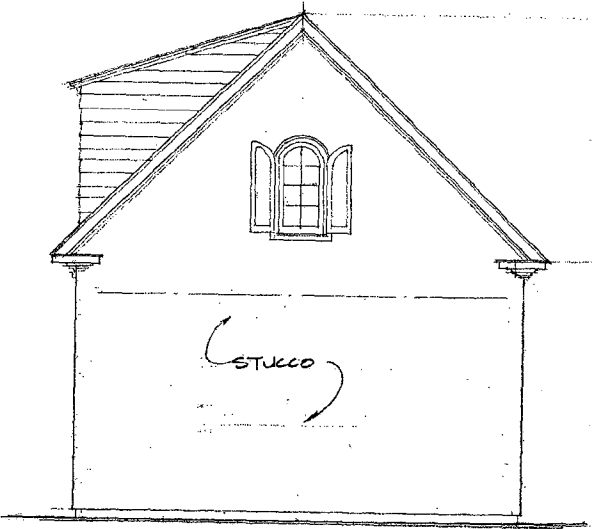
2.12.04

APPROVED  
Montgomery County  
Historic Preservation Commission

*Julia O'Malley* (Signature)  
3-25-04



WEST ELEVATION  
1/4" = 1'-0"



NORTH ELEVATION  
1/4" = 1'-0"

11

MACKLIN RESIDENCE

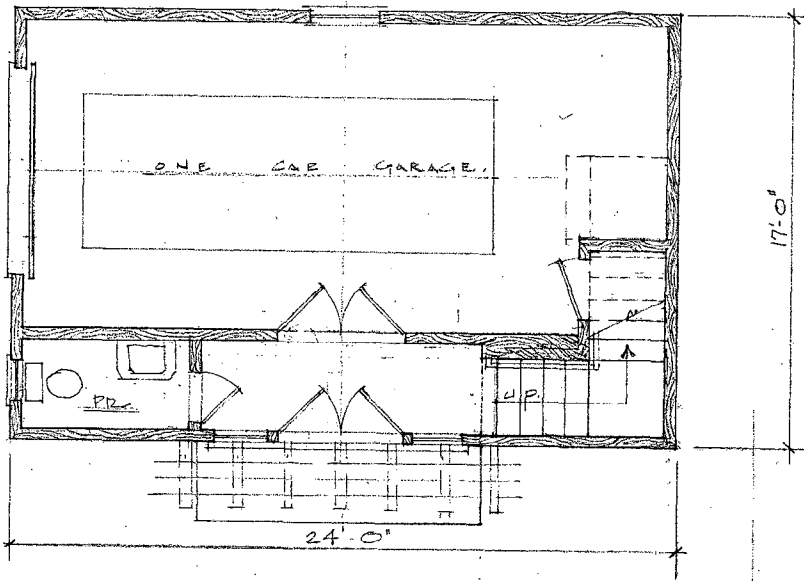
GARAGE ELEVATIONS

DAVID JONES ARCHITECTS

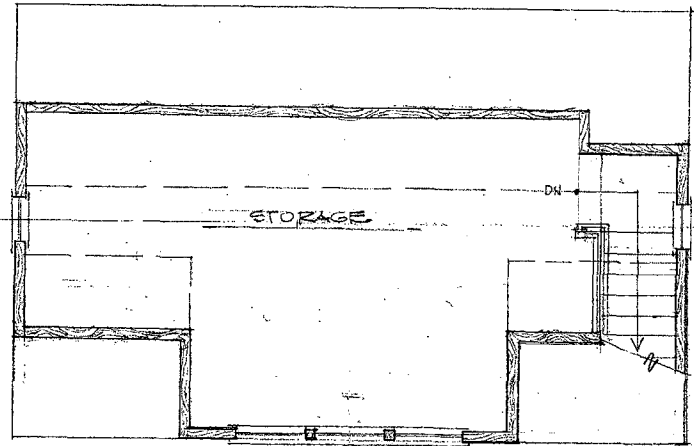
2-12-04



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley* [Signature]  
 3-25-04



GARAGE PLAN  
 SCALE 1/4" = 1'-0"



ATTIC PLAN  
 SCALE 1/4" = 1'-0"

4817 DORSET AVENUE  
CHEVY CHASE, MD

**Materials Specifications**

Roof: Vermont slate to match existing on house.

Gutters and downspouts: Copper half-round and round.

Exterior Walls: ~~New painted wood clapboard, 5" exposure.~~ STUCCO

New windows: Painted wood true divided lite double hung to match house.

