

35/36-06E 4823 DORSET AVE
Somerset Historic District



HISTORIC PRESERVATION COMMISSION

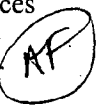
Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: September 14, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #431007, Alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the September 13, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: John Stewart

Address: 4823 Dorset Ave, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #8

9/27 agenda

HISTORIC PRESERVATION COMMISSION
301/563-3400

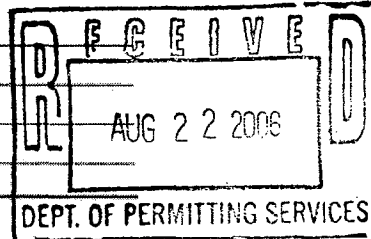
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MATT MCGOWAN
Daytime Phone No.: 301-840-9121, EXT 24

Tax Account No.: 00538001
Name of Property Owner: John Stewart + Sharon Stolaroff Daytime Phone No.: 301 654-2989
Address: 4823 Dorset Avenue Somerset MD 20815
Street Number City State Zip Code
Contractor: Hopkins & Porter Phone No.: 301 840-9121
Contractor Registration No.: MHIC# 6713
Agent for Owner: MATT MCGOWAN Daytime Phone No.: 301-840-9121, EXT 24

LOCATION OF BUILDING/PREMISE

House Number: 4823 Street: Dorset Avenue
Town/City: Somerset Nearest Cross Street: Surrey
Lot: 16 Block: 2 Subdivision: 044
Liber: _____ Folio: _____ Parcel: _____



PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Reze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input checked="" type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>windows/door</u>				

1B. Construction cost estimate: \$ 20,804 plus repair cost

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/esement

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.

John Stewart
Signature of owner or authorized agent

8/22/06
Date

Approved: _____
Disapproved: _____
Signature: Julia Or Mallory Date: 9-14-06
Application/Permit No.: 4310070 Date Filed: 8-22-06 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

**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:

Shingle style house built c. 1910 for Dr. James Nelson served as bee lab for USDA Bureau of Entomology 1917-1939. Two-story structure added at NW corner of house in early 1960s (est). House is within Somerset Historic District. Main house is cross-gabled, shingled. 1960's addition is flat roofed, brick and clapboard. At rear of house screened porch was added after tree damage in late 1980's (est).

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

Affects 1960s addition only: Replace lift-up garage door at back with in-fill brick wall to match original and row of windows. Install 3' door on west side in place of fixed half-window. Improve gutter system across flat roof and move downspout to allow flood discharge away from foundation. Repair rotted wood on north wall where water

2. SITE PLAN

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

- a. the scale, north arrow, and date;
b. dimensions of all existing and proposed structures; and
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping;

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

30 E. - 103.75

LOT 17

LOT 16
19.712.55

LOT 14

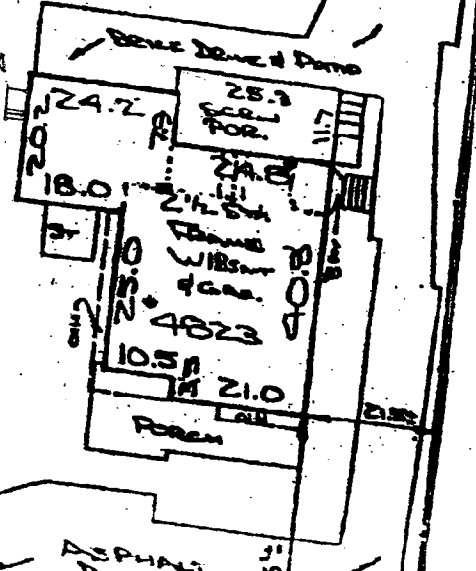
27.09° E. - 100.00

180.00

(2)

LOT 18

PROPOSED
LANDING
3'-0" x 3'-0"



APPROVED
Montgomery County
Historic Preservation Commission

Julia D. Hall

9-14-05

N. 80° 53' W. - 103.75
DORSET AVENUE

This property does not lie within the limits of a flood hazard area as delineated on maps of the National Flood Insurance Program, unless otherwise shown. This survey prepared by the undersigned.

CAPITOL SURVEYS

This drawing is not intended for construction purposes. Information shown hereon taken from land records of the county in which the property is and field work performed.

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

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

Louis Cohen
LOUIS COHEN
Registered Land Surveyor
Montgomery Co., MD 1251

100.00 103.75 103.75 103.75

APPROVED
Montgomery County
Historic Preservation Commission
John A. Mallett AF
9-14-06

NEW ANDERSON 400 SERIES
DOOR, FWH 3148, IN
- ENLARGED WINDOW
OPENING. WIDTH
OF OPENING TO
REMAIN THE SAME.



