

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	6/27/2018
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	6/20/2018
Applicant:	Michael Gailier and Julianna Goldman (Luke Olson, Architect)	Public Notice:	6/13/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/36-18F	Staff:	Michael Kyne

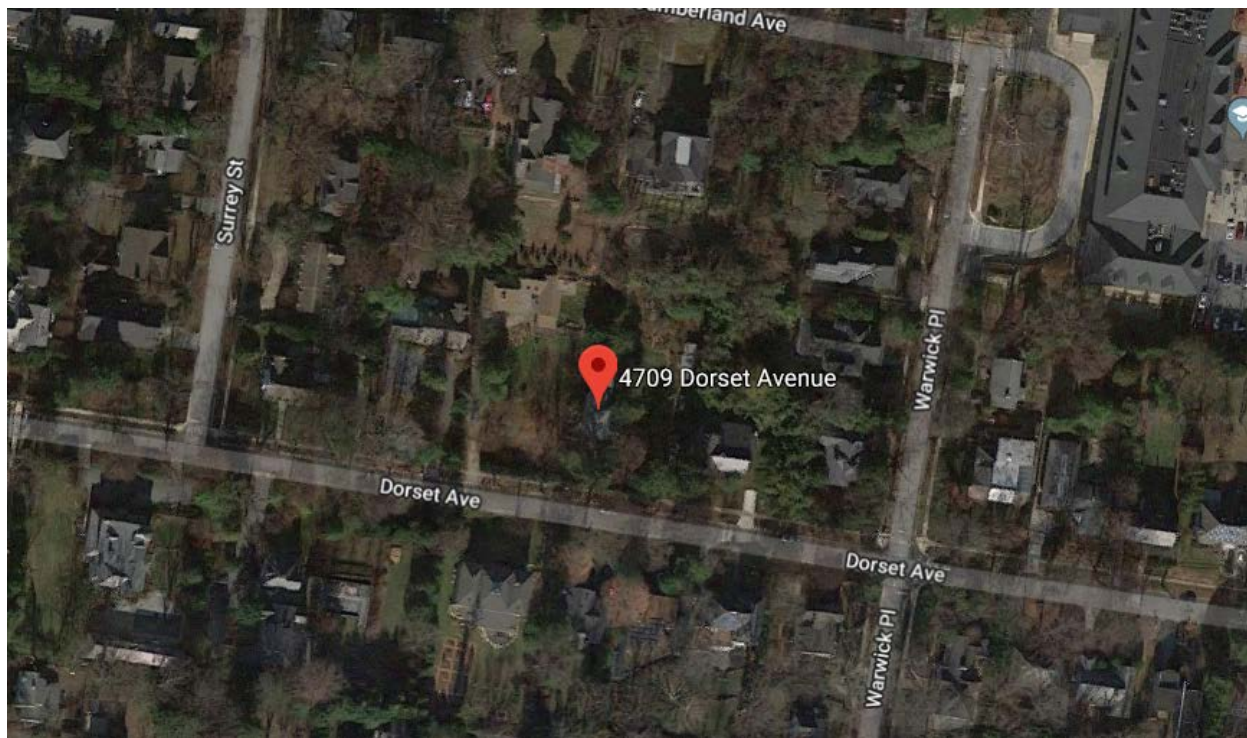
PROPOSAL: Swimming pool, hardscape, and landscape alterations

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the 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 for preliminary consultations at the January 10, 2018 and February 13, 2018 (rescheduled from February 7, 2018 due to inclement weather) HPC meetings. The applicant returned at the March 14, 2018 HPC meeting, when their HAWP application for a building addition was approved with conditions, and at the April 25, 2018 HPC meeting for roofing and fenestration revisions.

PROPOSAL

The applicant proposes revisions to the previously approved rear screened porch, rear swimming pool, and pool deck/patio.

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 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, archaeological, 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
- (b) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (c) 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:

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.
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 proposes the following revisions to the previously approved HAWP application:

- Addition of a 6' wide x 9'-9 1/2" high x +/-12" deep ventless outdoor gas fireplace with stone veneer to the previously approved rear screened porch.
- Reduce the size of the previously approved rear swimming pool from 15' deep x 40' wide to 16' deep x 16' wide.
- Reduce the size of the previously approved flagstone pool deck/patio from 46' wide by 27' deep, with an additional 25'x13' projection to the east(right) of the screened porch to 42' wide by 25' deep, with an additional 21'x13' forward projection to the east (right) of the screened porch (reducing the lot coverage of the pool deck/patio from 1567 sf to 1323 sf).
- Install a new bar and grill in the rear/left corner of the previously approved pool deck/patio.
- Construct a 14' deep x 18' wide x 8'-8" high painted aluminum pergola over the proposed bar and grill.

Staff fully supports the proposed revisions, finding that the proposal reduces the lot coverage of the previous approval, minimizing the visual impact to the environmental setting of the subject property. The proposal will not remove or alter character-defining features of the subject property or surrounding streetscape, in accordance with *Standard #2*.

After full and fair consideration of the applicants' submission, staff finds the proposal, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, and having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

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

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LALSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021

Tax Account No.: 00536558

CONTRACT PURCHASER

Name of Property Owner: MICHAEL GATLIER & Daytime Phone No.: _____
JULIANNA GOLDMAN

Address: _____
Street Number City Street Zip Code

Contractor: TBD 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

Town/City: CHASE CHASE Nearest Cross Street: LOARLOCK PL

Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS

Liber: _____ Folio: _____ Parcel: _____

828466

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
- Stab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 100,000

1C. If this is a revision of a previously approved active permit, see Permit # 35/36-18A REUBEN

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 5 feet 0 inches POOL FENCE & +/-4'-0" RETAINING WALLS IN REAR YARD

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

6-1-18
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:

EXG. 2-STORY FRONT GABLE GROUND RIVETAL / QUEEN ANNE
(PRE-FUS) W/ 2-STORY GAMBREL ADDITION ON RIGHT SIDE
& ONE-STORY ADDITION TO REAR. WE HAD PREVIOUSLY
SUBMITTED HAMP APPLICATION # 35/36-13A, APPROVED 3/14/18
AND REVISED 4/25/18.

