

Second Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4807 Dorset Ave., Chevy Chase	Meeting Date:	8/15/2018
Resource:	Contributing Resource, (Secondary/Post-1915) (Somerset Historic District)	Report Date:	8/8/2018
Applicant:	Maya Weil (Adam Greene, Agent)	Public Notice:	8/1/2018
Review:	2 nd Preliminary Consultation	Tax Credit:	No
Case Number:	N/A	Staff:	Michael Kyne
PROPOSAL:	Pedestrian access construction		

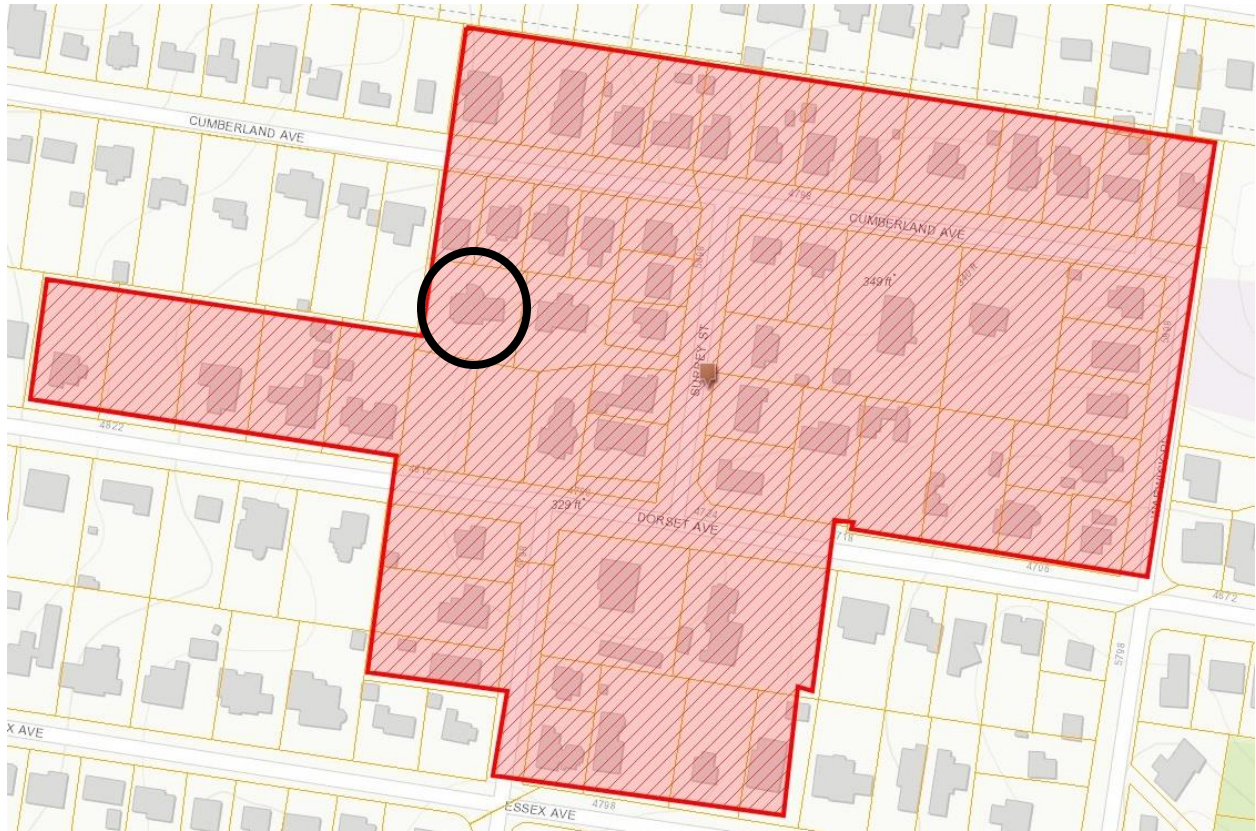
STAFF RECOMMENDATION

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset District, (Secondary/Post-1915)
STYLE: Eclectic-Craftsman
DATE: c. 1918

The subject property is a c. 1918 Contributing Resource within the Somerset Historic District. The historic house was originally constructed as a "Siberian cedar log home," and, while it has experienced additions and alterations throughout the years, it retains a high level of integrity and an eclectic architectural vocabulary that contributes to the significance of the Somerset Historic District. The front elevation of the house faces Dorset Avenue, which is more than 200' from the house, with two side-by-side platted lots between the house and Dorset Avenue. The house is currently accessed via a long, shared driveway off of Surrey Street. According to the 1927 Sanborn Fire Insurance Map (see image in Staff Discussion), the subject property has always had a Dorset Avenue address.



Somerset Historic District Boundary (Subject Property Circled)

BACKGROUND

The applicant previously appeared before the Commission for a preliminary consultation at the May 23, 2018 HPC meeting. The previous proposal was for the construction of a pedestrian access with stone and concrete entry walls adjacent to the public sidewalk at Dorset Avenue. The Commission did not support the applicant's proposal, finding that the scale of the proposed pedestrian access was too large and more visually consistent with a parking pad or driveway. There were specific concerns about the size of the proposed gate/aperture, which was 7'-10".

The Commission found that the proposal was inconsistent with the streetscape of Dorset Avenue and with the Somerset Historic District as a whole, and they stated that any pedestrian access in this location should be more consistent with existing walkways in the historic district. The Commission also found that the materials of the proposed pedestrian access had the potential to compete with the historic house and that the design should be simplified.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Construction of a pedestrian access gate with corten steel and stone entry walls adjacent to the public sidewalk at Dorset Avenue.

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

- (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.

Somerset Historic District Guidelines

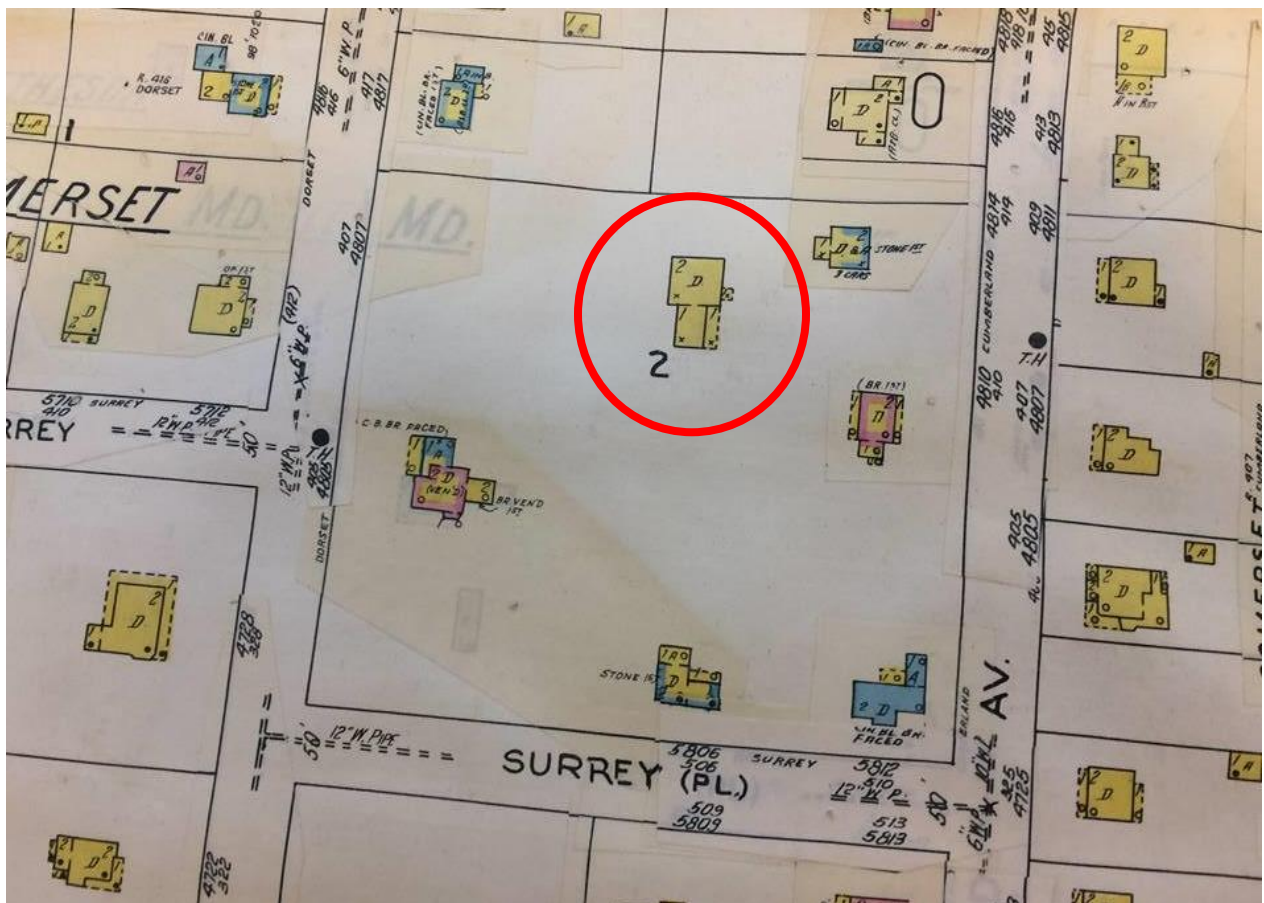
- Other important features which create and enhance the historic character of the Somerset community include: the spacing and rhythm of buildings, the uniform scale of existing houses, the relationship of houses to the street, the ample size lots and patterns of open space in the neighborhood, the mature 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.

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:



1927 Sanborn Fire Insurance Map (Subject Property Circled in Red)

Previous Proposal

At the May 23, 2018 preliminary consultation, the applicant proposed a 10'-4" W x 12'-6" L pedestrian access, consisting of bluestone pavers set on gravel, a 3'-2" H concrete wall at its left side, and a 3'-3" H stacked stone wall at its right side. A 7'-10" W x 2'-11" H pivoting gate constructed from horizontal steel rods and wood slats was proposed between the two walls, and a backlit address plate was proposed on the concrete wall facing Dorset Avenue. The pedestrian access was designed to take cues from the historic house and a 2014 left-side addition, which was approved by the HPC.

Current Proposal

The applicant has made the following revisions to their proposal, in response to the Commission's comments at the May 23 preliminary consultation:

- The overall size of the pedestrian access has been slightly reduced, going from 10'-4" W x 12'-6" L to 8'-6" W x 12' L.
- The design of the pedestrian access has been simplified, with a 3'-2" H x 6" W x 6'-6" L corten steel wall being proposed in place of the previously proposed concrete wall at the left side, and the wood slats being removed from the proposed pivoting gate.
- The width of the proposed pivoting gate has been reduced from 7'-10" to 7'-6", and the height has increased from 2'-11" to 3'.
- The height of the proposed stone wall at the right side has decreased from 3'-3" to 3'-2", and the design of the wall has been slightly changed (see attached plans).

Staff finds that the revised pedestrian access remains more characteristic of a parking entrance than a walkway, due to its prominent location and the size of the proposed hardscape, the gate, and the tall, flanking entry walls. As noted in the previous staff report, many of the other properties on Dorset Avenue have short driveways and or walkways at the front, but those features are generally consistent in their proximity to the house, material, and respective dimensions.

As proposed, the pedestrian access is incompatible with the streetscape of Dorset Avenue and has the potential to detract from the character-defining features of the historic district. Staff concurs with the Commission's previous finding that a pedestrian access in the proposed location should be more consistent with other existing walkways on Dorset Avenue, ensuring that the proposal does not alter or remove character-defining features of the subject property and/or surrounding historic district, in accordance with *Standards #2 and #9*.

Since the first preliminary consultation, the applicant has provided information regarding existing walkways within the historic district. The submitted information does not provide specific measurements, so staff is unable to determine an average walkway width in the historic district; however, the submitted information does indicate that most properties within the historic district, including those on Dorset Avenue, have no walkways or have walkways that are 5' wide or less. Staff recommends that the dimensions of the proposed pedestrian access be generally consistent with the established pattern within the Somerset Historic District and not exceed 5' in width.

Regarding design, staff continues to find that the proposed pedestrian access has the potential to detract from and compete with the historic house, especially given the house's distance at over 200' from Dorset Avenue. Staff recommends that the design be further simplified with fewer materials. There were some concerns at the May 23 preliminary consultation about the use of original stone from the historic house in the construction of the right-side wall, as this could create confusion regarding historicity. The design of the proposed right-side stone wall has been revised, and the applicant proposes to reuse the original stone from the historic house, differentiating the wall by cutting the stones and stacking them in a more contemporary regular configuration, as opposed to the irregularly stacked stones of the historic house.

