

4823 Dorset Avenue, Chevy Chase  
HPC Pax No. 35/36-08B  
Somerset H.D.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: 25 September, 2008

**MEMORANDUM**

TO: Carla Reid, Director  
Department of Permitting Services

FROM: Rachel Kennedy, Senior Planner *RK*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #494294, Second-story addition over existing one-story addition.

---

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 24, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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

Applicant: John Stewart and Sharon Stolaroff.  
Address: 4823 Dorset Avenue, Chevy Chase. Somerset Historic District.

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.





R

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: KAI TANG  
 Daytime Phone No.: 301-840-9121 x22  
 Tax Account No.: 00538001  
 Name of Property Owner: John Stewart/Sharons Stoltz  
 Address: 4823 DORSET AVE CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: Hopkins & Porter Inc. Phone No.: 301-840-9121 x22  
 Contractor Registration No.: MHC # 0713  
 Agent for Owner: KAI TANG, AIA Daytime Phone No.: 301-840-9121 x22

LOCATION OF BUILDING/PREMISE

House Number: 4823 Street: DORSET AVE.  
 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 checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC                   | <input type="checkbox"/> Slab      | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____             |  |                               |                               |

1B. Construction cost estimate: \$ 225K

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  
21 May 08 Date

Approved: TK For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 494274 Date Filed: 8/27/08 Date Issued: \_\_\_\_\_

5

**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:

SHINGLED STYLE HOUSE BUILT C. 1910 FOR DR. JAMES NELSON; SERVED AS BEE LAB FOR USDA BUREAU OF ENTOMOLOGY 1917-1939. A FLAT-ROOFED ADDITION (1 FLOOR + BSMT) WAS ADDED TO THE N.W. CORNER OF THE HOUSE C. 1960'S. HOUSE IS IN SOMERSET HISTORIC DISTRICT. MAIN HOUSE IS CROSS-GABLED SHINGLED. 1960'S ADDITION IS BUILT-UP ROOF, BRICK, & CLAPBOARD W/ TRIM. AT REAR OF HOUSE, SCREENED PORCH WAS ADDED IN LATE 1980'S AFTER TREE DAMAGE.

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

THE PROPOSED PROJECT AFFECTS THE 1960'S FLAT ROOFED ADDITION ONLY. A ROOM WILL BE ADDED ON TOP OF THE FLAT ROOFED 1960'S ADDITION, WHICH HAS ALWAYS APPEARED SOMEWHAT TRUNCATED NEXT TO THE GRACEFUL PROPORTIONS OF THE ORIGINAL HOUSE. THE NEW ROOM WILL HAVE A PITCHED ROOF GABLED IN HARMONY WITH THE MAIN HOUSE'S ROOF LINES. SIDING WILL BE STAINED SHINGLES TO MATCH THE HOUSE, AND THE ENTRY & SCALE OF THE NEW FENESTRATION WILL

2. SITE PLAN ALSO REFER TO THE MAIN HOUSE'S ARCHITECTURE.

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.

6

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

|                     |  |                       |                |
|---------------------|--|-----------------------|----------------|
| <b>Address:</b>     | 4823 Dorset Avenue, Chevy Chase                          | <b>Meeting Date:</b>  | 09.24.2008     |
| <b>Resource:</b>    | Contributing Resource<br>Somerset Historic District      | <b>Report Date:</b>   | 09.17.2008     |
| <b>Applicant:</b>   | John Stewart and Sharon Stolaroff<br>Kai Tong, Architect | <b>Public Notice:</b> | 09.10.2008     |
| <b>Review:</b>      | HAWP   | <b>Tax Credit:</b>    | None           |
| <b>Case Number:</b> | 35/36-08B  | <b>Staff:</b>         | Rachel Kennedy |
| <b>PROPOSAL:</b>    | Second-story addition over existing one-story addition   |                       |                |

---

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource Within The Somerset Historic District  
**STYLE:** Shingle Style  
**DATE:** circa 1910

**HISTORIC CONTEXT**

Excerpted from: Clare Lise Cavicchi, *Places from the Past: The Tradition of Gardez Bien...*,  
 Bold text highlights applicant's property.

**36/35 SOMERSET HISTORIC DISTRICT (1890)**

Somerset Heights, established in 1890, was one of Montgomery County's earliest streetcar suburbs. Five U.S. Department of Agriculture scientists formed the Somerset Heights Land Company, together purchasing 50 acres of the Williams Farm just outside of Washington D.C. Founders platted a community with a grid system of streets named after counties in England. Large lots with 30-foot setbacks sold for prices lower than those in the District of Columbia, were promoted as healthful and free of malaria. Three electric trolley lines and a steam railway (the present Georgetown Branch) were nearby for an easy commute to the District, while low taxes and the ability to vote in Maryland were also attractive selling points.

The Somerset Heights Land Company provided only minimal amenities to early residents. The company installed rudimentary water and sewer service. Though it promised improved roads, thoroughfares were muddy streets for many years. In addition, sewer problems, roaming farm animals, frozen water pipes, and lack of local schools and fire rescue were conditions plaguing early residents. In 1905, there were 35 families living in Somerset. Citizens successfully petitioned for a State Charter to incorporate as a town government and elected a mayor on May 7, 1906. The town council greatly improved the community's

quality of life, upgrading roads, repairing pipes, providing adequate water service, and contracting for fire service.

Most of the houses in Somerset were not architect-designed showplaces but builder's versions of plan-book designs. Residents were solidly middle class, many of who worked for the USDA. Resident community founders did not construct high-style architectural gems, as in Chevy Chase's Section 2 or Otterbourne. If their houses, the first built in the community, set a tone for subsequent residences it was one of unassuming comfort.

Four of the company founders, Dr. Harvey E. Wiley, Dr. Charles Crampton, Dr. Daniel E. Salmon, and Miles Fuller had built large homes for themselves, by 1895. The intersection of Summit and Dorset Avenues, where the houses clustered, is known locally as Founder's Corners. The first house built in Somerset was the Wiley-Ringland House (1891 NR), 4722 Dorset Avenue, which Harvey Wiley, founder of the Pure Food and Drug Act, intended as a home for his parents. Its cubical Four Square form is enlivened with a polygonal bay and wrap-around porch. After a 1978 fire, the house was abandoned and is now in the process of restoration. Daniel Salmon, a community founder, built the Salmon House (1893), 4728 Dorset Avenue, a front-gable Colonial Revival residence with wrap-around porch. Salmon was an internationally known scientist and chief of the USDA's Bureau of Animal Industry. The first occupied house in Somerset was the Crampton House (1893), 4805 Dorset Avenue. Dr. Crampton, assistant chief of the USDA's Bureau of Chemistry, was Somerset's first mayor.

Early examples of standardized builder houses are found in Somerset. In 1900, developer Edward C. Halliday contracted with builders Richard and William Ough to build speculative houses. Most of the Ough houses date from 1901 and are Four Squares with gable-on-hip roofs.

The Biggs House, 4718 Cumberland, (1899) was the first house in Somerset with central heating and radiators. Warren W. Biggs was Mayor of Somerset from 1912-16. **One of the few examples of high-style architecture in Somerset is the Nelson House (c1910), 4823 Dorset Avenue. Dr. James Nelson, a USDA entomologist built this multi-gabled, Shingle Style house.**

Today, the mature trees, landscaping, and original grid system of streets complement the visual streetscape established a century ago. Other important features enhancing the historic character of the Somerset community include: the spacing and rhythm of the buildings, the uniform scale of the existing houses, the relationship of houses to the street, the ample sized lots and patterns of open space in the neighborhood.

#### **PROPOSAL:**

The applicant is proposing to add a second story to a one-story flat-roof 1960s garage/side entrance addition. (Garage was removed in 2007). The space will be used for a master bedroom suite. The second story addition will be constructed of frame and will be approximately 2'6" lower than the peak of the main house roof. The proposed addition is set on the footprint of the first story with the exception of a 2' overhang on the rear (north) wall and two sets of projecting bay windows on the south and west elevations. In sum, the applicant proposes:

- The roof will be a steeply pitched side gable with projecting eaves to match the main house. It will be covered in architectural gray asphalt shingles to match the main house.
- Cover the frame of the structure with stained (green) cedar shingles to match the cedar shingles on the main house. The first story is clad in wood siding with a brick foundation.

- The windows utilized will be nine-over-one simulated divided light double-hung wood sash. There will be no doors.
- All trim will be wood.
- An AC unit will be relocated under the front stair of the 1960s addition (first story). This unit will be blocked from public view by the stair itself and screened on the sides by wood lattice.

**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 *Montgomery County Code Chapter 24A (Chapter 4A)*, 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***

The Commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

The Commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

***Secretary of the Interior's Standards for Rehabilitation***

- #9 New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- #10 New additions and adjacent or related new construction shall 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.

**STAFF DISCUSSION**

Staff is recommending that the Commission approve this HAWP application as being consistent with the Montgomery County Code and *Standards*. As noted in the historic context section, the property in question is the circa 1910 Nelson house. The proposed work is respectful of the property's original historic fabric and introduces minimal change. The top story addition attempts to mimic the proportions and materials of the main house, yet can still be read as a later appendage to the main house; thus, respecting its integrity. All materials used are traditional materials that have a proven track record on or in proximity to historic buildings. Most importantly, the proposed work does not alter any spaces or features essential to the property's historic character. All change is introduced on a nonhistoric 1960s addition.

**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 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. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3407 or [rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org) to schedule a follow-up site visit.



| <b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b><br>[Owner, Owner's Agent, Adjacent and Confronting Property Owners] |   |
|--|---|
| <b>Owner's mailing address</b><br>John I. Stewart, Jr.<br>Sharon Stoliaroff<br>4823 Dorset Avenue<br>Chevy Chase, MD 20815   | <b>Owner's Agent's mailing address</b><br>Kai Tong, AIA<br>Hopkins and Porter, Inc.<br>12944-C Travillah Road<br>Suite 204<br>Potomac, MD 20854 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>  |   |
| Alan Proctor<br>Anne Coffey<br>4900 Cumberland Avenue<br>Chevy Chase, MD 20815   | Bill and Betsy Hanlon<br>4824 Cumberland Avenue<br>Chevy Chase, MD 20815  |
| Larry Hoover<br>Barbara Hoover<br>4822 Cumberland Avenue<br>Chevy Chase, MD 20815  | Kip Johnson<br>Judy Brocies<br>4820 Cumberland Avenue<br>Chevy Chase, MD 20815  |
| Barton Rubenstein<br>Shareen Rubenstein<br>4819 Dorset Avenue<br>Chevy Chase, MD 20815                                       | house under construction<br><br>4920 Dorset Avenue<br>Chevy Chase, MD 20815   |
| David Schwartz<br>Gail Schwartz<br>4822 Dorset Avenue<br>Chevy Chase, MD 20815   | Stephen Springer<br>Caroline Springer<br>4824 Dorset Avenue<br>Chevy Chase, MD 20815  |

Continued

(7)

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

Continued, page 2 of 2

| Owner's mailing address  | Owner's Agent's mailing address   |
|--|---|
| John I. Stewart, Jr.<br>Sharon Stoliaroff<br>4823 Dorset Avenue<br>Chevy Chase, MD 20815 | Kai Tong, AIA<br>Hopkins and Porter, Inc.<br>12944-C Travillah Road<br>Suite 204<br>Potomac, MD 20854 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>                        |   |
| Leo Mondale<br>Sarah Patton<br>4902 Dorset Avenue<br>Chevy Chase, MD 20815               | Dan Hirsch<br>Brenda Gruss<br>4902 Dorset Avenue<br>Chevy Chase, MD 20815                             |
|  |   |
|  |   |
|  |   |

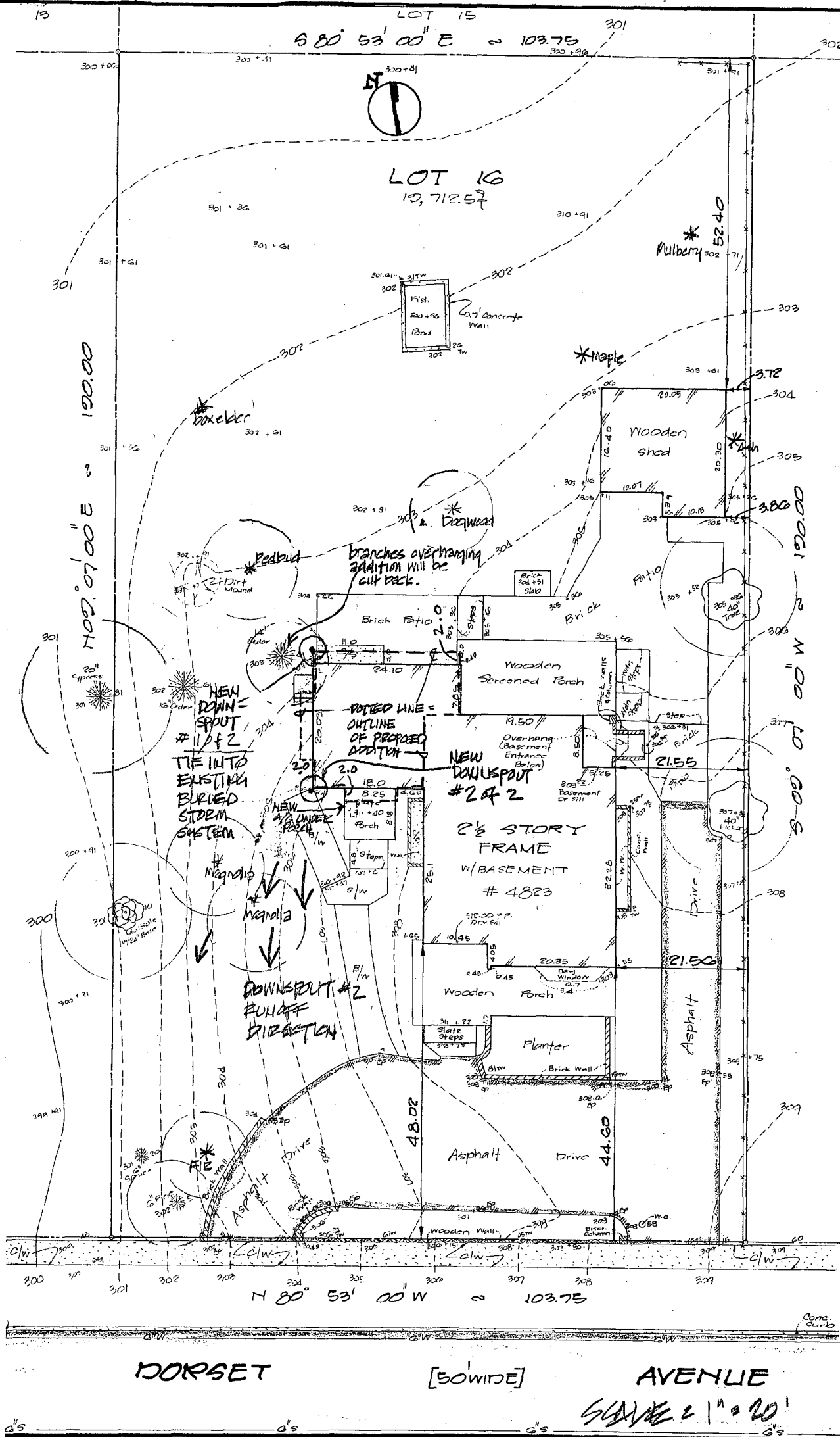
8

**ZONING DATA:**

1. Zoning: R-60
2. Building Height per Zoning Calculations:  
 Mean Height Above Finished First Floor: 26'-5"  
 Building Height of Proposed Addition: 29'-4"
3. Percentage Lot Occupancy:  
 19,712.50 SF Lot @ 0.35 Maximum Coverage = 6899.37 SF  
 Existing Total Lot Coverage: 2387.20 SF  
 Proposed Total Lot Coverage with Addition: 2387.20 SF
4. Proposed Addition Setbacks:  
 To Front Property Line: 71.02'  
 To Rear Property Line: 94.95'  
 To West Side Property Line: 30.53'  
 To East Side Property Line: 47.12'

John Stewart and Sharon Stolaroff  
 4823 Dorset Avenue  
 Town of Somerset, Maryland  
 22 August 2008

**NOTE: PROPOSED ADDITION WILL ADD ADDITIONAL SF OF ROOF RUN-OFF.**



(9)



Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
South  
Elevation

**A-002**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc

1  
A-002

EXISTING SOUTH ELEVATION

SCALE 3/16"=1'-0"

10



GRAND MANOR LIFETIME SHINGLES TO MATCH MAIN HOUSE

ANDERSEN DOUBLE HUNG W/ WHITE TRIM

STAINED GREEN SHINGLES TO MATCH MAIN HOUSE

WHITE TRIM & BRACKETS TO MATCH MAIN HOUSE

Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

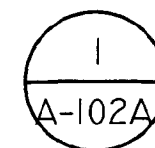
|              |
|--------------|
| 30 APR. 2008 |
| 09 MAY 2008  |
| 16 MAY 2008  |
| 19 MAY 2008  |
| 21 AUG. 2008 |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |

Proposed  
South  
Elevation

**A-102A**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.



PROPOSED SOUTH ELEVATION

SCALE 3/16"=1'-0"





Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4623 Dorset Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
West  
Elevation

**A-004**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction In

1  
A-004

EXISTING WEST ELEVATION

SCALE 3/16"=1'-0"

12



Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 21 AUG. 2008 |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
West  
Elevation

**1**  
A-104A PROPOSED WEST ELEVATION  
SCALE 3/16"=1'-0"

**A-104A**

DISCIPLINE & SHEET NUMBER

13

© 2007 Hopkins & Porter Construction Inc.



