

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

<b>Address:</b>	4807 Dorset Ave., Chevy Chase	<b>Meeting Date:</b>	10/24/2018
<b>Resource:</b>	<b>Contributing Resource, (Secondary/Post-1915)</b> (Somerset Historic District)	<b>Report Date:</b>	10/17/2018
<b>Applicant:</b>	Maya Weil <b>(Adam Greene, Agent)</b>	<b>Public Notice:</b>	10/10/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/36-18J	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Pedestrian access construction		

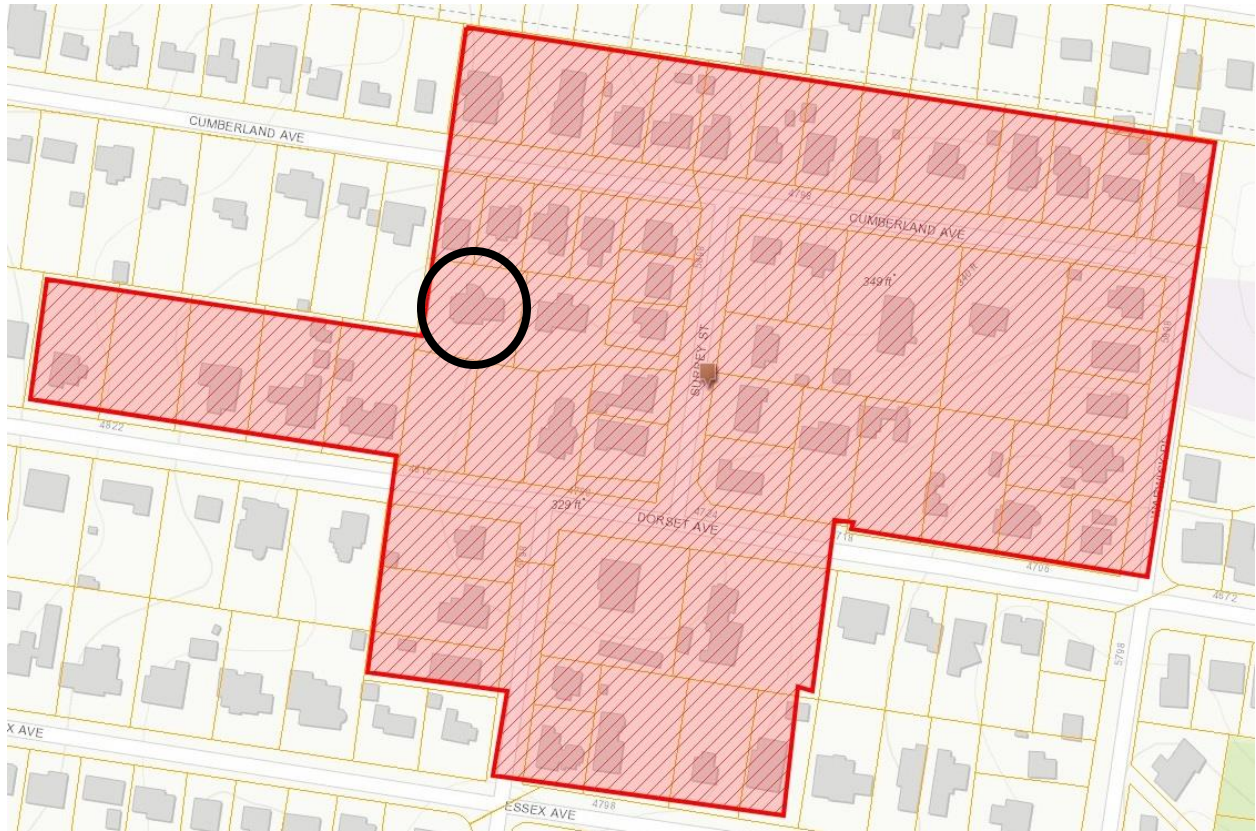
**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the 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 preliminary consultations at the May 23, 2018 and August 15, 2018 HPC meetings. At the second preliminary consultation (August 15, 2018), the Commission found that the applicants had made significant progress in addressing their previous concerns, but still expressed concerns regarding the following:

- The proposed pedestrian access needs to be smaller.
- The proposed pedestrian access and pivoting gate need to be simplified.
- The proposed walkway from the pedestrian access to the house should be shown for context.

## **PROPOSAL**

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

- Construction of a pedestrian access 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.