NEW ANDERSON 400 SERIES
WINDOW IN ENLARGED WINDOW
OPENING. WIDTH OF OPENING TO
REMAIN THE SAME.

STEPS AS NEEDED
TO ACCOMMODATE EXISTING
GRADE TO LANDING

PROPOSED WEST ELEVATION
(SIDE YARD)

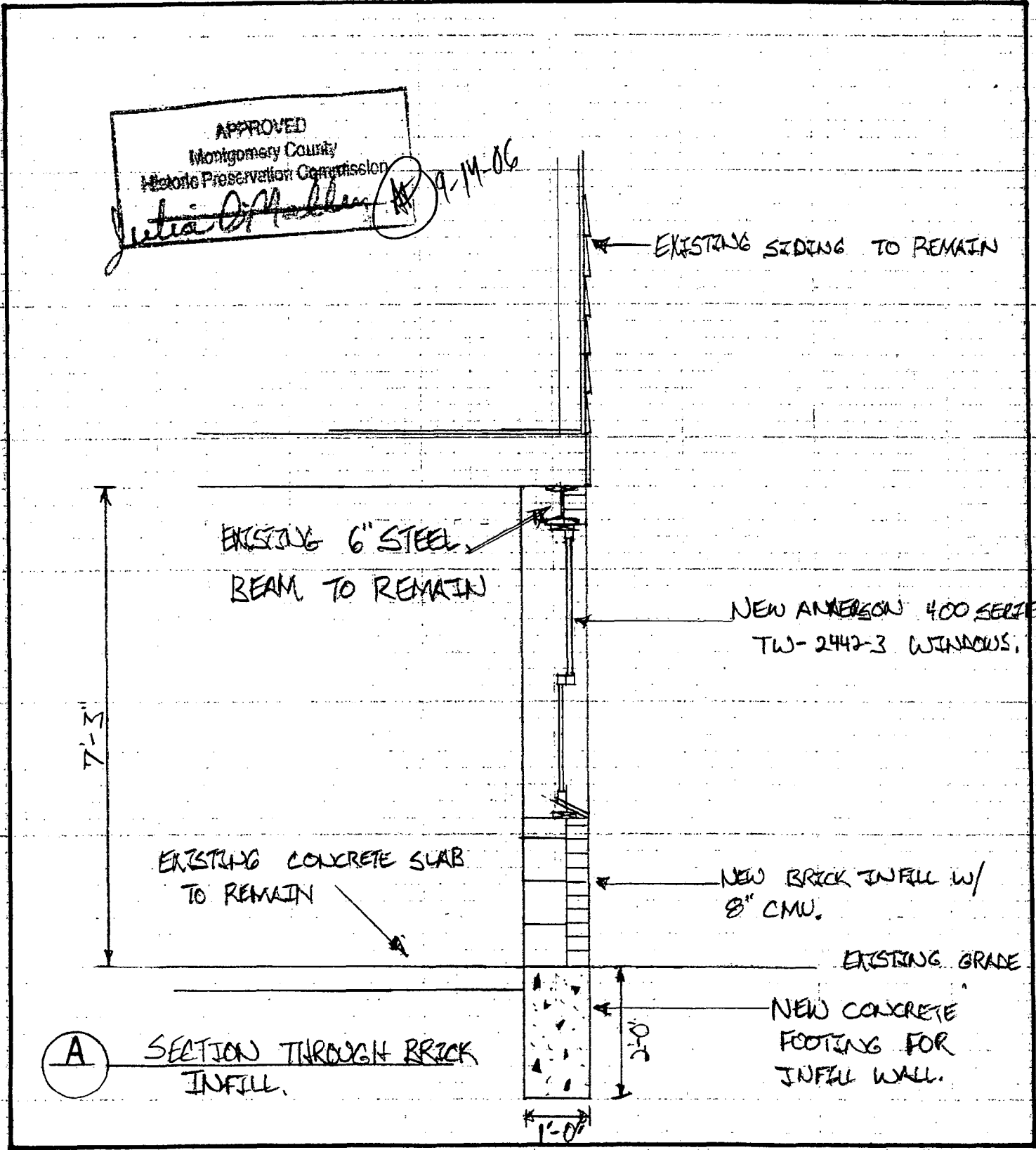
Hopkins & Porter

CONSTRUCTION

PROJECT: 4823 DORSET AVE, CHEVY CHASE, MD 20815
SCALE: _____
DATE: _____

APPROVED
Montgomery County
Historic Preservation Commission
Julia D. [Signature]

9-14-06



7'-3"

EXISTING 6" STEEL
BEAM TO REMAIN

NEW AMERSON 400 SERIES
TW-2442-3 WINDOWS

EXISTING CONCRETE SLAB
TO REMAIN

NEW BRICK INFILL W/
8" CMU

EXISTING GRADE

NEW CONCRETE
FOOTING FOR
INFILL WALL

(A) SECTION THROUGH BRICK
INFILL

1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Halley AB

9-14-06

NEW ANDERSON
 400 SERIES
 TW-2442-3
 WINDOWS.