1  
A-003

EXISTING NORTH ELEVATION

SCALE 3/16"=1'-0"

Hopkins & Porter  
Construction

12944C Travilah Road Polomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

30 APR. 2008

19 MAY 2008

Existing  
North (2<sup>nd</sup>)  
Elevation

A-003

14

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction In





Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 21 AUG. 2008 |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
North (Rear)  
Elevation

**A-103N** (15)

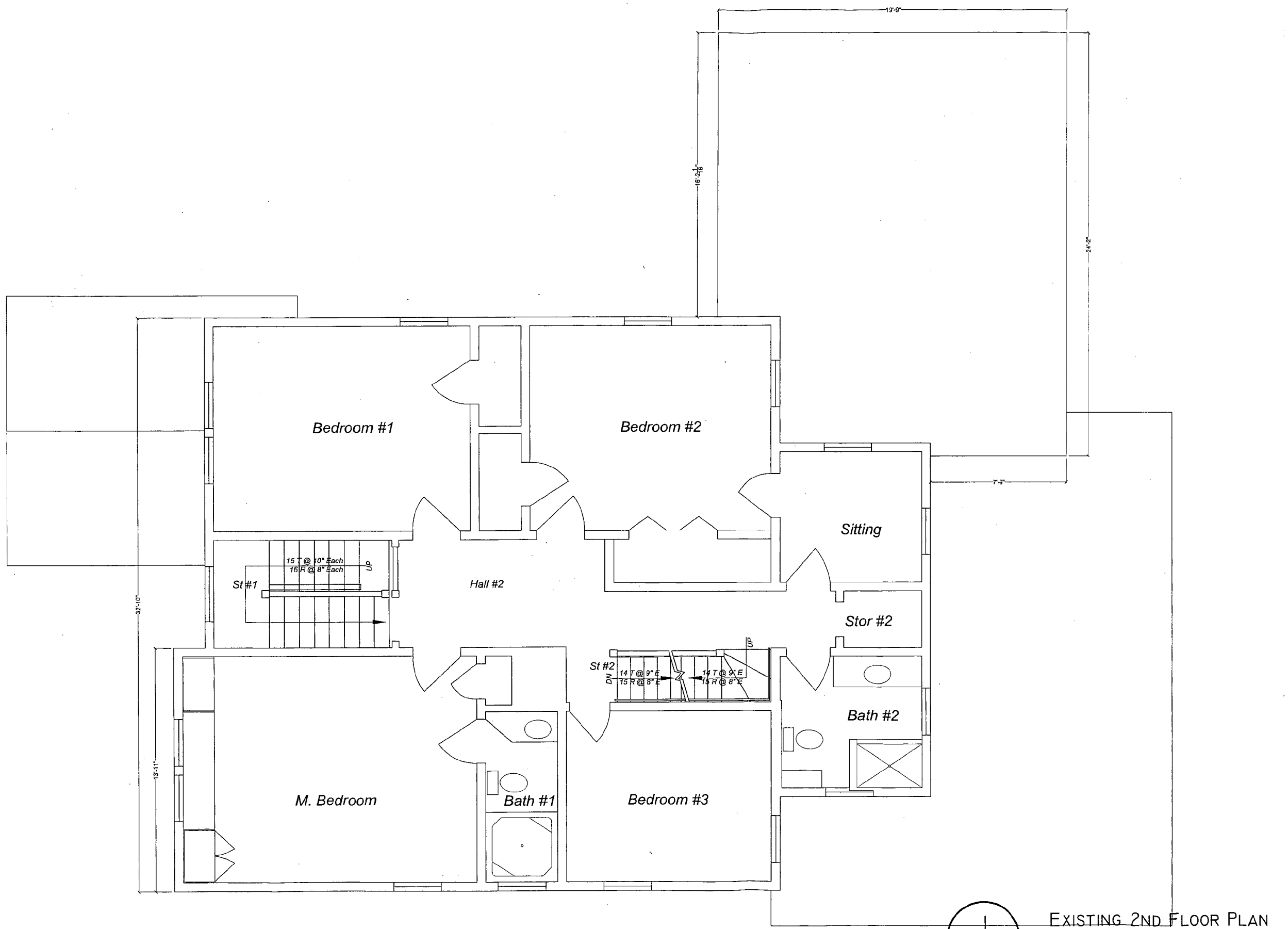
DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

1  
A-103N

PROPOSED NORTH ELEVATION

SCALE 3/16"=1'-0"



A-001

EXISTING 2ND FLOOR PLAN

SCALE 3/16"=1'-0"

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
Second  
Floor Plan

**A-001**

DISCIPLINE & SHEET NUMBER

16

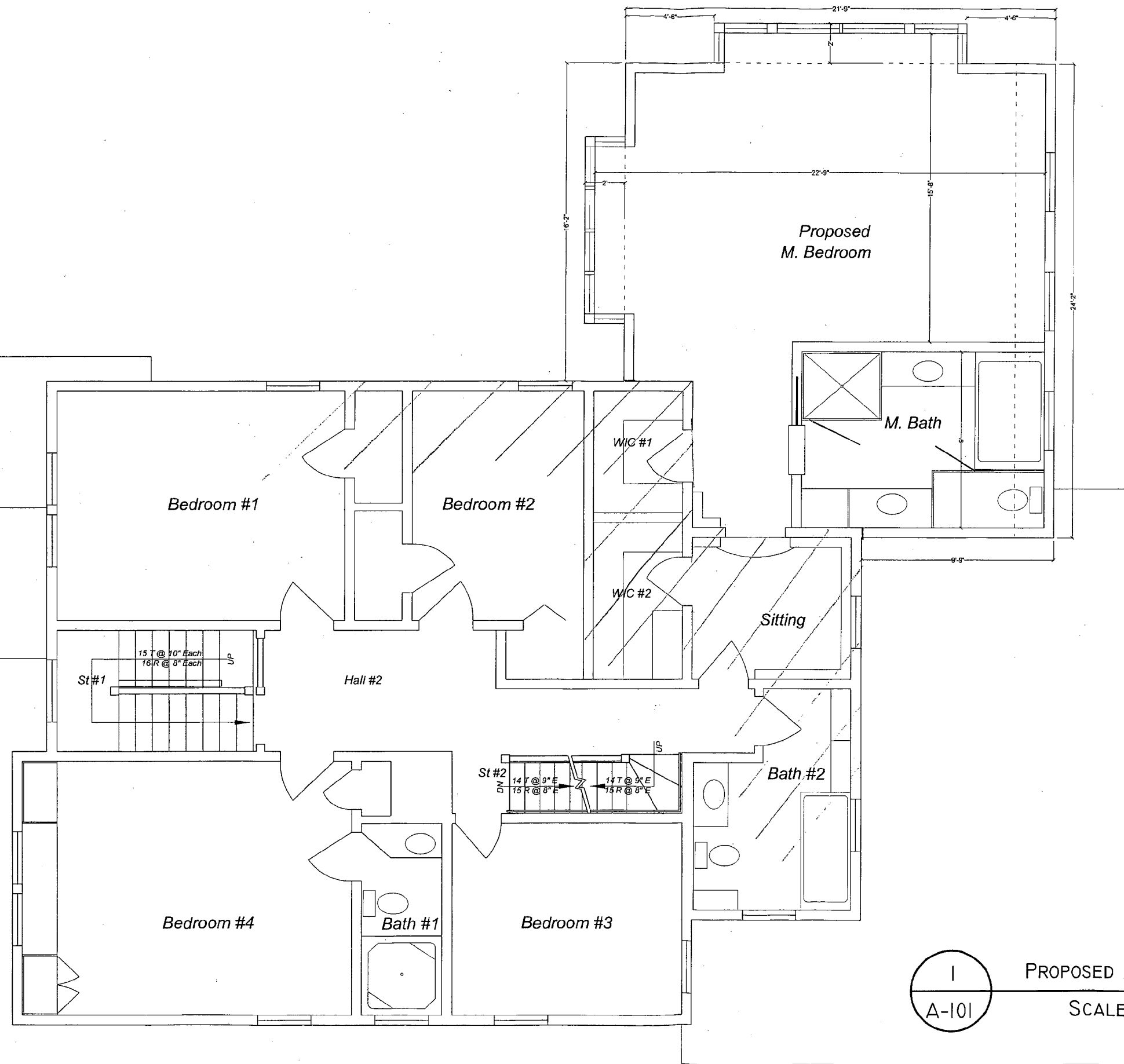
© 2007 Hopkins & Porter Construction In

Hopkins & Porter  
Construction

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121



PROPOSED 2ND FLOOR PLAN  
SCALE 3/16"=1'-0"

Hopkins & Porter  
Construction

STEWART  
RESIDENCE

30 APR. 2008  
16 MAY 2008  
19 MAY 2008

Proposed  
Second  
Floor Plan

**A-101**

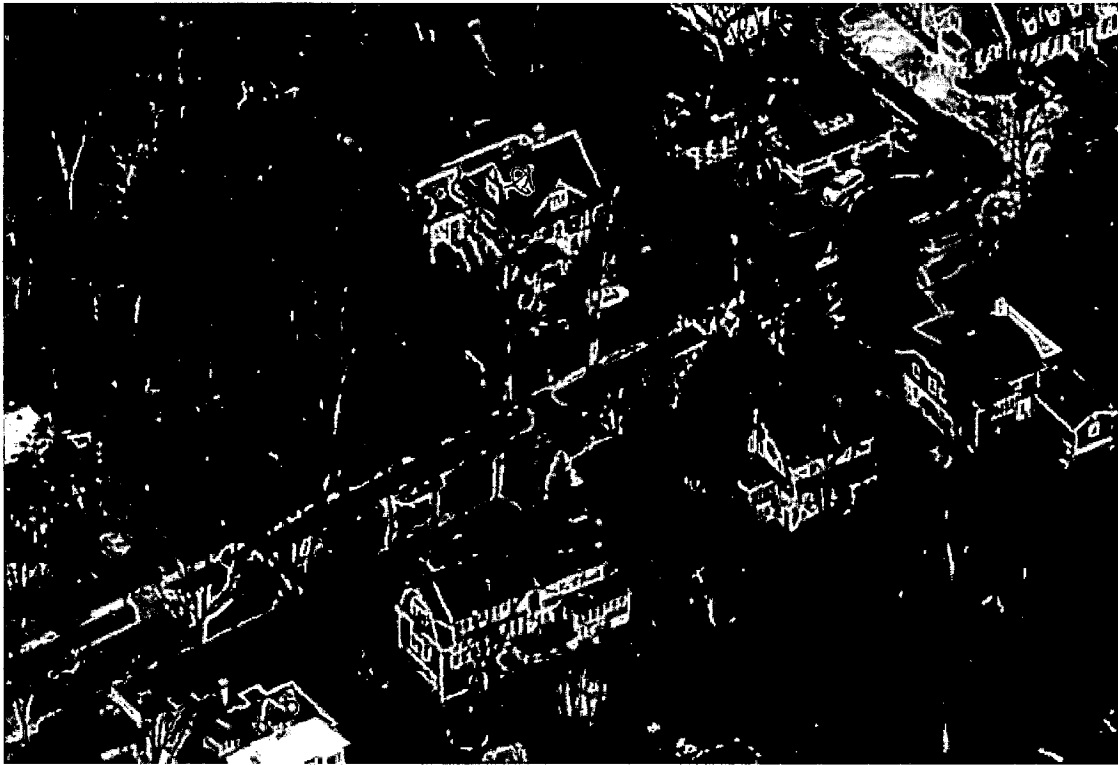
DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

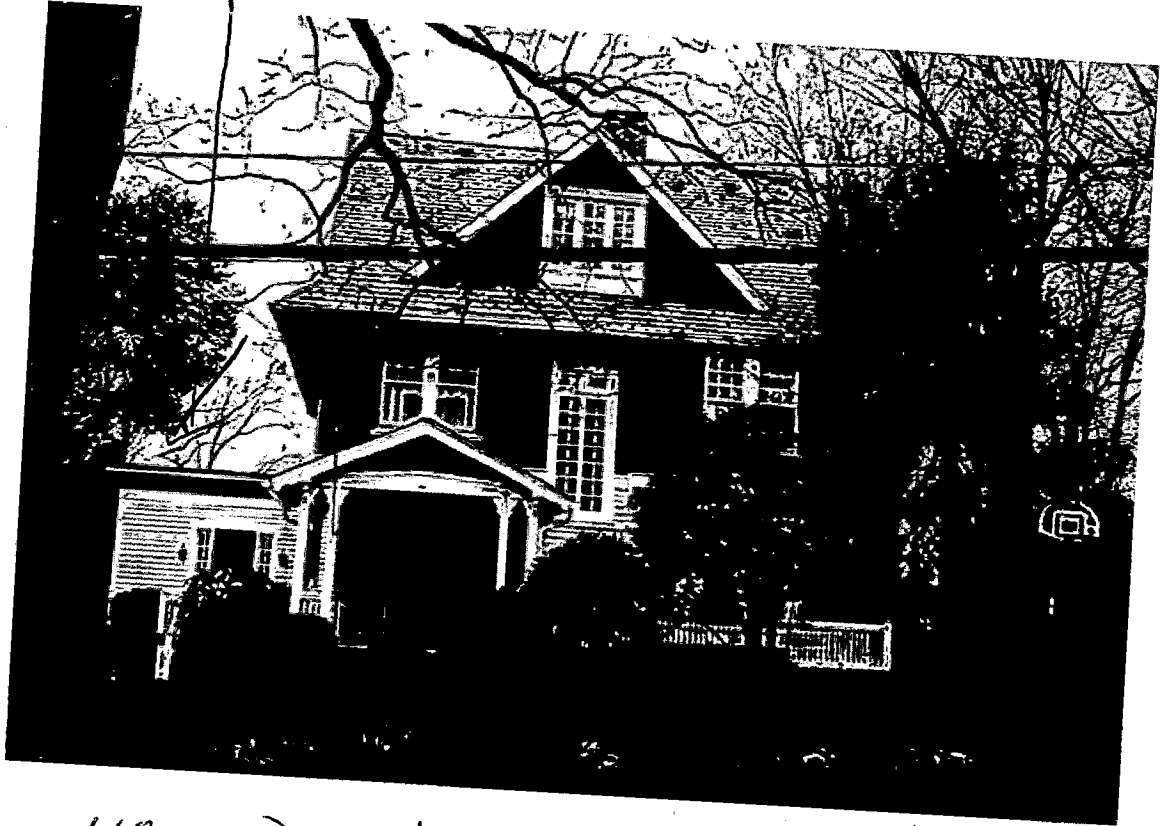
4823 Dorset Avn. Chevy Chase, MD

(17) (6)



4823 Dorset Avenue, Aerial view.

1960s one story addition



4823 Dorset Avenue, Somerset Historic District  
Front (south) Elevation.



4923 Dorset Avenue, Somerset Historic District  
East elevation.

(70)  
~~(70)~~

210

4923 Dorset Avenue, Somerset Historic District  
North (rear) elevation.



1900s one-story addition

1960s one-story addition



4823 Dorset Avenue, Somerset Historic District  
West elevation.





RETURN TO: USE AUTHORITY OF PLUMBERS & PIPEFITTERS  
255 HUNTER HALL DRIVE, SUITE 100, ROCKVILLE, MD 20850  
(301) 771-1171

DPS - #8

R

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

**APPLICATION FOR**  
**HISTORIC AREA WORK PERMIT**

Contact Person: KAI TONG  
 Daytime Phone No.: 301-840-9121 X22  
 Tax Account No.: 00598001  
 Name of Property Owner: John Stewart/Sharons Stewart  
 Address: 4823 DORSET AVE CHEVY CHASE MD 20815  
Street Number City State Zip Code  
 Contractor: Hopkins & Porter Inc. Phone No.: 301-840-9121 X22  
 Contractor Registration No.: MHC # 6713  
 Agent for Owner: KAI TONG, AIA Daytime Phone No.: 301-840-9121 X22

**LOCATION OF BUILDING/PREMISE**

House Number: 4823 Street: DORSET AVE.  
 Town/City: SOMERSET Nearest Cross Street: SURREY  
 Lot: 10 Block: 2 Subdivision: 044  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 225K

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] \_\_\_\_\_ 21 AUG 08 \_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 494294 Date Filed: 3/27/08 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:

SHINGLED STYLE HOUSE BUILT C. 1910 FOR DR. JAMES NELSON; SERVED AS BEE LAB FOR USDA BUREAU OF ENTOMOLOGY 1917-1939. A FLAT-ROOFED ADDITION (1 FLOOR + BSMT) WAS ADDED TO THE N.W. CORNER OF THE HOUSE C. 1960'S HOUSE IS IN SOMERSET HISTORIC DISTRICT. MAIN HOUSE IS CROSS-GABLED SHINGLED. 1960'S ADDITION IS BUILT-UP ROOF, BRICK, & CLAPBOARD W/ TRIM. AT REAR OF HOUSE, SCREENED PORCH WAS ADDED IN LATE 1980'S AFTER TREE DAMAGE.

