

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4722 Dorset Ave., Chevy Chase	Meeting Date:	3/22/2017
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	3/15/2017
Applicant:	Gary and Robin Orseck (Amanda Mosher, Architect)	Public Notice:	3/8/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	N/A	Staff:	Michael Kyne

PROPOSAL: Alterations to non-historic rear addition

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
STYLE: Queen Anne/Four Square
DATE: c. 1891

PROPOSAL

The applicants are proposing to alter the non-historic addition at the extreme rear of the subject property. The proposed alterations will increase the interior space of the rear addition, with non-historic windows being replaced and/or relocated on the first and second floors of the rear addition. The existing exterior siding and paneling will be replaced and/or patched in-kind.

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 subject property is a circa 1891 Queen Anne/Four Square-style house within the Somerset Historic District. The property has experienced several alterations over the years, including the construction of multiple rear additions.

The applicants are proposing to alter the non-historic addition at the extreme rear of the subject property. The addition to be altered is minimally visible from the public right-of-way, being the rearmost addition behind other non-historic rear additions.

The proposed alterations will increase the interior space of the rearmost addition, with non-historic windows being replaced and/or relocated on the first and second floors of the rear addition. The existing exterior siding and paneling will be replaced and/or patched in-kind.

Staff supports the proposed alterations, finding that they will only impact the non-historic addition at the extreme rear of the subject property. At best, the alterations will be minimally discernible from the public right-of-way.

In accordance with *Standard #2*, the proposed alterations will not remove historic materials or alter features and spaces that characterize the property or surrounding historic district. In accordance with *Standard #9*, the existing addition will remain both compatible with and differentiated from the historic house. Because the addition to be altered is at the extreme rear of the subject property, where it is adjacent only to other non-historic rear additions, the essential form and integrity of the historic property and its environment would be unimpaired, in accordance with *Standard #10*.

Per their agreement with the HPC, the Town of Somerset Local Advisory Panel (LAP) reviewed the applicants' proposal on March 6, 2017, prior to HPC staff's review. The LAP supported the applicants' proposal, but indicated that the applicants must return to the Town of Somerset for final approval of their building permit after the HPC reviews the proposal.

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



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: amosher@annedeckerarchitects.com Contact Person: Amanda Mosher
Daytime Phone No.: 301-652-0106
Tax Account No.: _____
Name of Property Owner: Gary and Robin Orseck Daytime Phone No.: 202-841-1313
Address: 4722 Dorset Avenue Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Mauck Zantzing and Assoc. Phone No.: 202-363-8501
Contractor Registration No.: MD: 41250 MC: BC212121
Agent for Owner: Anne Decker Daytime Phone No.: 301-652-0106

LOCATION OF BUILDING/PERMISE

House Number: 4722 Street: Dorset Avenue
Town/City: Chevy Chase Nearest Cross Street: Surrey Street
Lot: 4 Block: 5 Subdivision: _____
Liber: _____ Folio: _____ Parcel: 0700538078

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
☐ Construct ☒ Extend ☐ Alter/Renovate ☐ A/C ☐ Stab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Rem ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: _____
1B. Construction cost estimate: \$ 50,000
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 FENCE/RETAINING WALL

3A. Height _____ feet _____ 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 02.01.17 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:

Widen first floor bay within existing porch to be same width as kitchen.

New windows at rear of house in kitchen and in widened bay.

Relocating existing windows at second floor master bathroom above side porch and at rear.

Siding to match existing at wall patches.

Paneled walls at widened bay to match existing paneled bay.

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

These addition/changes are located in the non-historic portion of the house

The changes also cannot be seen from the public right of way. There is no

change in the perceived volume of the house due to the bay being covered by the porch roof. All exterior materials, finishes and details are to match existing.

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.

Kyne, Michael

From: Whipple, Scott
Sent: Tuesday, March 07, 2017 11:46 AM
To: manager@townofsomerset.com
Cc: Ventura Nicole; VENDOR - Town Arborist - Tolbert Feather; VENDOR-TOS Engineering Consultant - Doug Lohmeyer; Orseck Robin; Orseck Gary; Kyne, Michael
Subject: RE: 4722 Dorset Avenue LAP Decision

Follow Up Flag: Follow up
Flag Status: Flagged

Thanks, Rich.

We'll make sure the HPC has this information when they review the project.