New exterior doors: Painted wood simulated divided lite insulated to match existing on house.

Painted wood trim, rake boards, etc: painted cedar, redwood or fir.

Garage door: painted wood panel, overhead acting.

Driveway: existing.

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

|                     |   |                       |                 |
|---------------------|---|-----------------------|-----------------|
| <b>Address:</b>     | 4817 Dorset Avenue, Somerset                            | <b>Meeting Date:</b>  | 03/10/04        |
| <b>Applicant:</b>   | Rodd and Jodi Macklin                                   | <b>Report Date:</b>   | 03/03/04        |
| <b>Resource:</b>    | Non-Contributing Resource<br>Somerset Historic District | <b>Public Notice:</b> | 02/25/04        |
| <b>Review:</b>      | HAWP  | <b>Tax Credit:</b>    | None            |
| <b>Case Number:</b> | 35/36-04A   | <b>Staff:</b>         | Anne Fothergill |

**PROPOSAL:** Alterations to approved HAWP for new garage

**RECOMMEND:** Approval

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**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource in the Somerset Historic District  
**STYLE:** Modified Colonial Revival cottage  
**DATE:** c. 1939 (with substantial alterations/additions in 2001)

**PROPOSAL**

A Historic Area Work permit was approved by the HPC for this house in 2001 that included construction of a new garage. The garage has not yet been built, and since that time the Somerset setback requirements have changed. This application is a modification to that existing approved HAWP for a new garage in terms of its siting and materials, but not dimensions.

The applicants are proposing a revision to the garage location moving it five additional feet in from the property line, from five feet to ten feet to meet the setback requirements (see 2001 approved and 2004 proposed Site Plans in Circles 9 + 18).

The dimensions of the garage have not changed. The material change proposed for the garage is that it is to be clad in stucco not clapboard. Additionally, they are proposing a new dormer on the east side of the building as well as some fenestration changes (see Circles 10 - 13 ).

**STAFF DISCUSSION**

Staff used the *Secretary of the Interior's Standards for Rehabilitation* as a guide, specifically Standard #9 which states:

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 proportions, and massing to protect the integrity of the property and its environment.

This house is a Non-Contributing Resource within the Somerset Historic District. The garage has already been approved by the HPC, and these proposed changes are minor and do not adversely affect 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)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,

and with the Secretary of the Interior's *Standards for Rehabilitation* #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 proportions, and massing to protect the integrity of the property and its environment.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

4817 DORSET AVENUE , CHEVY CHASE, MD

Adjacent & Confronting Properties

|                        |                             |
|------------------------|-----------------------------|
| 4818 Cumberland Avenue | James & Peggy Davis         |
| 4816 Cumberland Avenue | Edward & Lynn Dolnick       |
| 4814 Cumberland Avenue | Henry & Dorothy Fischer     |
| 5712 Surrey Street     | Floyd & Nancy Galler        |
| 4819 Dorset Avenue     | Bart & Shereen Rubenstein   |
| 4807 Dorset Avenue     | Maya Weil                   |
| 4805 Dorset Avenue     | Robert & Pat Gage           |
| 4816 Dorset Avenue     | Herb & Jane Beller          |
| 4820 Dorset Avenue     | Jim Cummings & Julia Jordan |

Note: All addresses at Chevy Chase, MD 20815

**4817 DORSET AVENUE  
CHEVY CHASE, MD**

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Driveway: existing.



4817 DORSET AVE.



4817 DORSET AVE.





4817 DORSET AVE.

Approved by HPC - 2001



NEW GARAGE BEYOND

PAINTED WOOD CLAPBOARDS;  
PAINTED WOOD DOORS AND  
WINDOWS.

EXISTING HOUSE

PORCH ADDED; CENTER DORMER ADDED; EXISTING DORMERS RE-  
MODELED; SLATE ROOF - RIDGE RAISED - RELOCATE WINDOW TO  
CENTER & NEW PAINTED WOOD DOOR & TRANSOM.

ADDITION

STONE, PAINTED WOOD WIN-  
DOWS, SHUTTERS & TRIM, SIM-  
ILAR TO EXISTING.

