

4817 Dorset Avenue (Prelim.) 3 P
(Somerset Historic District)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4817 Dorset Avenue Meeting Date: 02/28/01
 Applicant: Rodd & Jodi Macklin Report Date: 02/21/01
 (David Jones Architects)
 Resource: Somerset Historic District Public Notice: 02/14/01
 Review: HAWP Tax Credit: Partial
 Case Number: 35/36-01B Staff: Perry Kephart Kapsch

PROPOSAL: New garage, rear/front/side additions, tree removal, new cladding.

RECOMMEND: Approve with conditions.

m
 NL-SV-~~and~~
 A-2-1 (Eia)
 LW
 SSP

CONDITIONS

1. Delete the stucco covering on the existing stone front facades.
2. Offset the new 2 1/2 -story wing back or forward several inches from the existing front façade.
3. Document and photograph the existing conditions, particularly the front entrance, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District. *+ interior*

GK
 NL
 SV
 DH
 EE
 LW
 SSP

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Colonial Revival Cottage
 DATE: 1939

The residence is a three bay, 1 1/2 - story cottage with two gabled front dormers, an elaborate central front door, and an offset wing on the left side. The house has a Vermont slate roof. The gable ends and dormers are clad in asbestos shingle; the front façade is faced in stone with brick facing on the side and rear. There is a lower level garage at the rear. The windows are 6/6 with operable shutters.

BACKGROUND

The subject property is shown on the Somerset Historic District designation as a Contributing Resource constructed around 1915. In fact, the construction plans are dated 1939, a date which is consistent with the design and materials of the building. Somerset Historic District consists of contributing resources (those built before 1915) and non-contributing (these are identified as 1916 - 1940 or 1940 - present). (The original survey of the district listed structures

①

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.**

Approved
by MPC
2001 →

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

attached as an ancillary wing. The historic context for this would be *Moneysworth* with a Greek Revival house attached to the side of a Tidewater Cottage, the *Old Chiswell Place* where an early log cottage was attached to an 1823 brick Federal home, or I houses attached to the side of earlier 1 ½-story log houses that are seen throughout the county. In this case, a small revival cottage is being modified to become a grand neo-revival residence. The use of revival styling is generally appropriate in Montgomery County, both staff and the Somerset Local Advisory Panel feel that it is a compatible alteration in the Somerset Historic District.

1. Mature deciduous trees should be retained. The applicant has indicated that the only tree scheduled for removal is diseased and dying. An arborist report to that effect will be included in the application. All other trees are to be protected during construction. The guidelines recommend tree replacement when dead trees are removed. It also recommends trees be planted in front of new infill to mitigate the effect of the structures on the streetscape.
2. New infill is recommended to be no more than 2 ½ stories high, and this house is within that height restriction. However, the guidelines recommend that additions to contributing resources should maintain a secondary character to the main house, preferably hidden from view, and be less decorative. **The applicant has submitted a design in which the existing house is supposed to appear secondary to the larger house at the right, but is clearly differentiated by the siting of the new addition. The rotation to the side of the new addition also minimizes its size relative to that of the existing cottage.**
3. Additions should be placed entirely to the rear of the house if at all possible. **This guideline relates more to changes to structures from the period of significance – those built before 1915.**
4. Guidelines specifically related to infill indicate that new projects should take into account the important structures in the district – the Victorian and early 20th century residences. It is recommended that infill should have no gingerbread or ostentatious detailing, and use simply detailed fenestration and entrances. In this case, although grand in scale, the detailing on the house has been kept simple.
5. Most of the garages in the district are for one car. The proposed garage is in keeping with the scale of the proposed residence, but is substantially larger than the adjacent garage. **The materials and design are in keeping with the simplicity and prevalent materials used in the historic district. The LAP has indicated that the size of the garage is appropriate to the setting.**
6. The setback along the 4800 Block of Dorset is noted for its uniformity. This project should have no effect.
7. **Staff is concerned that houses in the historic district have a main façade facing the street. Specifically, the guidelines note that the Victorian-era resources were predominantly vertical in orientation with a main façade facing the street – a façade that is taller than it is wide. Staff would recommend that the orientation of the proposed changes not serve as a precedent for future projects in the historic district.**
8. **Staff is also concerned that two of the three identifying features of the house – the stone facing and the elaborate front doorway - are being removed or obscured. Staff would concur with the changes to the doorway as the**

building is outside the period of significance for the historic district. Staff would recommend that the stone facing be retained, as it is a familiar architectural feature of the streetscape. It also clearly differentiates the existing resource from the new construction. The architect is concerned that using the two surfaces – stucco and stone – is not in keeping with the simple design for the house.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* 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 Guidelines #9 and #10:

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.

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.

with the conditions:

- 1. Delete the stucco covering on the existing stone front facades.**
- 2. Offset the new 2 ½ -story wing back or forward several inches from the existing front façade.**
- 3. Document and photograph the existing conditions, particularly the front entrance, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within 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

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 & JODI MACKLIN Daytime Phone No.: 301-656-0926

Address: 3615 TAYLOR ST., CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 4817 Street: DORSET AVENUE

Town/City: CHEVY CHASE Nearest Cross Street: CURRY

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
- 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 (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 600,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/OADITIONS

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.

[Signature]
Signature of owner or authorized agent

1.19.01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 239575 Date Filed: 1/30/01 Date Issued: _____

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**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:

1/2 STORY COLONIAL REVIVAL "CAPE". WITH STONE
FRONT BRICK & ASBESTOS SHINGLE SIDES & REAR
& VERMONT SLATE ROOF, LOCATED IN THE SOMERSET
HISTORIC DISTRICT

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

Add a 2-story wing and 1/2 story wing to existing
house. Raise existing roof ridge and front eave, adding
a new front porch. Add new 1-car garage.

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 3 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.

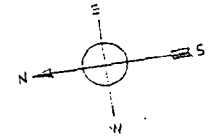
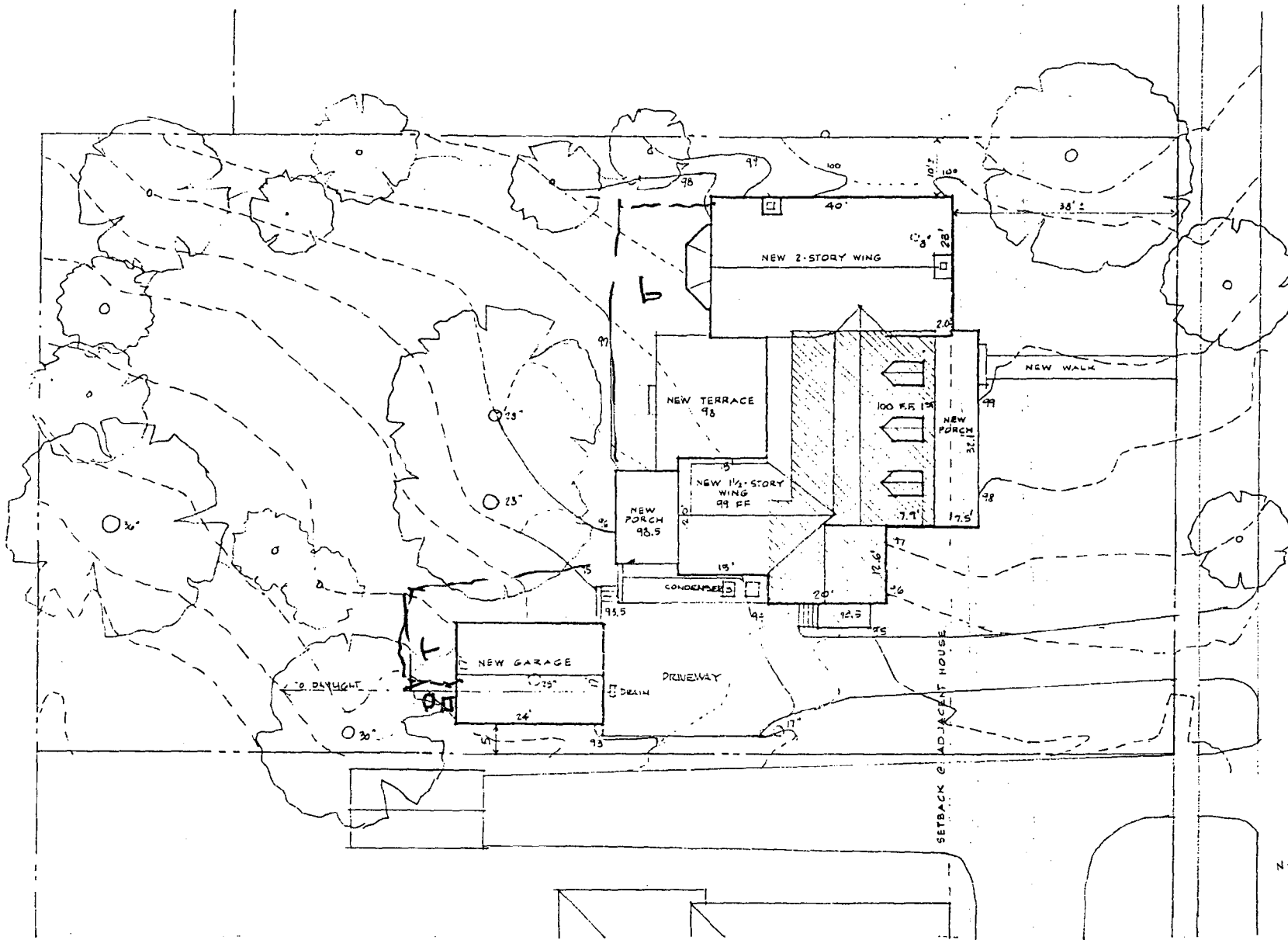
6. TREE SURVEY

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.

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MACKLIN RESIDENCE

SITE PLAN

DAVID JONES ARCHITECTS

0 5' 10' 20'

1/16" = 1'-0"

JANUARY 3, 2001

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DAVID JONES ARCHITECTS

15 February 2001

Ms. Perry Kapsch, Historic Preservation Planner
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: HAWP Application
Macklin Residence
4817 Dorset Avenue,
Chevy Chase, MD 20815


Dear Ms. Kapsch,

We have discovered that the proposed design (drawings dated 1/3/01) for the above project does not comply with the Montgomery County front yard set-back requirement. Due to an offset in the alignment of Dorset Avenue, the Established Building Line (average front yard set-back) is greater than we originally calculated. This means that we cannot build forward of the existing face of house (except for a small porch or stoop).

Mr. & Mrs. Macklin are very fond of the house as originally designed, and prefer the idea of adding to and altering the existing house to building a completely new house. Therefore, we ask that the HPC consider the original design with the following changes, thus enabling the project to meet the zoning requirements:

1. Re-locate the 2-story wing back 2' to align with the existing house.
2. Delete the front porch, substituting a roof overhang and stoop at the front door.
3. Apply stucco over the existing stone and brick, with the new additions sheathed in stucco over masonry.

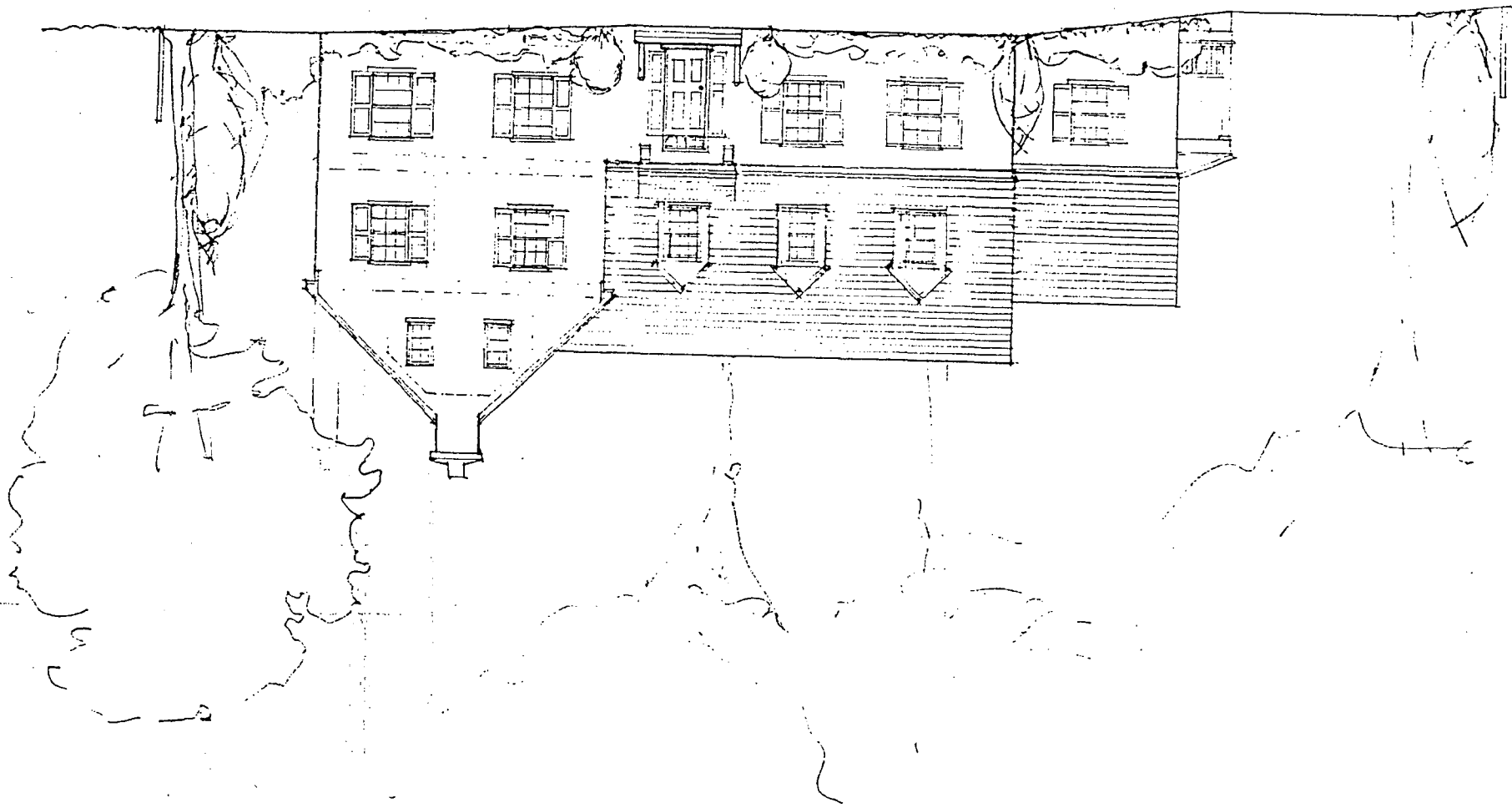
I have attached a drawing of the front elevation illustrating those changes for your consideration.

Sincerely,

David Jones AIA

Enclosures
Cc: Mr. & Mrs. Macklin

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Martha Webster • Front Elevation Study • David & Iris Architects
Proposed 2/28/01





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

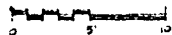
STONE, PAINTED WOOD WIN-
DOWS, SHUTTERS & TRIM. SIM-
ILAR TO EXISTING.

Proposed 12/20/00

MACKLIN RESIDENCE

FRONT ELEVATION

DAVID JONES ARCHITECTS



1/3" = 1'-0"

JANUARY 3, 2001

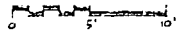
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MACKLIN RESIDENCE

EAST ELEVATION

DAVID JONES ARCHITECTS

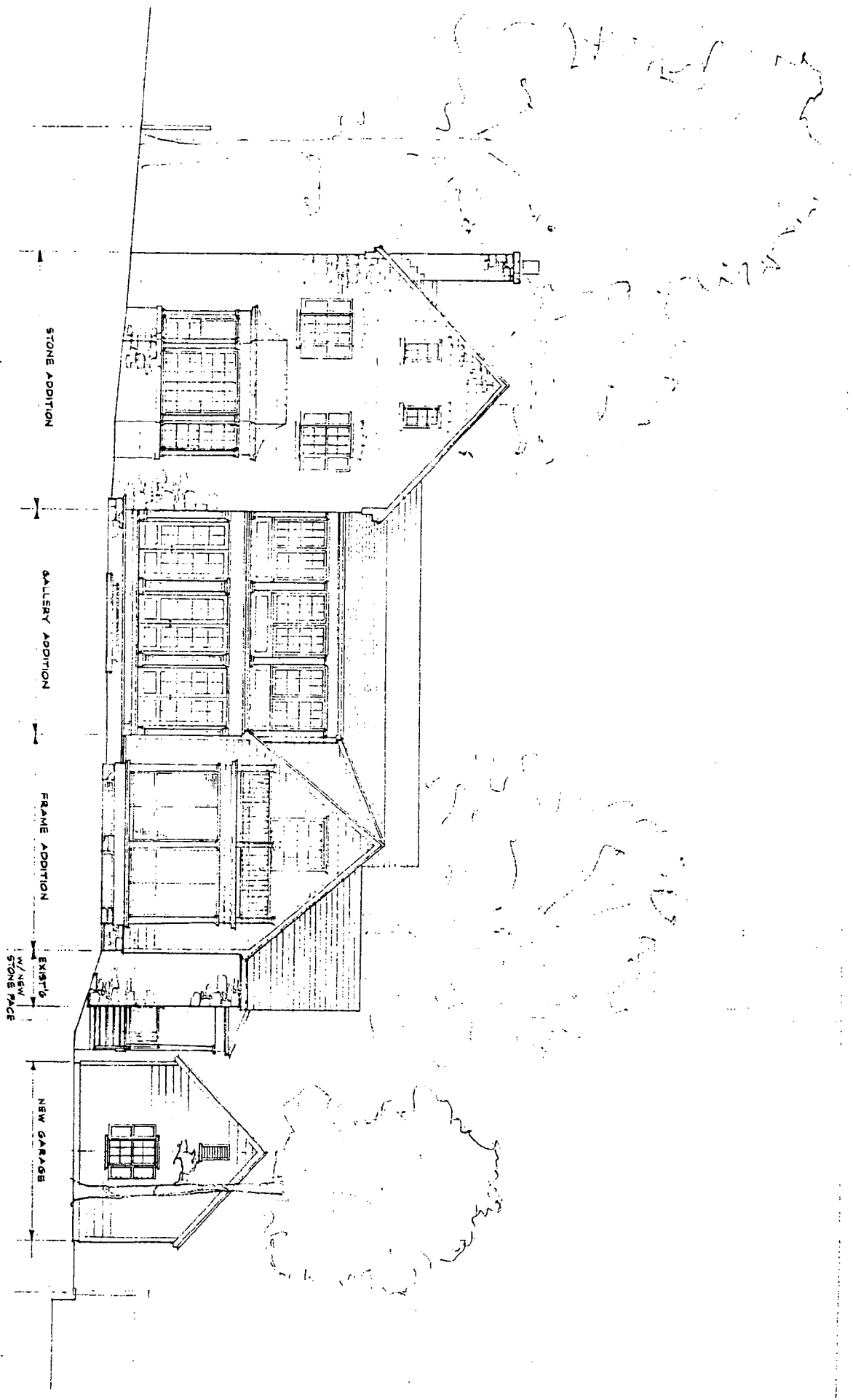


1/8" = 1'-0"

JANUARY 3, 2001

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MACKLIN RESIDENCE

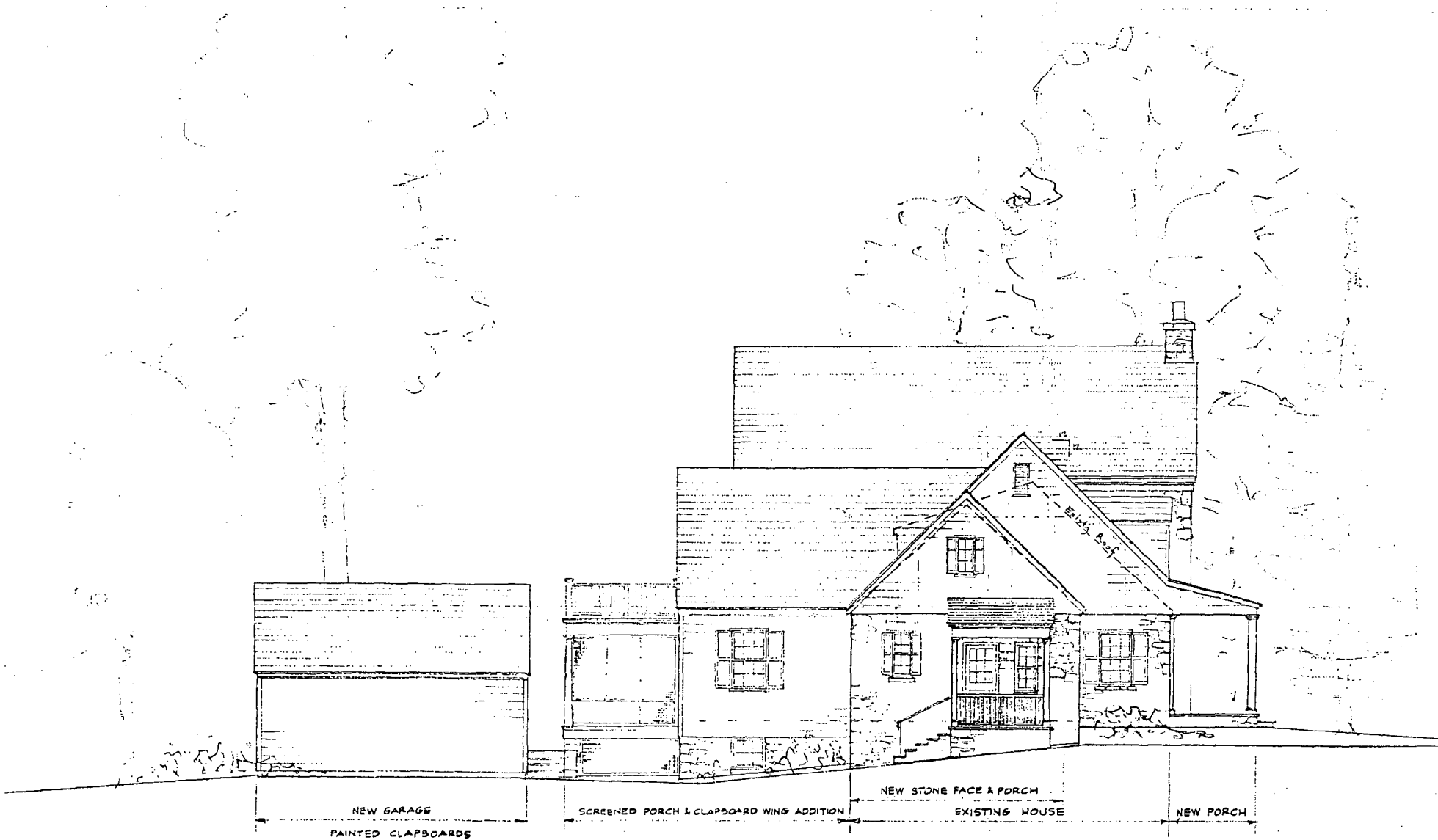
REAR ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

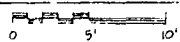
JANUARY 3, 2001



MACKLIN RESIDENCE

WEST ELEVATION

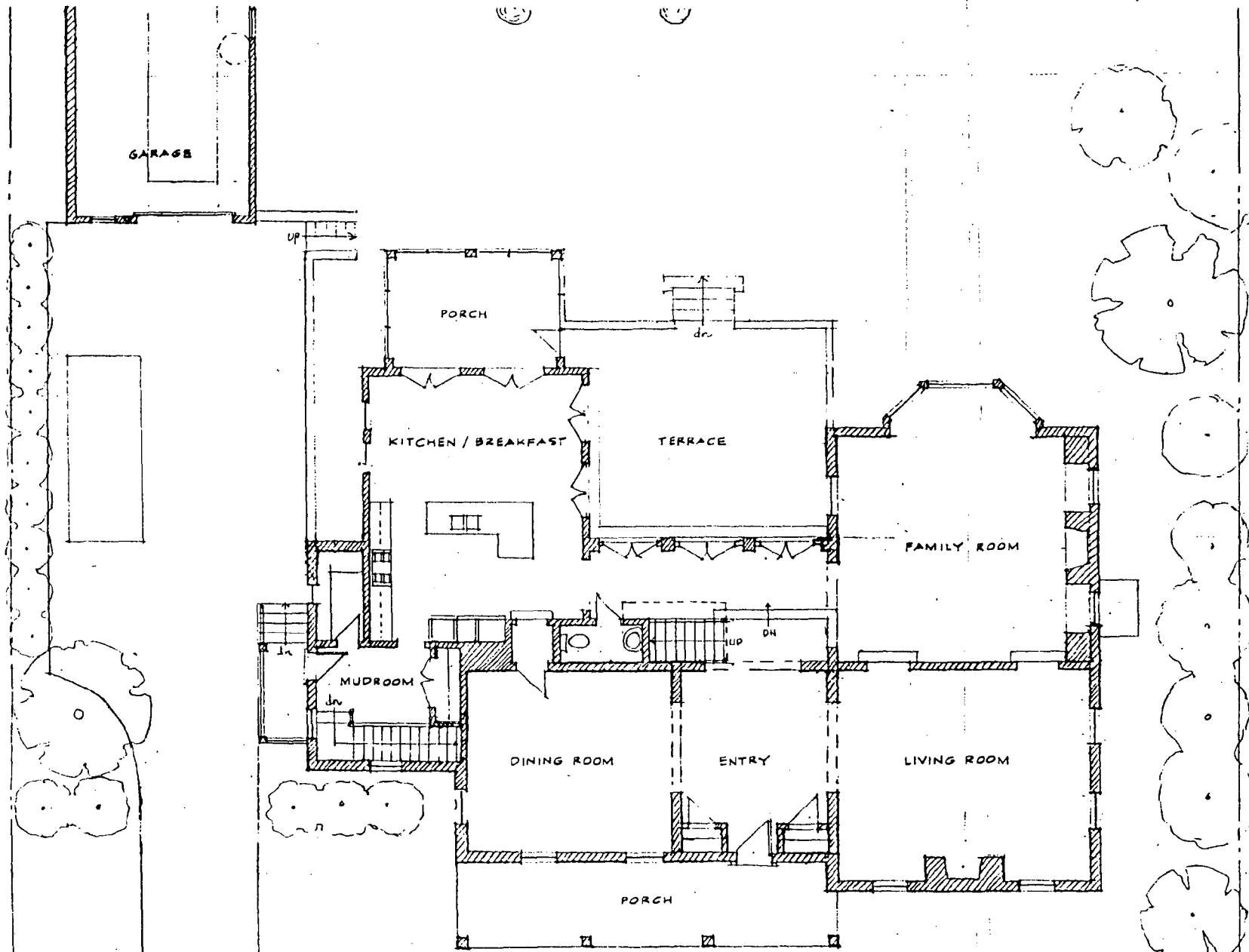
DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

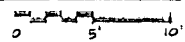
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MACKLIN RESIDENCE

FIRST FLOOR PLAN

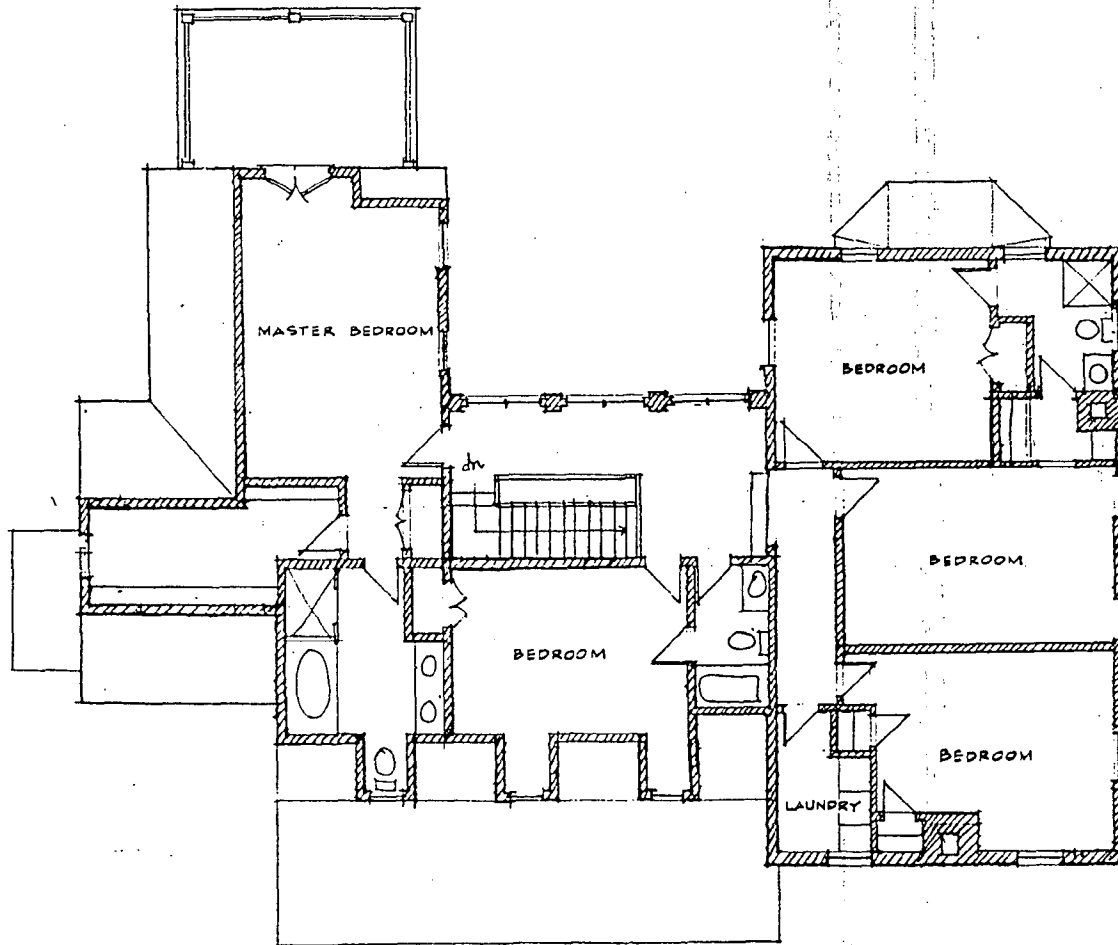
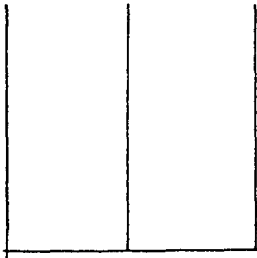
DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

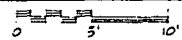
17



MACKLIN RESIDENCE

SECOND FLOOR PLAN

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

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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	Lewis & Dale Saul
4807 Dorset Avenue	Joe Lipscomb & Laura Will
4805 Dorset Avenue	Robert & Pat Gage
4816 Dorset Avenue	Herb & Jane Beller
4820 Dorset Avenue	Paul Chodoff

Note: All addresses at Chevy Chase, MD 20815



2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130 • Fax (301) 881-3695

January 15, 2001

Mr. David Jones
David Jones Architects
1739 Connecticut Ave. NW
Washington, DC 20009

Dear Mr. Jones,

As requested, I inspected the trees at the Macklin residence, 4817 Dorset Ave. in Somerset this afternoon. I wish to report my findings.

There are two large tuliptrees in the center rear. The one to the left has a large cavity that significantly impacts the structural integrity of the tree. This tree should be taken down. The adjacent tuliptree has been "topped" and the large cuts have created wounding throughout the crown of the tree. These wounds have opened an avenue for decay to invade the plant and rotted areas presently exist. As the rot expands, sections of the tree will begin to fail. It is now an opportune time to remove this tree.

The third tree you asked for me to examine is within the footprint of the new garage in the left rear. Garage or no garage, this tree is a hazard because of the extensive decay in the trunk and should be taken down.

In addition to these three trees, there is a double-trunked ash tree in the left rear behind the proposed garage that is also decayed. This tree should be taken down while there is good access to the area.

From an historical standpoint, the reason these trees are in such poor condition is because of the damage they initially received as a result of the downburst on June 14, 1989. Somerset was clobbered by this unique storm and the resulting damage is still being felt today.

Please let me know if I may be of any further assistance.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist
Association

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**4817 DORSET AVENUE
CHEVY CHASE, MD**

Materials Specifications

Exterior stone: New stone veneer and mortar to match existing.

Roof: Existing slate to be removed, saved and re-installed, and new Vermont slate to match existing in color, thickness and dimension.

Gutters and downspouts: Copper half-round and round.

New painted wood clapboard: Painted cedar, 5" exposure.

New windows: Painted wood true divided lite double hung to match existing. Painted metal frame storm and screen windows on all double hung windows. In stone veneer, sills and casing to match existing. In clapboard painted wood sill and 5/4 x 3" casing.

New exterior doors: Painted wood true divided lite, except simulated divided lite insulated at rear of house.

Painted wood columns, cornices, railings, rake boards, etc: painted cedar, redwood or fir.

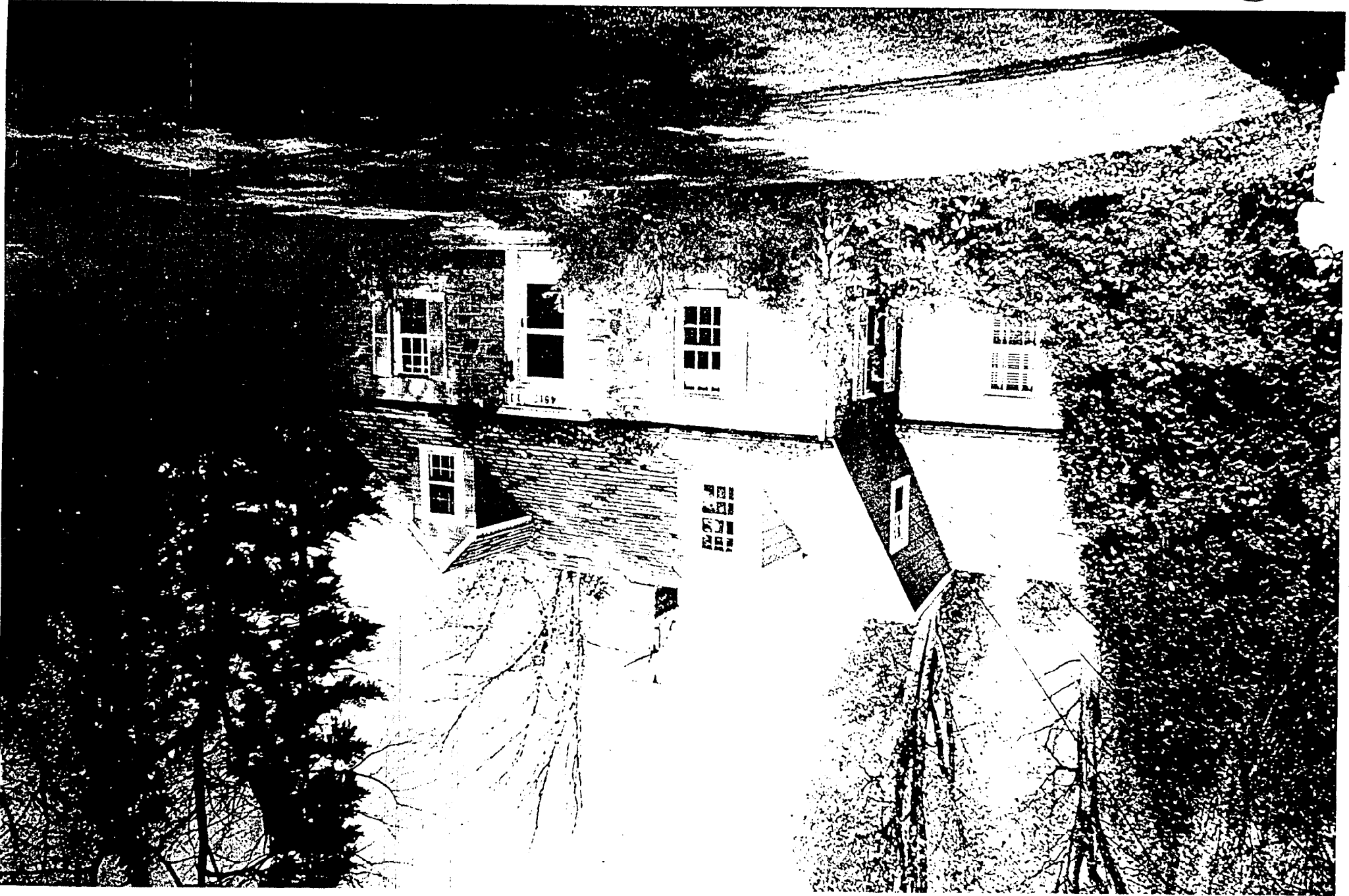
Porch ceiling: painted beaded fir.

Porch floors, terrace and front walk: random rectangular bluestone.

Driveway: asphalt.

