

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	2/7/2018
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	1/31/2018
Applicant:	Luke Olson	Public Notice:	1/24/2018
Review:	2 nd Preliminary Consultation	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions based on the HPC's recommendations and return for a HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1900

BACKGROUND

The applicant previously appeared before the Commission at the January 10, 2018 HPC meeting with a proposal for the following work items at the subject property:

- Remove the existing rear structures.
- Remove the non-historic rear deck.
- Extend the roofline of the historic house to the rear.
- Alter and extend the existing enclosed porch at the rear/right side of the house.
- Construct a new two-story rear addition with glass hyphen.
- Construct a new screened porch with deck above at the rear of the proposed two-story rear addition.
- Remove an existing one-car garage at the right of the property.
- Construct a new two-car garage at the rear/right side of the property.
- Extend the existing driveway to the new garage.
- Construct a new pool.
- Install a new pool fence.
- Remove 15 trees.

The Commission was generally supportive of the applicant's proposal, but expressed the following concerns:

- The previously proposed infill/roof extension at the rear of the historic house would create a false sense of historical development.
- The proposed addition should take more cues from the historic house to make it more compatible.
- The proposed addition was too large and had the potential to overwhelm or compete with the historic house.

PROPOSAL

The applicant proposes a building addition and other alterations at the subject property.

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 24A)*, the *Somerset Historic District Guidelines (Guidelines)*, 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-8

- (a) 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.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit

of the alternative proposal, the general public welfare is better served by granting the permit.

- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an 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 of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Somerset Historic District Guidelines

- The earliest portion of the Town of Somerset was founded in the late 19th Century as a trolley suburb. This area is significant as one of the first trolley suburbs in Montgomery County and is representative of the beginnings of suburbanization.
- Somerset was developed in 1890 by the Somerset Heights Colony Company. This group purchased approximately 50 acres of farmland with the goal of creating a clean, safe, residential community—far enough away from the dangers and dirt of the city, but close enough to commute to work by trolley.
- Five of the original partners of the Somerset Heights Colony Company were associated with the U.S. Department of Agriculture. By 1895, four of these five men had built large homes for themselves within the new community. Three of these houses are still standing.
- From the beginning, sales were brisk and, by 1910, there were 173 residences in Somerset.
- Of particular interest are a number of houses built by Richard and William Ough between 1900 and 1915. These structures were an early examples of standardization—they exhibit a number of common characteristics: mitred bay corner towers, wrap-around porches, and hipped roofs with a gable peak visible on the front façade.
- Houses which were built in Somerset during its primary period of architectural importance (1890 to 1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style. As a group, the early houses in Somerset represent one of the best concentrated collections of Victorian residential architecture in the County.
- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of existing houses, the relationship of houses to the street, the ample size lots and patterns of open space in the neighborhood, the mature trees and landscaping, and the grid system of streets with clearly defined streetscapes. These elements should be retained and preserved as the area continues to grow and develop.
- A map of the boundaries of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. The later structures in the district are mainly mid-20th Century architectural styles—many are Colonial Revival—although some very recent houses have replicated the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction

in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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

The applicant has returned with a revised proposal for a second preliminary consultation. Specifically, the applicant has made the following revisions to address the Commission's concerns:

- The depth of the proposed addition has been reduced by 1'.
- The size of the proposed screened porch has been reduced.
- The pitch of the proposed addition's roof has been changed to match that of the historic house.
- The previously proposed infill/roof extension has been removed from the proposal.
- The proposed glass hyphen has been extended to further differentiate the proposed addition from the historic house.
- Double-hung windows are now proposed for the addition in place of the previously proposed casement windows, taking cues from the historic house.
- A band board has been added to the proposed addition to reference the detail on the front of the historic house and to break up the perceived massing of the proposed addition.

Staff finds that the applicant has successfully addressed the Commission's previous concerns; however, staff does seek any additional guidance from the Commission that may make the proposal more compatible with the historic house and surrounding streetscape.

The applicant has also made the following revisions to their proposal:

- The size of the porch on the proposed detached garage has been reduced, and a portion of the porch has been enclosed to provide additional storage.
- An areaway has been added to the right side of the proposed detached garage to provide access to below grade storage.
- The proposed pool and pool deck have been reduced in size to provide additional open space at the rear.
- Several options have been provided for the proposed pool fence, including a 5' high vertical slat fence, a 5' high horizontal slat fence, and a 5' high metal picket fence.
- A failing retaining wall at the left property line will be rebuilt/repared in-kind. The applicant has indicated that these repairs may require the removal of an 11" dbh cedar tree.
- The applicant proposes to replace the existing asphalt shingle roof on the historic house with either a cedar shingle or synthetic slate roof, based upon feedback that the Commission might provide. Despite what is shown in the proposed plans, a matching roof is also proposed for the proposed addition.

Staff asks the Commission to provide guidance regarding the new aspects of the applicant's proposal that may make the proposal more compatible with the historic house and surrounding streetscape.

LAP Comments

The Town of Somerset will review the applicant's revised proposal at their February 5, 2018 meeting and provide comments to the Commission prior to the February 7, 2018 HPC meeting.

STAFF RECOMMENDATION

Staff recommends that the applicants make revisions based on the HPC's recommendations and return for a HAWP application.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LOLSON@GITHARCHITECTS.COM Contact Person: LUKE OLSON
 Daytime Phone No.: 240-333-2021
 Tax Account No.: _____
 PURCHASER Name of Property Owner: SANDY SPRING BUILDERS AND/OR ASSIGNS Daytime Phone No.: 301-913-5915
 Address: 4709 DORSET AVE CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: DORSET AVE
 Town/City: SOMERSET Nearest Cross Street: WARWICK PLACE
 Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS
 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: \$ _____

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 FENCES OR RETAINING WALL

3A. Height 5 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]
Signature of owner or authorized agent

12/19/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ 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:

~~2~~ 2-STORY PRIMARY (PRE-1915) RESOURCE W/ LATER
ADDITIONS TO REAR SIDE & REAR; DETACHED
ACCESSORY STRUCTURE IN REAR YARD

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

DEMO OF NON-HISTORIC REAR 1-STORY ADDITION & DECK TO
ALLOW FOR NEW 2-STORY ADDITION TO REAR OF RESOURCE
W/ NEW DETACHED GARAGE IN REAR YARD EXTENSION OF
EXG DRIVEWAY & NEW POOL & POOL FENCE

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.

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.

EXISTING



SCOPE OF WORK:
REMOVAL OF NON-HISTORIC ADDITION, ACCESSORY STRUCTURE & EXISTING TREES
AS REQUIRED FOR NEW 2-STORY ADDITION TO REAR OF EXISTING HISTORIC
RESOURCE, INCLUDING NEW POOL/DECK AND NEW 2-CAR GARAGE IN REAR YARD



C

GTM

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G T M A R C H I T E C T S

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EXISTING PHOTOS

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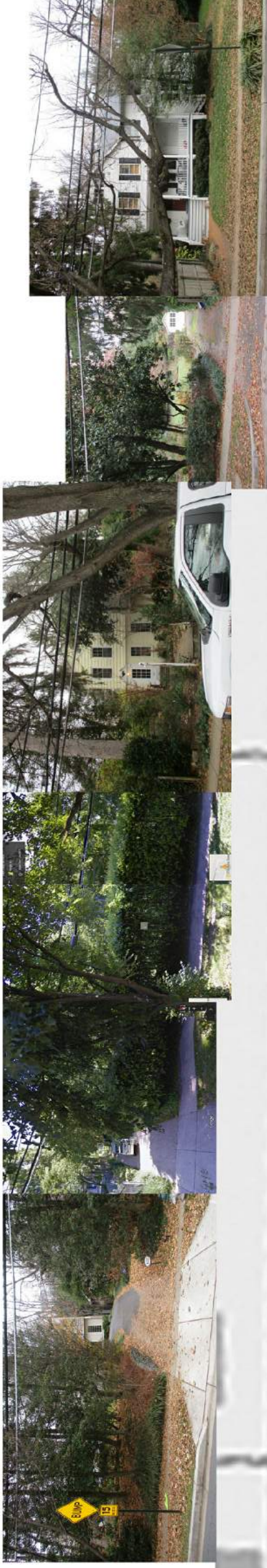




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NEIGHBORHOOD BUILDING MASSING STUDY

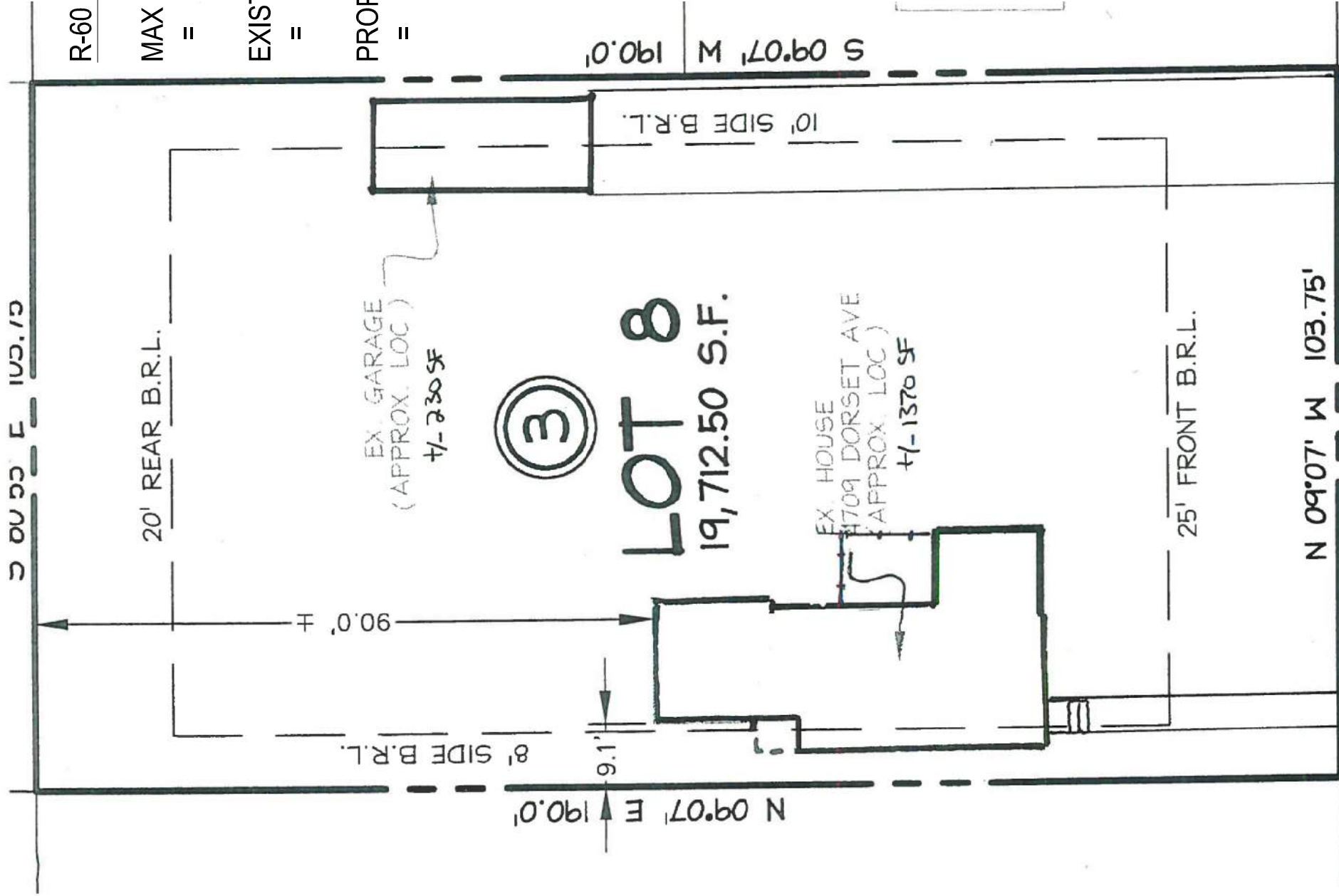
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DORSET AVE STREETSCAPE