## **STAFF DISCUSSION:**

The applicant has made the following revisions to their proposal, in response to the Commission's comments at the August 15, 2018 preliminary consultation:

- The overall width of the pedestrian access has been reduced, going from 12'-9" (outer wall edge to outer wall edge) to approximately 10'-9".
- The width of the pad has been reduced accordingly, going from just over 8' wide to just over 6' wide.
- The design of the pedestrian access has been simplified, with the pivoting gate removed from the proposal and the number of pavers reduced from three-wide to one-wide.
- The proposed pavers will be 3' wide, whereas the previously proposed pavers (in their three-wide arrangement) had an overall width of approximately 6.5'.
- The applicant has shown the proposed walkway from the pedestrian access to the house, demonstrating a consistent design by continuing the single 3' wide pavers.

Staff finds that the applicant has appropriately addressed the concerns expressed by the Commission at the previous preliminary consultation. As revised, the proposed pedestrian access is compatible with the subject property and surrounding streetscape. The proposal will not remove character-defining features of the subject property, in accordance with *Standard #2*.

After full and fair consideration of the applicant's submission staff finds the proposal, as modified by the condition, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the *Secretary of the Interior's Standard for Rehabilitation #2*.

## **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 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*;

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.

853902



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: AGREENE@BONSTRA.COM Contact Person: ADAM GREENE  
Daytime Phone No.: 202-328-5715  
Tax Account No.: 00537256  
Name of Property Owner: MAYA WEIL Daytime Phone No.: 703-409-3832  
Address: 4807 DORSET AVE. CHEVY CHASE MD 20815  
Street Number City State Zip Code  
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  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: \$ \$40,000  
1C. If this is a revision of a previously approved active permit, see Permit # 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 3 feet 2 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 of owner or authorized agent

10/02/2018

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:

RECENTLY COMPLETED RENOVATION AND ADDITION TO HISTORIC HOME BUILT IN 1919. PROPERTY INCLUDES A LARGE LAWN FRONTING DORSET AVENUE WITH EXISTING STONE WALL FEATURES AT THE SHARED DRIVEWAY ENTRANCE AND THE SIDE YARD TO THE WEST OF THE HOUSE.

- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: THIS WORK IS PART OF A LARGER MASTER PLAN FOR LANDSCAPING THE PROPERTY. THE WORK SEEKING APPROVAL INCLUDES: NEW STONE AND CORTEN STEEL ENTRY WALLS AND GATE (LIGHTING AND LANDSCAPING TO BE COMPLETED AS PART OF THIS WORK OUTSIDE OF APPROVALS).

**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**

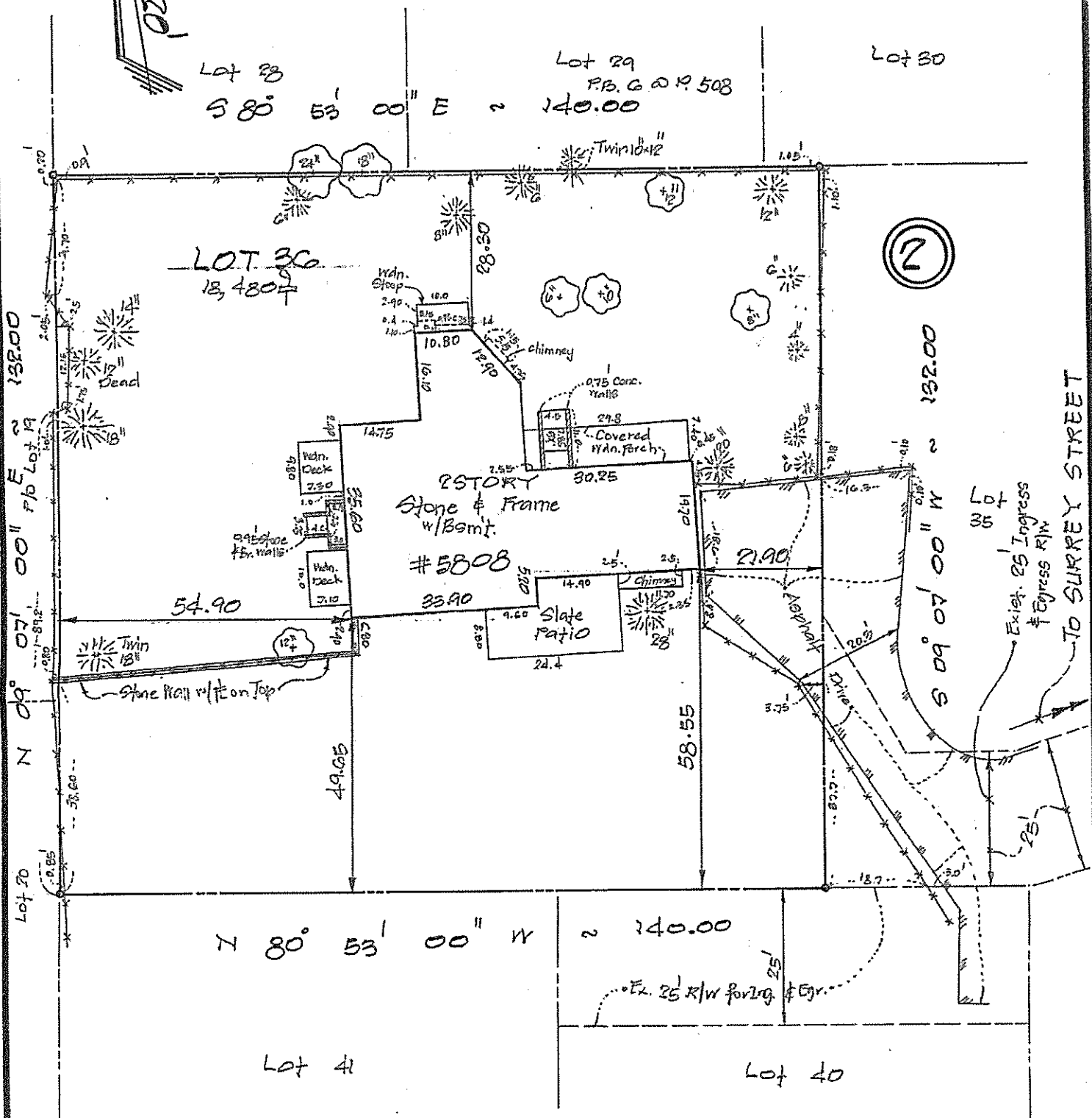
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties.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



