

***EXPEDITED***  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4807 Dorset Ave., Chevy Chase	<b>Meeting Date:</b>	02/22/17
<b>Resource:</b>	Contributing Resource Somerset Historic District	<b>Report Date:</b>	02/15/17
<b>Applicant:</b>	Maya Weil	<b>Public Notice:</b>	02/08/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Case Number:</b>	35/36-17B	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	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’ × 10’ and will be approximately 10’ 3” tall.

**STAFF RECOMMENDATION:**

**Approval**  
 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:

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

x   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.

and with the general condition that the applicant shall **present 3 permit sets of drawings 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. Once the work is completed the applicant will contact the staff person assigned to this application at 301.563.3408 or [dan.bruechert@montgomeryplanning.org](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.

4:00 PM / FEB. 1



DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: AGREENE@BONSTRAL.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: 588 4807 DORSET AVE SOMERSET MD 20815  
Street Number City State Zip Code  
 Contractor: THORSEN CONSTRUCTION Phone No.: 703.501.1506  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

### LOCATION OF BUILDING/PREMISE

588 SURREY STREET

House Number: 4807 Street: DORSET AVENUE  
 Town/City: SOMERSET Nearest Cross Street: SURREY STREET  
 Lot: 36 Block: 2 Subdivision: 0044  
 Liber: 5135 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 estimator: \$ 5,000

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 of owner or authorized agent

1/31/2017  
Date

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

788427

N/A

N/A

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**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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN** SEE ATTACHED

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** SEE ATTACHED

You must submit 7 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** SEE ATTACHED

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** SEE ATTACHED

- 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** SEE ATTACHED

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** SEE ATTACHED

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.

(4)

4807 Dorset Avenue – Proposed Scope of Work: SHED

January 31, 2017

**Description of existing structure(s) and environmental setting, including their historical features and significance.**

The home is located just west of the intersection of Surrey Street and Dorset Avenue in the Town of Somerset. Access to the property is through a public right-of-way drive from Surrey Street, and is surrounded by property's that have frontage on both Surrey Street and Dorset Avenue. The property was developed in 1918 by Dr. Sidney Jaffe, who constructed a "Siberian cedar-log home" along with several other structures. The interior of the cabin was subsequently remodeled in the 1930's, and the entire exterior was clad in stone (*Bethesda: A Social History*). Prior to the 1930's alterations, the property was featured in the March 1926 volume of American Builder Magazine. A 1985 renovation added a 2-story (kitchen and master bedroom) addition to the north side of the building as well as altered the west elevation, adding a dormer and 2 porches accessible from the first level. The existing rear porch was also modified to enclose the space with plexi-glass attempting to condition the space.

The house is currently under renovation and has gone through HAWP approval. Permit #715646

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

**NEW SHED CONSTRUCTION**

The proposed construction is intended to increase the auxiliary storage area for the homeowner. Trash and recycling containers as well as lawn mower and other yard equipment will be located in this structure. The north elevation of the shed will have secured access to the covered storage area.

The design intention is to create a clean, modern structure that corresponds to the new addition and interior renovation set to be complete in February 2017. The exterior material is meant to read as delicate, light colored material. The light will pass through the top and bottom of the structure during the day, dematerializing the small 10'x10' structure. The ultimate height of the structure is proposed to be 10'-3" above the ground plane.

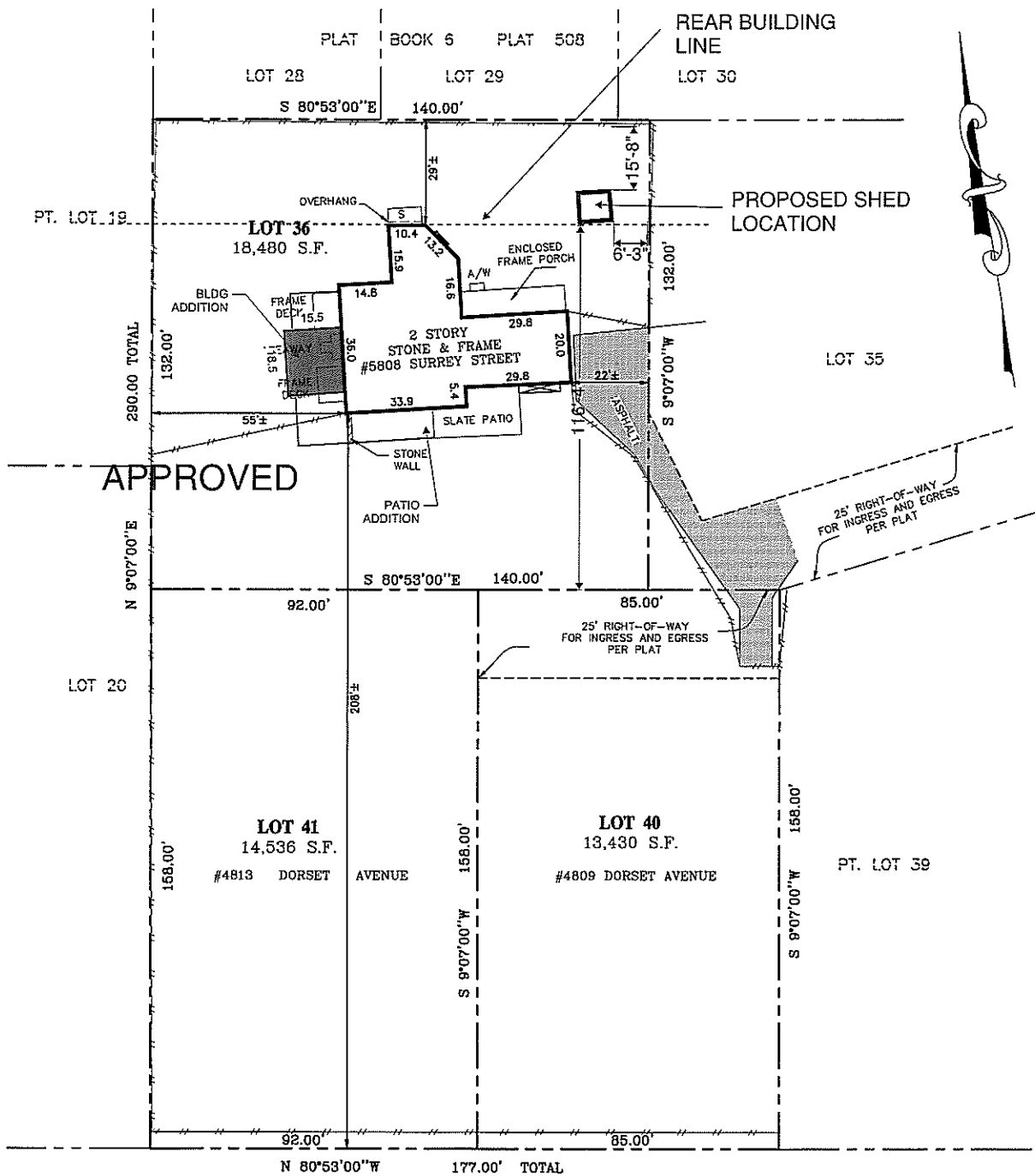
The siting of the structure places the structure in an accessible, yet obscured location from the street. The steep slope of the back yard, lack of hardscaping and heavily treed area prevents us from pushing this structure deeper into the back yard.