R-60 ZONE:

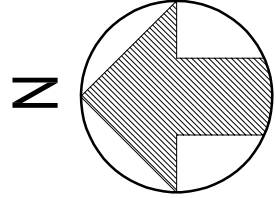
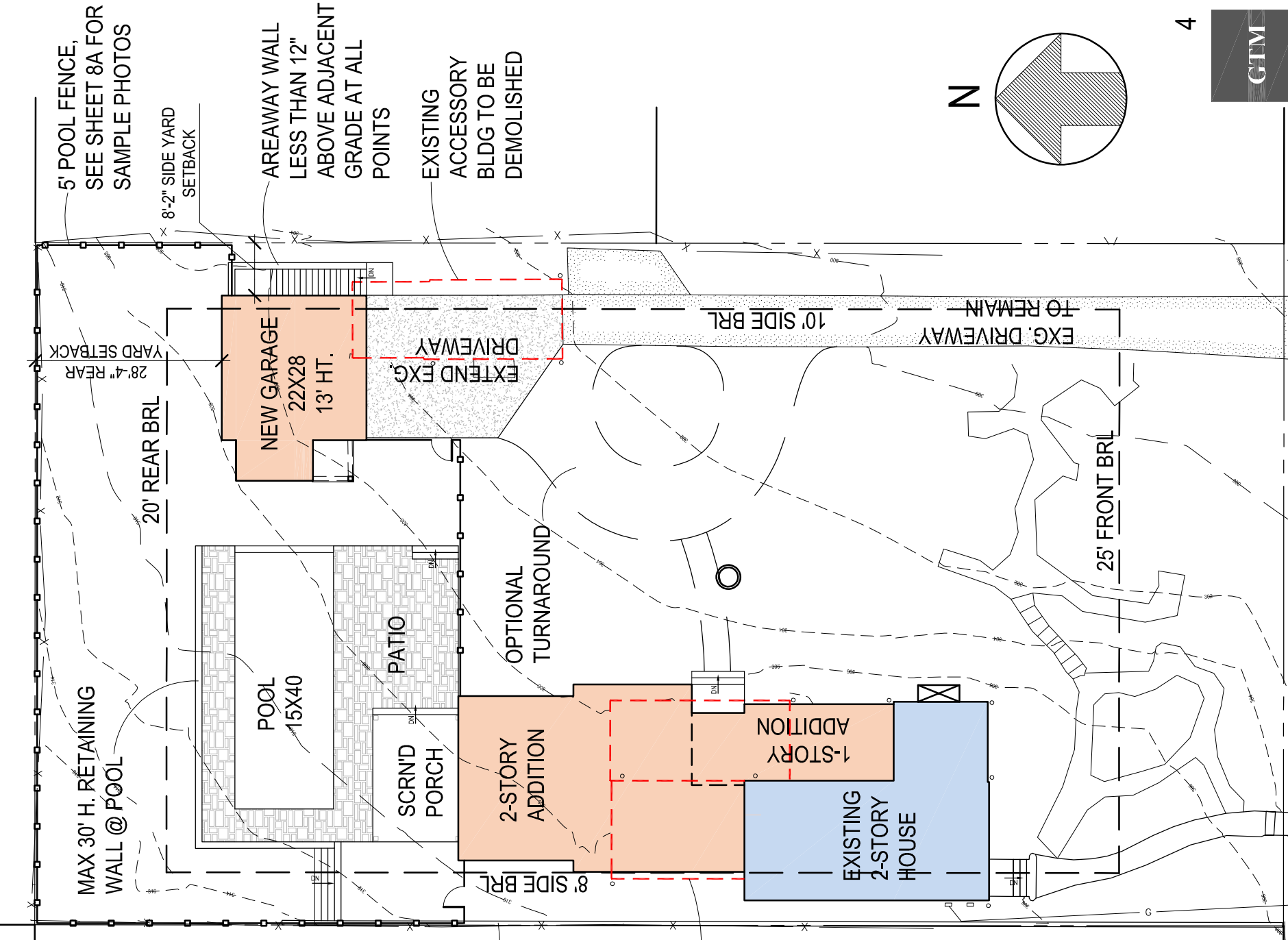
MAX ALLOWABLE LOT COV'G
 = 35% OR 6,899.38 SF

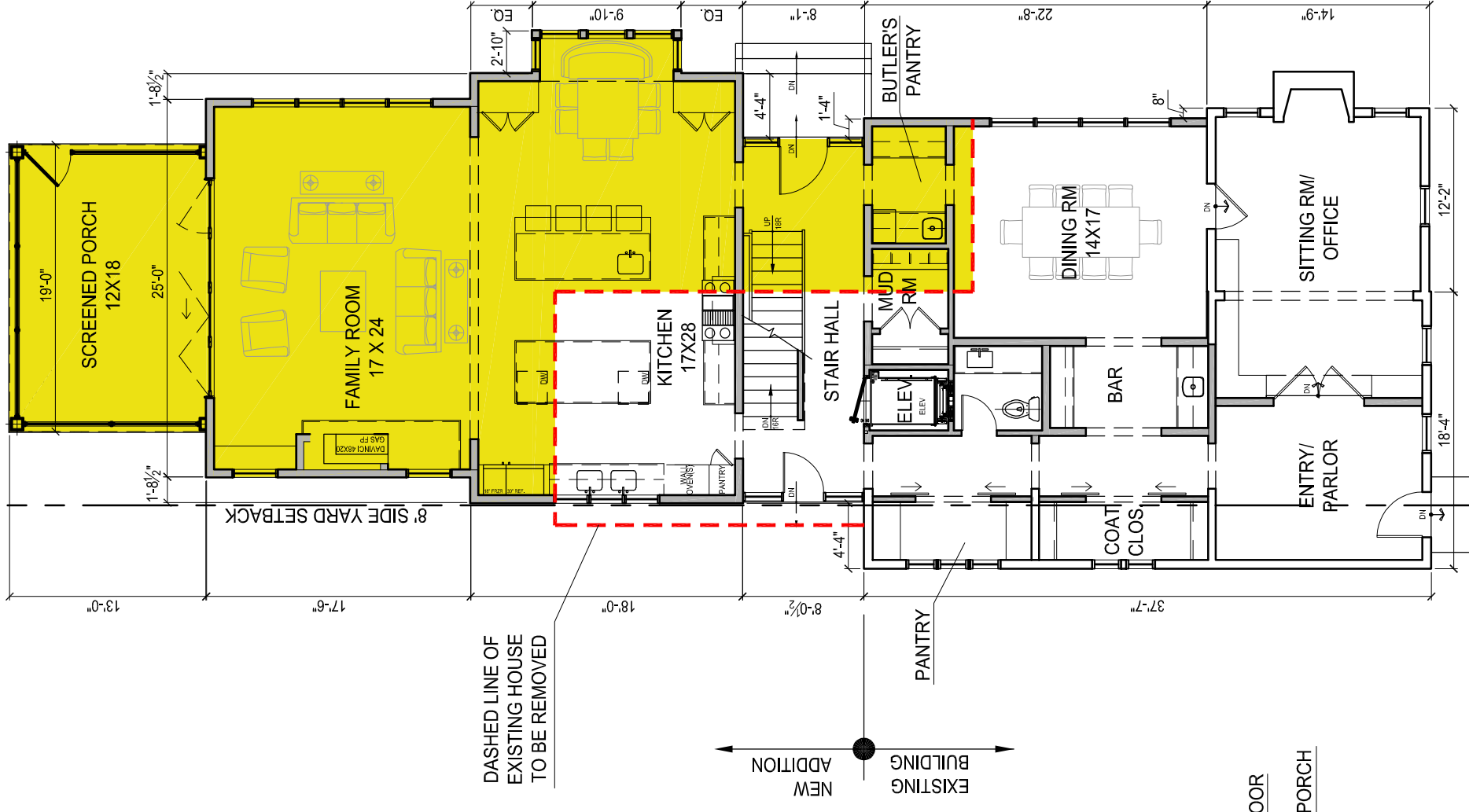
EXISTING LOT COVERAGE
 = +/- 1,600 SF (8.1%)

PROPOSED LOT COVERAGE
 = +/- 3,135 SF (15.9%)