FRONT (SOUTH)

19



SIDE (EAST)

20

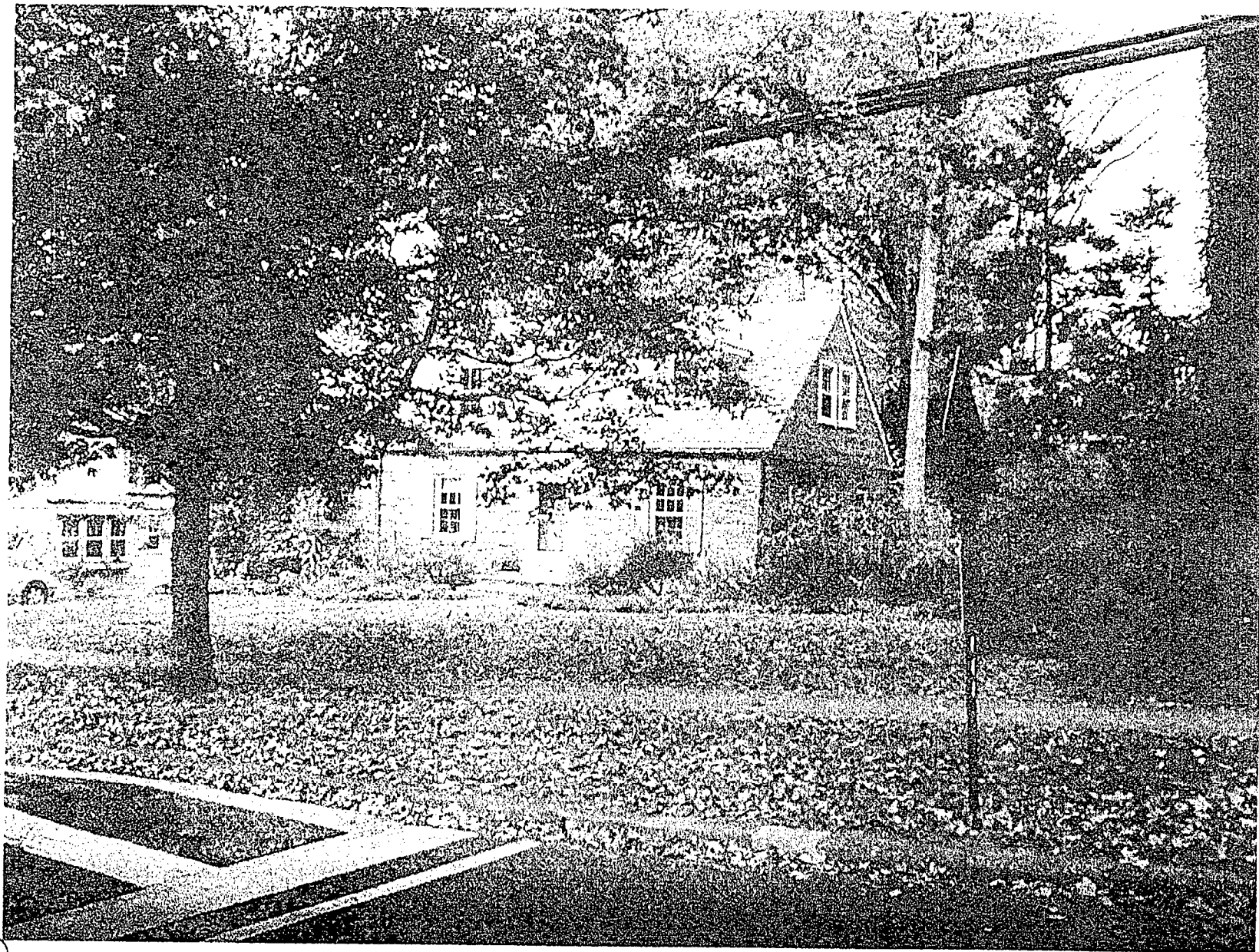




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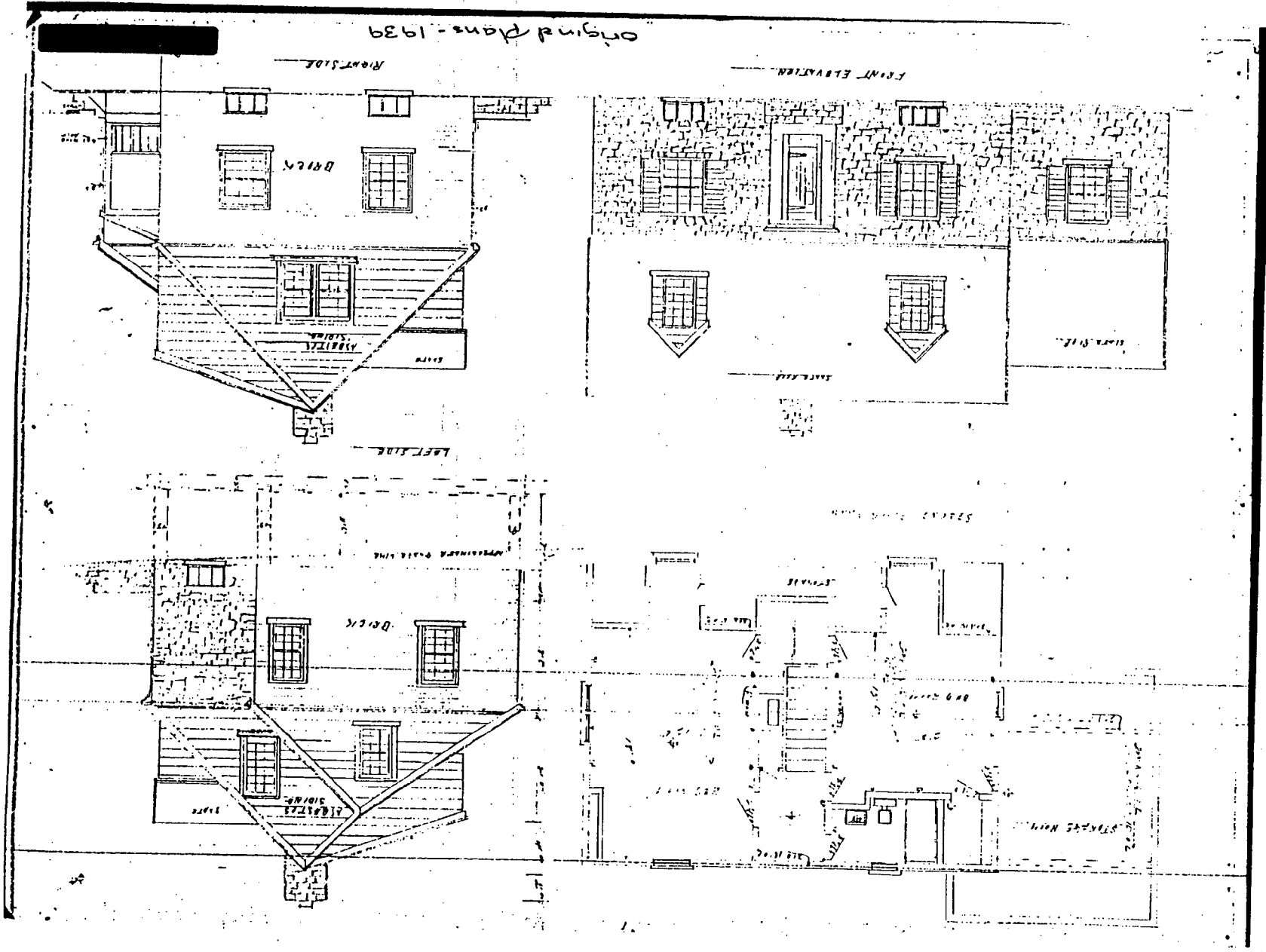
PAC 11 * SIDE (NW)



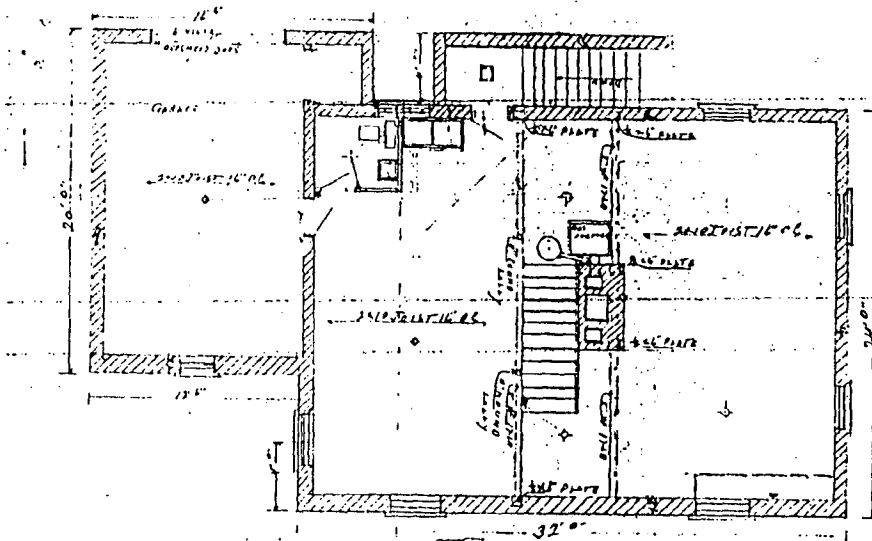


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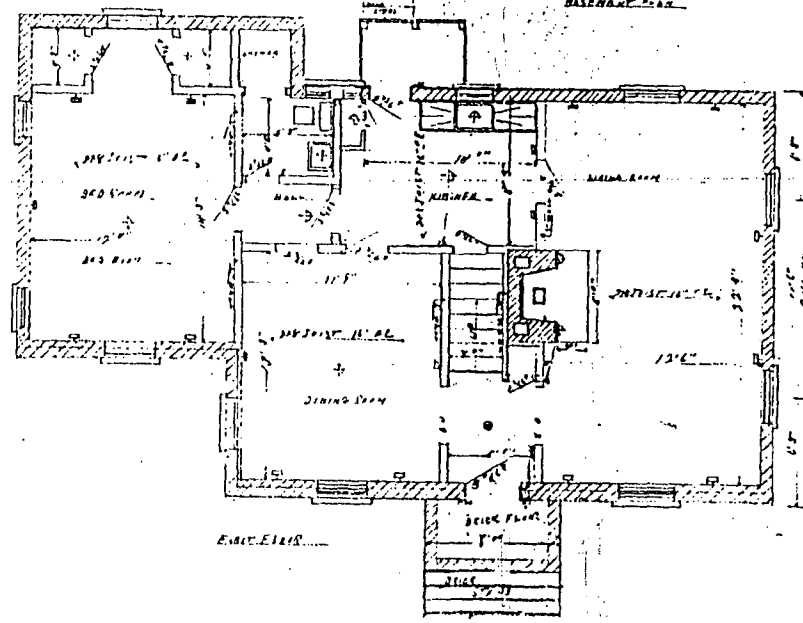
Original Plans - 1939



(24)



CONSTRUCTION NOTES
 1. ALL WALLS TO BE BUILT UP WITH 8" CMU BLOCK WITH 1/2" GYPSUM BOARD ON BOTH SIDES.
 2. ALL FLOORS TO BE 4" CONCRETE ON 2" SAND ON 4" GRAVEL ON 4" COMPACTED EARTH.
 3. ROOF TO BE 2" ASPHALT FLT. SHINGLES ON 2" INSULATION ON 2" GYPSUM BOARD ON 2" 2x4 JOISTS.
 4. EXTERIOR FINISH TO BE 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.
 5. INTERIOR FINISH TO BE 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.
 6. ALL DOORS TO BE 1 3/4" SOLID CORE DOORS WITH 1" RABBET.
 7. ALL WINDOWS TO BE 1 3/4" DOUBLE GLAZED UNITS WITH 1" RABBET.
 8. ALL STAIRS TO BE 8" WIDE WITH 4" TREADS AND 6" RISES.
 9. ALL STAIRS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.
 10. ALL STAIRS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.
 11. ALL STAIRS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.
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 20. ALL STAIRS TO BE FINISHED WITH 1/2" GYPSUM BOARD ON 2" 2x4 JOISTS.



A. OSIBA AND SONS
 RESIDENCE FOR
 MRS. ANJA DISKIN
 DESIGNED AND DRAWN
 BY W.D. AYER, ARCHT.
 1939

25

original plans 1939

Perry - please call to
discuss - David.

DAVID JONES ARCHITECTS

DAVID T. JONES AIA
1739 CONNECTICUT AVENUE, NORTHWEST
WASHINGTON, DC 20009 202 332-1200

To Lower
Behv




11



March 1, 2001

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation 

SUBJECT: Historic Area Work Permit
HPC Case No : 35/36-01B DPS No.: 239575

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit.

This application was:

_____ APPROVED xx APPROVED WITH CONDITIONS:

1. **Document and photograph the existing conditions, particularly the front entrance and including the interior, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District.**

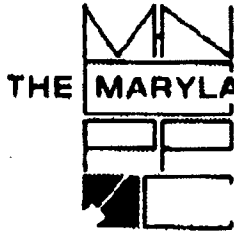
Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: Rodd & Jodi Macklin

Address: 4817 Dorset Avenue, Chevy Chase

and 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 prior to commencement of work and not more than two weeks following completion of work.

*****HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.*****




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 1, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application
Approval of Application /Release of Other Required Permits

HPC Case No. 35/36-01B DPS # : 239575

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

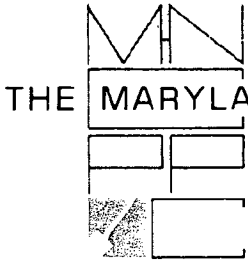
You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: DAVID JONES FAX NUMBER: 202 332 7044

FROM: MICHELE NARU

DATE: 1/30/04

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

Wright, Gwen

From: Steven L. Spurlock [sspurlock@wnukspurlock.com]

Sent: Wednesday, June 26, 2002 10:41 AM

To: Wright, Gwen

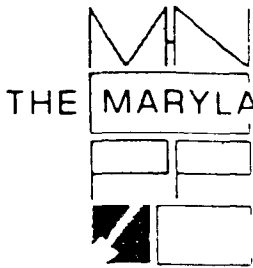
Subject: Re: June 26th HPC Meeting

Gwen, Sorry that I will not be able to attend the meeting this evening. I would enjoy hearing the presentation by DPS and the more I think about the Myers case, the more mad I am at myself for not requesting a stop work order at the last meeting. I trust you will advise the commission to be as strict as possible with George and I will fully support a stop work order if that is the result of tonight's review. I also am of the belief that George Myers should no longer be given the option of an expedited review on any future cases and any revisions of any approved HAWPs should come before the full commission. Please feel free to share these opinions with the commission and give my best to the board if you make it to Annapolis this afternoon. Cheers from camp, Steven

Rory - ^{Muders} BT's landscape plan for
front + back -

Expansion of existing driveway
on a parking area, and a
new circular drive - (which
the council approved)

I fixed over the HWP to
them already. R



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

FAX TRANSMITTAL SHEET

Historic Preservation Office
Department of Park & Planning

Telephone Number: (301) 563-3400

Fax Number: (301)-563-3412

TO: Molly Scott FAX NUMBER: 301.599.6120

FROM: Robin Zek

DATE: 6.10.02

NUMBER OF PAGES INCLUDING THIS TRANSMITTAL SHEET: 5

NOTE:

Please call Perry Kapsch with
your questions -
Thanks -

Molly - Use the HAUP application for guidance, in terms of tree removal, etc.
We really only need a cover letter & your drawings - and we probably
have the neighbors' list... Robin



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

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 & JODI MACKLIN Daytime Phone No.: 301-656-0926
Address: 3615 TAYLOR ST., CHEVY CHASE MD 20815
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: DAVID JONES ARCHITECTS Daytime Phone No.: 202-332-1200

LOCATION OF BUILDING/PREMISE

House Number: 4817 Street: DORSET AVENUE
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:
1B. Construction cost estimate: \$ 600,000
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.

Signature of owner or authorized agent: [Signature] Date: 1.19.01

Approved: [Signature] Historic Preservation Commission
Disapproved: [Signature] Date: 2-28-01
Application/Permit No.: 239575 Date Filed: 1/30/01 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:

1/2 STORY COLONIAL REVIVAL "CAPE" WITH STONE
FRONT, BRICK & ASBESTOS SHINGLE SIDES & REAR
& VERMONT SLATE ROOF, LOCATED IN THE SOMERSET
HISTORIC DISTRICT

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

Add a 2-story wing and 1/2 story wing to existing
house. Raise existing roof ridge and front eave, adding
a new front porch. Add new 1-car garage.

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 INTO MAILING LABELS.



STONE ADDITION

GALLERY ADDITION

FRAME ADDITION

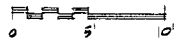
EXIST'G
W/ NEW
STONE FACE

NEW GARAGE

MACKLIN RESIDENCE

REAR ELEVATION

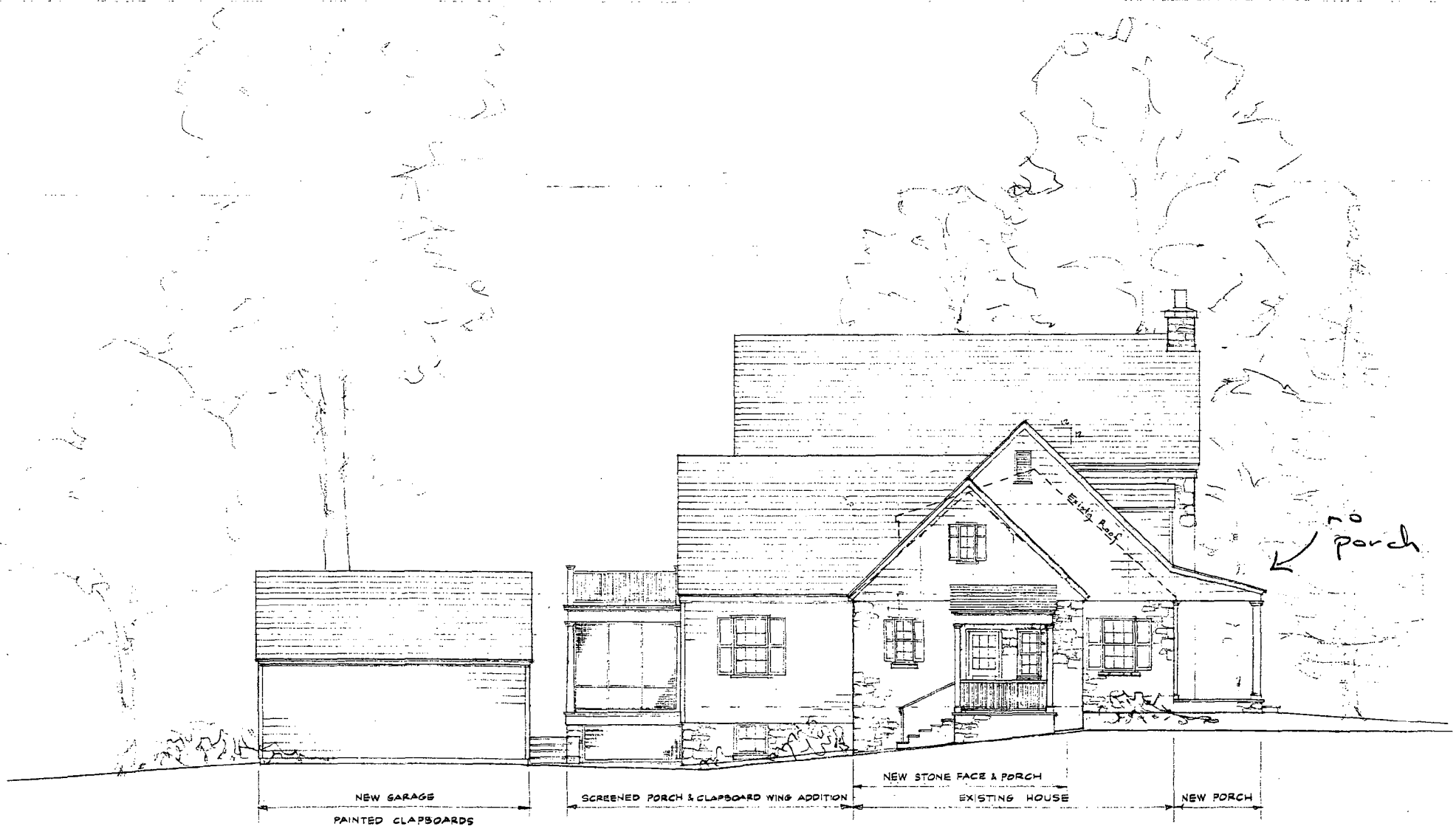
DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

12



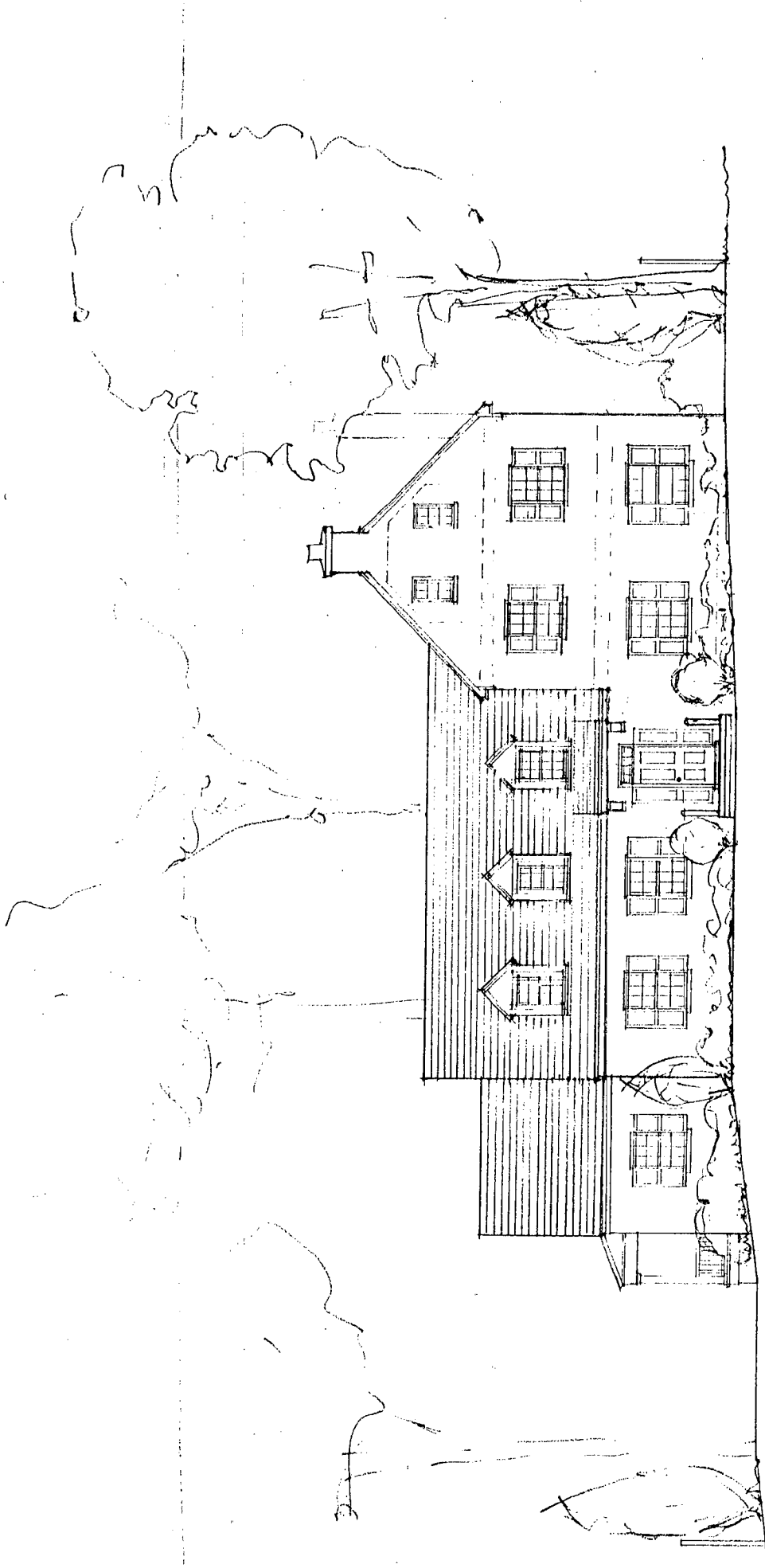
MACKLIN RESIDENCE

WEST ELEVATION

DAVID JONES ARCHITECTS

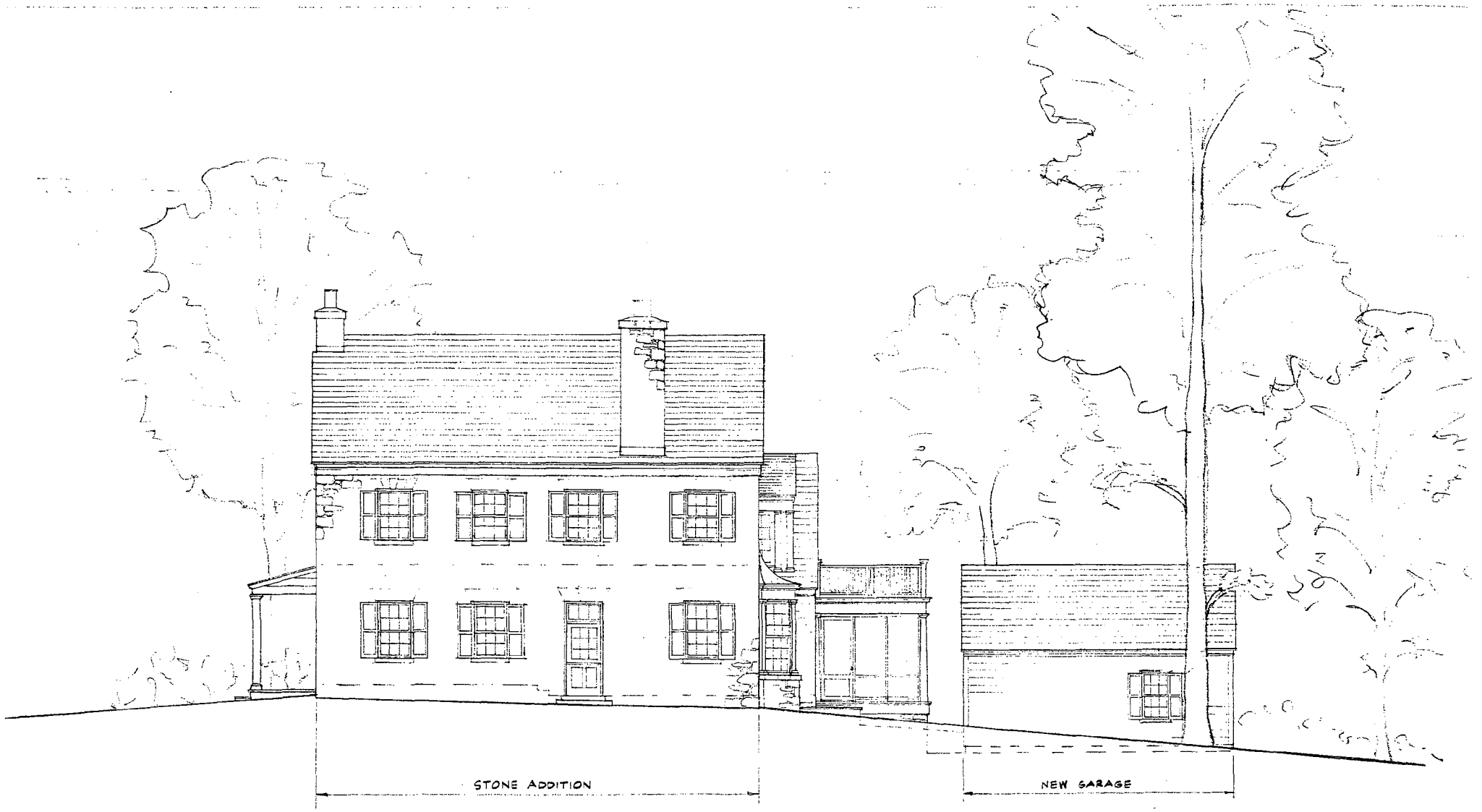
JANUARY 3, 2001

13



Mackin Residence - Front Elevation Study - David James Aichels

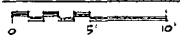
Proposed 2/28/01



MACKLIN RESIDENCE

EAST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

11



DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW. WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

FAX TRANSMITTAL

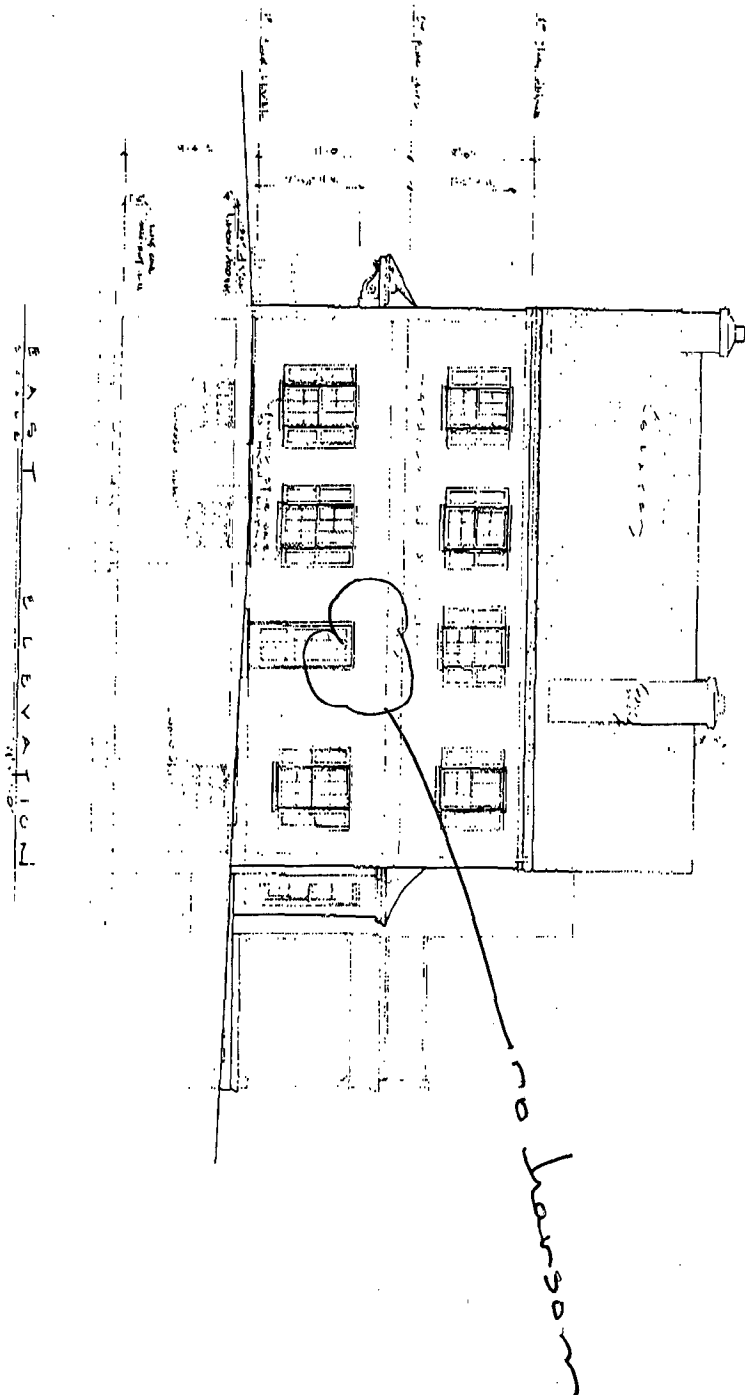
DATE: 5.4.01 TOTAL PAGES: 4
 TO: Perry Kapsch, Historic Preservation
 FAX #: 301-503-3412
 FROM: David Jones
 SUBJECT: Macklin Residence, 4817 Dorset Ave., Chevy Chase.

Dear Perry,

Attached are 8 1/2 x 11 copies of sheets A1, A8 & A10 of the permit drawings for the above project.

Yours,

David Jones



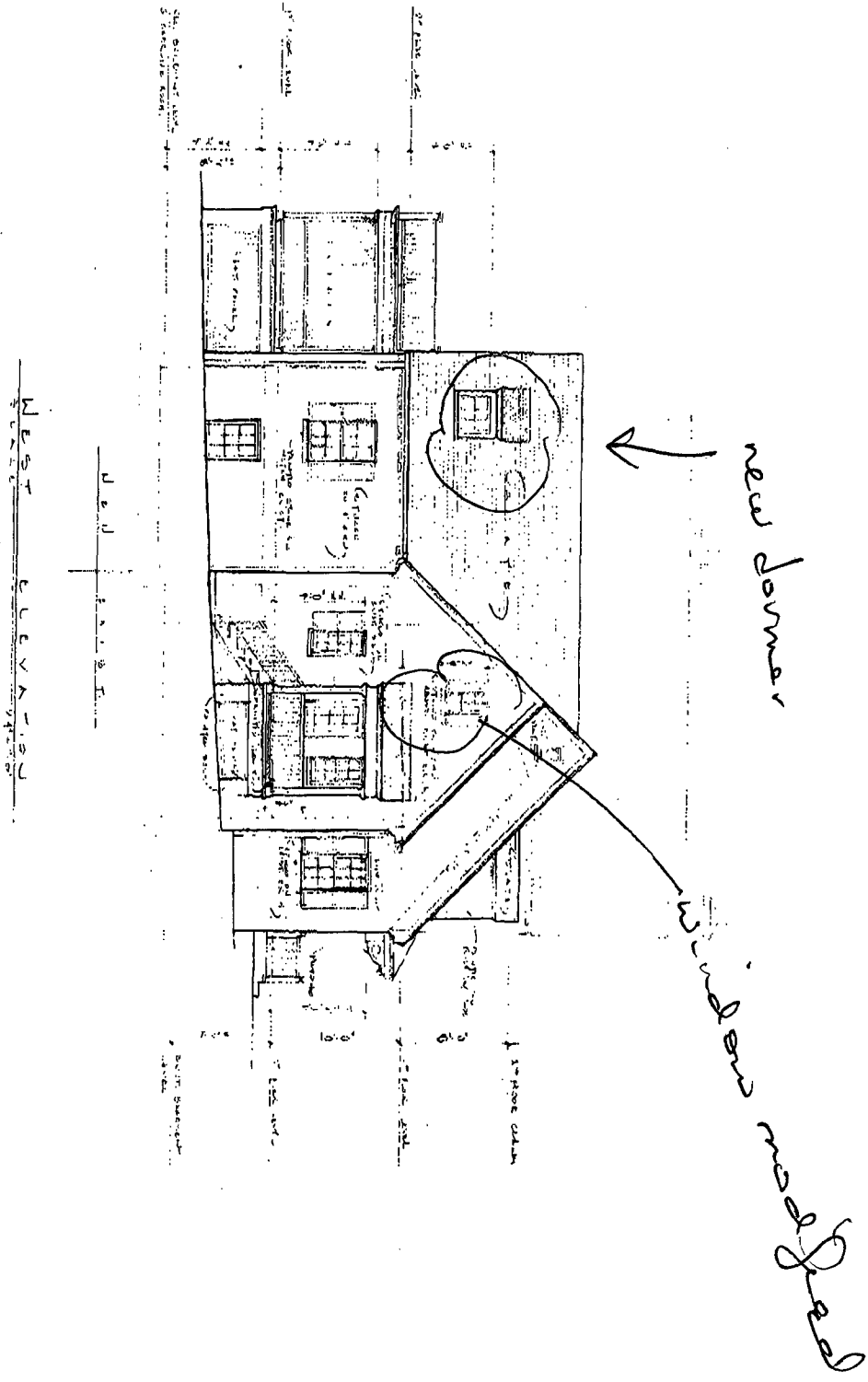
AS

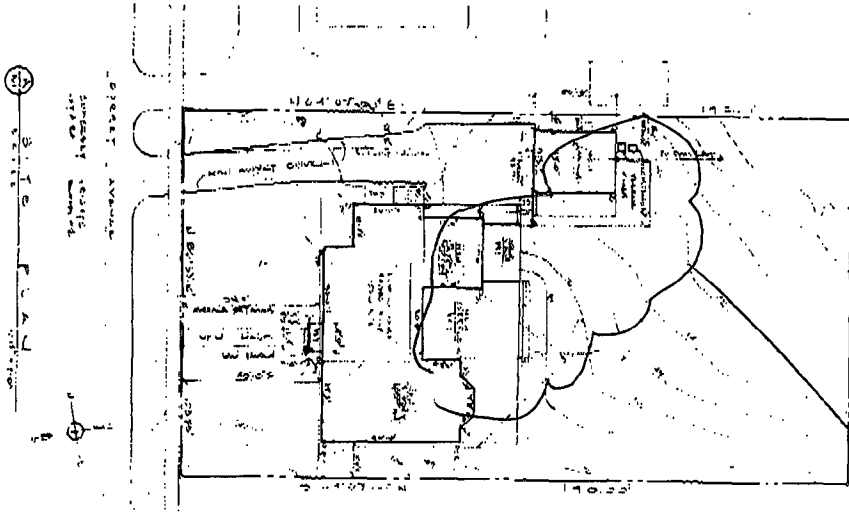
Macklin Residence
9817 Dorset Avenue Chevy Chase, MD

EAST ELEVATION

Date:
4.20.01
4.20.01

DAVID JONES ARCHITECTS
1724 CONNECTICUT AVE NW WASHINGTON DC 20009 202-373-1200





DAVID JONES ARCHITECTS
 177 WASHINGTON AVE NW
 WASHINGTON DC 20004
 TEL: 202-638-1100
 FAX: 202-638-1101
 WWW: www.djarch.com

more space

ROOM SCHEDULE

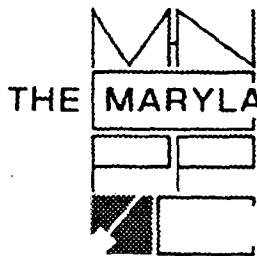
NO.	TYPE	AREA (SQ FT)	REMARKS
1	Garage	1,200	2-car garage
2	Entry	1,000	entry area
3	Living	2,500	open living area
4	Dining	1,500	dining area
5	Kitchen	1,200	kitchen area
6	Breakfast	800	breakfast room
7	Bedroom	1,200	master bedroom
8	Bedroom	1,000	second bedroom
9	Bedroom	1,000	third bedroom
10	Bath	600	master bathroom
11	Bath	500	second bathroom
12	Hall	400	central hallway
13	Closet	300	closets
14	Storage	200	storage area
15	Deck	1,000	back deck
16	Pool	1,500	swimming pool
17	Screened	1,000	screened porch
18	Patio	500	patio area
19	Driveway	1,000	driveway
20	Landscaping	2,000	landscaping area

FINISH SCHEDULE

NO.	TYPE	AREA (SQ FT)	REMARKS
1	Wall	10,000	drywall
2	Floor	10,000	hardwood
3	Roof	5,000	asphalt
4	Foundation	10,000	concrete
5	Windows	1,000	double paneled
6	Doors	500	solid wood
7	Trim	1,000	solid wood
8	Paint	10,000	interior
9	Lighting	1,000	recessed
10	Plumbing	1,000	standard
11	Electrical	1,000	standard
12	Mechanical	1,000	standard
13	Landscaping	2,000	standard
14	Pool	1,500	standard
15	Deck	1,000	standard
16	Patio	500	standard
17	Driveway	1,000	standard
18	Site Work	2,000	standard

NOTES: See drawings for full specifications.

- LIST OF MATERIALS**
- 1. 1/2" Ply. Gypsum Board
 - 2. 1/2" Ply. Gypsum Board
 - 3. 1/2" Ply. Gypsum Board
 - 4. 1/2" Ply. Gypsum Board
 - 5. 1/2" Ply. Gypsum Board
 - 6. 1/2" Ply. Gypsum Board
 - 7. 1/2" Ply. Gypsum Board
 - 8. 1/2" Ply. Gypsum Board
 - 9. 1/2" Ply. Gypsum Board
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 - 17. 1/2" Ply. Gypsum Board
 - 18. 1/2" Ply. Gypsum Board
 - 19. 1/2" Ply. Gypsum Board
 - 20. 1/2" Ply. Gypsum Board




THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

March 1, 2001

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application
Approval of Application /Release of Other Required Permits

HPC Case No. 35/36-01B DPS # : 239575

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2nd Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring. Our office hours are 8:30 to 5:00.

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If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 03-01-01

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 2-28-01.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

4817 DORSET AVENUE – NEIGHBORING HOUSES

4818 Cumberland Avenue	Jim & Peggy Davis
4816 Cumberland Avenue	Ed & Lynn Dolnick
4814 Cumberland Avenue	Henry & Dorothy Fischer
5712 Surrey Street	Floyd & Nancy Galler
4819 Dorset Avenue	Lewis & Dale Saul
4807 Dorset Avenue	Joe Lipscomb & Laura Will
4805 Dorset Avenue	Bob & Pat Gage
4816 Dorset Avenue	Herb & Jane Beller
4820 Dorset Avenue	Paul Chodoff



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.

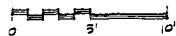
Proposed 12/20/00

MACKLIN RESIDENCE

FRONT ELEVATION

DAVID JONES ARCHITECTS

JANUARY 3, 2001



1/8" = 1'-0"

10

DAVID JONES ARCHITECTS

15 February 2001

Ms. Perry Kapsch, Historic Preservation Planner
Historic Preservation Commission
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: HAWP Application
Macklin Residence
4817 Dorset Avenue,
Chevy Chase, MD 20815

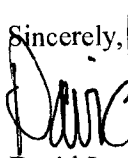
Dear Ms. Kapsch,

We have discovered that the proposed design (drawings dated 1/3/01) for the above project does not comply with the Montgomery County front yard set-back requirement. Due to an offset in the alignment of Dorset Avenue, the Established Building Line (average front yard set-back) is greater than we originally calculated. This means that we cannot build forward of the existing face of house (except for a small porch or stoop).

Mr. & Mrs. Macklin are very fond of the house as originally designed, and prefer the idea of adding to and altering the existing house to building a completely new house. Therefore, we ask that the HPC consider the original design with the following changes, thus enabling the project to meet the zoning requirements:

1. Re-locate the 2-story wing back 2' to align with the existing house.
2. Delete the front porch, substituting a roof overhang and stoop at the front door.
3. Apply stucco over the existing stone and brick, with the new additions sheathed in stucco over masonry.

I have attached a drawing of the front elevation illustrating those changes for your consideration.

Sincerely,


David Jones AIA

Enclosures
Cc: Mr. & Mrs. Macklin

8

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue	Meeting Date:	02/28/01
Applicant:	Rodd & Jodi Macklin (David Jones Architects)	Report Date:	02/21/01
Resource:	Somerset Historic District	Public Notice:	02/14/01
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/36-01B	Staff:	Perry Kephart Kapsch

PROPOSAL: New garage, rear/front/side additions, tree removal, new cladding.

RECOMMEND: Approve with conditions.

CONDITIONS

1. Delete the stucco covering on the existing stone front facades.
2. Offset the new 2 ½ -story wing back or forward several inches from the existing front façade.
3. Document and photograph the existing conditions, particularly the front entrance, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival Cottage
DATE: 1939

The residence is a three bay, 1 ½ - story cottage with two gabled front dormers, an elaborate central front door, and an offset wing on the left side. The house has a Vermont slate roof. The gable ends and dormers are clad in asbestos shingle; the front façade is faced in stone with brick facing on the side and rear. There is a lower level garage at the rear. The windows are 6/6 with operable shutters.

BACKGROUND

The subject property is shown on the Somerset Historic District designation as a Contributing Resource constructed around 1915. In fact, the construction plans are dated 1939, a date which is consistent with the design and materials of the building. Somerset Historic District consists of contributing resources (those built before 1915) and non-contributing (these are identified as 1916 – 1940 or 1940 – present). (The original survey of the district listed structures

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

attached as an ancillary wing. The historic context for this would be *Moneysworth* with a Greek Revival house attached to the side of a Tidewater Cottage, the *Old Chiswell Place* where an early log cottage was attached to an 1823 brick Federal home, or I houses attached to the side of earlier 1 ½-story log houses that are seen throughout the county. In this case, a small revival cottage is being modified to become a grand neo-revival residence. The use of revival styling is generally appropriate in Montgomery County, both staff and the Somerset Local Advisory Panel feel that it is a compatible alteration in the Somerset Historic District.