The proposed construction will not affect any exiting trees on site.

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**CONSUMER INFORMATION NOTES:**

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.



**APPROVED**

**DORSET AVENUE**

**Notes:**

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1.5 feet. Fences, if shown, have been located by approximate methods.
2. Property Address: 5808 Surrey Street. Lot 36  
4809 Dorset Street. Lot 40  
4813 Dorset Street. Lot 41
3. Improvements shown hereon per location drawing dated 7/8/97

4. The information shown hereon was prepared without the benefit of a title report and may not reflect all easement rights of ways or encumbrance.
5. Zoning: properties are zoned R-80.

Zoning information is taken from typical R-80 zoning charts and are subject to verification from Montgomery County zoning authorities, and the Town of Somerset.  
Front: 25 ft. or E.B.L. whichever is greater.  
Side: Total 18 ft. one side 8 ft.  
Rear: 20 ft.

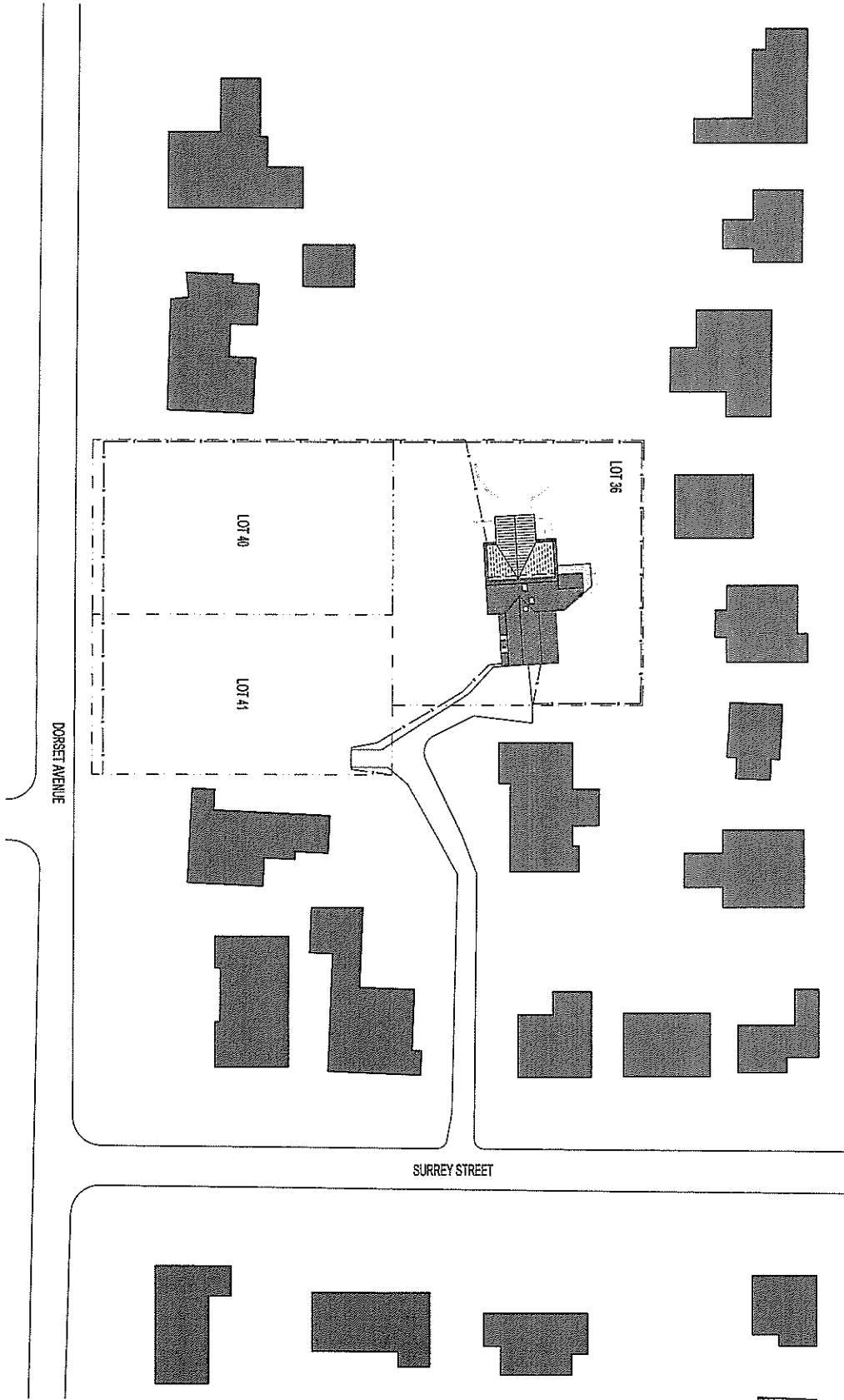
**LOCATION DRAWING  
LOTS 36, 40 AND 41  
SOMERSET HEIGHTS**

MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES LAND SURVEYORS	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK.	109		20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20876 301/948-5100, Fax 301/948-1288
		PLAT NO.	12855		
LIBER		DATE OF LOCATIONS	SCALE: 1" = 30'	DRAWN BY: F.Y.D.	
FOLIO		HOUSE LOCATION: 7--8--97	PROPERTY CORNERS:		
MARYLAND PROFESSIONAL LAND SURVEYOR REG. NO. 21229 EXPIRES: 01-19-2013					