The property shown hereon is not within Zone A-Special Flood Hazard Area per F.E.M.A. Flood Insurance Rate Maps.

+ = Shade Trees

☼ = Evergreen Trees

**SURVEYOR'S CERTIFICATES:**

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit - tape survey and that unless otherwise shown, there are no visible encroachments.

DATE: 30th May 2014 W.L.

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipe are in place as shown.

DATE:



**W. L. MEEKINS, INC.**

3101 RITCHIE ROAD  
 FORESTVILLE, MD 20747  
 TEL: 301-738-6887 / 7115

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

<p><b>Owner's mailing address</b></p> <p>Maya Weil          4807 Dorset Ave          Chevy Chase MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Maya Weil          4807 Dorset Ave          Chevy Chase MD 20815</p>	<p>Jody and Rodd Macklin          4817 Dorset Ave          Chevy Chase MD 20815</p>
<p>Patricia and Robert Gage          4805 Dorset Ave          Chevy Chase MD 20815</p>	<p>Dabney and James Goold          5812 Surrey St          Chevy Chase MD 20815</p>
<p>Leslie and Phyllis Wiesenfelder          4812 Cumberland Ave          Chevy Chase MD 20815</p>	<p>David Brown          4814 Cumberland Ave          Chevy Chase MD 20815</p>



**Adjacent and confronting Property Owners mailing addresses**

Megan Spellacy and Perry Urken  
4816 Cumberland Ave  
Chevy Chase MD 20815

Jay Klug and Jamie Hechinger  
4816 Dorset Ave  
Chevy Chase MD 20815

Nancy Galler  
5712 Surrey St  
Chevy Chase MD 20815

**Existing Property Condition Photographs (duplicate as needed)**



Detail: EXISTING SHARED DRIVEWAY ENTRY @ SURREY STREET



Detail: FRONT PARKING COURT, LANDSCAPING & HOME ADDITION/ RENOVATION

Existing Property Condition Photographs (duplicate as needed)



Detail: PROPOSED PEDESTRIAN ENTRANCE LOCATION AT DORSET AVE.



Detail: VIEW ALONG DORSET AVE PROPERTY FRONTAGE

Existing Property Condition Photographs (duplicate as needed)