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

THE PROPOSED PROJECT AFFECTS THE 1960'S FLAT ROOFED ADDITION ONLY. A ROOM WILL BE ADDED ON TOP OF THE FLAT ROOFED 1960'S ADDITION, WHICH HAS ALWAYS APPEARED SOMEWHAT TRUNCATED NEXT TO THE GRACEFUL PROPORTIONS OF THE ORIGINAL HOUSE. THE NEW ROOM WILL HAVE A PITCHED ROOF GABLED IN HARMONY WITH THE MAIN HOUSE'S ROOF LINES. SIDING WILL BE STAINED SHINGLES TO MATCH THE HOUSE, AND THE RHYTHM & SCALE OF THE NEW FENESTRATION WILL ALSO REFER TO THE MAIN HOUSE'S ARCHITECTURE.

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

| <b>HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING</b><br>[Owner, Owner's Agent, Adjacent and Confronting Property Owners] |   |
|--|---|
| <b>Owner's mailing address</b>   | <b>Owner's Agent's mailing address</b>  |
| John I. Stewart, Jr.<br>Sharon Stoliaroff<br>4823 Dorset Avenue<br>Chevy Chase, MD 20815                                     | Kai Tong, AIA<br>Hopkins and Porter, Inc.<br>12944-C Travillah Road<br>Suite 204<br>Potomac, MD 20854 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>  |   |
| Alan Proctor<br>Anne Coffey<br>4900 Cumberland Avenue<br>Chevy Chase, MD 20815   | Bill and Betsy Hanlon<br>4824 Cumberland Avenue<br>Chevy Chase, MD 20815                              |
| Larry Hoover<br>Barbara Hoover<br>4822 Cumberland Avenue<br>Chevy Chase, MD 20815  | Kip Johnson<br>Judy Brocies<br>4820 Cumberland Avenue<br>Chevy Chase, MD 20815                        |
| Barton Rubenstein<br>Shareen Rubenstein<br>4819 Dorset Avenue<br>Chevy Chase, MD 20815                                       | house under construction<br><br>4920 Dorset Avenue<br>Chevy Chase, MD 20815                           |
| David Schwartz<br>Gail Schwartz<br>4822 Dorset Avenue<br>Chevy Chase, MD 20815   | Stephen Springer<br>Caroline Springer<br>4824 Dorset Avenue<br>Chevy Chase, MD 20815                  |

Continued

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**

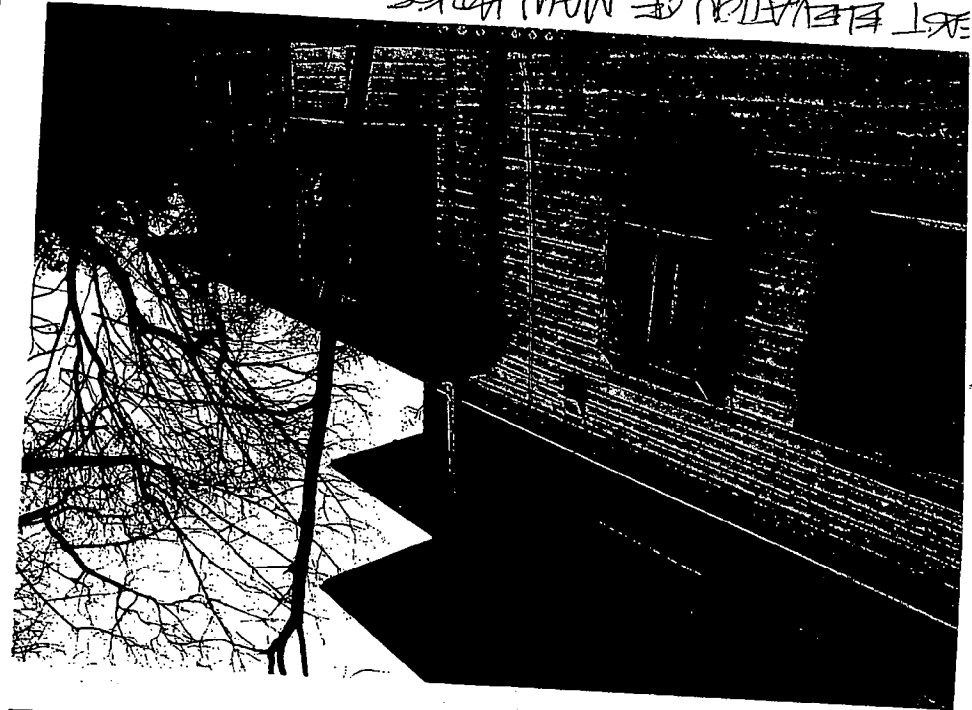
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Continued, page 2 of 2

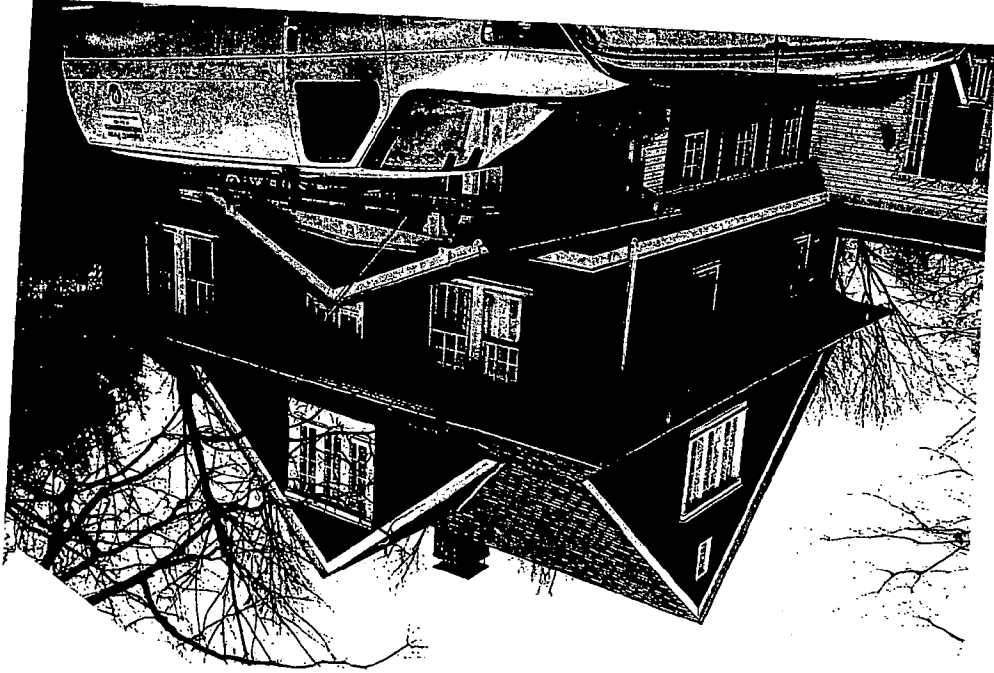
|   |   |
|---|---|
| <b>Owner's mailing address</b><br>John I. Stewart, Jr.<br>Sharon Stolaroff<br>4823 Dorset Avenue<br>Chevy Chase, MD 20815 | <b>Owner's Agent's mailing address</b><br>Kai Tong, AIA<br>Hopkins and Porter, Inc.<br>12944-C Travillah Road<br>Suite 204<br>Potomac, MD 20854 |
| <b>Adjacent and confronting Property Owners mailing addresses</b>   |   |
| Leo Mondale<br>Sarah Patton<br>4902 Dorset Avenue<br>Chevy Chase, MD 20815  | Dan Hirsch<br>Brenda Gruss<br>4902 Dorset Avenue<br>Chevy Chase, MD 20815   |
|   |   |
|   |   |
|   |   |



EAST/EAST (OF MAIN HOUSE) OF MAIN HOUSE



EAST ELEVATION OF MAIN HOUSE



SOUTHWEST ELEVATION OF MAIN HOUSE



SOUTHWEST ELEVATION OF MAIN HOUSE





SOUTHWEST CORNER OF RHO'S FURTHERED ADDITION



SOUTH/SOUTHEAST VIEW OF MAIN HOUSE FROM DRIVEWAY



WEST ELEVATION OF RHO'S FURTHERED ADDITION'S MAIN HOUSE



FRONT OF HOUSE FROM DRIVEWAY

PROPOSED ADDITION WILL BE ABOVE FLAT ROOFED EXISTING  
ADDITION - SEEN FROM FRONT DRIVE HERE.



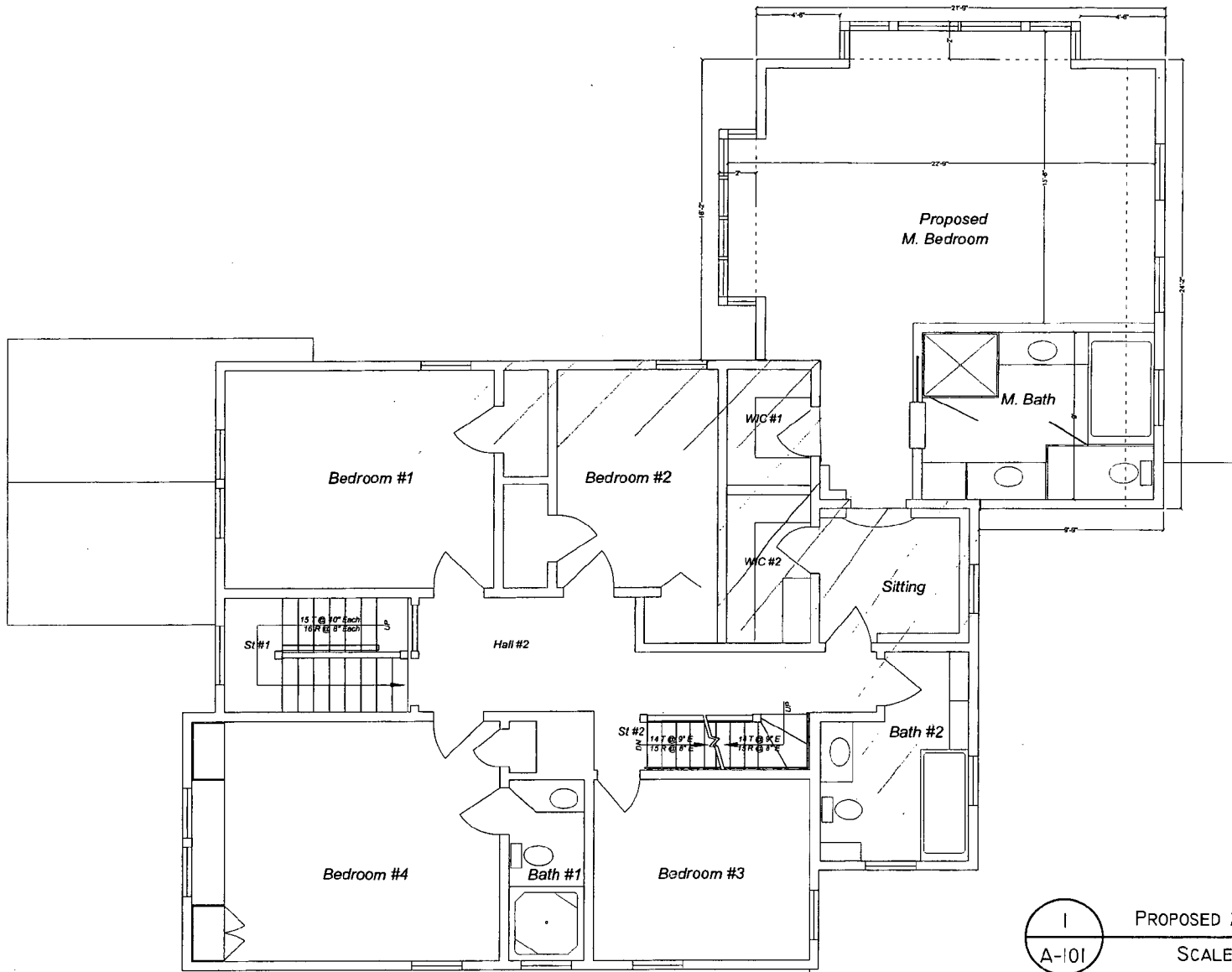
(-)  
WEST ELEVATION



PARTIAL FRONT (SOUTH) ELEVATION



SOUTHWEST CORNER



I  
A-101

PROPOSED 2ND FLOOR PLAN  
SCALE 3/16"=1'-0"

Hopkins & Porter  
Construction

12944C Travilah Road Pocomac MD 20854 Tel 301-340-5121

STEWART  
RESIDENCE

4823 Dorset Ave. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 16 MAY 2008  |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
Second  
Floor Plan

**A-101**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.



|  |  |
|--|--|
| 30 APR. 2008                                     |  |
| 09 MAY 2008                                      |  |
| 16 MAY 2008                                      |  |
| 19 MAY 2008                                      |  |
| <input checked="" type="checkbox"/> 21 AUG. 2008 |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

Proposed  
South  
Elevation

**A-102A**

DISCIPLINE & SHEET NUMBER  
© 2007 Hopkins & Porter Construction Inc.



1  
A-102A

PROPOSED SOUTH ELEVATION

SCALE 3/16"=1'-0"



Grand Manor Lifetime  
Shingles to match House.

Stained Green Shingles  
to match House.

New Anderson Double - Hung  
Windows w/ White Trim.

White Trim and Brackets.

