

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	7/25/2018
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	7/18/2018
Applicant:	Michael Gottlieb & Julianna Goldman (Luke Olson, Architect)	Public Notice:	7/11/2018
Review:	HAWP	Tax Credit:	No
Case Number:	35/36-18H	Staff:	Michael Kyne
PROPOSAL:	Site alterations		

STAFF RECOMMENDATION:

- Approve**
- Approve with conditions**

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicants are proposing to revise their previous site plan, which was approved by the Commission at the June 27, 2018 HPC meeting. The revisions are being proposed to comply with County storm water management requirements. The proposed changes include the following:

- Rebuilding the existing retaining wall at the west side of the property. The proposed retaining wall will have a stone veneer and range from approximately 1’-6” at the front of the property to approximately 3’-8” at the rear of the property.
- Construction of a retaining wall at the east side of the property. The proposed retaining wall will have a stone veneer and range from approximately 1’-6” at the front of the property to approximately 2’-8” at the rear of the property.
- Installation of permeable pavers at the previously approved asphalt driveway extension/turnaround.
- Replacement of the existing asphalt driveway in-kind, widening the north end of the asphalt driveway to meet the permeable paver driveway extension/turnaround.
- Construction of new steps at the previously approved walkway from the driveway to the east side of the house. Two steps will be installed at three locations within the walkway, for a total of six steps. The proposed steps will have a flagstone veneer to match the walkway.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

Montgomery County Code; Chapter 24A-8

- (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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

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

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

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to

make **any alterations** to the approved plans;

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.

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: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
 Daytime Phone No.: 240-333-2021
 Tax Account No.: 00536558
 Name of Property Owner: MICHAEL GOTTLIEB & Daytime Phone No.: _____
JULIANNA GOLDMAN
 Address: _____
Street Number City State 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: CHEVY CHASE Nearest Cross Street: WARWICK PL
 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: DRIVEWAY

1B. Construction cost estimate: \$ 20,000

1C. If this is a revision of a previously approved active permit, see Permit # 828466 (35/36-18A REV)

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 3 feet 9 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

7-2-18
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

343615

**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 COUNTRY REVIVAL / QUEEN ANNE
(PRE-1915) W/ 2-STORY GAMBREL ADDITION ON RIGHT SIDE
& ONE-STORY ADDITION TO REAR W/ PREVIOUSLY SUBMITTED
HARP APPLICATIONS APPROVED ON 3/14/18, 4/25/18 & 6/27/18.

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

REUSE REAR LANDSCAPE / HARDSCAPE PREVIOUSLY APPROVED TO MEET
STORMWATER MANAGEMENT REQUIREMENTS OF COUNTY, INCLUDING:
REUSING RIGHT SIDE RETAINING WALL @ NEW HEIGHT TO REDIRECT WATER
TO R.O.W., NEW DRIVEWAY EXTENSION TO BE PERMEABLE PAVES,
ADDITIONAL RETAINING WALL ON RIGHT OF PROPERTY TO REGRADE FOR
DRAINAGE, NEW STEPS @ WALKWAY AS REQUIRED BY NEW GRADE

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.

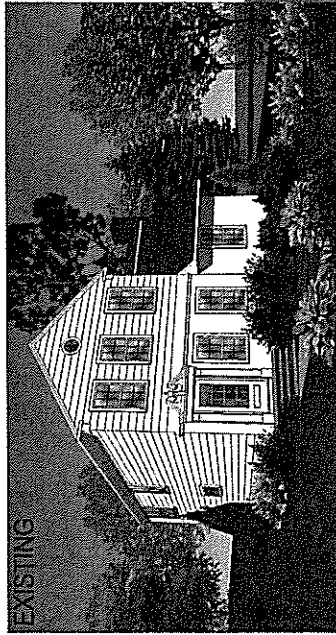
6. **TREE SURVEY**

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.