From: Rich Charnovich, Manager [mailto:manager@townofsomerset.com]
Sent: Tuesday, March 07, 2017 11:19 AM
To: Whipple, Scott <scott.whipple@montgomeryplanning.org>
Cc: Ventura Nicole <nicole@townofsomerset.com>; VENDOR - Town Arborist - Tolbert Feather <tfeather@xecu.net>; VENDOR-TOS Engineering Consultant - Doug Lohmeyer <montconsulting@hotmail.com>; Orseck Robin <rlorseck@comcast.net>; Orseck Gary <gorseck@robbinsrussell.com>
Subject: 4722 Dorset Avenue LAP Decision

Good morning Scott,

The Town of Somerset LAP met last night, March 6.

The panel made the recommendation for the submitted plan that includes two additions in the rear of the house and to enclose the existing porch.

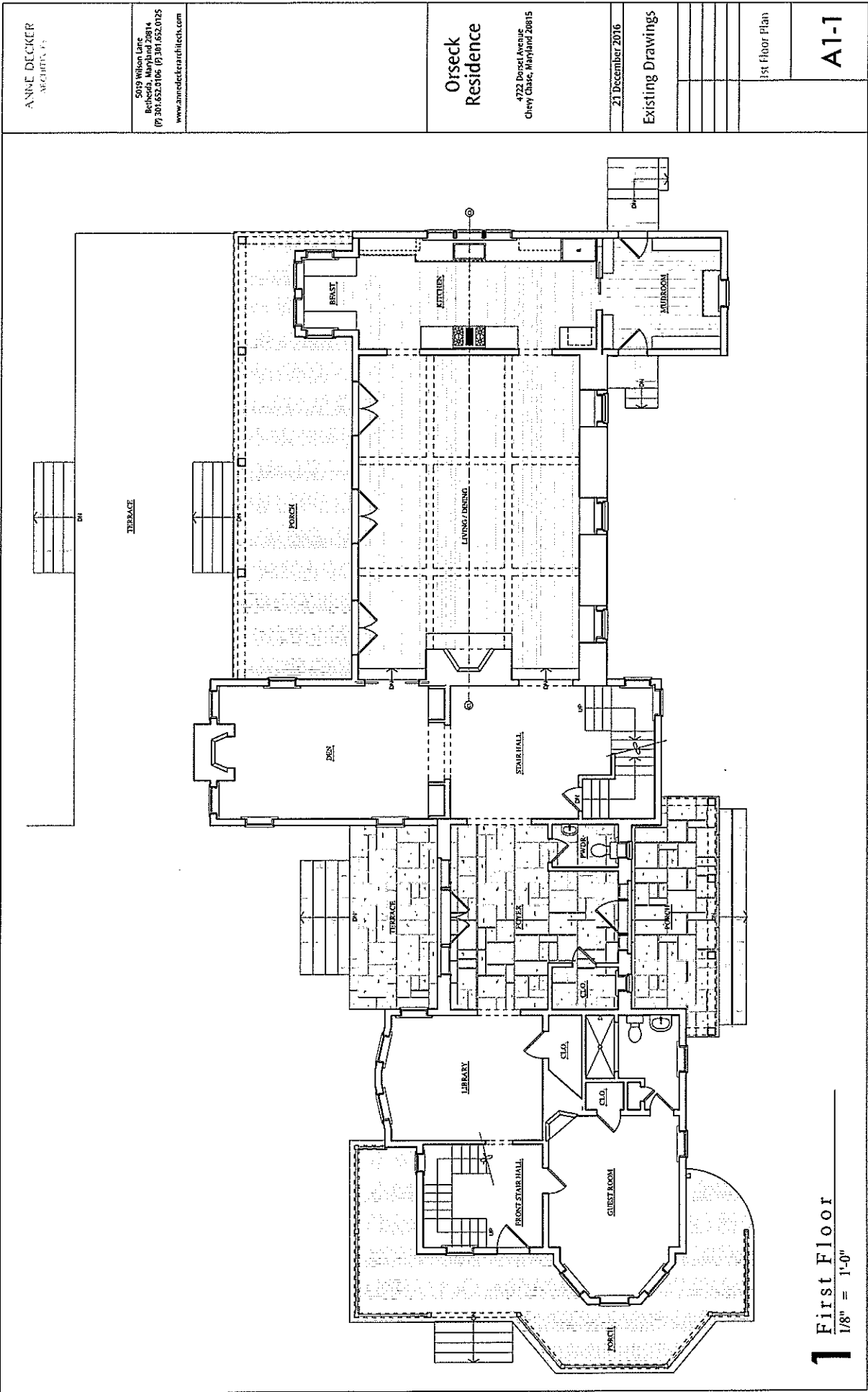
After the applicants go before the HPC, they will need to come back to the Town of Somerset for building permit consideration and approval.