EXISTING
 GRADE

1'-2 1/4"

4'-5"

7'-3"

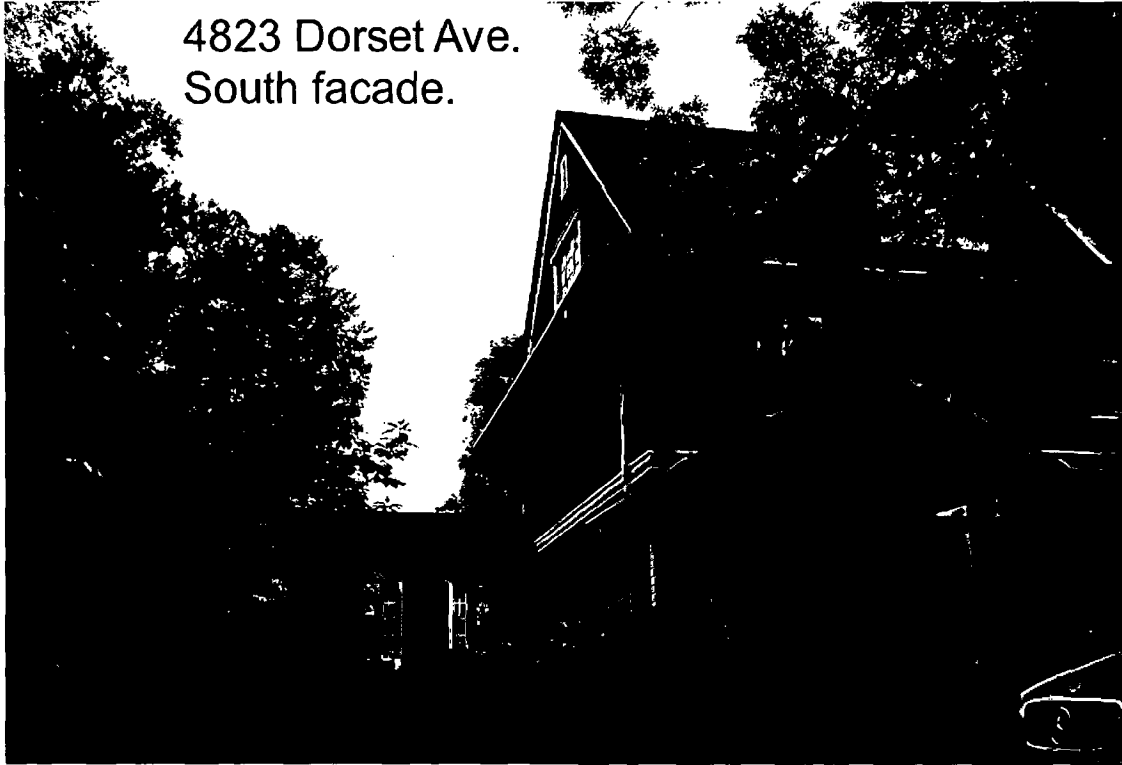
3'-0"

PROPOSED NORTH ELEVATION
 1/8" = 1'-0" (BACK OF HOUSE)

TOOTH IN NEW
 BRICK WITH
 OLD, FAINT WHITE
 SIMILAR TO EXISTING.

NEW LANDING
 FOR DOOR, ON
 WEST ELEVATION,
 WITH SMALL
 RETAINING WALL.