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

ADD VENTLESS GAS FP TO PREVIOUSLY APPROVED SCREENED PORCH.
RAISE REAR LANDSCAPE/HARDSCAPE TO REDUCE POOL SIZE FROM
15x40 TO 16x16 W/ SUBSEQUENT REDUCTION IN ASSOCIATED
POOL DECK. PROVIDE NEW BAR/GRILL AREA W/ PTD HCL
PERGOLA ABOVE.

2. **SITE PLAN**

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

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

3. **PLANS AND ELEVATIONS**

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

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

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

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

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

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:
ALTERNATION TO PREVIOUSLY APPROVED REAR YARD PLAN TO INCLUDE AN OUTDOOR KITCHEN WITH PERGOLA, ADDITION OF OUTDOOR GAS FIREPLACE TO APPROVED SCREENED-IN PORCH, REDUCTION OF POOL SIZE FROM 15X40 TO 16X16 WITH SUBSEQUENT REDUCTION IN POOL TERRACE AS SHOWN.



C



GTM

17.0450 - 4709 DORSET AVE - SSB

HAWP REVISION SET 05-31-2018

GTM ARCHITECTS

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001



17.0450 - 4709 DORSET AVE - SSB

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

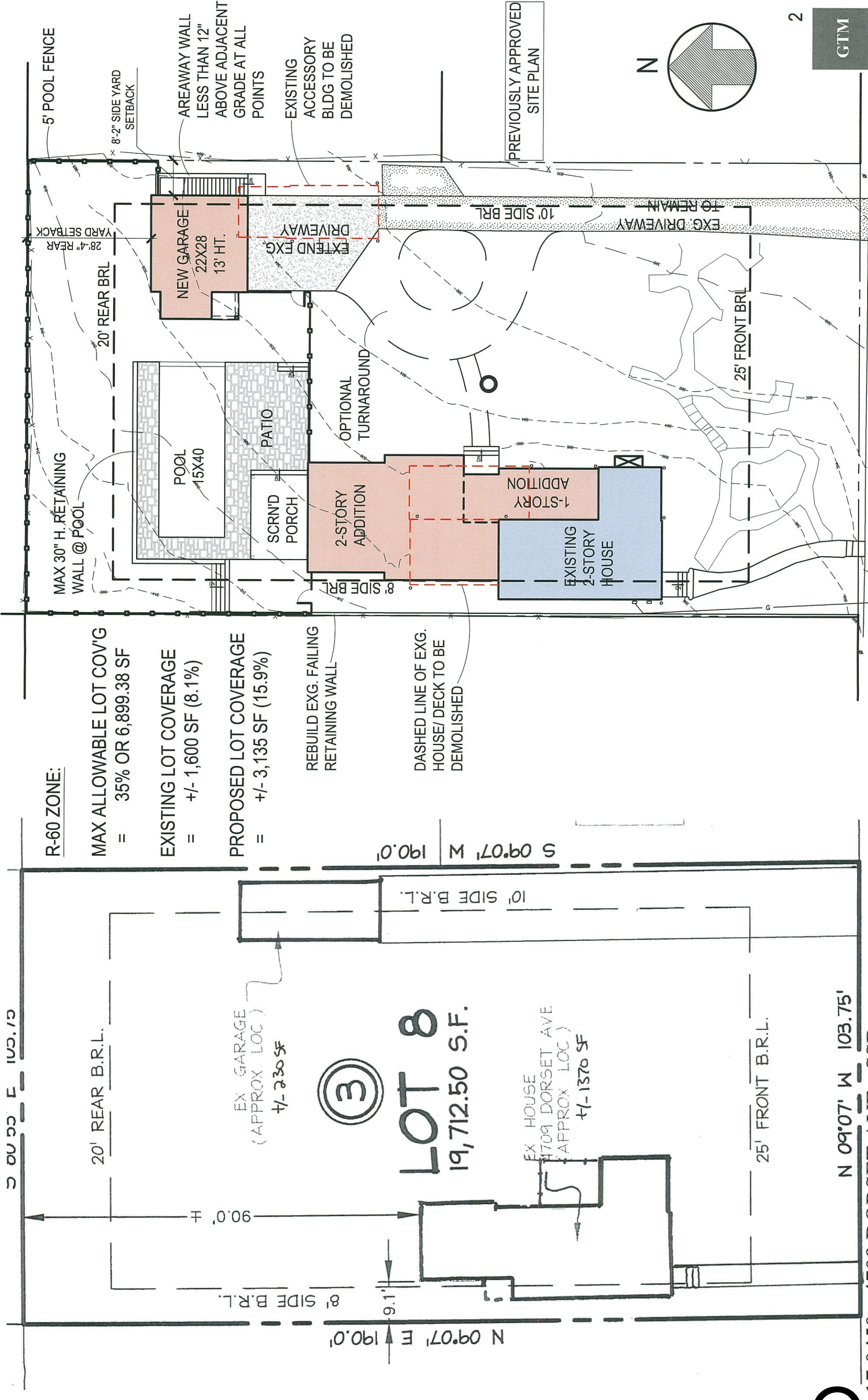
EXISTING REAR YARD PHOTOS

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GTM

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



R-60 ZONE:

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

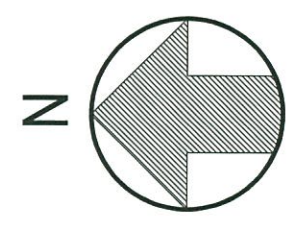
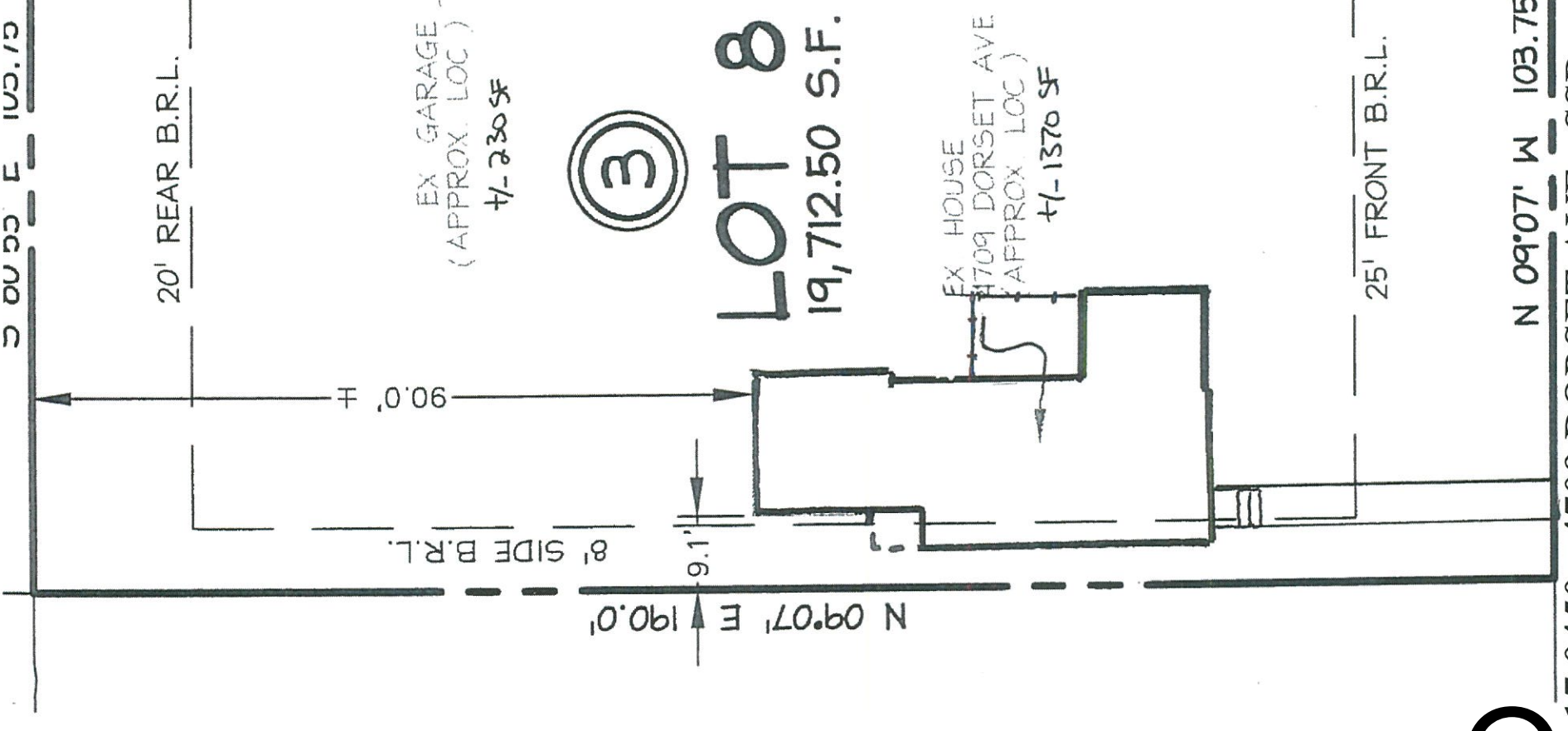
EXISTING LOT COVERAGE
= +/- 1,600 SF (8.1%)