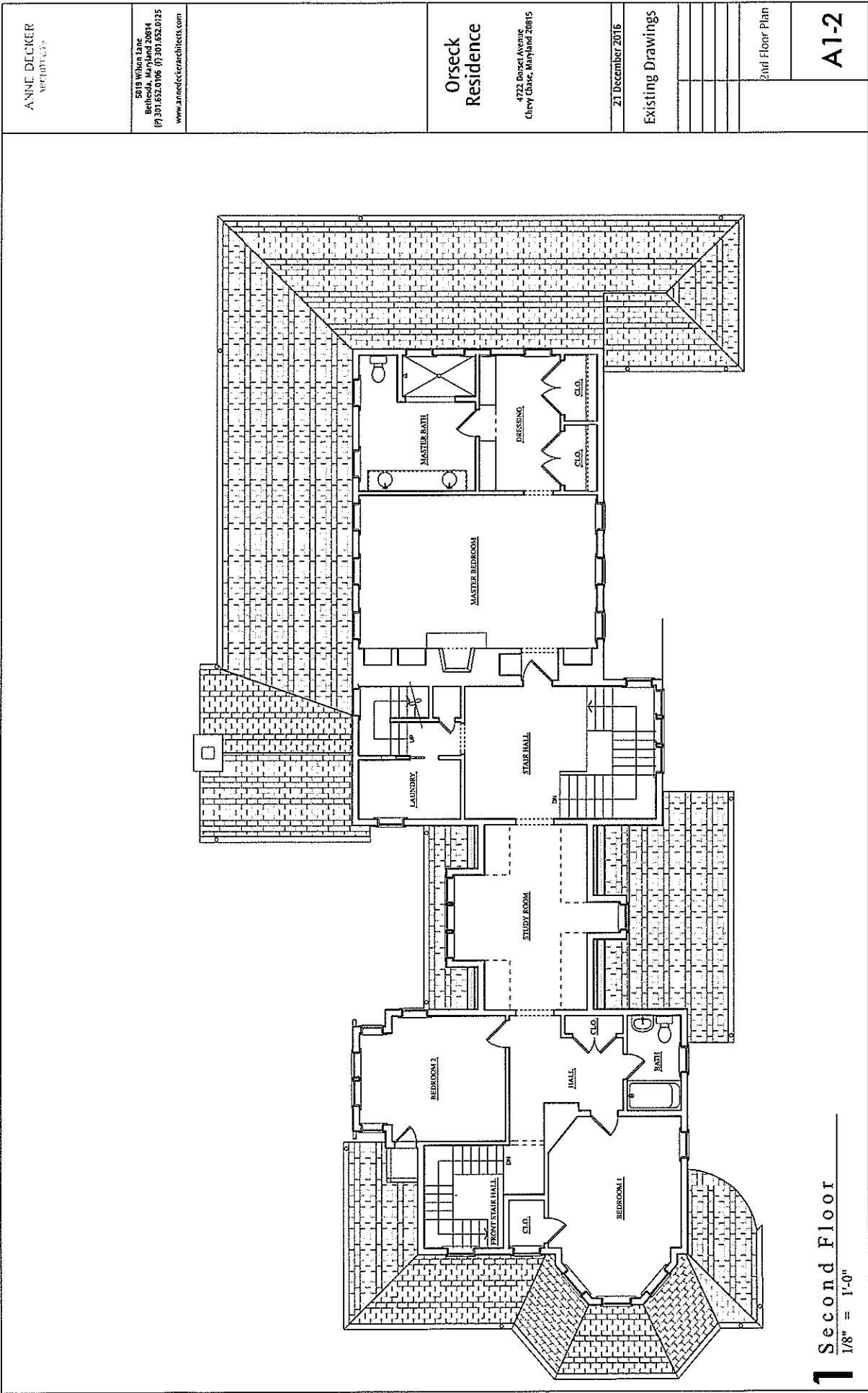
Please let us know if you have any questions.