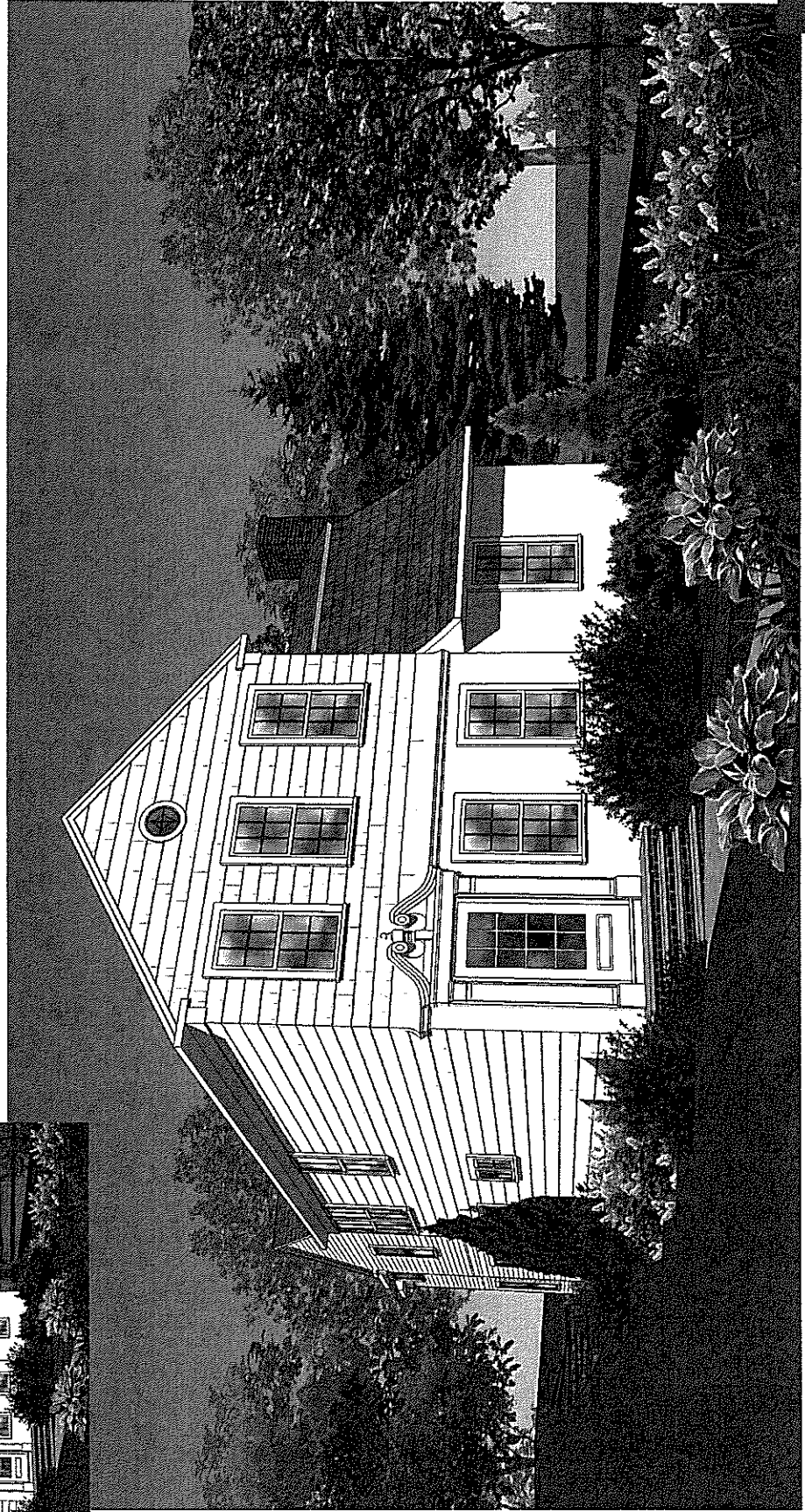
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