STAFF RECOMMENDATION:

Staff recommends that the applicant explore compatible and appropriate alternatives and return with a revised HAWP application, based upon the Commission's comments.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: AGREENE@BONSTRA.COM Contact Person: ADAM GREENE
Tax Account No.: 00537256 Daytime Phone No.: 202-328-5715
Name of Property Owner: MAYA WEIL Daytime Phone No.: 703-409-3832
Address: 4807 DORSET AVE. CHEVY CHASE MD 20815
Contractor: TBD Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 4809, 4813 (AKA 4807) Street: DORSET AVENUE
Town/City: SOMERSET/CHEVY CHASE Nearest Cross Street: SURREY STREET
Lot: 40, 41 Block: 2 Subdivision: 0044
Liber: 15135 Folio: 0061 Parcel: N/A

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable, A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other.
1B. Construction cost estimate: \$ 50,000
1C. If this is a revision of a previously approved active permit, see Permit # N/A

N/A

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 39 feet 39 inches FRONT WALL: 39" FROM GRADE TO T.O. WALL
WALL AT TOP OF DRIVEWAY: 48" FROM GRADE TO T.O. WALL
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 of owner or authorized agent

4/18/2018

Signature of owner or authorized agent

Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

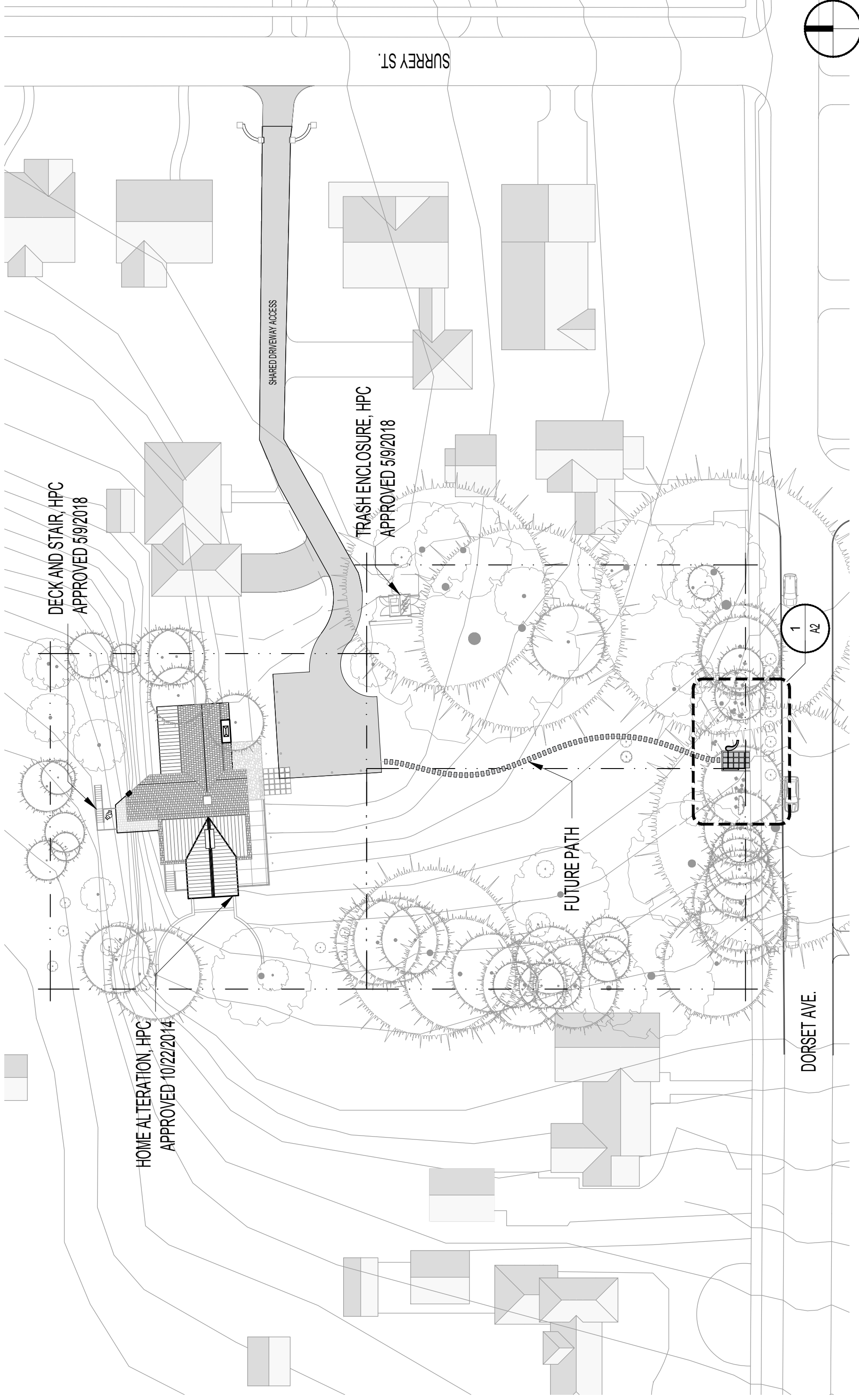
4807 DORSET AVE. - PEDESTRIAN ENTRANCE

HISTORIC AREA WORK PERMIT



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1
A2

HAWP APPROVAL

KEY PLAN

AUGUST 15, 2018
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NTS

4807 DORSET AVE.

I.C.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4807 Dorset Ave, Somerset Meeting Date: 10/22/2014

Resource: Contributing Resource Somerset Historic District Report Date: 10/15/2014

Applicant: Maya Weil (Adam Greene, Agent) Public Notice: 10/8/2014

Review: Preliminary Consultation Tax Credit: Partial

Case Number: 35/36-14C Staff: Scott Whipple

PROPOSAL: Addition, hardscape and other alterations

STAFF RECOMMENDATION:
Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Eclectic - Craftsman
DATE: c.1918; additions c.1930s, 1985

The resource, originally constructed as a "Siberian cedar-log home" c.1918, has been added to and altered over time but retains a high level of integrity and an eclectic architectural vocabulary that contributes to the significance of the Somerset Historic District.

PROPOSAL:
The Applicant proposes a scope of work that includes three main elements:

- A two-story addition to the west (left side) elevation
- Extension of the terrace that fronts the south (front) elevation
- Alterations to north (rear) porch structure and windows

Two-Story Addition

The proposed addition would alter and enlarge an earlier, non-compatible addition that was constructed in 1985. The addition would reconstruct the existing 1985 dormer, slightly reducing its size and pulling it slightly farther away from the prominent front-facing gable ridge. The dormer's roof would be reconstructed with a steeper pitch, raising the height at which it joins the main roof plane. An eel would protect laterally from the dormer and west roof plane of the house's main mass. The reconstructed dormer would be clad with wood siding. The new eel would be clad with vertical wood siding, metal panels and glazing. The addition's north elevation would have a simple expression, with a wood-clad wall pierced

1

I-E

HISTORIC PRESERVATION COMMISSION STAFF REPORT
EXPEDITED

Address: 4807 Dorset Ave., Chevy Chase Meeting Date: 02/22/17

Resource: Contributing Resource Somerset Historic District Report Date: 02/15/17

Applicant: Maya Weil Public Notice: 02/08/17

Review: HAWP Tax Credit: n/a

Case Number: 35/36-17B Staff: Dan Bruechert

Proposal: Shed Installation

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource within Somerset Historic District
STYLE: Eclectic - Craftsman
DATE: c.1918

The resource, originally constructed as a "Siberian cedar-log home" c.1918 has been added to and altered, but retains a high level of integrity and an eclectic architectural vocabulary that contributes to the significance of the Somerset Historic District.

PROPOSAL:
The applicant is proposing to construct a storage shed on the property that will not be visible from the public right-of-way. The shed will be constructed in a modern style, compatible with the addition the HPC approved in 2014, clad with translucent panels. The shed will be 10' x 10' and will be approximately 10' 3" tall.

STAFF RECOMMENDATION:
 X Approval with conditions.
 Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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:

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

1

I.G

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4807 Dorset Ave., Chevy Chase Meeting Date: 5/9/2018

Resource: Contributing (Secondary/Post-1915) Resource Somerset Historic District Report Date: 5/2/2018

Applicant: Maya Weil (Adam Greene, Agent) Public Notice: 4/25/2018

Review: HAWP Tax Credit: No

Case Number: 35/36-18C Staff: Michael Kyne

PROPOSAL: Pedestrian access construction, hardscape alterations, deck replacement, and other alterations

STAFF RECOMMENDATION
Staff recommends that the HPC approve with one (1) condition the HAWP application.

1. The proposed pedestrian access at Dorset Avenue is not approved.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing (Secondary/Post-1915) Resource within the Somerset District
STYLE: Eclectic-Craftsman
DATE: c. 1918

The subject property is a c. 1918 Contributing Resource within the Somerset Historic District. The historic house was originally constructed as a "Siberian cedar log home," and, while it has experienced additions and alterations throughout the years, it retains a high level of integrity and an eclectic architectural vocabulary that contributes to the significance of the Somerset Historic District. The front elevation of the house faces Dorset Avenue, which is more than 200' from the house, with two side-by-side plated lots between the house and Dorset Avenue. The house is currently accessed via a long, shared driveway off of Surrey Street. According to the 1927 Sanborn Fire Insurance Map (see image in Staff Discussion), the subject property has always had a Dorset Avenue address.

1

HOME ALTERATION: 10/22/2014

SHED INSTALLATION: 2/22/2017

REAR STAIR AND TRASH ENCLOSURE: 5/9/2018

HAWP APPROVAL

PRIOR HAWP APPROVALS

4807 DORSET AVE.



BEFORE



AFTER

HAWP APPROVAL

HOME ALTERATIONS 2014-2017 - HPC APPROVED 10/2014

4807 DORSET AVE.



BEFORE



AFTER

HAWP APPROVAL

HOME ALTERATIONS 2014-2017 - HPC APPROVED 10/2014

4807 DORSET AVE.



BEFORE



AFTER

HAWP APPROVAL

HOME ALTERATIONS 2014-2017 - HPC APPROVED 10/2014

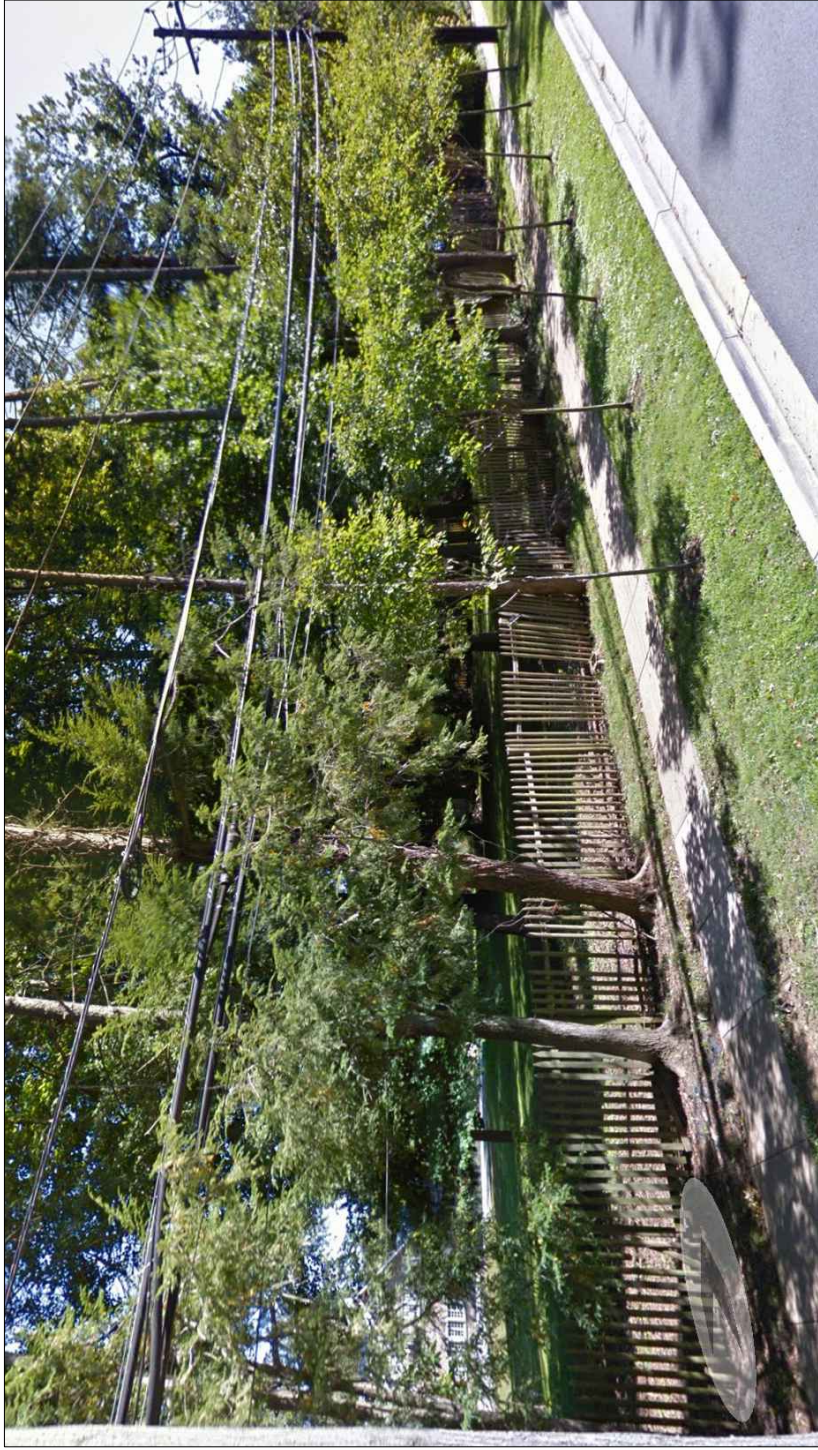
4807 DORSET AVE.