Hopkins & Porter  
Construction

12944C Travilah Road Palomar MD 20664 Tel: 301-840-9121

STEWART  
RESIDENCE

4823 Doreast Ave. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 21 AUG. 2008 |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
North  
Elevation

**A-103N**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

1  
A-103N

PROPOSED NORTH ELEVATION

SCALE 3/16"=1'-0"



Hopkins & Porter  
Construction

12944C Travilah Road Potosi MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorsett Ave Chevy Chase MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 21 AUG. 2008 |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
West  
Elevation

**A-104A**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

1  
A-104A

PROPOSED WEST ELEVATION

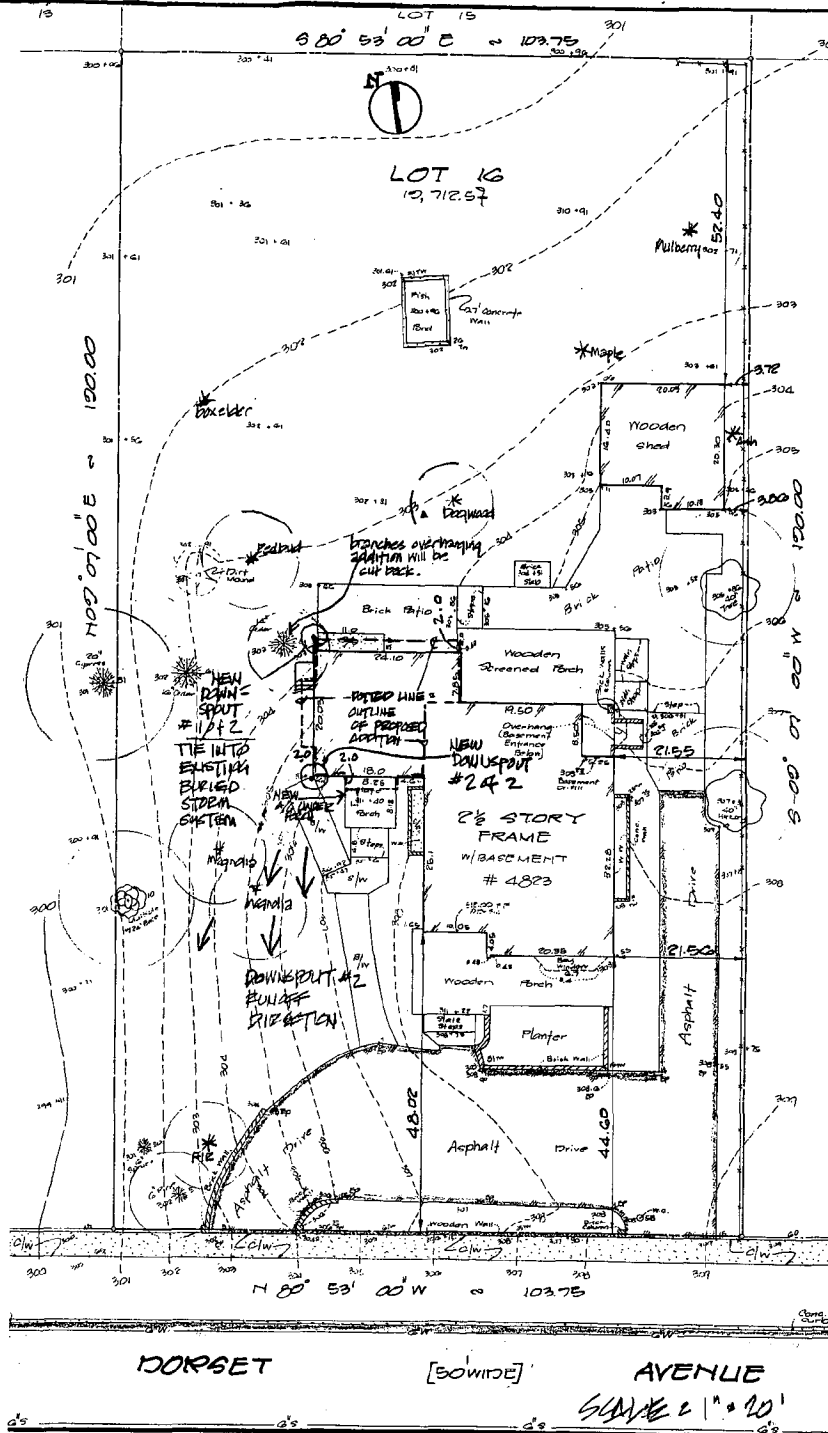
SCALE 3/16"=1'-0"

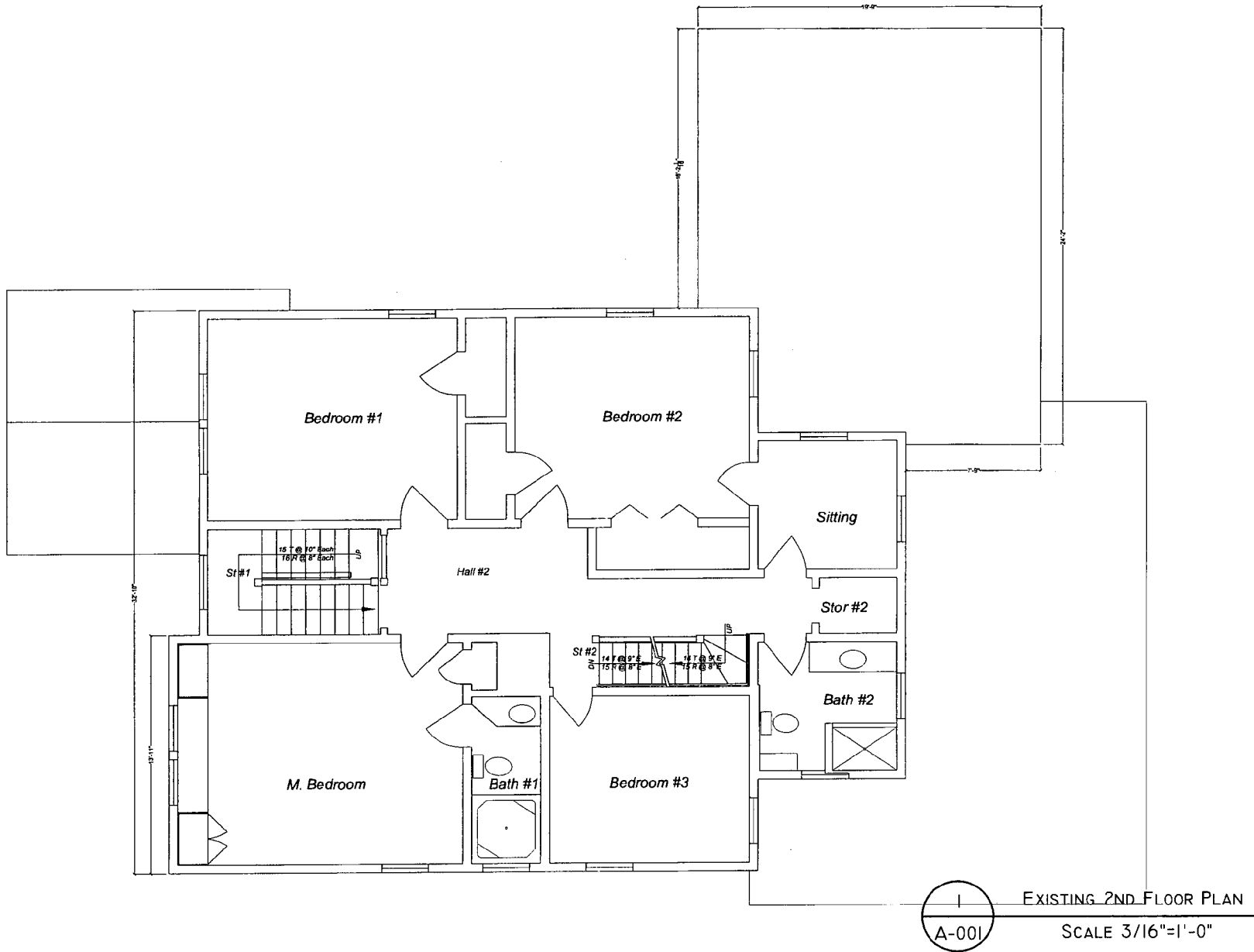
**ZONING DATA:**

1. Zoning: R-60
2. Building Height per Zoning Calculations:  
 Mean Height Above Finished First Floor: 26'-5"  
 Building Height of Proposed Addition: 29'-4"
3. Percentage Lot Occupancy:  
 19,712.50 SF Lot @ 0.35 Maximum Coverage = 6899.37 SF  
 Existing Total Lot Coverage: 2387.20 SF  
 Proposed Total Lot Coverage with Addition: 2387.20 SF
4. Proposed Addition Setbacks:  
 To Front Property Line: 71.02'  
 To Rear Property Line: 94.95'  
 To West Side Property Line: 30.53'  
 To East Side Property Line: 47.12'

John Stewart and Sharon Stollaroff  
 4823 Dorset Avenue  
 Town of Somerset, Maryland  
 22 August 2008

**NOTE: PROPOSED ADDITION WILL ADD  $\emptyset$  ADDITIONAL SF OF ROOF RUN-OFF.**





Hopkins & Porter  
Construction

12944C Trevilash Road Pocomac MD 20685A Tel: 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Ave., Chevy Chase, MD

|              |
|--------------|
| 30 APR. 2008 |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |

Existing  
Second  
Floor Plan

**A-001**

DISCIPLINE & SHEET NUMBER  
© 2007 Hopkins & Porter Construction In



Hopkins & Porter  
Construction

12944C Travelish Road Potomac MD 20854 Tel:301-440-9121

STEWART  
RESIDENCE

4823 Desert Ave, Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
South  
Elevation

A-002

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc

I  
A-002

EXISTING SOUTH ELEVATION

SCALE 3/16"=1'-0"



Hopkins & Porter  
Construction

12844C Travilah Road, Pocomac MD 20684 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorsett Ave., Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
South  
Elevation

**A-002**

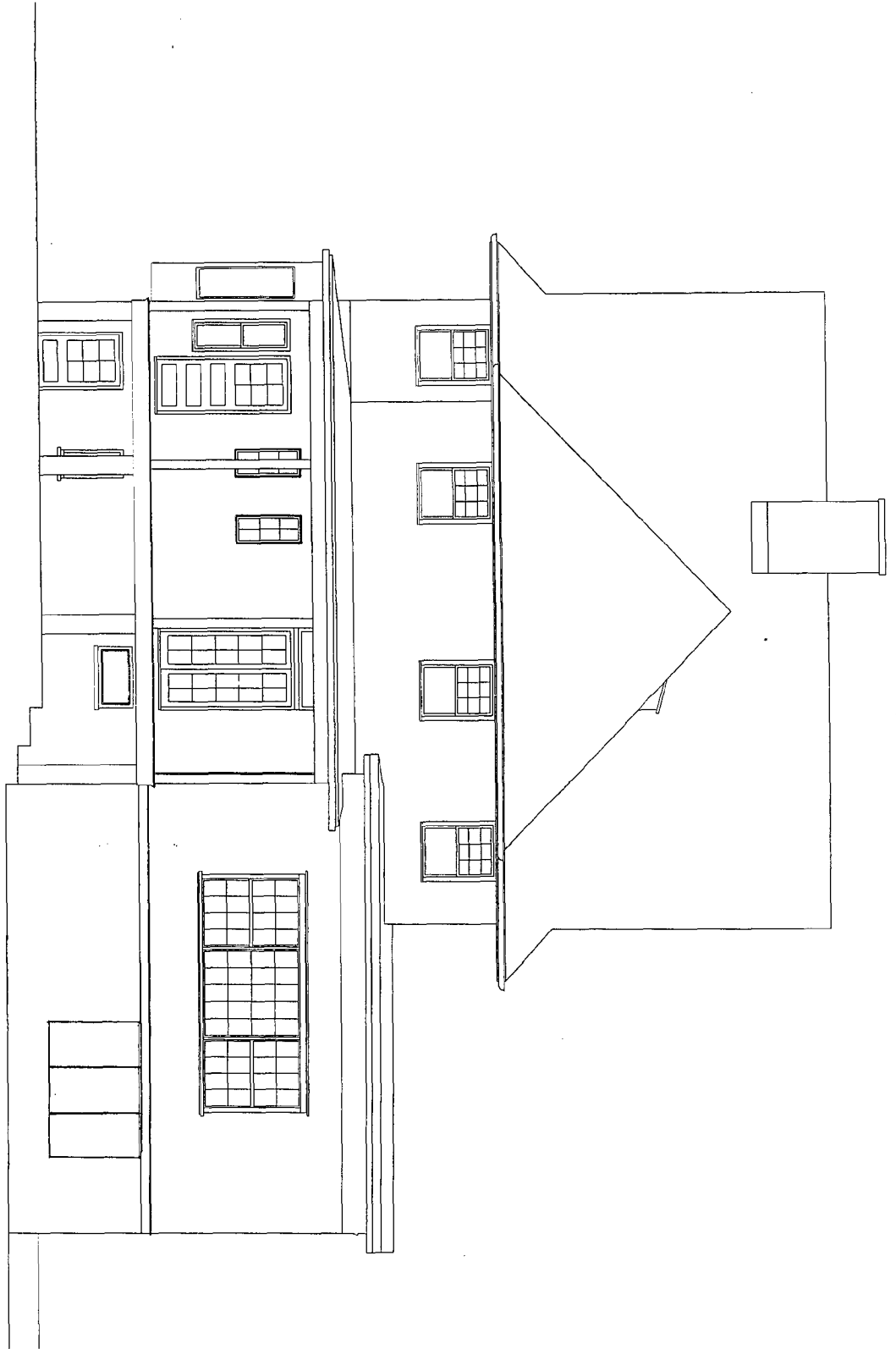
DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc

1  
A-002

EXISTING SOUTH ELEVATION

SCALE 3/16"=1'-0"



1  
A-003

EXISTING NORTH ELEVATION  
SCALE 3/16" = 1'-0"

Hopkins & Porter  
Construction

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

30 APR. 2008  
19 MAY 2008

|  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |

Existing  
North  
Elevation

A-003

DISCIPLINE & SHEET NUMBER  
© 2007 Hopkins & Porter Construction Inc





Hopkins & Porter  
Construction

12941C Travilah Road Poolesville MD 20854 Tel 301-640-9121

STEWART  
RESIDENCE

4823 Dorset Ave. Chevy Chase, MD

30 APR. 2008  
19 MAY 2008

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

Existing  
West  
Elevation

1  
A-004

EXISTING WEST ELEVATION  
SCALE 3/16"=1'-0"