1. Mature deciduous trees should be retained. The applicant has indicated that the only tree scheduled for removal is diseased and dying. An arborist report to that effect will be included in the application. All other trees are to be protected during construction. The guidelines recommend tree replacement when dead trees are removed. It also recommends trees be planted in front of new infill to mitigate the effect of the structures on the streetscape.
2. New infill is recommended to be no more than 2 ½ stories high, and this house is within that height restriction. However, the guidelines recommend that additions to contributing resources should maintain a secondary character to the main house, preferably hidden from view, and be less decorative. **The applicant has submitted a design in which the existing house is supposed to appear secondary to the larger house at the right, but is clearly differentiated by the siting of the new addition. The rotation to the side of the new addition also minimizes its size relative to that of the existing cottage.**
3. Additions should be placed entirely to the rear of the house if at all possible. **This guideline relates more to changes to structures from the period of significance – those built before 1915.**
4. Guidelines specifically related to infill indicate that new projects should take into account the important structures in the district – the Victorian and early 20th century residences. It is recommended that infill should have no gingerbread or ostentatious detailing, and use simply detailed fenestration and entrances. In this case, although grand in scale, the detailing on the house has been kept simple.
5. Most of the garages in the district are for one car. The proposed garage is in keeping with the scale of the proposed residence, but is substantially larger than the adjacent garage. **The materials and design are in keeping with the simplicity and prevalent materials used in the historic district. The LAP has indicated that the size of the garage is appropriate to the setting.**
6. The setback along the 4800 Block of Dorset is noted for its uniformity. This project should have no effect.
7. **Staff is concerned that houses in the historic district have a main façade facing the street. Specifically, the guidelines note that the Victorian-era resources were predominantly vertical in orientation with a main façade facing the street – a façade that is taller than it is wide. Staff would recommend that the orientation of the proposed changes not serve as a precedent for future projects in the historic district.**
8. **Staff is also concerned that two of the three identifying features of the house – the stone facing and the elaborate front doorway - are being removed or obscured. Staff would concur with the changes to the doorway as the**

building is outside the period of significance for the historic district. Staff would recommend that the stone facing be retained, as it is a familiar architectural feature of the streetscape. It also clearly differentiates the existing resource from the new construction. The architect is concerned that using the two surfaces – stucco and stone – is not in keeping with the simple design for the house.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* 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 Guidelines #9 and #10:

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.

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.

with the conditions:

- 1. Delete the stucco covering on the existing stone front facades.**
- 2. Offset the new 2 ½ -story wing back or forward several inches from the existing front façade.**
- 3. Document and photograph the existing conditions, particularly the front entrance, before construction commences. The records are to be retained in the HPC files for the Somerset Historic District**

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within 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

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 & JODI MACKLIN Daytime Phone No.: 301-656-0926

Address: 3615 TAYLOR ST., 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

LOCATION OF BUILDING/PREMISE

House Number: 4817 Street: DORSET AVENUE

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
- 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 (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 600,000

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.

[Signature]
Signature of owner or authorized agent

1.19.01
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 239575 Date Filed: 1/30/01 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:

1/2 STORY COLONIAL REVIVAL "CAPE". WITH STONE
FRONT, BRICK & ASBESTOS SHINGLE SIDES & REAR
& VERMONT SLATE ROOF, LOCATED IN THE SOMERSET
HISTORIC DISTRICT

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

Add a 2-story wing and 1/2 story wing to existing
house. Raise existing roof ridge and front eave, adding
a new front porch. Add new 1-car garage.

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

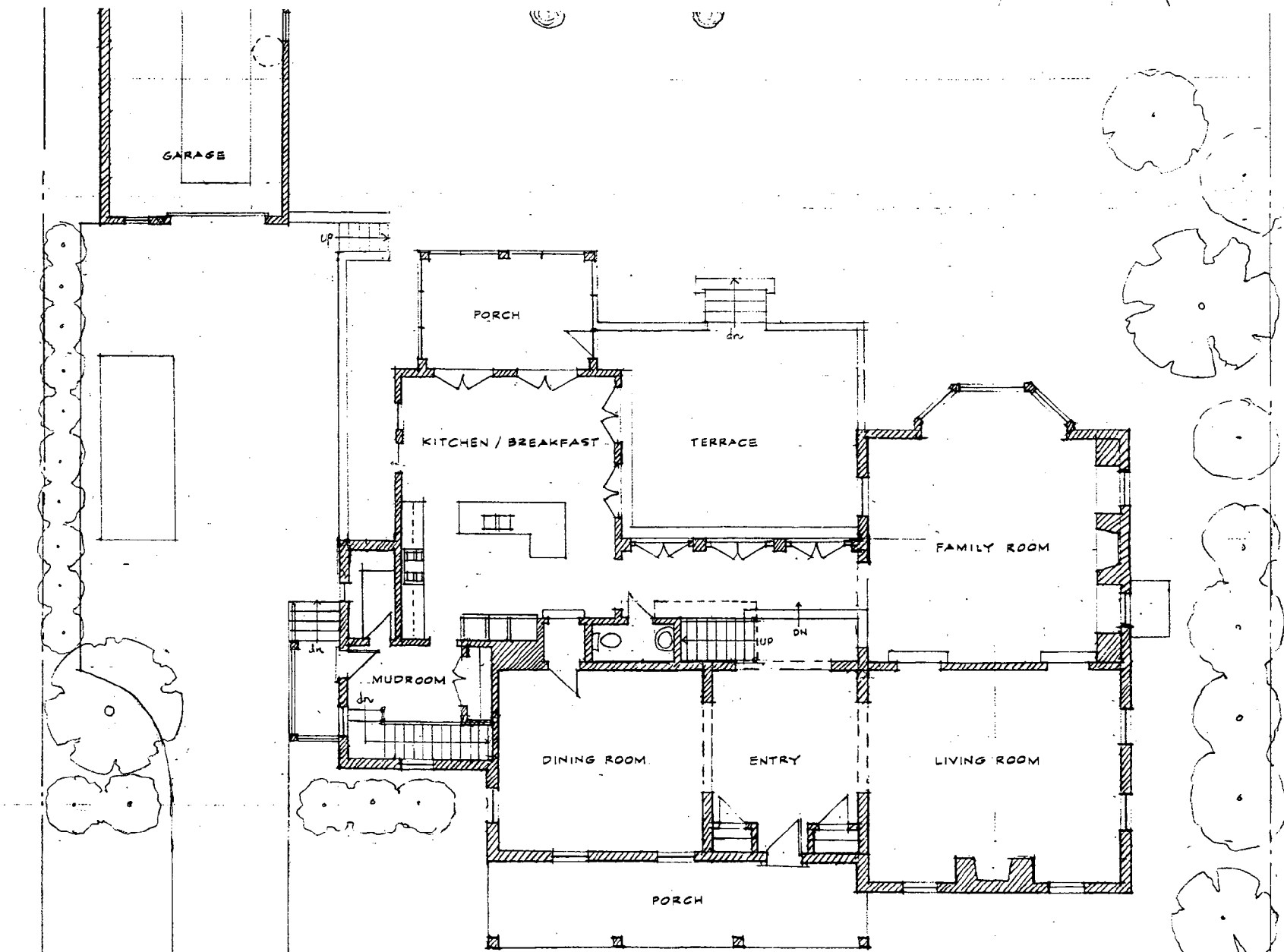
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

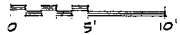
6



MACKLIN RESIDENCE

FIRST FLOOR PLAN

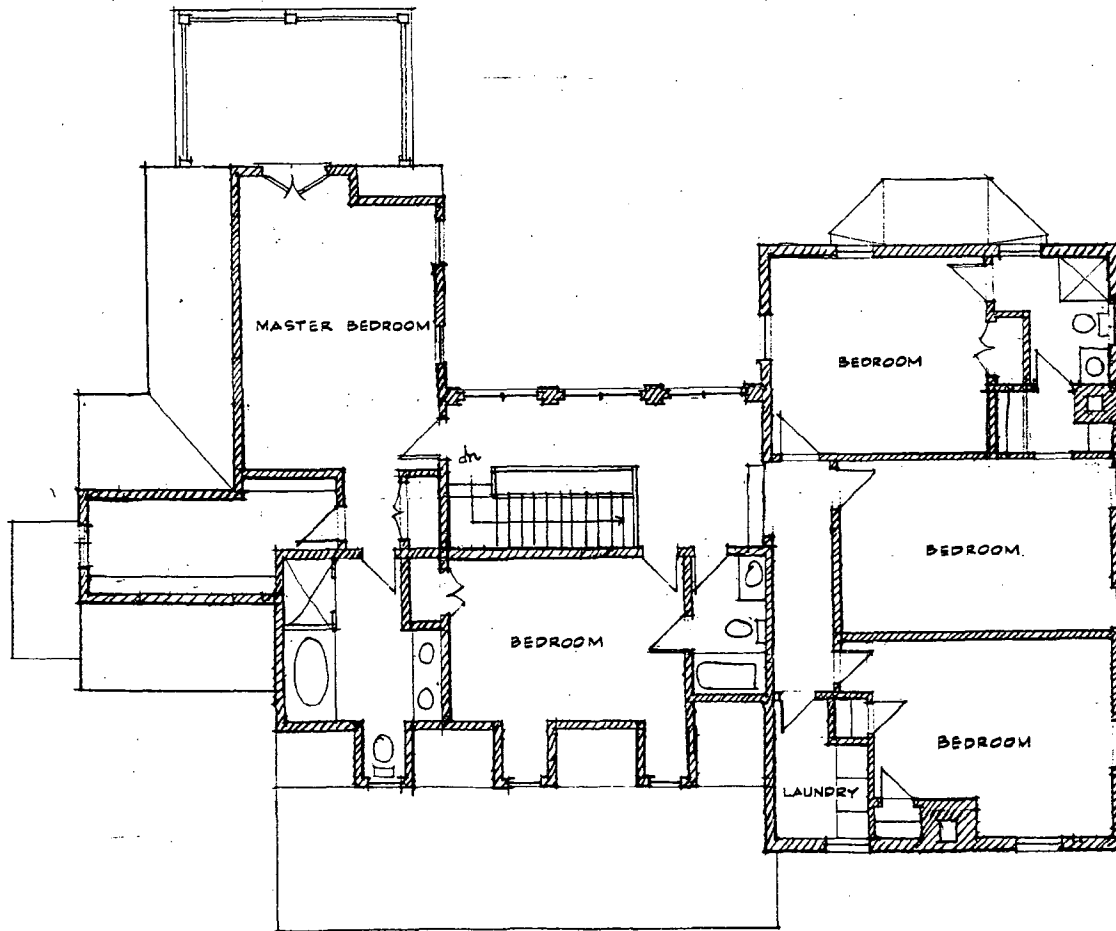
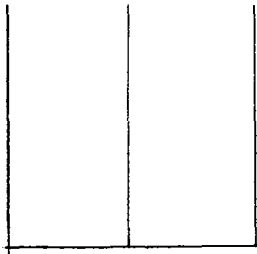
DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

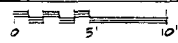
14



MACKLIN RESIDENCE

SECOND FLOOR PLAN

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

15



2279 Lewis Avenue □ Rockville, Maryland 20851
(301) 881-8130 • Fax (301) 881-3695

January 15, 2001

Mr. David Jones
David Jones Architects
1739 Connecticut Ave. NW
Washington, DC 20009

Dear Mr. Jones,

As requested, I inspected the trees at the Macklin residence, 4817 Dorset Ave. in Somerset this afternoon. I wish to report my findings.

There are two large tuliptrees in the center rear. The one to the left has a large cavity that significantly impacts the structural integrity of the tree. This tree should be taken down. The adjacent tuliptree has been "topped" and the large cuts have created wounding throughout the crown of the tree. These wounds have opened an avenue for decay to invade the plant and rotted areas presently exist. As the rot expands, sections of the tree will begin to fail. It is now an opportune time to remove this tree.

The third tree you asked for me to examine is within the footprint of the new garage in the left rear. Garage or no garage, this tree is a hazard because of the extensive decay in the trunk and should be taken down.

In addition to these three trees, there is a double-trunked ash tree in the left rear behind the proposed garage that is also decayed. This tree should be taken down while there is good access to the area.

From an historical standpoint, the reason these trees are in such poor condition is because of the damage they initially received as a result of the downburst on June 14, 1989. Somerset was clobbered by this unique storm and the resulting damage is still being felt today.

Please let me know if I may be of any further assistance.

Sincerely,

Paul L. Wolfe, II
President
Integrated Plant Care, Inc.



Member
National
Arborist
Association

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**4817 DORSET AVENUE
CHEVY CHASE, MD**

Materials Specifications

Exterior stone: New stone veneer and mortar to match existing.

Roof: Existing slate to be removed, saved and re-installed, and new Vermont slate to match existing in color, thickness and dimension.

Gutters and downspouts: Copper half-round and round.

New painted wood clapboard: Painted cedar, 5" exposure.

New windows: Painted wood true divided lite double hung to match existing. Painted metal frame storm and screen windows on all double hung windows. In stone veneer, sills and casing to match existing. In clapboard painted wood sill and 5/4 x 3" casing.

New exterior doors: Painted wood true divided lite, except simulated divided lite insulated at rear of house.

Painted wood columns, cornices, railings, rake boards, etc: painted cedar, redwood or fir.

Porch ceiling: painted beaded fir.

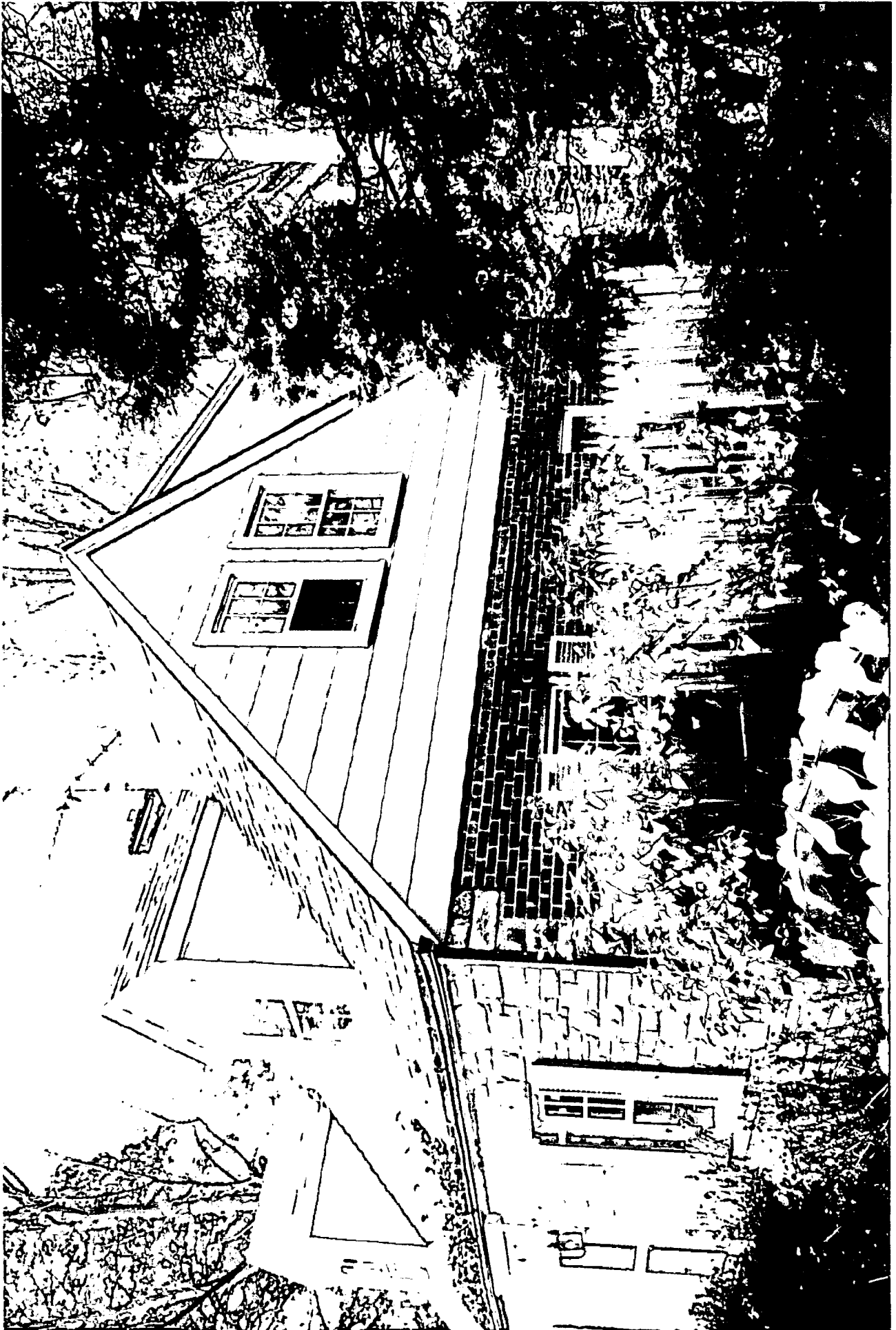
Porch floors, terrace and front walk: random rectangular bluestone.

Driveway: asphalt.

FRONT (SOUTH)

61





SIDE (EAST)

21



BACK & SIDE (NW)

Pa250803.jpg (1280x960x16M jpeg)



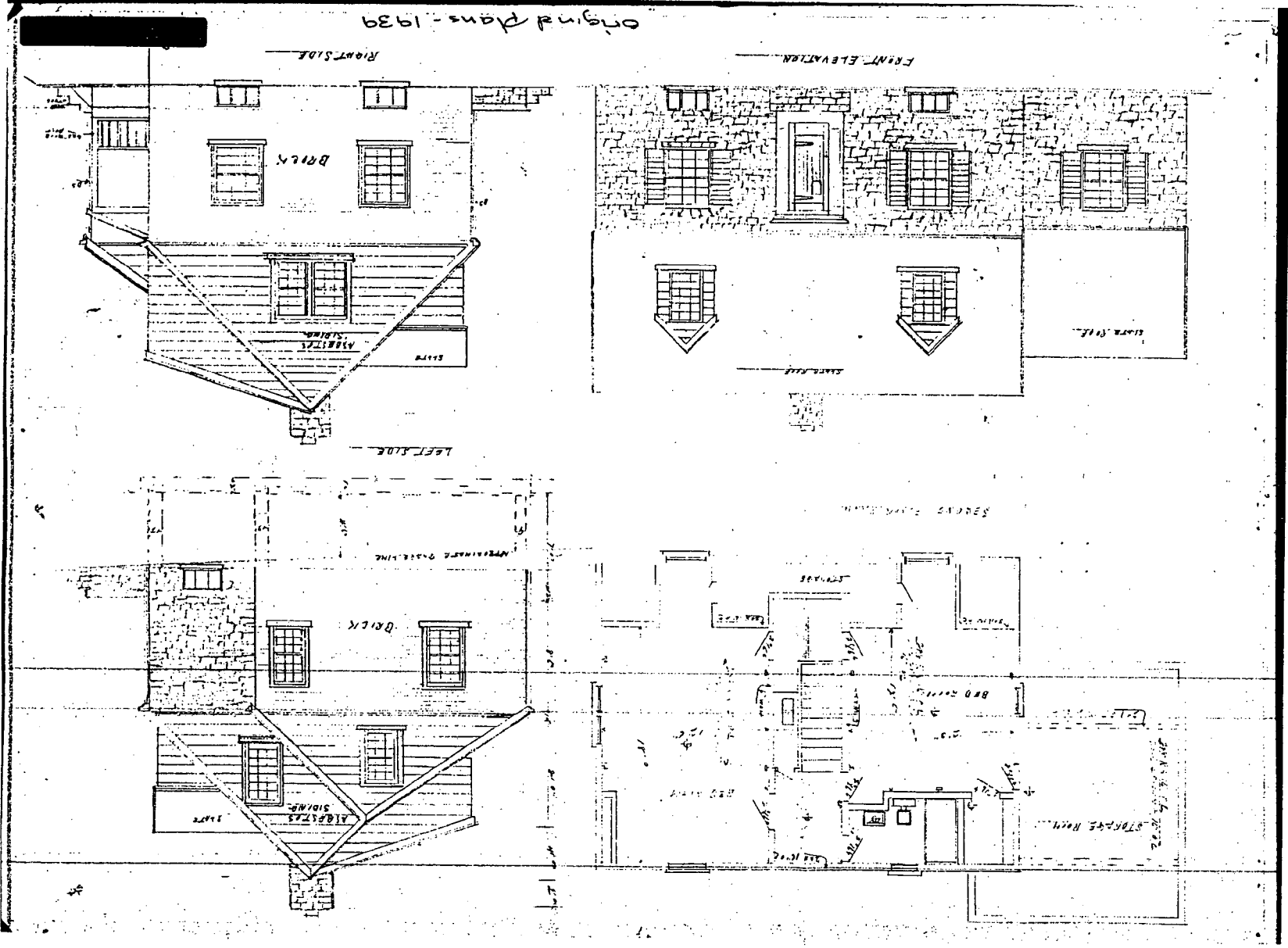
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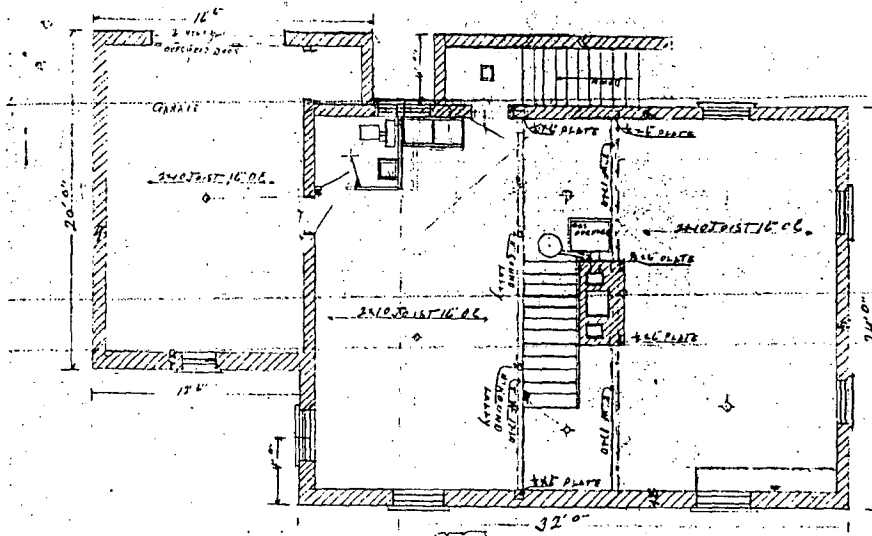


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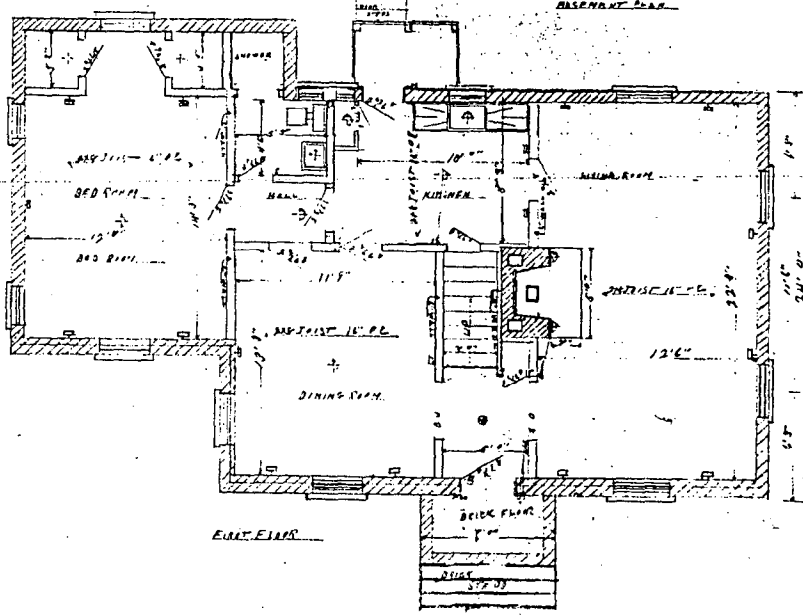
24

Original Plans - 1939





CONSTRUCTION NOTES
 1. EXCAVATE FOR ALL FOOTINGS
 2. NOT LESS THAN 30" DEEP FOR FOUND
 3. GRADE. CONTINUE UNDER FOUND
 4. WALLS TO BE 12" WIDE
 5. 2" O.C. JOIST
 6. CEILING - 2" O.C. JOIST AND WALLS
 7. 2" O.C. JOIST
 8. BRICK WORK TO BE 8"
 9. THICKNESS ALL THROUGH ON PARALLEL
 10. PARTIAL HEADERS OVER ALL
 11. 2" O.C. JOIST. USING BRICK OR BLOCK
 12. 2" O.C. JOIST
 13. TRIMMING
 14. ALL JOINTS TO BE PARTIALLY
 15. OF SPACES TO BE ALL FLOOR
 16. JOISTS TO BE 2" O.C.
 17. ALL PARTIAL PARTITIONS
 18. TO BE 2" O.C. JOIST IN ALL
 19. PARTIAL WALLS. FINISH WITH
 20. OF BRICKWORK IN ALL SPACES OVER
 21. DOORS AND WINDOWS AND PARTIAL
 22. OPEN TO THE OUTSIDE
 23. 2" O.C. JOIST IN ALL SPACES
 24. OVER 8' IN LENGTH IN HALLS
 25. 2" O.C. JOIST IN HALLS
 26. 2" O.C. JOIST IN HALLS
 27. 2" O.C. JOIST IN HALLS
 28. 2" O.C. JOIST IN HALLS
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 99. 2" O.C. JOIST IN HALLS
 100. 2" O.C. JOIST IN HALLS

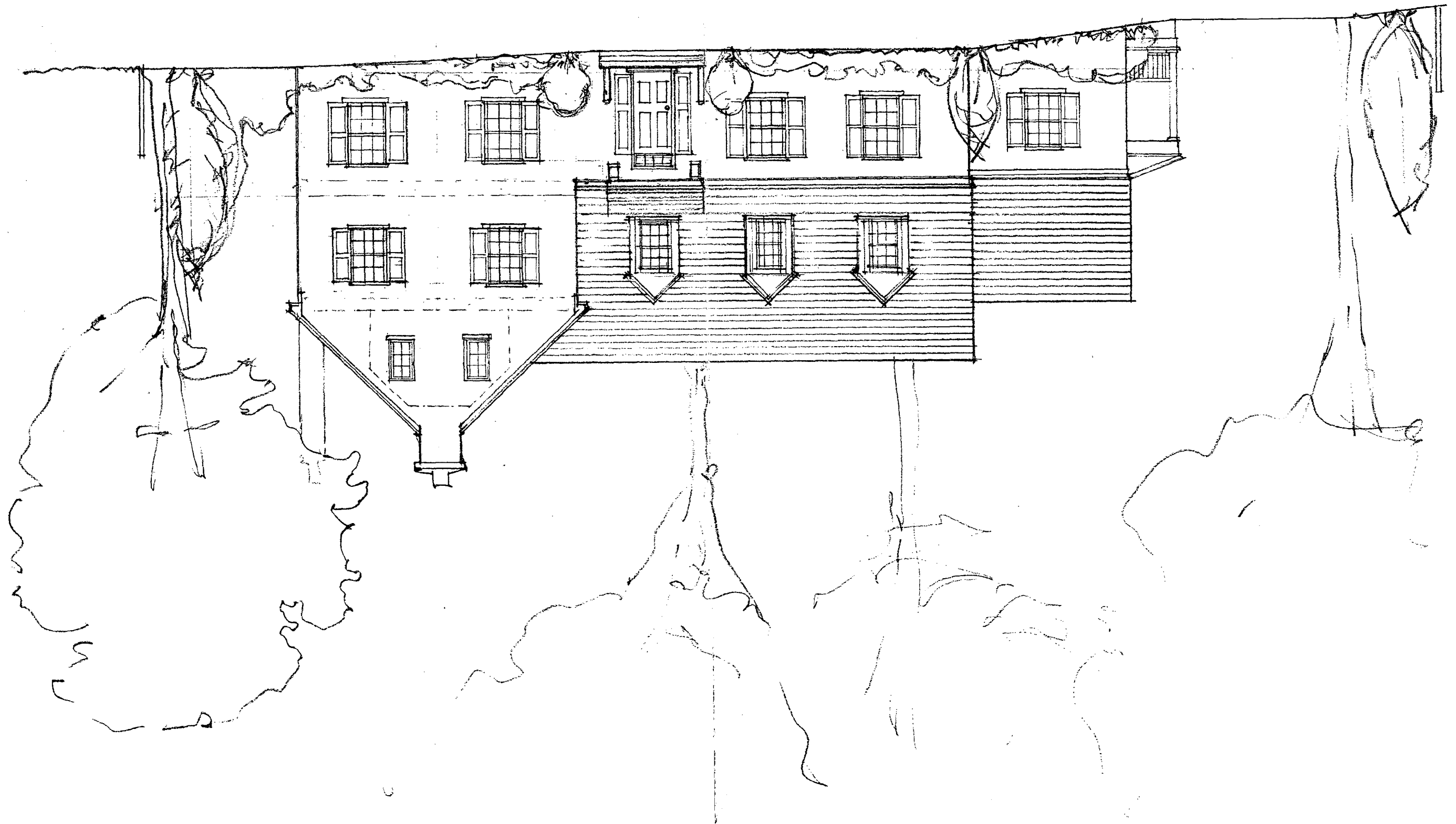


ORIGINAL AND OTHER
 RESIDENCE FOR
 MR AND MRS J. P. DISKENS
 DESIGNED AND DRAWN
 BY W. TAYLOR, ARCHT. BUILDER

original plans 1939

25

Macklin Residence • Front Elevation Study • David James Architects





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.

MACKLIN RESIDENCE

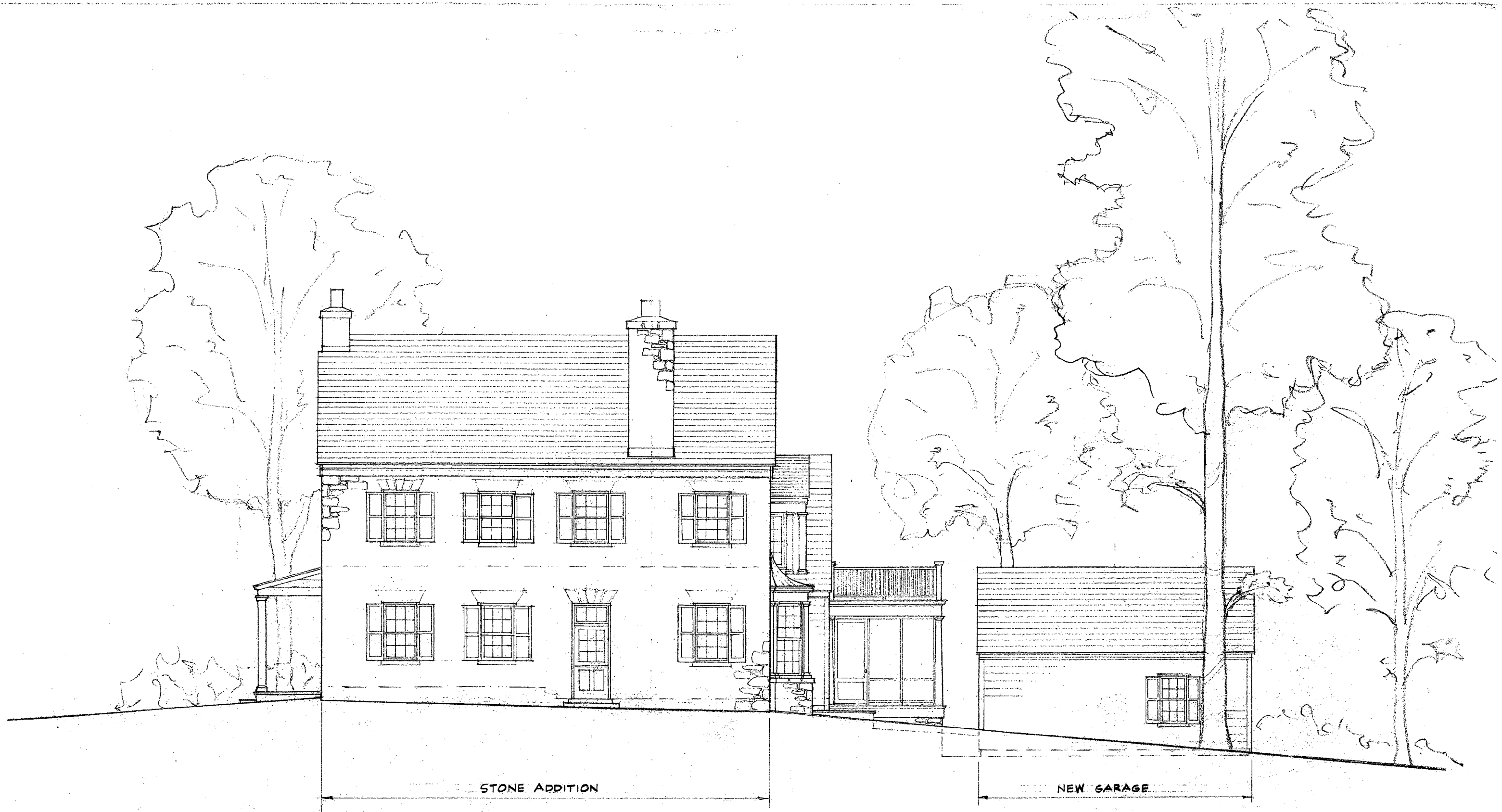
FRONT ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

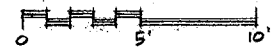
JANUARY 3, 2001



MACKLIN RESIDENCE

EAST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001



MACKLIN RESIDENCE

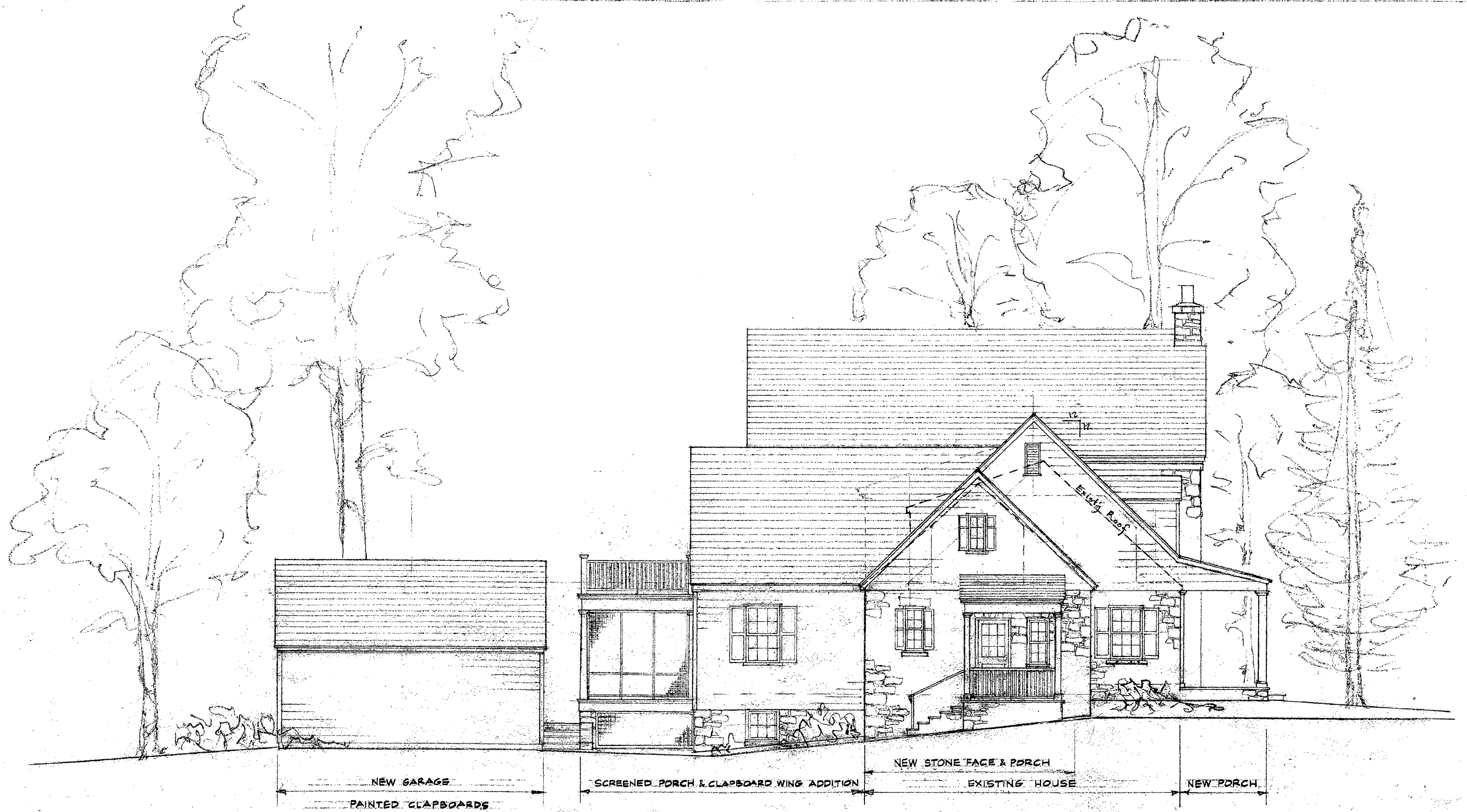
REAR ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

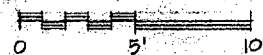
JANUARY 3, 2001



MACKLIN RESIDENCE

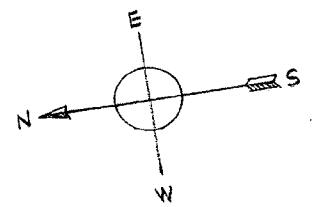
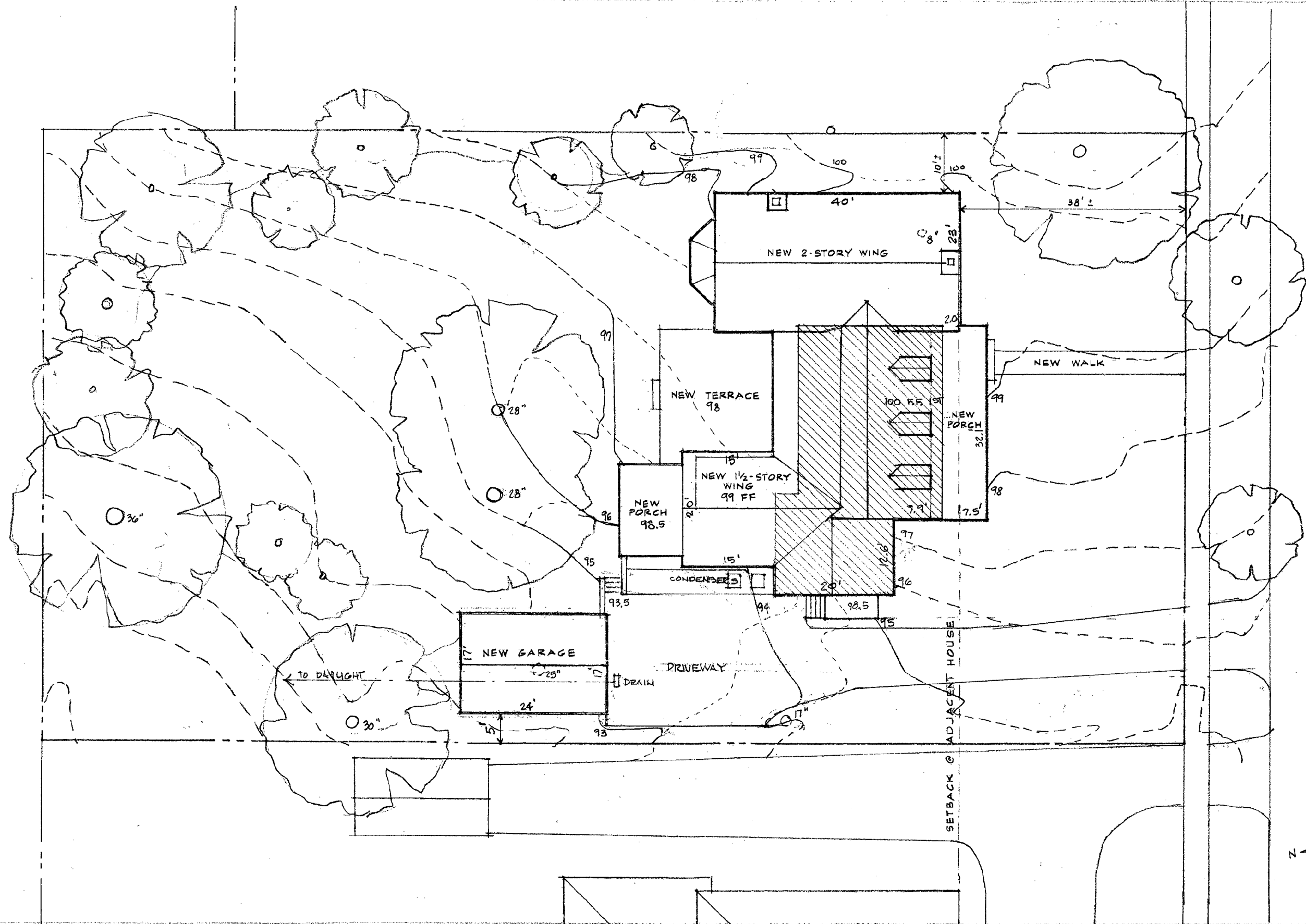
WEST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001