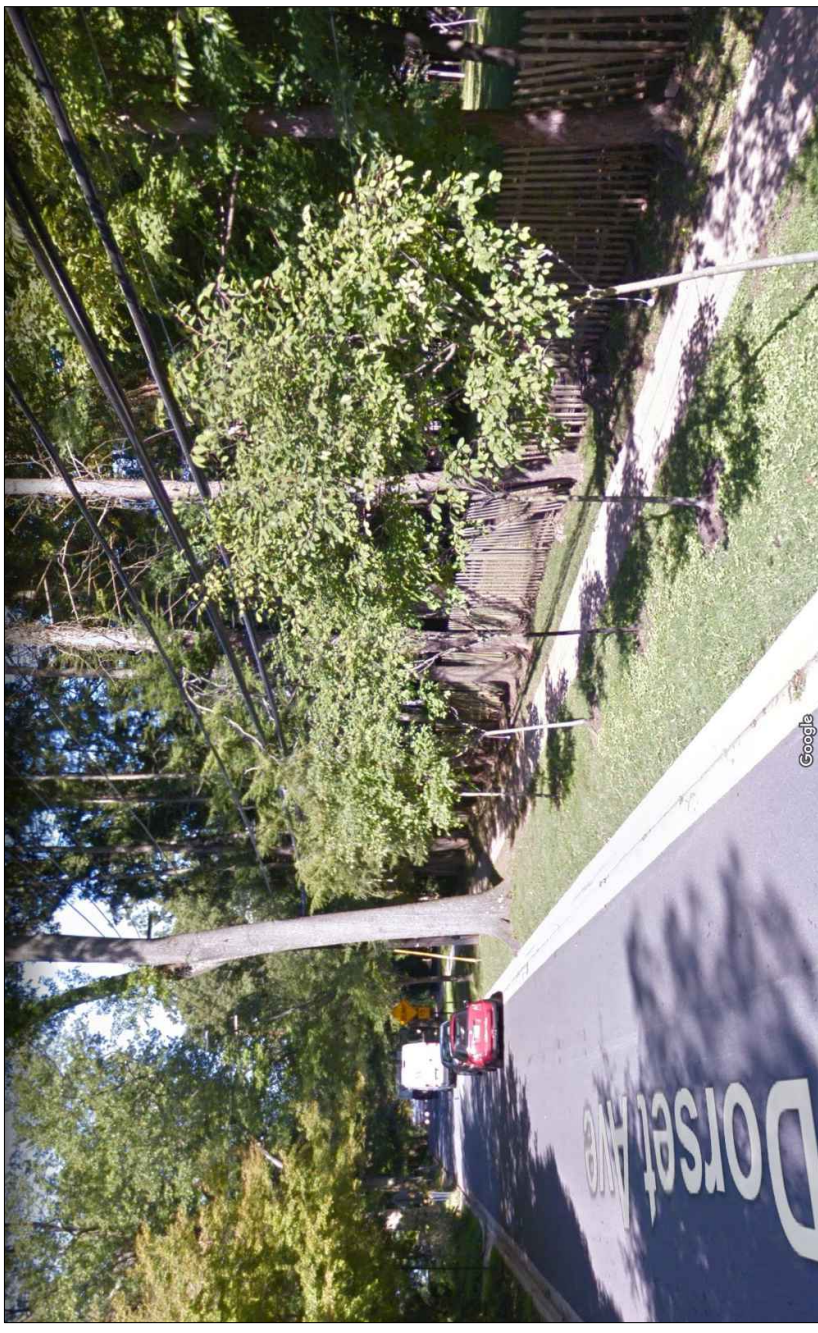
EXISTING DORSET AVE. PEDESTRIAN ENTRANCE