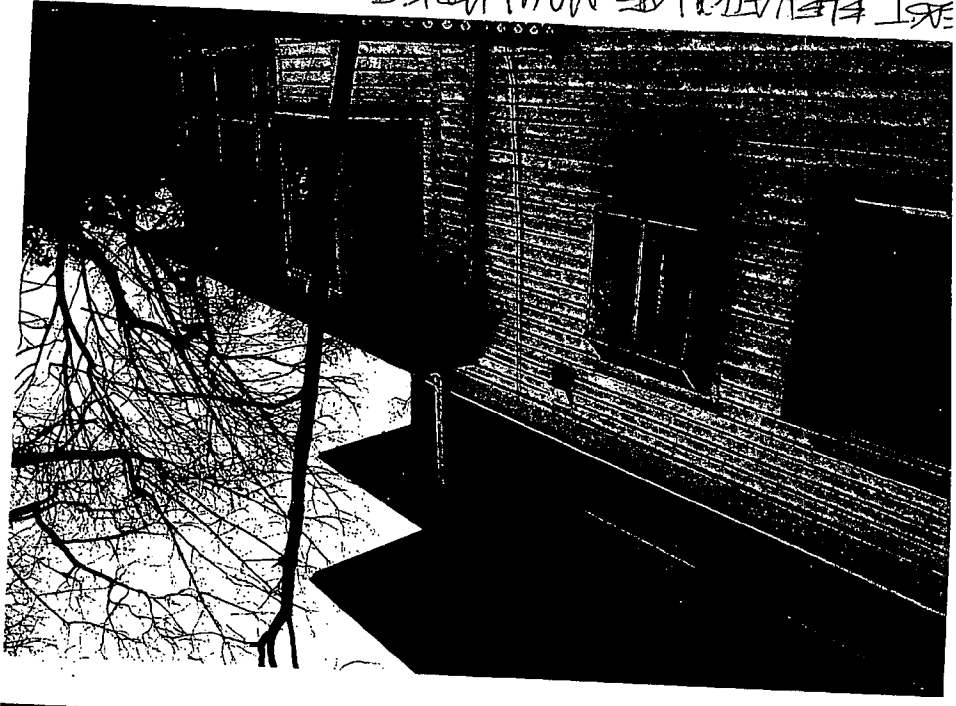
A-004

DISCIPLINE & SHEET NUMBER  
© 2007 Hopkins & Porter Construction In

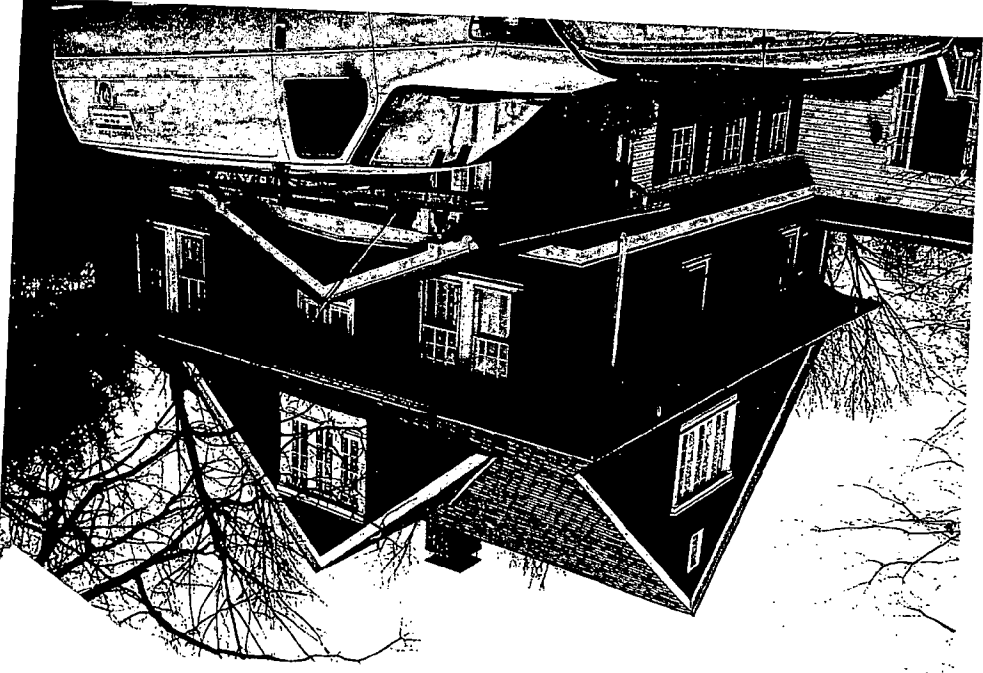
FRONT/SOUTH (OF MAIN HOUSE) FROM STREET LEVEL



EAST ELEVATION OF MAIN HOUSE

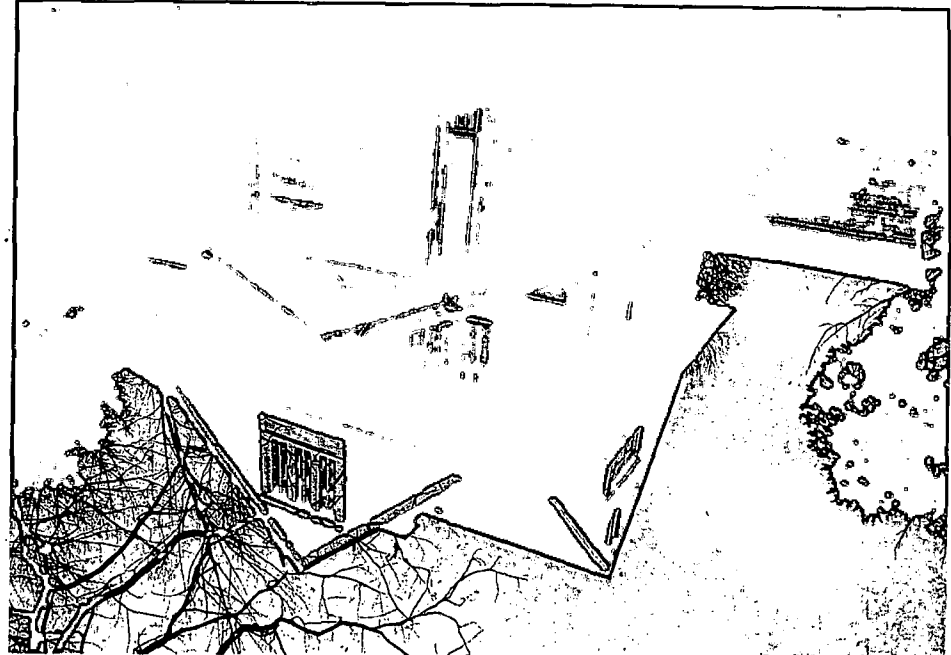
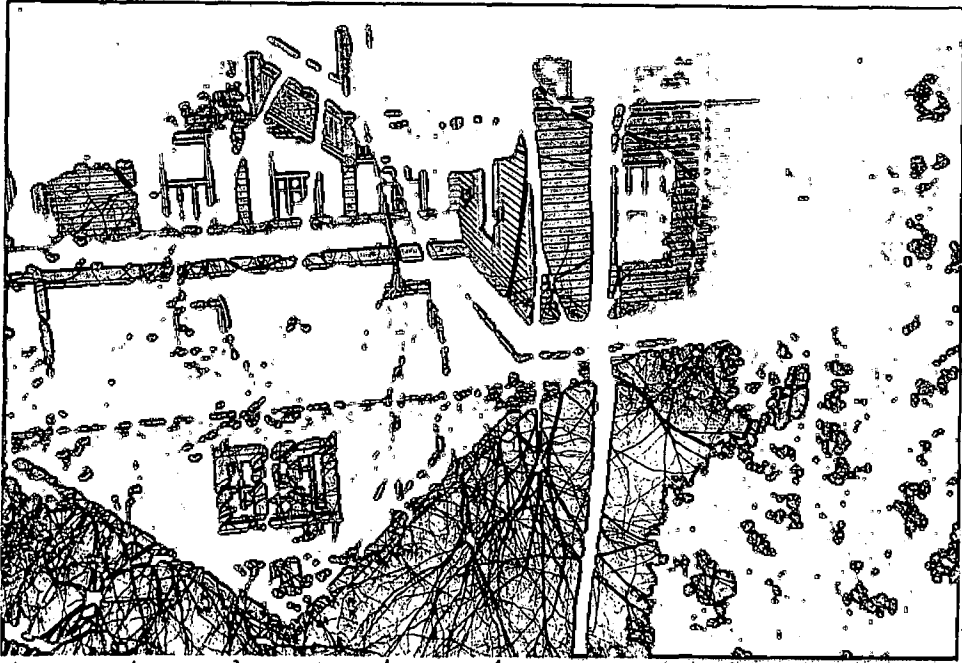
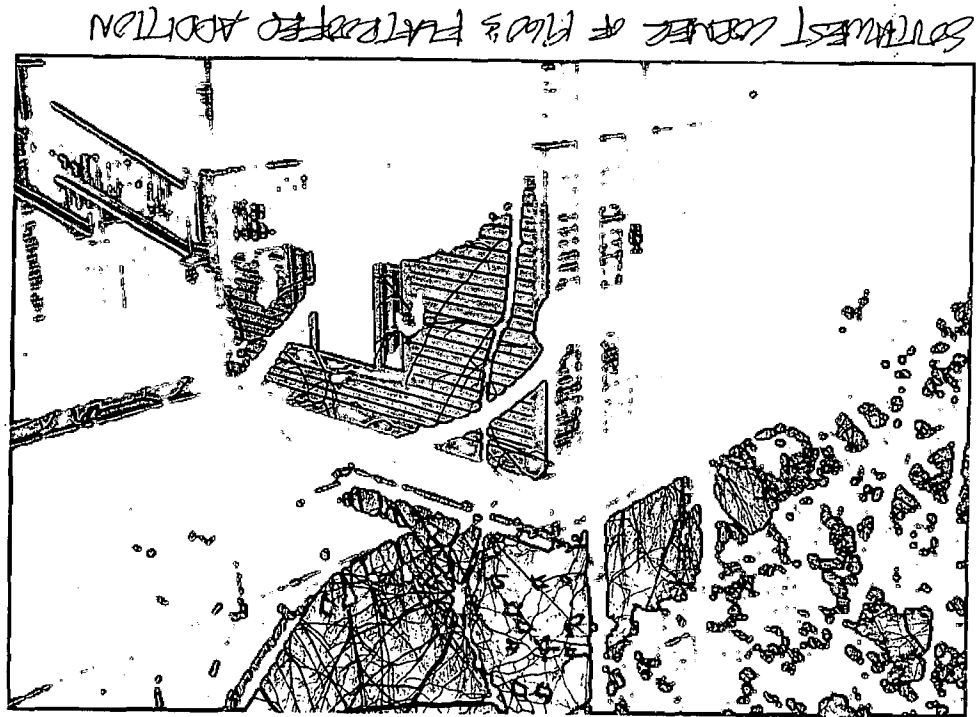


SOUTHWEST ELEVATION OF MAIN HOUSE



SOUTHWEST ELEVATION OF MAIN HOUSE

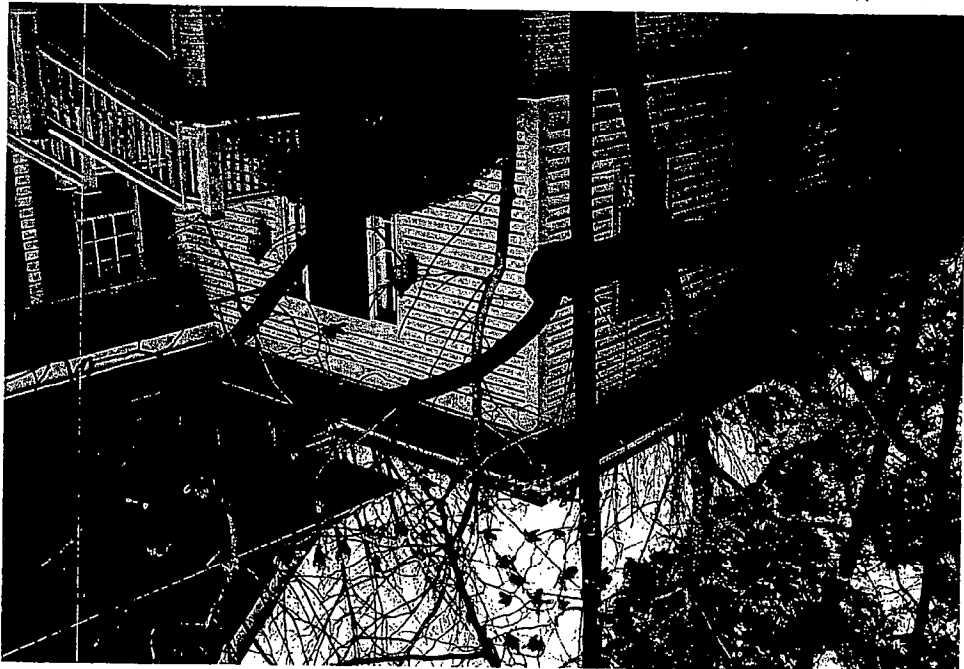




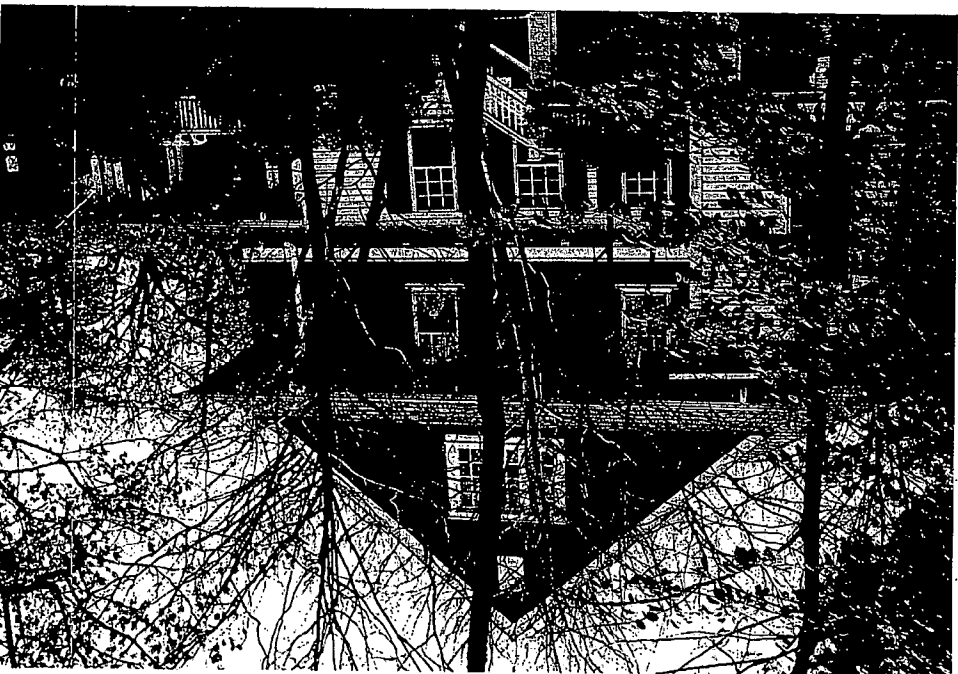
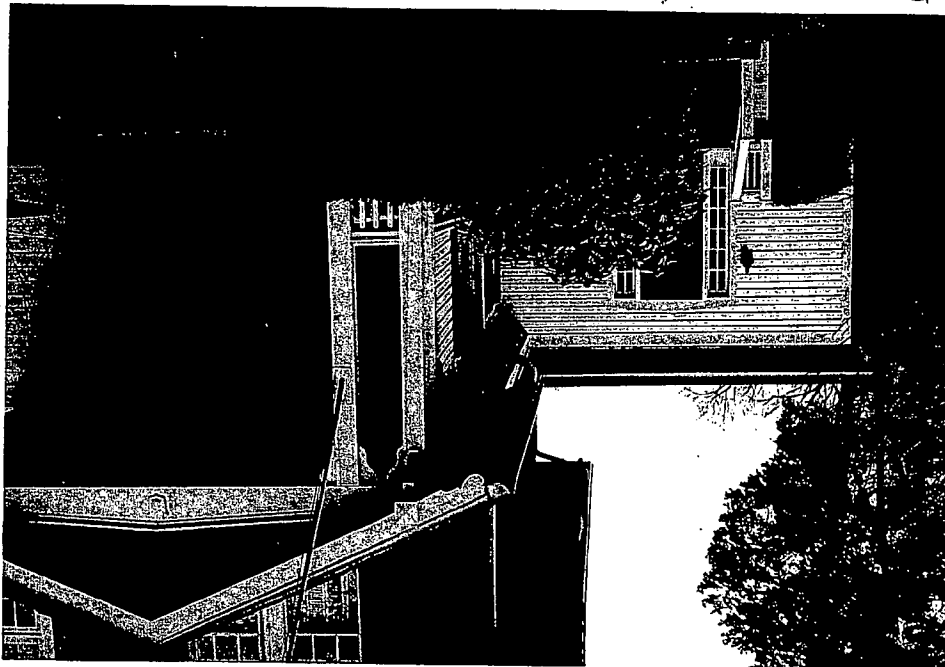
WEST ELEVATION OF MAIN HOUSE & FLAT-ROOFED ADDITION

FRONT VIEW OF HOUSE FROM DRIVEWAY

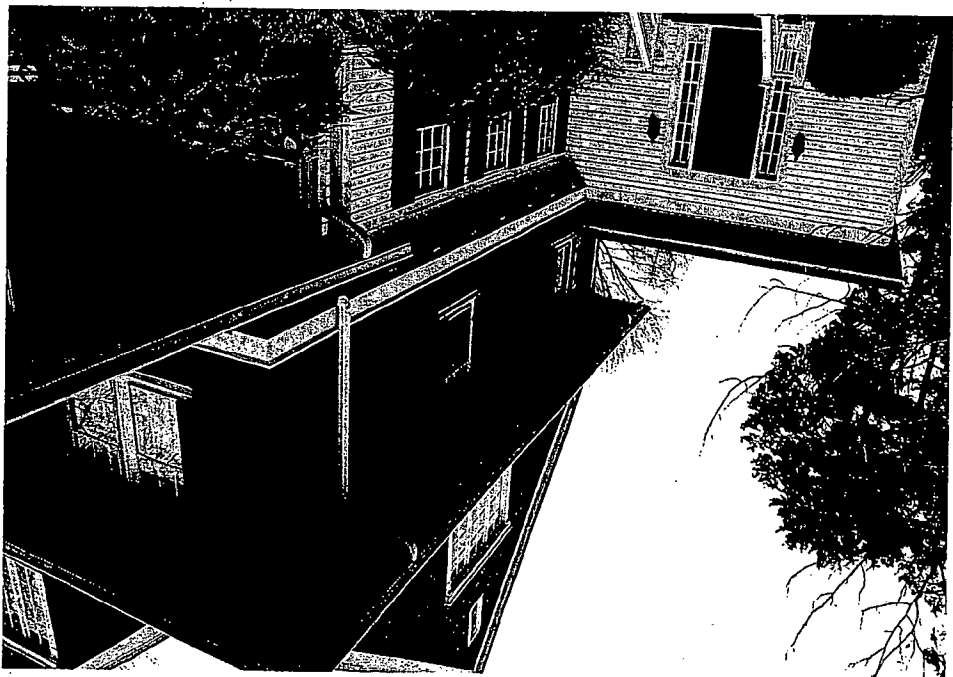
SOUTHWEST CORNER



PARTIAL FRONT (SOUTH) ELEVATION



WEST ELEVATION



PROPOSED ADDITION WILL BE ABOVE THAT EXISTING ADDITION - SEEN FROM FRONT DRIVE HERE.