MACKLIN RESIDENCE

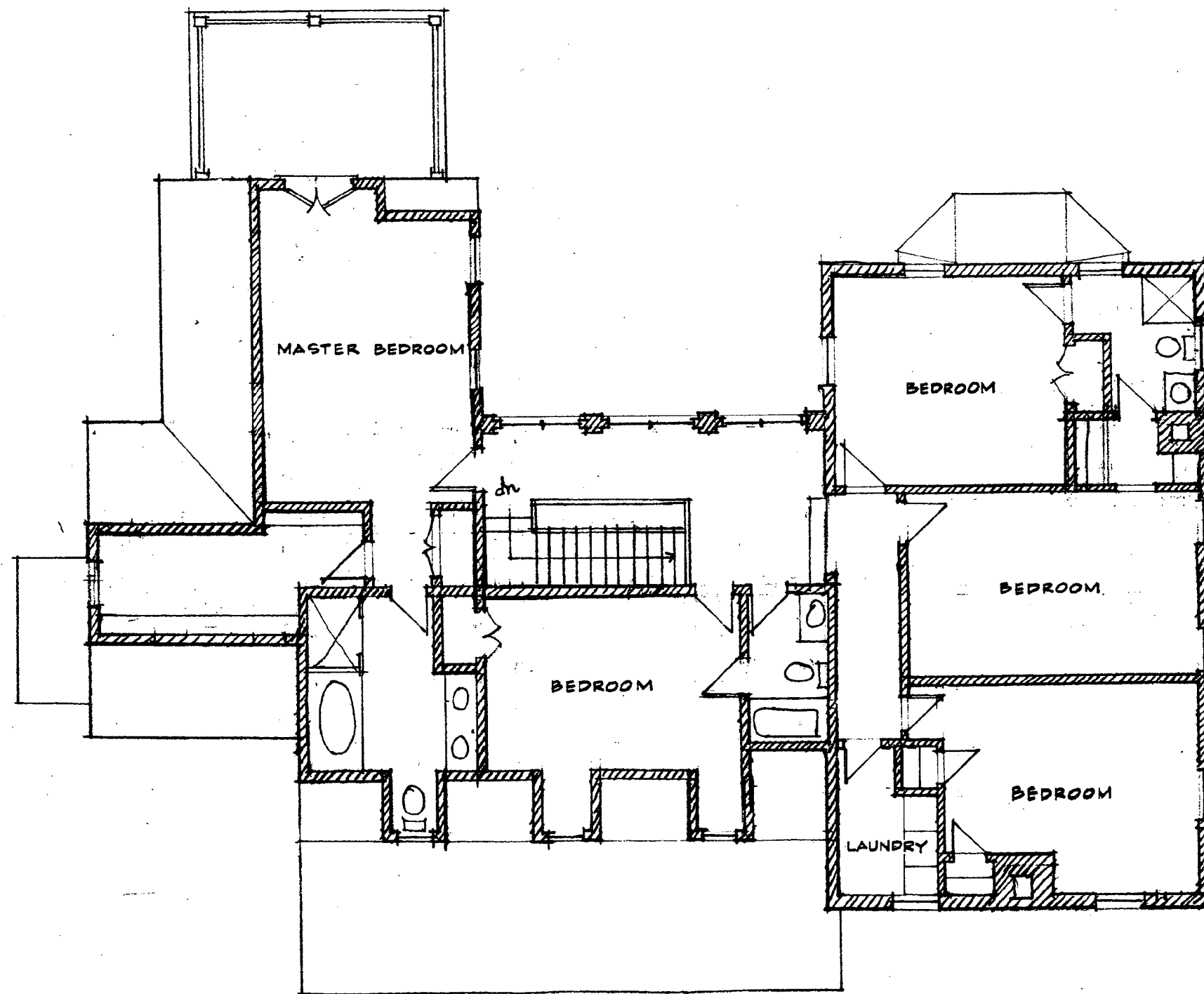
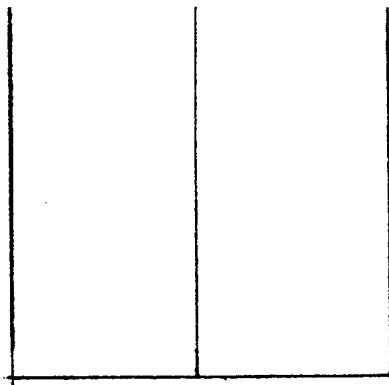
SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

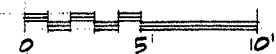
JANUARY 3, 2001



MACKLIN RESIDENCE

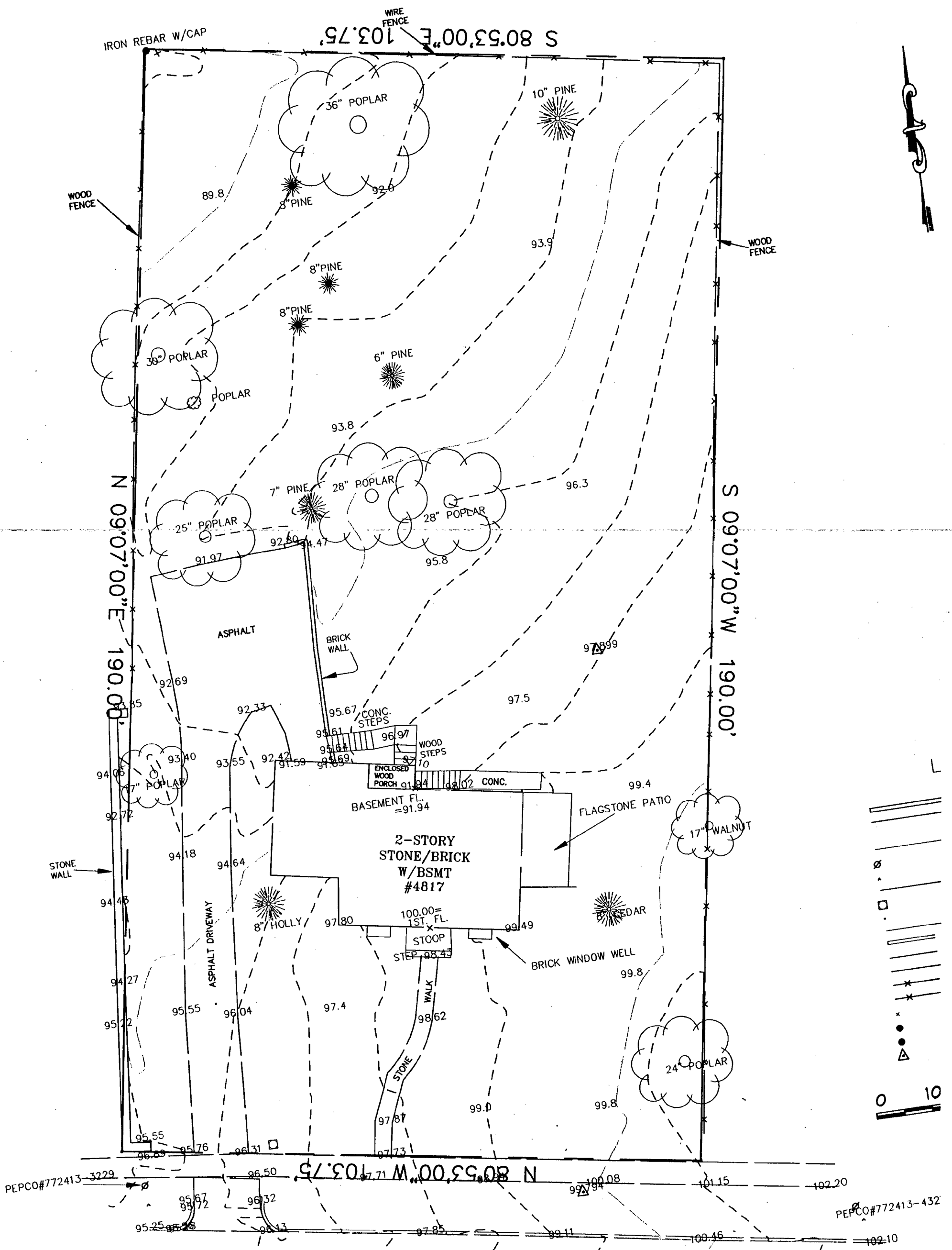
SECOND FLOOR PLAN

DAVID JONES ARCHITECTS



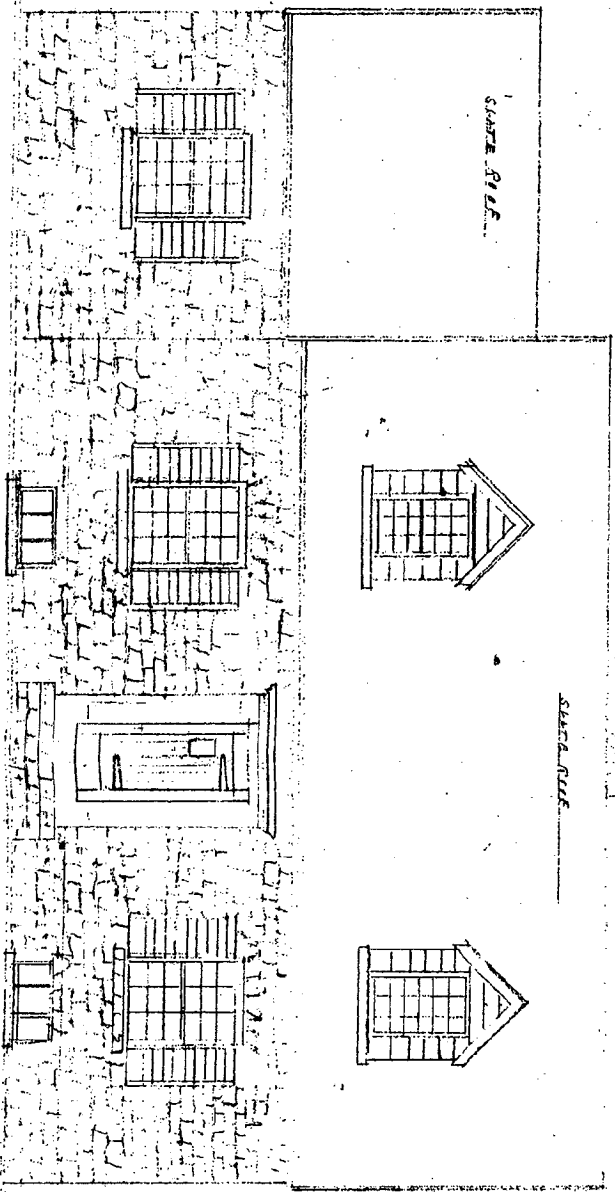
1/8" = 1'-0"

JANUARY 3, 2001

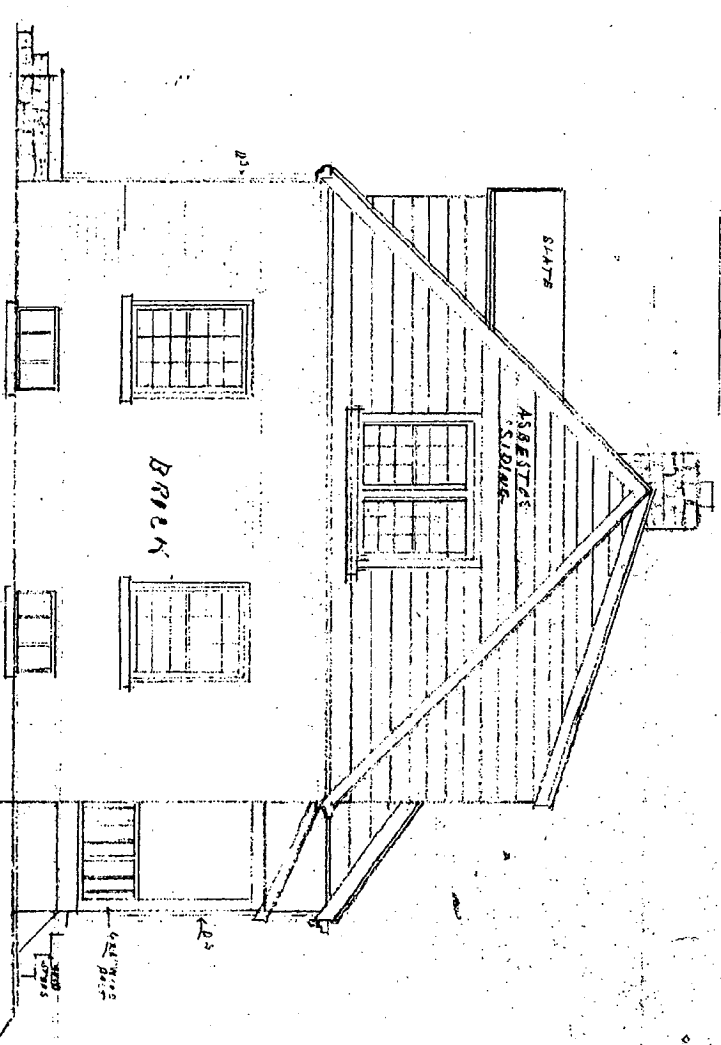


PEPCO#772413-3229

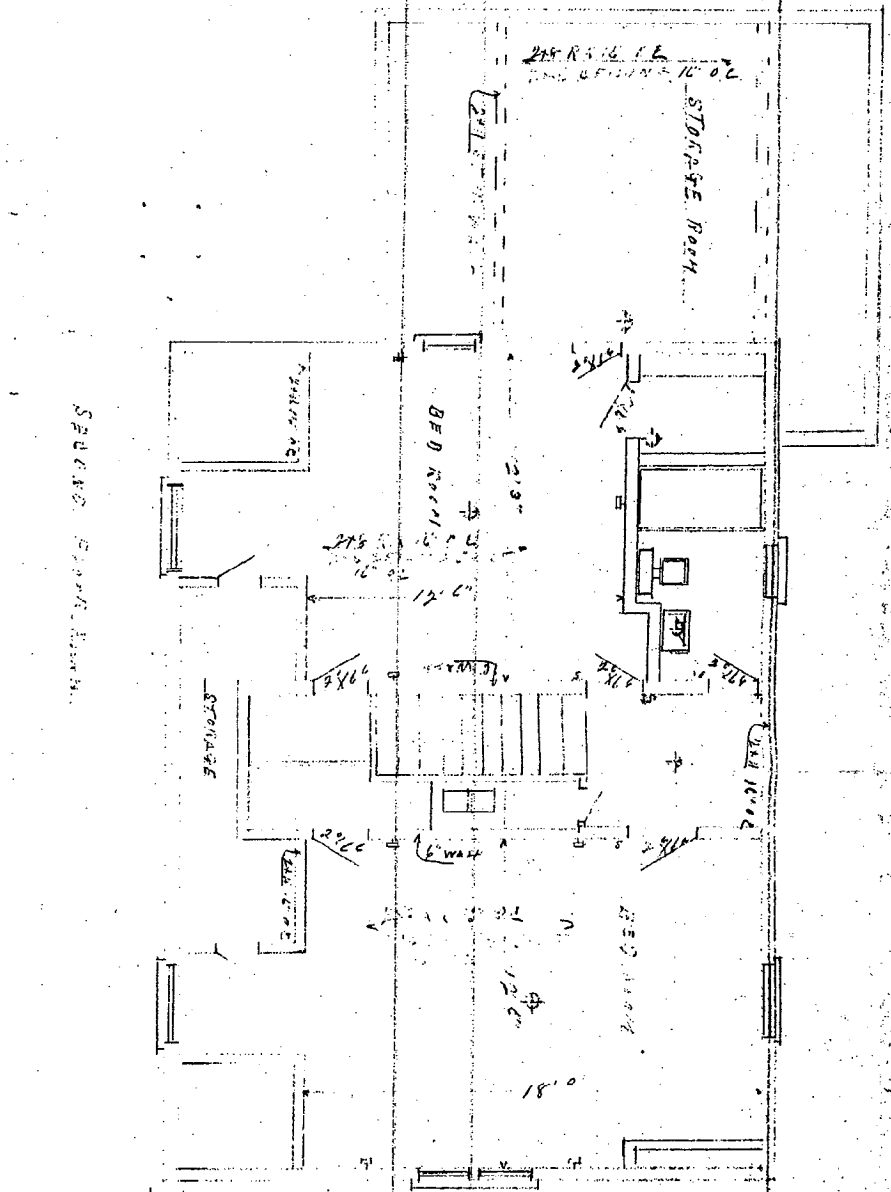
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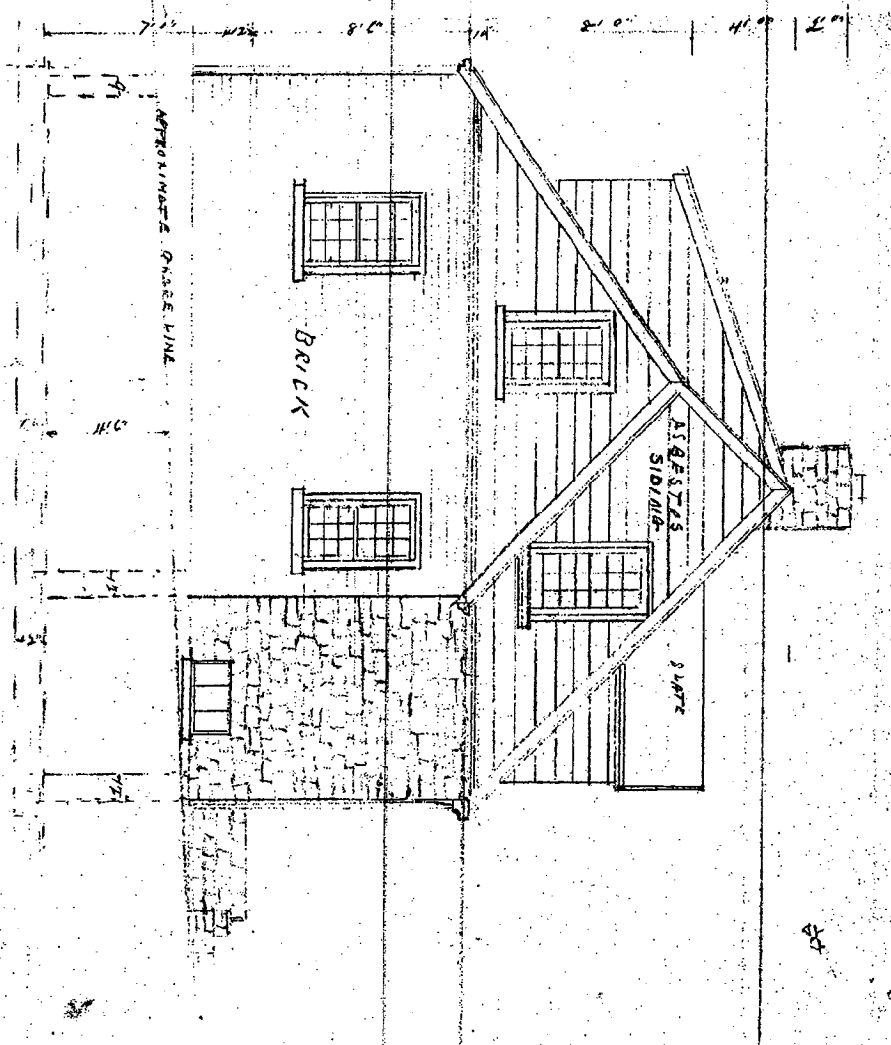
FRONT ELEVATION



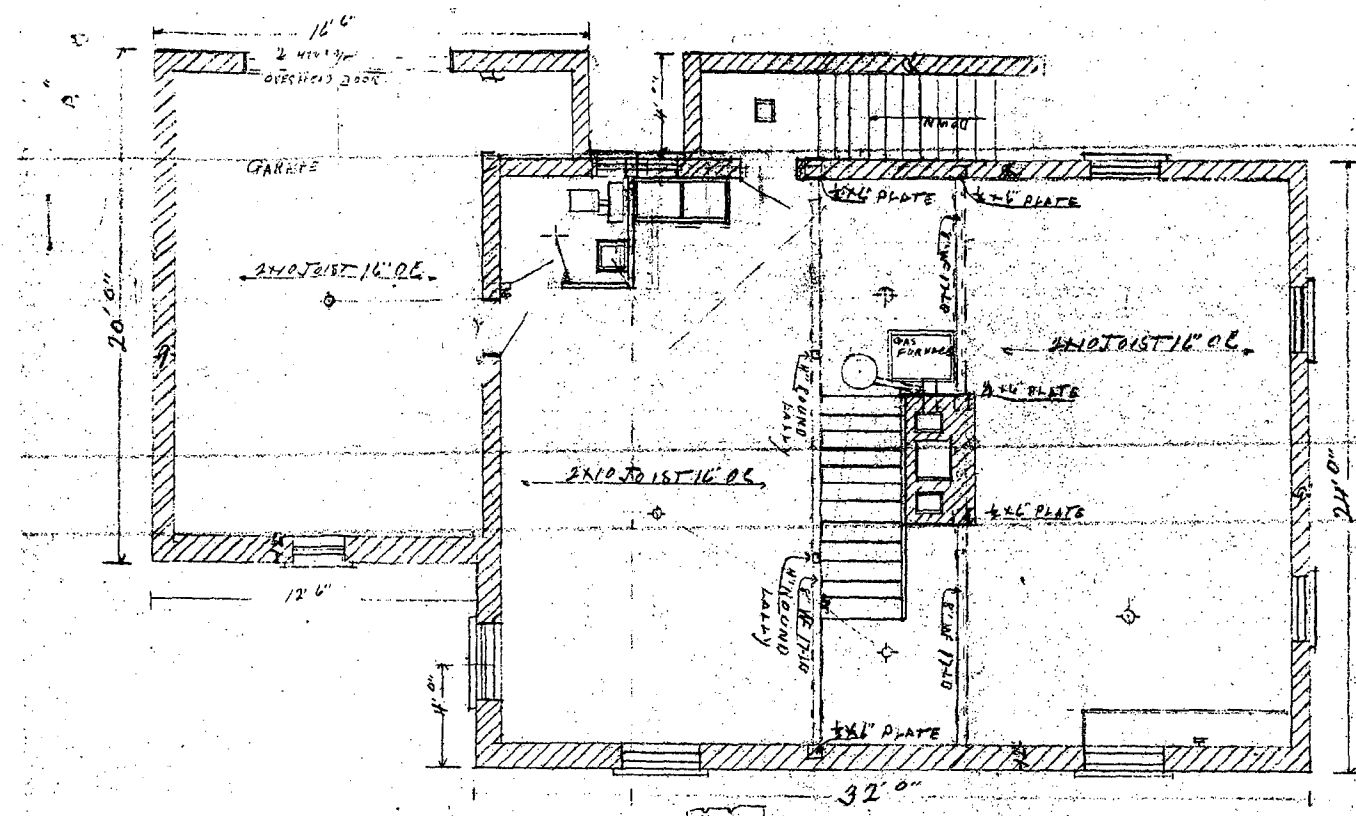
RIGHT SIDE



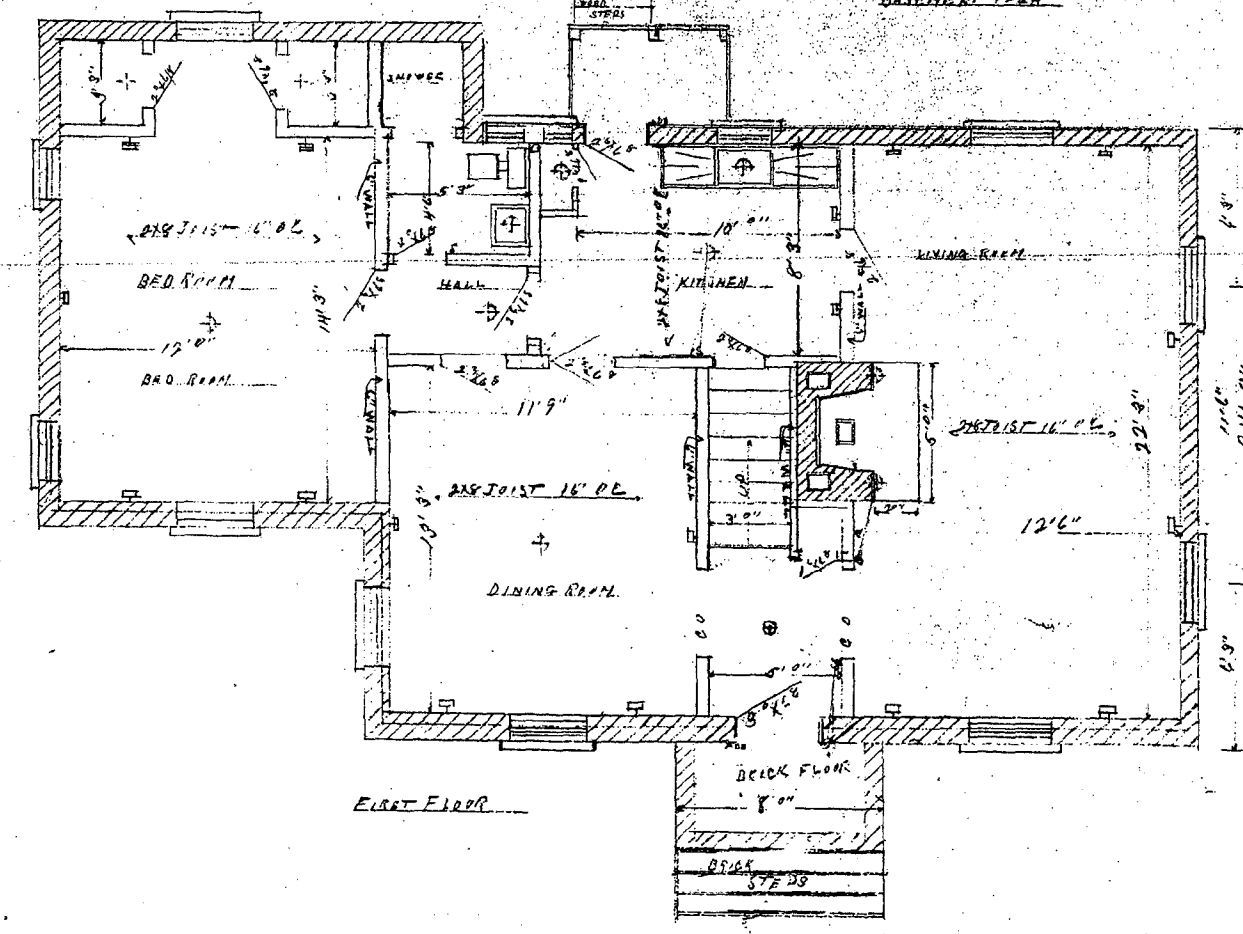
LEFT SIDE



APPROXIMATE GABLE LINE



BASEMENT PLAN

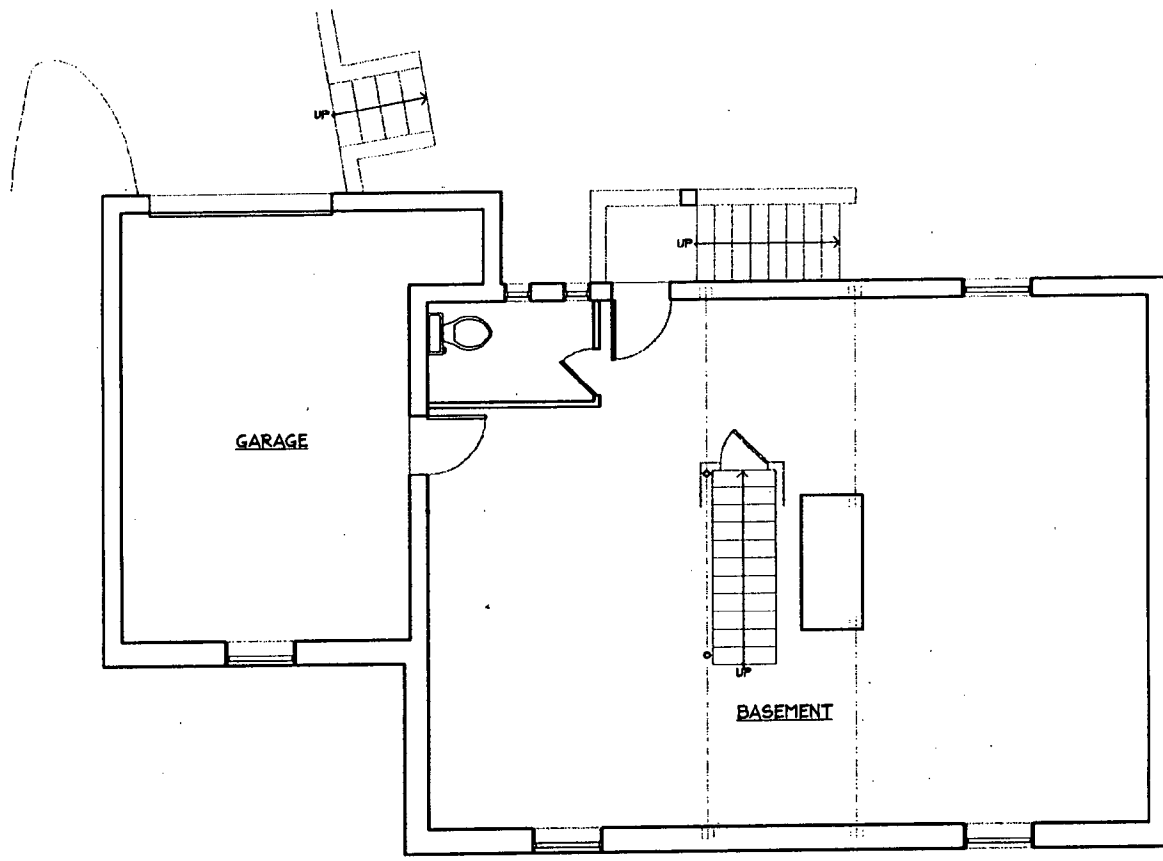


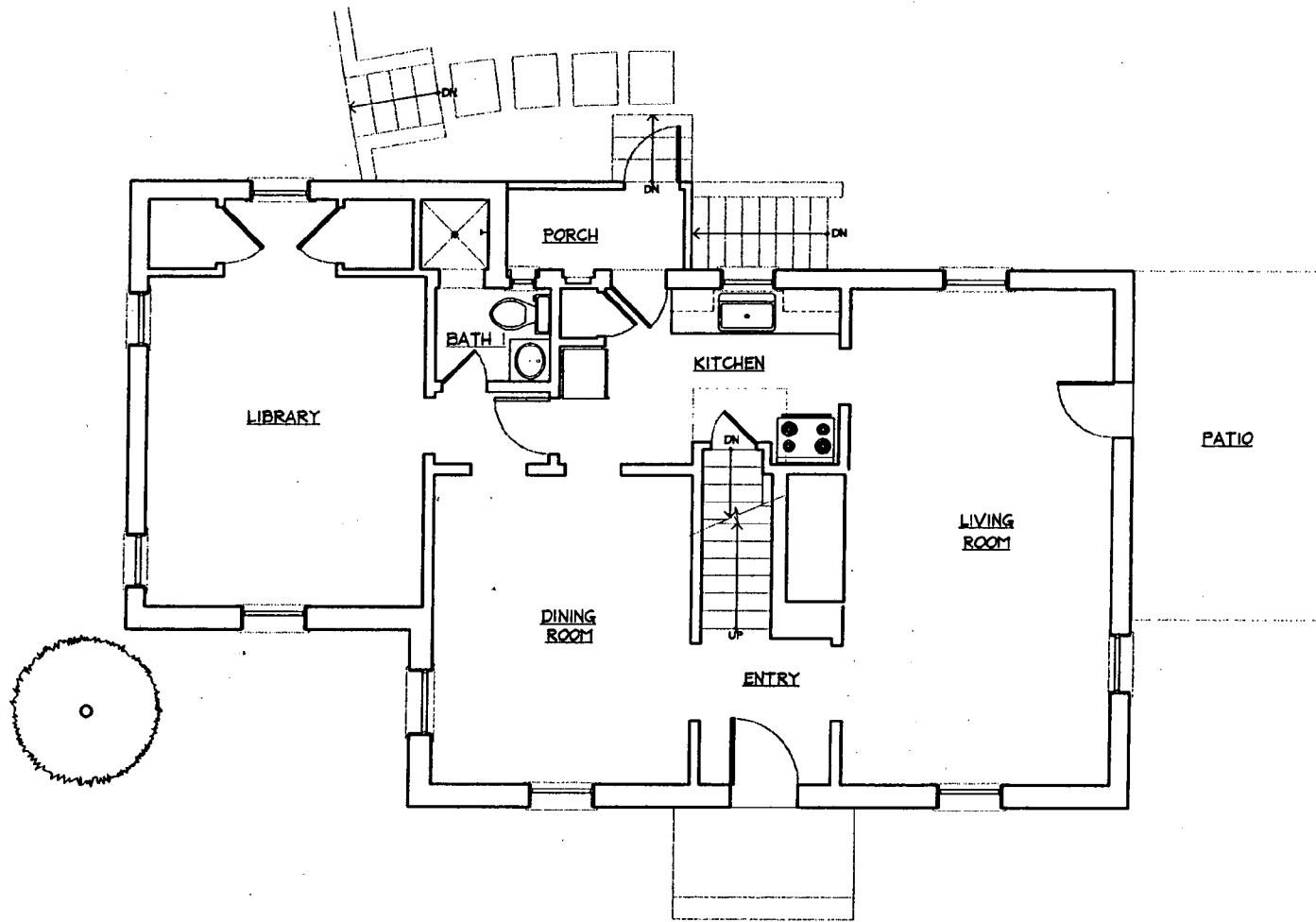
FIRST FLOOR

CONSTRUCTION NOTES
 EXCAVATE FOR ALL FOOTINGS
 NOT LESS THAN 30" BELOW FINAL
 GRADE. FOOTINGS UNDER MAIN
 WALLS TO BE 1-3/4" MIN. 24" WIDE
 AND 12" THICK
 CEILING FLOOR AND WALLS
 TO BE 12-4" MIN. 4" THICK
 BRICK WORK TO BE 5/8"
 THICKNESS AS SHOWN ON PLANS
 PROVIDE HEADER COURSES EVERY
 6" COURSE, USING BINDER BRICKS
 FOR CORNERS AND BACKUPS
 FINISHING
 ALL JOIST END RAFTERS TO
 BE 2x6 OR 16" O.C. ALL FLOOR
 JOISTS TO BE 16" O.C. UNLESS
 ALL PARALLEL PARTITIONS
 PROVIDE FIRE STOPS IN ALL
 FRAME WALLS. PROVIDE LATHING
 OF BRICKING IN ALL SPANS OVER
 DOUBLE HEADERS AND TRIMMERS
 OVER 4" IN WIDTH
 PROVIDE 2 ANGLES OVER LATHING
 FOR ALL CORNERS IN MASON
 WALLS. ALL FRAMING TO BE 2x4
 2" FROM CHIMNEY
 FRAME WALLS TO BE SECURED
 TO MASONRY WALLS
 PROVIDE ANCHORS EVERY 4' O.C.
 PROVIDE 3/4" ANCHOR BOLTS IN
 WALL PLATE EVERY 4' O.C.
 HEADERS OVER FRAME WALL
 OPENINGS TO BE NOT LESS THAN
 2-2x4 FOR OPENINGS OVER 3'
 100# RAFTERS TO BE BRACED IN
 ALL SPANS OVER 10'

A BRICK AND STONE
 RESIDENCE FOR
 MR AND MRS H. PICKENS
 DESIGNED AND DRAWN
 BY W.D. TAYLOR, BUILDER

W.D. TAYLOR





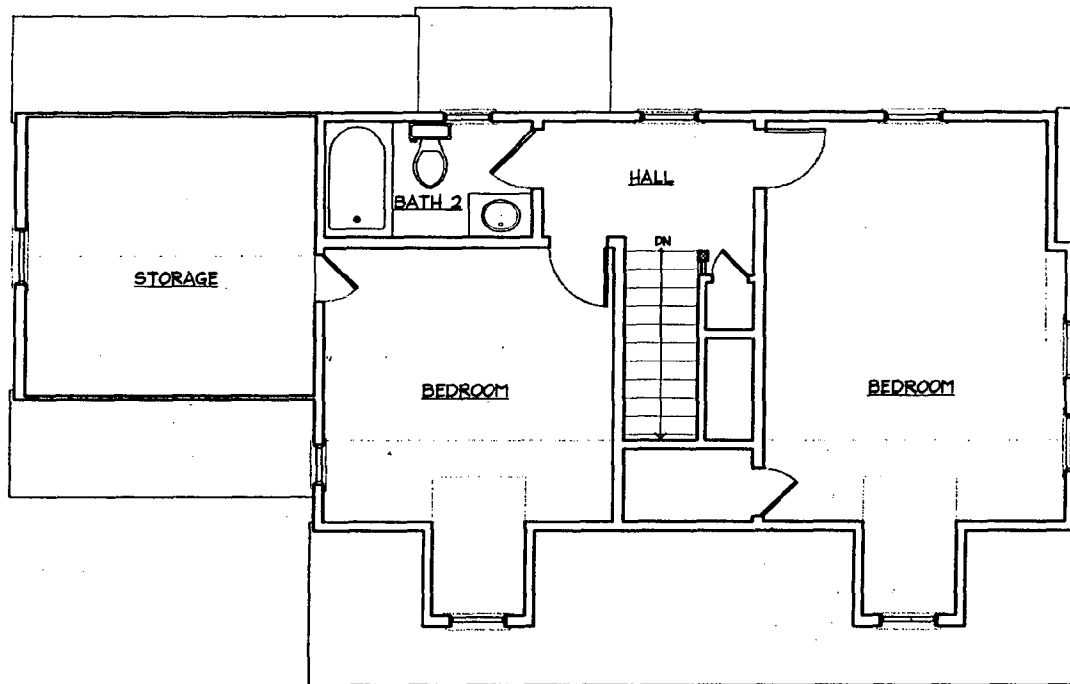
MACKLIN RESIDENCE

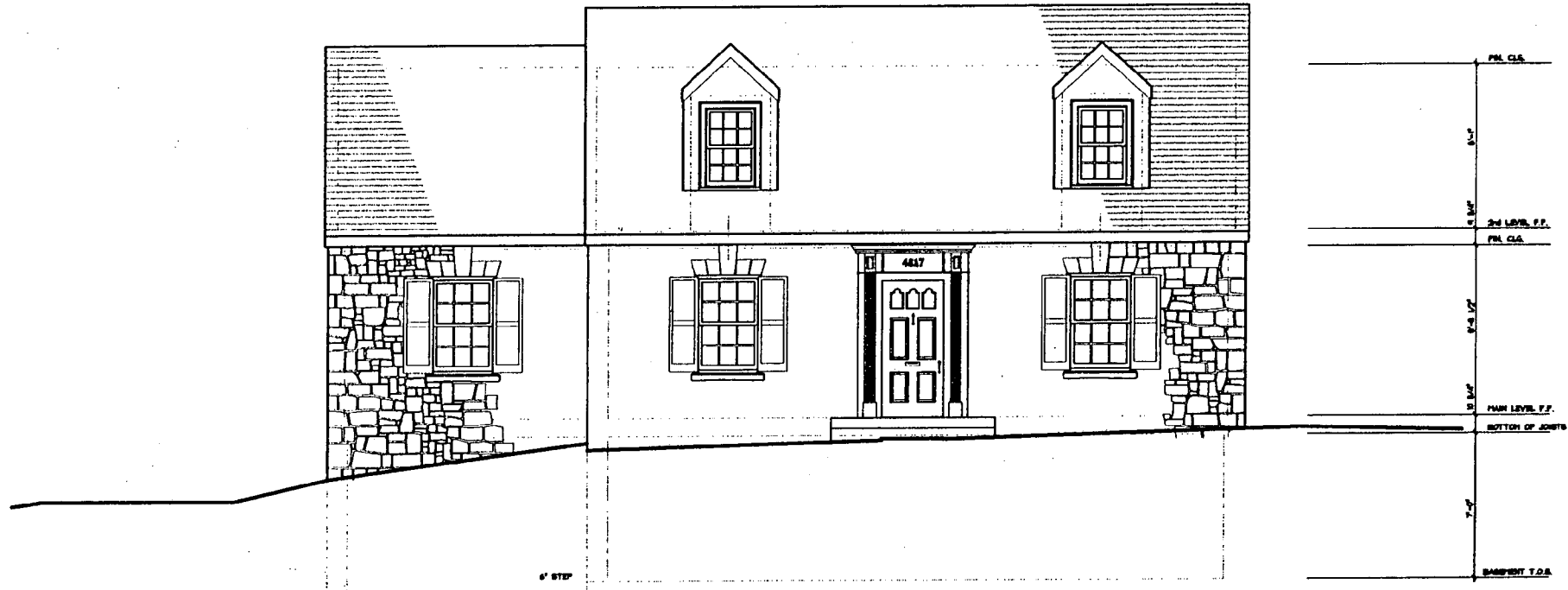
EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