REBUILD EXG. FAILING
 RETAINING WALL

DASHED LINE OF EXG.
 HOUSE/DECK TO BE
 DEMOLISHED





SCREENED PORCH
12X18

FAMILY ROOM
17 X 24

KITCHEN
17X28

BUTLER'S
PANTRY

DINING RM
14X17

SITTING RM/
OFFICE

ENTRY/
PARLOR

DASHED LINE OF
EXISTING HOUSE
TO BE REMOVED

NEW
ADDITION

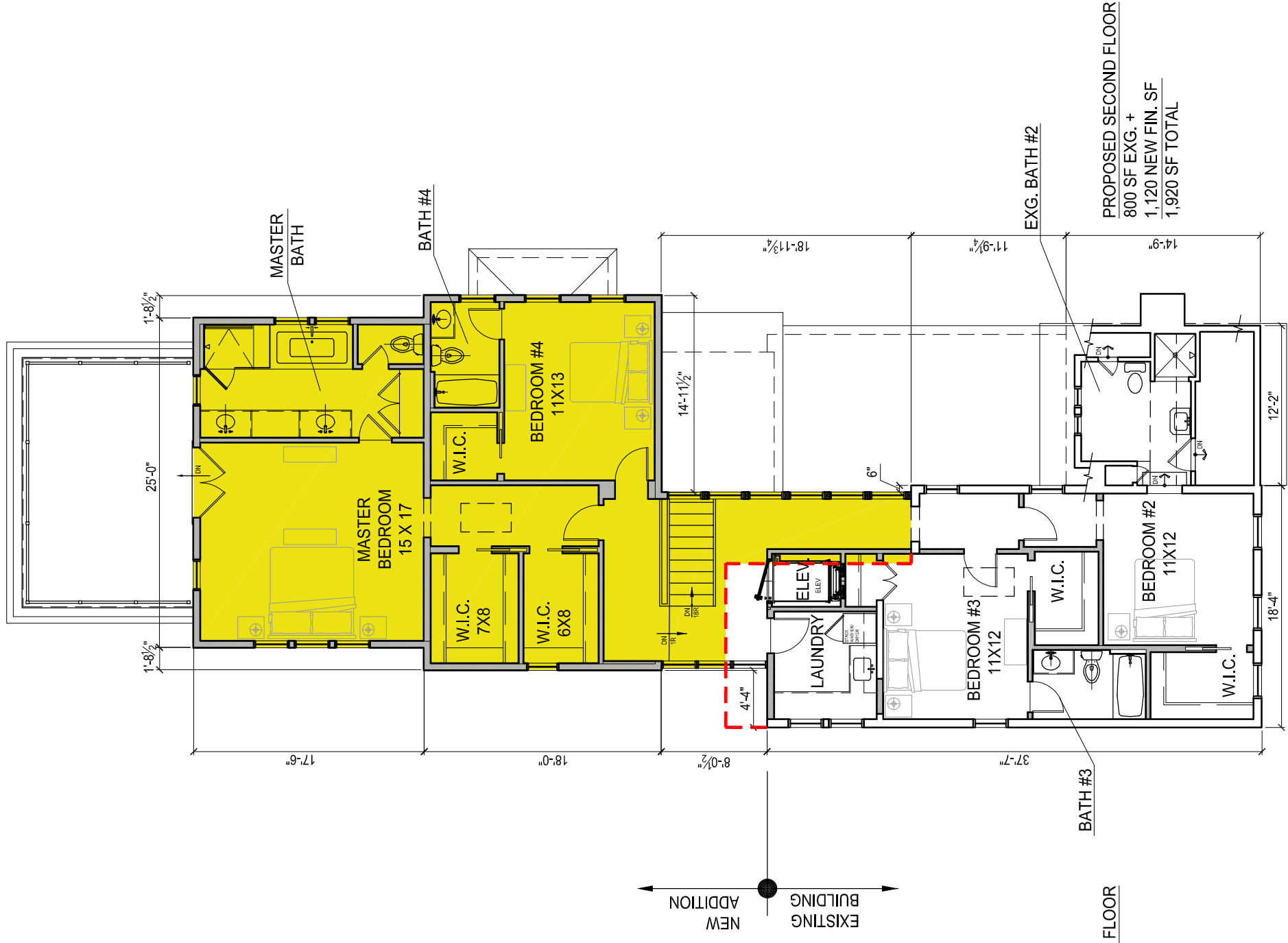
EXISTING
BUILDING

EXISTING FIRST FLOOR
1,185 SF FIN. +
177 SF SCREENED PORCH
1,362 SF TOTAL

PROPOSED FIRST FLOOR
1,045 SF EXG. +
1,253 SF NEW FIN. SF +
247 SF SCREENED PORCH
2,545 SF TOTAL



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PROPOSED SECOND FLOOR
 800 SF EXG. +
 1,120 NEW FIN. SF
 1,920 SF TOTAL

EXISTING SECOND FLOOR
 830 SF FIN.

GRAPHIC SCALE
 1"=10'-0"

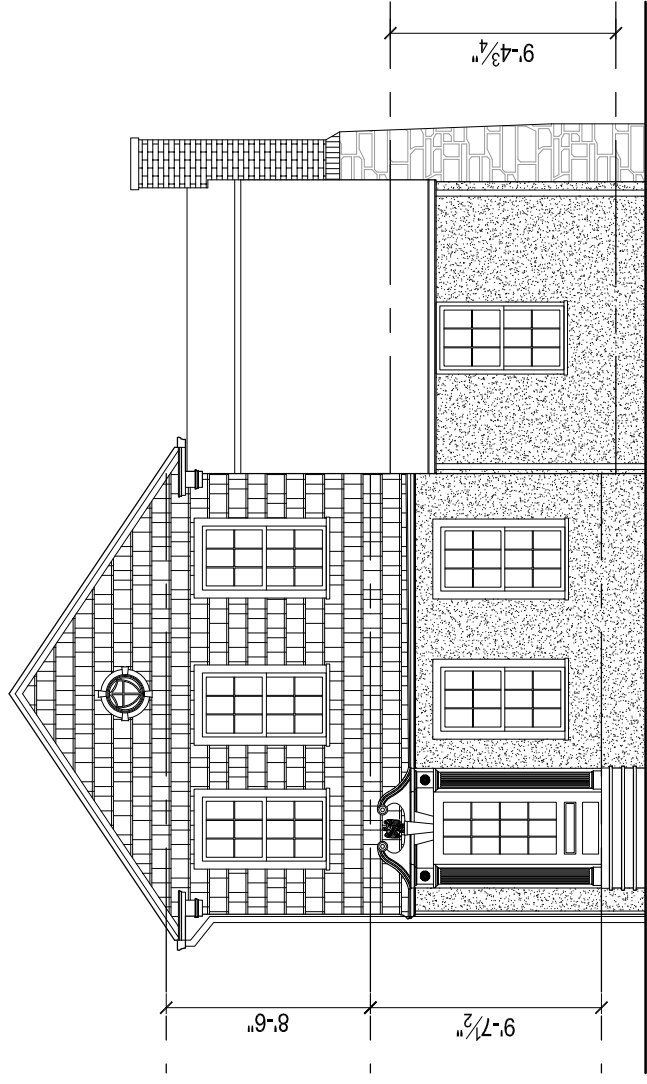


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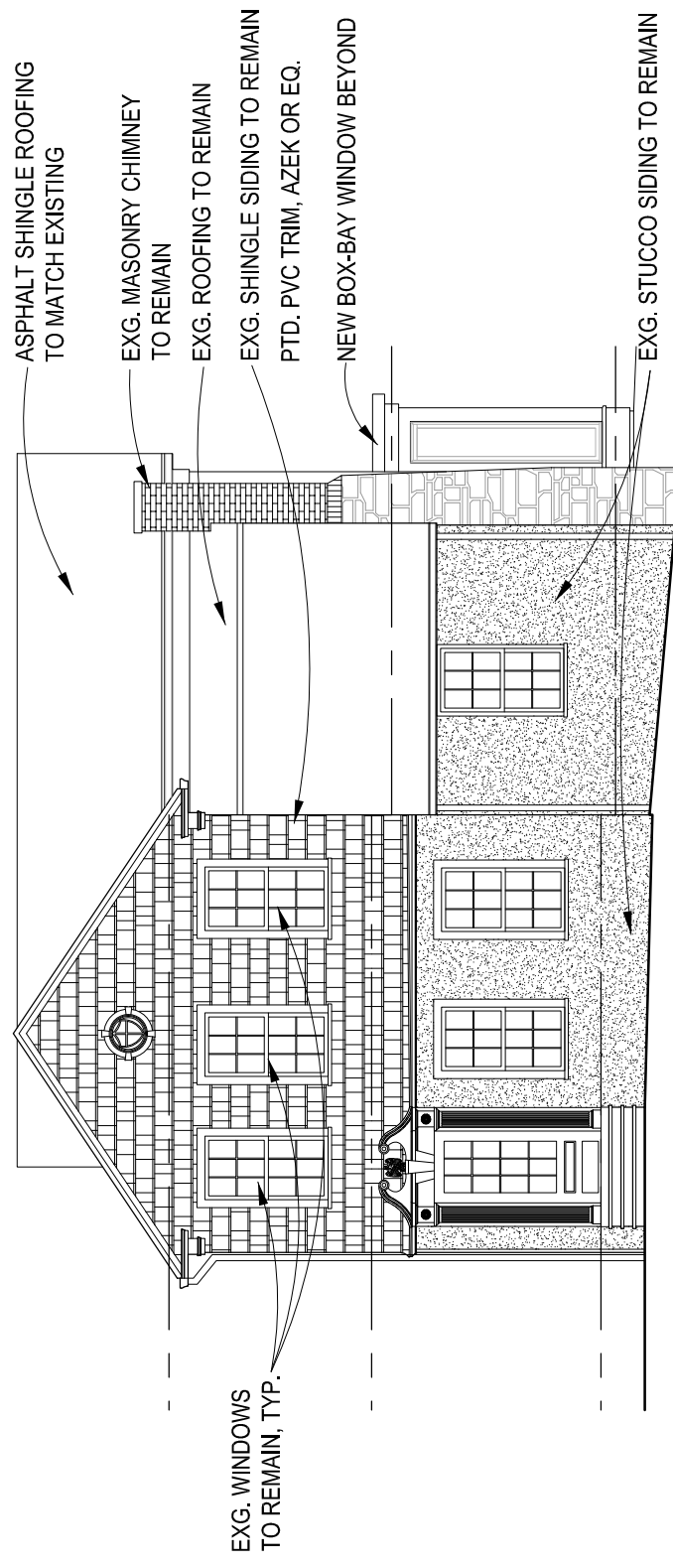
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EXISTING FRONT ELEVATION