## Kennedy, Rachel

---

**From:** DrSharon@aol.com  
**Sent:** Wednesday, September 10, 2008 3:54 PM  
**To:** Kennedy, Rachel  
**Cc:** jstewart@crowell.com; kai@hopkinsandporter.com  
**Subject:** Re: Dorset Avenue

Dear Rachel,

Thanks for all your help and the good news about our tax credit. We are delighted that you have been assigned to our addition. I have passed the questions on to Kai, our architect at Hopkins and Porter. We presented our plans to the Town of Somerset Council Meeting on September 2. They approved them without any changes. Please let me know if you have any further questions or need more info. Best regards, Sharon

In a message dated 9/10/2008 2:16:06 P.M. Eastern Daylight Time, [Rachel.Kennedy@mncppc-mc.org](mailto:Rachel.Kennedy@mncppc-mc.org) writes:

Hi Sharon,

Just wanting to let you know that I have been assigned your HAWP case for the 24<sup>th</sup> September meeting. I am just getting the packet and will email or call with any questions.

Rachel

PS: Your tax credit was approved for the majority of the costs, including all but one of the lights (which they don't normally do)! Final amount was \$27,651.27.

Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

Silver Spring, MD 20910

[rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910

HI Sharon,

Just wanting to let you know that I have been assigned your HAWP case for the 24<sup>th</sup> September meeting. I am just getting the packet and will email or call with any questions.

Rachel

PS: Your tax credit was approved for the majority of the costs, including all but one of the lights (which they don't normally do)! Final amount was \$27,651.27.

Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

Silver Spring, MD 20910

[rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910

---

Psssst...Have you heard the news? [There's a new fashion blog, plus the latest fall trends and hair styles at StyleList.com.](#)

## Kennedy, Rachel

---

**From:** Kai Tong [kai@hopkinsandporter.com]  
**Sent:** Monday, September 15, 2008 10:13 AM  
**To:** Kennedy, Rachel  
**Cc:** DrSharon@aol.com  
**Subject:** RE: 4823 Dorset Avenue

Hi Rachel,

1. We will go with traditional wood trim throughout, to simplify the review with HPC. We will not use Miratec.
2. You are correct – there will be no board siding on the second story addition. Only cedar shingles.
3. We can affirm at this point that the windows will be SDL. If the owners decide to upgrade to TDL later, we will get separate prior clearance from your department.

Please let me know if this answers all your questions. Thank you for articulating HPC's concerns so precisely. I am at the office this morning, and available by cellular later in the day. Thanks!

Kai Tong

Kai Tong, AIA  
Director, Hopkins & Porter Architecture Department  
301-840-9121x22  
[kai@hopkinsandporter.com](mailto:kai@hopkinsandporter.com)  
cellular: 703-981-8812

---

**From:** Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]  
**Sent:** Monday, September 15, 2008 9:31 AM  
**To:** Kai Tong  
**Cc:** DrSharon@aol.com  
**Subject:** RE: 4823 Dorset Avenue

Thanks Kai. So, to recap the materials below:

- 1) Area with chronic moisture exposure will be made of Miratec. Miratec is a plastic composite material? I could not tell from the website exactly what it is made of. Some wood, some plastic?
- 2) There will be no board siding on the second story addition. Only cedar shingles will be used to side the house.
- 3) Trim will be made of real wood of various species.

The HPC does not have a track record approving materials like Miratec . I would suggest altering this to a moisture-resistant type of wood to facilitate your application. Let me know if your clients decide to do this asap so I can include it in my report.

In terms of the windows, you are welcome to use SDL on the addition (not on the main house, fyi). Of course, the HPC would not mind if you used TDL instead, but TDL is not required.

---

**From:** Kai Tong [mailto:kai@hopkinsandporter.com]  
**Sent:** Friday, September 12, 2008 9:34 AM  
**To:** Kennedy, Rachel  
**Subject:** RE: 4823 Dorset Avenue

Hi Rachel,

## Kennedy, Rachel

---

**From:** Kai Tong [kai@hopkinsandporter.com]  
**Sent:** Tuesday, September 16, 2008 10:34 AM  
**To:** Kennedy, Rachel  
**Subject:** Stewart/Dorset Avenue 1 of 5 views  
**Attachments:** IMG\_0288.JPG

Hi Rachel,

Attached is one of five separate email images I am sending you.

Also, this will confirm that the windows for the addition will be wood windows, to be painted inside and outside. Thanks for your help.

Kai

Kai Tong, AIA



## Kennedy, Rachel

---

**From:** Kai Tong [kai@hopkinsandporter.com]  
**Sent:** Friday, September 12, 2008 9:34 AM  
**To:** Kennedy, Rachel  
**Subject:** RE: 4823 Dorset Avenue

Hi Rachel,

Thank you for forwarding your questions to me yesterday. The answers are numbered per your emailed questions:

1. The Andersen windows currently specified are nine-over-one simulated-divided-light double hung windows. Sharon and John and I would be happy to upgrade to true-divided-light windows if you feel it would be a more appropriate window, and would facilitate our application. Andersen does not offer a true-divided-light, so we would go with a high quality manufacturer, either Marvin or Kolbe, who do offer TDL windows. *SDL*

2. The addition's roof peak will be about 2'-6" lower than the peak of the main house's roof.

3. Yes, that is correct. The north side of the addition will overhang the north wall of the structure below by 2'-0". We feel that would give much needed relief to what would otherwise be a rather sheer and tall north wall.

4. The shingles specified are identical to the shingles currently on the main house, which are Certainteed's best residential shingle that they make – Grand Manor with a lifetime warranty. They are designed to show depth and dimension. <http://74.6.239.67/search/cache?ei=UTF-8&p=grand+manor+lifetime+shingles&fr=yfp-t-501&u=www.certainteed.com/CertainTeed/Homeowner/Homeowner/Roofing/Northeast/GrandManor-NE.htm&w=grand+manor+lifetime+%22life+time%22+shingles+shingle&d=AyUGofReRVC3&icp=1&.intl=us>

*shingles no bond siding to be used - all shingles*  
The siding specified will be identical to the siding on the main house, which are cedar shingles that have been stained.

The trim will be top grade primed and painted wood [Windsor One] trim. *-this is real wood*  
<http://www.windsorone.com/moldings/default.asp>

For any areas that might be subject to chronic high moisture exposure, such as fascia boards behind gutters, we will use primed and painted wood [Miratec] moulding, which has a 30 year warranty against rot, insect damage, delamination, and a host of other problems associated with painted wood.. *-this is a plastic-based wood.?*  
[http://www.miratectrim.com/pageBuild.asp?PageID=A\\_product\\_m](http://www.miratectrim.com/pageBuild.asp?PageID=A_product_m)

The brackets will be primed and painted wood.

Rachel, if your Historic Preservation Section has a preference for using traditional wood [lumber] for exterior trim, instead of the engineered wood products above, we would be happy to defer to your expertise. We feel the above products produce a much more trouble-free trim for the homeowner, are convincingly accurate in appearance, and do not convey any sense of being artificial, synthetic or manufactured. However, we do not want the use of these materials to be an issue that will detract from our application being as historically responsive as it should be.

*board*  
5. There will be no siding on the new addition except for the stained shingle siding that matches the stained shingle siding of the main house.

6. Yes, this is correct, except for the overhang on the north side. Also, there are projecting window bays on the south elevation and west elevation of the addition, per the floor plan A-101.

7. The roof shingle colors specified for the addition will match the main house's existing shingle color, which is a beautiful gray.

The cedar shingles on the exterior walls of the addition will be stained to match the main house's cedar wall shingles, which are a beautiful green.

8. The A/C unit will be under the porch, below and behind the porch stairs. The A/C unit will be blocked from public view from the street by the stairs to the porch. The sides of the porch are enclosed in wood lattice, which will further screen the A/C unit from view.

Thank you, Rachel, for your attention to detail in your questions. If there is any aspect of our design or my responses to your questions that can be clarified or modified to make our application more fully attuned to the Historic Preservation Section's mission, please do not hesitate to let me know. I am available by email and office phone, or, more immediately, cellphone all day and over the weekend.

Sincerely,

Kai Tong

Kai Tong, AIA  
Director, Hopkins & Porter Architecture Department  
301-840-9121x22  
[kai@hopkinsandporter.com](mailto:kai@hopkinsandporter.com)  
cellular: 703-981-8812

---

**From:** Kennedy, Rachel [mailto:Rachel.Kennedy@mncppc-mc.org]  
**Sent:** Thursday, September 11, 2008 2:29 PM  
**To:** Kai Tong  
**Subject:** FW: 4823 Dorset Avenue

---

**From:** Kennedy, Rachel  
**Sent:** Wednesday, September 10, 2008 3:09 PM  
**To:** 'DrSharon@aol.com'  
**Subject:** 4823 Dorset Avenue

Hi Sharon,

I have some initial questions regarding your HAWP for a second story addition. Let me know if you would prefer I contact the architect.

- 1) What type of Anderson windows will you be using? True-divided lights? Simulated divided lights? It looks like they will be nine over one windows to match the main house.
- 2) It looks like the addition's roofline will be lower than the main house roof line. Correct? Any idea about how much lower?
- 3) It looks like the second story addition overhangs a small amount on the north elevation (rear). IS that correct? If so, by how much approximately?
- 4) What material will the shingles, trim, and brackets be made of?
- 5) Will the shingles cover the entire second story. If I remember correctly, the first story has wood siding with a brick foundation (more brick visible on the rear). Will any siding be used for the second story addition?
- 6) The addition seems to be exactly on the footprint of the first story existing. Is this correct?
- 7) You are planning to use architectural asphalt shingles on the second story? I see that is what is on your house already, correct? Just curious, what color will you use? (HPC will not review this, but if you know if couldn't hurt to mention it).
- 8) Finally, the ac unit will be placed under the porch on the front elevation. How will it be screened from public view?

I look forward to working with you on this. I think it looks very compatible with the original house.

Rachel

Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

Silver Spring, MD 20910

rachel.kennedy@mncppc-mc.org, <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910

## Kennedy, Rachel

---

**From:** Kai Tong [kai@hopkinsandporter.com]  
**Sent:** Sunday, September 14, 2008 12:09 PM  
**To:** Kennedy, Rachel  
**Subject:** dorset avenue, somerset

Rachel,

Greetings. Just a quick follow-up to my Thursday email to you.

1. The color of the shingles used on the roof was Stonegate Gray.
2. The green stain for the cedar shingles is Benjamin Moore HC-135 Lafayette Green, from Benjamin Moore's Historic Colors Collection.

Again, thank you, and please feel free to call with questions.

Sincerely,

Kai Tong

Kai Tong, AIA  
Director, Hopkins & Porter Architecture Department  
301-840-9121x22  
[kai@hopkinsandporter.com](mailto:kai@hopkinsandporter.com)  
cellular: 703-981-8812

## Kennedy, Rachel

---

**From:** Kennedy, Rachel  
**Sent:** Wednesday, September 10, 2008 3:09 PM  
**To:** 'DrSharon@aol.com'  
**Subject:** 4823 Dorset Avenue

Hi Sharon,

I have some initial questions regarding your HAWP for a second story addition. Let me know if you would prefer I contact the architect.

- 1) What type of Anderson windows will you be using? True-divided lights? Simulated divided lights? It looks like they will be nine over one windows to match the main house.
- 2) It looks like the addition's roofline will be lower than the main house roof line. Correct? Any idea about how much lower?
- 3) It looks like the second story addition overhangs a small amount on the north elevation (rear). IS that correct? If so, by how much approximately?
- 4) What material will the shingles, trim, and brackets be made of?
- 5) Will the shingles cover the entire second story. If I remember correctly, the first story has wood siding with a brick foundation (more brick visible on the rear). Will any siding be used for the second story addition?
- 6) The addition seems to be exactly on the footprint of the first story existing. Is this correct?
- 7) You are planning to use architectural asphalt shingles on the second story? I see that is what is on your house already, correct? Just curious, what color will you use? (HPC will not review this, but if you know if couldn't hurt to mention it).
- 8) Finally, the ac unit will be placed under the porch on the front elevation. How will it be screened from public view?

I look forward to working with you on this. I think it looks very compatible with the original house.

Rachel

Rachel Kennedy

Senior Planner

Countywide Planning | Historic Preservation Section

Maryland-National Capital Park and Planning Commission

301-563-3400 phone | 301-563-3412 fax

1109 Spring Street, Suite 801

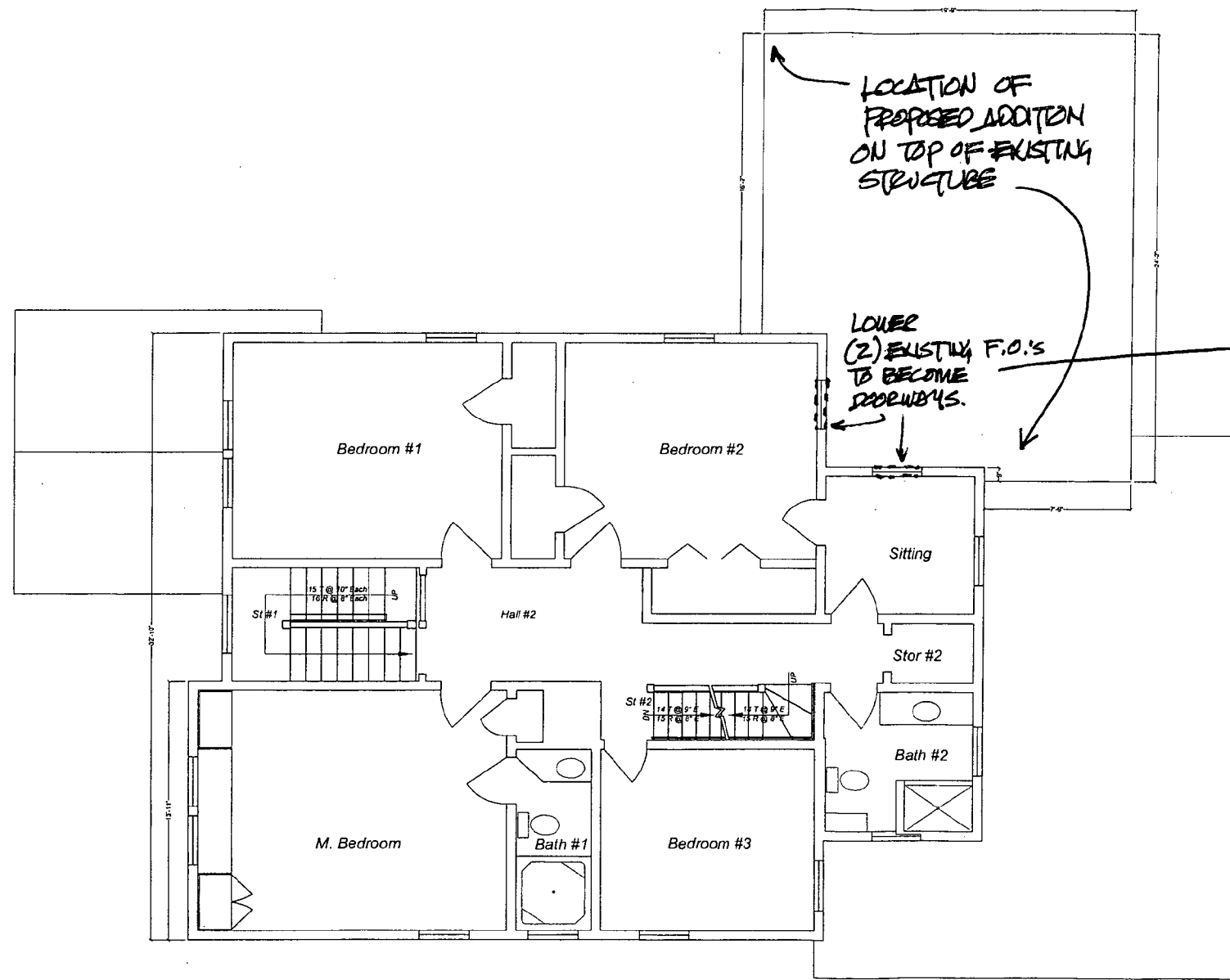
Silver Spring, MD 20910

[rachel.kennedy@mncppc-mc.org](mailto:rachel.kennedy@mncppc-mc.org), <http://www.mc-mncppc.org/historic/>

Mailing Address:

8787 Georgia Avenue

Silver Spring, MD 20910



Original windows to be stored on site.