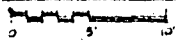
Proposed 12/20/00

MACKLIN RESIDENCE

FRONT ELEVATION

DAVID JONES ARCHITECTS

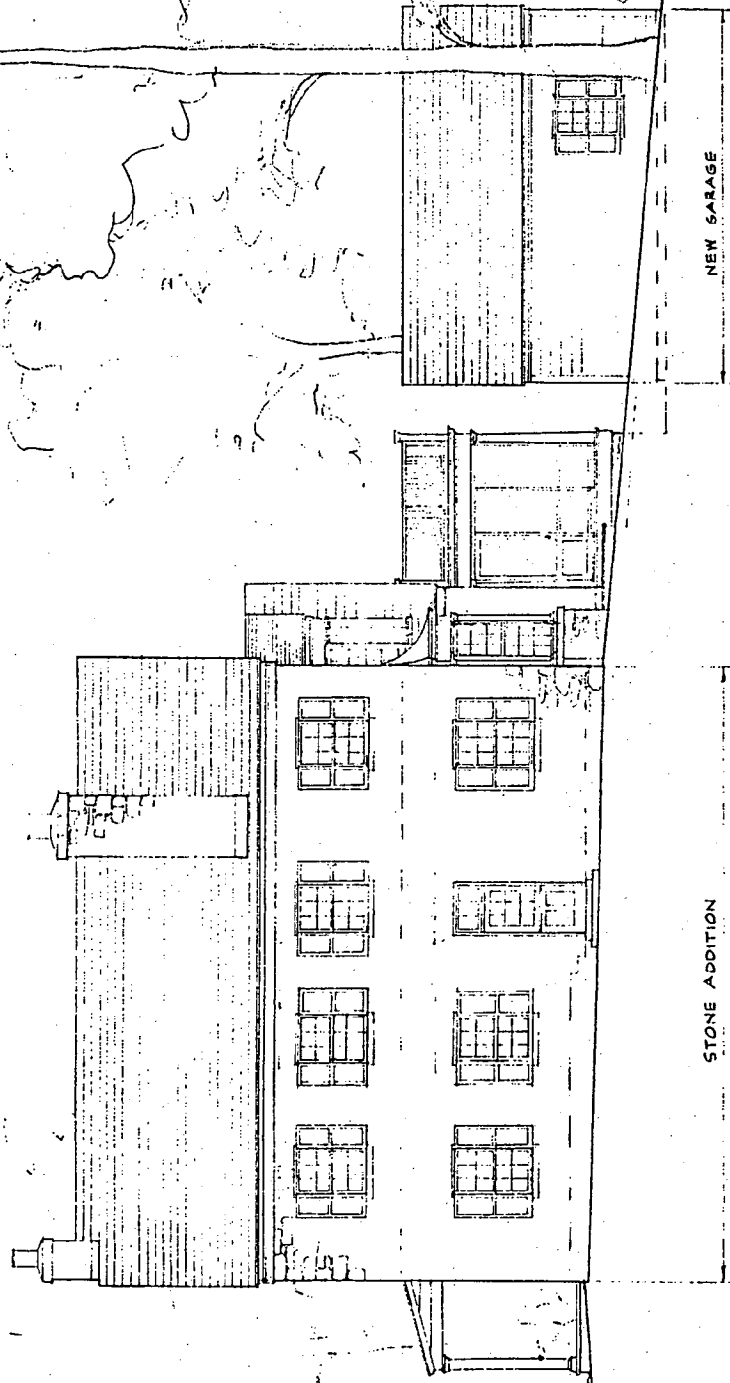
JANUARY 3, 2001



1/8" = 1'-0"