6

1  
EXISTING SITE PLAN  
1" = 35'-0"



**Bonstal Halesign**  
PLANNING ARCHITECTURE

AST 101

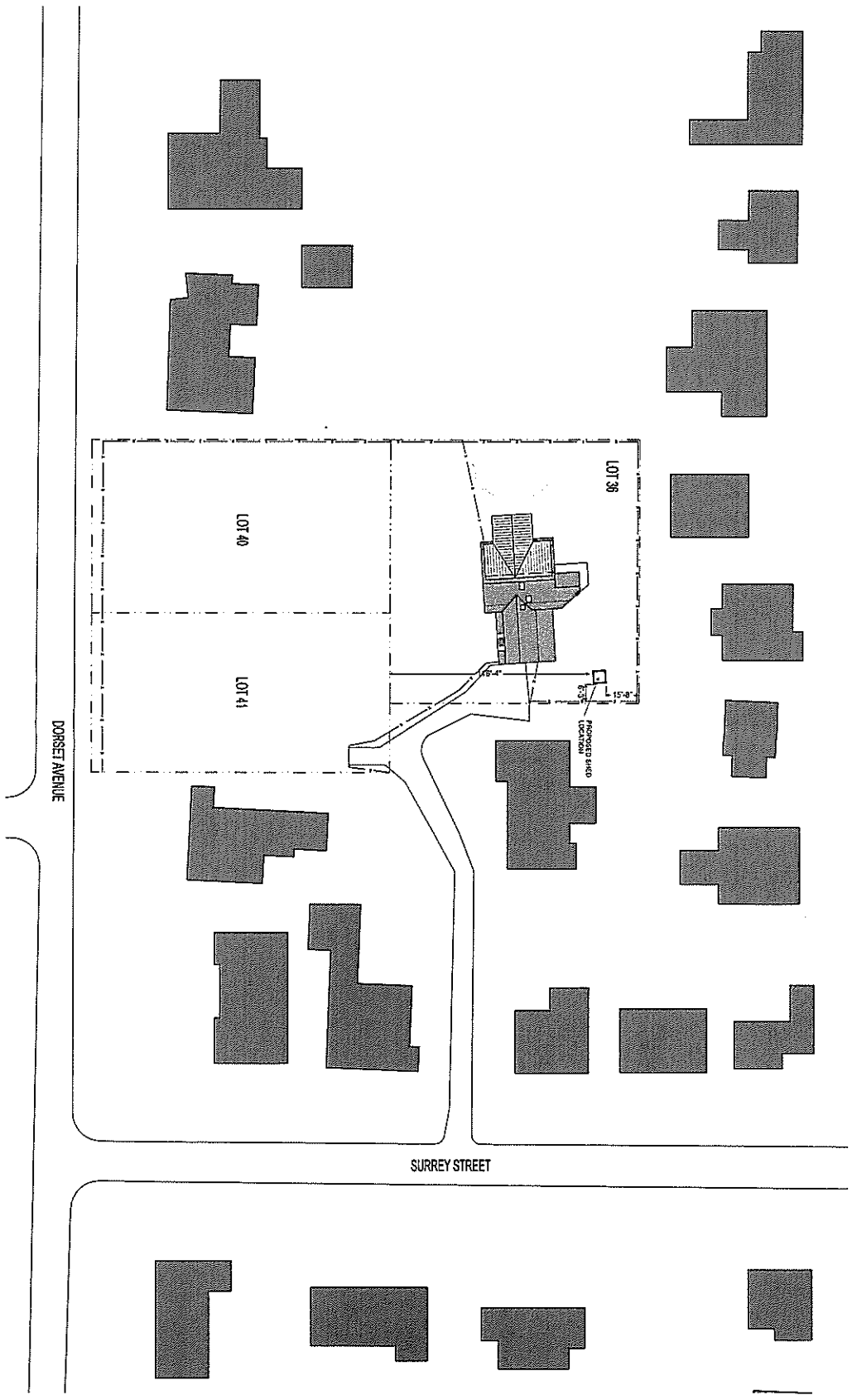
DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
CHECKED BY: \_\_\_\_\_  
DATE: \_\_\_\_\_

**WEIL RESIDENCE**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

**MAYAWEL**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

7

PROPOSED SITE PLAN  
1" = 25'-0"



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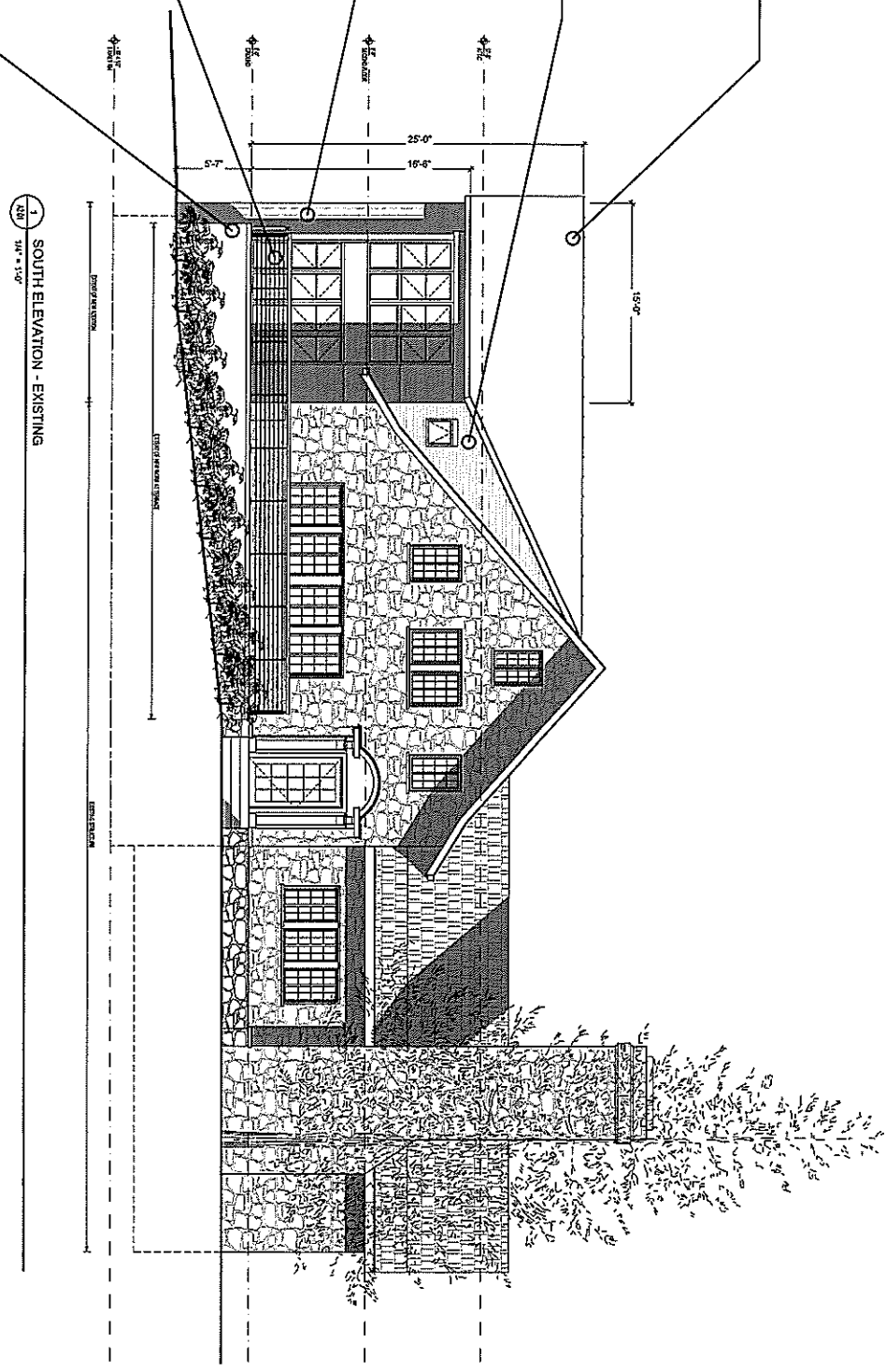
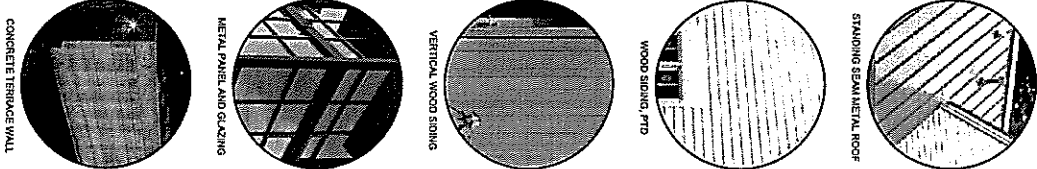
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8	06/01/17	ISSUED FOR PERMITS
9	06/01/17	ISSUED FOR PERMITS
10	06/01/17	ISSUED FOR PERMITS