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



PROPOSED FRONT ELEVATION

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

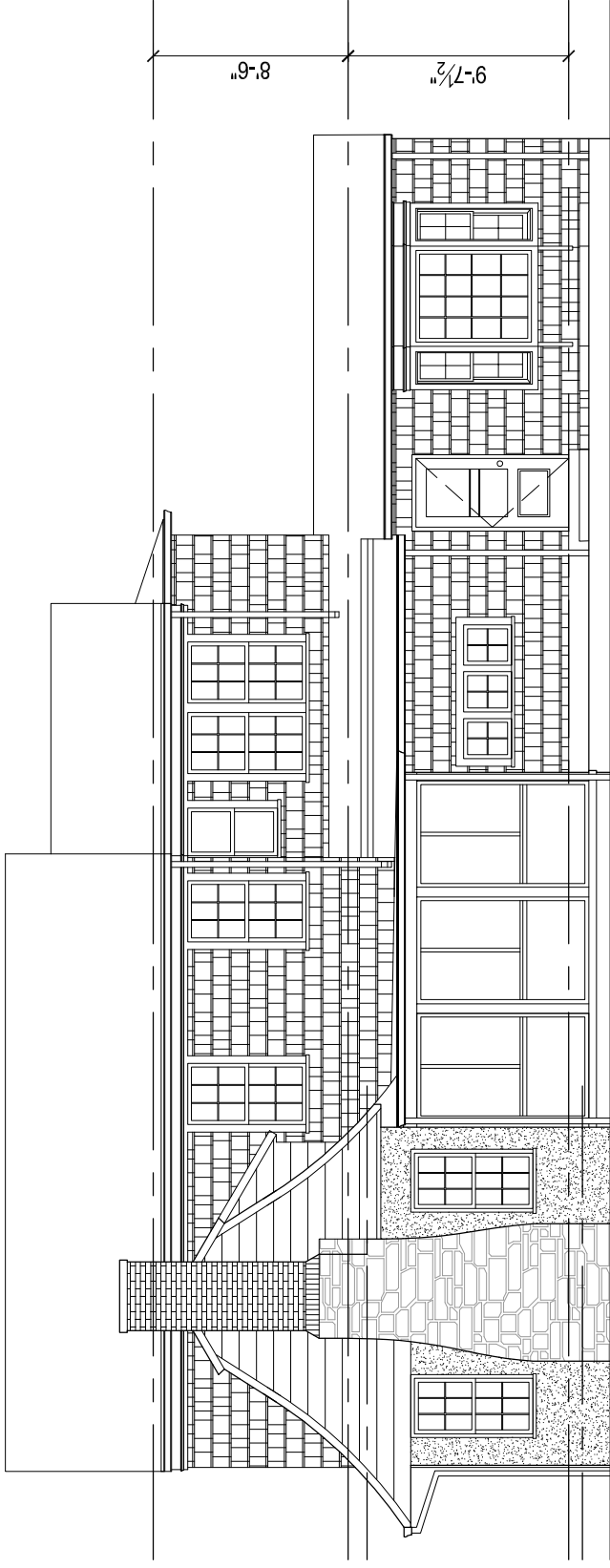


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IEWS FROM STREET

GTM ARCHITECTS





EXISTING RIGHT SIDE ELEVATION



VIEW FROM STREET @ DRIVEWAY

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS.
 NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



EXG. ROOFING TO REMAIN

EXG. MASONRY CHIMNEY TO REMAIN

EXG. WINDOWS TO REMAIN, TYP.

EXG. SHINGLE SIDING TO REMAIN

EXG. LAP SIDING TO REMAIN

EXG. STUCCO SIDING TO REMAIN

ASPHALT SHINGLE ROOFING TO MATCH EXISTING

PTD. PVC TRIM, AZEK OR EQ.

NEW CLAD-WOOD WINDOWS & DOORS, SIMULATED DIVIDED LIGHTS W/ SHADOW BAR

PTD. MTL RAILING

PTD. ALUM. K-STYLE GUTTERS & DOWNSPOUTS TO MATCH EXG.

8" SQUARE PVC COLUMN, HB&G PERMAWRAP OR EQ. PTD. ALUM. SCREEN FRAMES W/ CHARCOAL SCREENING

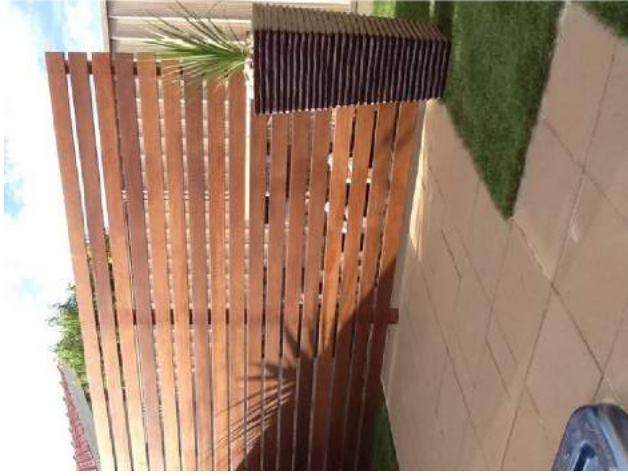
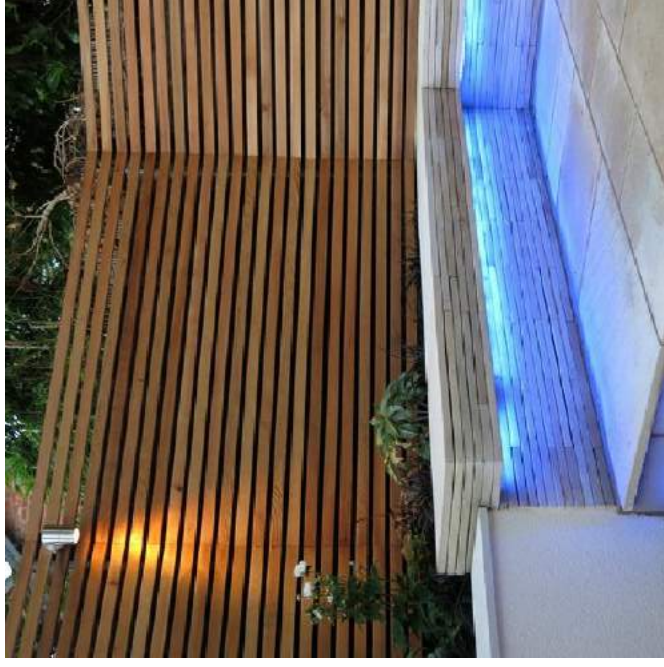
NEW PTD. FIBERCEMENT MITRED LAP SIDING, REVEAL TO BE HALF OF EXISTING SIDING REVEAL

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



PROPOSED RIGHT SIDE ELEVATION





POOL FENCE SAMPLE PHOTOS
5' HEIGHT PROPOSED
SEE SITE PLAN FOR LOCATION

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

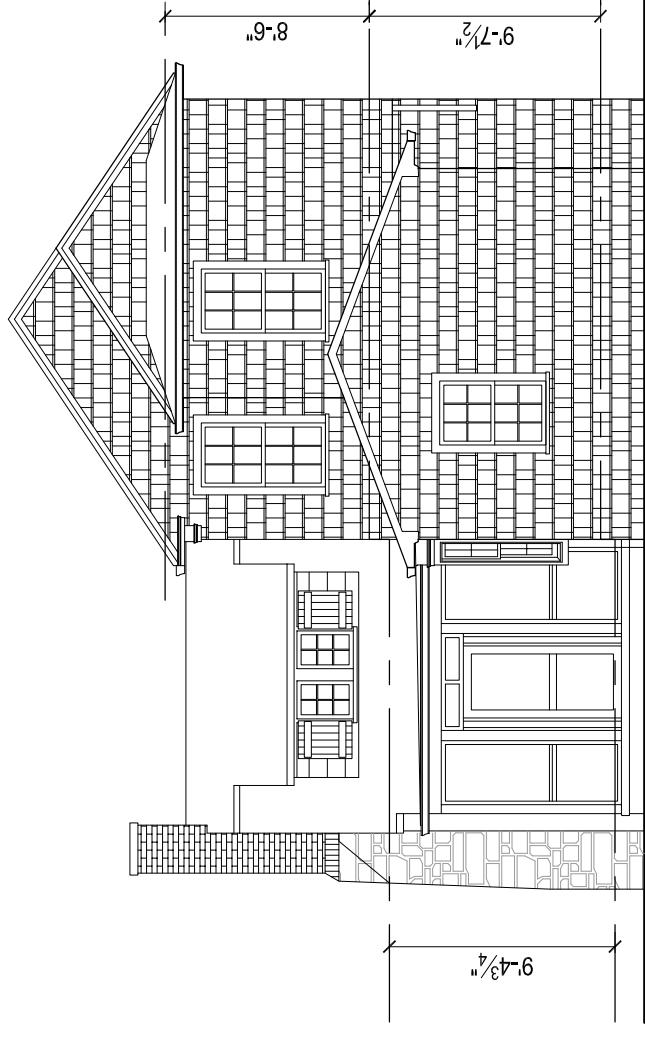


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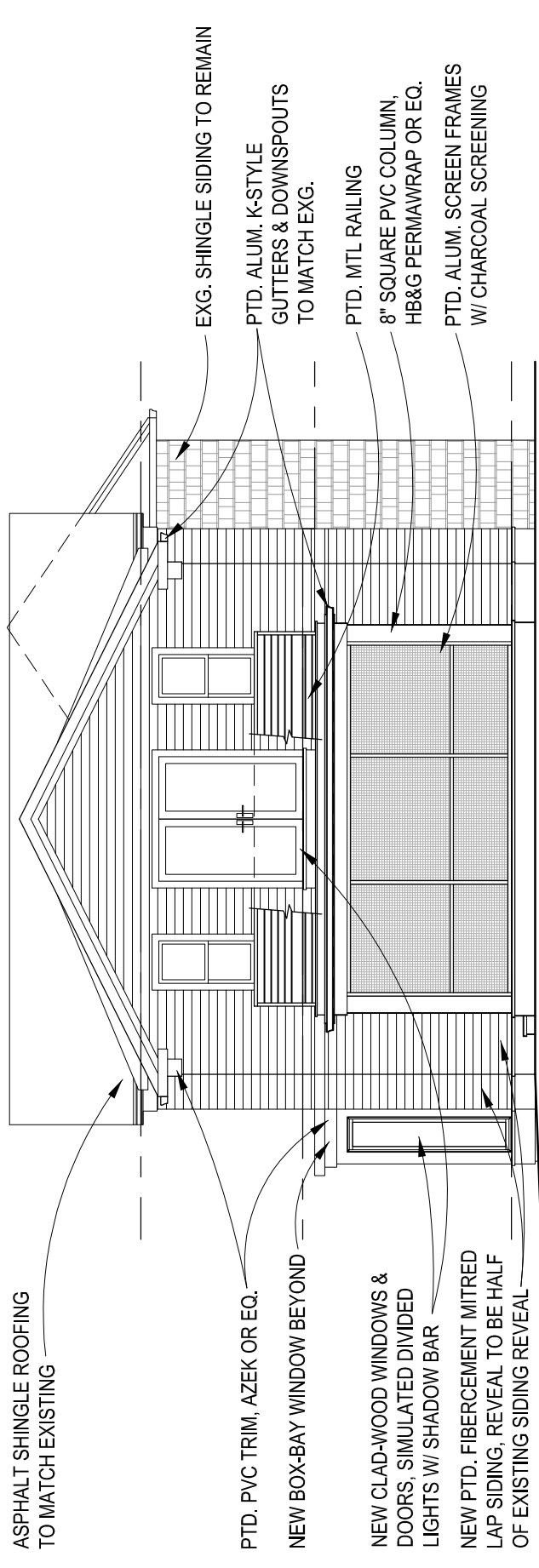
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EXISTING REAR ELEVATION

FOR ENTIRE HOUSE:
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMSIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMSIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



ASPHALT SHINGLE ROOFING TO MATCH EXISTING

EXG. SHINGLE SIDING TO REMAIN

PTD. ALUM. K-STYLE GUTTERS & DOWNSPOUTS TO MATCH EXG.