REMOVE (2) EXISTING F.O.'S TO BECOME DOORWAYS.

LOCATION OF PROPOSED ADDITION ON TOP OF EXISTING STRUCTURE

Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

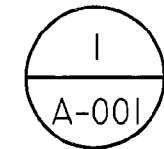
|                   |  |
|-------------------|--|
| 30 APR. 2008      |  |
| 16 MAY 2008       |  |
| 19 MAY 2008       |  |
| <b>28 SEPT 08</b> |  |
|                   |  |
|                   |  |
|                   |  |
|                   |  |
|                   |  |
|                   |  |

Existing  
Plan

**A-001**

DISCIPLINE & SHEET NUMBER

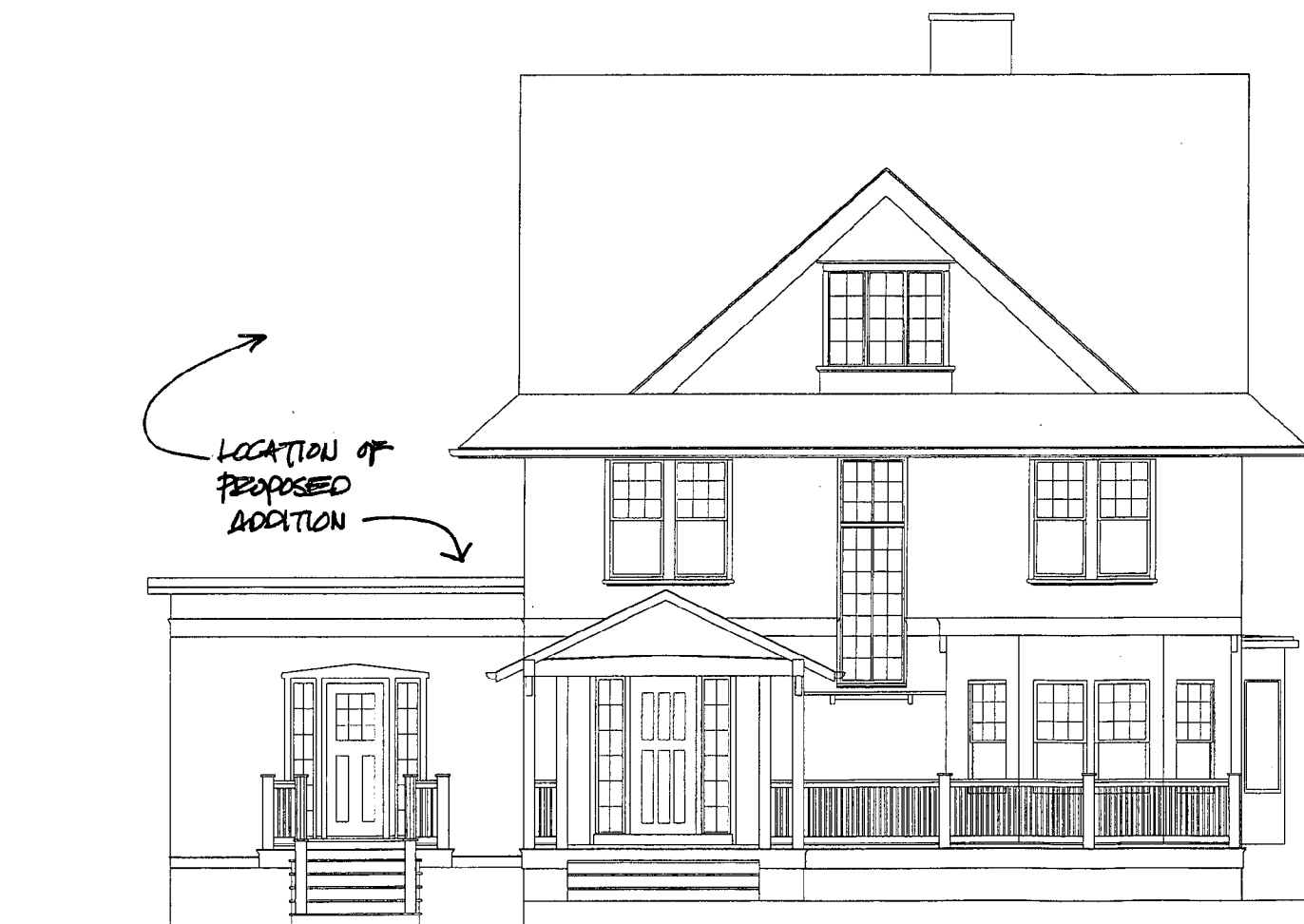
© 2007 Hopkins & Porter Construction Inc



EXISTING PLAN

SCALE 1/8"=1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*PK*



Hopkins & Porter  
 Construction

12944C Travilah Road Polomac MD 20854 Tel: 301-840-9121

STEWART  
 RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

30 APR. 2008

19 MAY 2008

*20 APR 2008*

Existing  
 South  
 Elevation

**A-002**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction In

1  
 A-002

EXISTING SOUTH ELEVATION

SCALE 1/8"=1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission



Hopkins & Porter  
 Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
 RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 28 SEPT 08   |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
 North  
 Elevation

A-003

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction In

1  
 A-003

EXISTING NORTH ELEVATION  
 SCALE 1/8"=1'-0"



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*



Hopkins & Porter  
 Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
 RESIDENCE

4823 Dorsel Avn. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Existing  
 West  
 Elevation

**A-004**

DISCIPLINE & SHEET NUMBER

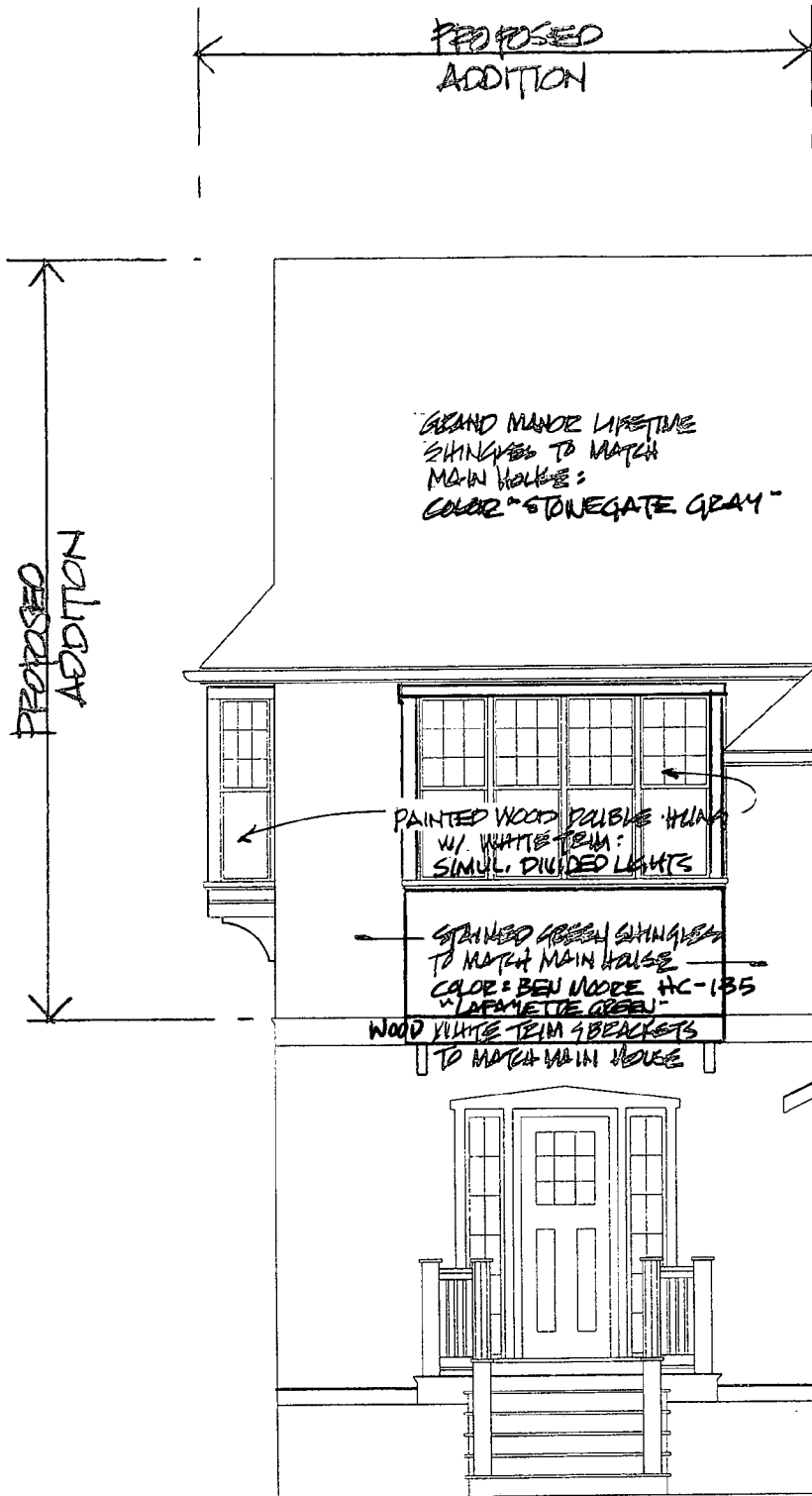
© 2007 Hopkins & Porter Construction In

I  
 A-004

EXISTING WEST ELEVATION

SCALE 1/8"=1'-0"

APPROVED  
 Montgomery County  
 Historic Preservation Commission



Hopkins & Porter  
 Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
 RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|              |
|--------------|
| 30 APR. 2008 |
| 09 MAY 2008  |
| 16 MAY 2008  |
| 19 MAY 2008  |
| 21 AUG. 2008 |
| 28 SEPT 08   |
|              |
|              |
|              |
|              |
|              |
|              |

Proposed  
 South  
 Elevation

A-102A

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

1  
 A-102A

PROPOSED SOUTH ELEVATION

SCALE 3/16"=1'-0"



APPROVED  
 Montgomery County  
 Historic Preservation Commission

Hopkins & Porter  
 Construction

12944C Travilah Road Poolesville MD 20854 Tel 301-840-9121

STEWART  
 RESIDENCE

4823 Dorset Ave. Chevy Chase, MD

|              |  |
|--------------|--|
| 30 APR. 2008 |  |
| 19 MAY 2008  |  |
| 21 AUG. 2008 |  |
| 28 SEPT 08   |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |
|              |  |

Proposed  
 North  
 Elevation

**A-103N**

DISCIPLINE & SHEET NUMBER

© 2007 Hopkins & Porter Construction Inc.

I  
 A-103N

PROPOSED NORTH ELEVATION

SCALE 3/16"=1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

Hopkins & Porter  
Construction

12944C Travilah Road Potomac MD 20854 Tel: 301-840-9121

STEWART  
RESIDENCE

4823 Dorset Ave., Chevy Chase, MD

|                  |
|------------------|
| 30 APR. 2008     |
| 19 MAY 2008      |
| 21 AUG. 2008     |
| <b>20 SEP 08</b> |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |

Proposed  
West  
Elevation

**A-104A**

DISCIPLINE & SHEET NUMBER

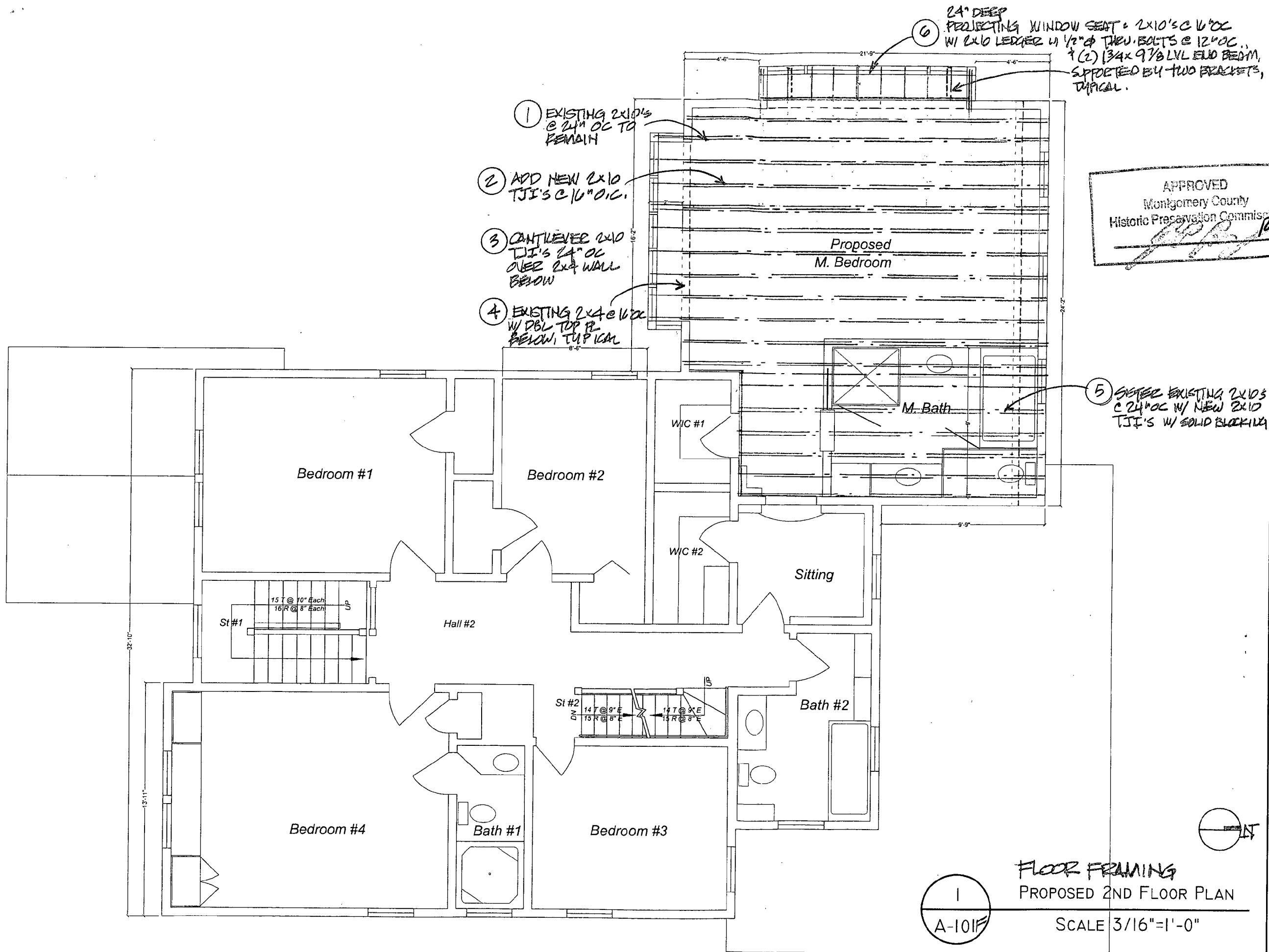
© 2007 Hopkins & Porter Construction Inc.