**WEIL RESIDENCE**  
4507 DORSET AVE.  
CHEVY CHASE, MD 20815

**MAYWEIL**  
4507 DORSET AVE.  
CHEVY CHASE, MD 20815

AS1101





1 SOUTH ELEVATION - EXISTING



Bonstra | Hestign

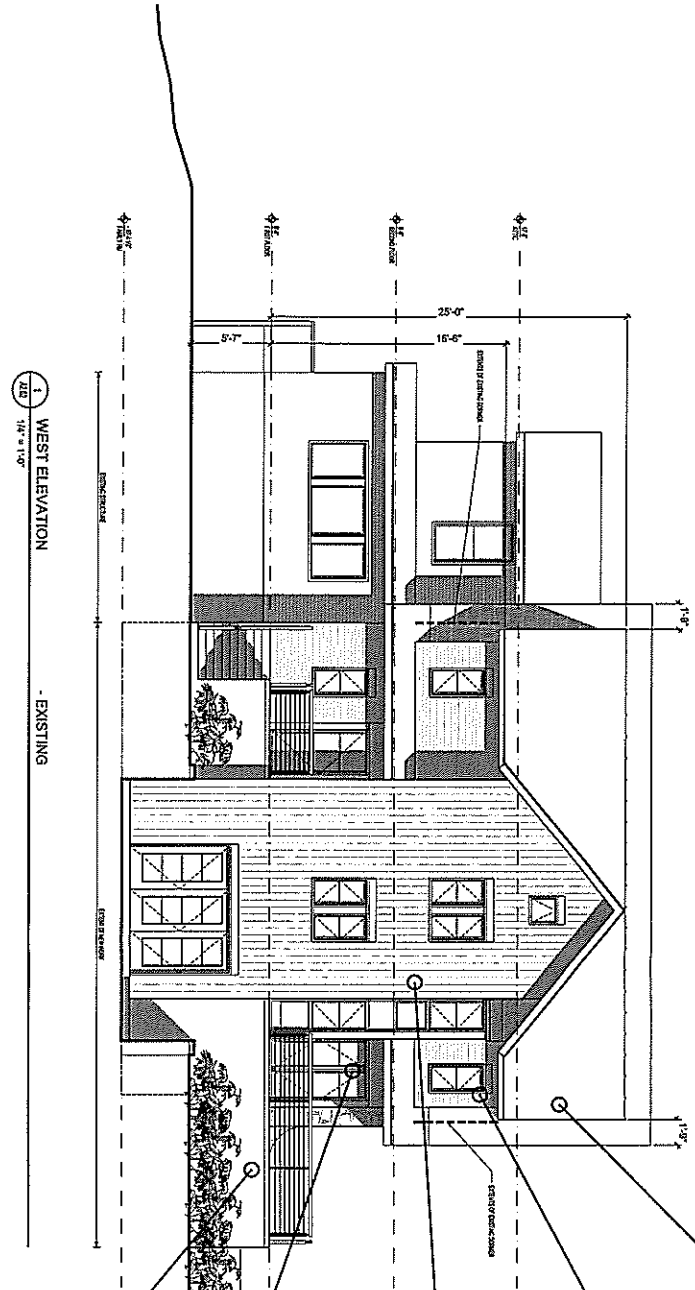
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6	08/14/18	ISSUED FOR PERMITS
7	08/14/18	ISSUED FOR PERMITS
8	08/14/18	ISSUED FOR PERMITS
9	08/14/18	ISSUED FOR PERMITS
10	08/14/18	ISSUED FOR PERMITS

**WEIL RESIDENCE**  
 4907 DORSET AVE.  
 CHEVY CHASE, MD 20815

**MAYAWEIL**  
 4907 DORSET AVE.  
 CHEVY CHASE, MD 20815

A2.01





1 WEST ELEVATION  
1/4" = 1'-0"

- CONCRETE TERRACE WALL
- METAL PANEL AND GLAZING
- VERTICAL WOOD SIDING
- WOOD SIDING, PTD
- STANDING SEAM METAL ROOF



Bonstfa Harsign

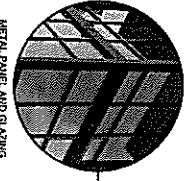
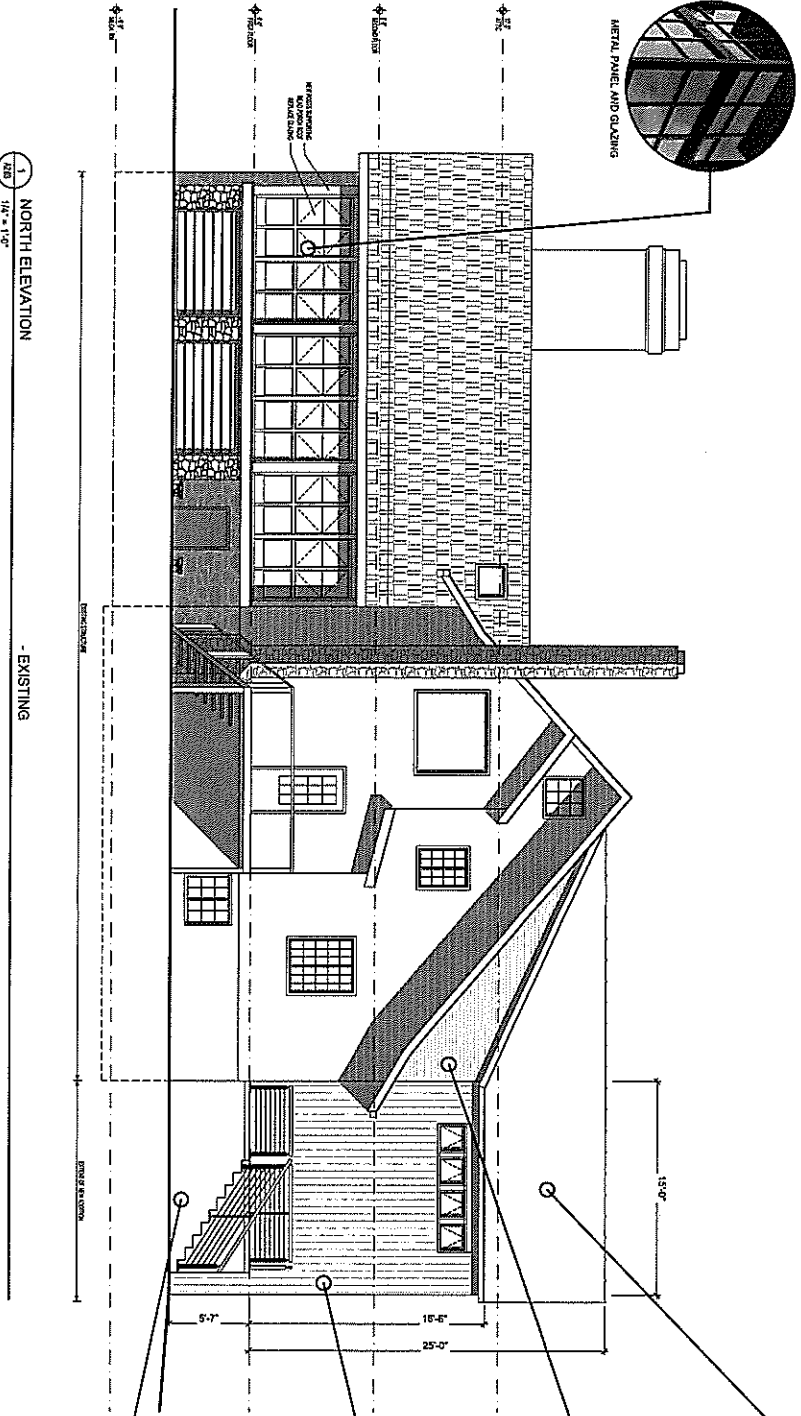
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3			
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5			