PTD. MTL RAILING

8" SQUARE PVC COLUMN, HB&G PERMAWRAP OR EQ.

PTD. ALUM. SCREEN FRAMES W/ CHARCOAL SCREENING

PTD. PVC TRIM, AZEK OR EQ.

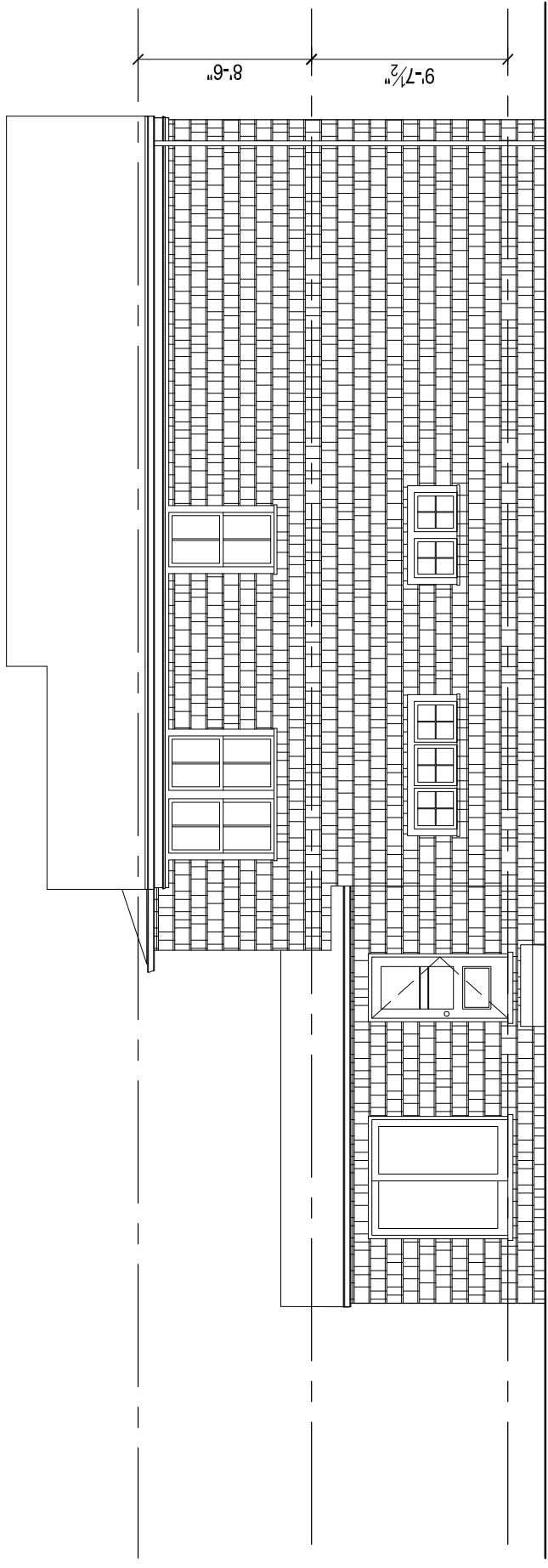
NEW BOX-BAY WINDOW BEYOND

NEW CLAD-WOOD WINDOWS & DOORS. SIMULATED DIVIDED LIGHTS W/ SHADOW BAR

NEW PTD. FIBERCEMENT MITRED LAP SIDING, REVEAL TO BE HALF OF EXISTING SIDING REVEAL

PROPOSED REAR ELEVATION

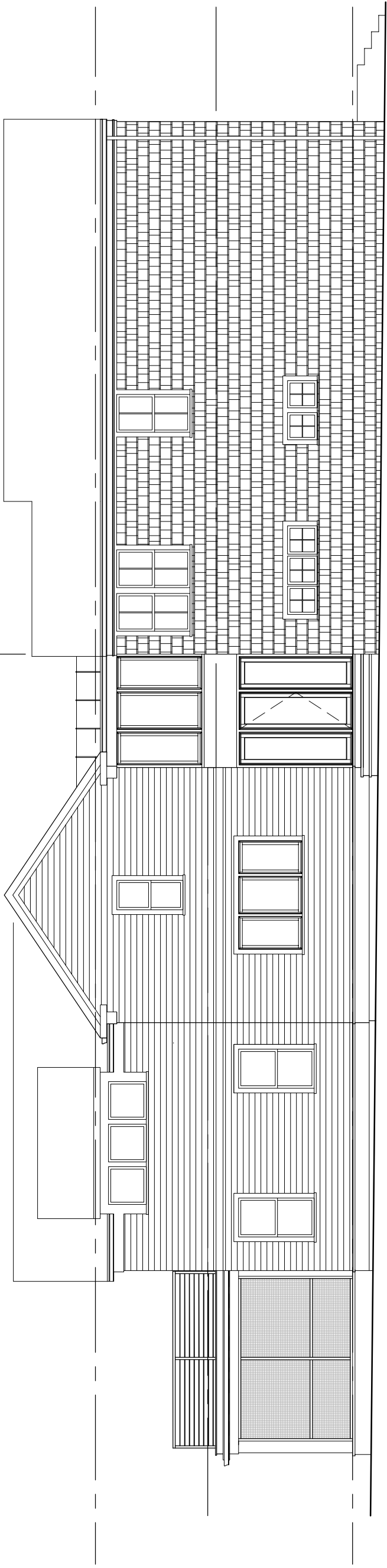




EXISTING LEFT SIDE ELEVATION

NEW
ADDITION

EXISTING
BUILDING



PROPOSED LEFT SIDE ELEVATION

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



17.0450 - 4709 DORSET AVE - SSB



EXISTING



EXISTING



EXISTING

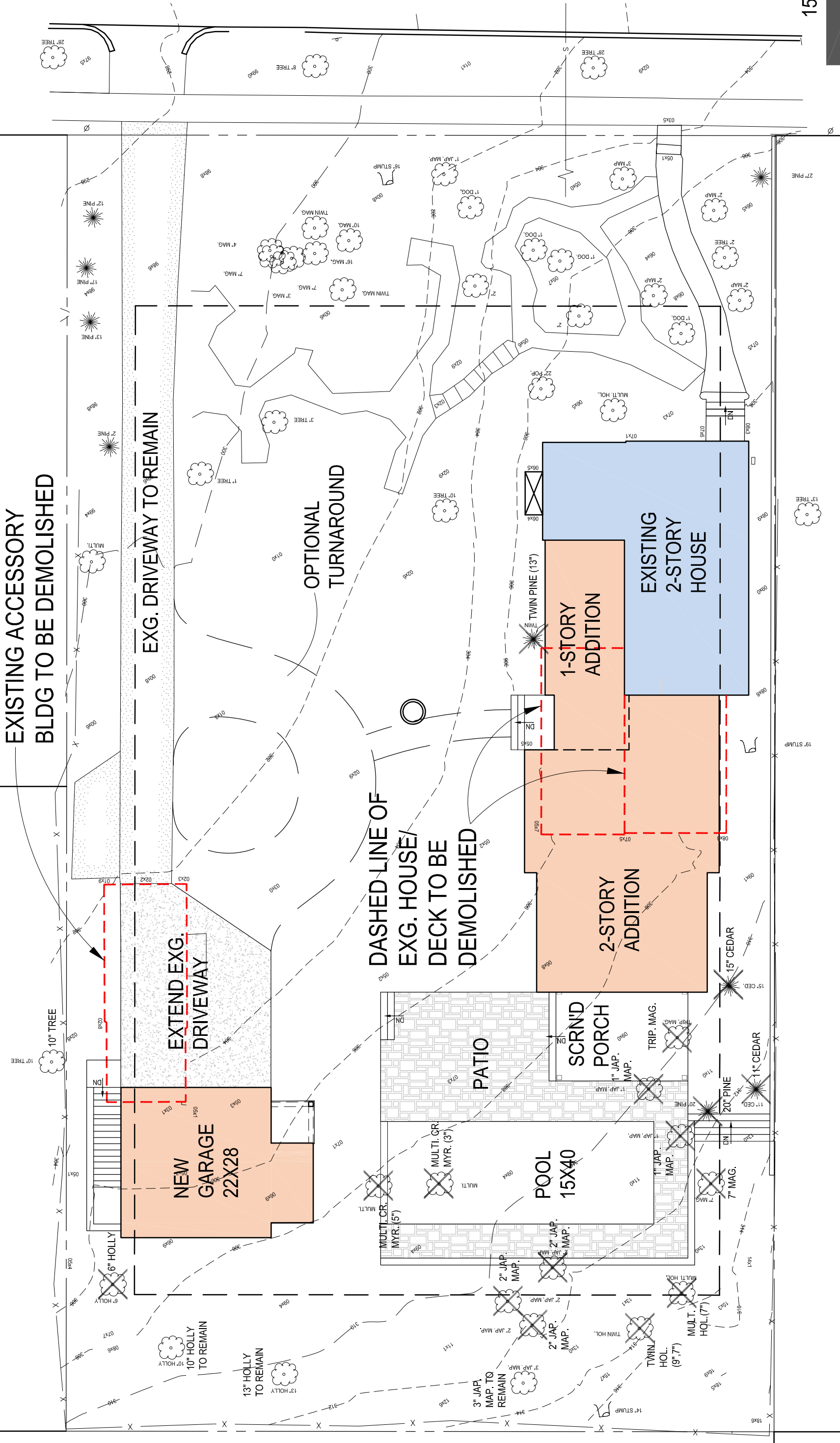


EXISTING



EXISTING





**EXISTING ACCESSORY
BLDG TO BE DEMOLISHED**

EXG. DRIVEWAY TO REMAIN

**EXTEND EXG.
DRIVEWAY**

**NEW
GARAGE
22X28**

**OPTIONAL
TURNAROUND**

**DASHED LINE OF
EXG. HOUSE/
DECK TO BE
DEMOLISHED**

**1-STORY
ADDITION**

**2-STORY
ADDITION**

**EXISTING
2-STORY
HOUSE**

PATIO

**POOL
15X40**

**SCRND
PORCH**

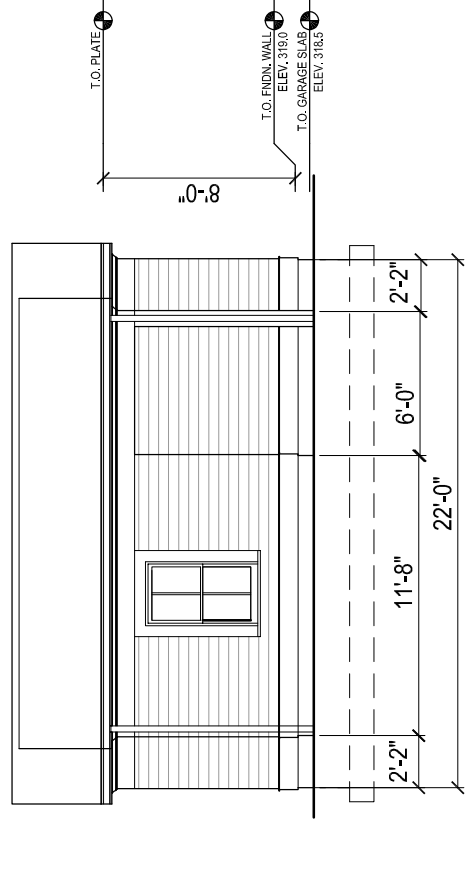
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TREE PLAN





EXISTING GARAGE PHOTOS
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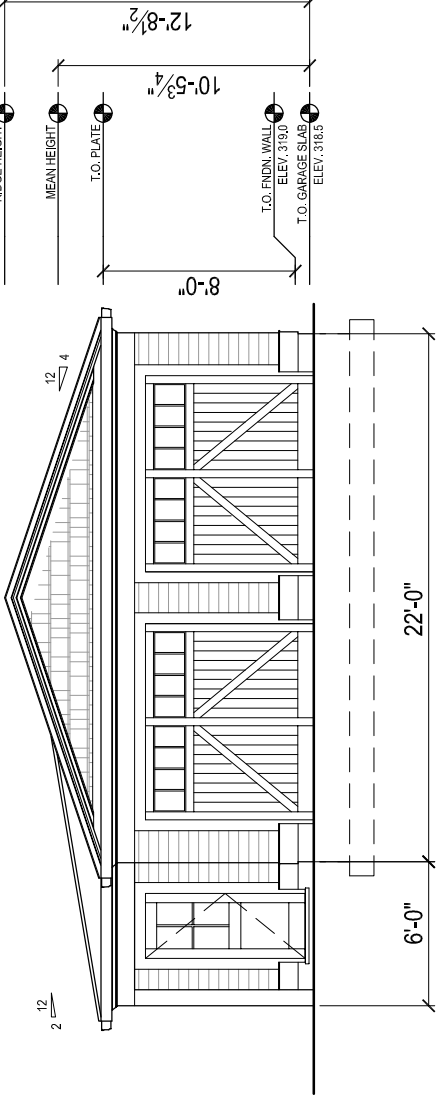
PROPOSED GARAGE LEFT SIDE ELEVATION