4823 Dorset Ave.
South facade.



SOUTH FACADE OF AFFECTED PORTION



NORTH FACADE
showing water damage



NORTH FACADE
showing water damage



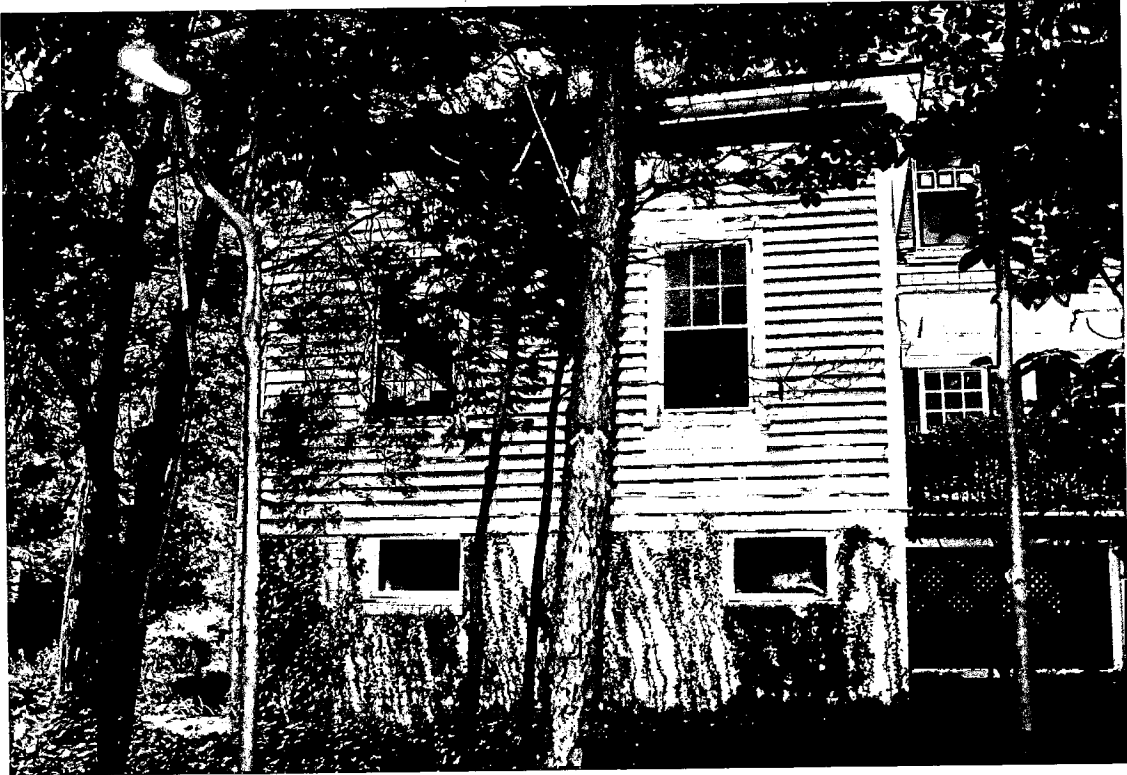
CLOSEUP OF WEST FACADE
looking from northwest



CLOSEUP OF NORTH FACADE
looking from northwest



CLOSEUP OF NORTH FACADE
looking from northeast



WEST FACADE



NORTH FACADE
looking from northwest

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4823 Dorset Avenue, Chevy Chase	Meeting Date:	9/13/2006
Resource:	Contributing Resource Somerset Historic District	Report Date:	9/6/2006
Applicant:	John Stewart and Sharon Stoliaroff	Public Notice:	8/30/2006
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/36-06E	Staff:	Anne Fothergill
PROPOSAL:	Alterations		
RECOMMENDATION:	Approval		

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset Historic District
STYLE: Craftsman
DATE: c. 1910

PROPOSAL

The applicants are proposing alterations at the rear of the house in the section that was built in the 1960s to stop water damage. These alterations are:

- North side (rear) foundation level - remove garage door and infill with brick and vinyl-clad wood SDL windows
- West side foundation level - replace one window with larger vinyl clad SDL window and replace the other window with wood SDL door; build 3' x 3' brick stoop at door with steps and low (approx. 1' 2") brick retaining wall if needed for grade change
- Gutter system improvements

See proposed plans in Circles 9-13.

APPLICABLE GUIDELINES

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

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- # 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

All of the proposed changes are located in the 1960s addition section at the back of the house and will not adversely affect the historic house or the historic district. While the HPC generally allows only wood replacement windows in historic houses, vinyl clad wood windows would be allowable in this case because they are at the foundation level of the 1960s addition. Staff recommends approval.