Thanks,

Rich Charnovich

--
Manager and Clerk-Treasurer
Town of Somerset
4510 Cumberland Avenue
Chevy Chase, Maryland 20815
301-657-3211
301-657-2773 (fax)
manager@townofsomerset.com

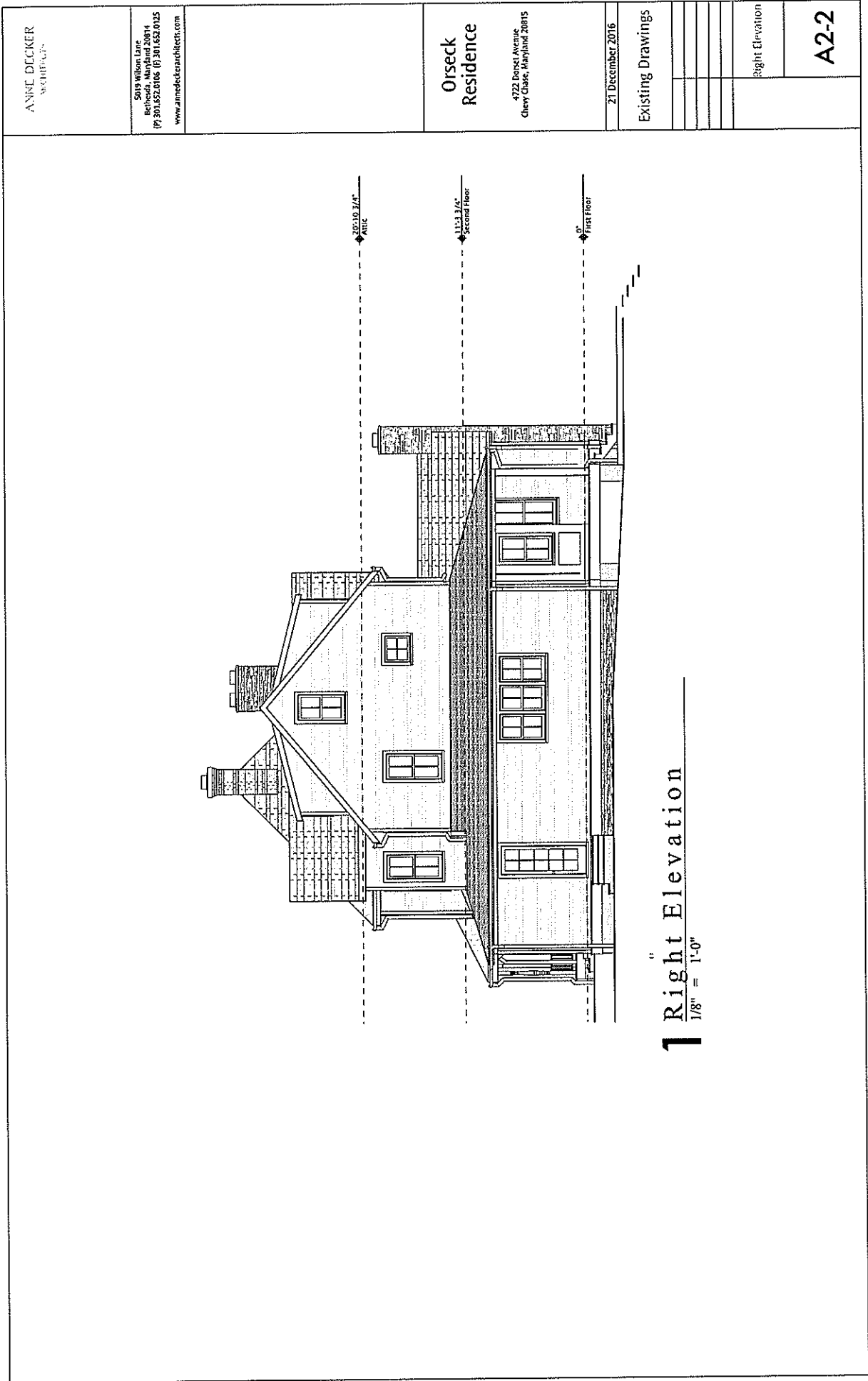




<p>ANNE DECKER ARCHITECTS</p>	<p>5019 Wilson Lane Bethesda, Maryland 20814 (P) 301.652.0106 (F) 301.652.0125 www.anneдекkerarchitects.com</p>		<p>Orseck Residence</p> <p>4722 Dorset Avenue Chevy Chase, Maryland 20815</p>	<p>21 December 2016</p>	<p>Existing Drawings</p>	<p></p>	<p>Rear Elevation</p>	<p>A2-1</p>
<div data-bbox="483 283 1112 1990"> </div> <div data-bbox="1133 1570 1201 1953"> <p>1 <u>Rear Elevation</u> 1/8" = 1'-0"</p> </div>								

EXISTING





ANNE DECKER
ARCHITECTS

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Orseck
Residence

4722 Dorset Avenue
Chevy Chase, Maryland 20815

21 December 2016

Existing Drawings

Right Elevation

A2-2

EXISTING

(12)