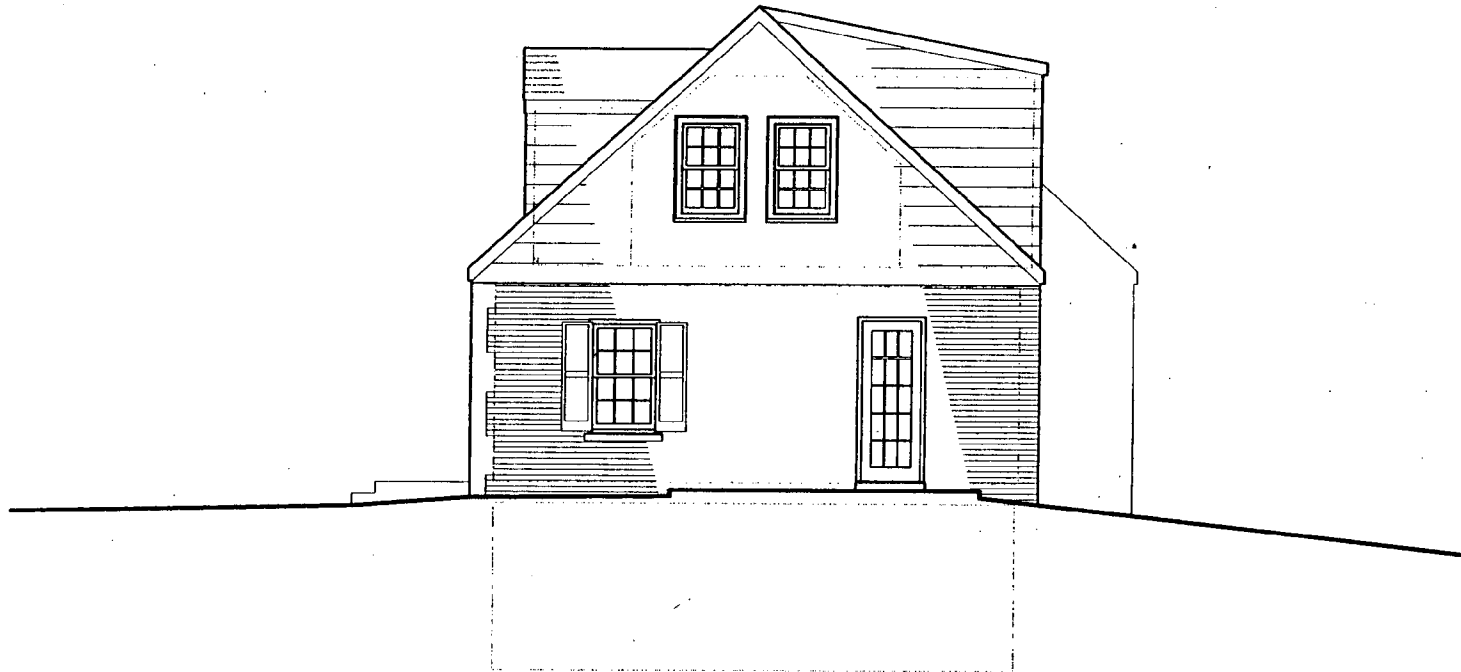




MACKLIN RESIDENCE

EXISTING FRONT ELEVATION
 SCALE: 1/8" = 1'-0"

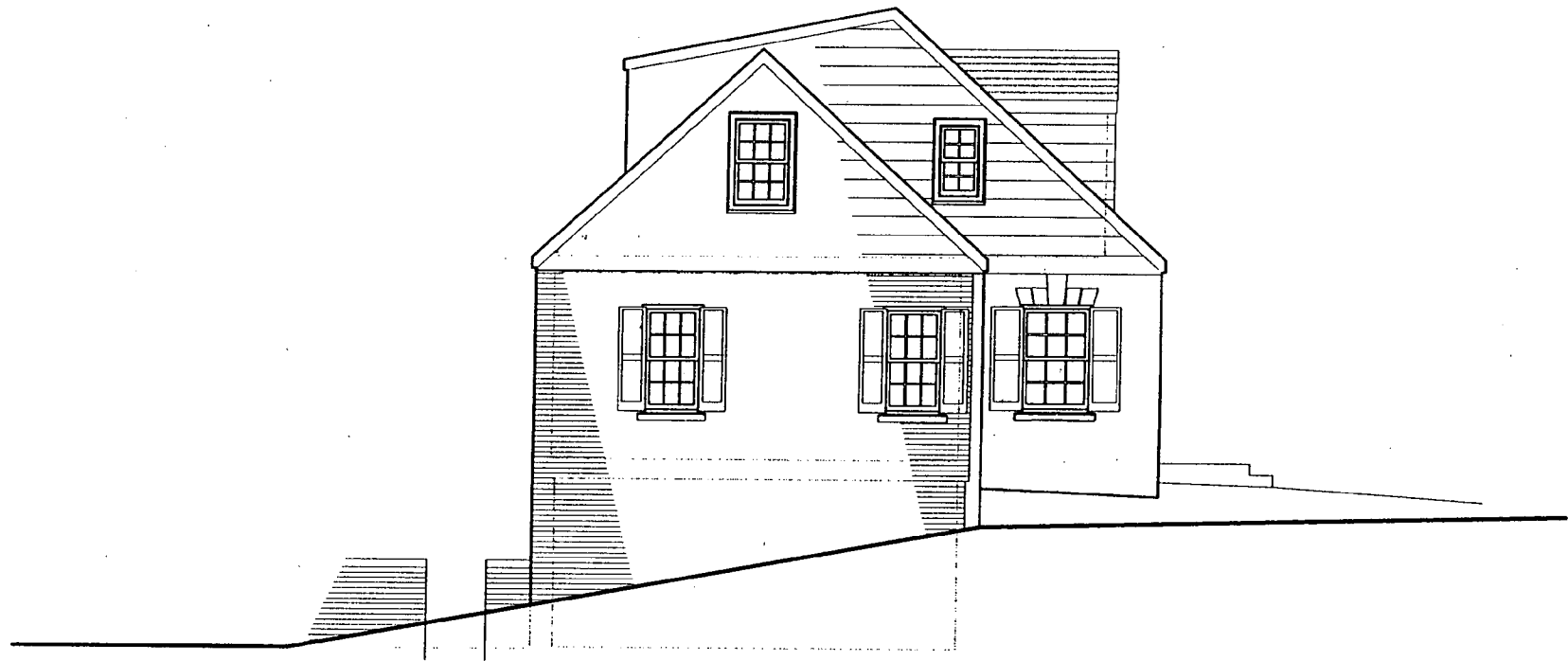
DAVID JONES ARCHITECTS
 NOVEMBER 27, 2000



MACKLIN RESIDENCE

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

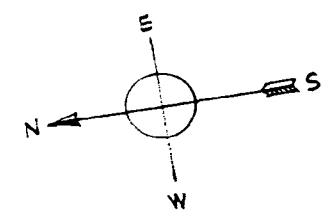
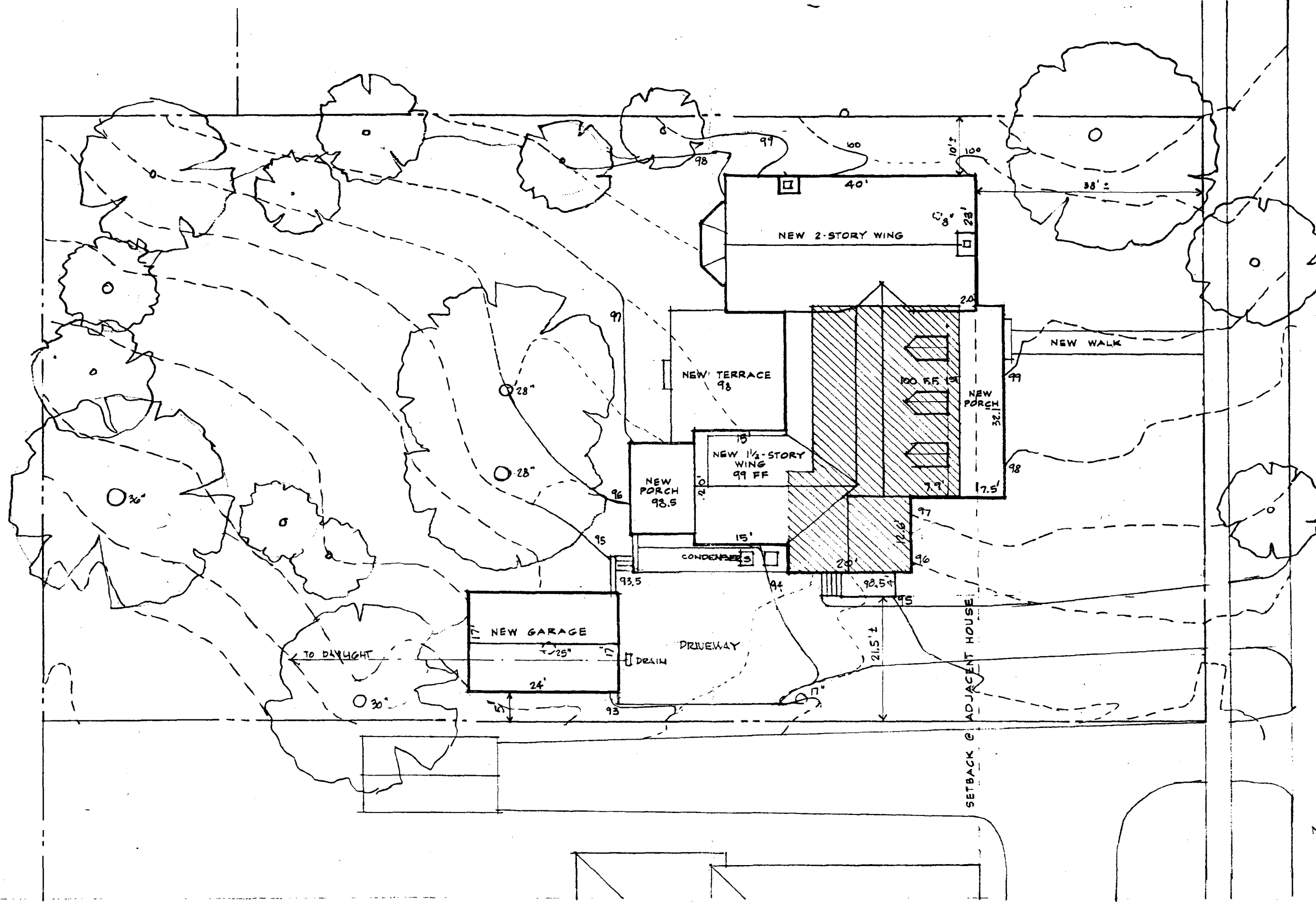
DAVID JONES ARCHITECTS
NOVEMBER 27, 2000



MACKLIN RESIDENCE

EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

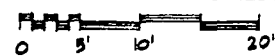
DAVID JONES ARCHITECTS
NOVEMBER 27, 2000



MACKLIN RESIDENCE

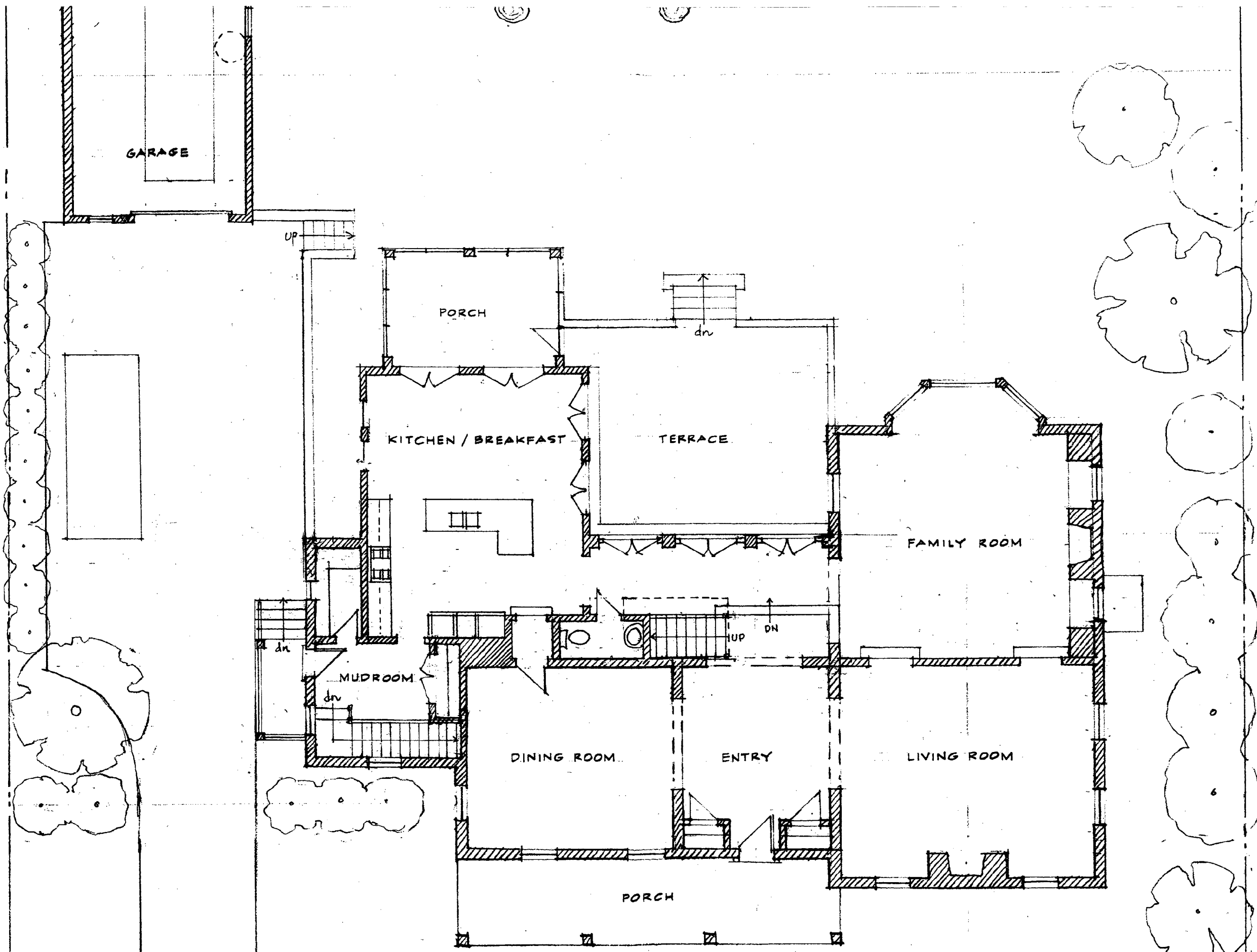
SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

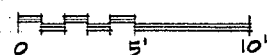
JANUARY 3, 2001



MACKLIN RESIDENCE

FIRST FLOOR PLAN

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001



NEW GARAGE BEYOND
 PAINTED WOOD CLAPBOARDS,
 PAINTED WOOD DOORS AND
 WINDOWS.

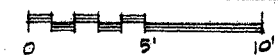
EXISTING HOUSE
 PORCH ADDED; CENTER DORMER ADDED; EXISTING DORMERS RE-
 MODELED; SLATE ROOF -- RIDGE RAISED; RELOCATE WINDOW TO
 CENTER & NEW PAINTED WOOD DOOR & TRANSOM.

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

MACKLIN RESIDENCE

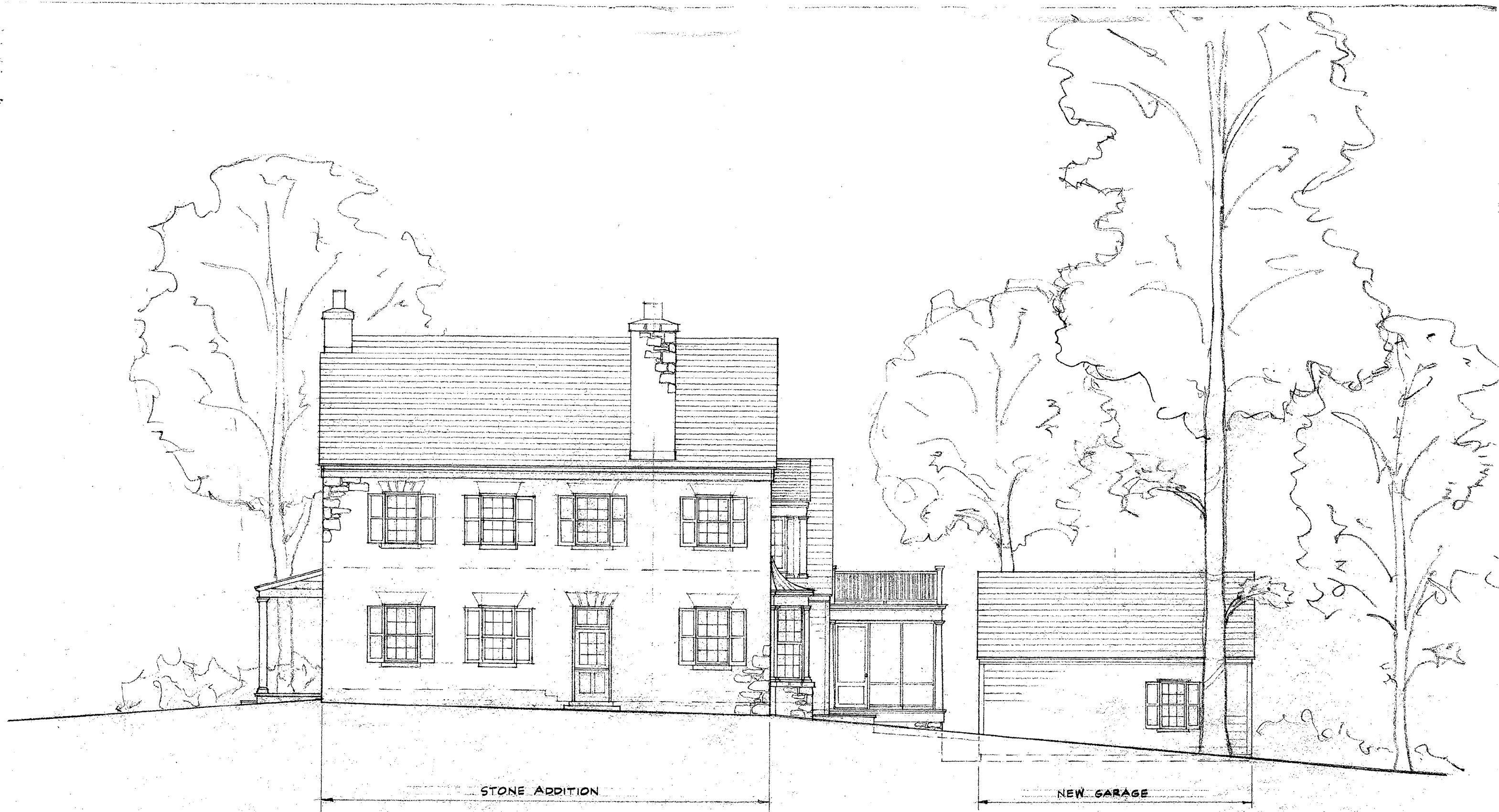
FRONT ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

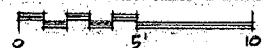
JANUARY 3, 2001



MACKLIN RESIDENCE

EAST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

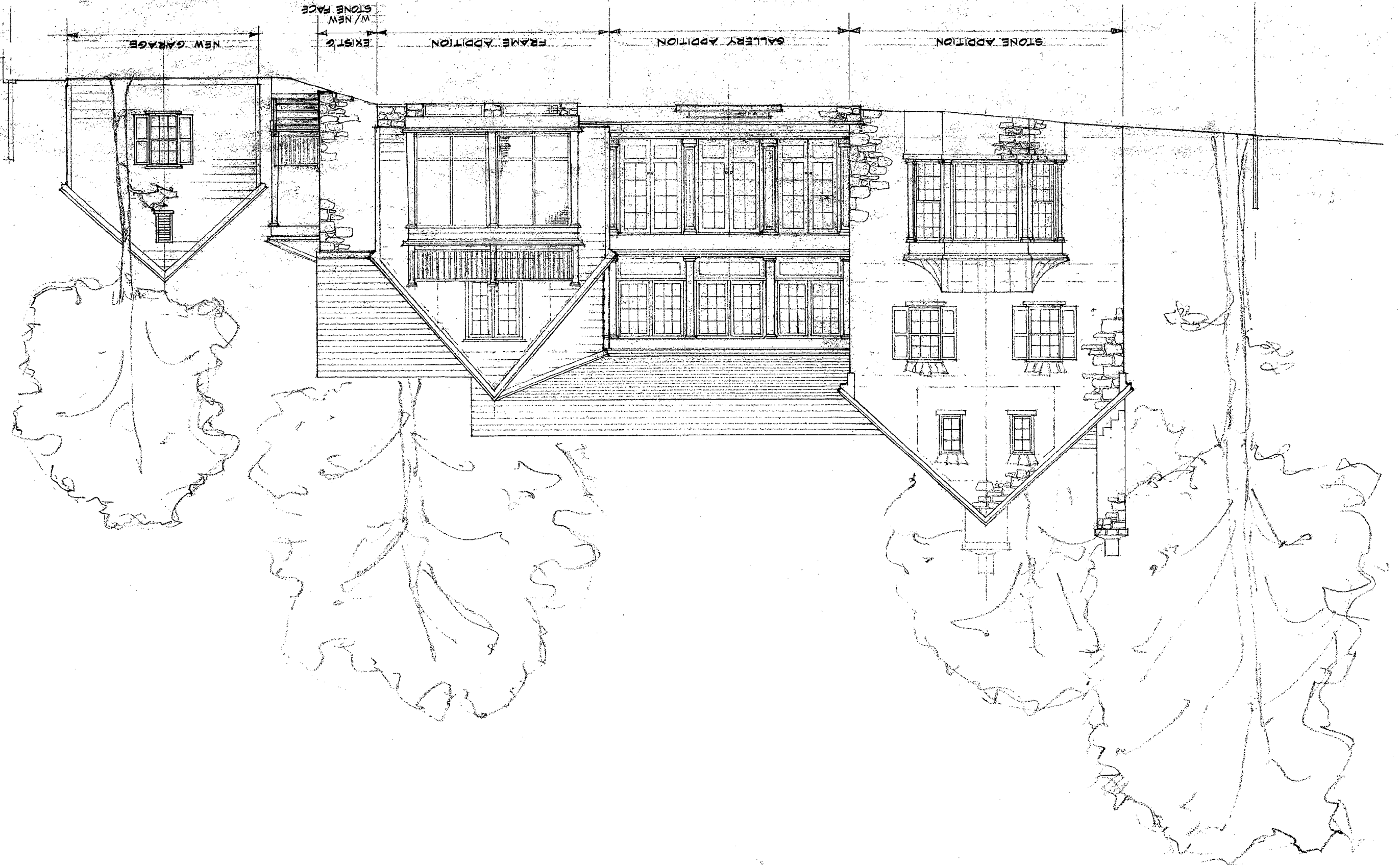
JANUARY 3, 2001

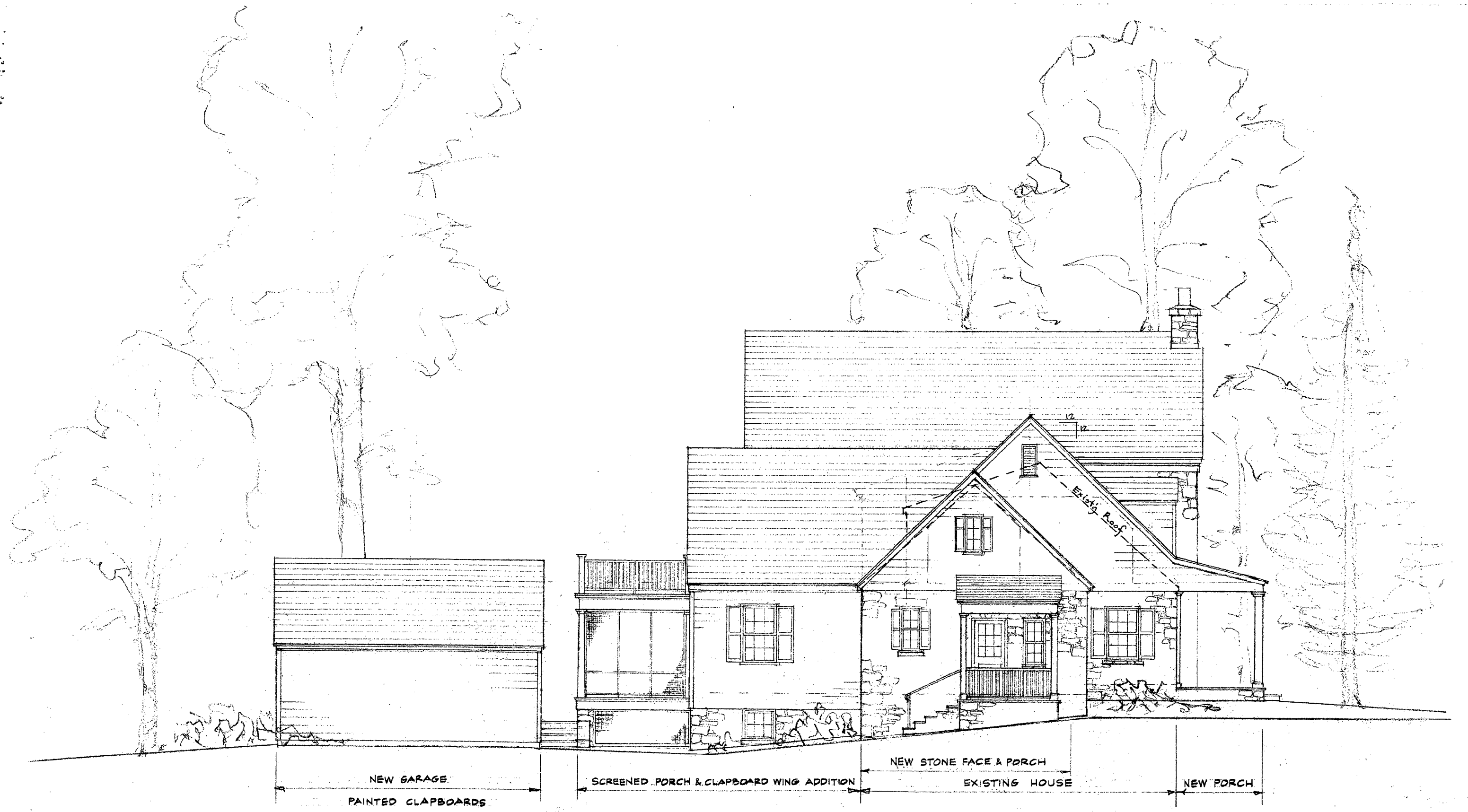
DAVID JONES ARCHITECTS

REAR ELEVATION

1/8" = 1'-0"

MACKLIN RESIDENCE

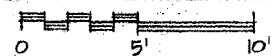




MACKLIN RESIDENCE

WEST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

JANUARY 3, 2001

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue	Meeting Date:	12/20/00
Applicant:	Rodd & Jodi Macklin (David Jones AIA)	Report Date:	12/13/00
Resource:	Somerset Historic District	Public Notice:	12/06/00
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Perry Kapsch

PROPOSAL: New garage, rear/front/side additions, tree removal, new cladding.

RECOMMEND: Modify plan for addition and proceed to HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource (?)
STYLE: Colonial Revival Cottage
DATE: 1939

The residence is a three bay, 1 ½ - story cottage with two gabled front dormers, an elaborate central front door, and an offset wing on the left side. The house has a Vermont slate roof. The gable ends and dormers are clad in asbestos shingle; the front façade is faced in stone with brick facing on the side and rear. There is a lower level garage at the rear. The windows are 6/6 with operable shutters.

BACKGROUND

The subject property is shown on the Somerset Historic District designation as a Contributing Resource constructed around 1915. In fact, the construction plans are dated 1939, a date which is consistent with the design and materials of the building. Treating the building as Non-Contributing, the project is being reviewed as to the effect of the new construction – or infill - on the historic district.

PROPOSAL

The applicant proposes to:

1. Construct a new 2-story, 4 bay wing facing the east side. The wing is clad in stone with jack arches. 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 stone and replace the asbestos shingles 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.
10. Install a new dormer to match the existing dormers as modified.
11. Construct a new front porch along the full width of the main section of the cottage.

STAFF DISCUSSION

Somerset Historic District consists of contributing resources (those built before 1915) and non-contributing (these are identified as *1916 – 1940* or *1940 – present*). 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. The applicant proposes to keep the existing roof and stone facing. If the door relocation were approved, staff would concur with its replacement with another revival design.

The design for the new construction is that of a large house to which the existing house is attached as an ancillary wing. The historic context for this would be *Moneysworth* with a Greek Revival house attached to the side of a Tidewater Cottage, the *Old Chiswell Place* where an early log cottage was attached to an 1823 brick Federal home, or I houses attached to the side of earlier 1 ½-story log houses that are seen throughout the county. In this case, a small revival cottage is being modified to become a grand neo-revival residence. The use of revival styling is generally appropriate in Montgomery County, the question would be whether it is appropriate to this historic district.

In considering this project as infill in the historic district, the following issues should be addressed.

1. Mature deciduous trees should be retained. The applicant has indicated that the only tree scheduled for removal is diseased and dying. An arborist report to that effect will be included in the application. All other trees are to be protected during construction. The guidelines recommend tree replacement when dead trees are

removed. It also recommends trees be planted in front of new infill to mitigate the effect of the structures on the streetscape.

2. New infill is recommended to be no more than 2 ½ stories high, and this house is within that height restriction. However, the guidelines recommend that additions should maintain a secondary character to the main house, preferably hidden from view, and be less decorative. The applicant has submitted a design in which the existing house is supposed to appear secondary to the larger house at the right. With a non-contributing structure, the HPC may be able to justify this departure from the guidelines.
3. Additions should be placed entirely to the rear of the house if at all possible. Since the applicant is treating the project as an infill, with modifications on all four sides of the house, this project would have to be substantially redesigned if the house is not given its non-contributing status.
4. Guidelines specifically related to infill indicate that new projects should take into account the important structures in the district – the Victorian and early 20th century residences. It is recommended that infill should have no gingerbread or ostentatious detailing, and use simply detailed fenestration and entrances. In this case, although grand in scale, the detailing on the house has been kept simple.
- ✓ 5. Most of the garages in the district are for one car. The proposed garage is in keeping with the scale of the proposed residence, but is substantially larger than the adjacent garage. The materials and design – with the exception of the door – are in keeping with the simplicity and prevalent materials used in the historic district. However the size of the garage should be considered as part of the review of this project.
6. The setback along the 4800 Block of Dorset is noted for its uniformity. This project should have no effect.
7. Staff's main concern about this project is that houses in the historic district have a main façade facing the street. Specifically, the guidelines note that the Victorian-era resources were predominantly vertical in orientation with a main façade facing the street – a façade that is taller than it is wide. Creating the appearance of a departure from this feature of the district should be discussed before approval is given. Given the variety of design on this block of Dorset, the change in orientation may be acceptable, but the Commission may be setting a precedent that will not be appropriate for future infill projects. Staff is concerned that the front of the house seems to face nothing – it has no road, driveway, lawn, or other feature to balance its siting, and appears to have had its front lawn or driveway removed to allow for construction next door. This is similar to the actual situation of the house at 4718 Cumberland, which was also constructed to have a (east) side-facing front façade at a time when more land was connected to the house. On Dorset, this would create a conjectural situation not recommended in the SOI Guidelines.

*big garage
side view*

STAFF RECOMMENDATION

Overall, staff recommends that the applicant modify the project with particular attention to the Secretary of the Interior Guidelines #3, #9 and #10:

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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.

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.

and return to the HPC for a HAWP.

FIGURE 6

SOMERSET HISTORIC DISTRICT 35/36



DAVID JONES ARCHITECTS

28 November 2000

Historic Preservation Commission
c/o Ms. Perry Kapsch
Historic Preservation Planner
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Macklin Residence
4817 Dorset Avenue
Chevy Chase, MD 20815

Ladies and Gentlemen,

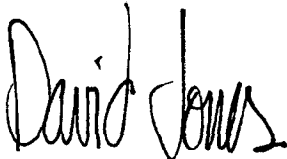
On behalf of my clients, Rodd and Jodi Macklin, I request a preliminary consultation with the Historic Preservation Commission at your December 20th meeting regarding proposed plans for the above property located in the Town of Somerset.

Enclosed is the following documentation of the existing house:

1. photographs
2. recent house location survey
3. site plan, floor plans and elevations
4. copy of the original builder plans (dated 1939)

I have also enclosed a site plan, floor plans and elevations of the proposed alterations and additions, as well as a list of the adjacent and confronting property owners. I look forward to the opportunity to discuss Mr. & Mrs. Macklin's plans with the Commission.

Sincerely,

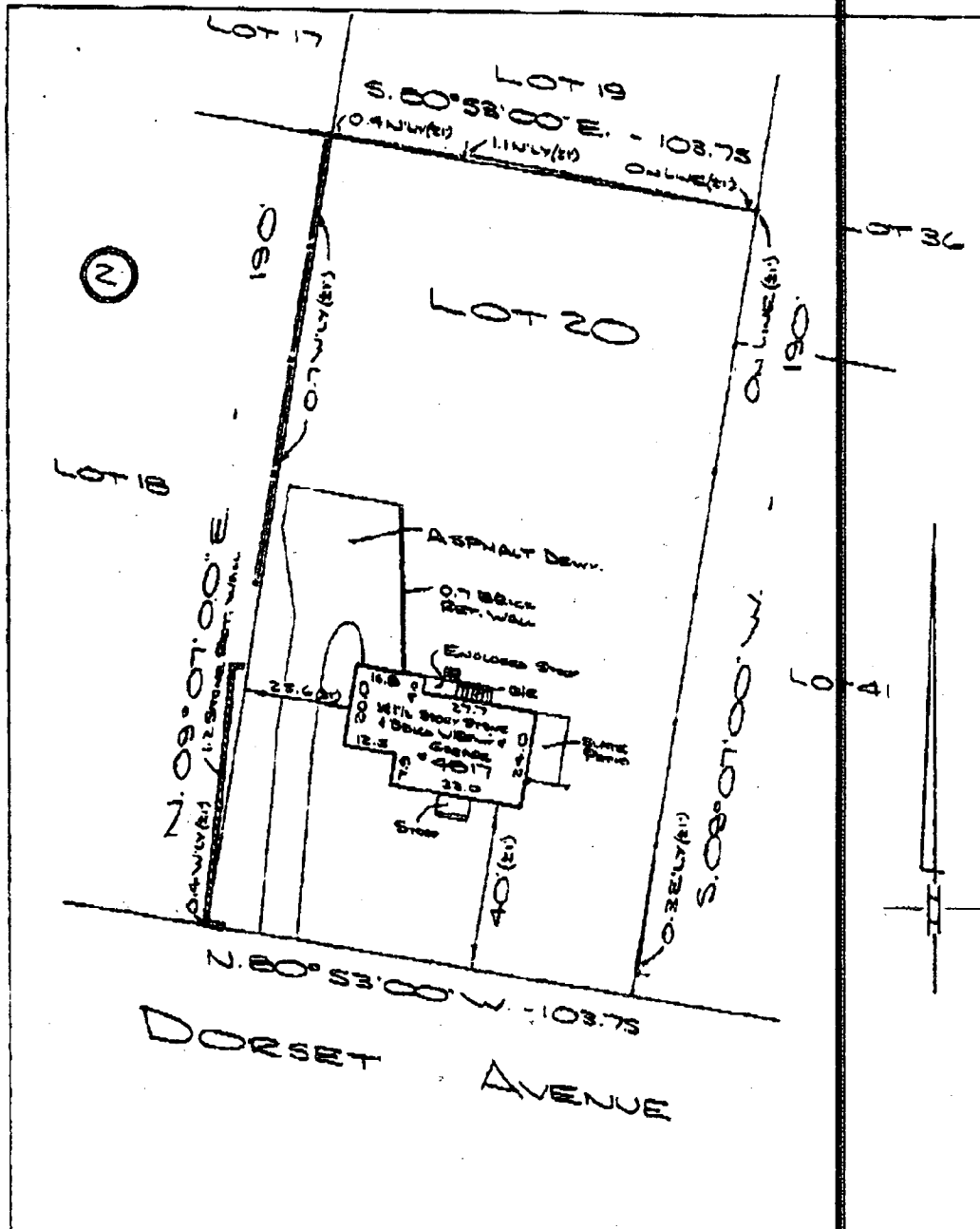


David Jones AIA

Enclosures

Cc: Mr. & Mrs. Macklin

6



Capitol Surveys, Inc.
10762 Rhode Island Avenue
Belleville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
This property lies within Zone C, (Areas of Special Flood Hazard) as delineated on the maps of the National Flood Insurance Program, or any other source, otherwise shown.

LOCATION DRAWING
LOT 20 BLOCK 2

SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND

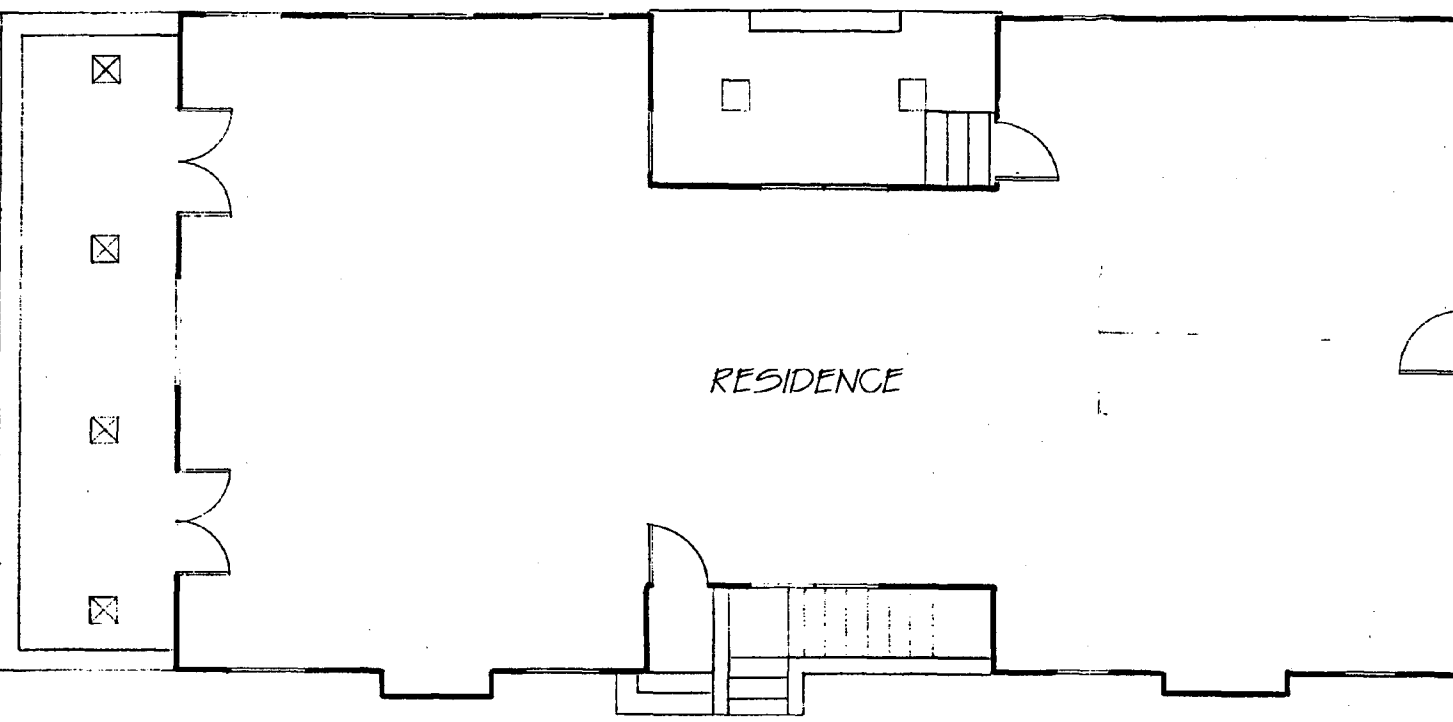
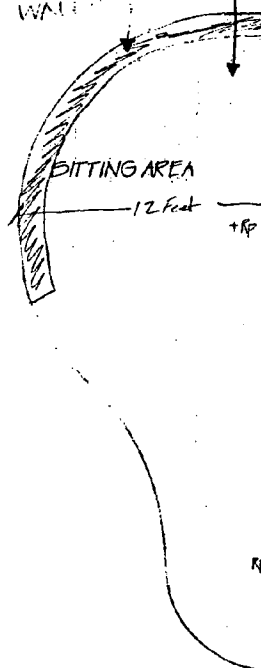
Recorded in Plat Book File Scale
CASE: 1885-00 FILE: 66154 Scale: 1" = 30'
DATE: OCTOBER 31, 2000

I hereby certify this location drawing was prepared in accordance with the uniform standards of practice for the State of Maryland and to the best of my belief of what can be accurately and truthfully observed.