LOCATION OF PROPOSED PEDESTRIAN ENTRANCE



VIEW FACING EAST

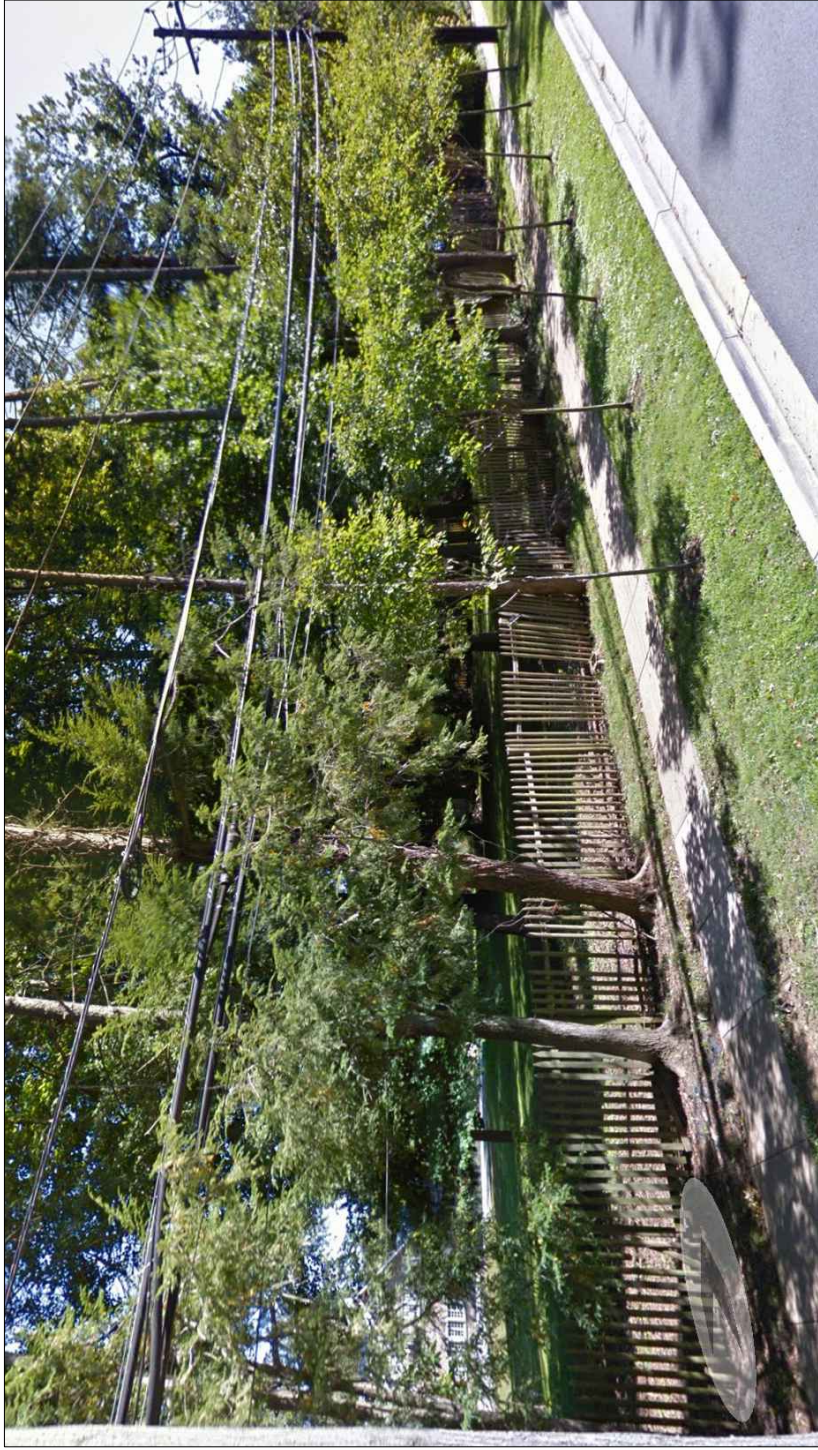


VIEW FACING WEST

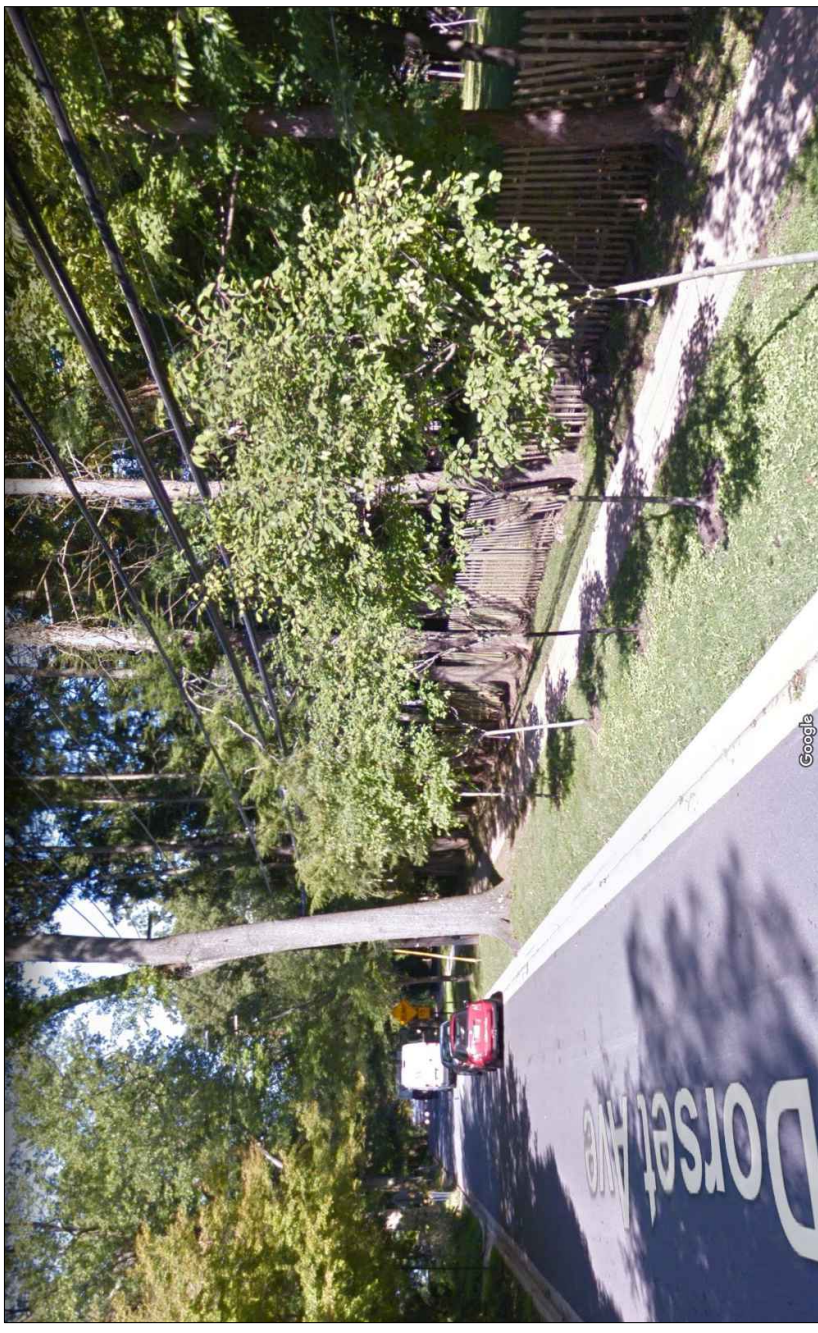
HAWP APPROVAL

VIEW FROM DORSET AVE. PRIOR TO FENCE REMOVAL

4807 DORSET AVE.



VIEW FACING EAST

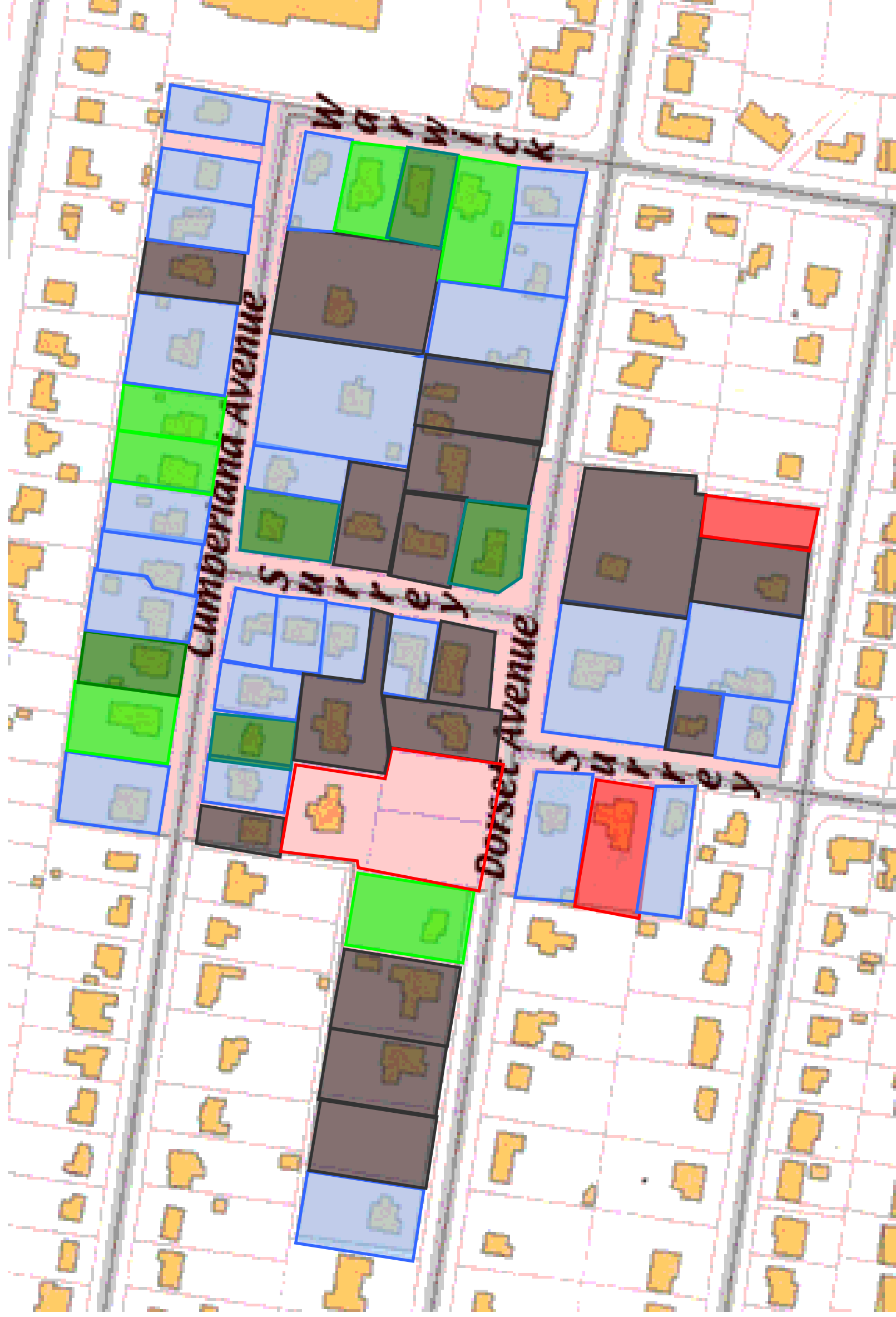


VIEW FACING WEST

HAWP APPROVAL

VIEW FROM DORSET AVE. PRIOR TO FENCE REMOVAL

4807 DORSET AVE.



LEGEND

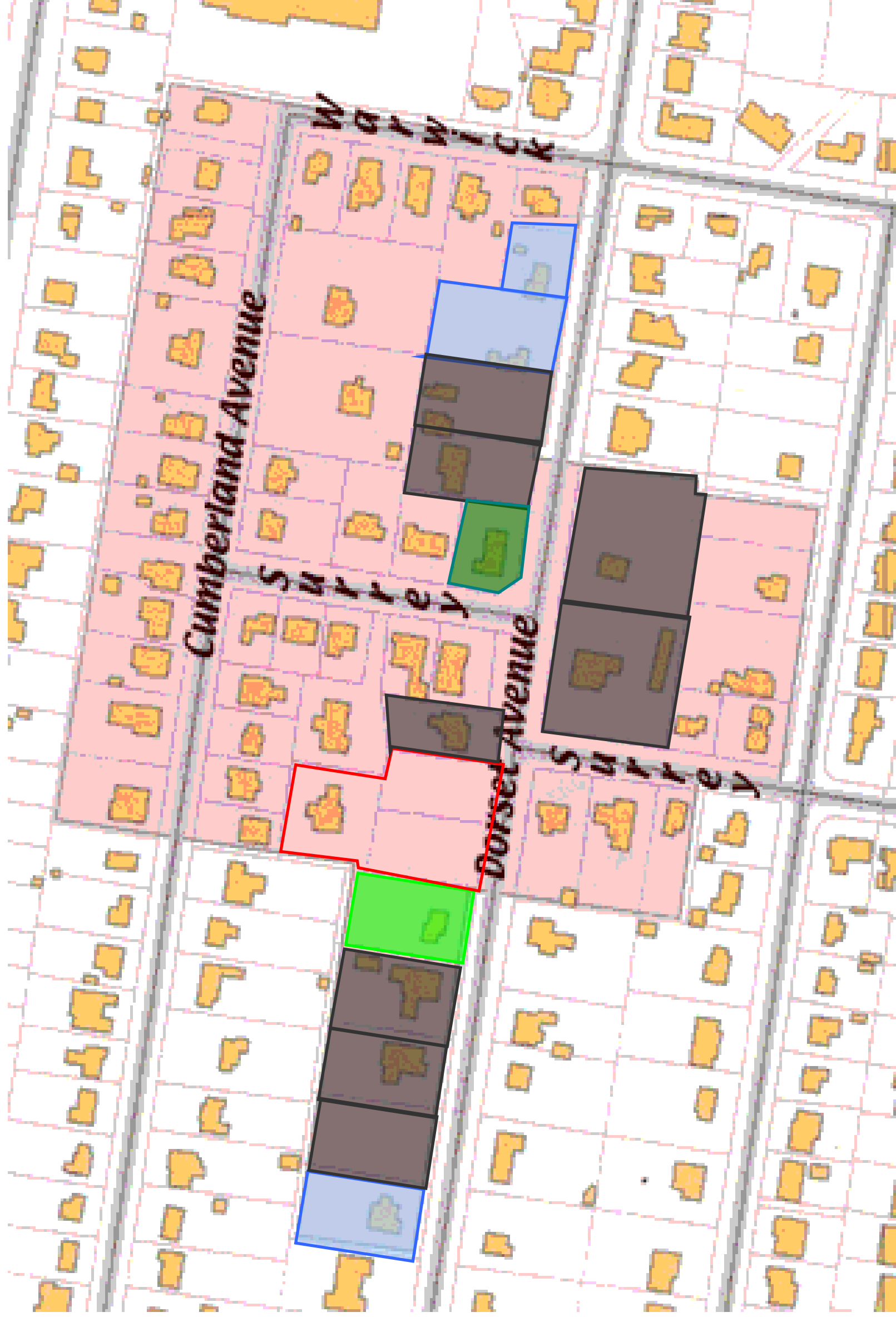
6'-0" +

5'-0" TO 6'-0"

LESS THAN 5'-0"

NO PEDESTRIAN
PATH TO
SIDEWALK/STREET

ACTIVE
CONSTRUCTION



LEGEND

6'-0" +

5'-0" TO 6'-0"

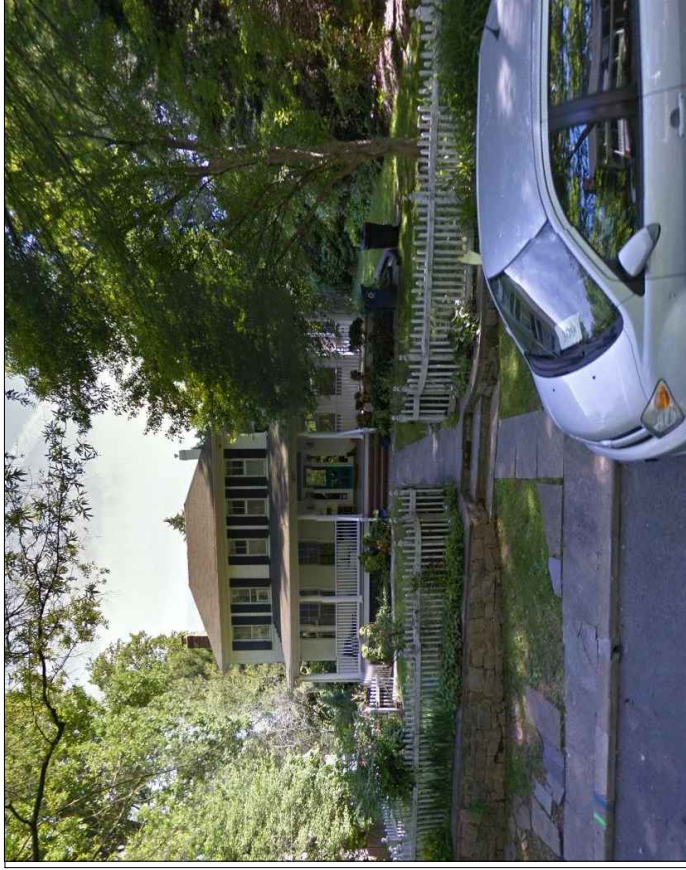
LESS THAN 5'-0"

NO PEDESTRIAN
PATH TO
SIDEWALK/STREET
ON DORSET AVE

ONLY 5 OTHER
HOUSES ON
DORSET HAVE
PEDESTRIAN PATHS;
OF THOSE, THE TWO
CLOSEST TO 4807
ARE OVER 5'-0"



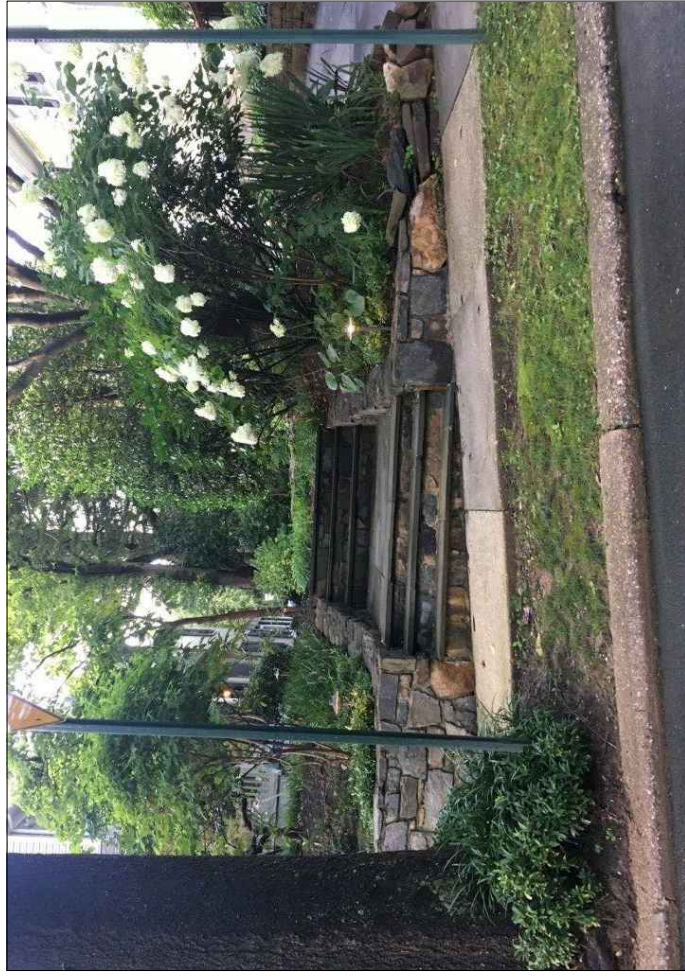
4719 CUMBERLAND: 8'-0";
NARROWS DOWN TO 4'-0"