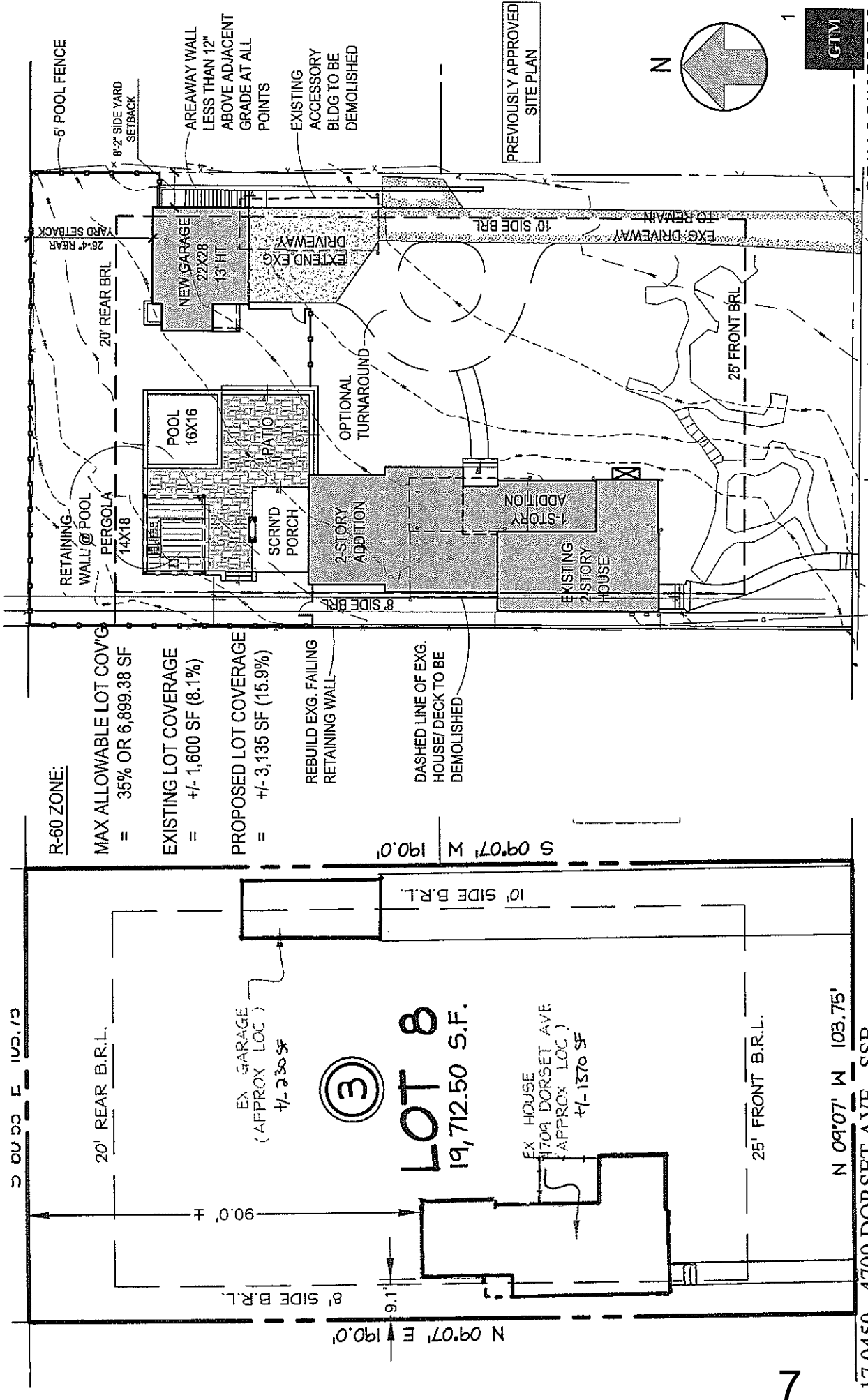
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

SCOPE OF WORK:
 REVISION TO PREVIOUSLY APPROVED SITE PLAN TO PROVIDE PERMEABLE PAVERS AT CIRCULAR DRIVEWAY. REBUILD EXISTING FAILING RETAINING WALL AT LEFT SIDE OF PROPERTY AT NEW HEIGHT. CONSTRUCTION OF NEW RETAINING WALL AT RIGHT SIDE OF PROPERTY TO ADDRESS COUNTY STORMWATER MANAGEMENT REQUIREMENTS. ADD FLAGSTONE STEPS TO SIDE WALKWAY FROM HOUSE TO DRIVEWAY AT-GRADE. ADD WINDOW WELL AT GRADE AT REAR OF NEW GARAGE.