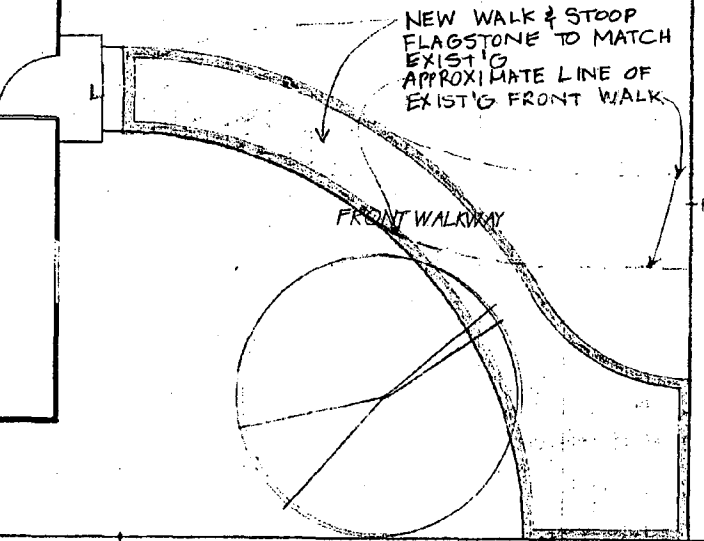
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 622

8

FLAGSTONE
WALKWAY



RESIDENCE



NEW WALK & STOOP
FLAGSTONE TO MATCH
EXIST'G
APPROXIMATE LINE OF
EXIST'G FRONT WALK

FRONT WALKWAY

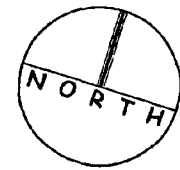
EXISTING BRICK SIDEWALK

WASHINGTON STREET

DRIVEWAY

O'CONNER RESIDENCE
-SITE WORK-

- RESET EXISTING BRICK SIDEWALK
- REPLACE DETERIORATED FRONT WALKWAY
- REPLACE LARGE RESIDENTIAL SHADE TREE, WITH GUIDANCE FROM HISTORICAL SOCIETY, IN FRONT YARD
- CREATE REAR SITTING AREA USING A DRY BASE



SCALE: 1/4"=1'	J&G LANDSCAPE DESIGN, INC.	O'CONNER RESIDENCE	
PREPARED BY: <i>lf</i>		1910 SPENCERVILLE ROAD	3922 WASHINGTON STREET
PAGE 1 OF 1		SPENCERVILLE, MD. 20868	KENSINGTON, MD. 20895
	PHONE 301.476.7500	FAX 301.476.7500	

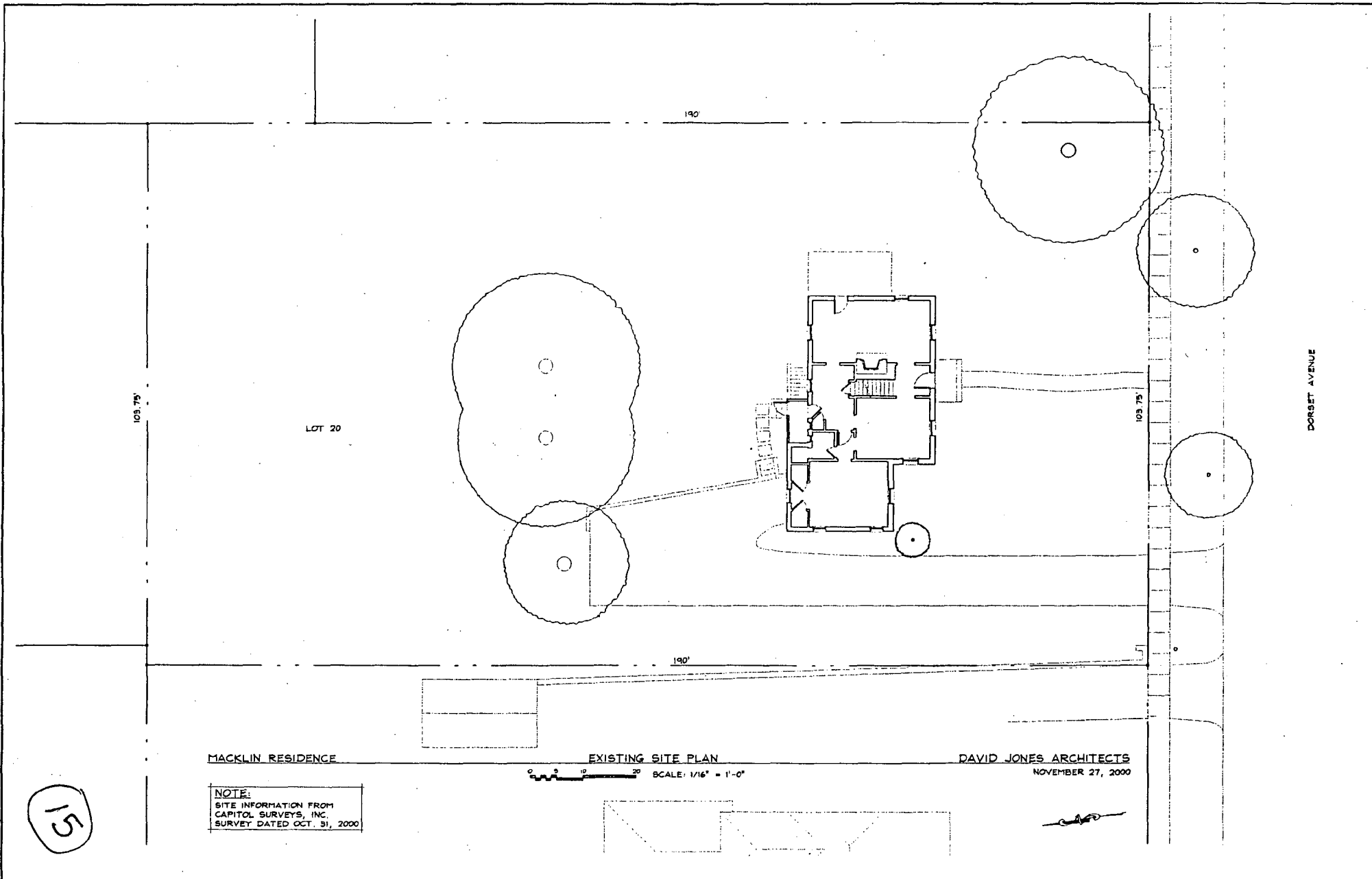






14





103.75'

LOT 20

190'

103.75'

DORSET AVENUE

190'

MACKLIN RESIDENCE

EXISTING SITE PLAN

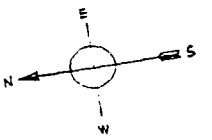
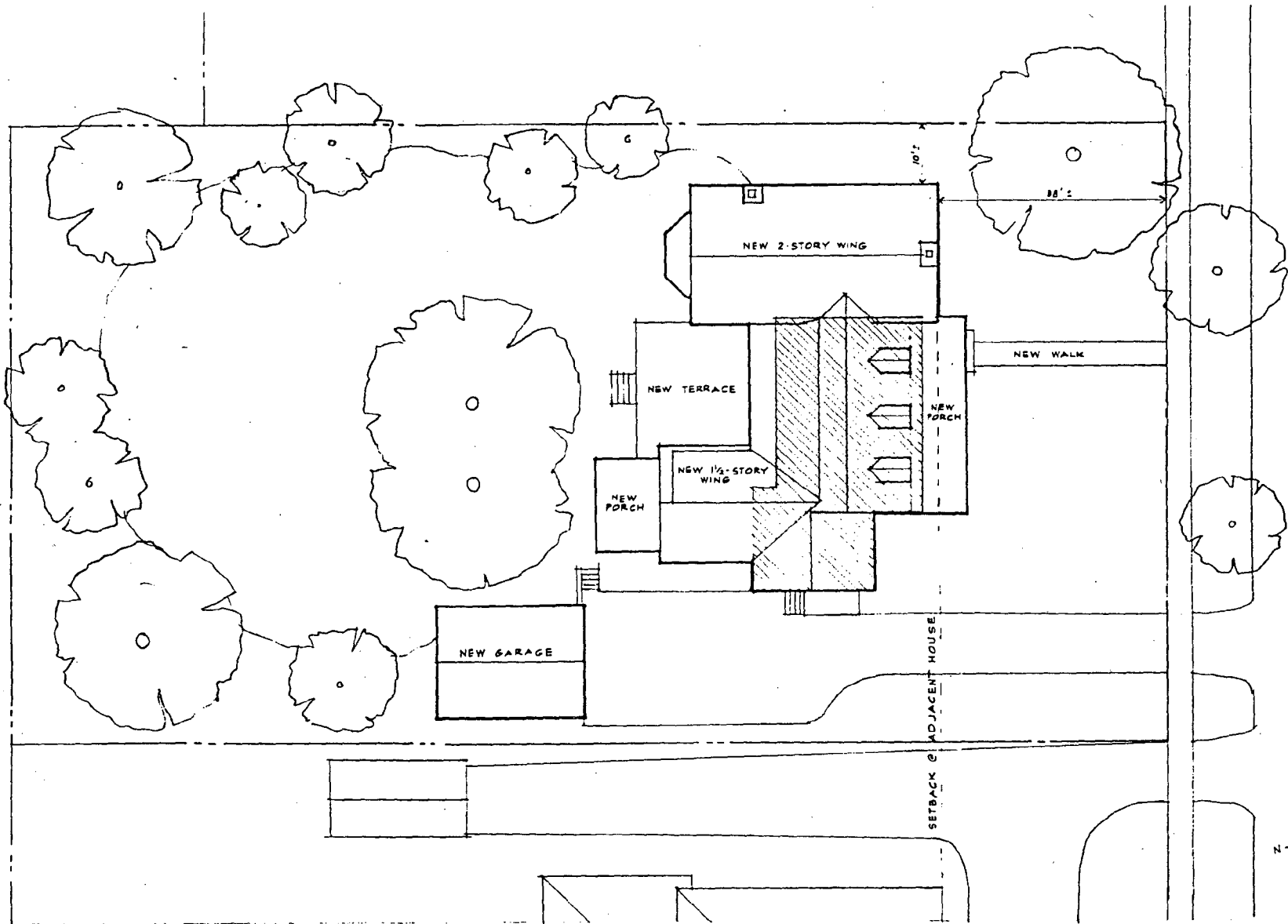
DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

0 5 10 20 SCALE: 1/16" = 1'-0"

NOTE:
SITE INFORMATION FROM
CAPITOL SURVEYS, INC.
SURVEY DATED OCT. 31, 2000

15

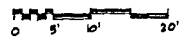


19

MACKLIN RESIDENCE

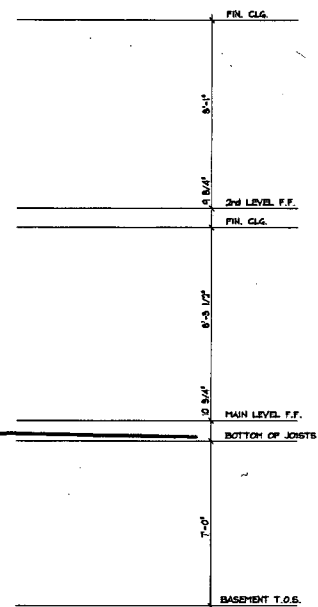
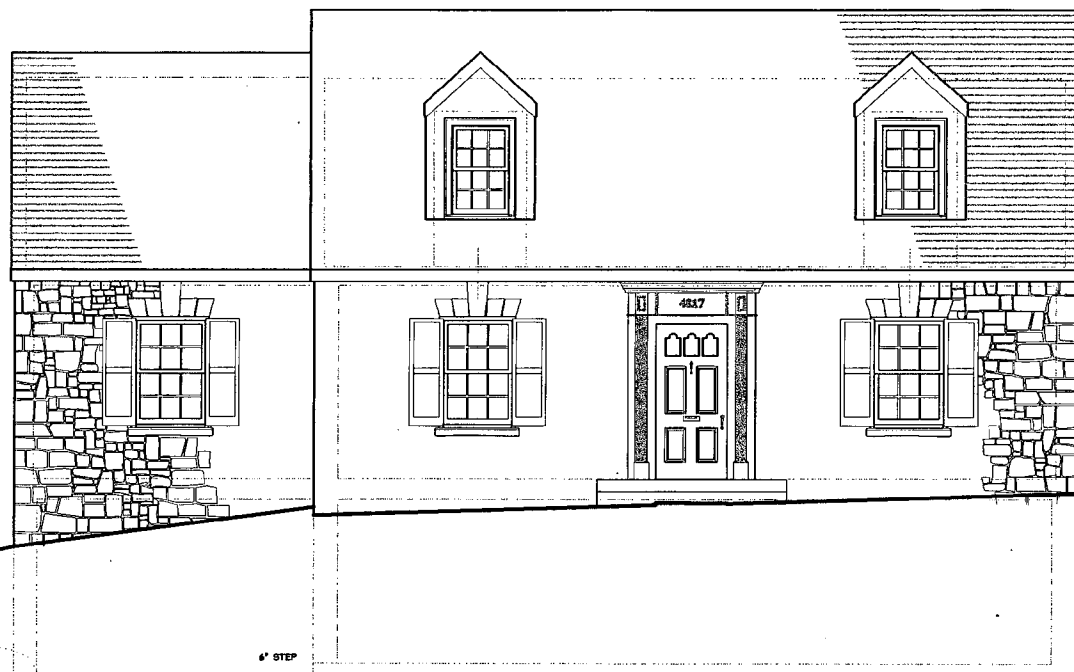
Proposed SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

NOVEMBER 27, 2000



MACKLIN RESIDENCE

EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"

DAVID JONES ARCHITECTS
NOVEMBER 27, 2000



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

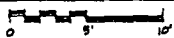
STONE; PAINTED WOOD WIN-
DOWS, SHUTTERS & TRIM. SIM-
ILAR TO EXISTING.

18

MACKLIN RESIDENCE

Proposed
FRONT ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000



19

MACKLIN RESIDENCE

EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"

DAVID JONES ARCHITECTS
NOVEMBER 27, 2000

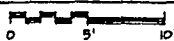


20

MACKLIN RESIDENCE

Proposed
WEST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000



(2)

MACKLIN RESIDENCE

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

DAVID JONES ARCHITECTS
NOVEMBER 27, 2000

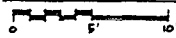


22

MACKLIN RESIDENCE

Proposed
EAST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000



STONE ADDITION

GALLERY ADDITION

FRAME ADDITION

EXIST'G
W/NEW
STONE FACE

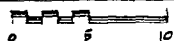
NEW GARAGE

20

MACKLIN RESIDENCE

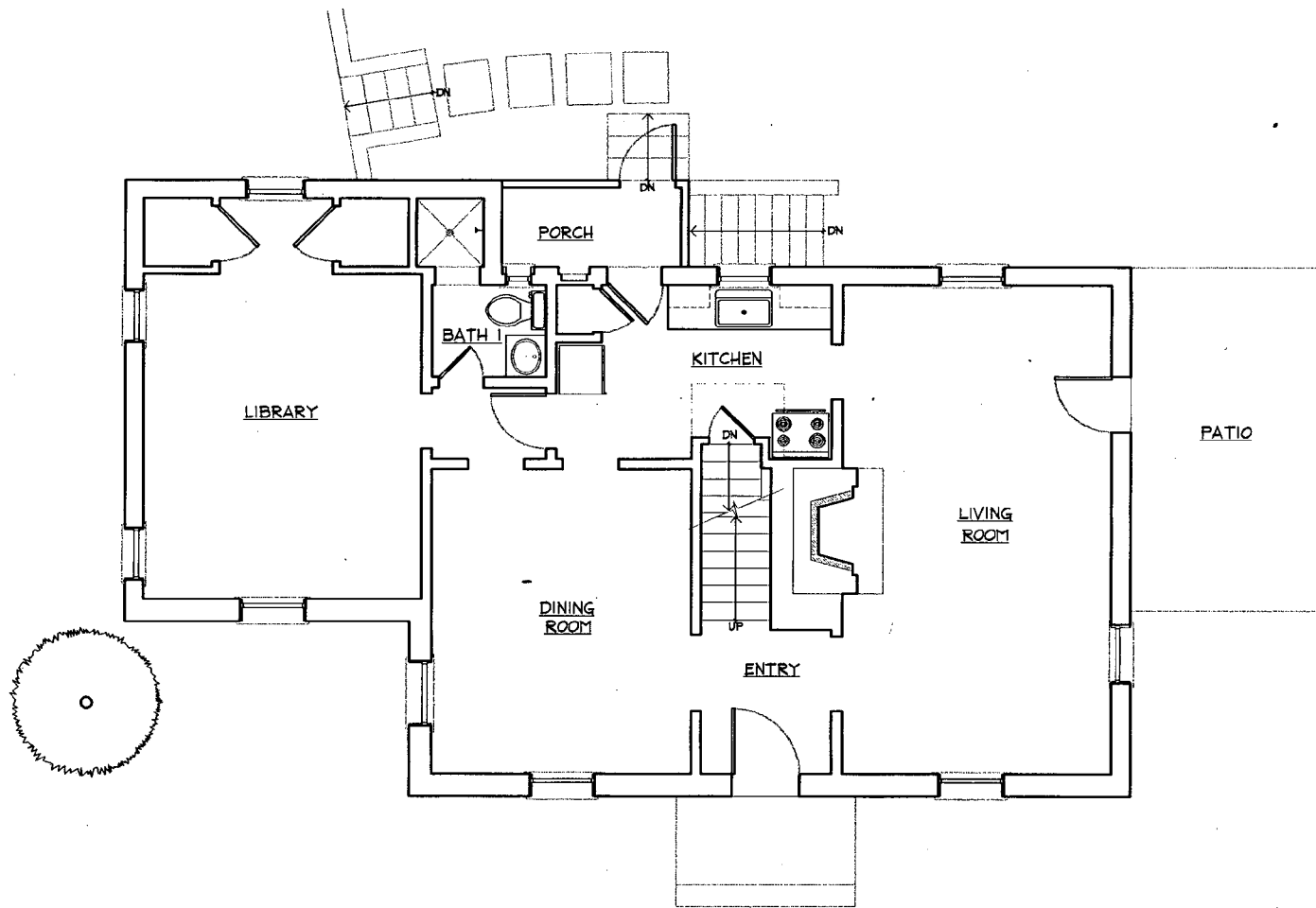
Proposed
REAR ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

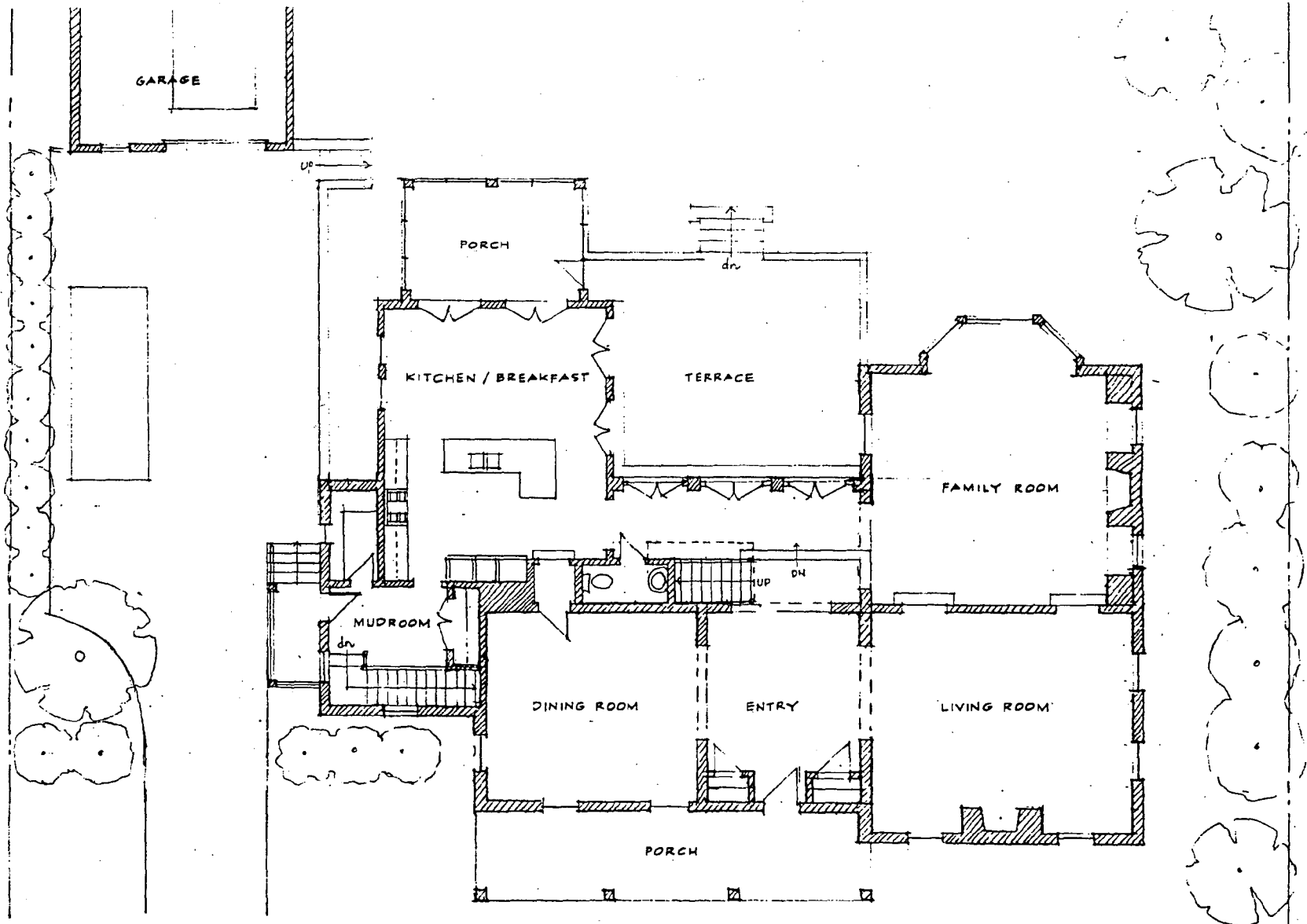


24

MACKLIN RESIDENCE

EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

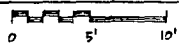
DAVID JONES ARCHITECTS
NOVEMBER 27, 2000



MACKLIN RESIDENCE

FIRST FLOOR PLAN

DAVID JONES ARCHITECTS

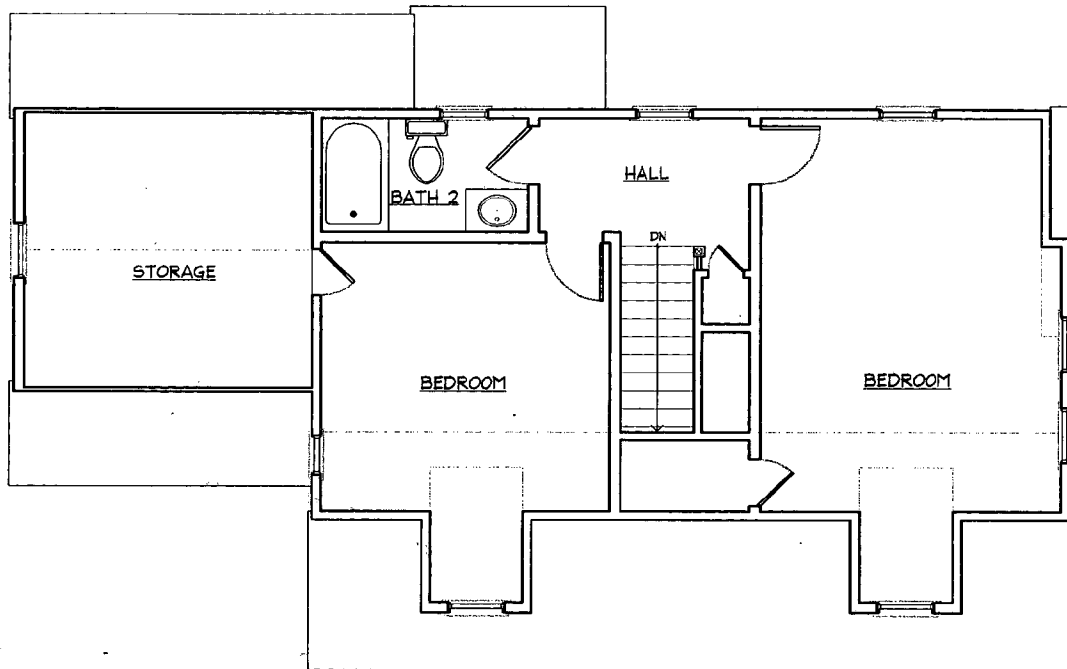


1/8" = 1'-0"

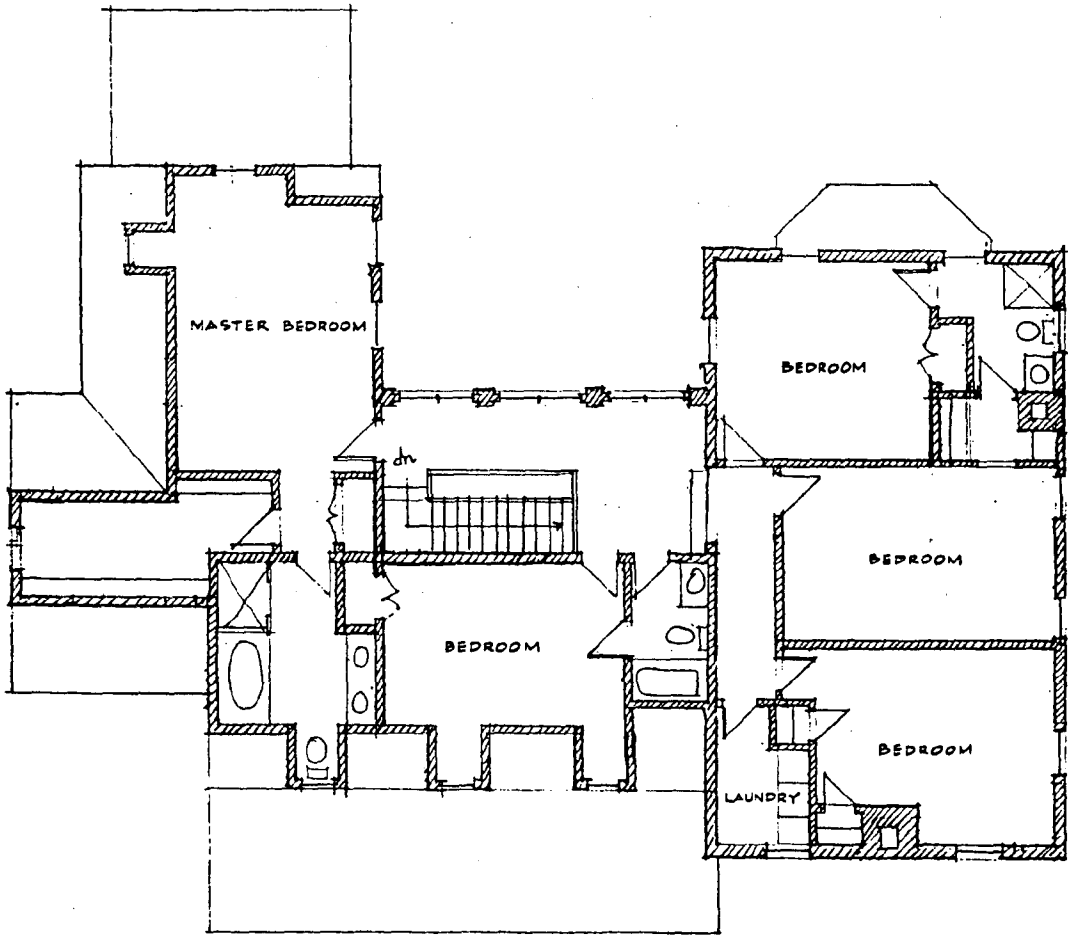
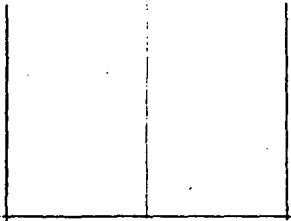
NOVEMBER 27, 2000

Proposed

NS



26

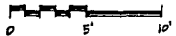


27

MACKLIN RESIDENCE

SECOND FLOOR PLAN

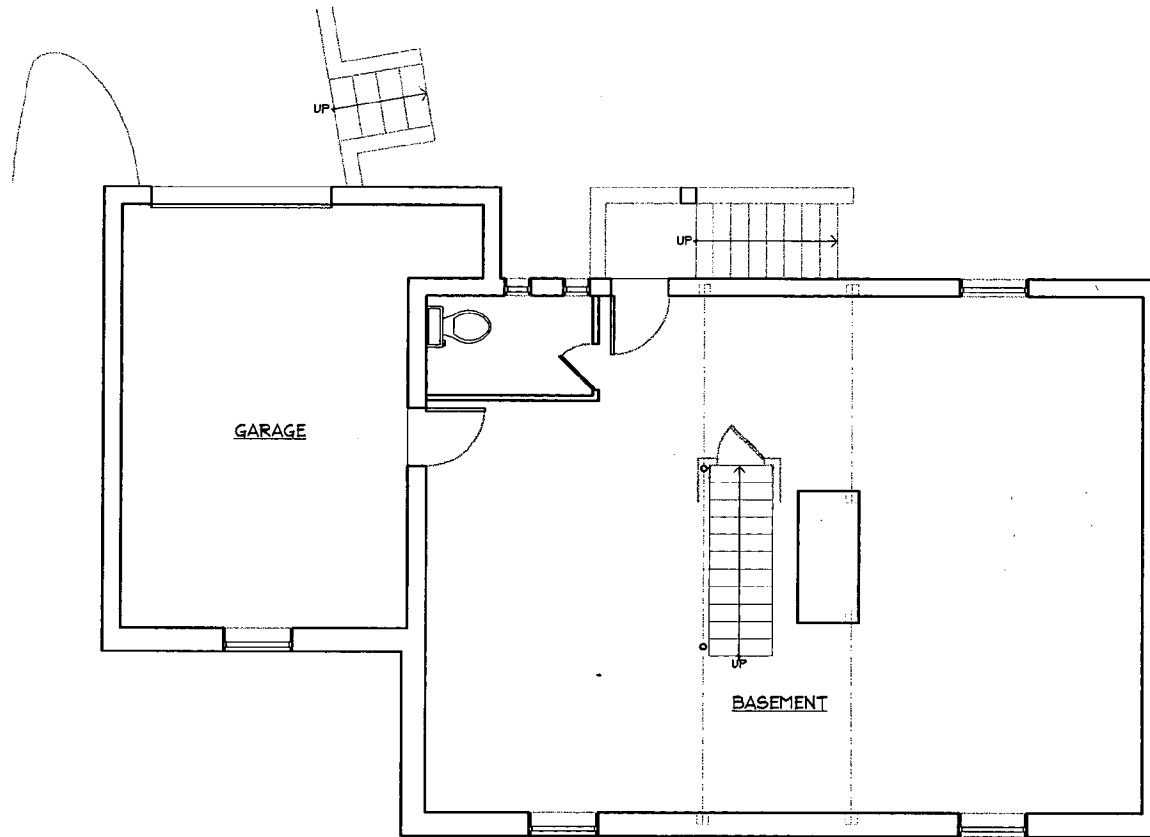
DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

Proposed



MACKLIN RESIDENCE

EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

DAVID JONES ARCHITECTS
NOVEMBER 27, 2000

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4817 Dorset Avenue	Meeting Date:	12/20/00
Applicant:	Rodd & Jodi Macklin (David Jones AIA)	Report Date:	12/13/00
Resource:	Somerset Historic District	Public Notice:	12/06/00
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	N/A	Staff:	Perry Kapsch

PROPOSAL: New garage, rear/front/side additions, tree removal, new cladding.

RECOMMEND: Modify plan for addition and proceed to HAWP.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource (?)
STYLE: Colonial Revival Cottage
DATE: 1939

The residence is a three bay, 1 ½ - story cottage with two gabled front dormers, an elaborate central front door, and an offset wing on the left side. The house has a Vermont slate roof. The gable ends and dormers are clad in asbestos shingle; the front façade is faced in stone with brick facing on the side and rear. There is a lower level garage at the rear. The windows are 6/6 with operable shutters.

BACKGROUND

The subject property is shown on the Somerset Historic District designation as a Contributing Resource constructed around 1915. In fact, the construction plans are dated 1939, a date which is consistent with the design and materials of the building. Treating the building as Non-Contributing, the project is being reviewed as to the effect of the new construction – or infill - on the historic district.

PROPOSAL

The applicant proposes to:

1. Construct a new 2-story, 4 bay wing facing the east side. The wing is clad in stone with jack arches. 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 stone and replace the asbestos shingles 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.
10. Install a new dormer to match the existing dormers as modified.
11. Construct a new front porch along the full width of the main section of the cottage.

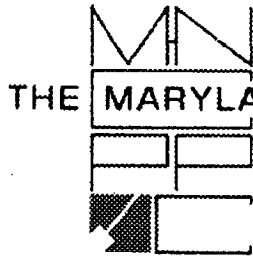
STAFF DISCUSSION

Somerset Historic District consists of contributing resources (those built before 1915) and non-contributing (these are identified as *1916 – 1940* or *1940 – present*). 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. The applicant proposes to keep the existing roof and stone facing. If the door relocation were approved, staff would concur with its replacement with another revival design.

The design for the new construction is that of a large house to which the existing house is attached as an ancillary wing. The historic context for this would be *Moneysworth* with a Greek Revival house attached to the side of a Tidewater Cottage, the *Old Chiswell Place* where an early log cottage was attached to an 1823 brick Federal home, or I houses attached to the side of earlier 1 ½-story log houses that are seen throughout the county. In this case, a small revival cottage is being modified to become a grand neo-revival residence. The use of revival styling is generally appropriate in Montgomery County, the question would be whether it is appropriate to this historic district.

In considering this project as infill in the historic district, the following issues should be addressed.

1. Mature deciduous trees should be retained. The applicant has indicated that the only tree scheduled for removal is diseased and dying. An arborist report to that effect will be included in the application. All other trees are to be protected during construction. The guidelines recommend tree replacement when dead trees are



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Historic Preservation Section

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To: Walter Behr
Town of Somerset
FAX: 301-657-2773

VOICE: 301-657-3211

From: Perry Kapsch 

Date: January 2, 2001

Total Pages: 6

Re: 4817 Dorset Avenue – Staff Report without attachments

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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.

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.

and return to the HPC for a HAWP.

- removed. It also recommends trees be planted in front of new infill to mitigate the effect of the structures on the streetscape.
2. New infill is recommended to be no more than 2 ½ stories high, and this house is within that height restriction. However, the guidelines recommend that additions should maintain a secondary character to the main house, preferably hidden from view, and be less decorative. The applicant has submitted a design in which the existing house is supposed to appear secondary to the larger house at the right. With a non-contributing structure, the HPC may be able to justify this departure from the guidelines.
 3. Additions should be placed entirely to the rear of the house if at all possible. Since the applicant is treating the project as an infill, with modifications on all four sides of the house, this project would have to be substantially redesigned if the house is not given its non-contributing status.
 4. Guidelines specifically related to infill indicate that new projects should take into account the important structures in the district – the Victorian and early 20th century residences. It is recommended that infill should have no gingerbread or ostentatious detailing, and use simply detailed fenestration and entrances. In this case, although grand in scale, the detailing on the house has been kept simple.
 5. Most of the garages in the district are for one car. The proposed garage is in keeping with the scale of the proposed residence, but is substantially larger than the adjacent garage. The materials and design – with the exception of the door – are in keeping with the simplicity and prevalent materials used in the historic district. However the size of the garage should be considered as part of the review of this project.
 6. The setback along the 4800 Block of Dorset is noted for its uniformity. This project should have no effect.
 7. Staff's main concern about this project is that houses in the historic district have a main façade facing the street. Specifically, the guidelines note that the Victorian-era resources were predominantly vertical in orientation with a main façade facing the street – a façade that is taller than it is wide. Creating the appearance of a departure from this feature of the district should be discussed before approval is given. Given the variety of design on this block of Dorset, the change in orientation may be acceptable, but the Commission may be setting a precedent that will not be appropriate for future infill projects. Staff is concerned that the front of the house seems to face nothing – it has no road, driveway, lawn, or other feature to balance its siting, and appears to have had its front lawn or driveway removed to allow for construction next door. This is similar to the actual situation of the house at 4718 Cumberland, which was also constructed to have a (east) side-facing front façade at a time when more land was connected to the house. On Dorset, this would create a conjectural situation not recommended in the SOI Guidelines.

STAFF RECOMMENDATION

Overall, staff recommends that the applicant modify the project with particular attention to the Secretary of the Interior Guidelines #3, #9 and #10:

SOMERSET HISTORIC DISTRICT 35/36



DAVID JONES ARCHITECTS

28 November 2000

Historic Preservation Commission
c/o Ms. Perry Kapsch
Historic Preservation Planner
1109 Spring Street, Suite 801
Silver Spring, MD 20910

Re: Macklin Residence
4817 Dorset Avenue
Chevy Chase, MD 20815

Ladies and Gentlemen.

On behalf of my clients, Rodd and Jodi Macklin, I request a preliminary consultation with the Historic Preservation Commission at your December 20th meeting regarding proposed plans for the above property located in the Town of Somerset.

Enclosed is the following documentation of the existing house:

1. photographs
2. recent house location survey
3. site plan, floor plans and elevations
4. copy of the original builder plans (dated 1939)

I have also enclosed a site plan, floor plans and elevations of the proposed alterations and additions, as well as a list of the adjacent and confronting property owners. I look forward to the opportunity to discuss Mr. & Mrs. Macklin's plans with the Commission.

Sincerely,



David Jones AIA

Enclosures

Cc: Mr. & Mrs. Macklin

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4817 Dorset

DATE: pre-1931

STYLE: Cape Cod

CATEGORY: post-1915

CAPSULE DESCRIPTION: This a 1 1/2 story stone house with slate roof. Windows are 6/6, set into dormers fronted with wood siding on the 1/2 story, shuttered with louvered shutters on the first story. There is an extension to the west side of the house which may or may not be an addition. This addition echoes the gable form of the larger portion of the house and carries it outward at a reduced scale.

NOTES & COMMENTS: none

H.A.W.P.s APPLIED FOR/RECEIVED: none



5810 Warwick

DATE: 1901

STYLE: Queen Anne/Four-Square

CATEGORY: pre-1915

CAPSULE DESCRIPTION: This house is a three bay, 2 1/2 story house with clapboard siding. The house has a cross-gabled roof with a triangular dormer vent incised into the midpoint of the roof plane of the front gable. The vent is filled with glass. The front porch wraps around and is supported by classical revival columns, rather than turned posts. Windows are 2/2 throughout. There is a substantial addition to the rear of the house which successfully echoes the design of the original house. This addition was reviewed and approved by the HPC in 1991. The rear of the house has been expanded, nearly doubling the building footprint. The addition is matched in materials and fenestration and duplicates on the south elevation the two story bay crowned by a pedimented roof

that was present in the original house.