Detail: ORIGINAL SIDE YARD RETAINING WALL

---



Detail: FRONT PARKING COURT AND LANDSCAPING

---

Applicant: \_\_\_\_\_

Page: \_\_\_

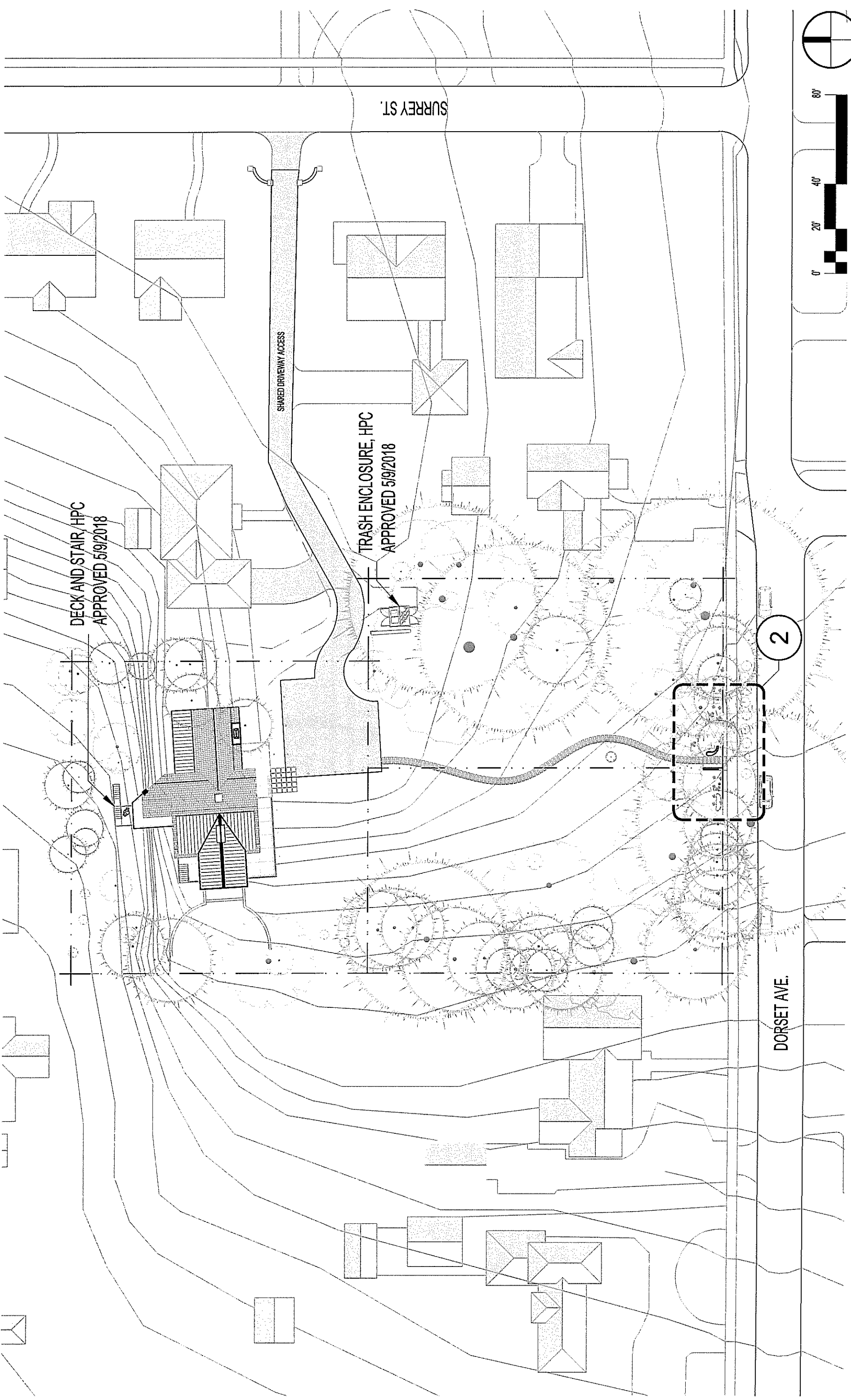
# 4807 DORSET AVE. - PEDESTRIAN ENTRANCE

## HISTORIC AREA WORK PERMIT



### DRAWING INDEX

0	COVER SHEET
1	KEY PLAN
2	ENTRY PLAN
3	ENTRY ELEVATION
4	PREVIOUS + CURRENT PLAN
5	PREVIOUS + CURRENT ELEVATION
6	RENDERED OBLIQUE VIEW
L-100	LANDSCAPING MASTER PLAN



DECK AND STAIR, HPC  
APPROVED 5/9/2018

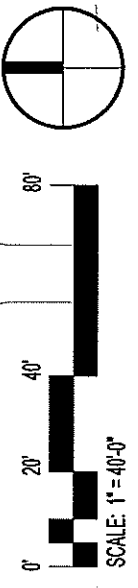
TRASH ENCLOSURE, HPC  
APPROVED 5/9/2018

SHARED DRIVEWAY ACCESS

SURREY ST.

DORSET AVE.