4811 CUMBERLAND 6'-0";
NARROWS DOWN TO 4'-0"



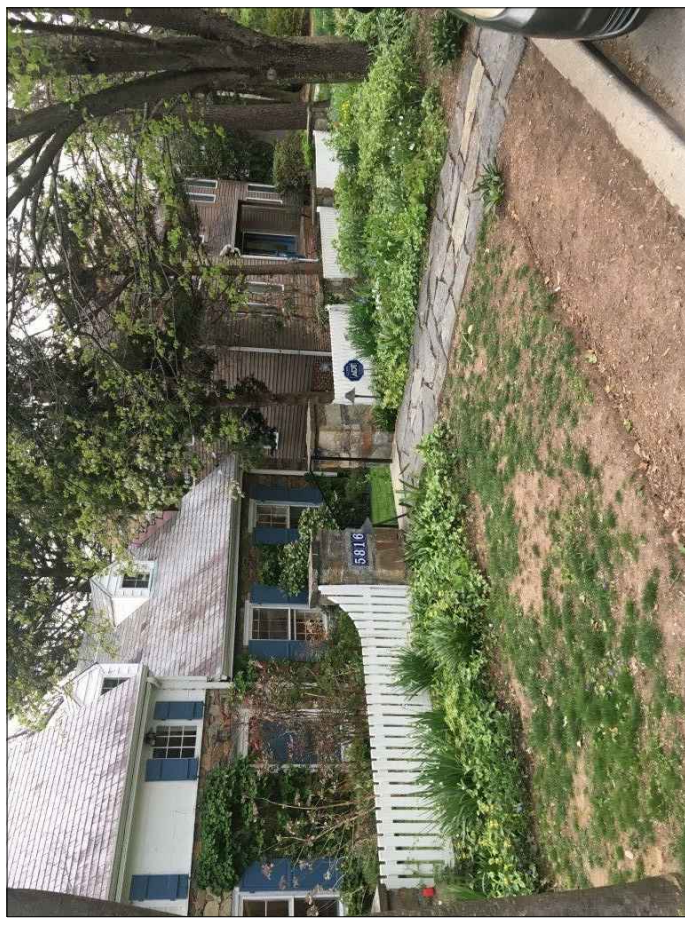
4721 CUMBERLAND: 9'-4";
NARROWS DOWN TO 6'-0"



4807 CUMBERLAND: 6'-0"



5806 WARWICK: 6'-0"



5816 SURREY: 4'-6"

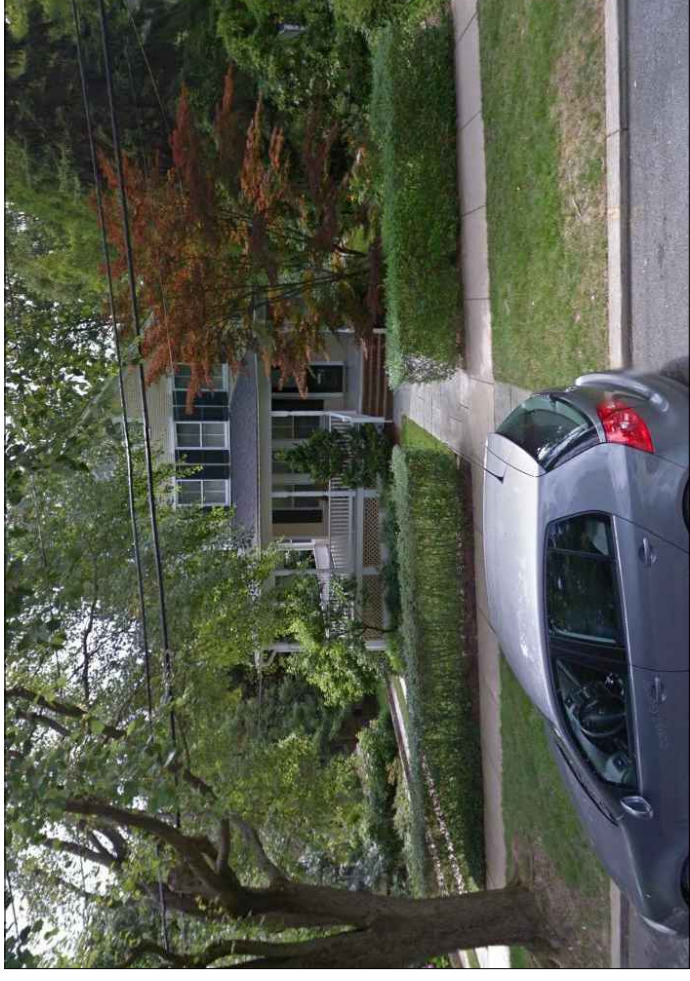
HAWP APPROVAL

EXISTING PEDESTRIAN ACCESS WITHIN HISTORIC DISTRICT

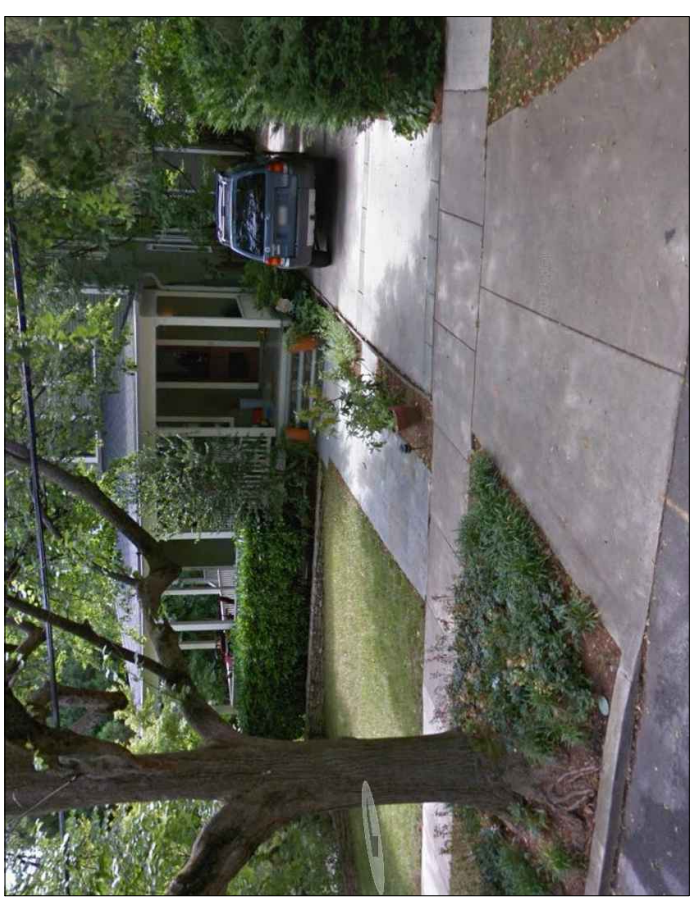
4807 DORSET AVE.



4712 CUMBERLAND: 4'-6"



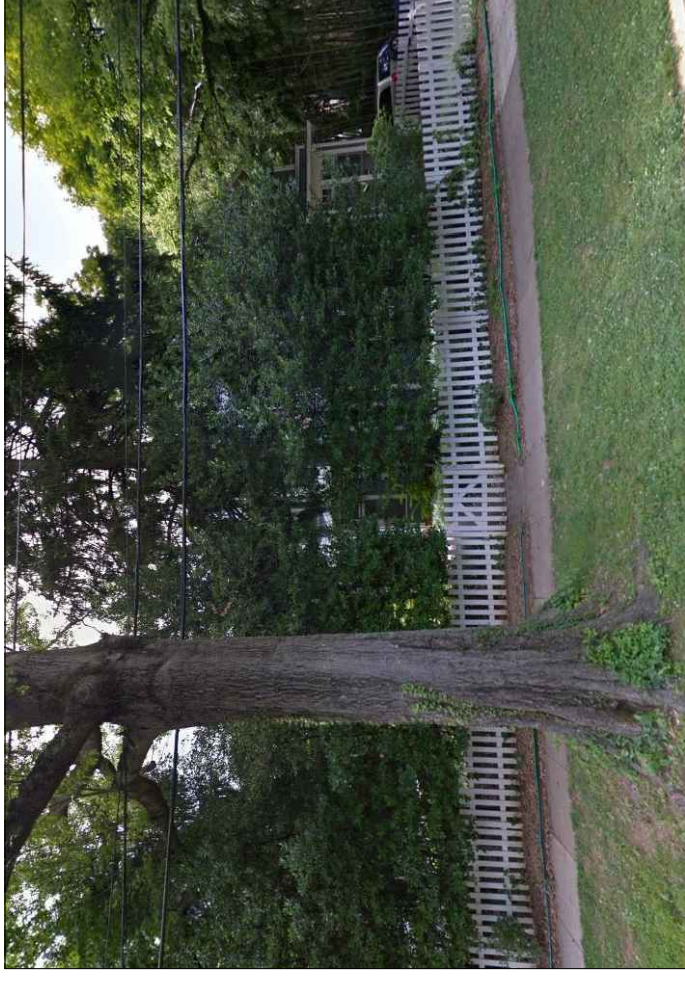
5808 WARWICK: 5'-0"



5810 WARWICK: 6'-0"



4727 ESSEX: 4'-0"



5800 WARWICK: 4'-0"

HAWP APPROVAL

EXISTING PEDESTRIAN ACCESS WITHIN HISTORIC DISTRICT

4807 DORSET AVE.



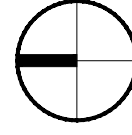
HAWP APPROVAL

AUGUST 15, 2018
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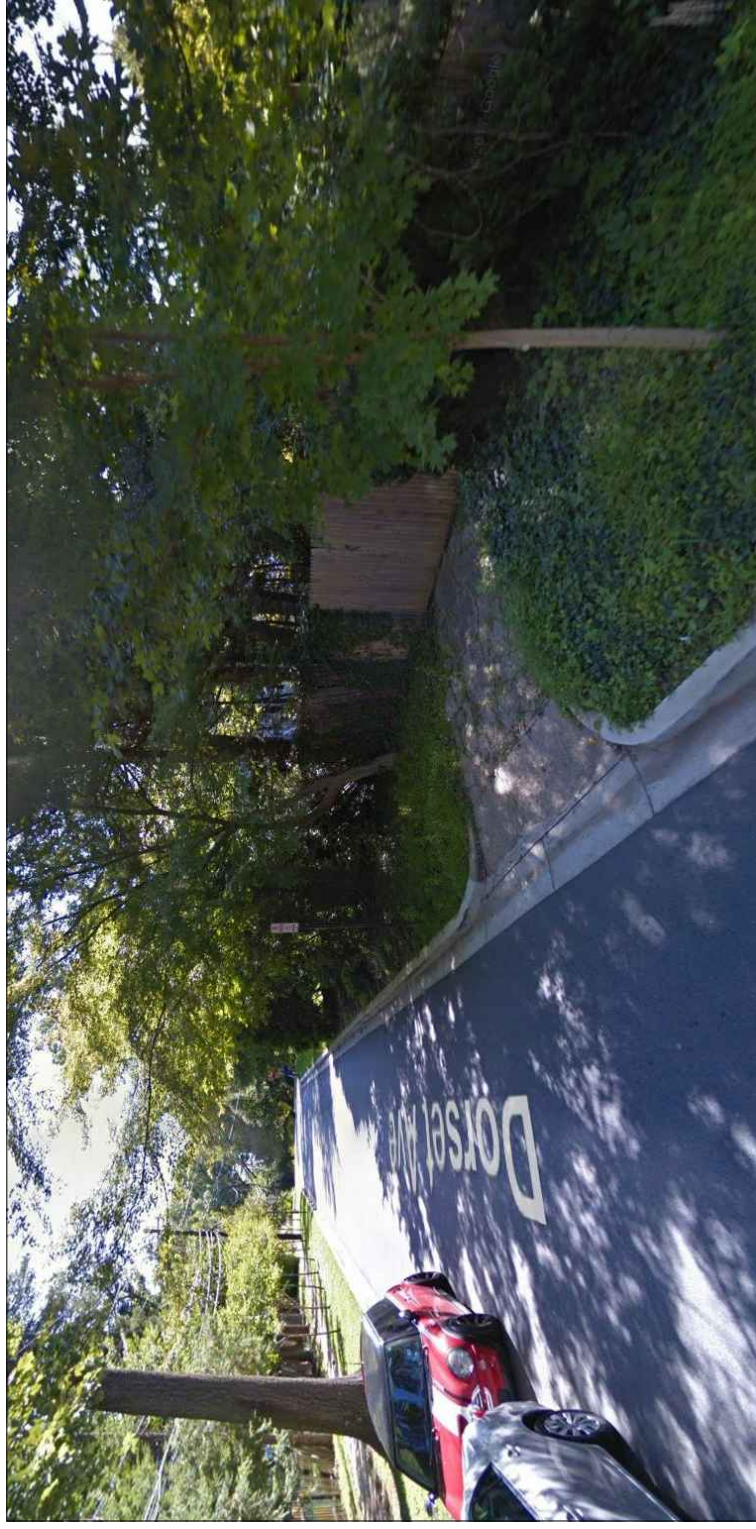
MONTGOMERY COUNTY PROPERTY MAP