**WEIL RESIDENCE**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

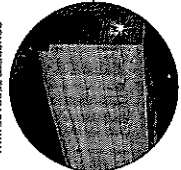
**MAYA WEIL**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

10

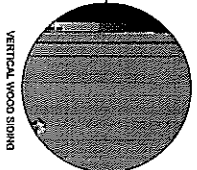
1 NORTH ELEVATION  
1/4" = 1'-0"



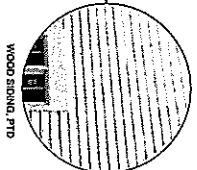
METAL PANEL AND GLAZING



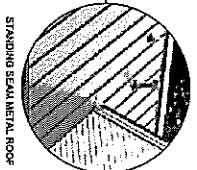
CONCRETE TERRACE WALL



VERTICAL WOOD SIDING



WOOD SIDING, PTD



STANDING SEAM METAL ROOF



Bonstra | HareSIGN

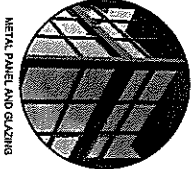
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WEIL RESIDENCE

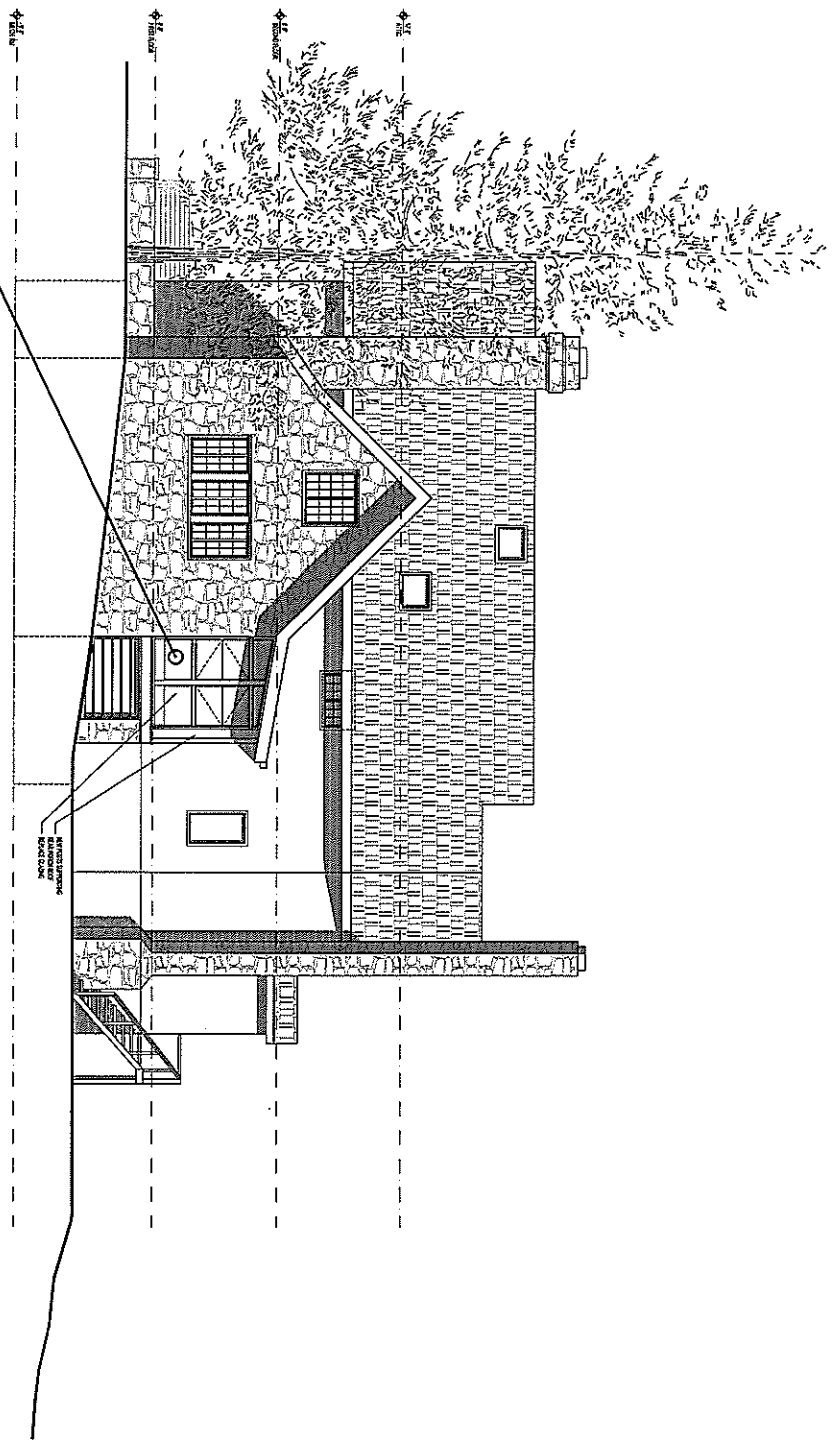
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