GARAGE SIDING



GARAGE DOOR GLASS



PROPOSED GARAGE FRONT ELEVATION



ORIGINAL HOUSE SIDING



SIDE WINDOW

SEVERAL ITEMS LEAD US TO BELIEVE THE EXISTING GARAGE IS NOT ORIGINAL TO THE HISTORIC RESOURCE:

-THE GARAGE HAS A CONCRETE FOUNDATION WHILE THE HOUSE HAS A RUBBLE FOUNDATION

-THE SIDING ON THE GARAGE DOES NOT MATCH THE PROFILE OR REVEAL OF THE ORIGINAL LAP SIDING DISCOVERED IN THE EXISTING HOUSE

-THE GARAGE DOOR GLASS DOES NOT HAVE ANY OF THE WAVINESS, SEEDS OR REAMS EVIDENT IN THE HISTORIC WINDOWS OF THE HOUSE

-THE LEFT SIDE DOOR HAS A METAL THRESHOLD AND THE DOUBLE HUNG'S HAVE METAL JAMB LINERS

IN ADDITION, THE STRUCTURE HAS BEEN SIGNIFICANTLY MODIFIED WITH NON-HISTORIC ADDITIONS AND FENESTRATION OVER THE YEARS. THE GARAGE DOOR HAS BEEN BLOCKED OFF FROM THE INSIDE AND THE SPACE HAS BEEN FINISHED AND CONDITIONED.



Previous Proposal

EXISTING



C

GTM

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Somers
Heights

BAS-1129

R-60

2-STORY
ADDITION

1-STORY
ADDITION

EAA-1631

EXG. TO
REMAIN

4709 DORSET

BAA-5250

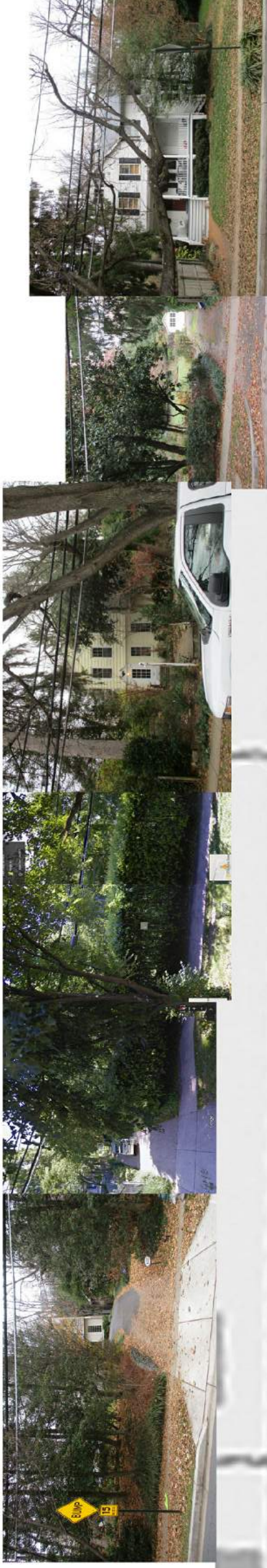
A-445

R-60

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NEIGHBORHOOD BUILDING MASSING STUDY

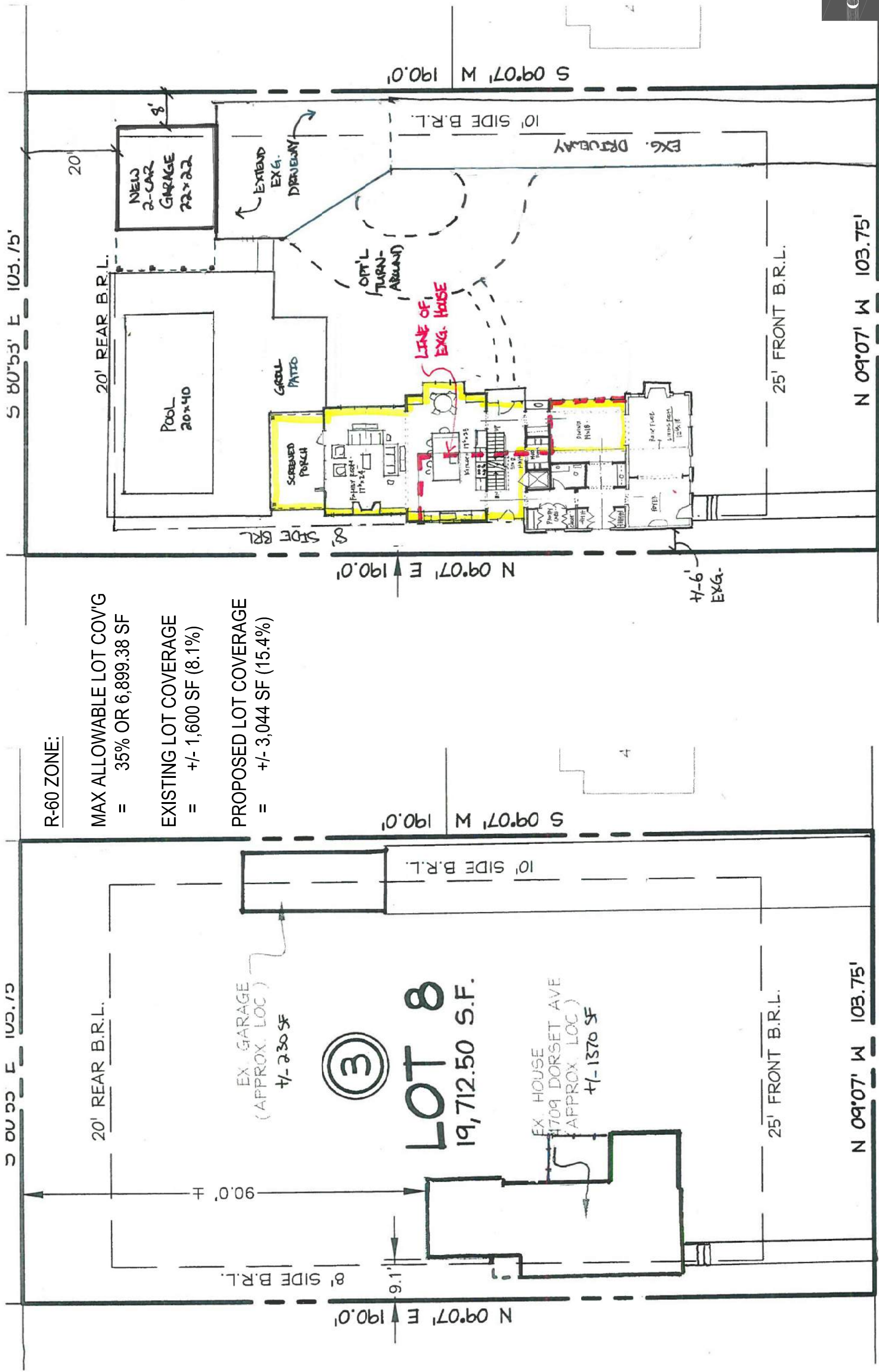
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DORSET AVE STREETSCAPE