NTS

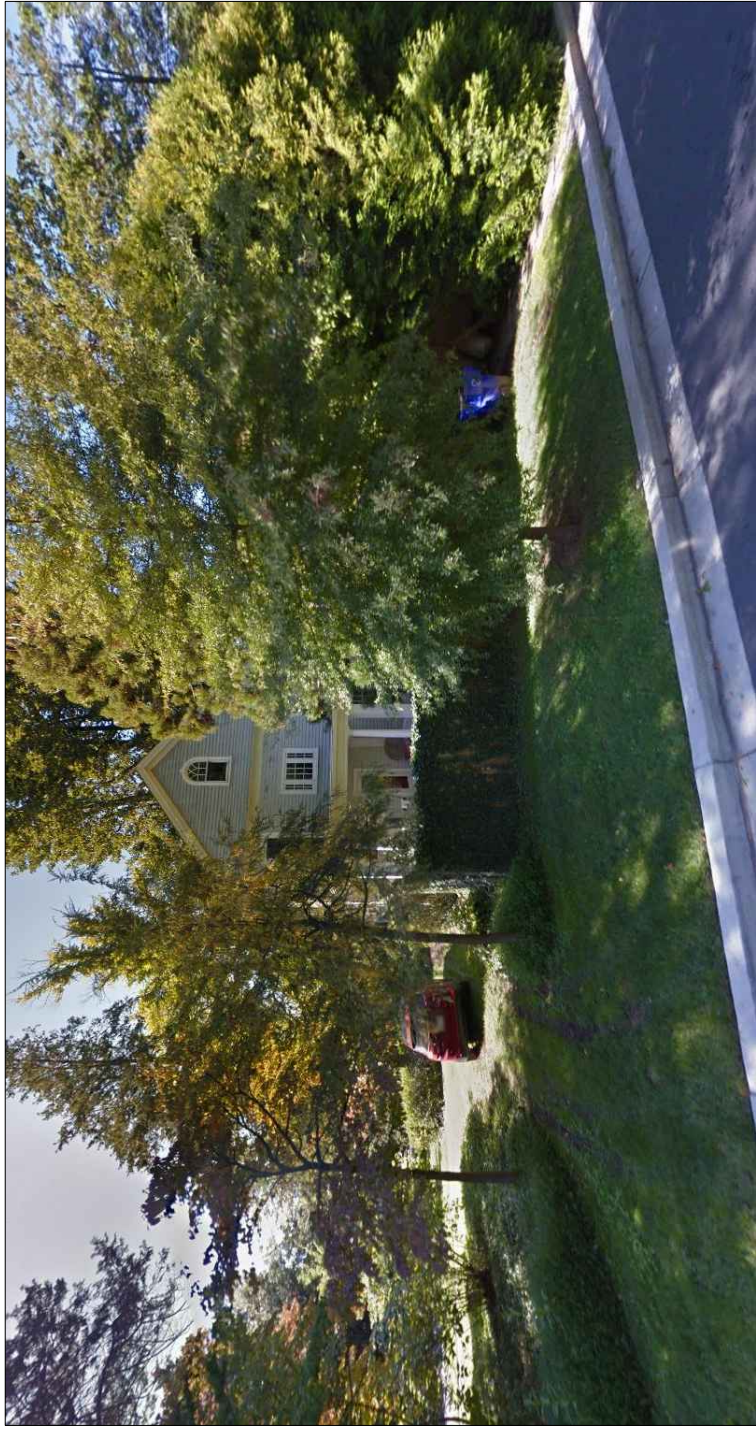
4807 DORSET AVE.



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ARCHITECTS



VIEW FROM DORSET AVE. FACING EAST



VIEW FROM DORSET AVE. FACING SOUTH

HAWP APPROVAL

5712 SURREY - SIDE YARD FRONTING DORSET, OPPOSITE 4807 DORSET

4807 DORSET AVE.



FRONT VIEW



OBLIQUE VIEW



EXISTING HOUSE

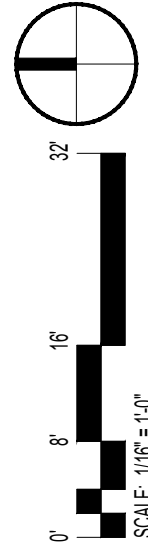
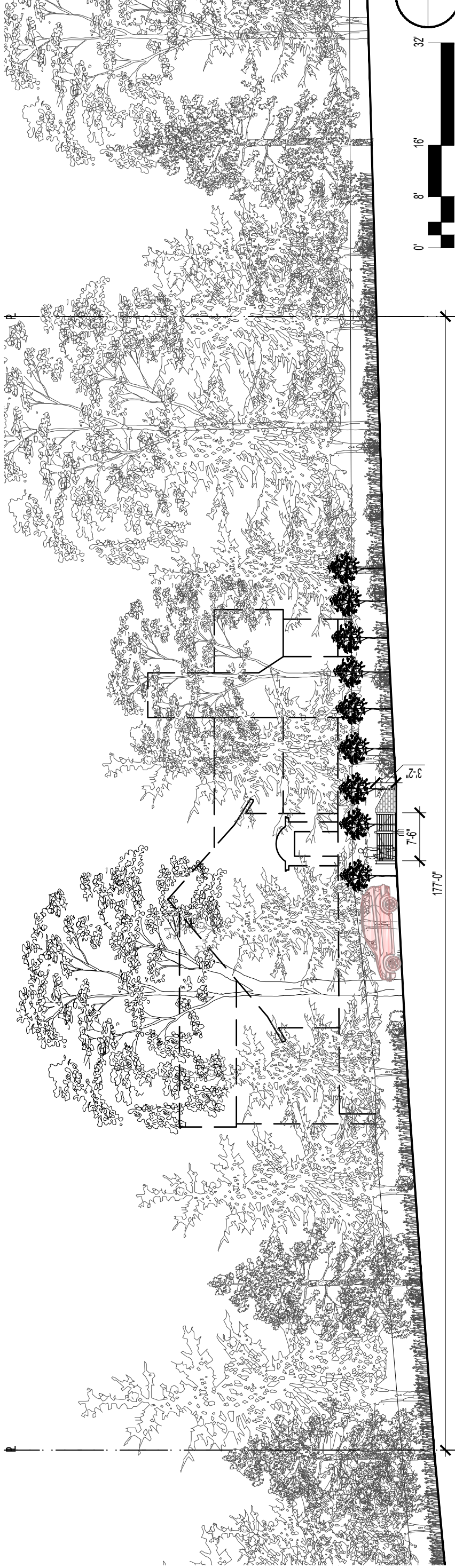
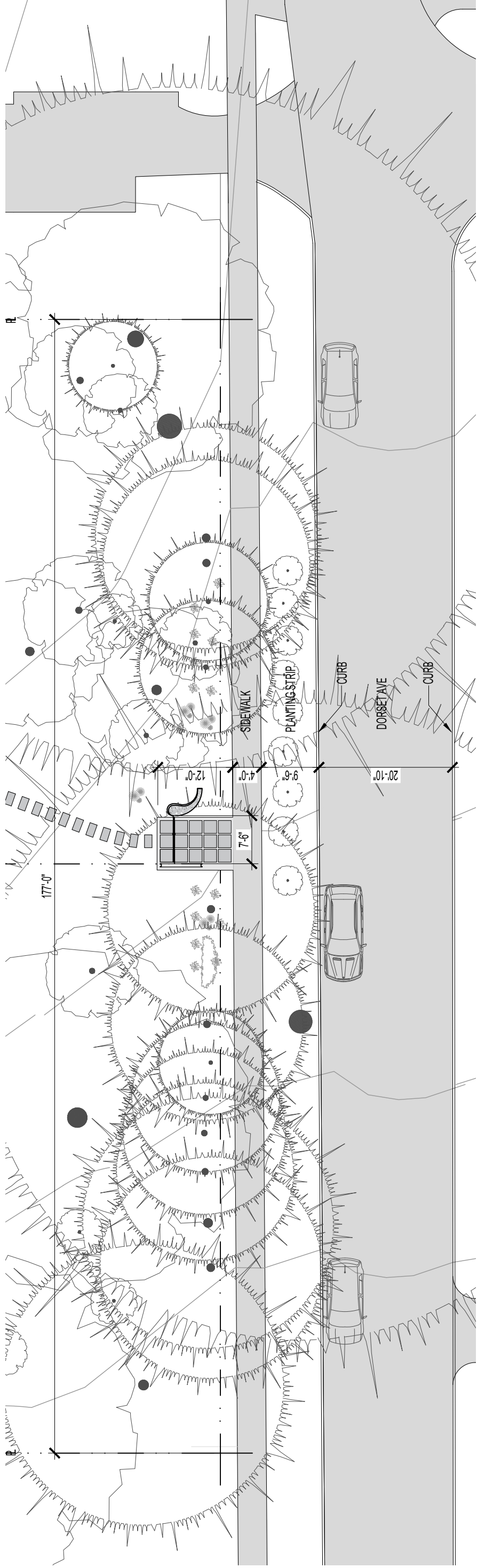


PROPOSED ENTRYWAY

HAWP APPROVAL

PROPOSED ENTRYWAY

4807 DORSET AVE.



HAWP APPROVAL

STREETSCAPE DRAWING

4807 DORSET AVE.

AP

Bottlebrush buckeye
Aesculus parviflora

Bloom: June - July, white
Sun: part shade to full shade
Height: 12'
Spread: 10'
Water: Medium
Maintenance: Low

Desirable characteristics:
Showy flower, rain garden, fall color, deer tolerant



CS

Red twig dogwood
Cornus sericea

Bloom: May - June, white
Sun: Full sun to part shade
Height: 6'
Spread: 6'
Water: Medium to wet
Maintenance: Medium

Desirable characteristics:
Hedge, rain garden, winter interest, deer tolerant



RA

Fragrant sumac
Rhus aromatica

Bloom: April, yellow
Sun: Full sun to part shade
Height: 2' to 4'
Spread: 6'-10'
Water: Dry to medium
Maintenance: Low

Desirable characteristics:
Steep slopes, ground cover, good for poor soils, showy fruit, fantastic red fall color.