MAYA WEIL  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815





1 EAST ELEVATION  
1/8" = 1'-0"



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**Bonstra | Horesign**

ARCHITECTS

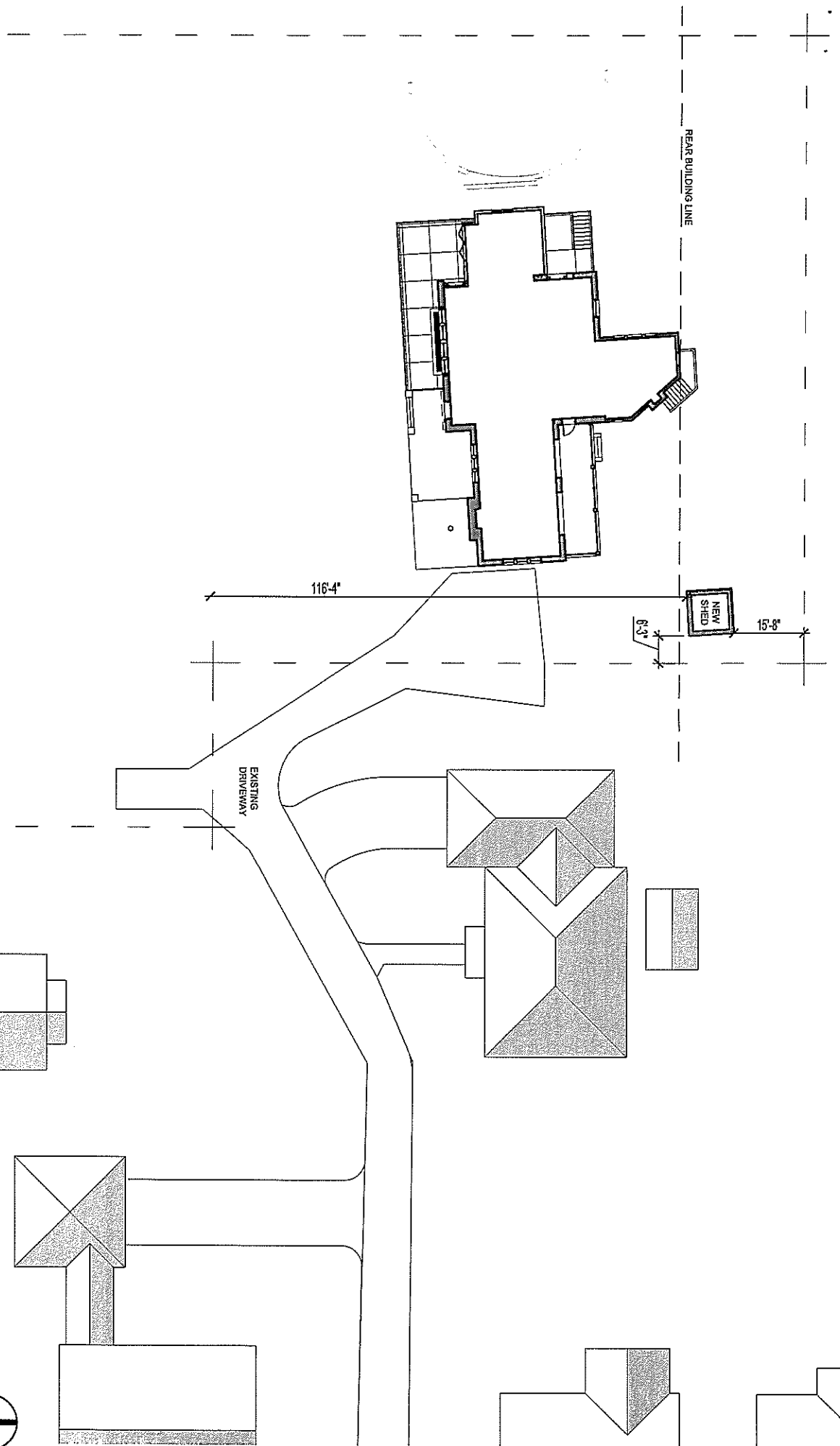
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12	09/15/12	ISSUED FOR PERMITS

**WEIL RESIDENCE**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

**MAYA WEIL**  
4807 DORSET AVE.  
CHEVY CHASE, MD 20815

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# SHED - HAWP

FEBRUARY 1, 2017  
02317 - Bonstra Horesign Architects

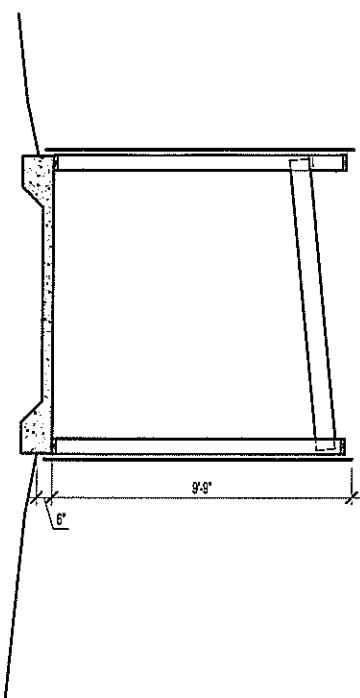
STORAGE SHED DETAILS

1" = 20'

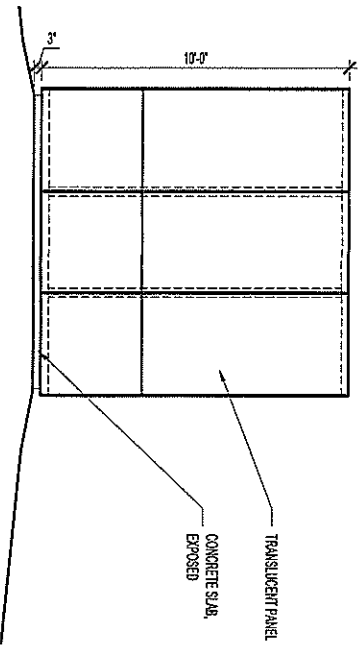
ASK-023a

4807 DORSET AVE.  
Bonstra Horesign  
ARCHITECTS

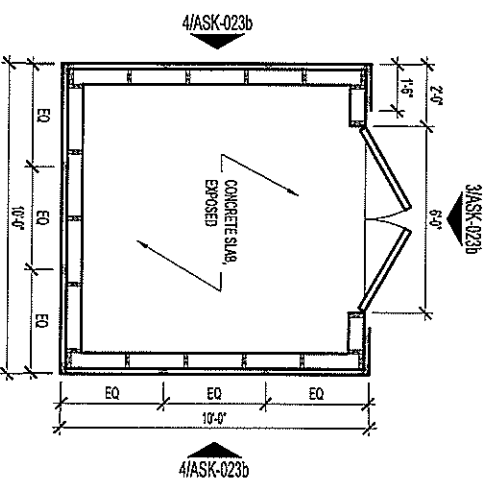
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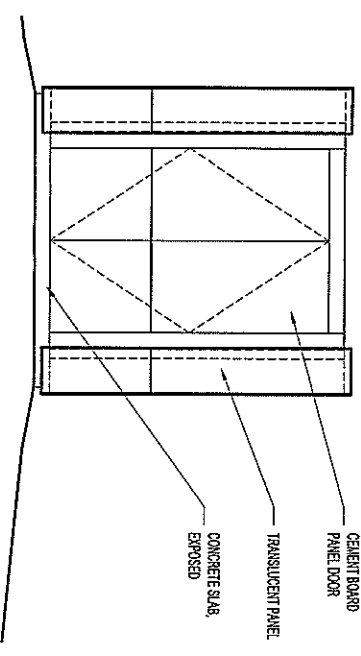
2 SHED SECTION  
 ASK-023 1/4" = 1'-0"