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

REBUILD EXG. FAILING
RETAINING WALL

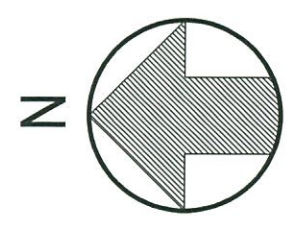
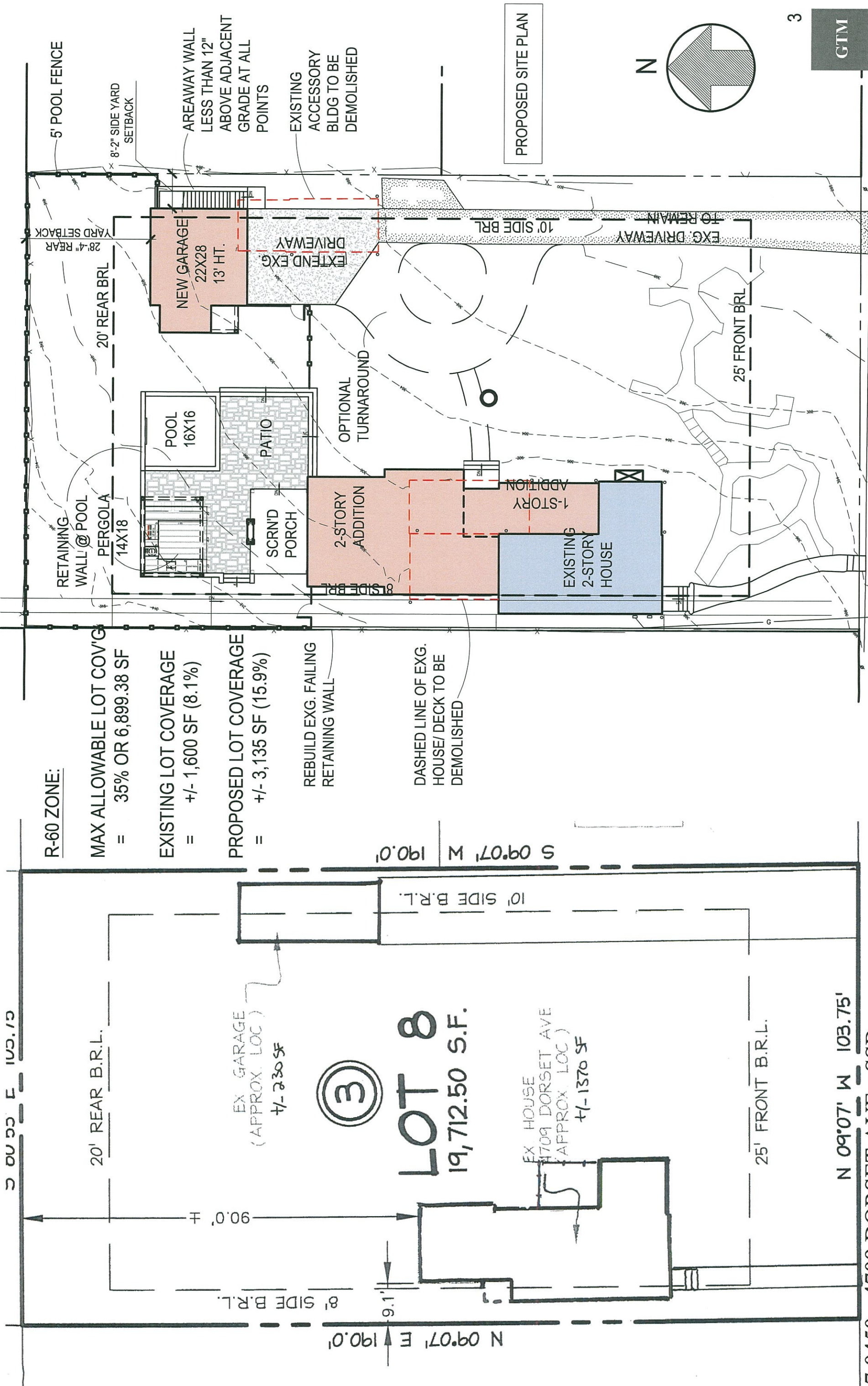
DASHED LINE OF EXG.
HOUSE/DECK TO BE
DEMOLISHED

5 09'07" W 190.0'