EXISTING





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

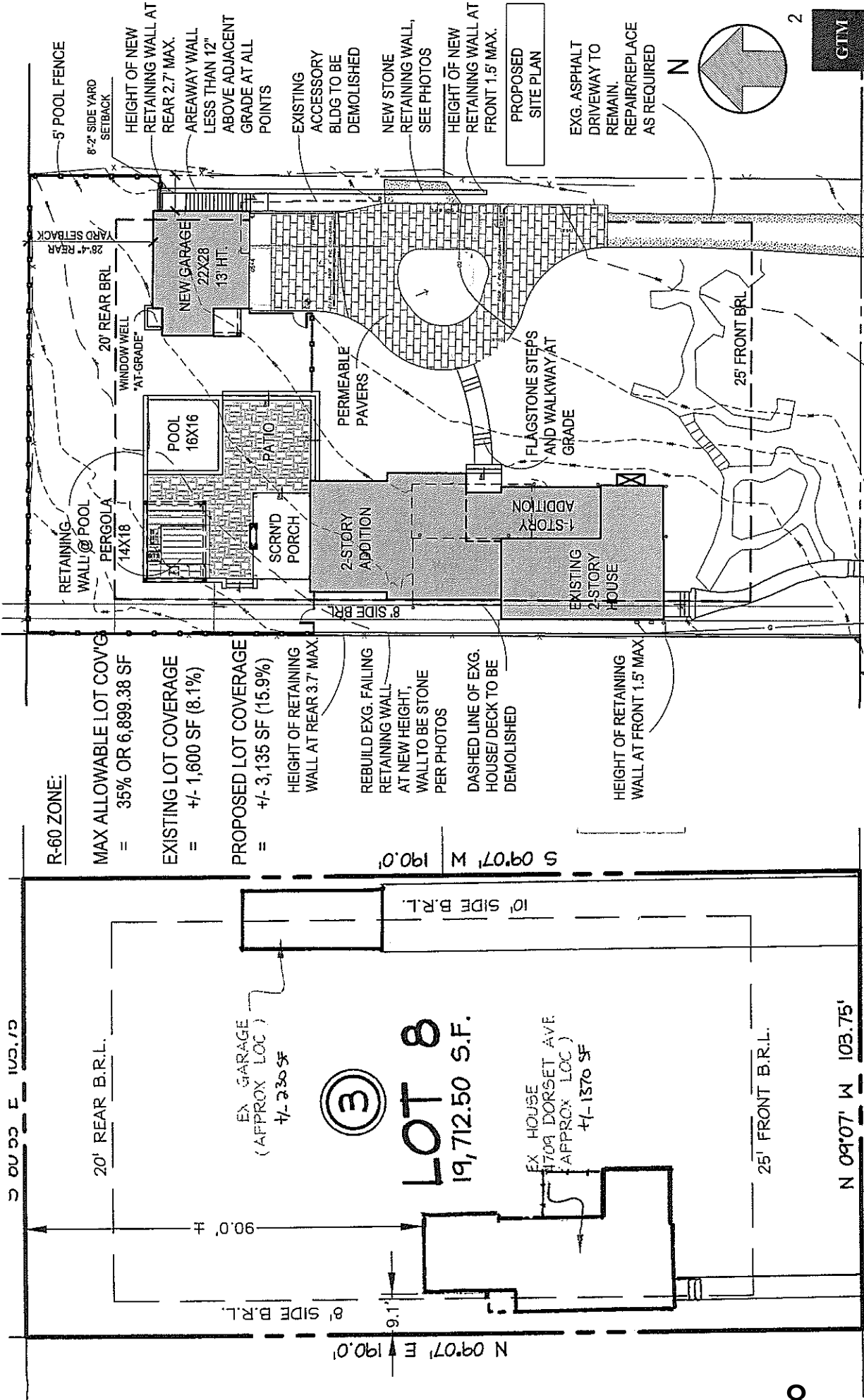
DASHED LINE OF EXG.
HOUSE/ DECK TO BE
DEMOLISHED

PREVIOUSLY APPROVED
SITE PLAN

GTM

GT MARCHITECTS

17,0450 - 4709 DORSET AVE - SSB



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%)

HEIGHT OF RETAINING WALL AT REAR 3.7' MAX.