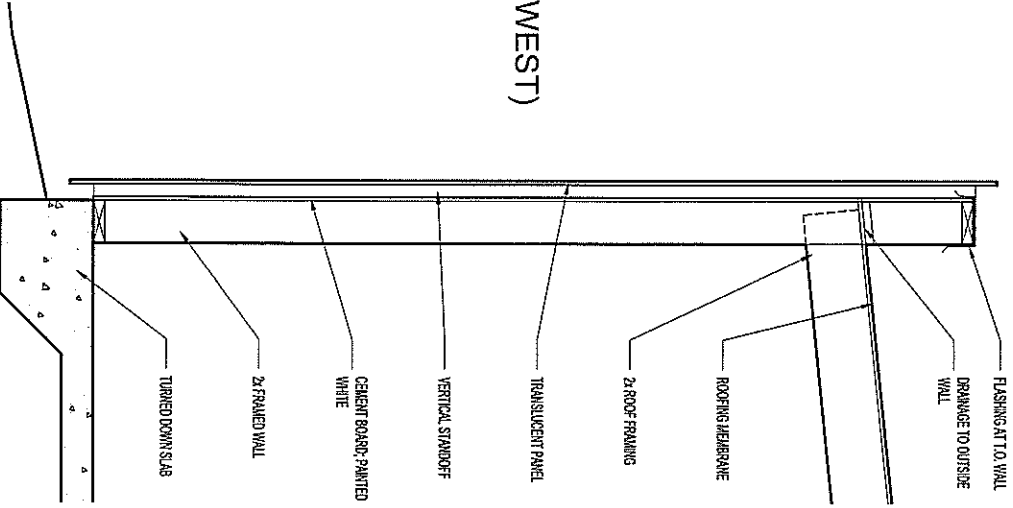
4 SHED ELEVATION, TYP. (SOUTH, EAST, WEST)  
 ASK-023 1/4" = 1'-0"



1 SHED PLAN  
 ASK-023 1/4" = 1'-0"



3 SHED ELEVATION - NORTH  
 ASK-023 1/4" = 1'-0"

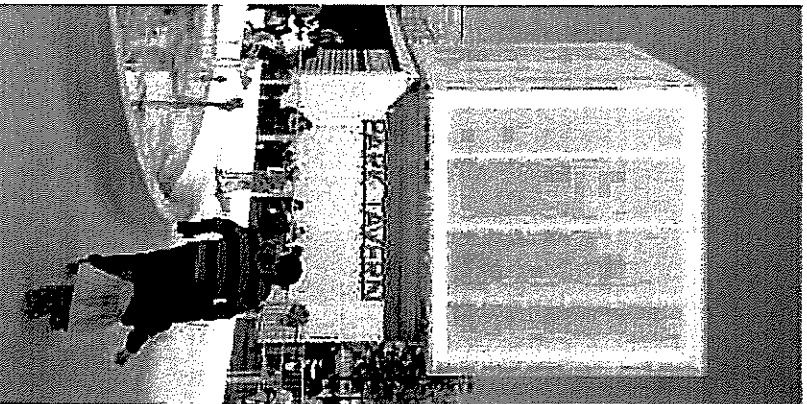
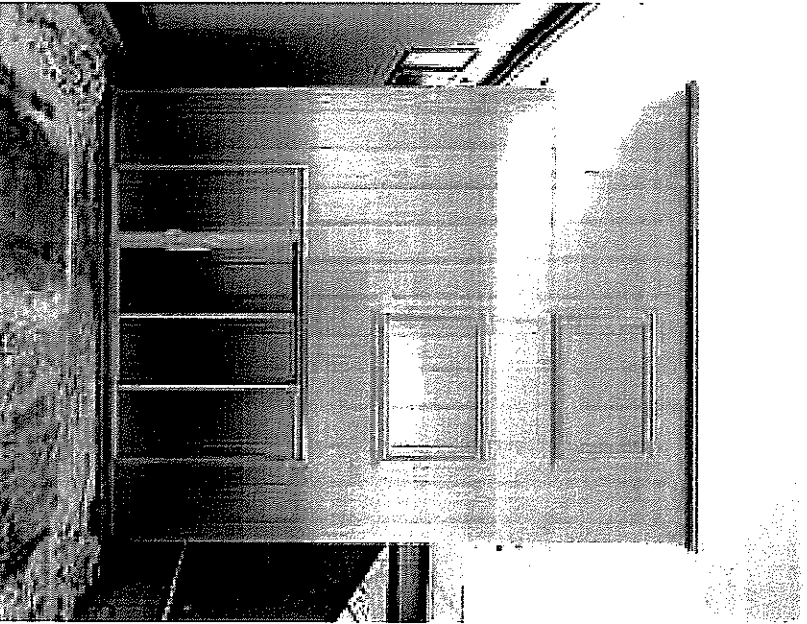
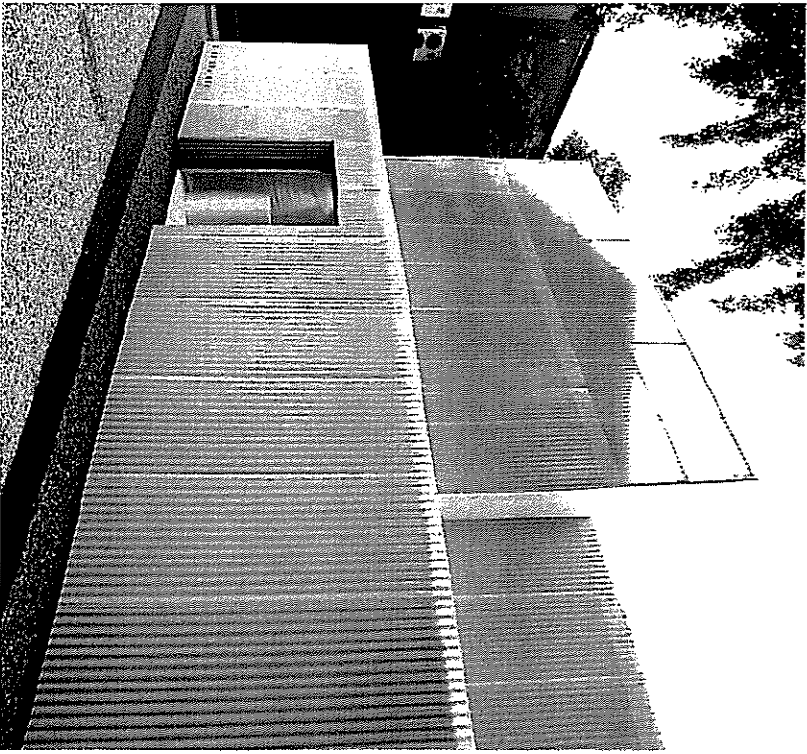


5 SHED SECTION  
 ASK-023 3/4" = 1'-0"

SHED - HAWP

STORAGE SHED DETAILS

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SHED - HAWP

EXTERIOR MATERIAL PRECEDENT IMAGES

FEBRUARY 1, 2017  
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ASK-023c

4807 DORSET AVE.

Bonstra | Horeston  
ARCHITECTS

Existing Property Condition Photographs (duplicate as needed)



Existing South elevation. Addition to occur on left side of image (West elevation)  
Detail: along with extension of front patio along entire elevation.