IG

Inkberry
Ilex glabra 'Shamrock'

Bloom Time: May to June, white
Sun: Full sun to part shade
Height: 3' to 4'
Spread: 3' to 4'
Water: Medium to wet
Maintenance: Low

Desirable characteristics:
Upright-rounded, evergreen, black berries, good pollinator plant



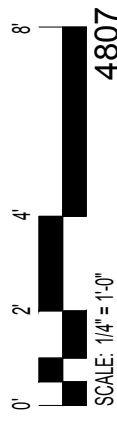
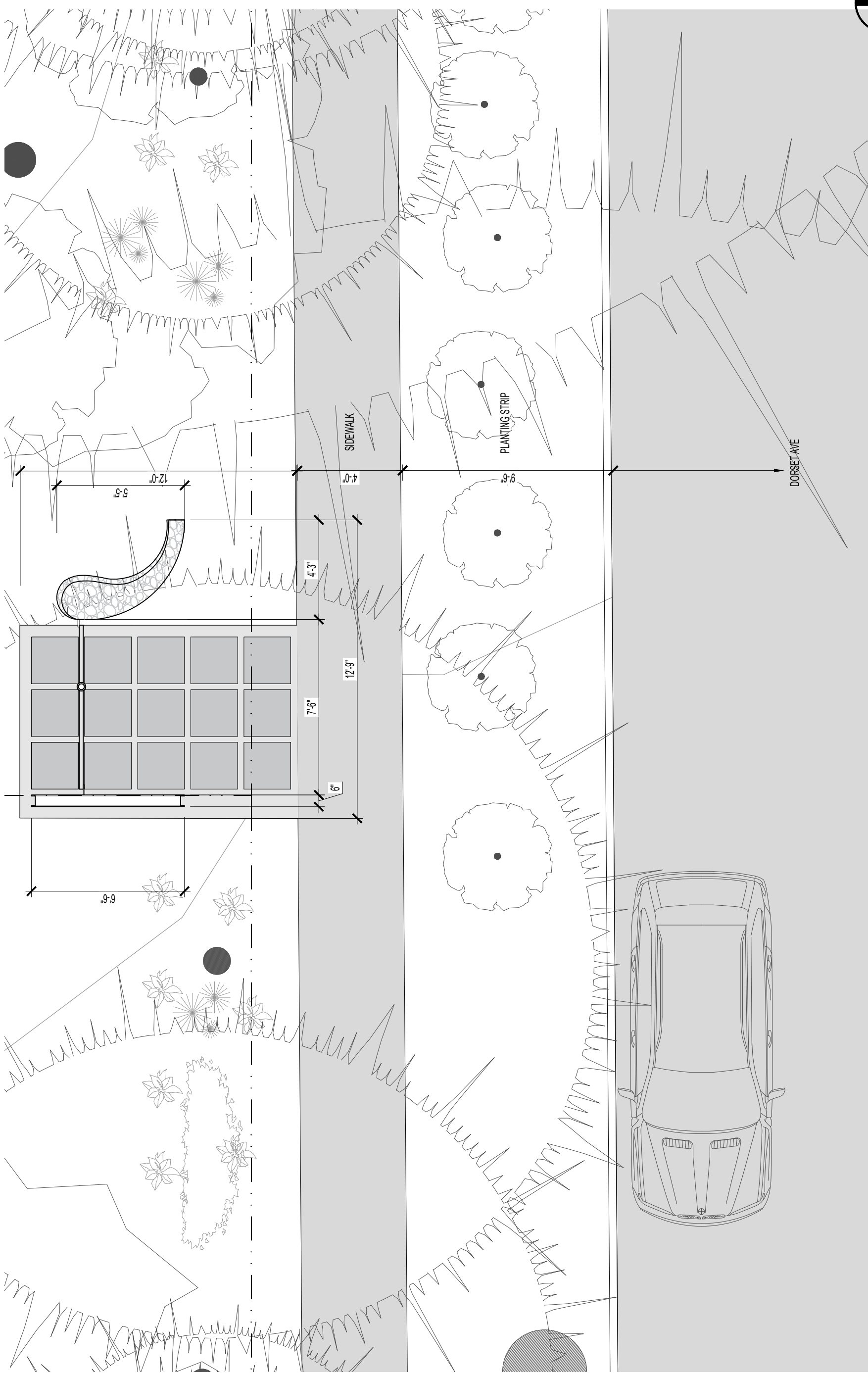
DS

Hair Grass
Deschampsia flexuosa

Bloom: July-September, purple to bronze
Sun: Part shade
Height: 3'
Spread: 2'
Water: Medium to Low
Maintenance: Low

Desirable characteristics:
One of the few ornamental grasses that grows well in dry shade,





HAWP APPROVAL

AREA PLAN

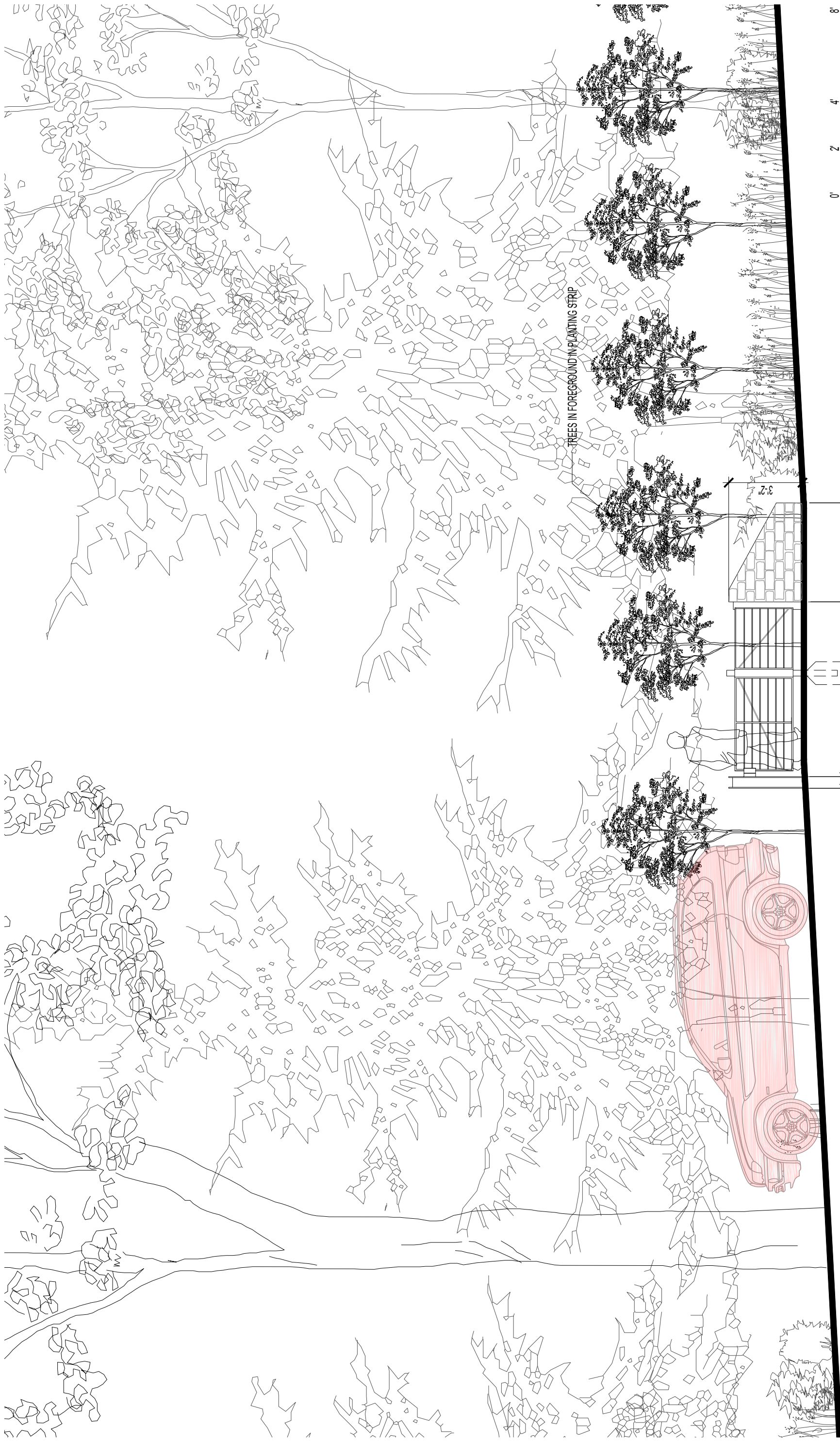
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4807 DORSET AVE.

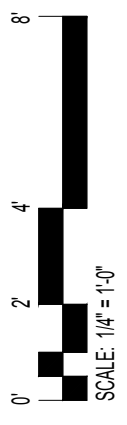
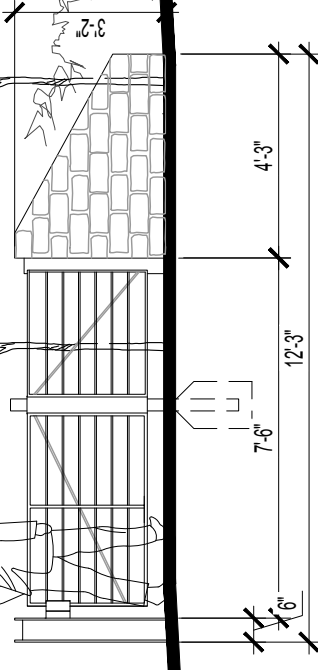
Bonstra | HareSIGN
 ARCHITECTS

17

1/4" = 1' 0"