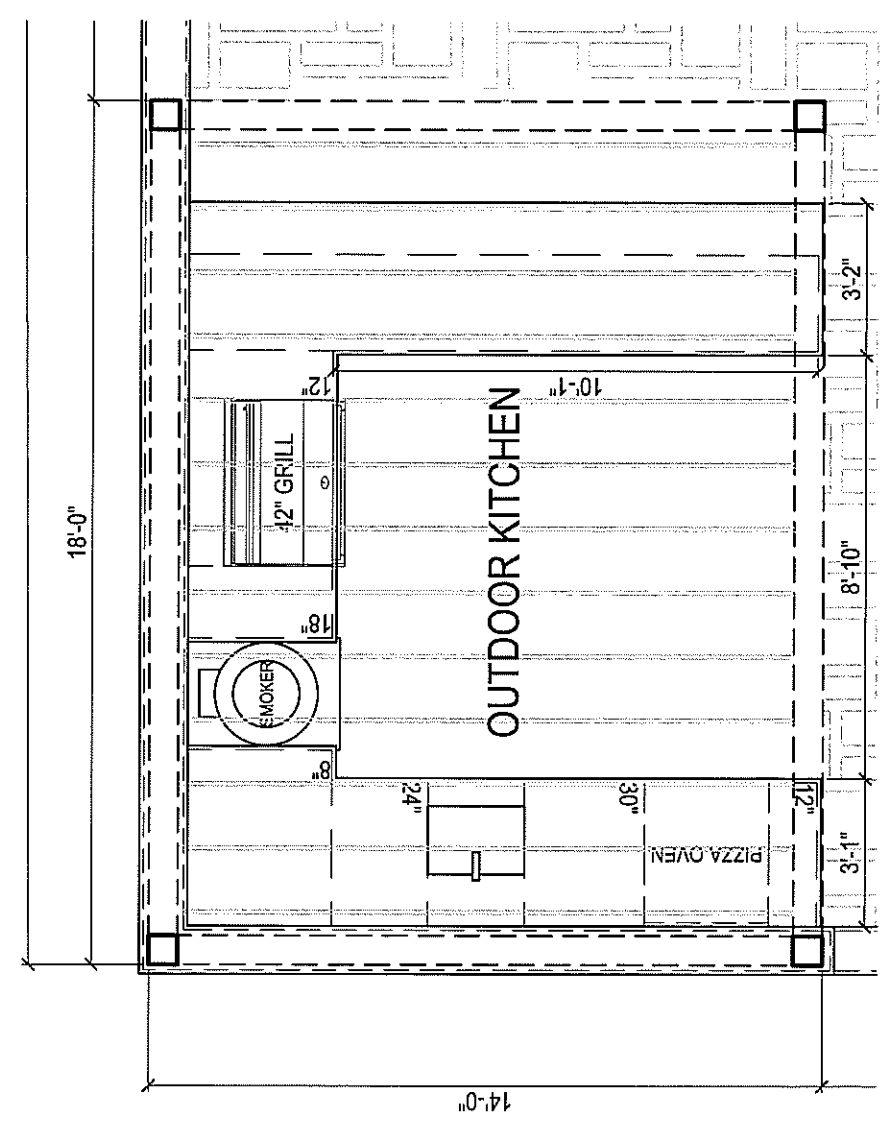
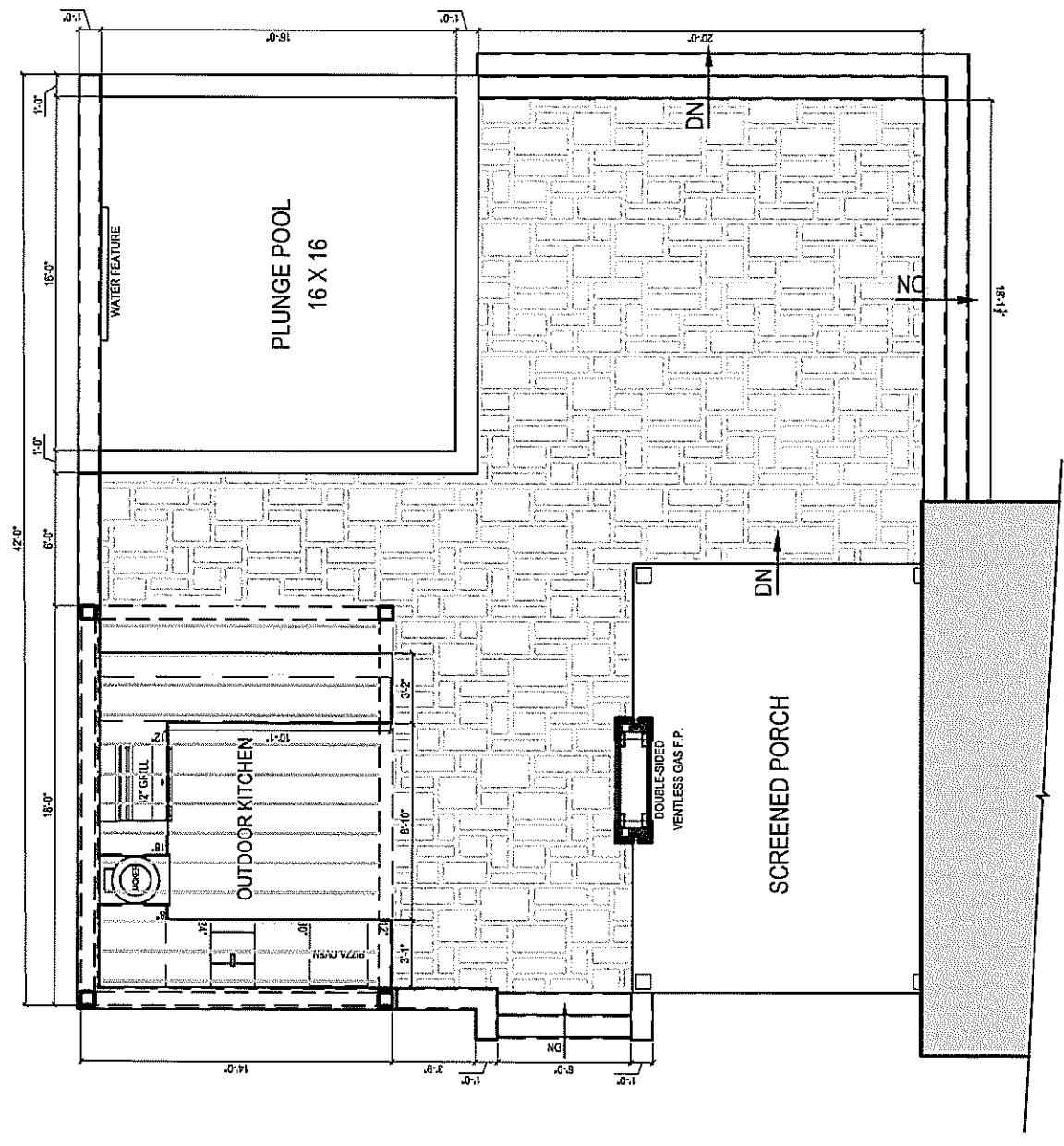
PREVIOUSLY APPROVED
SITE PLAN