Approved by APC-2001



MACKLIN RESIDENCE EAST ELEVATION 1/8" = 1'-0" DAVID JONES ARCHITECTS JANUARY 3, 2001

15

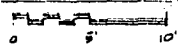
Approved by HPC-2001



MACKLIN RESIDENCE

REAR ELEVATION

DAVID JONES ARCHITECTS

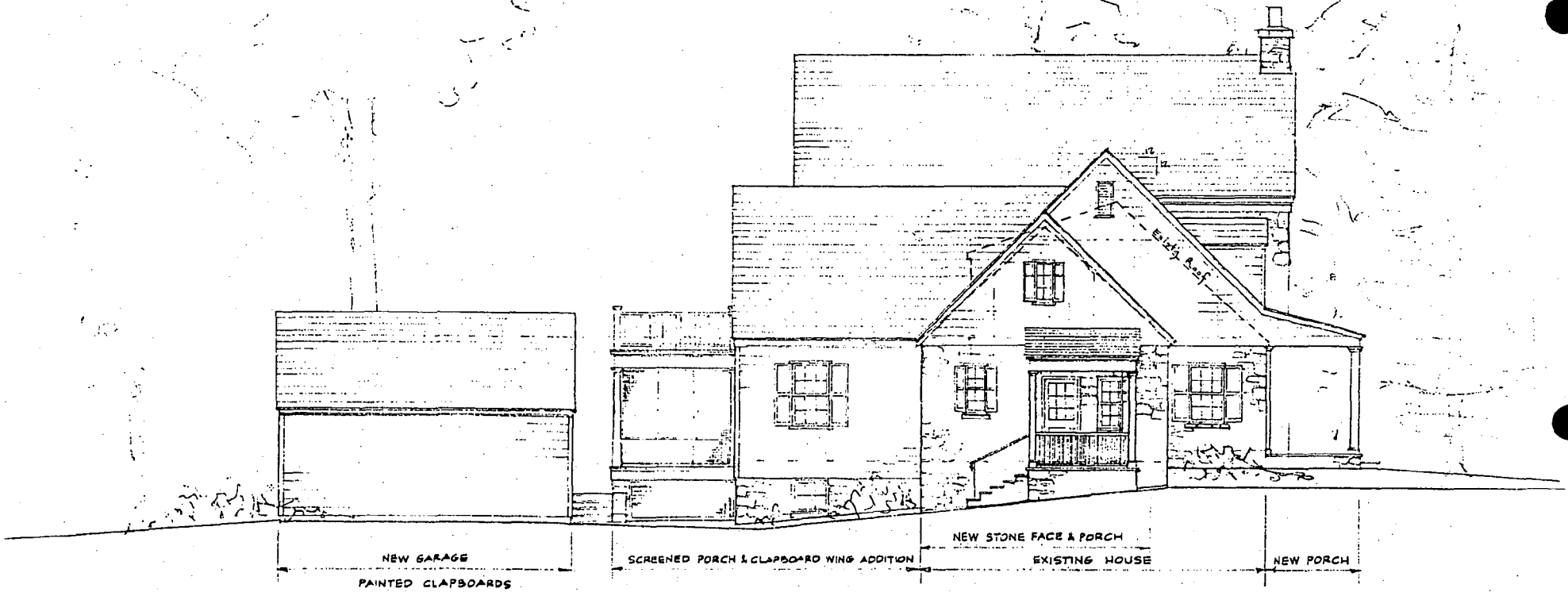


1/8" = 1'-0"