Orseck Residence

4722 Dorset Avenue
Chevy Chase, Maryland 20815

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Orseck
Residence

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Chevy Chase, Maryland 20815

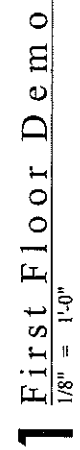
February 1, 2017

HAWP Application

Sheet

T1

82



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Orseck
Residence

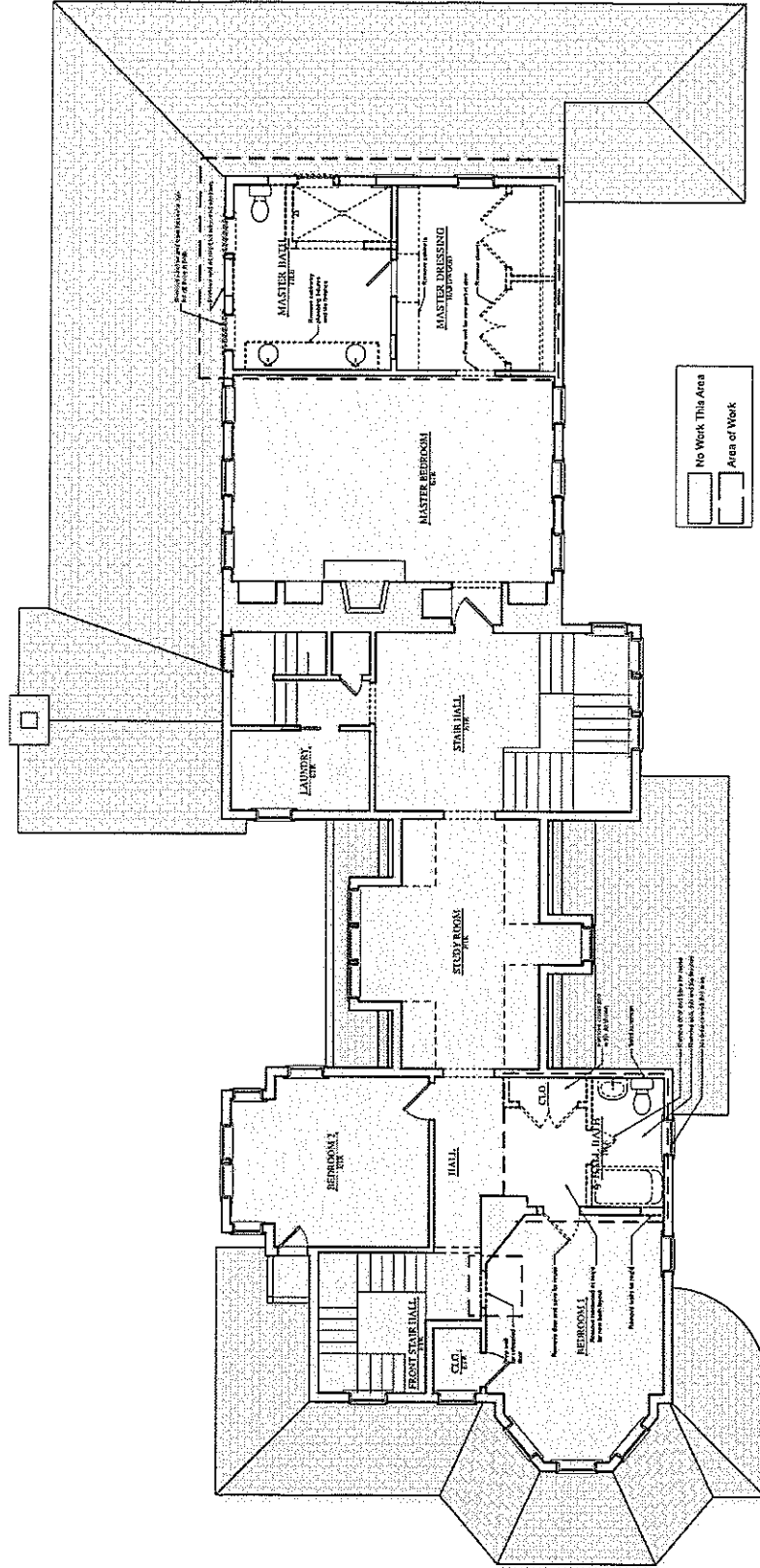
4722 Dorset Avenue
Chevy Chase, Maryland 20815

February 1, 2017

HAWP Application

2nd Floor
Foundation
Plan

D1



1 Second Floor Demo
1/8" = 1'-0"

ANNE CLUCKER
ARCHITECTS

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Beltsville, Maryland 20814
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Orseck
Residence