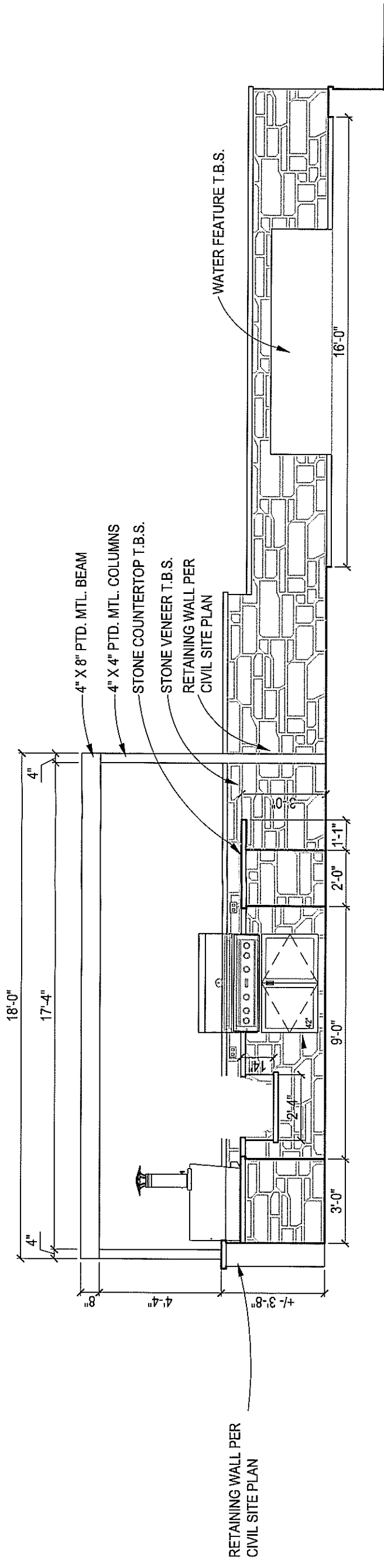




3

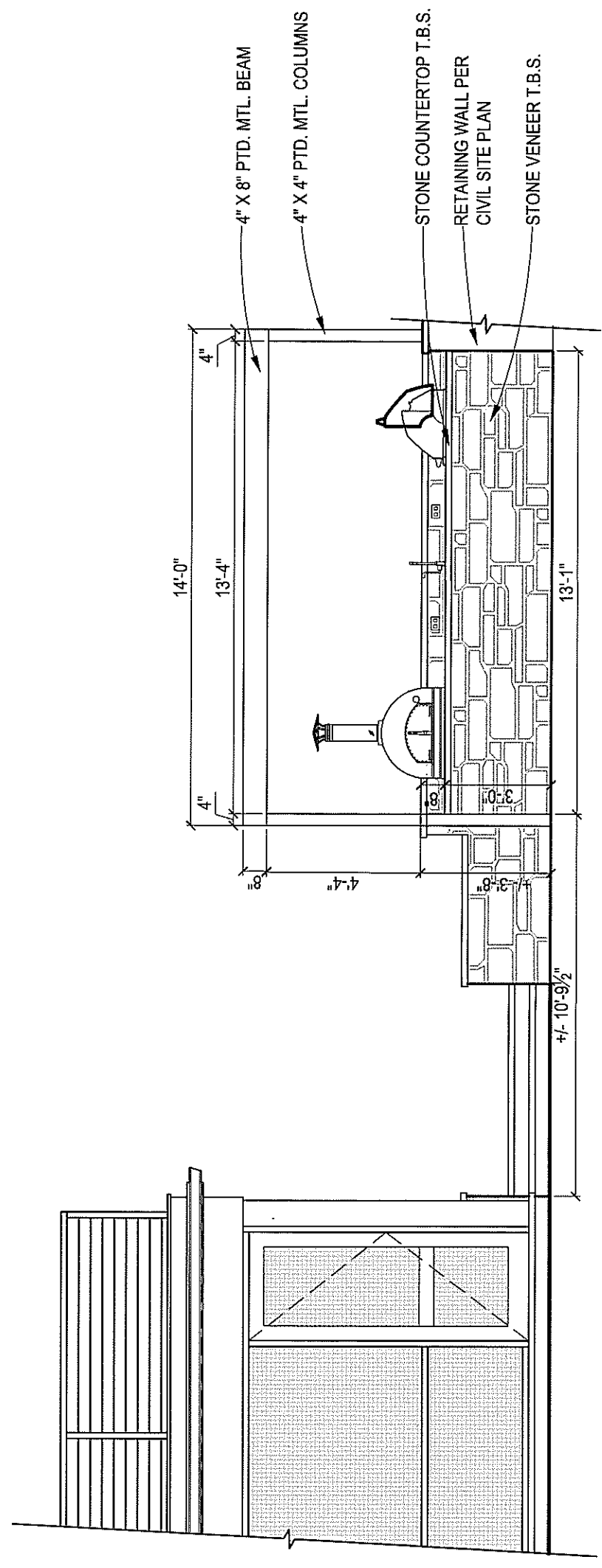
GTM ARCHITECTS





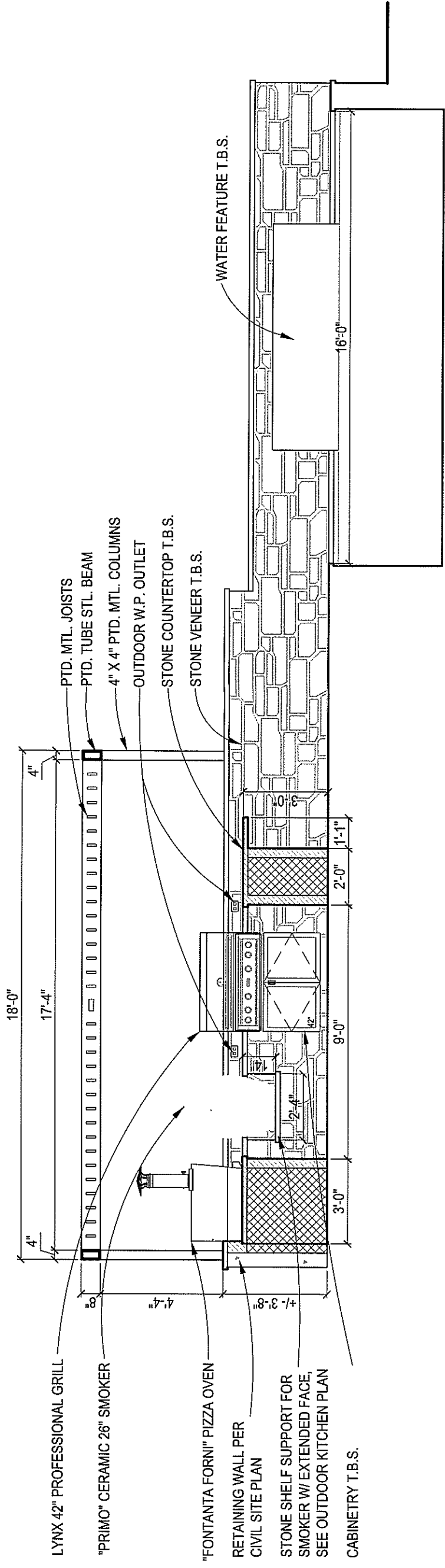
1 OUTDOOR KITCHEN FRONT ELEVATION

Scale: 1/4"=1'-0"