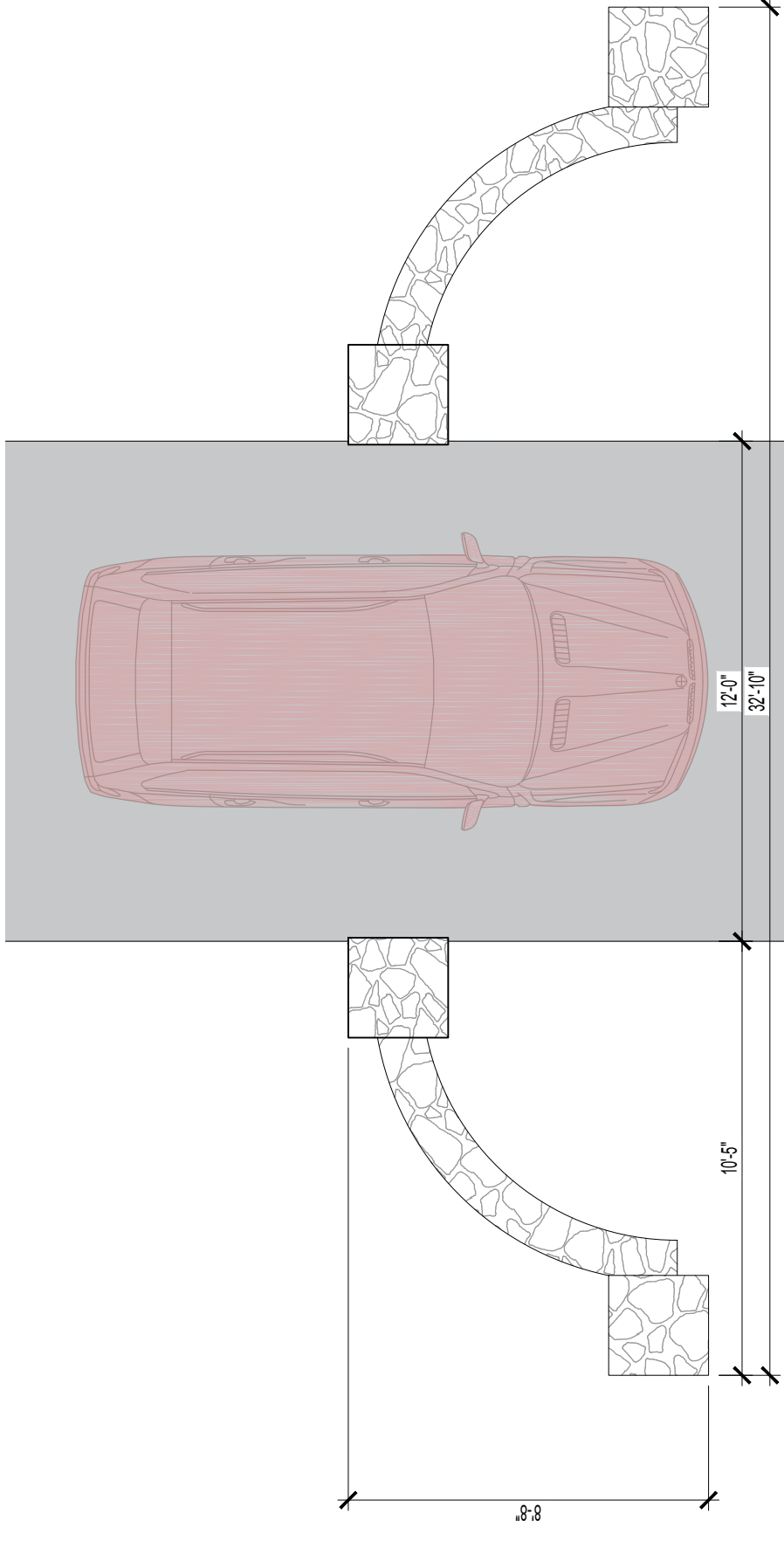
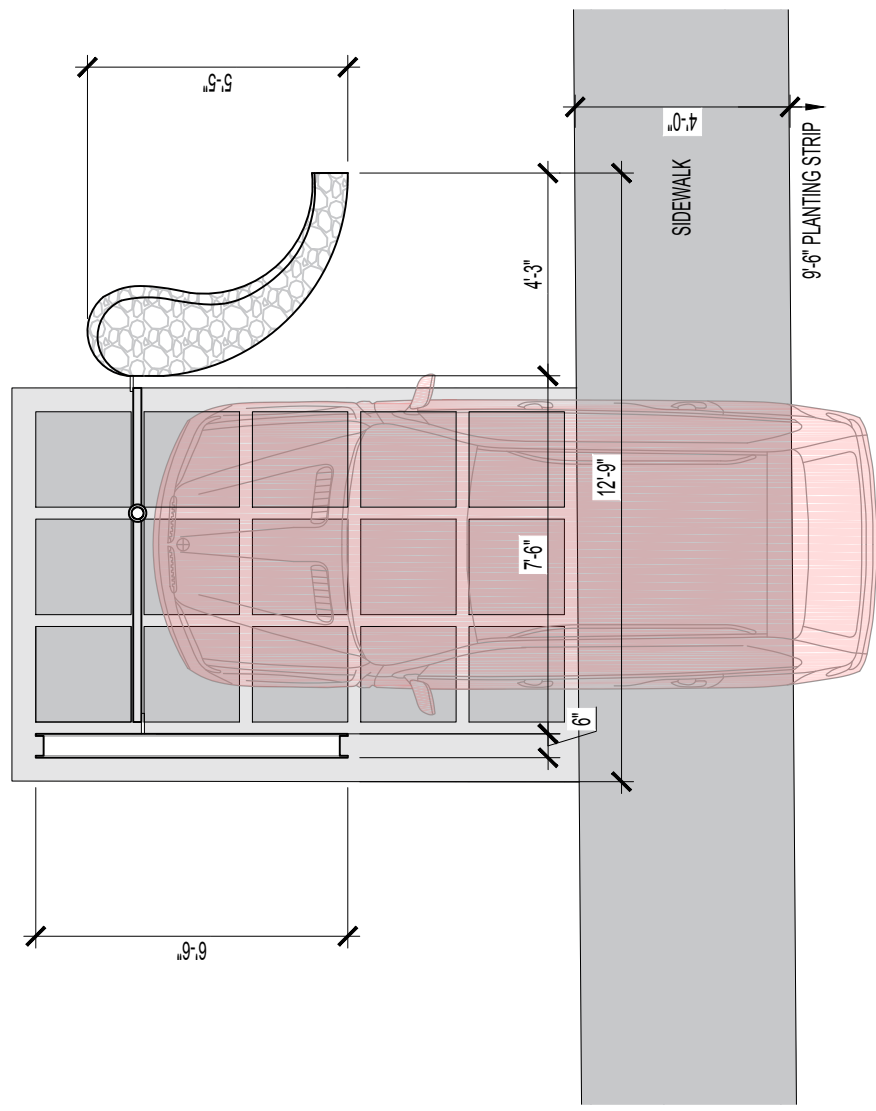
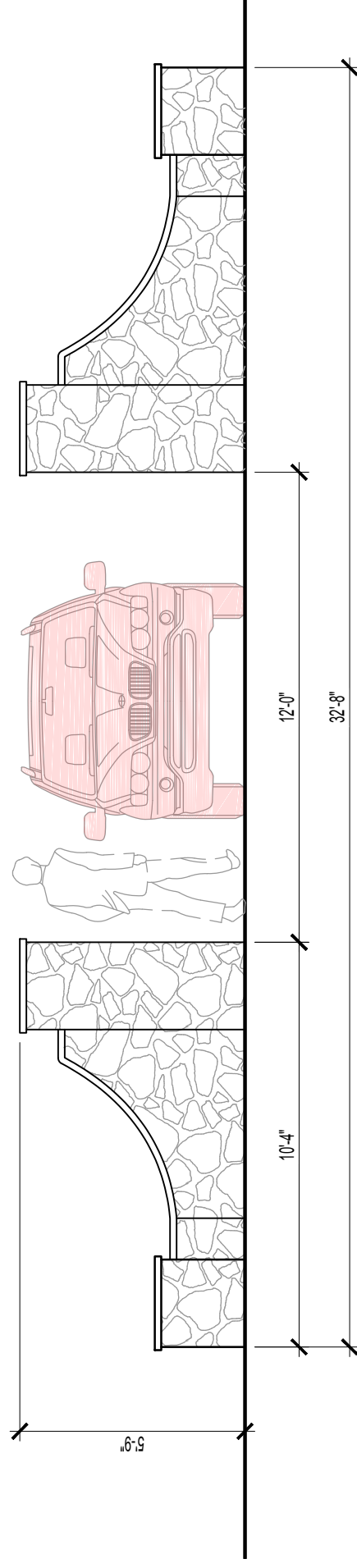
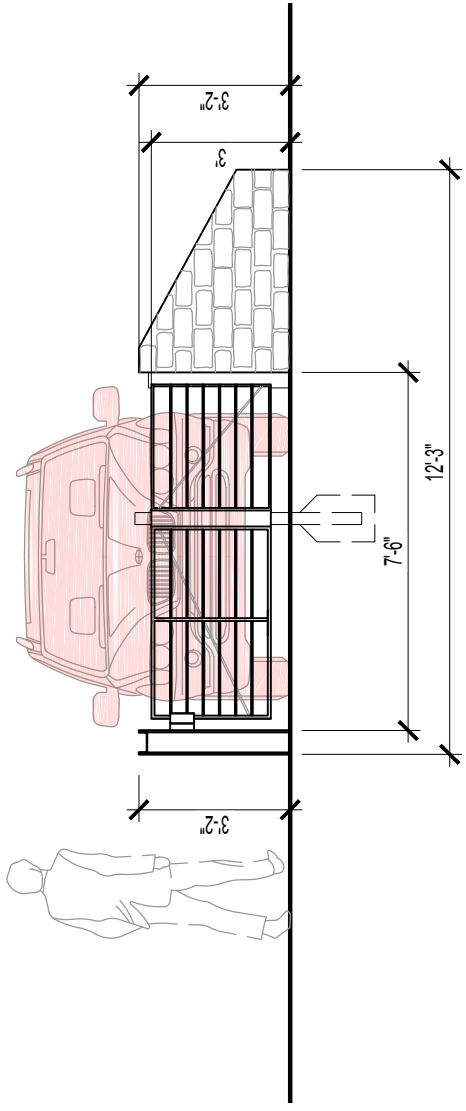
TREES IN FOREGROUND PLANTING STRIP



HAWP APPROVAL

STREET ELEVATION

4807 DORSET AVE.

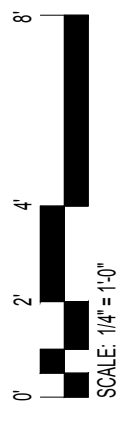


1 PROPOSED ENTRYWAY

2 EXISTING SURREY STREET DRIVEWAY ENTRY

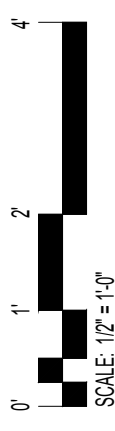
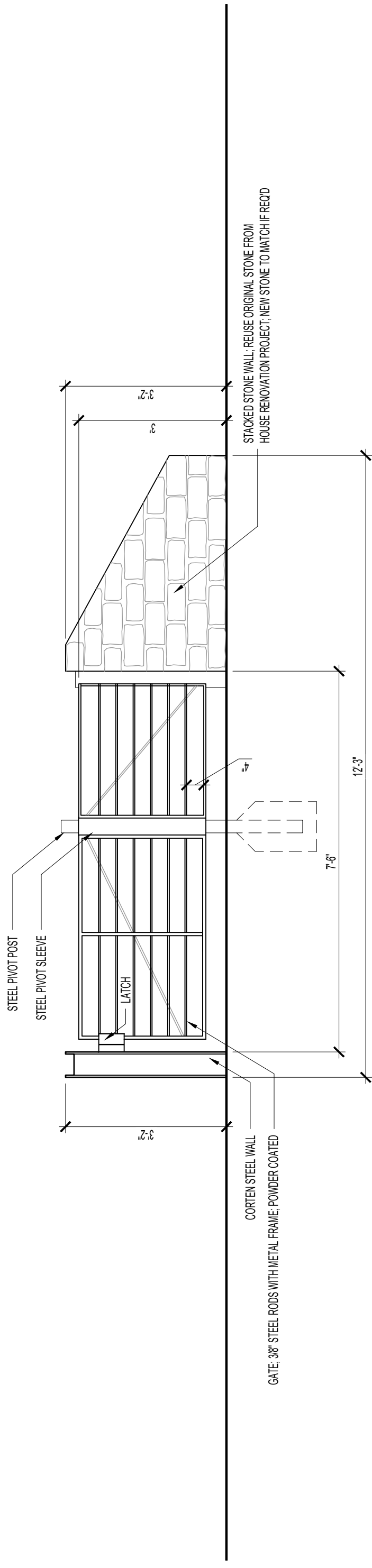
HAWP APPROVAL

ENTRY COMPARISON DIAGRAM



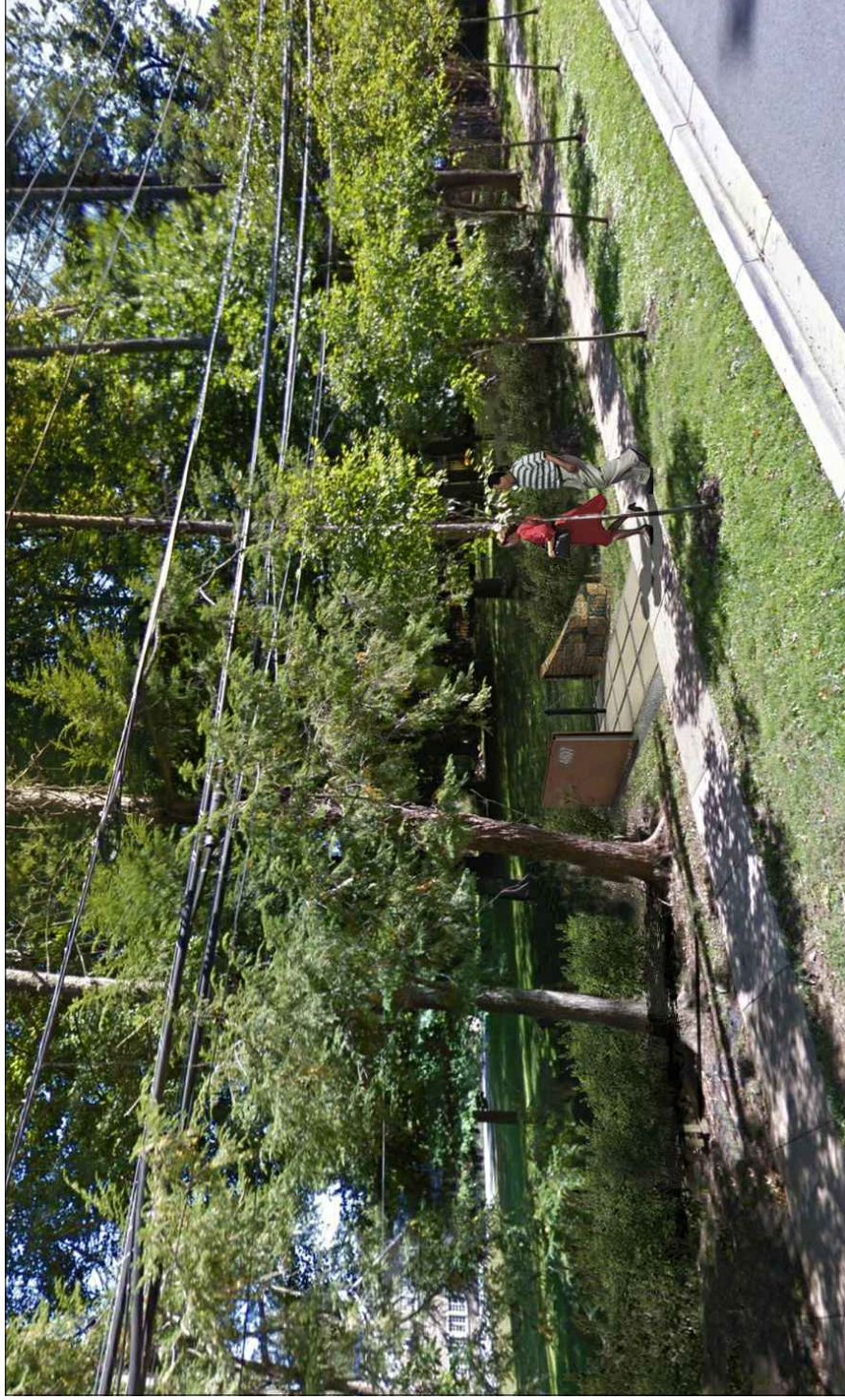


MATERIAL USE PRECEDENT



HAWP APPROVAL

ENTRY ELEVATION



VIEW FACING EAST



VIEW FACING WEST

HAWP APPROVAL

PROPOSED ENTRY: VIEW FROM DORSET AVE.

4807 DORSET AVE.