STAFF RECOMMENDATION

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

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

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

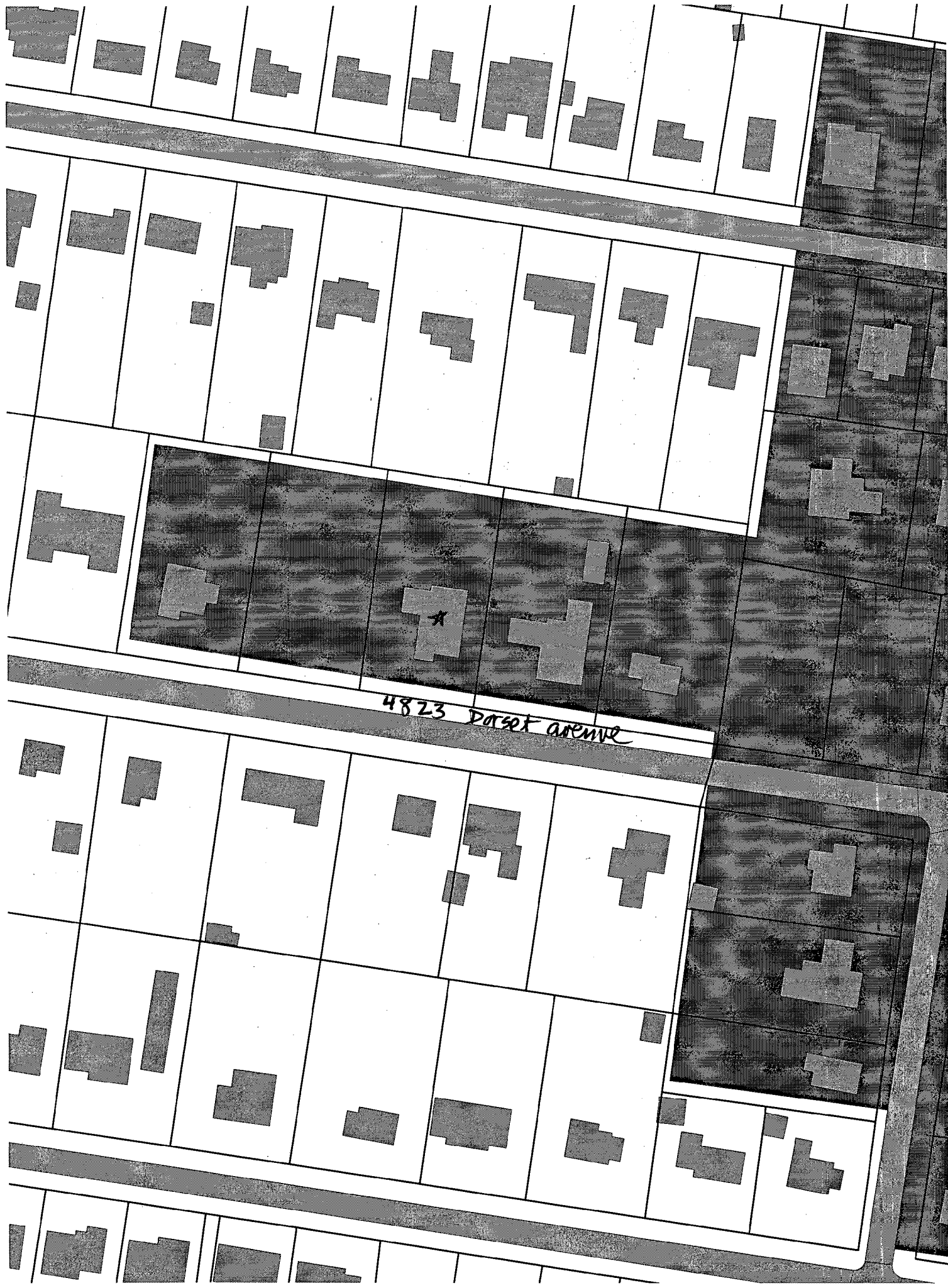
HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address John Stewart 4823 Dorset Avenue Chevy Chase, MD 20815	Owner's Agent's mailing address 12944-C TRAVLAN RD SUITE 204 POTOMAC, MA 20854
Adjacent and confronting Property Owners mailing addresses	
Daniel Hirsch 4901 Dorset Ave. Chevy Chase, MD 20815	Stephen Springer 4824 Dorset Ave. Chevy Chase, MD 20815
Barton Rubenstein 4819 Dorset Ave. Chevy Chase, MD 20815	David Schwartz 4822 Dorset Ave. Chevy Chase, MD 20815
Leo Mondale 4902 Dorset Ave. Chevy Chase, MD 20815	James Cummings 4820 Dorset Ave. Chevy Chase, MD 20815

Everett Johnson
4820 Cumberland Ave.
Chevy Chase, MD 20815

Larry Hoover
4822 Cumberland Ave.
Chevy Chase, MD 20815

William Hanlon
4824 Cumberland Ave.
Chevy Chase, MD 20815



4823 Dorset Avenue