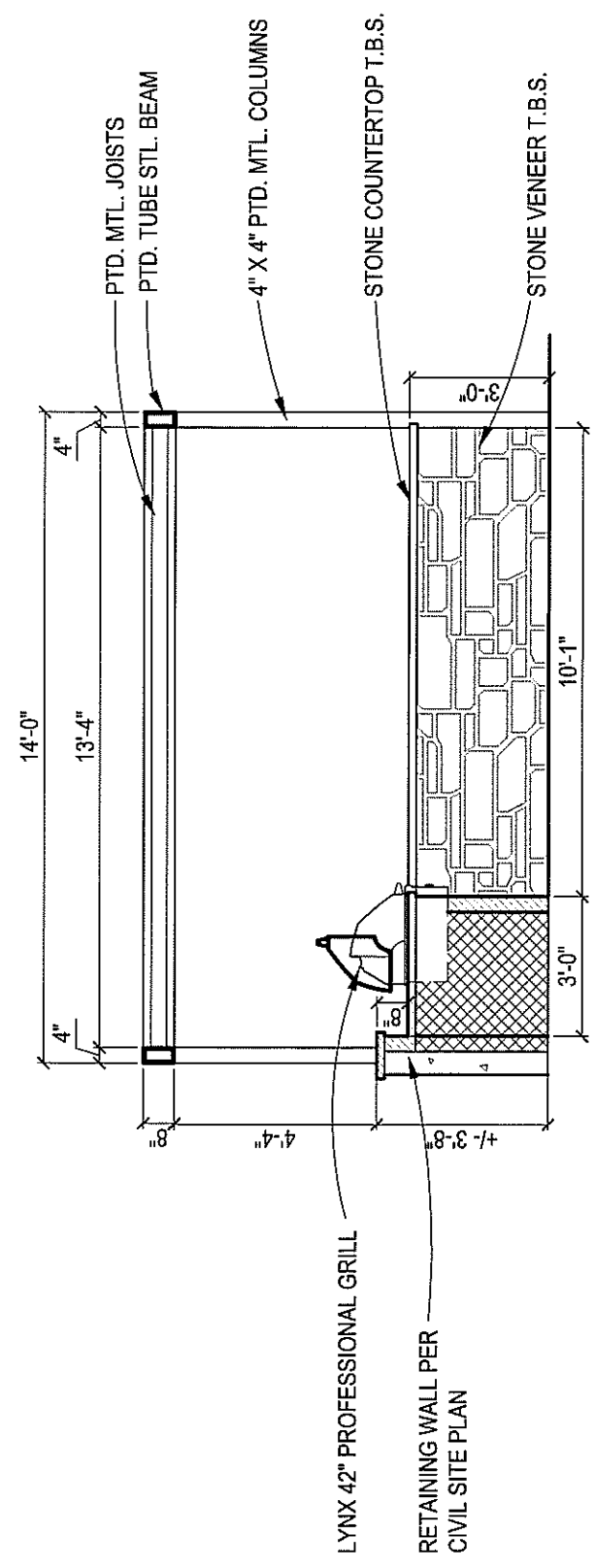


2 OUTDOOR KITCHEN RIGHT SIDE ELEVATION

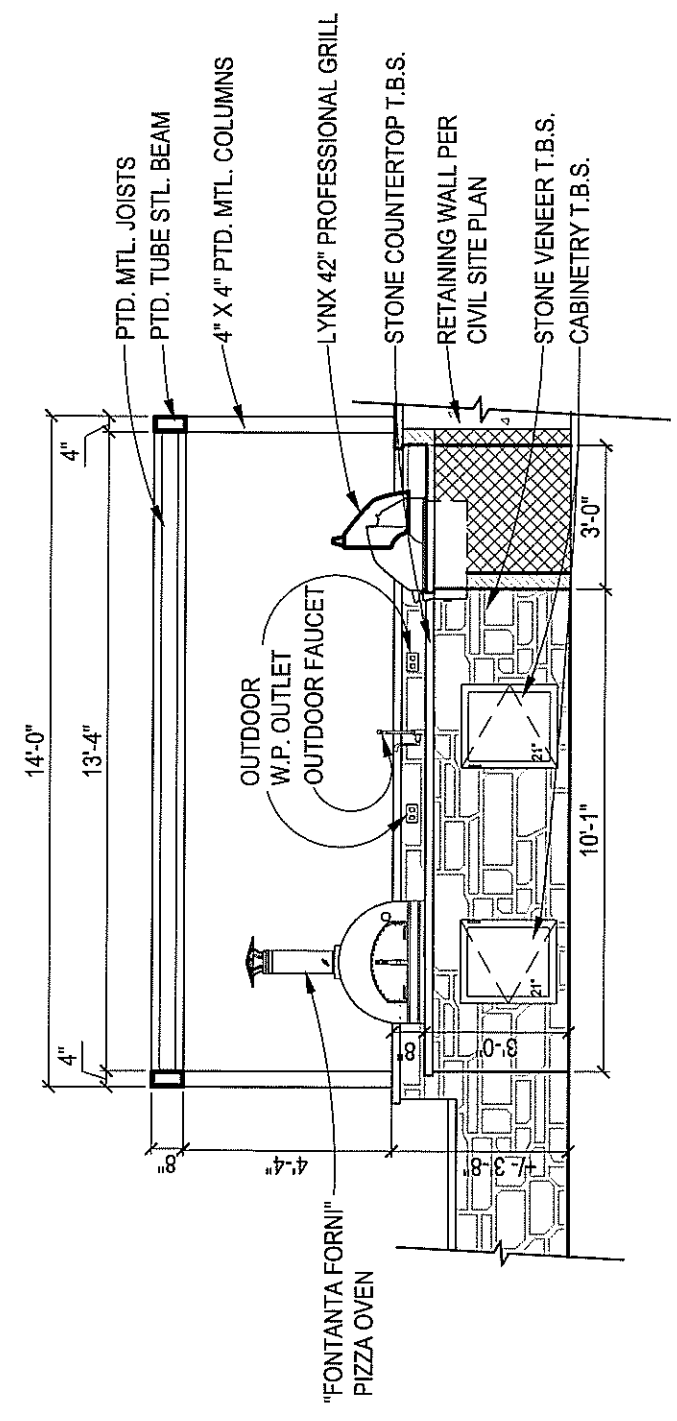
Scale: 1/4"=1'-0"