2



**HAWP APPROVAL**

**KEY PLAN**

OCTOBER 24, 2018  
© 2018 - Bonstra | Haresign Architects

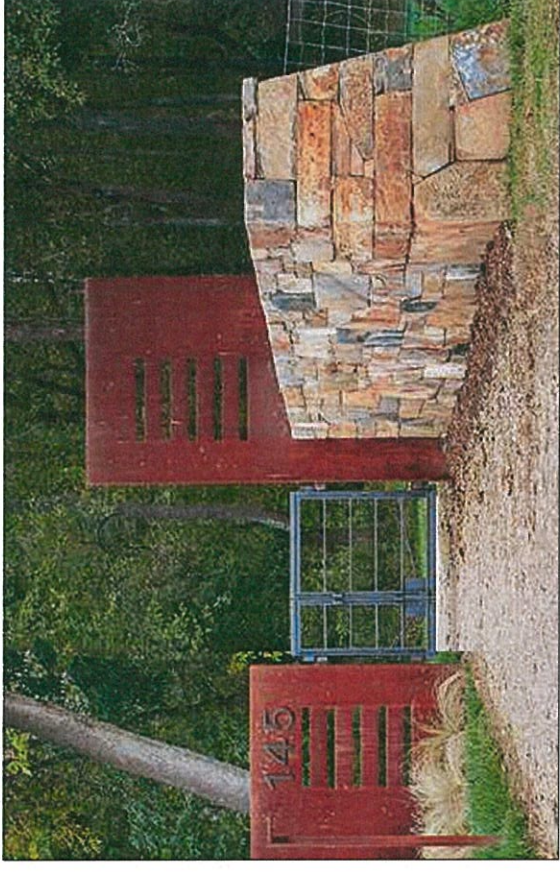
1"=40'-0"