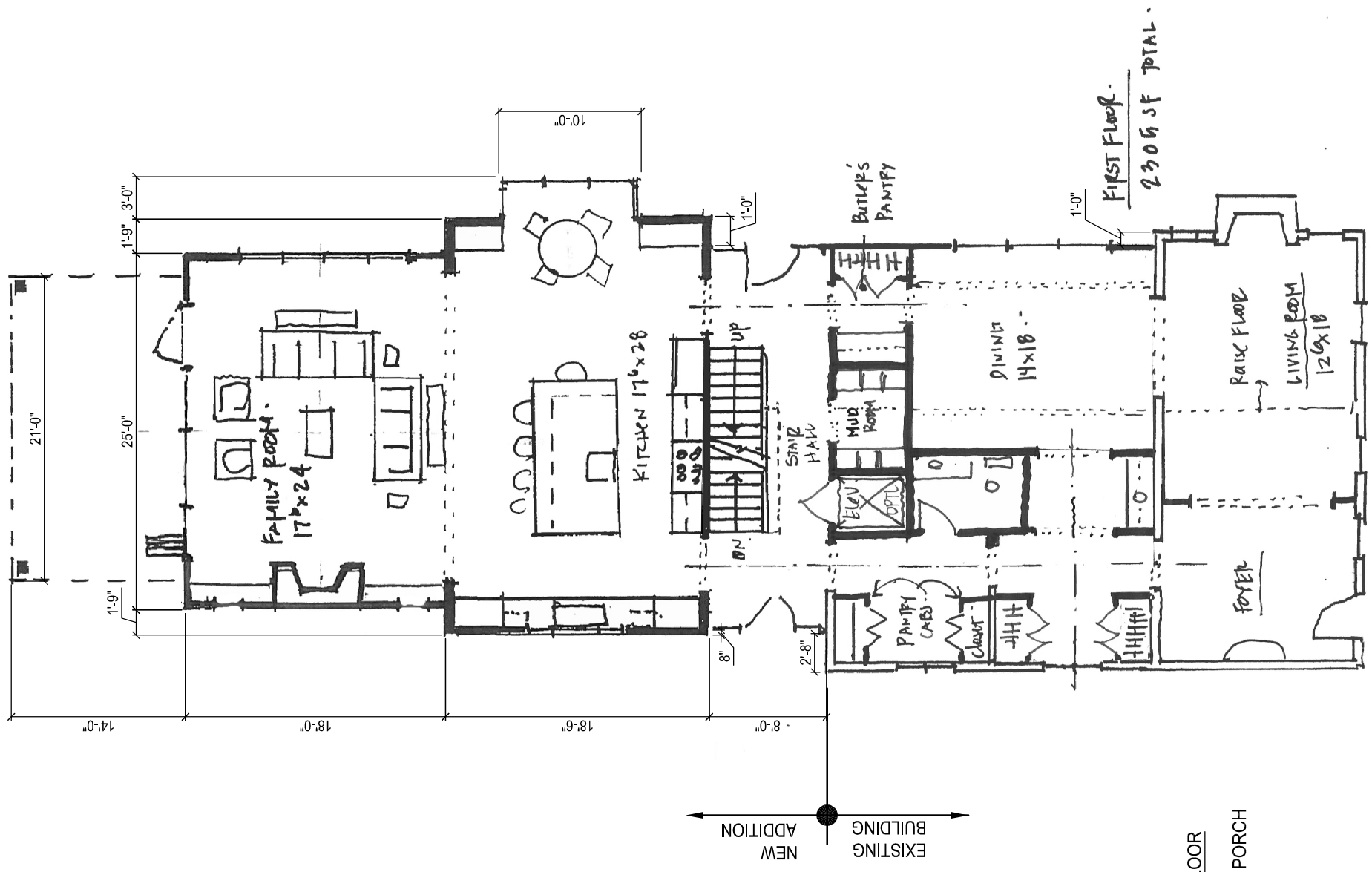




R-60 ZONE:

- MAX ALLOWABLE LOT COV'G
= 35% OR 6,899.38 SF
- EXISTING LOT COVERAGE
= +/- 1,600 SF (8.1%)
- PROPOSED LOT COVERAGE
= +/- 3,044 SF (15.4%)





EXISTING FIRST FLOOR
 1,185 SF FIN. +
 177 SF SCREENED PORCH
 1,362 SF TOTAL

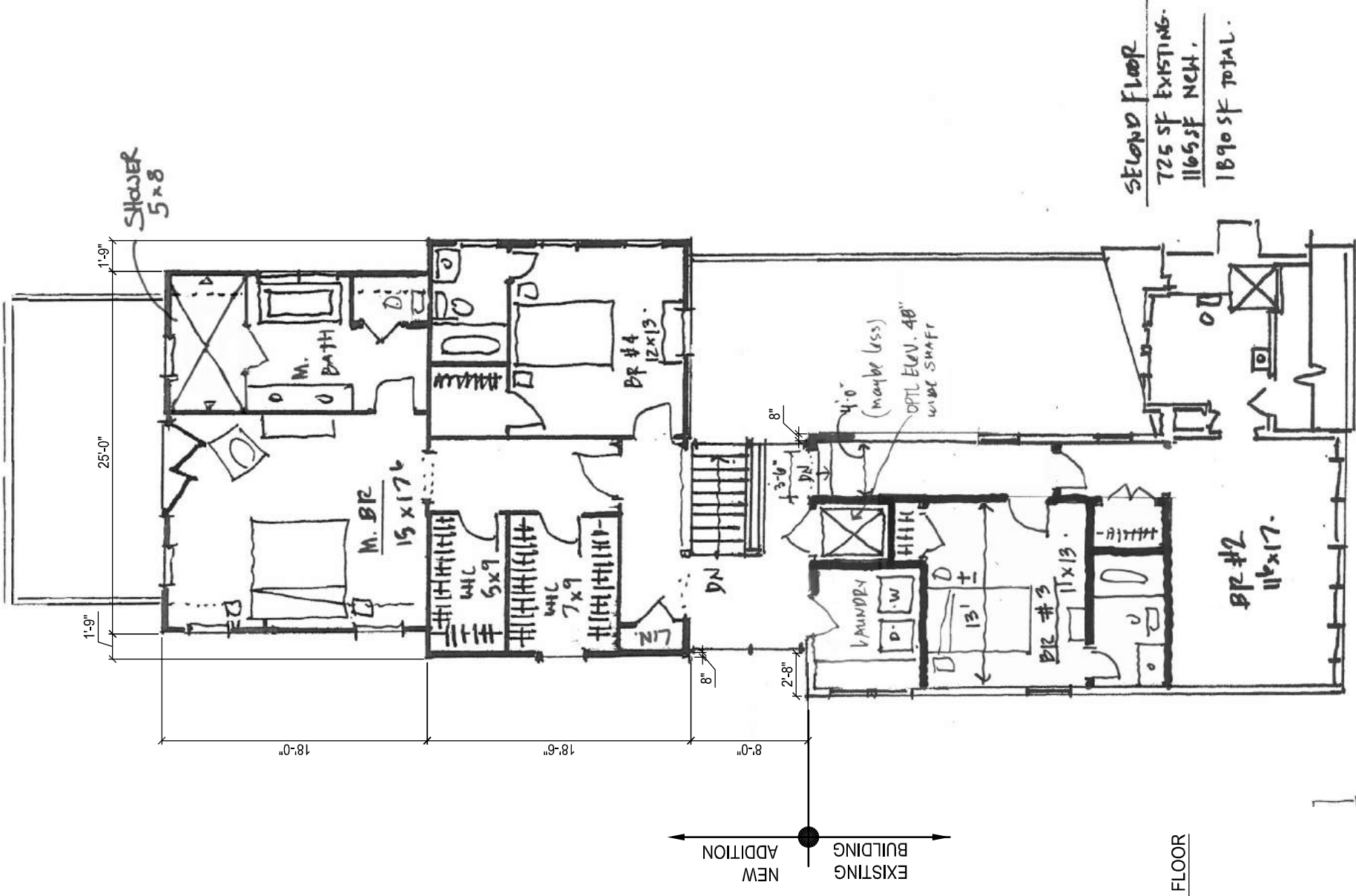
FIRST FLOOR
 2306 SF TOTAL

GRAPHIC SCALE
 1"=10'-0"

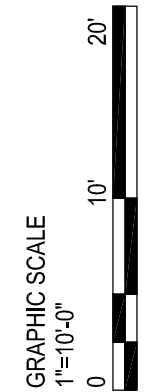
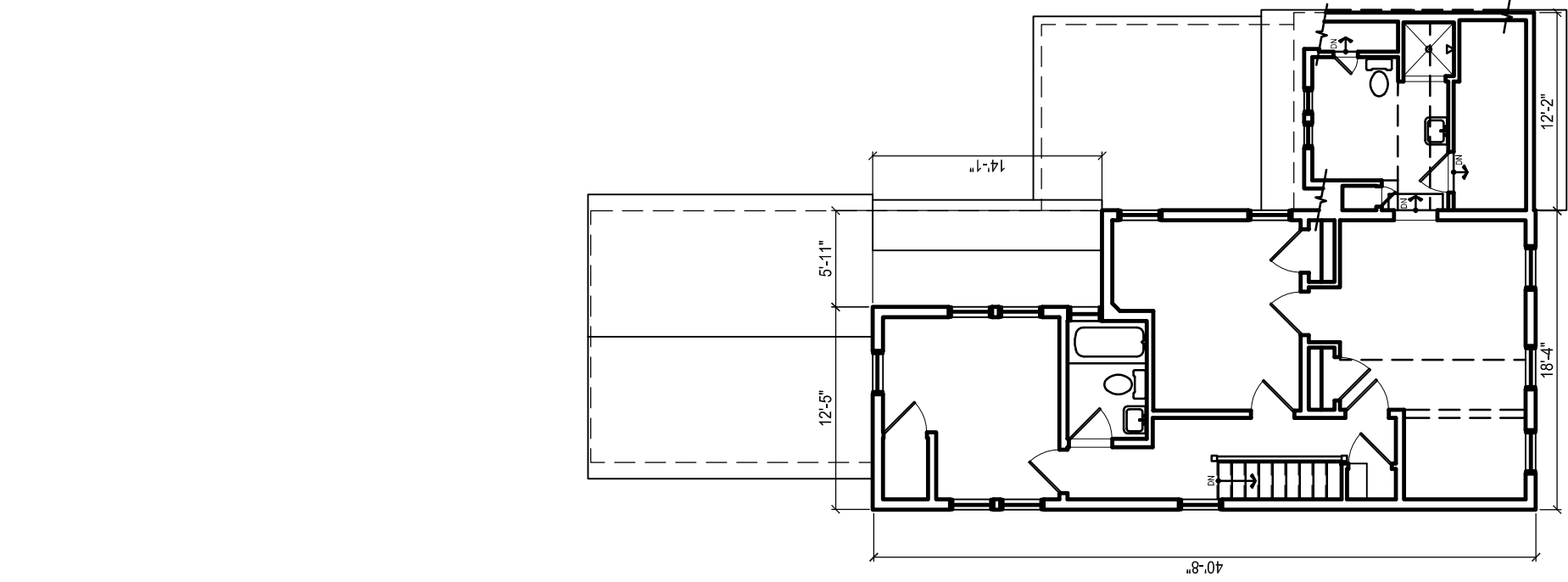