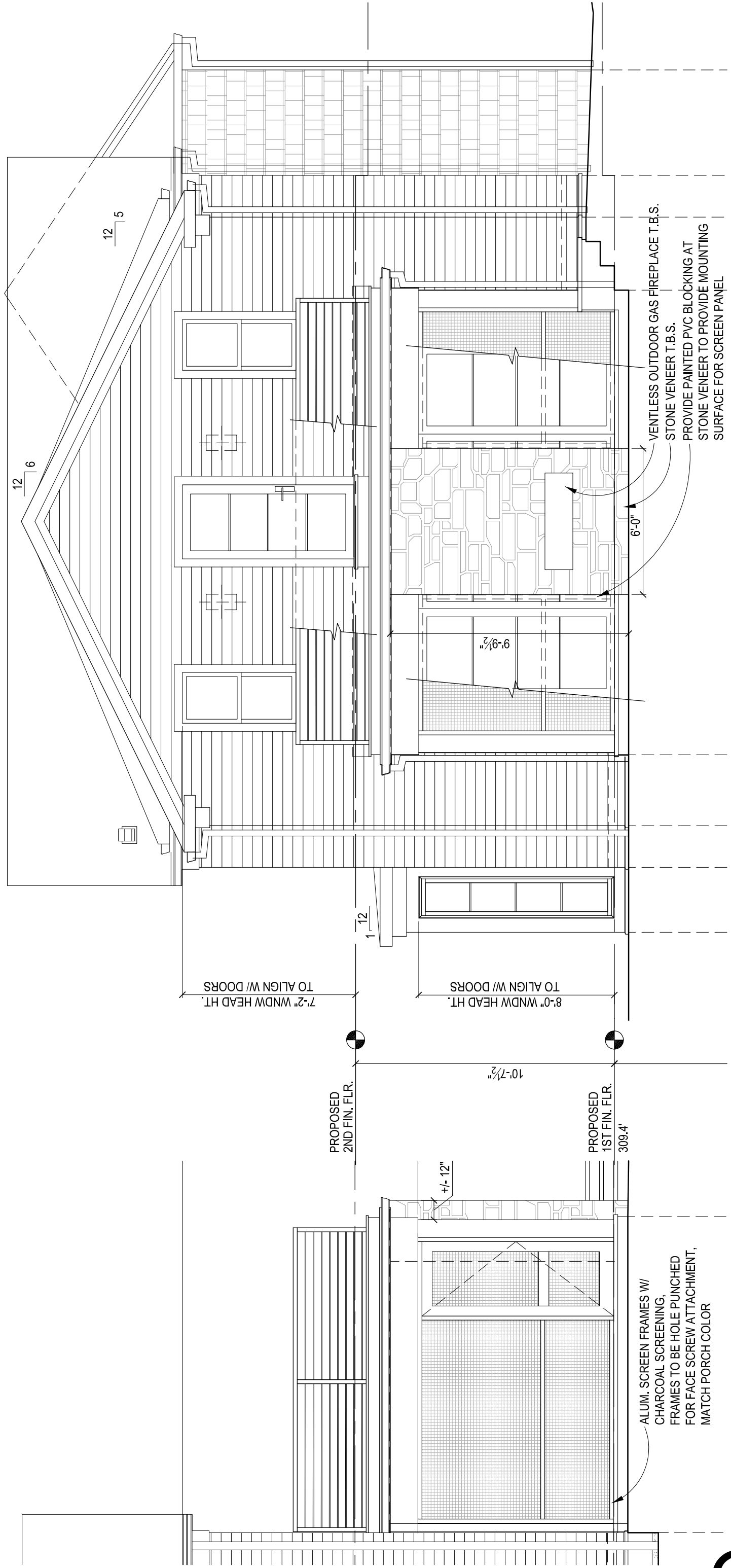
1 OUTDOOR KITCHEN FRONT SECTION
Scale: 1/4"=1'-0"



2 OUTDOOR KITCHEN LEFT SECTION
Scale: 1/4"=1'-0"



3 OUTDOOR KITCHEN RIGHT SECTION
Scale: 1/4"=1'-0"







AERIAL VIEW OF PROPOSED REAR YARD





VIEW OF PROPOSED REAR YARD PATIO AND POOL FROM DRIVEWAY

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

Owner's mailing address	Owner's Agent's mailing address LUKE ALSON GJM ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814
Adjacent and confronting Property Owners mailing addresses	
MALINI JADEJA 4702 DORSET AVE CHEVY CHASE, MD 20815	KETHA WHITE & MAURA HANNEY 4705 DORSET AVE CHEVY CHASE, MD 20815
LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE, MD 20815	DEBORAH GOODINES & BRUCE SWARTZ 4716 DORSET AVE CHEVY CHASE, MD 20815
NARDIMAN NIK 4718 DORSET AVE CHEVY CHASE, MD 20815	GEORGE & DONNA HARHAN 4719 DORSET AVE CHEVY CHASE MD 20815
NICHOLAS FOX & DEEDRAH BERGER-FOX 4712 CUMBERLAND AVE CHEVY CHASE MD 20815	PEARSON SUNDERLAND III 4718 CUMBERLAND AVE CHEVY CHASE MD 20815

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

DAVID STERN & TRACEY HUGHES
5806 WARWICK PL
CHRY CHASE MD 20815