4807 DORSET AVE.

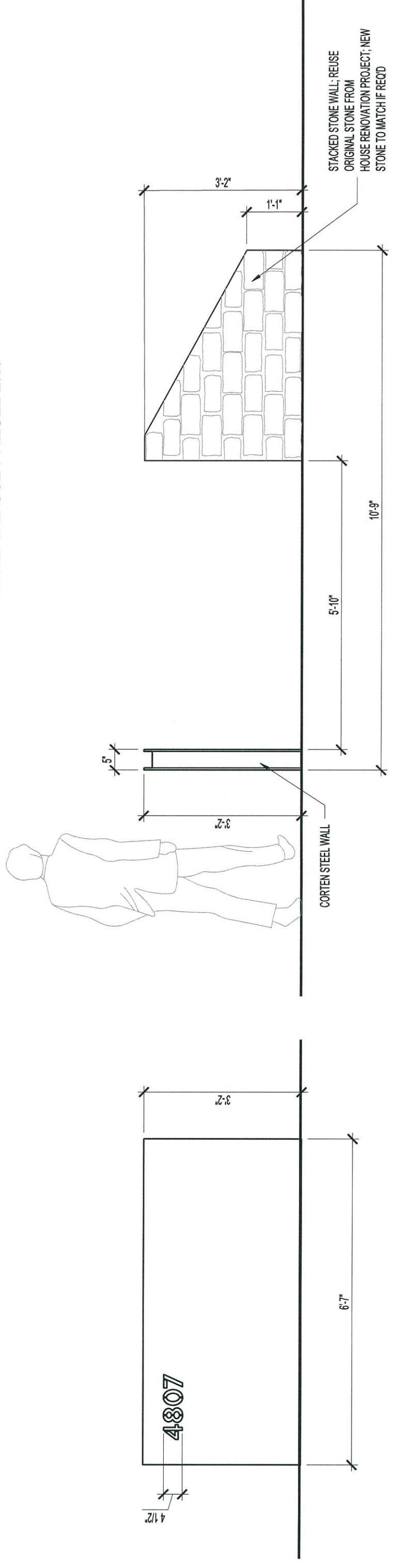
**Bonstra | Haresign**  
ARCHITECTS

**1**



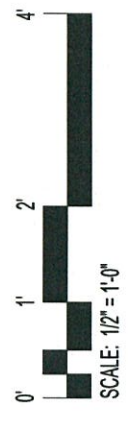


MATERIAL USE PRECEDENT



2 CORTEN WALL SIDE ELEVATION

1 FRONT ELEVATION



HAWP APPROVAL

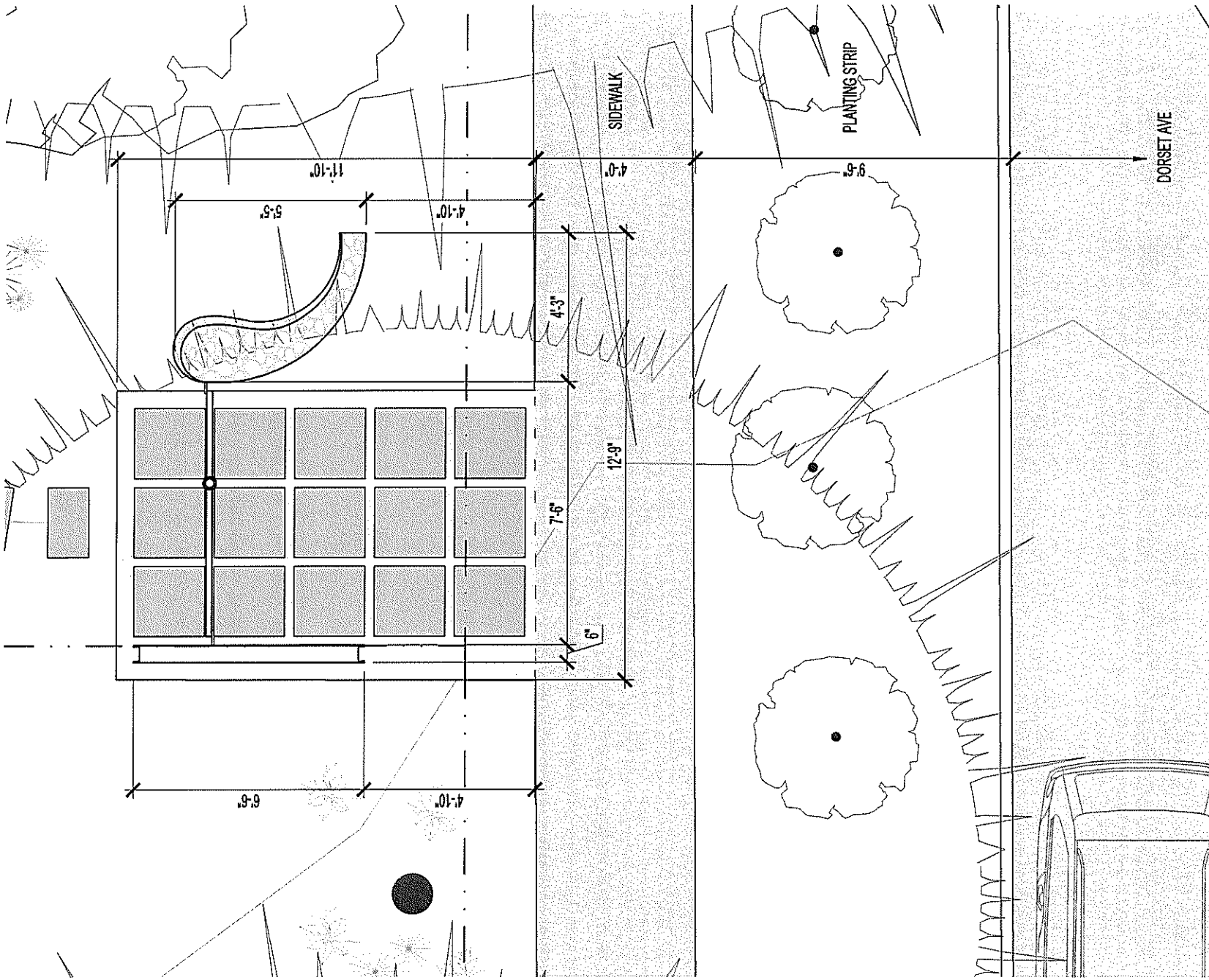
OCTOBER 24, 2018  
© 2018 - Bonstra | Haresign Architects