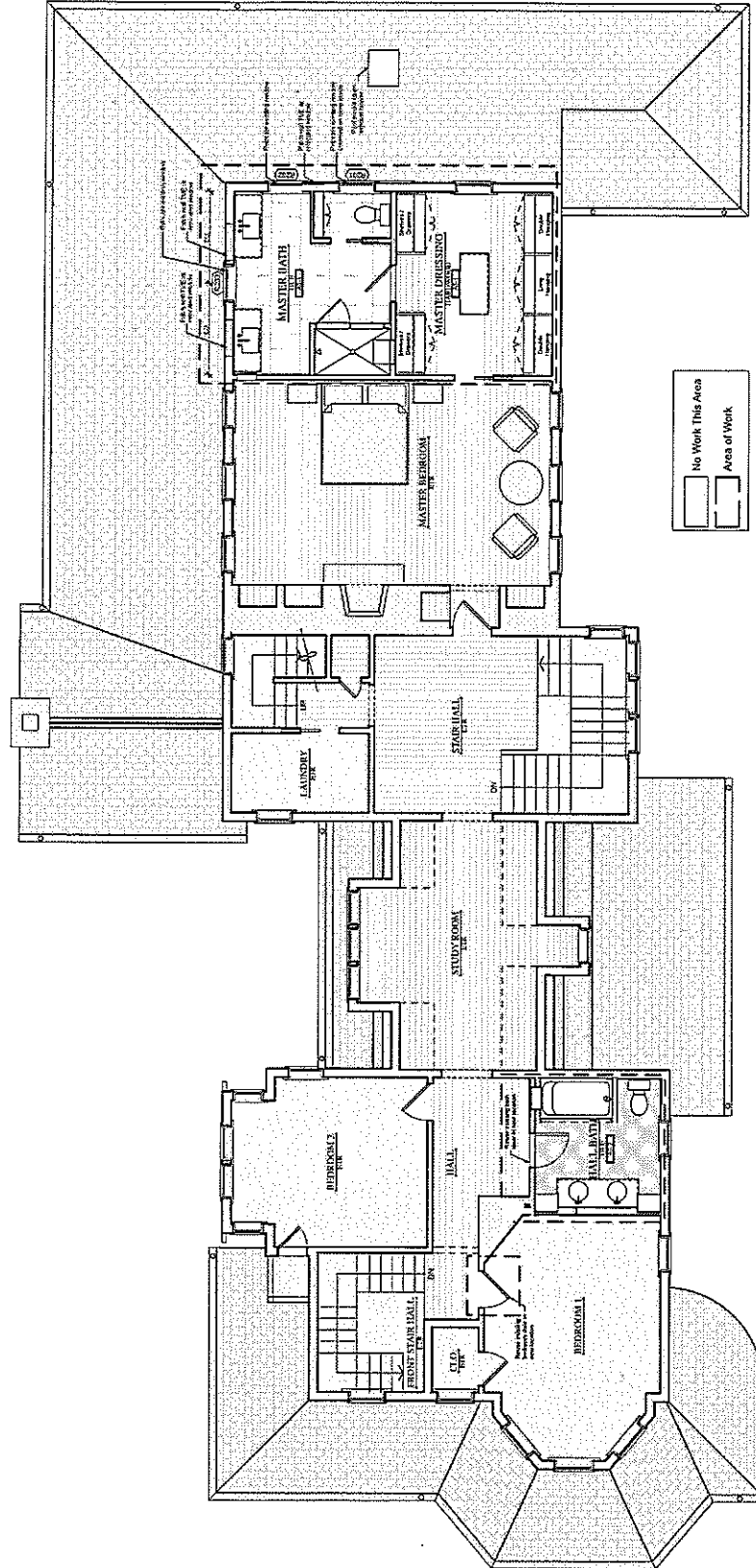
4722 Dorset Avenue
Cherry Chase, Maryland 20815