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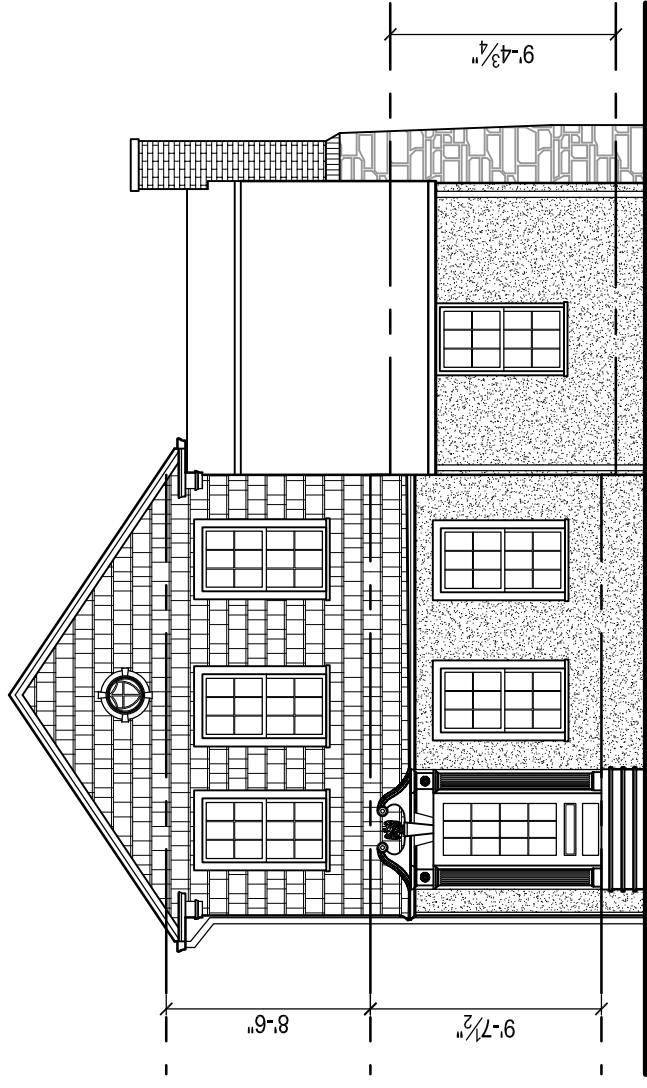


SECOND FLOOR
 725 SF EXISTING
 1165 SF NEW
 1890 SF TOTAL

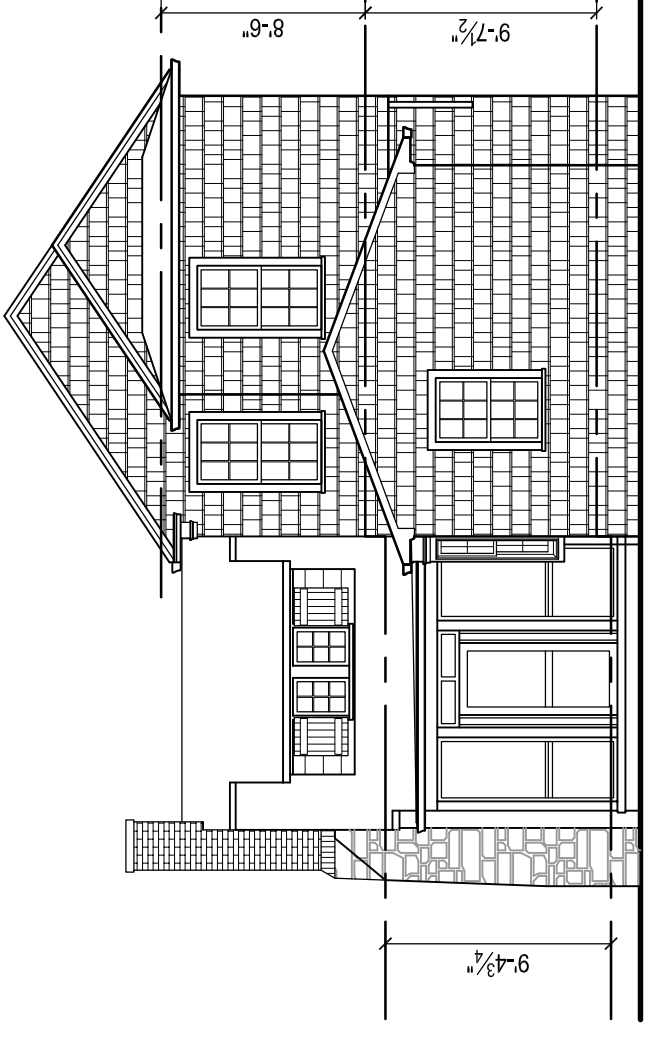


EXISTING SECOND FLOOR
 830 SF FIN.





EXISTING FRONT ELEVATION

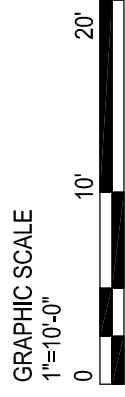


EXISTING REAR ELEVATION

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



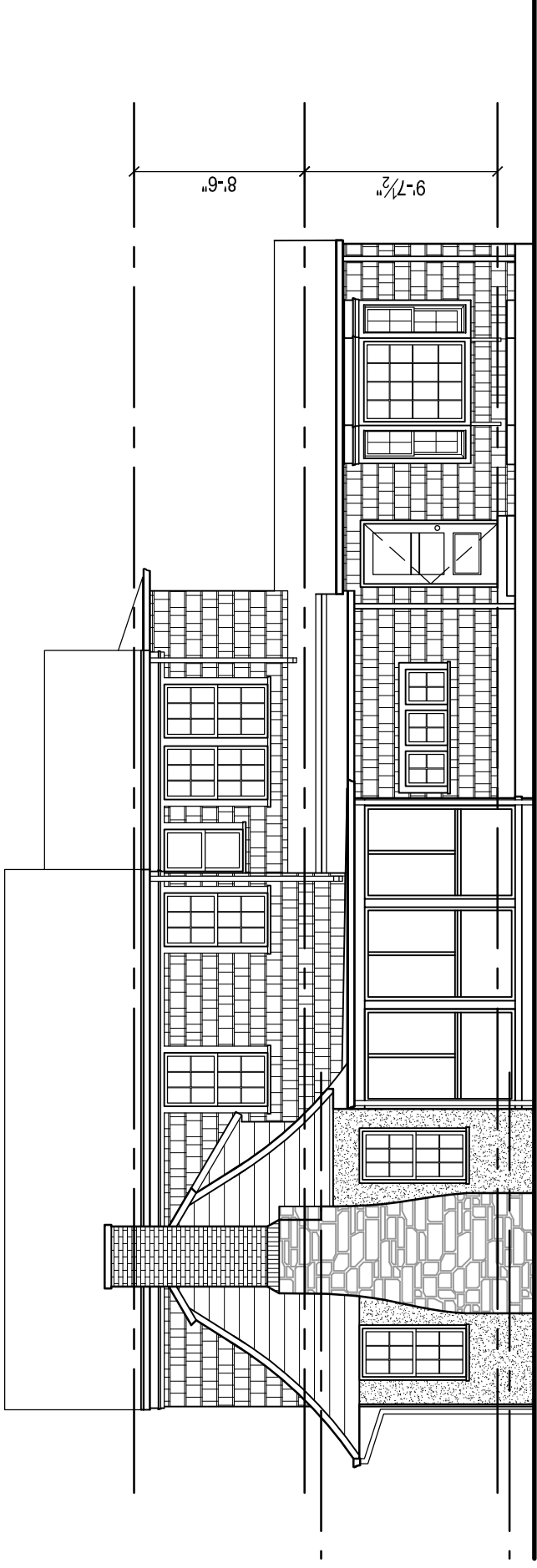
PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

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EXISTING RIGHT SIDE ELEVATION

FOR ENTIRE HOUSE:
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIM/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIM/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

ASPHALT SHINGLE ROOFING TO MATCH EXISTING



EXG. ROOFING TO REMAIN

EXG. MASONRY CHIMNEY TO REMAIN

EXG. WINDOWS TO REMAIN, TYP.

EXG. SHINGLE SIDING TO REMAIN

EXG. LAP SIDING TO REMAIN

EXG. STUCCO SIDING TO REMAIN

PTD. PVC TRIM, AZEK OR EQ.
 NEW CLAD-WOOD WINDOWS & DOORS, SIMULATED DIVIDED LIGHTS W/ SHADOW BAR
 PTD. MTL RAILING
 PTD. ALUM. K-STYLE GUTTERS & DOWNSPOUTS TO MATCH EXG.
 8" SQUARE PVC COLUMN, HB&G PERMAWRAP OR EQ.
 PTD. ALUM. SCREEN FRAMES W/ CHARCOAL SCREENING

GRAPHIC SCALE
 1"=10'-0"
 0 10' 20'

PROPOSED RIGHT SIDE ELEVATION

NEW PTD. FIBERCEMENT MITRED LAP SIDING. REVEAL TO BE HALF OF EXISTING SIDING REVEAL





EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

GRAPHIC SCALE
1"=10'-0"



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EXISTING



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