ENTRY ELEVATIONS

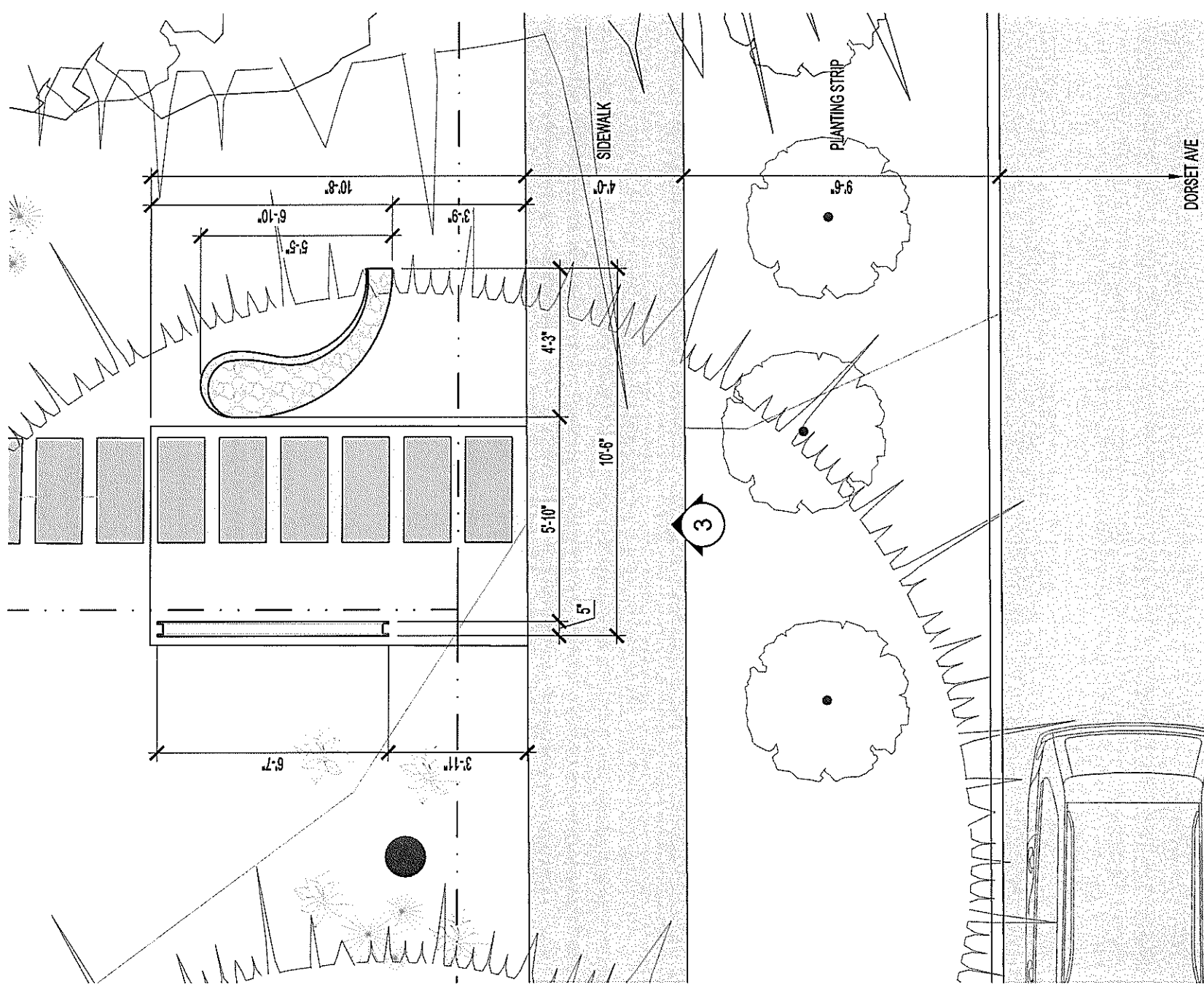
1/2" = 1'-0"

4807 DORSET AVE.

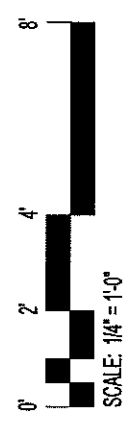




1 PREVIOUS PROPOSAL (8/15/2018)



2 CURRENT PROPOSAL



HAMP APPROVAL

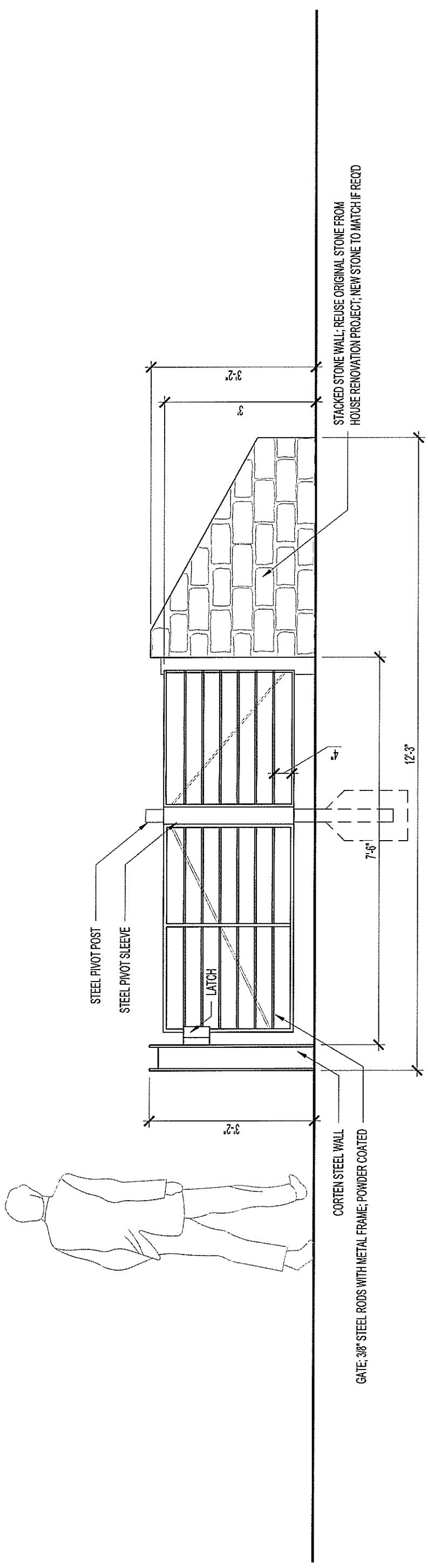
OCTOBER 24, 2018  
© 2018 - Bonstra | Haresig Architects