JANUARY 3, 2001

16  
2

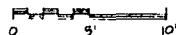
Approved by MPC-2001



MACKLIN RESIDENCE

WEST ELEVATION

DAVID JONES ARCHITECTS

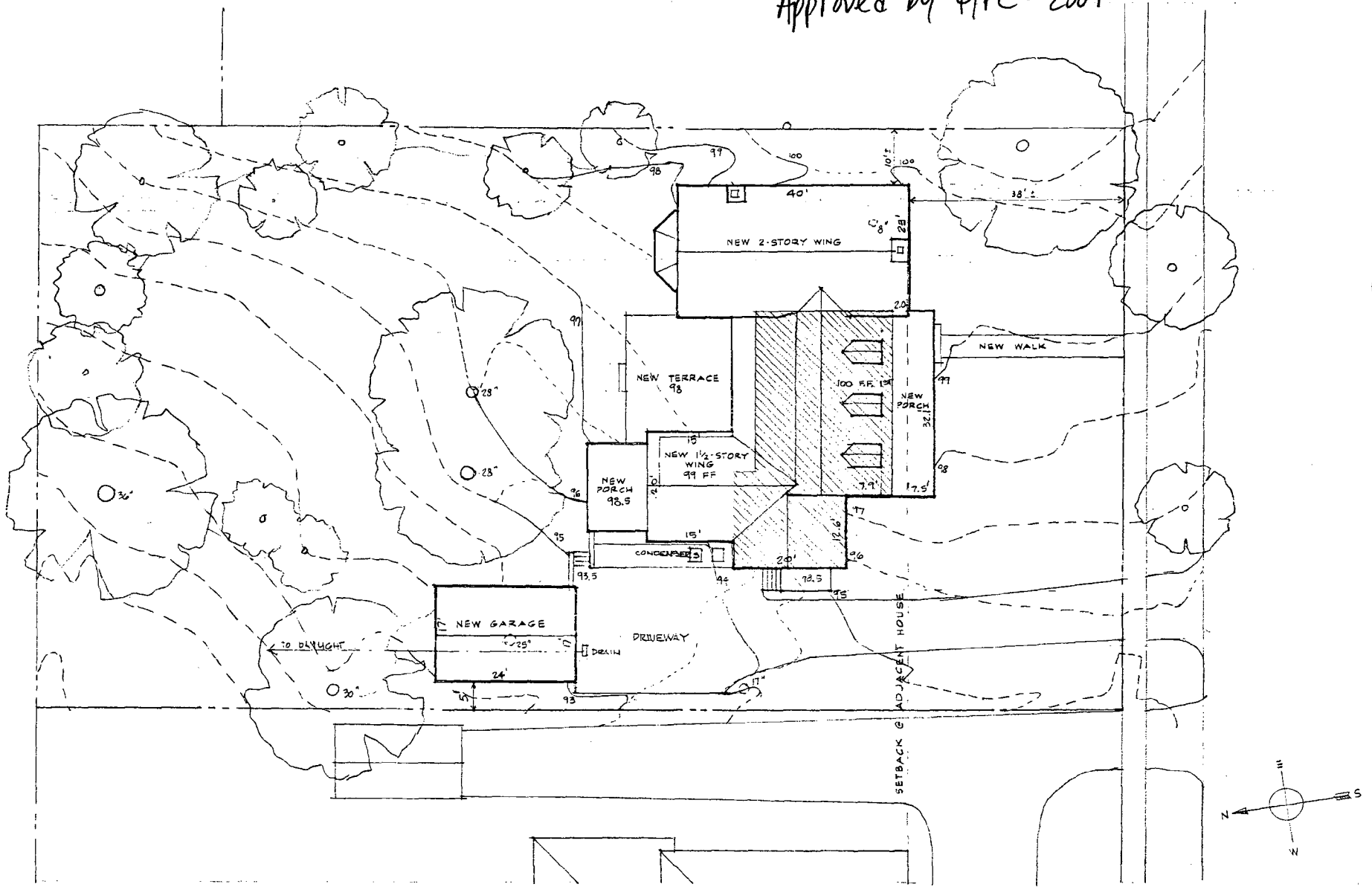


1/8" = 1'-0"

JANUARY 3, 2001

17  
DJ

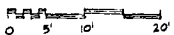
Approved by MPC-2001



MACKLIN RESIDENCE

SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

JANUARY 3, 2001

18

~~V~~

from 1916-1940 as contributing resources. This classification was not included when the Montgomery County Council designated the historic district.) To add to the confusion, this house was included in the district at the time of designation as being built before 1915; later discussions of the guidelines for the historic district identify it as being built after 1915 and before 1931. The plans for the house are dated 1939 – a more logical date given the style and materials used in its construction. When the house was considered as contributing, the architectural details that are specifically identified in the guidelines are the stone facing (this is one of only two stone houses in the historic district, considered an exception to the wood and brick that is prevalent), the elaborate revival doorway, and the slate roof.

## PROPOSAL

The applicant proposes (with changes from the Preliminary Consultation in bold) to:

1. Construct a new 2-story, 4 bay wing on the right side of the existing house. The wing is clad in **stucco and is set flush with the existing front façade**. The roof for all the new structures is to match the existing slate. The windows are to be 6/6 TDL with wood framing and operable shutters. The door to the wing is wood with a 9-light panel and 3-light transom.
2. Remove the existing rear shed dormer.
3. Construct a new 1 ½-story frame wing with lapped wood cladding at the rear of the existing cottage with a new porch and adjacent terrace, the wing to be connected to the 2-story east addition by means of a 2-story gallery along the rear of the existing structure.
4. Construct a new frame two-car garage with lapped wood siding on the west side and extend the existing driveway.
5. Remove a large tree (decayed and in decline) at the site of the proposed garage.
6. Cover the brick facing on the west side of the cottage with stucco and replace the asbestos shingles in the end gable with lapped wood.
7. Construct a shed roof porch on the west end of the cottage with steps leading down to the driveway.
8. Replace the front door with a 6/6 window with operable wood shutters.
9. Replace the right front window with a wood door with 5 light transom **and operable shutters**.
10. Install a new dormer to match the existing dormers as modified.
11. **Construct a bracketed shed roof overhang over the proposed new front entrance.**
12. **Cover the existing stone façades with stucco.**

## STAFF DISCUSSION

The applicants propose to keep the existing roof and shape of the cottage. The front porch proposed at the Preliminary Consultation has been deleted in order to comply with front yard set-back requirements. The proposed cladding has also been modified from stone to stucco to be in keeping with the simpler form of the current design.

The design for the new construction is that of a large house to which the existing house is

Garage  
Approved  
by HPC  
2001

(2) (19)