February 1, 2017

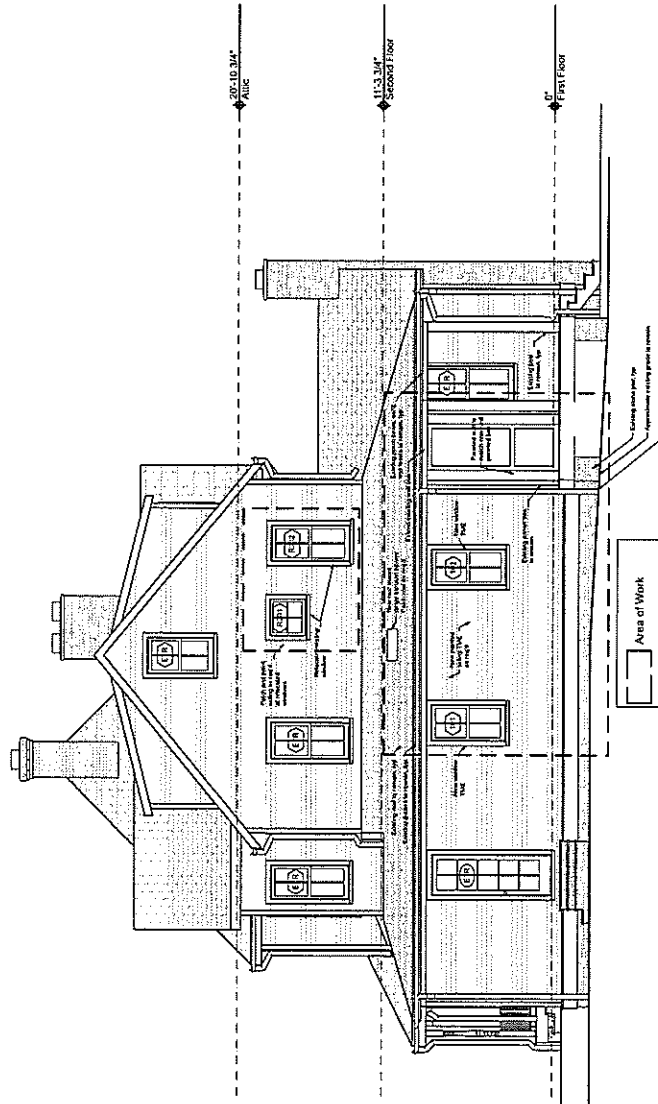
HAWP Application

2nd Floor Plan

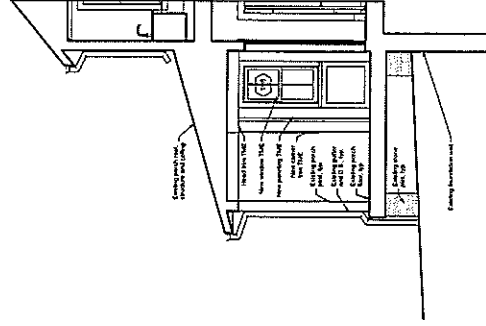
A1-1



1 Second Floor
1/8" = 1'-0"



Right Elevation
1/8" = 1'-0"



2 Bay Elevation

Existing Property Condition Photographs (duplicate as needed)



Detail: Side of house at driveways



Detail: Front of house at driveway.

Existing Property Condition Photographs (duplicate as needed)