1  
A-104A

PROPOSED WEST ELEVATION

SCALE 3/16"=1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission

Hopkins & Porter  
Construction

STEWART  
RESIDENCE

|              |
|--------------|
| 30 APR. 2008 |
| 16 MAY 2008  |
| 19 MAY 2008  |
|              |
|              |
|              |
|              |
|              |
|              |
|              |
|              |

1  
A-101F

FLOOR FRAMING  
PROPOSED 2ND FLOOR PLAN

SCALE 3/16"=1'-0"

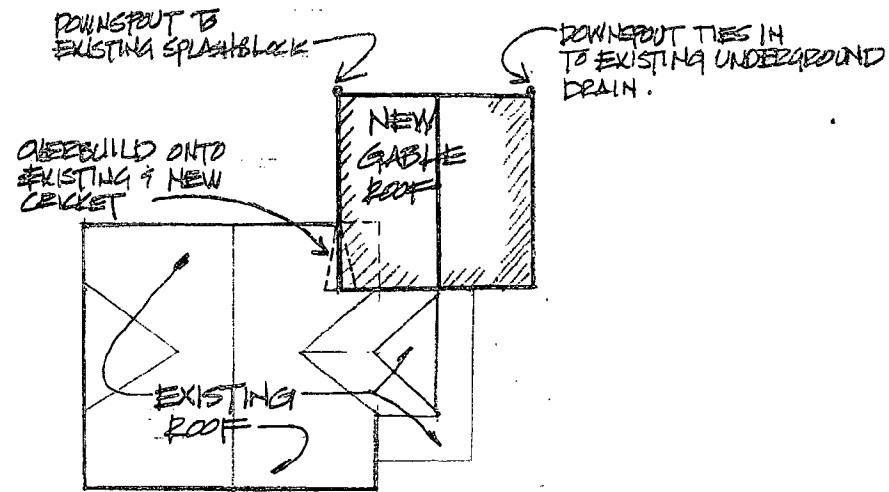
Proposed  
Second  
Floor Plan  
FLOOR FRAMING  
A-101F

DISCIPLINE & SHEET NUMBER

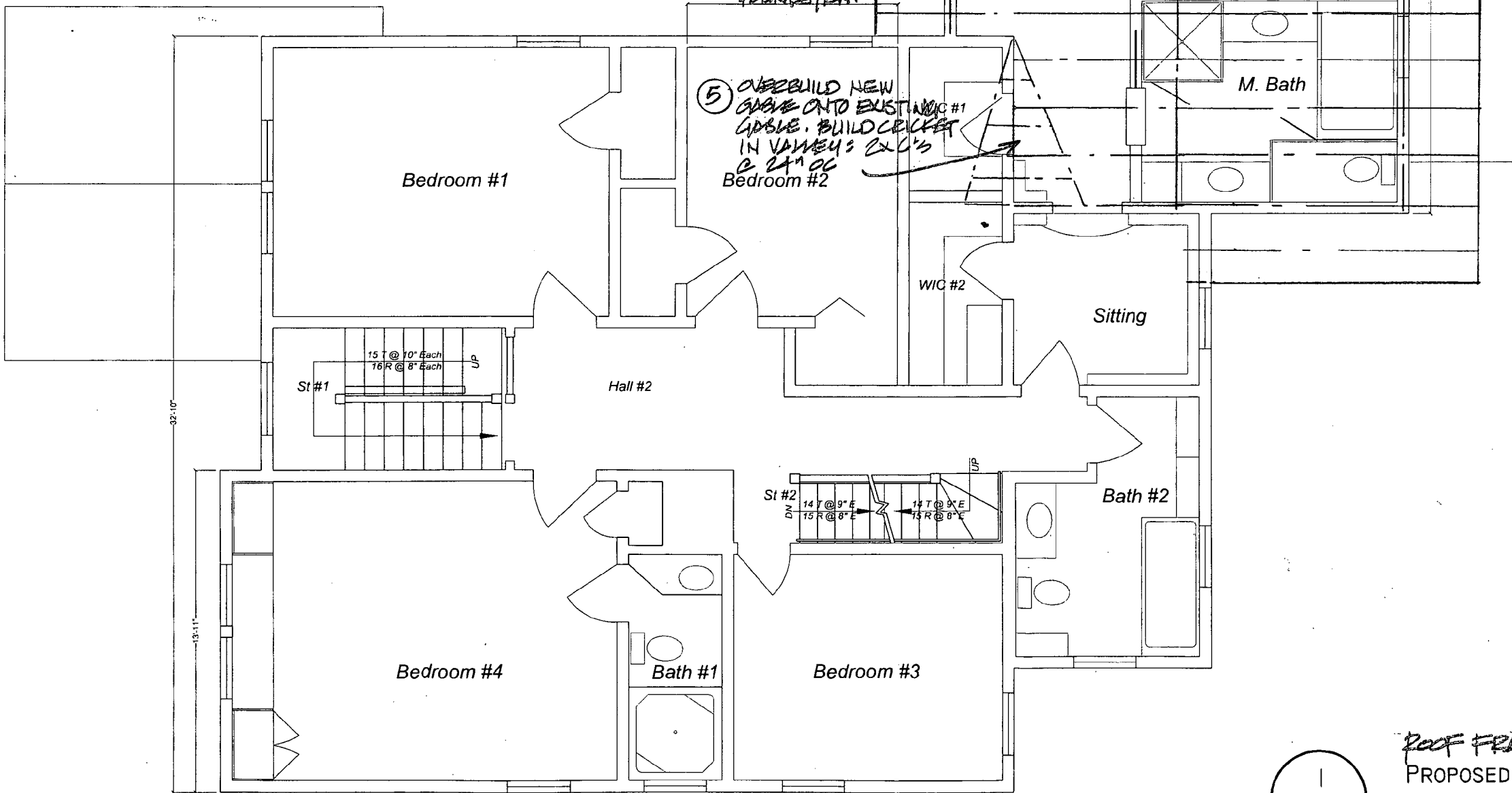
© 2007 Hopkins & Porter Construction Inc

12944C Travilah Road Potomac MD 20854 Tel: 301-840-9121

4823 Dorset Avn. Chevy Chase, MD



2 KEY DIAGRAM: ROOFS  
 1-1012 NTS



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*[Signature]*

Hopkins & Porter  
 Construction

12944C Travilah Road Potomac MD 20854 Tel 301-840-9121

STEWART  
 RESIDENCE

4823 Dorset Avn. Chevy Chase, MD

|                    |
|--------------------|
| 30 APR. 2008       |
| <i>[Signature]</i> |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |
|                    |

1  
 A-101R

ROOF FRAMING PLAN  
 PROPOSED 2ND FLOOR PLAN

SCALE 3/16" = 1'-0"

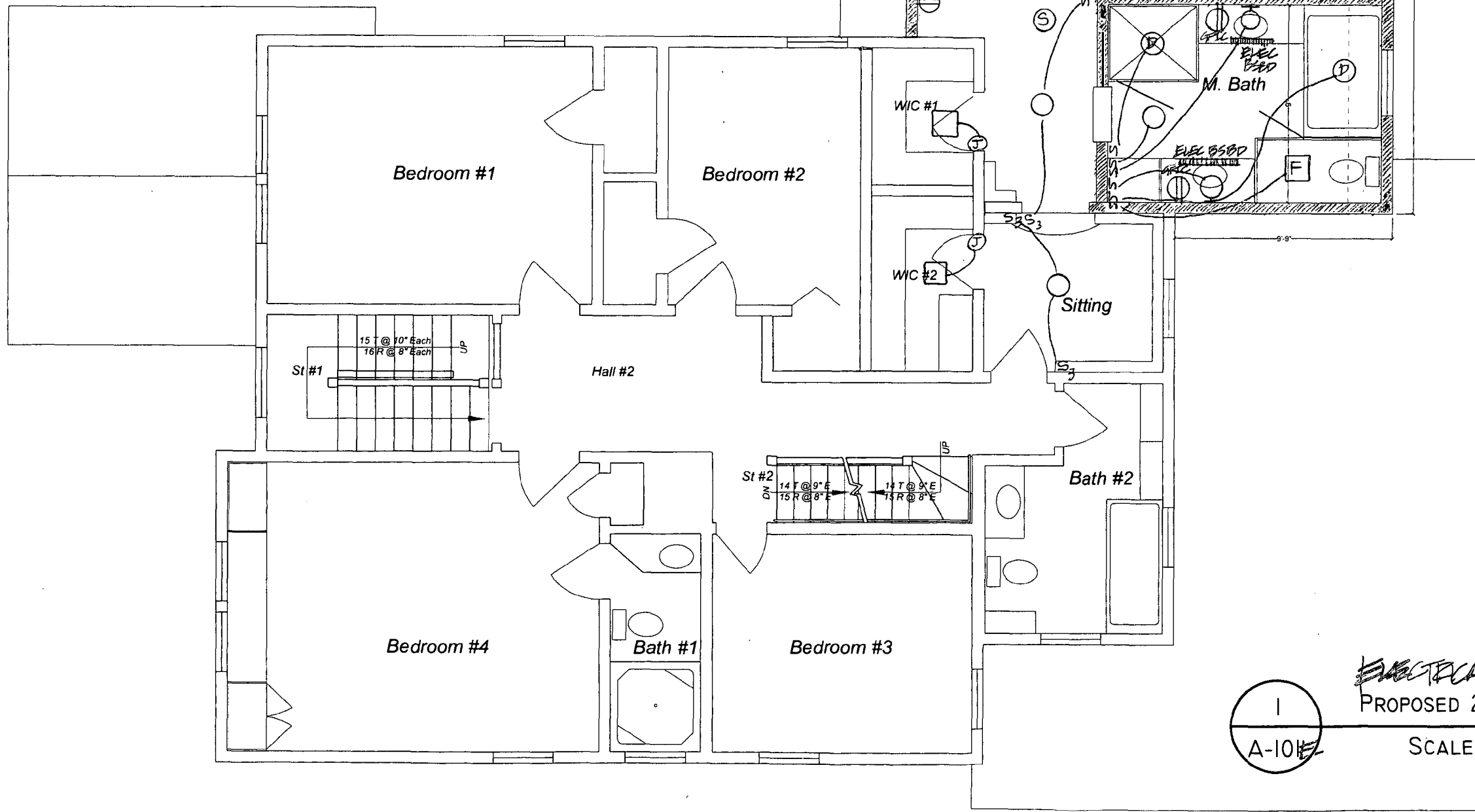
Proposed  
 Second  
 Floor Plan  
 ROOF FRAMING  
**A-101R**

DISCIPLINE & SHEET NUMBER

**ELECTRIC SYMBOL KEY**

- ⊕ DUPLEX CONV. OUTLET
- S SWITCH SD=DIMMER S<sub>3</sub>=3-WAY
- RECESSED DOWNLIGHT
- Ⓟ SHOWER LIGHT
- SURFACE MTD CLOSET LIGHT
- Ⓜ JAMB OPERATED SWITCH

**REVISION** ELEC. BASEBOARD/TRACK HEATER W/ INTEGRAL THERMOSTAT.



APPROVED  
Montgomery County  
Historic Preservation Commission

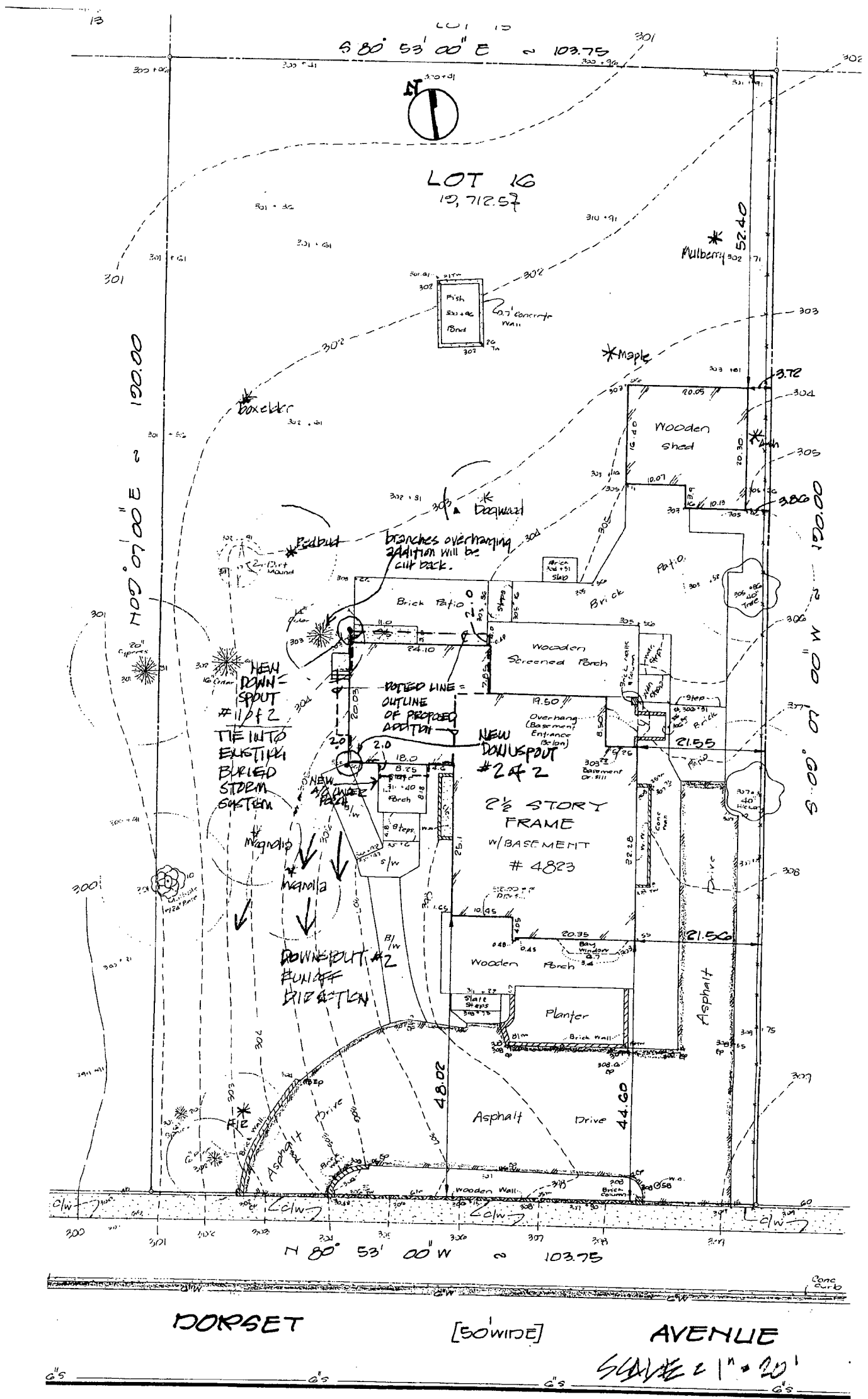
Hopkins & Porter  
Construction

STEWART  
RESIDENCE

|                  |
|------------------|
| 30 APR. 2008     |
| 16 MAY 2008      |
| 19 MAY 2008      |
| 23 AUG. 2008     |
| 24 AUG. 2008     |
| <i>COBERT OB</i> |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |
|                  |

**ELECTRICAL PLAN**  
PROPOSED 2ND FLOOR PLAN  
SCALE 3/16"=1'-0"  
A-101

Proposed  
Second  
Floor Plan  
~~ELECTRICAL~~  
**A-101**  
DISCIPLINE & SHEET NUMBER  
© 2007 Hopkins & Porter Construction Inc.



APPROVED  
 Montgomery County  
 Historic Preservation Commission

(9)