REBUILD EXG. FAILING RETAINING WALL AT NEW HEIGHT, WALL TO BE STONE PER PHOTOS

DASHED LINE OF EXG. HOUSE/DECK TO BE DEMOLISHED

HEIGHT OF RETAINING WALL AT FRONT 1.5' MAX.

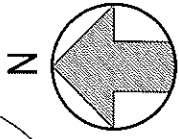
EXISTING ACCESSORY BLDG TO BE DEMOLISHED

NEW STONE RETAINING WALL, SEE PHOTOS

HEIGHT OF NEW RETAINING WALL AT FRONT 1.5' MAX.

PROPOSED SITE PLAN

EXG. ASPHALT DRIVEWAY TO REMAIN. REPAIR/REPLACE AS REQUIRED



2



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

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

COPYRIGHT 2017, GTM ARCHITECTS, INC.

4709 DORSET AVENUE, CHEVY CHASE, MD 20815



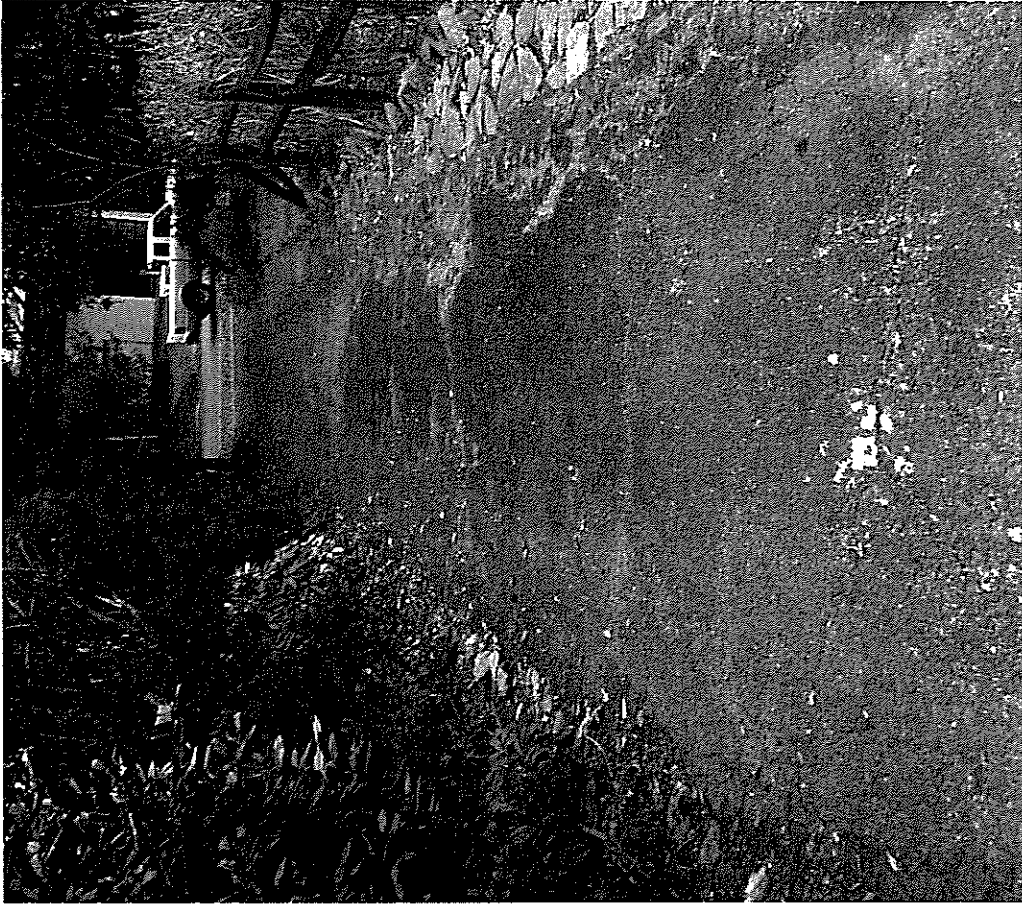
EXISTING FAILING RETAINING WALL

17.0450 - 4709 DORSET AVE - SSB

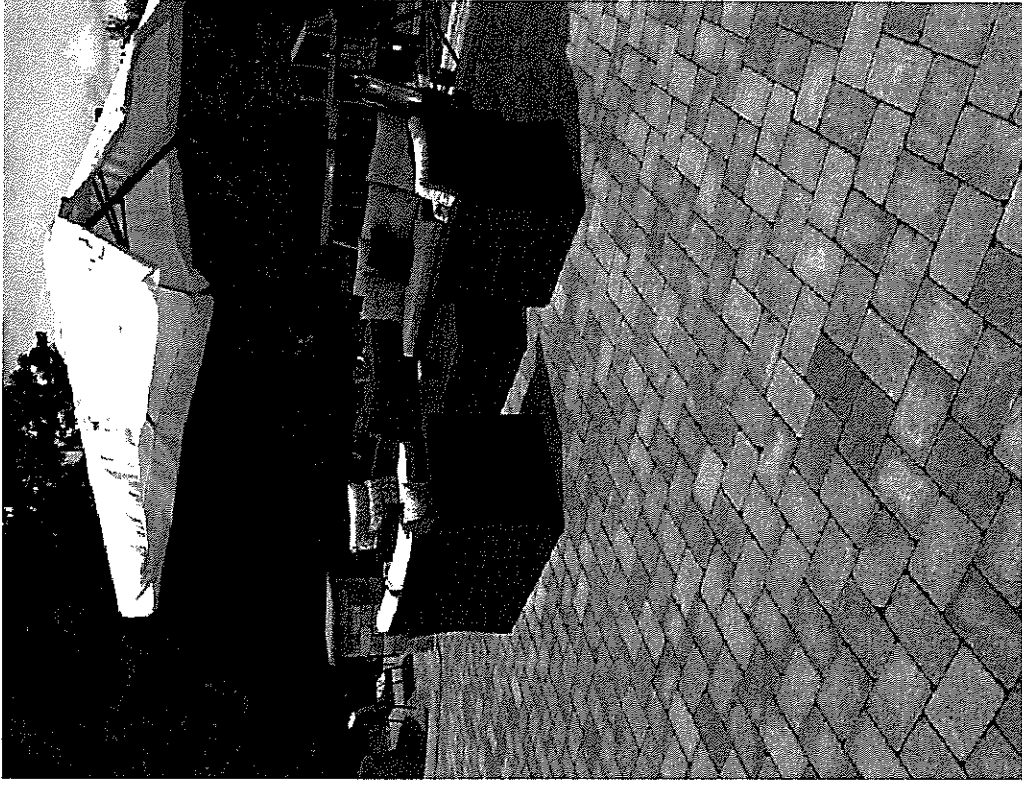
4709 DORSET AVENUE, CHEVY CHASE, MD 20815



PROPOSED STONE RETAINING WALLS AND AT-GRADE FLAGSTONE STEPS AT SIDE WALKWAY



EXISTING ASPHALT DRIVEWAY TO REMAIN.
REPAIR/REPLACE AS REQ'D. WIDEN DRIVEWAY TO MEET
NEW PERMEABLE PAVER CIRCULAR DRIVEWAY EXTENSION



PROPOSED CST MUNICH GREEN PERMEABLE
PAVERS AT CIRCULAR DRIVEWAY EXTENSION

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	KEITH WHITE & MAURA HANNEY 4705 DORSET AVE CHEVY CHASE, MD 20815
LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE, MD 20815	DEBORAH GOODINGS & BRUCE SWARTZ 4716 DORSET AVE CHEVY CHASE, MD 20815
NARDOMAN NICK 4718 DORSET AVE CHEVY CHASE, MD 20815	GEORGE & DENNA HARMAN 4719 DORSET AVE CHEVY CHASE MD 20815
NICHOLAS FOX & DEBORAH BERGER-FOX 4712 CUMBERLAND AVE CHEVY CHASE MD 20815	PEARSON SLINDERLAND 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 CHEVY CHASE MD 20815	