NOTES & COMMENTS: none

H.A.W.P.s APPLIED FOR/RECEIVED:

SA2-89, January 3, 1989: Moving of one window from the side to the rear of the house. Removal of another side window. Patching of siding to match. At this time, the Somerset Historic District was only listed on the Locational Atlas of Historic Resources in Montgomery County. Listing on the Atlas does not provide for design review, only for review as to whether the house will undergo "substantial alterations" or demolition. Staff did not regard these as substantial alterations, so the alterations were approved at a staff level.

35/36, preliminary consultation, June 26, 1991: Applicant proposes significant alterations that will double the existing building footprint. Rear addition would project five feet beyond the existing building line on the side of the house. Entrance will be moved to the side of the house, and the front porch will be filled in to eliminate the original front steps. Staff recommends in favor of the rear addition, but has trouble with the alterations to the front facade and the relocation of the front doorway. Applicant will revise plans.

35/36-91H, September 4, 1991: Submission of modified plans. The original entrance will remain intact on the front facade. The side entry porch has been simplified with single columns. New windows, though 2/2, will be distinguished from the old by the absence of shutters. Approved.

side of Cumberland should be kept to a minimum because of their historic similarity and importance in creating a coherent streetscape.



The west side of Warwick Place is exceptional because of the uniformity which its houses exhibit. Though only 5808, 5810, and 5812 are Ough houses, the remaining two houses at 5800 and 5806 are very similar to them. As with the Ough houses on Cumberland, the importance of the streetscape comes from the high quality of the resources and from their similarity, which is historically related to their creation as speculative builder houses. Future changes to the main facades of the houses on the west side of Warwick should be kept to a minimum because of their historic similarity and importance in creating a coherent streetscape.



The remaining streetscapes are too inconsistent in character or marred by significant amounts of non-historic infill. The 5800 block of Surrey Street has no Victorian-era structures on it and six post-1966 structures. Because of the prevalence of this infill, new buildings on the 5800 block of Surrey should be judged very leniently. Changes to houses on the remaining streets should be judged primarily in the stylistic context of the house itself. Infill structures on the remaining streets should be judged primarily as to how they relate to the adjacent structures, not to the street as a whole. Additions to the houses on the 5800 block of Surrey should be judged primarily in terms of their impact on the historic style, if any, of the individual house; and only secondarily on their effect of the streetscape.

Landscaping Features

The Somerset historic district has several mature trees located both along its streets and within the yards of its houses. The trees are mostly deciduous rather than conifers. These trees

form a distinctive landscaping feature to the district and should be preserved.



Additions and infill to the district should take into consideration their effect on the mature trees of the district and should act to mitigate the removal of existing trees with replacement in kind. New infill structures should have trees planted in their front yards to mitigate their effect on the streetscape.

Street Furniture

There is currently no marker indicating the boundaries of the historic district. Boundary markers are an important way to establish awareness of the nature of the area that qualifies it as a historic district. For this reason it is recommended that a boundary marker be placed on Warwick Place, at its intersection with Dorset Avenue, marking it as an entrance to the historic district. This is the most appropriate place because the eastern

end of the district is its historic entry point, and the resources on the west side of Warwick Place--and on Cumberland, its connecting street--are of exceptional quality.

Individual Structural Elements

The next section will deal with the individual elements of the buildings of the district and make suggestions as to their proper treatment. It will attempt to differentiate between the turn-of-the-century structures and the later historic and infilled structures.

Building Heights

The buildings of Somerset are all in the narrow range of 1 1/2 to 2 1/2 stories in height. It is for this reason that the three-story tower (not visible in its photograph, taken from the east) on the house at 4807 Cumberland stands out when the house is viewed from the west. The heights of additions to the houses have all been of lesser or equivalent height as the houses they have added to. Additions to houses in the Somerset historic district should not increase the height of the building they add to. New infill houses should not be of more than 2 1/2 stories.

Orientation of buildings to street

The Victorian-era, pre-1915 structures were all predominantly vertical in orientation. The buildings present a main facade to the street that is taller than it is wide. The vertical orientation of the pre-1915 houses should be echoed and respected in any additions to them. The house at 4805 Dorset has been given a substantial remodeling and a horizontally-oriented addition.

5710 Surrey has been similarly added to. Infill to streetscapes which have a collection of older, vertically-oriented houses should maintain this vertical orientation. The exceptional streetscapes, as enumerated earlier, should especially heed this guideline. As also stated earlier, the less sensitive streetscapes should be given less stringent attention to this detail. The adjacency of vertically and horizontally-oriented structures in the district disrupts the streetscape.



The later period revival structures in the historic district have a predominantly horizontal orientation. As the later structures are less important to the context, design, and history of Somerset, infill structures should be of vertical orientation in order to blend with the more significant structures. A case can be made for horizontal orientation, however, if the existing streetscape has been substantially modified by such structures.

Setbacks

The setbacks of houses from the street are not very consistent in Somerset. There are large inconsistencies in setback where houses are located on mid-block lots. On most streetscapes there is only a rough consistency. Where there are minor variations in the setback from the street--such as on Surrey street, the north side of Cumberland east of 4715, and the south side of Cumberland--there should be leniency granted to the builders of infill in terms of how far to set back their house from the street. Other considerations such as orientation to the street, height, materials and detailing should be of greater concern. The sensitive streetscapes on the north side of Cumberland, the west side of Warwick and the 4800 block of Dorset have very uniform setbacks. These sensitive streetscapes, especially the Ough houses, should maintain smooth, consistent setbacks that maintain the unbroken line of their streetscape.

Accessory Buildings

Accessory buildings in Somerset are all located to the rear of the main buildings and predominantly consist of garages. These garages are generally a minimal consideration on the streetscape. The older driveways in the district are only wide enough for a single car. The garages they lead to are only big enough for a single car, and tucked partially concealed to the rear of the main house. These garages also match the roof forms and materials of the main house. Any outbuildings, especially garages, should match the roof forms and materials of the main house, and should be

located to the rear of the main house, at most partially visible from the street.



Most of the garages are for only one car. There is only one double garage, located to the rear of 5806, all others are single. There are a few garages in the district which attached to the main house and located on a lower level than the first floor. Due to the sloping nature of the topography in Somerset, this sort of design is often appropriate. On resources categorized as post-1915, where the topography permits such construction, these below grade garages should be permitted.

Additions

Additions to the houses within the historic district should maintain a secondary character to that of the main house. They should be less decorative, and preferably hidden from view from the public right-of-way. The house at 4731 Essex provides a textbook

examples of how not to do an addition. The addition is of a strikingly modern character, with inoperable modern windows. The addition is greater in mass than the original house it abuts and is very visible from Essex Avenue. In contrast, the addition at 5810 Warwick Place, though it nearly matches the original house in size, is hidden to the rear of the house and is articulated with a two-story pedimented bay to match the existing house on the side where the rear half of the house is visible from the street.

Additions to the houses in the historic district should be placed entirely to the rear of the house if at all possible. Additions should further have the same orientation, roof forms and fenestration as the original house. The additions should be less ornate, and smaller in size, never greater, than the houses they add to.

Siding

The pre-1915 structures in the district are entirely of frame construction. Later resources are of either brick or frame siding. The two siding materials are never mixed together on the main mass of a house in the district. Additions and detailing may be of a different material, but this admixture is generally of a very minor nature. Any mixture of materials between the house and an addition should be in the form of a frame addition to a brick house, not in the form of a brick or stone addition to a frame house. The house at 4709 Cumberland presents an example of how the mixture of materials can be disruptive to a building. The house has cedar shingles for siding, a metal roof and a brick addition.

Any new infill in the district should be either of all brick or all frame construction to match the rest of the district. If the house is of a horizontal orientation and Colonial revival, Cape Cod or Dutch Colonial styling, it can be of brick. All other infilled houses should be of wood siding. No materials other than brick or wood should be allowed. While there are two stone-faced houses and one of log construction presently within the district, these should be regarded as the exception and not the rule when judging potential additions and infill. These exceptions can be historically important, however, and should be retained in the future.

Roof Materials and Shape

The roofs of Somerset are of a very limited style: hip, gable, or cross gable. The Dutch Colonial styled houses only have gambrel roofs. There is also one jerkin-head gable, but this should be regarded as the exception, not the rule. These exceptions should be retained on the individual houses, but they should not be regarded as models for future development. The roof forms of additions should echo the roof form of the house they attach to, but on a reduced scale. For example, the house at 5816 Surrey has a very compatible rear ell addition which maintains the gable form roof of the original house. There should be no steeply pitched or flat roofs allowed in the district on infill or on additions.

The roofing materials of the district also have a very limited range within the district. Materials are limited to asphalt,

slate, cedar shake and one standing-seam metal. This metal roof should be retained, but should not be regarded as a model for future changes within the district. Replacement of roof materials should be restricted to slate and asphalt. Infilled structures should also be restricted to slate or asphalt roofs only. The cedar shake roofs within the district are of dubious historical accuracy and their removal should be encouraged when it is time for them to be replaced. If the owners choose to replace an existing shake roof--or any roof--in kind, however, it is their right to do so without the approval of the HPC.

Windows

Windows are one of the easiest things to change in any house. The low insulation value of older windows makes them of prime concern for energy conscious homeowners. The sensitive use of storm windows can allow the retention of the original windows. Whenever possible, the original windows should be retained. Original windows should only be allowed to be removed when they are horribly deteriorated.

Given the comparatively plain nature of the decoration of the houses in Somerset, the windows are often a primary decorative element of the houses within the district. As such, they should be regarded with special attention when they are being replaced or added on the original house or added to an addition. The pre-1915 houses have predominantly 2/2 true-divided light sash. In all replacements and on all additions, the houses should maintain this 2/2 sash. Unfortunately, the most common replacement windows

available today seem to be 1/1 or 6/6 or 6/1 or 8/1 or 9/1 windows. A homeowner may reflexively purchase these windows and use them if they believe there is nothing else available. Unfortunately, an inconsistent sash can seriously disrupt the facade.

Examples of inconsistent fenestration abound in the district. For example, 4811 Cumberland, a pre-1915 four-square, has 6/6 windows on the first floor, 2/2 on 2nd floor, and 8/8 on its first floor addition. 2/2 windows would be appropriate throughout the house and should be suggested when it is time to replace these windows. For now, the house provides an object lesson in what can happen when the fenestration is allowed to become inconsistent. If maintaining consistent sash throughout the house is not feasible, at the very least, fenestration should be consistent on individual floor levels.

The house at 4727 Essex provides another example of the effect of inconsistent windows. The house has 2/2 windows throughout, with the exception of the windows on its enclosed porch, which are 8/8 in Colonial Revival style. While the enclosure of the porch is the main source of design concern on this house, the use of inappropriate windows in the enclosure only compounds the error.

Some of the pre-1915 and 1915-1966 houses have 1/1 sash. This sash is acceptable where it currently exists, but should not be regarded as a model for future development. Houses from this era which currently have 1/1 windows should be allowed to maintain these windows and echo them in future additions. The use of Colonial Revival style 6/1, 6/6, 8/1, 9/1 and other such sash with

more than one muntin should be restricted to only those houses which are of any of the various Colonial Revival styles. 2/2 true-divided light sash should be required of all pre-1915, non-Colonial Revival resources.

As for the windows used on 1915-1966 and later resources, Colonial Revival style windows are certainly appropriate for Colonial style houses. These post-1915 houses should avoid the use of non-true-divided lights such as those with snap-in muntins. Snap-in muntins have the effect of making the window decoration more plain and less effective. As mentioned before, the comparative plainness of many of the houses in Somerset makes their window treatments especially important. Snap-in muntins create a loss of texture and solidity within the facade and should always be discouraged.

Storm windows are often a necessity to keep heating bills down on older houses. The windows also serve the purpose of protecting the existing building fabric from the elements. For this reason, storm windows should be encouraged. The muntins used on the storm windows should be minimal in order to maintain the prominence of the original sash. Storm windows should always be as invisible as possible on the facade.

Shutters should be sized to fit the windows. A good rule of thumb is that if the shutters look like they can't be closed, or that if they were closed they would not completely cover the window opening, they should be replaced or removed.

The placement of the windows on the houses in the historic

district is very symmetrically-oriented. The symmetry can take its cue from either the entire facade or a subset of the facade. For example, the house at 5816 Surrey is divided into a 2 story section and a 1 1/2 story section. Within these sections, the windows are arranged in symmetry, although this produces a slight asymmetry on the facade as a whole. Windows on additions and new houses should be placed symmetrically, either arrayed symmetrically across the entire facade or symmetrical within a subset of the facade. Asymmetrical windows are not appropriate for Somerset.

Many of the pre-1915 houses in the district have gable-end windows. These windows are small and often decorative. Unfortunately they are also more difficult than standard windows to replace and are therefore subject to replacement. For example, the window on 5812 Warwick has been filled in and replaced with a vent. If the filling in of one of these windows is proposed for gable end windows on other pre-1915 Somerset houses, it should not be approved. These windows are part of the distinctive historic design of these houses in the district. If there is a pressing need to replace them, they could be approved so long as the window opening is maintained and the louvers placed in the opening are sized to fit it. There should be no solid boarded up spaces in the openings.

Doorways

The doorways of the historic district need to be treated differently depending on the period of the architecture. The entryways on pre-1915 houses were often hidden behind porches.

These porches provided the main decorative element for the main facade, leaving the doorway was relatively unadorned. The doors often have only simple, Classical Revival influenced frames and solid doors. The door frames on these houses have some sidelights and rectangular fanlights. The doorways of pre-1915 houses should remain secondary to the porches as decorative elements on the main facade.

The doorways on later houses are more decorative as they are more visible under the more rudimentary porticoes of the Colonial Revival styles. These doorways can have more elaborate fanlights and sidelights, as well as scrollwork on the pediments above the door. Elaborate decoration on the doorways of these houses should be allowed, as long as the proposed changes are in keeping with the specific revival style of the resource.

Porches

Porches are the distinctive element which unite the pre-1915 resources within the district. For this reason, they should be treated with special care in design decisions. In an era before air conditioning, the porch provided a comfortable place for activity during hot summer months.

Many of the houses in Somerset retain their original porches or have appropriate copies of original fabric. The porches on pre-1915 houses should always be retained. The porches on pre-1915 resources should likewise never be enclosed. Porches were designed as semi-private space and their distinct ambience is destroyed by enclosure. It is further recommended that the porticoes and

shelters over the doorways of later revival structures be retained or replaced in kind. These later structures should also never be enclosed. The enclosure of the rear or side porch of a property should be considered based on the quality of the design of the enclosure such as its fenestration and materials, but should generally be allowed.

The houses of the post-1915 era do not have the prominent, wide porches of the early houses. The exceptions to this rule are the Victorian revival infill structures at 5804 Surrey, and 4808 and 4812 Cumberland. New houses, unless they maintain the vertical orientation, 2/2 or 1/1 fenestration, projecting bays, shutters, or other design motifs of the pre-1915 construction should not have wide or wraparound porches in the fashion of the pre-1915 houses. The houses of the Victorian Revival do not have the design motifs of the real Victorian era structures. Porches are a wonderful amenity on a house, but in a historic district, they should be judged to a high standard of accuracy before they are permitted.

It was fairly standard in the Victorian era to use turned posts in the construction of porches. As time passed, these posts fell out of fashion and were succeeded by more Classical Revival inspired posts. Examples of this kind of porch abound in Somerset, including 4728 Dorset, 4701 Cumberland and 4711 Cumberland. Because of this subsequent design development, the use of classically-inspired posts on porches in Somerset should be allowed for replacement porches and appropriate infill. Modernistic columns like those at 4805 Cumberland which feature trapezoidal

capitals should be discouraged. Likewise very ornate gingerbread brackets like those at 4708 and 4712 Cumberland should be discouraged. This level of ornament is not present in the houses of early Somerset and should not be allowed in the historic district.

Finally, porches should not be extended beyond their original length. If a house is given a side addition which is set back toward the rear on the side there is a great temptation to wrap around the porch and extend it to connect to the addition. The house at 4811 Cumberland has had its porch extended to cover the front of a first floor addition. Unfortunately, from the street, the building still reads as the original mass with the addition appearing only tacked on. As a result the porch seems unnecessarily elongated and therefore out of proportion to the house.

Fences

The town of Somerset currently has its own fence ordinance which governs the materials, height and placement of fences within the town, not just the district. The result of the ordinance is a very open streetscape with the yards as semi-public spaces. The overall effect is quite pleasing. The HPC should adhere to the Somerset fence guidelines in reviewing fences for the historic district for as long as the Somerset guidelines continue to encourage low, open fences that do not hide the historic resources of Somerset.

Additional guidelines for infill

Some issues in designing with historic neighborhoods are specifically related to infill and require a separate section to deal with them. For this reason, this last section synthesizes some the previous discussion of design guidelines and attempts to synopsize them as they relate to infill.

With the exception of 4728 Dorset and a few others, the Victorian structures within the district were not the high-style, eclectic and ornate structures that predominated earlier in the 19th century. They are comparatively stripped, straightforward structures with a minimum of ornamentation and a near total lack of gingerbread. For this reason, the Victorian Revival infill structures at 4808 and 4812 Cumberland and 5804 Surrey, are very jarring in their effect on the streetscape. Infilled structures should have no gingerbread or ostentatious detailing, but should instead have simply detailed fenestration and entrances. The houses at 4801 Cumberland and 4725 Dorset provide good examples of this kind of infill. Though 4801 Cumberland regrettably disrupts the sensitive landscape on the north side of Cumberland, its level of detailing strikes the proper balance between the need to make a building attractive and the need to have it blend into the background.

Pipe-stem lots may be a possibility in the district if there is any more infill. The houses at 4719 and 4807 Dorset, and at 4718 Cumberland are set back at the middle of the block. Houses could be constructed in front of them, leaving them on lots whose bulk was at the middle of the block with only a narrow extension or

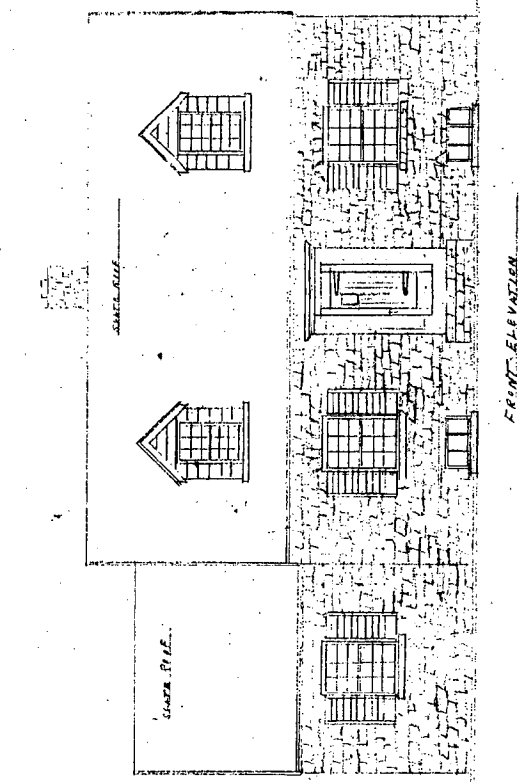
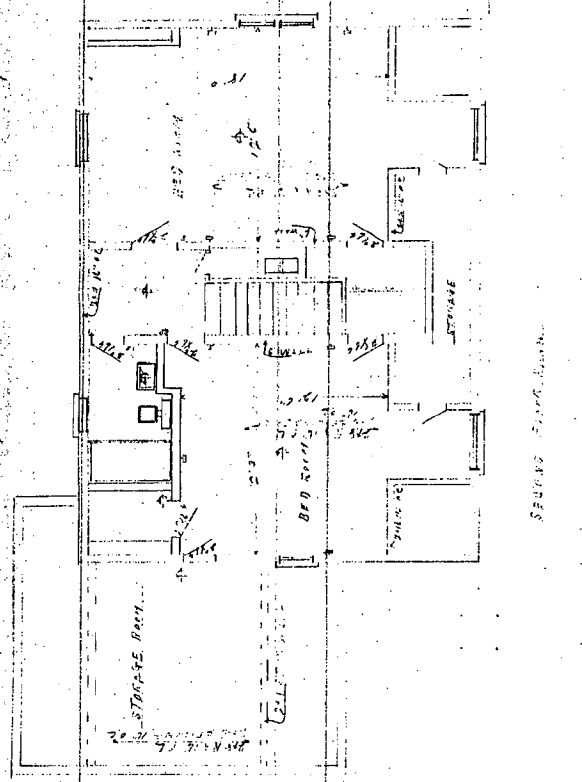
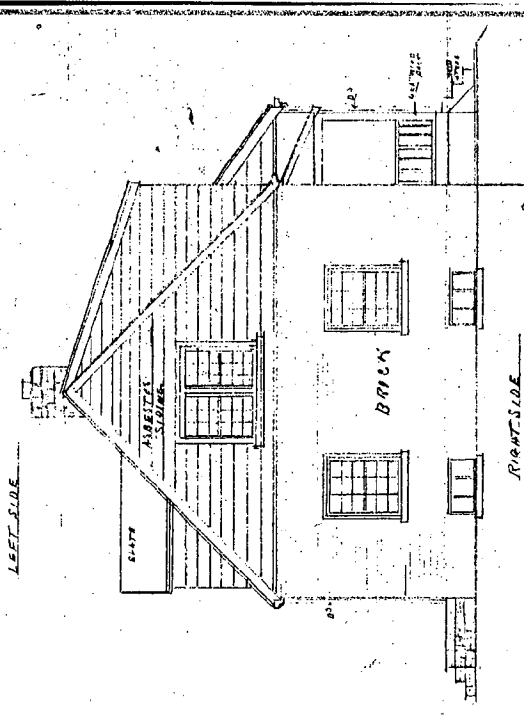
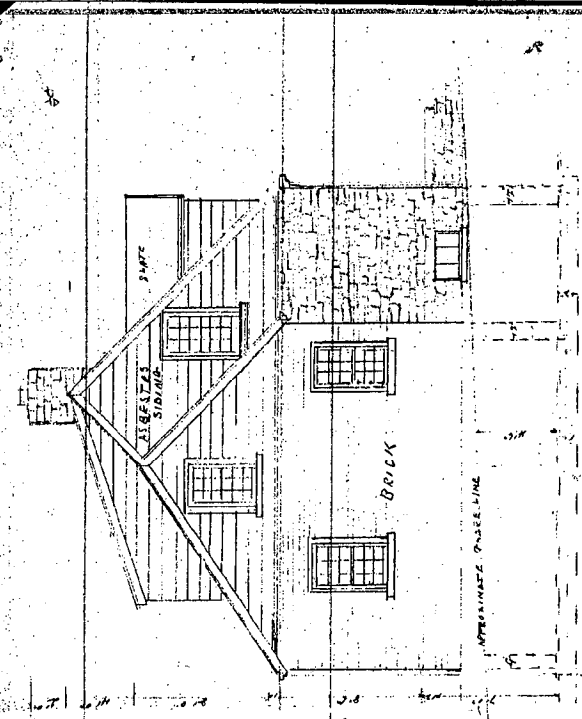
"pipe-stem" connecting the house with the public right of way. The effect of the existing pipe-stem lot at 5812 Surrey has been minimal on the streetscape on Surrey Street. As noted before, however, this is one of the least sensitive streetscapes in the district. The access road to the houses located at mid-block is only just wide enough for one car and screened at its entryway by vegetation.



Pipe-stem lots should be allowed within the historic district, if they are permitted by the subdivision regulations of Montgomery County and sensitively designed. If a pre-1915 historic house located on the middle of a block is converted to a pipe-stem, the view of the historic house from the public right of way should be preserved. If an infill house is constructed on a pipe-stem lot it should be screened from view from the public right of way. The infill house at 5812 Surrey, through sensitive use of landscaping

and sensitive siting of the house has minimal impact on the streetscape.

It is hoped that these guidelines will make clear the considerations of history and design which go hand in hand in the creation of a successfully designed historic district. The historic architecture of a district does not preclude change or new construction, but does place a responsibility of those who wish to change it to respect the thought that went into previous design for the district. It is further hoped that these guidelines will provide an appropriate starting point for a discussion of the future direction of design within the Somerset historic district such that the special qualities of the district are preserved.

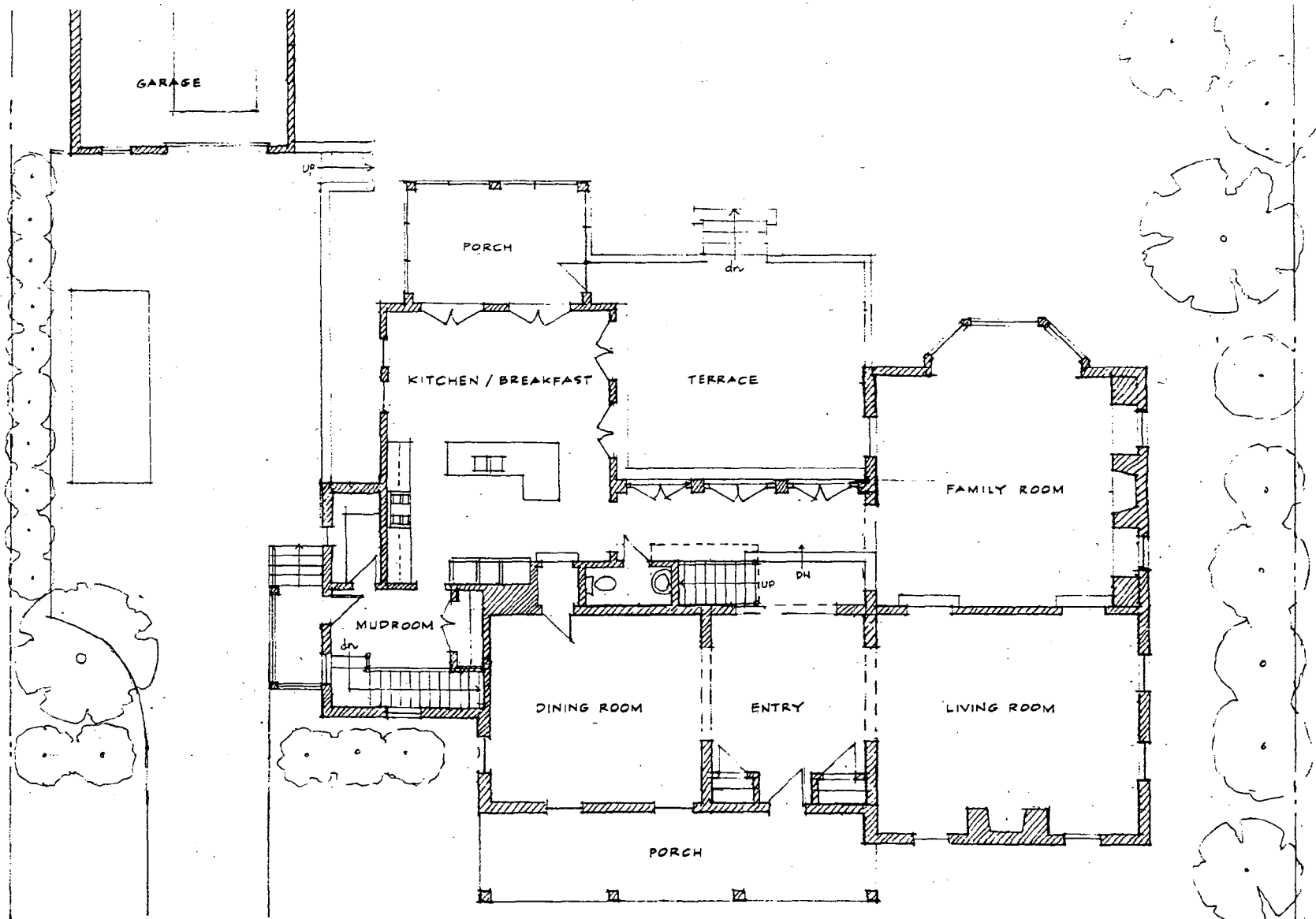


original plans - 1939

RIGHT SIDE

FRONT ELEVATION

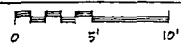
LEFT SIDE



MACKLIN RESIDENCE

FIRST FLOOR PLAN

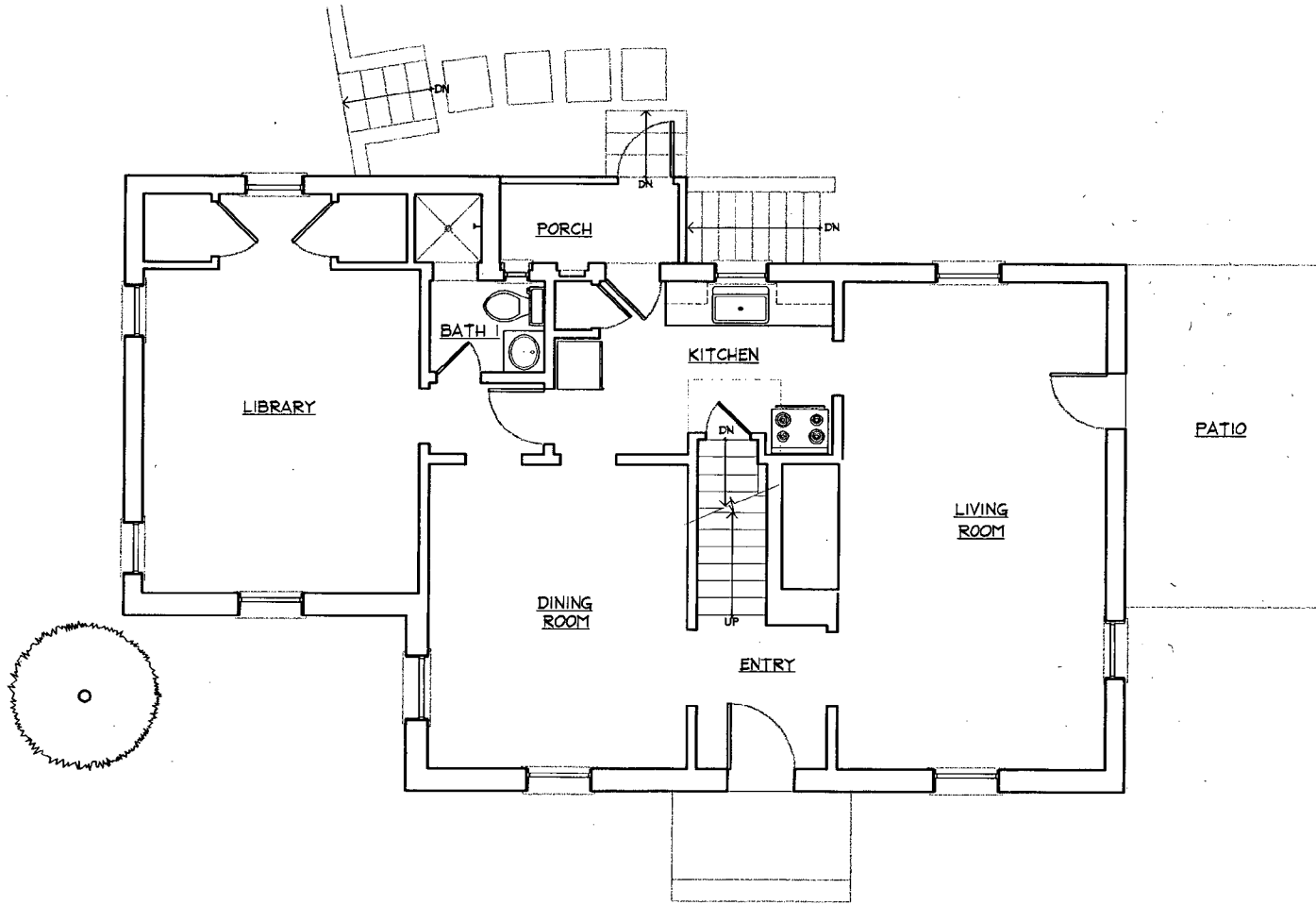
DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

Proposed



103.75'

LOT 20

190'

190'

103.75'

DORSET AVENUE

MACKLIN RESIDENCE

EXISTING SITE PLAN

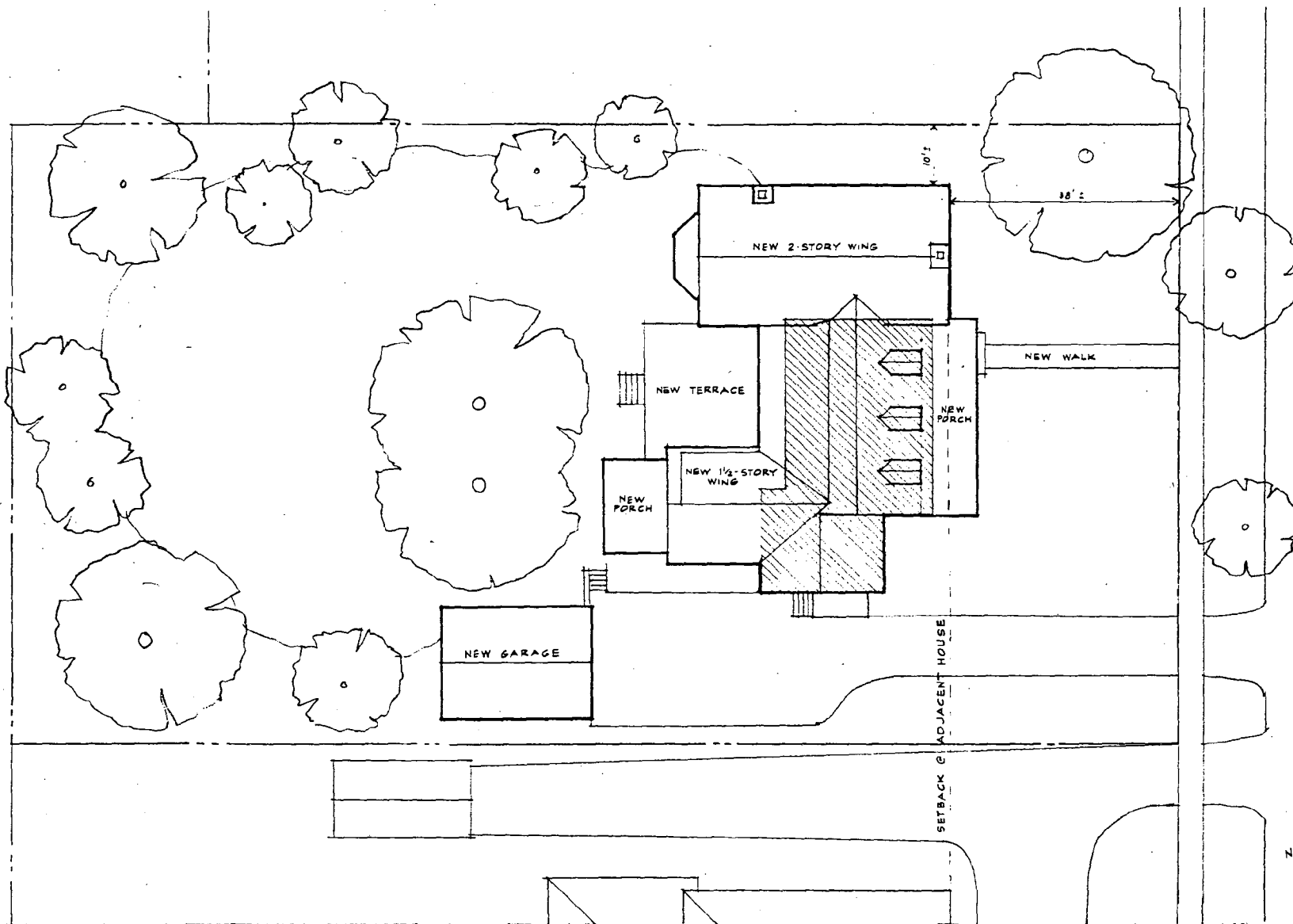
DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

NOTE:
 SITE INFORMATION FROM:
 CAPITOL SURVEYS, INC.
 SURVEY DATED OCT. 31, 2000

0 5 10 20 SCALE: 1/16" = 1'-0"

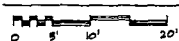




MACKLIN RESIDENCE

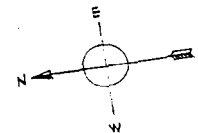
Proposed SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

NOVEMBER 27, 2000





NEW GARAGE BEYOND
 PAINTED WOOD CLAPBOARDS, PAINTED WOOD DOORS AND WINDOWS.

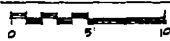
EXISTING HOUSE
 PORCH ADDED; CENTER DORMER ADDED; EXISTING DORMERS RE-MODELED; SLATE ROOF - RIDGE RAISED; RELOCATE WINDOW TO CENTER & NEW PAINTED WOOD DOOR & TRANSOM.

ADDITION
 STONE, PAINTED WOOD WINDOWS, SHUTTERS & TRIM. SIMILAR TO EXISTING.