PREVIOUS + CURRENT PLAN

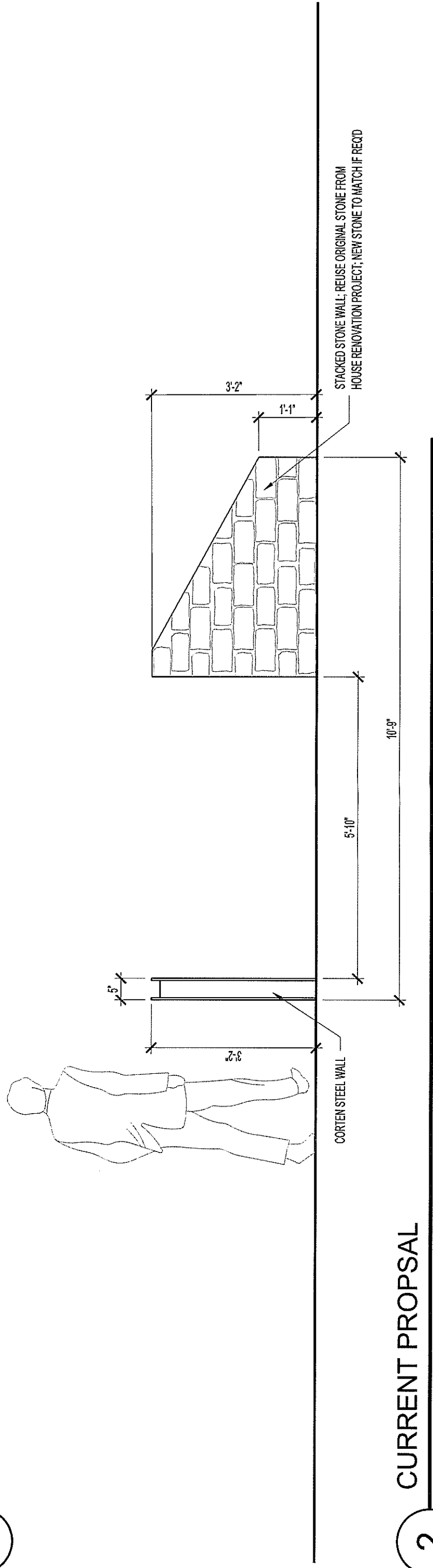
1/4" = 1' 0"

4807 DORSET AV

4 Bonstra | Haresig ARCHITECTS



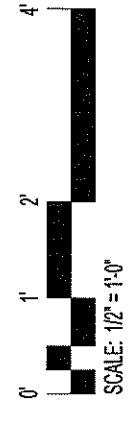
1 PREVIOUS PROPOSAL (8/15/2018)



2 CURRENT PROPSAL

HAWP APPROVAL

OCTOBER 24, 2018  
© 2018 - Bonsira | Haresign Architects



PREVIOUS + CURRENT ELEVATION

1/2" = 1'-0"





Scale: 1/32" = 1'-0"
Issue Date: 09/18/2018
Drawn By: MM      Checked By: JH
Revisions:

W E I L R E S I D E N C E  
 4 8 0 7 D O R S E T A V E N U E  
 C H E V Y C H A S E , M D 2 0 8 1 5

JENNIFER HORN  
 Landscape Architecture  
 2221 S. Clark Street, 12th Floor Arlington VA 22202  
 202.573.7581      jennifer@horn.com

This drawing and the design shown are the property of Jennifer Horn Landscape Architecture, LLC. Reproduction, copying, or other use of this drawing is prohibited without the written consent of the Landscape Architect.

1. HOUSE RENOVATION, 2014-2017. HAWP APPROVED
2. DORSET AVE LANDSCAPING, HAWP APPROVAL NOT REQUIRED.
3. DORSET AVE. PEDESTRIAN ENTRANCE. HAWP APPROVAL PENDING.
4. REAR DECK. HAWP APPROVED.
5. TRASH ENCLOSURE. HAWP APPROVED.
6. FRONT WALKWAY, HAWP APPROVAL NOT REQUIRED.
7. REAR YARD LANDSCAPING. HAWP APPROVAL NOT REQUIRED.

**PHASING PLAN**