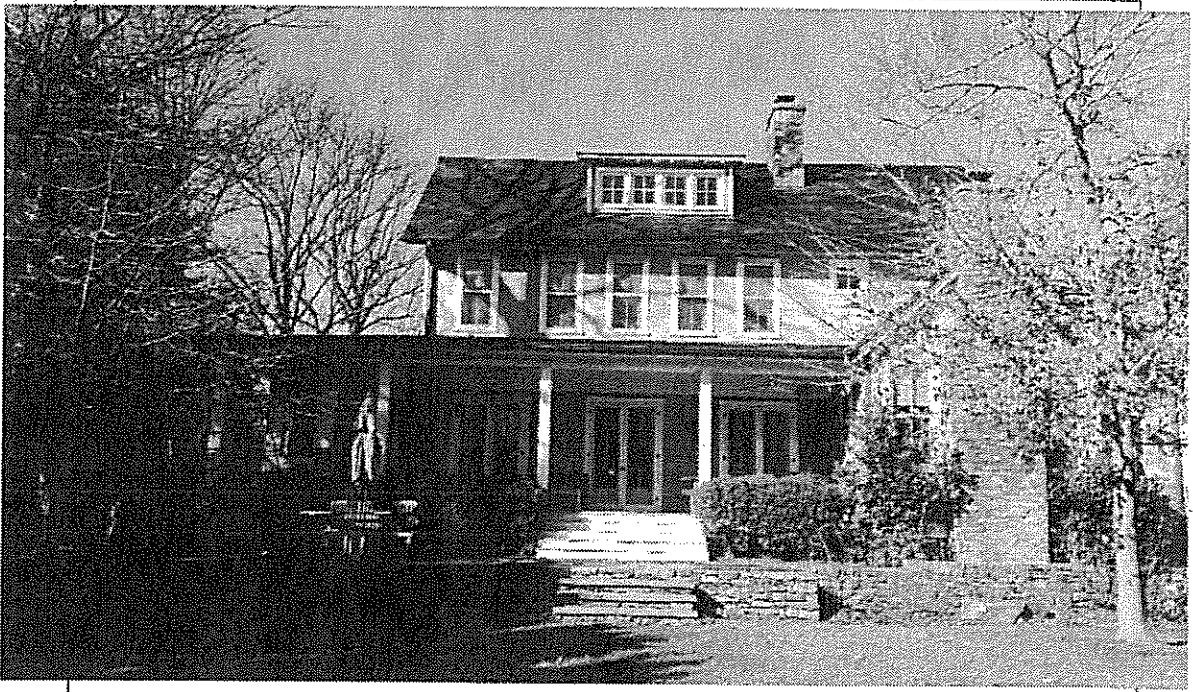


Detail: Front of house from street.

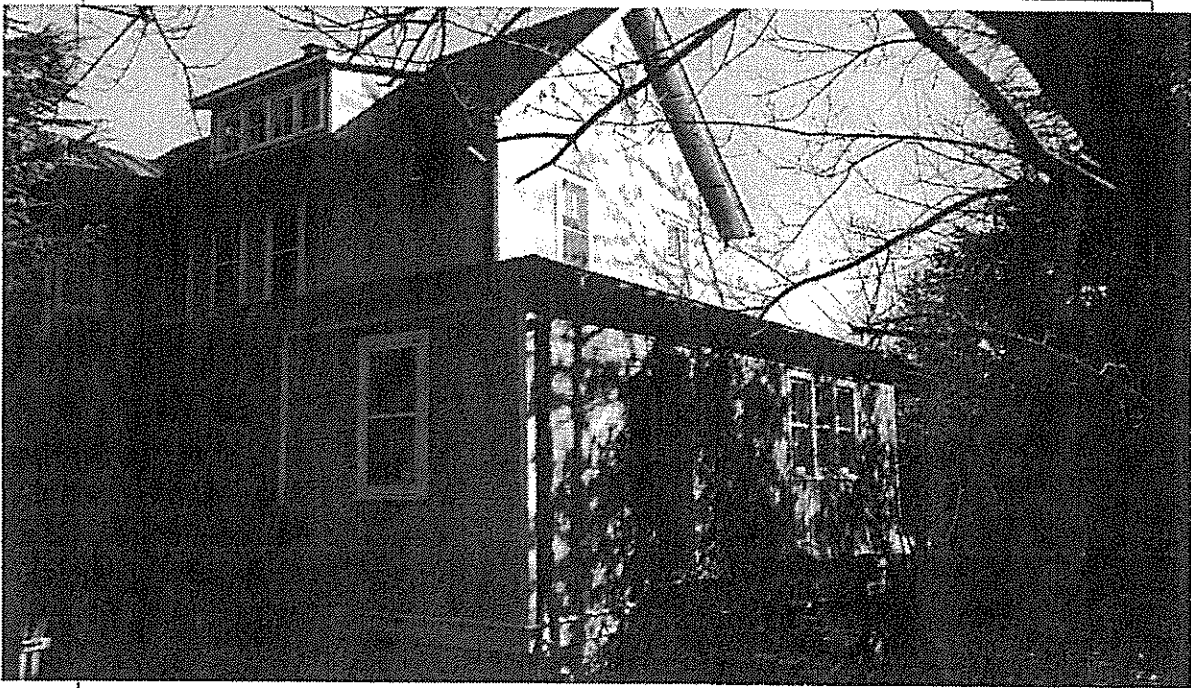


Detail: Side of house from pool.

Existing Property Condition Photographs (duplicate as needed)



Detail: Side of house from pool.



Detail: Rear of house.

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

Owner's mailing address

DRSCK
 4722 Dorset Ave
 Chevy Chase, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Brian Graham
 4728 Dorset Ave
 Chevy Chase MD
 20815

Sue Edson
 5302 Surrey
 Chevy Chase, MD
 20815

Nik Mananna
 4718 Dorset Ave
 Chevy Chase, MD
 20815

Earl Colson
 4725 Dorset Ave
 Chevy Chase, MD 20815

Nancy Zuckerbrod
 4721 Dorset Ave
 Chevy Chase, MD
 20815

Clare Cushman
 4717 Essex
 Chevy Chase, MD
 20815

Melissa Davidson
 4727 Essex
 Chevy Chase, MD 20815