MACKLIN RESIDENCE

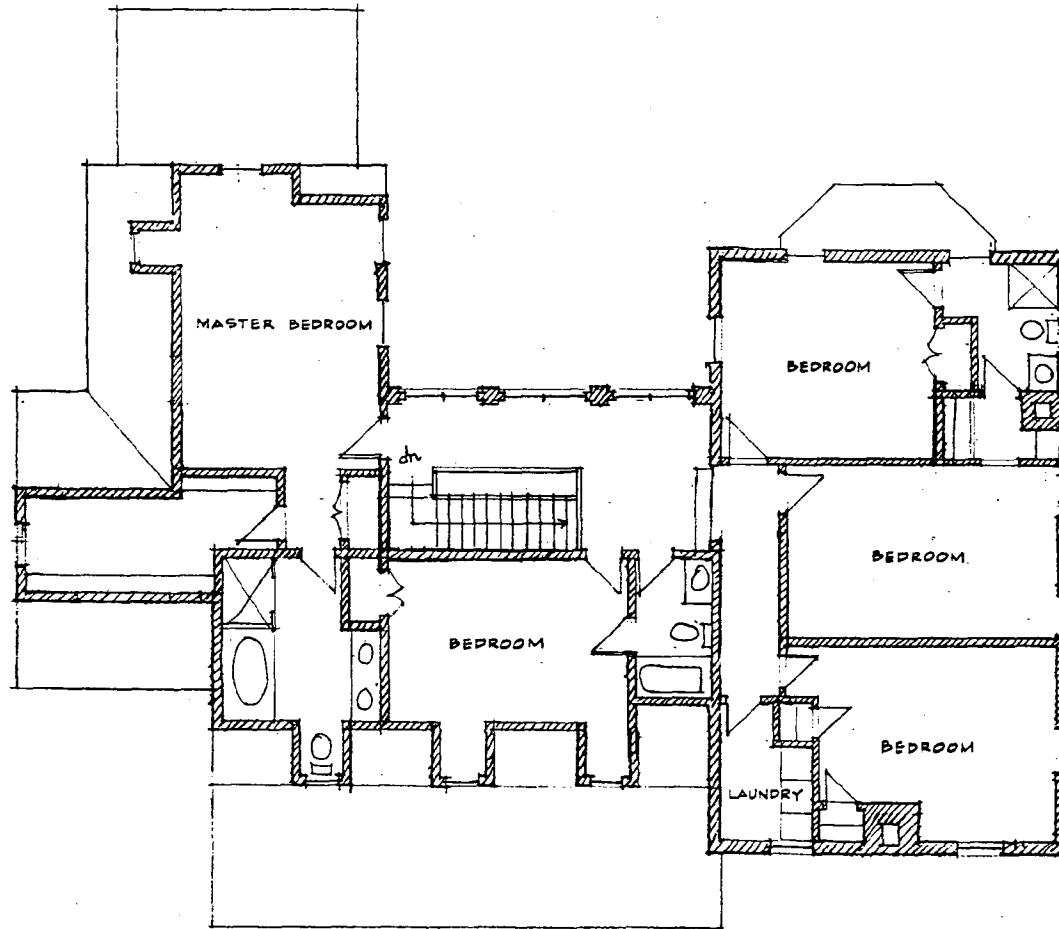
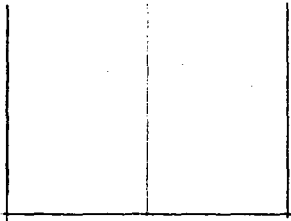
Proposed
FRONT ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

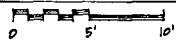
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MACKLIN RESIDENCE

SECOND FLOOR PLAN

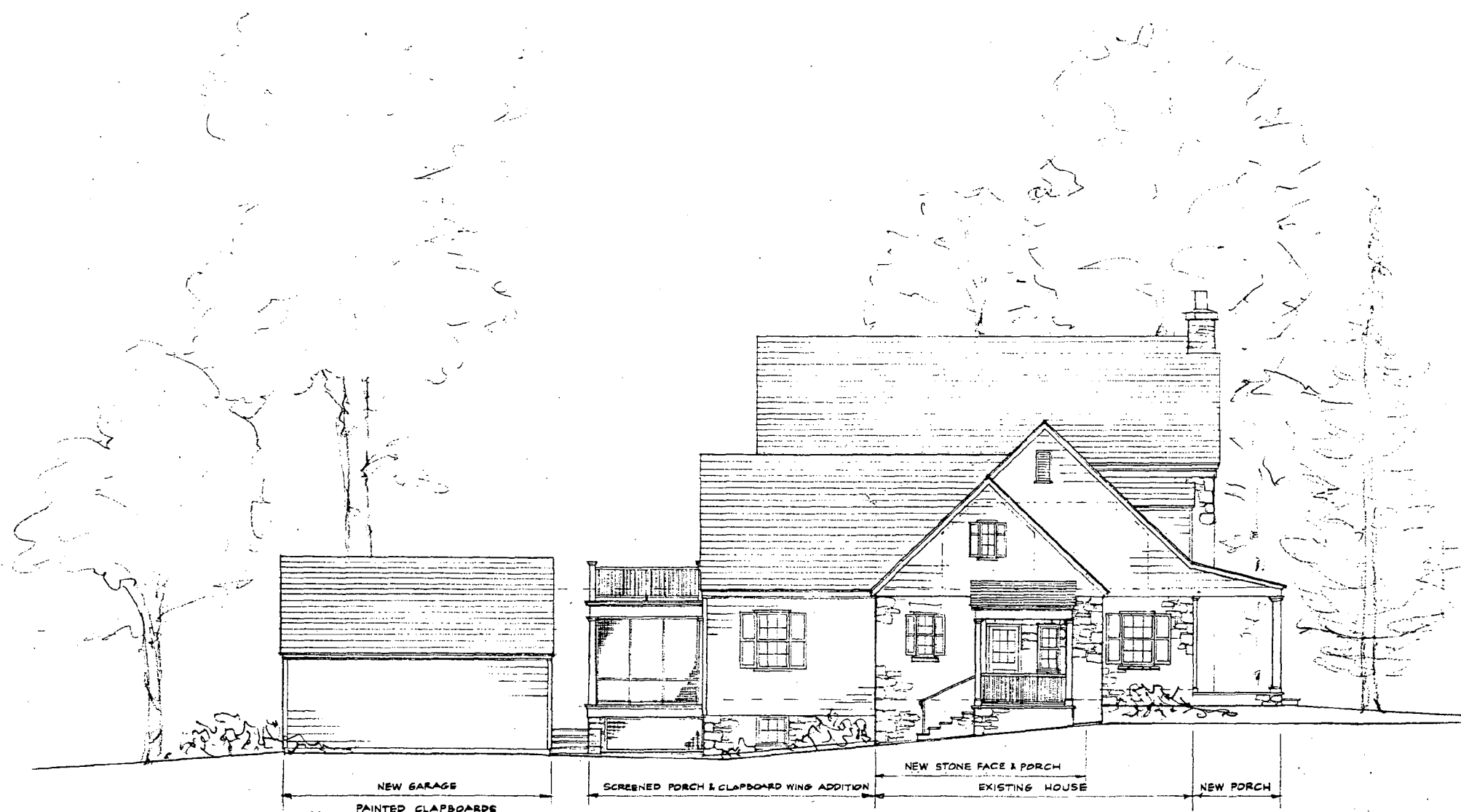
DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

Proposed



NEW GARAGE
PAINTED CLAPBOARDS

SCREENED PORCH & CLAPBOARD WING ADDITION

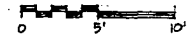
NEW STONE FACE & PORCH
EXISTING HOUSE

NEW PORCH

MACKLIN RESIDENCE

Proposed
WEST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000



STONE ADDITION

GALLERY ADDITION

FRAME ADDITION

EXIST'G
W/ NEW
STONE FACE

NEW GARAGE

MACKLIN RESIDENCE

Proposed
REAR ELEVATION
1/8" = 1'-0"

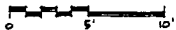
DAVID JONES ARCHITECTS

NOVEMBER 27, 2000





MACKLIN RESIDENCE



Proposed
EAST ELEVATION

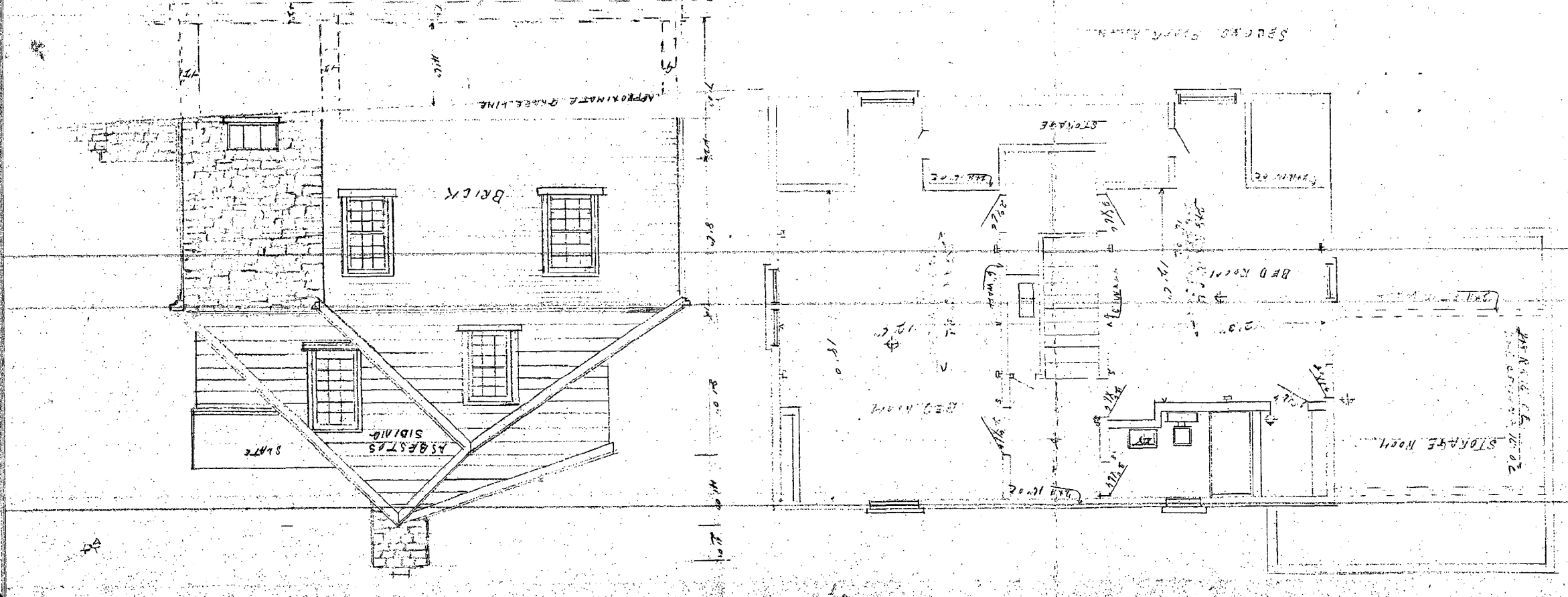
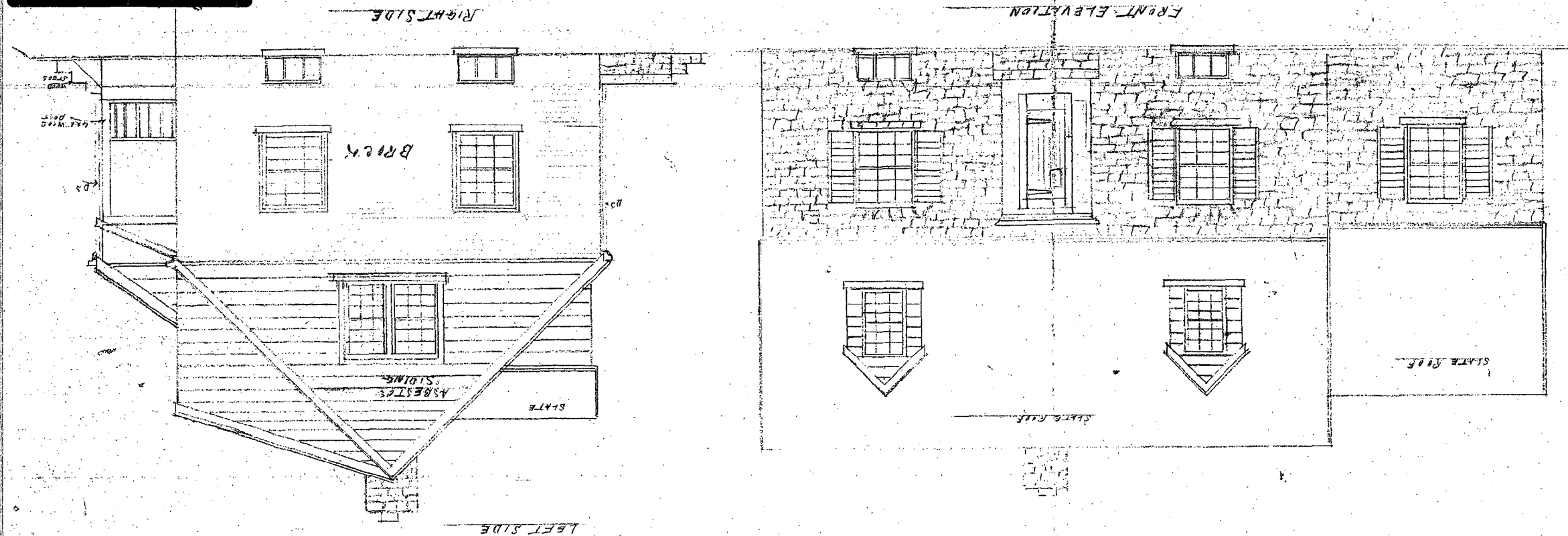
1/8" = 1'-0"

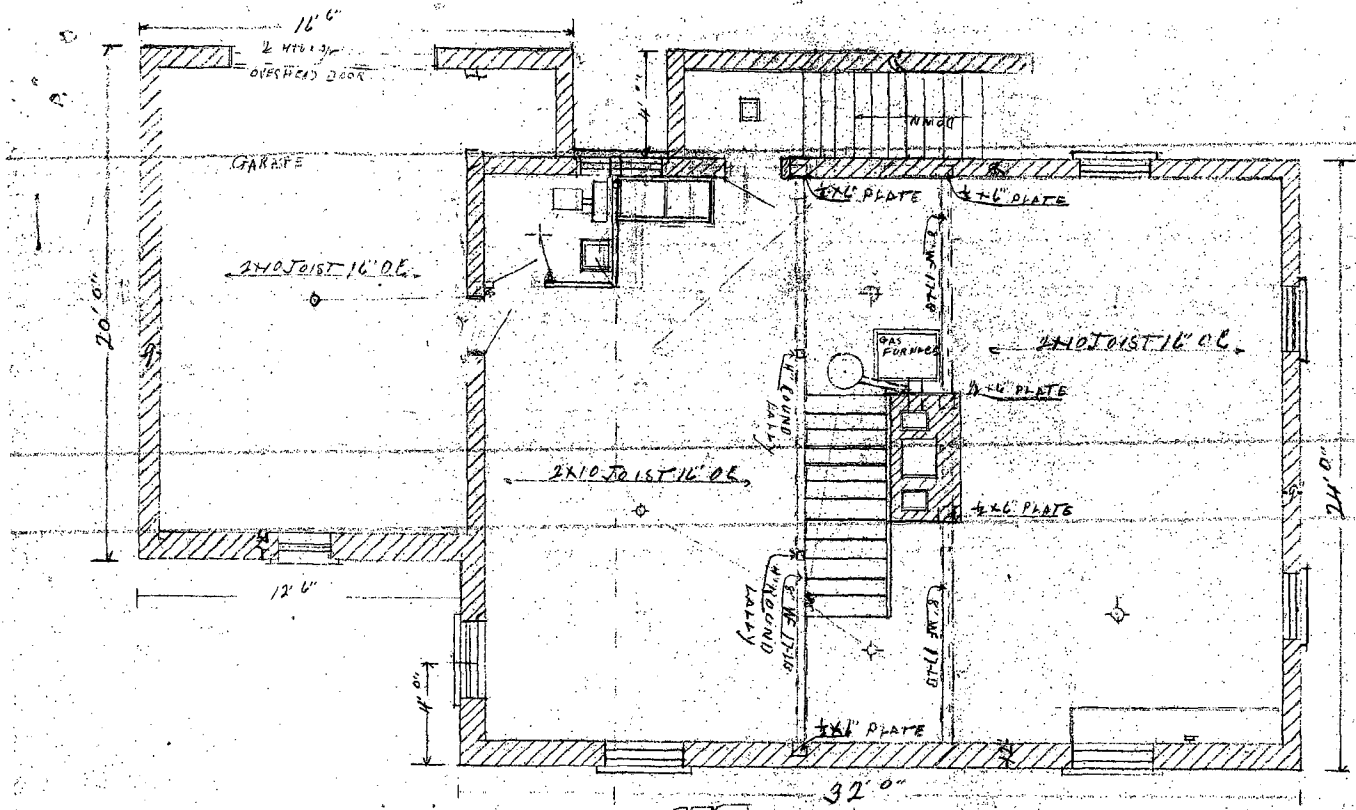
DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

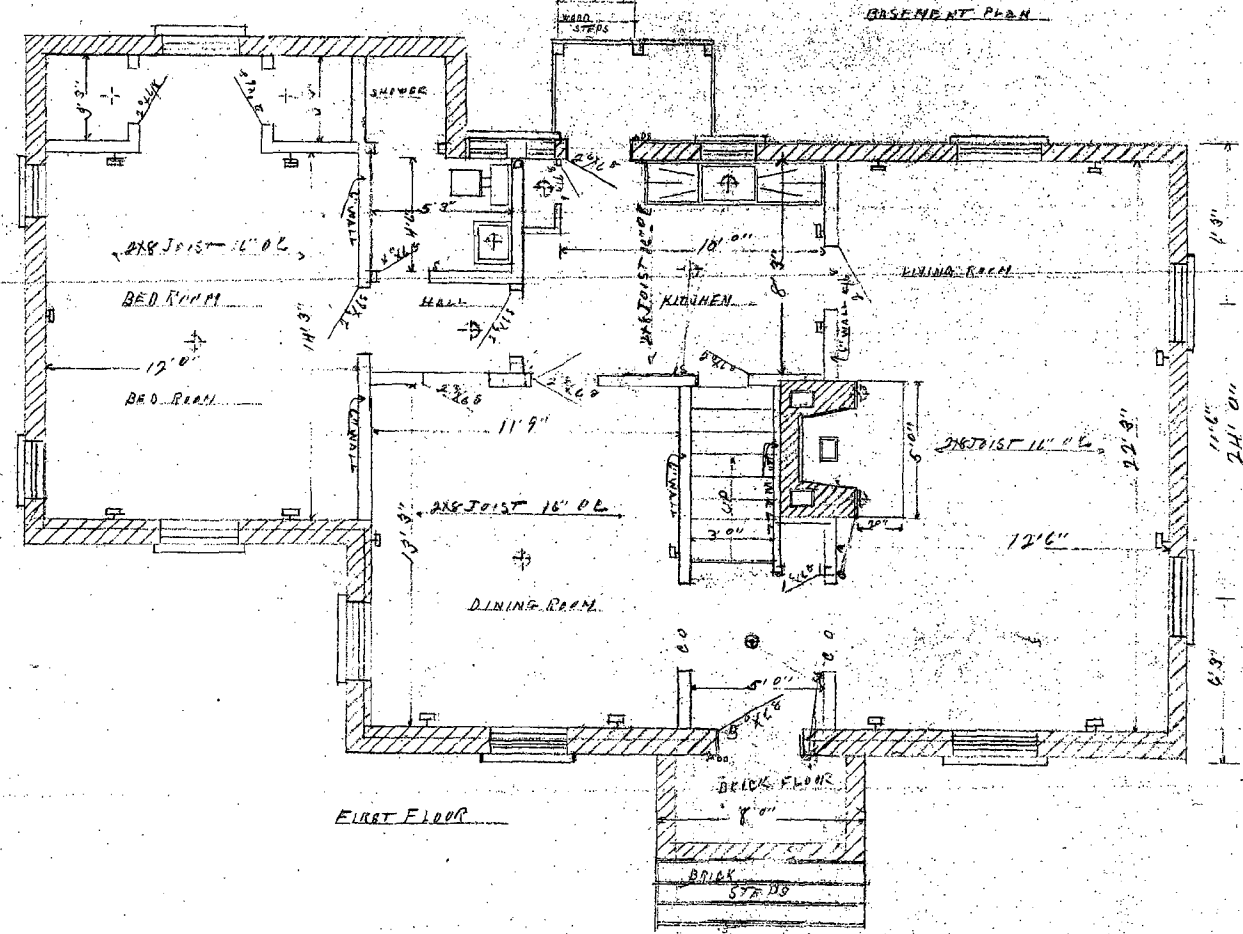
Original Plans - 1939

4817 Dorset Avenue
Block 2, Lot 20
Original Plans 1939





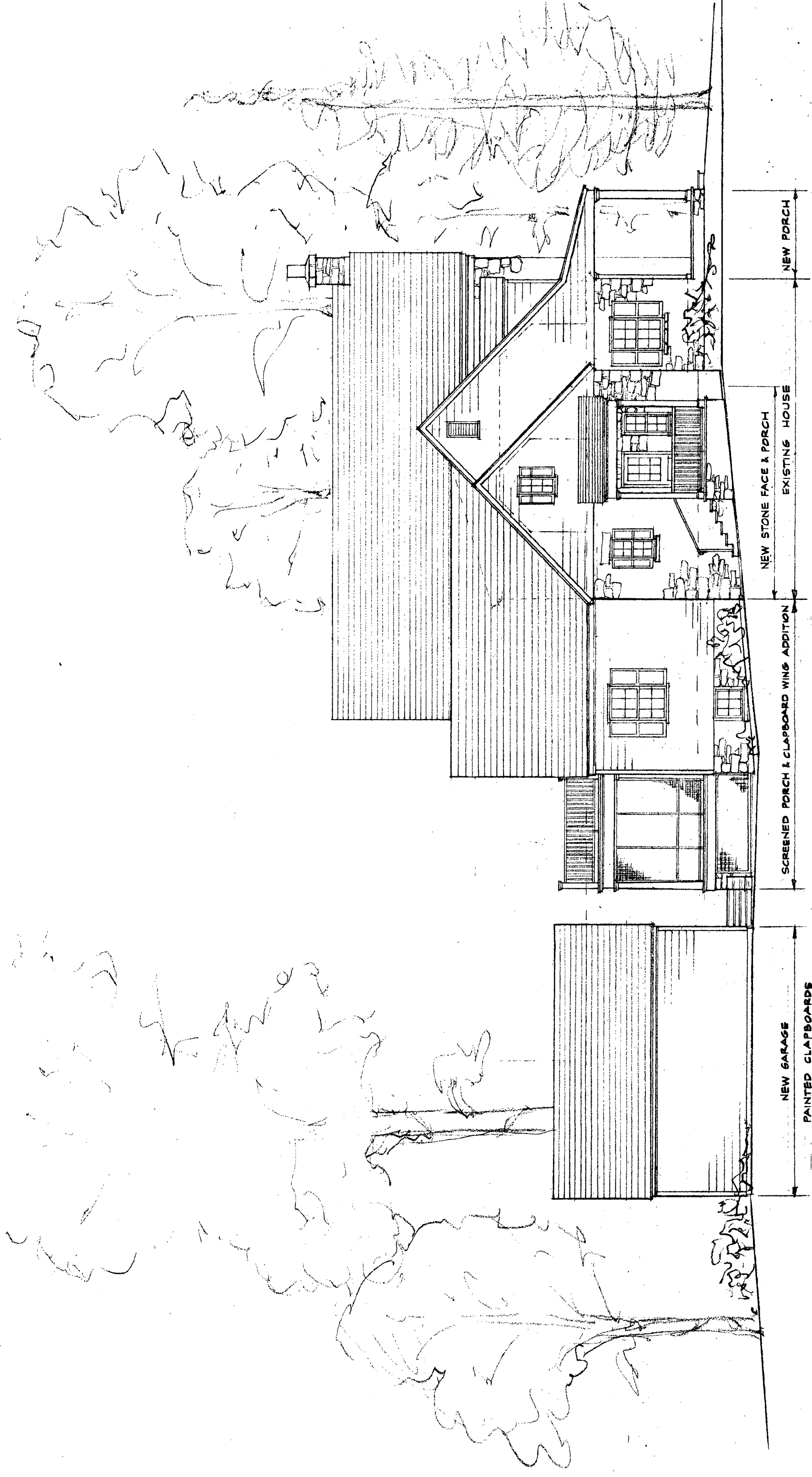
CONSTRUCTION NOTES
 EXCAVATE FOR ALL FOOTINGS
 NOT LESS THAN 30" BELOW FINAL
 GRADE. FOOTINGS UNDER MAIN
 WALLS TO BE 1-3'-5" WIT 24" WIDE
 AND 12" THICK
 GELIUM FLOOR AND WALLS
 TO BE 12-6" WITH 4" THICK
 BRICK WORK TO BE 8"
 THICKNESS AS SHOWN ON PLANS
 PROVIDE HEADER COURSES EVERY
 4TH COURSE USING SINDER BLOCKS
 OR HASSLE FOR THE BACKUPS
 FRAMING
 ALL JOIST AND RAFTERS TO
 BE SPACED 16" O.C. ALL FLOOR
 JOISTS TO BE DOUBLE UNDER
 ALL PARALLEL PARTITIONS.
 PROVIDE FIRE STONES IN ALL
 FRAME WALLS PROVIDE LIGNS
 OF BRIDGING IN ALL SPANS OVER
 DOUBLES HEADERS AND TRIMMERS
 OVER 4" IN WIDTH
 PROVIDE 2 ANGLES IN ALL LEETERS
 FOR ALL PARTITIONS IN MASON
 WALLS ALL FRAMING TO BE SET
 1" FROM CHIMNEY
 FRAME WALLS TO BE SECURED
 TO MASONRY WALLS
 PROVIDE ANCHORS EVERY 4' O.C.
 PROVIDE 3/4" ANCHOR BOLTS IN
 WALL PLATES EVERY 4' O.C.
 HEADERS OVER FRAME WALL
 OPENINGS TO BE NOT LESS THAN
 2" PLATES FOR OPENINGS OVER 12"
 AND RAFTERS TO BE BRACED IN
 ALL SPANS OVER 10'
 THESE PLANS ARE DRAWN
 IN ACCORDANCE WITH D.C. BUILDING
 CODE



A BRICK AND STONE
 RESIDENCE FOR
 MR AND MRS J. H. PICKENS.
 DESIGNED AND DRAWN
 BY W. D. TAYLOR, BUILDER.

original plans 1939

B2-L 2c



Proposed

WEST ELEVATION

1/8" = 1'-0"

MACKLIN RESIDENCE

DAVID JONES ARCHITECTS

NOVEMBER 27, 2000





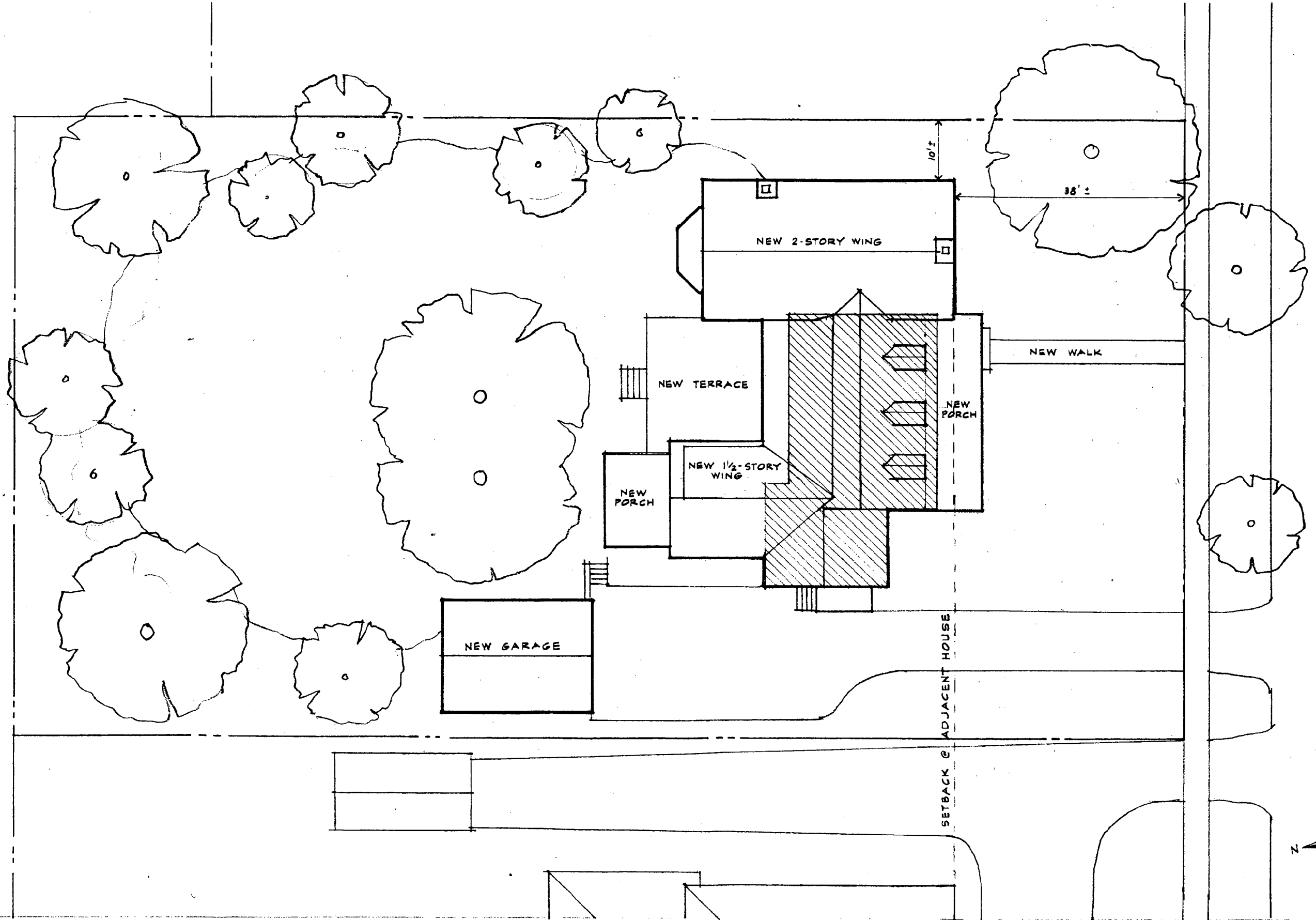
MACKLIN RESIDENCE

Proposed
 REAR ELEVATION
 1/8" = 1'-0"

DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

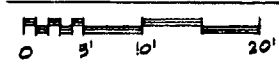




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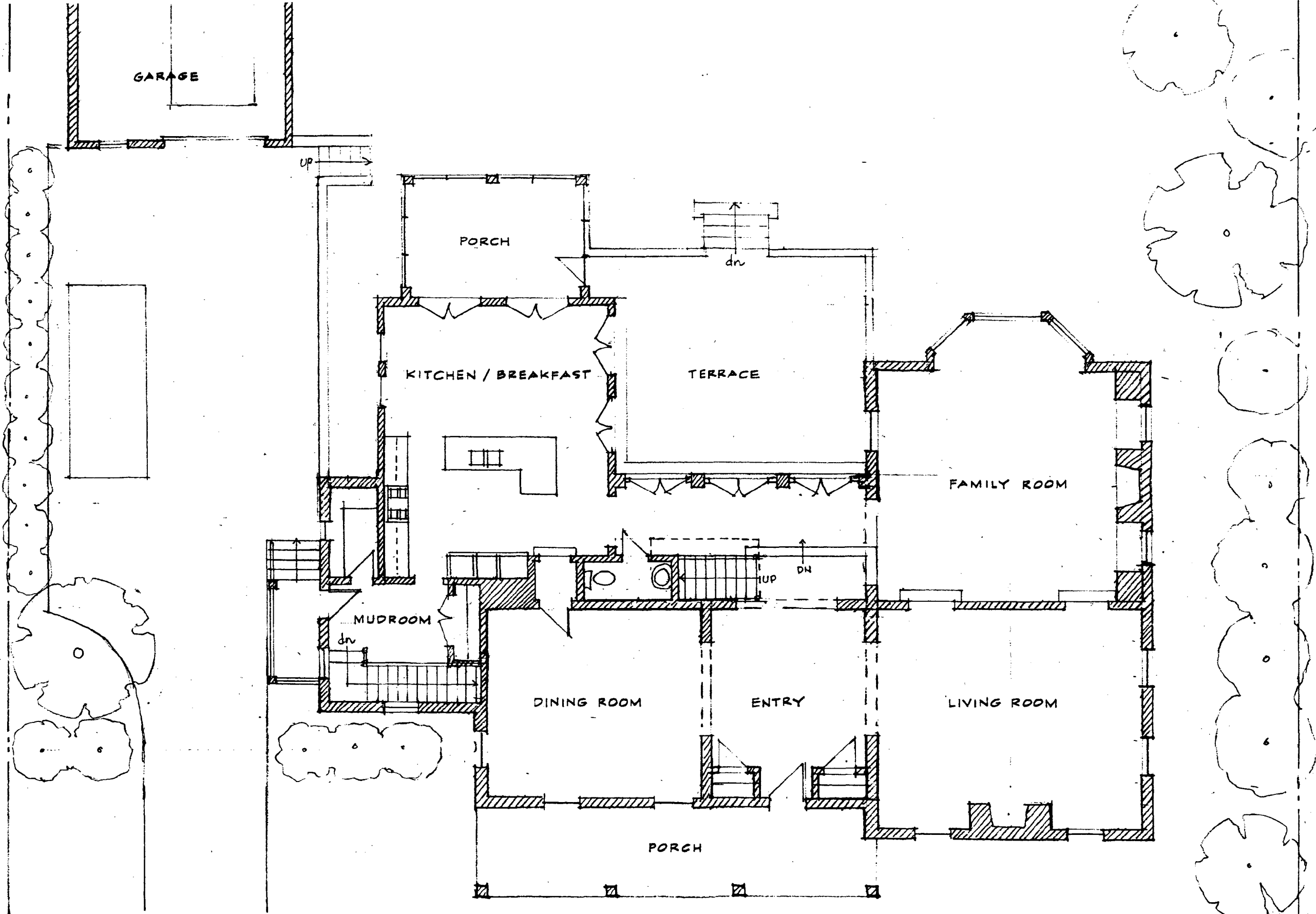
Proposed SITE PLAN

DAVID JONES ARCHITECTS



1/16" = 1'-0"

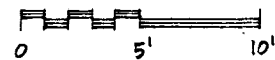
NOVEMBER 27, 2000



MACKLIN RESIDENCE

FIRST FLOOR PLAN

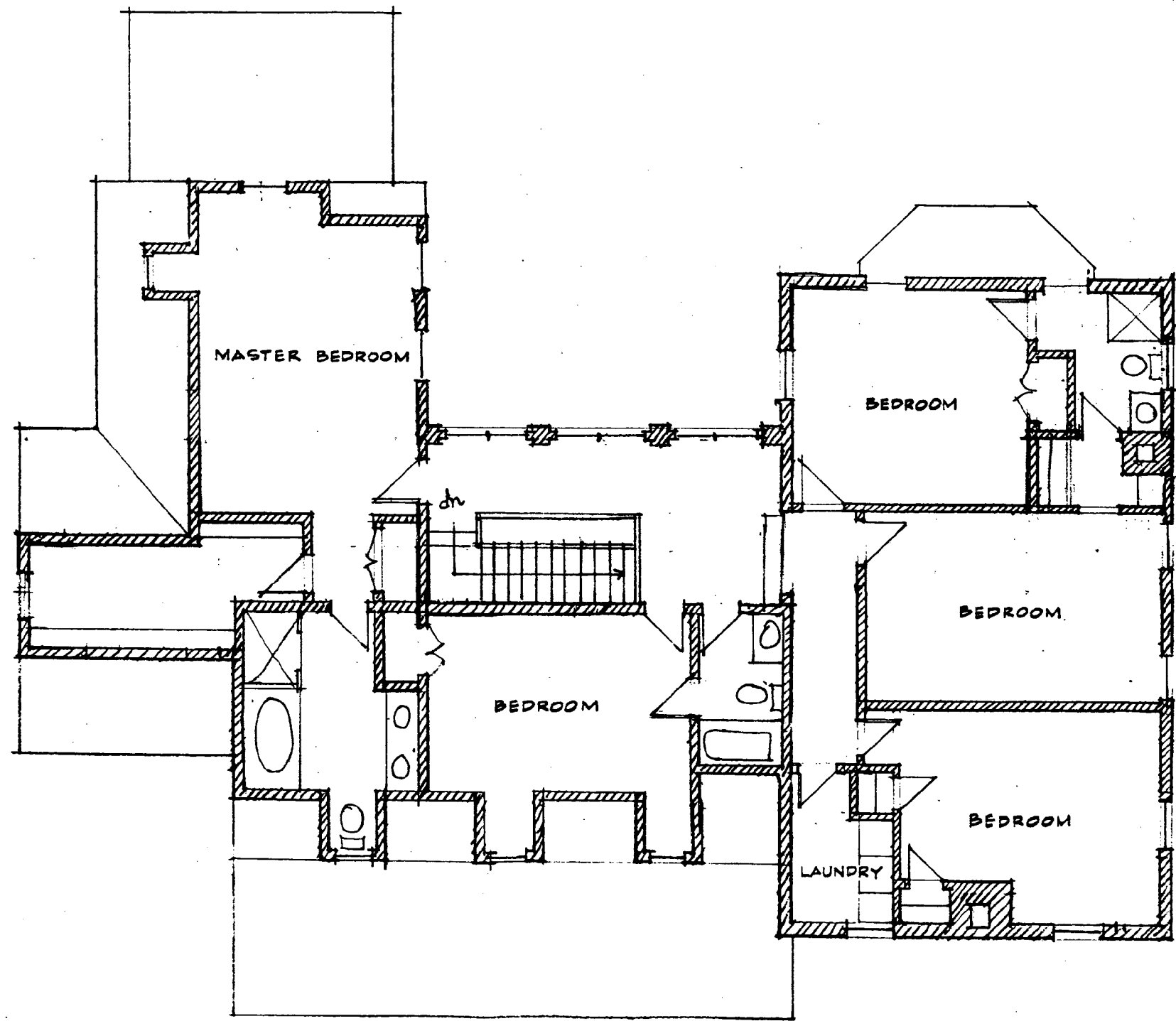
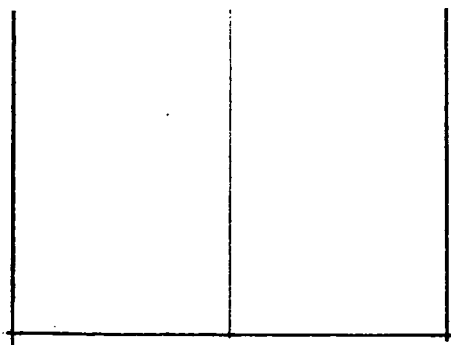
DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

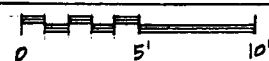
Proposed



MACKLIN RESIDENCE

SECOND FLOOR PLAN

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

Proposed



NEW GARAGE BEYOND
 PAINTED WOOD CLAPBOARDS,
 PAINTED WOOD DOORS AND
 WINDOWS.

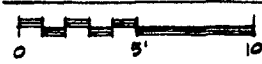
EXISTING HOUSE
 PORCH ADDED; CENTER DORMER ADDED; EXISTING DORMERS RE-
 MODELED; SLATE ROOF -- RIDGE RAISED; RELOCATE WINDOW TO
 CENTER & NEW PAINTED WOOD DOOR & TRANSOM.

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

MACKLIN RESIDENCE

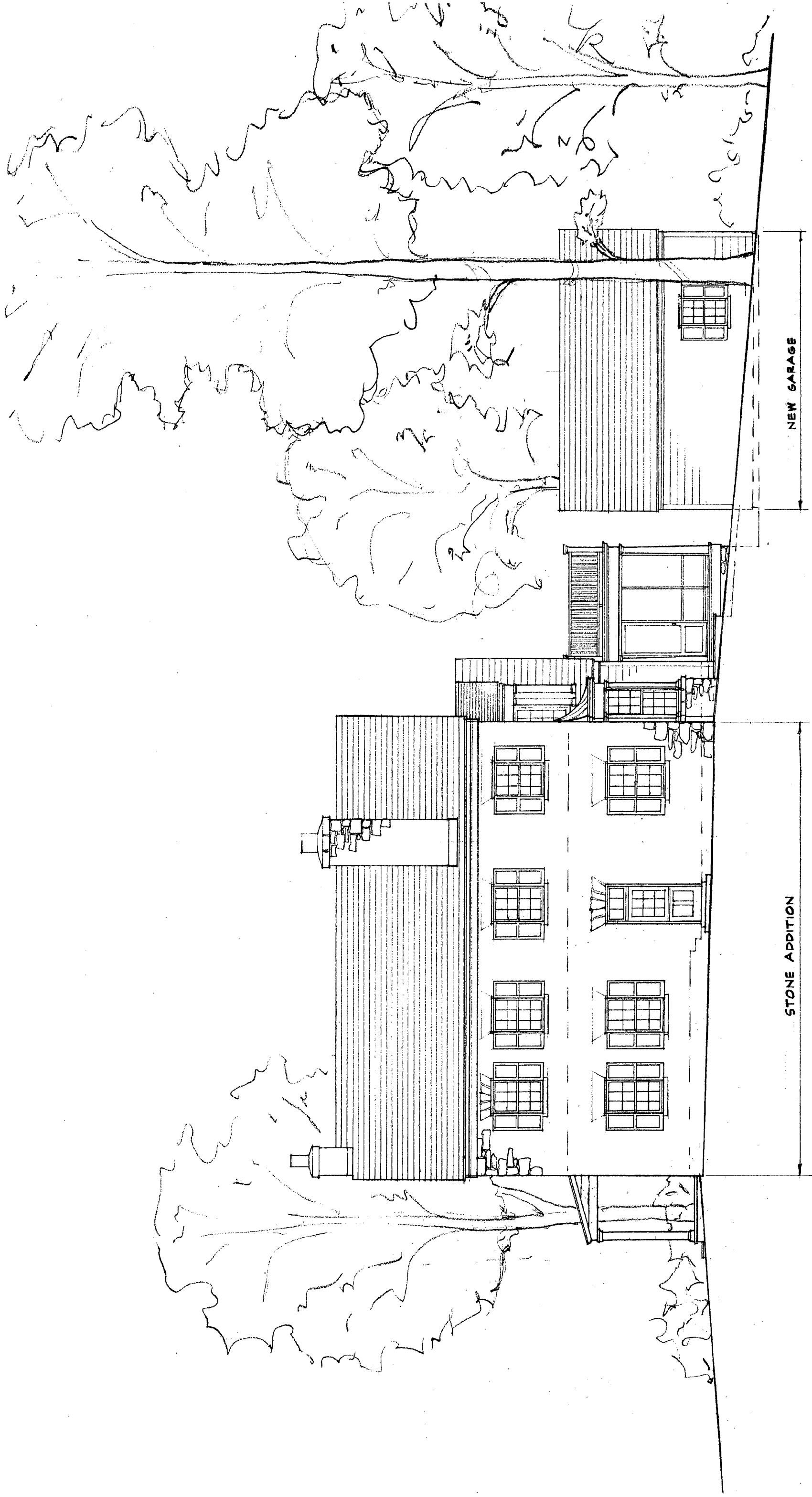
Proposed
 FRONT ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000



MACKLIN RESIDENCE

Proposed
EAST ELEVATION

DAVID JONES ARCHITECTS



1/8" = 1'-0"

NOVEMBER 27, 2000

103.75'

LOT 20

190'

190'

103.75'

DORSET AVENUE

MACKLIN RESIDENCE

EXISTING SITE PLAN

DAVID JONES ARCHITECTS

NOVEMBER 27, 2000

NOTE:
 SITE INFORMATION FROM
 CAPITOL SURVEYS, INC.
 SURVEY DATED OCT. 31, 2000

0 5 10 20 SCALE: 1/16" = 1'-0"