Existing West elevation. Addition to occur at this location. Dormer at second level  
Detail: to be reduced and original roof line at this elevation to be reconstructed.

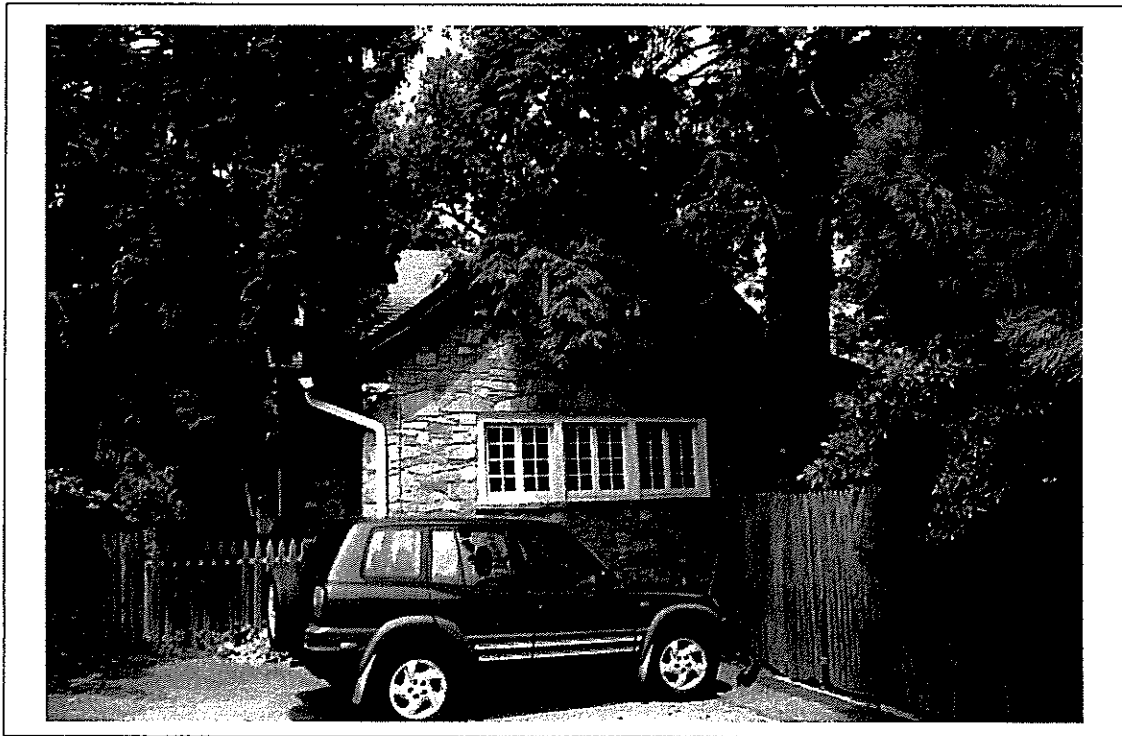
16



Existing Property Condition Photographs (duplicate as needed)



Existing North elevation. Rear porch in poor condition; plexi-glass to be replaced  
Detail: with insulated glazing and structure to be replaced with new posts to support roof.



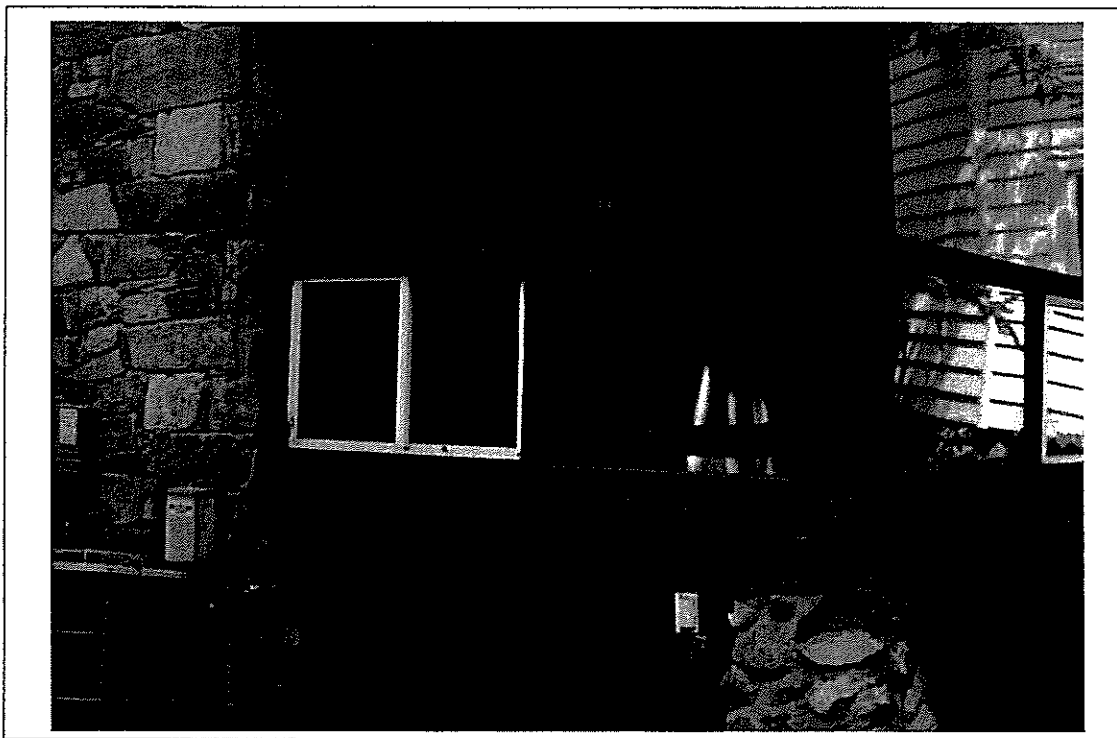
Existing East elevation. Terrace to be extended to south (not pictured);  
Detail: rear porch glazing to be replaced (see previous image).

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Existing Property Condition Photographs (duplicate as needed)



Existing North elevation. Rear porch in poor condition; plexi-glass to be replaced  
Detail: with insulated glazing and structure to be replaced with new posts to support roof.



Existing North elevation. Rear porch in poor condition; plexi-glass to be replaced  
Detail: with insulated glazing and structure to be replaced with new posts to support roof.

18

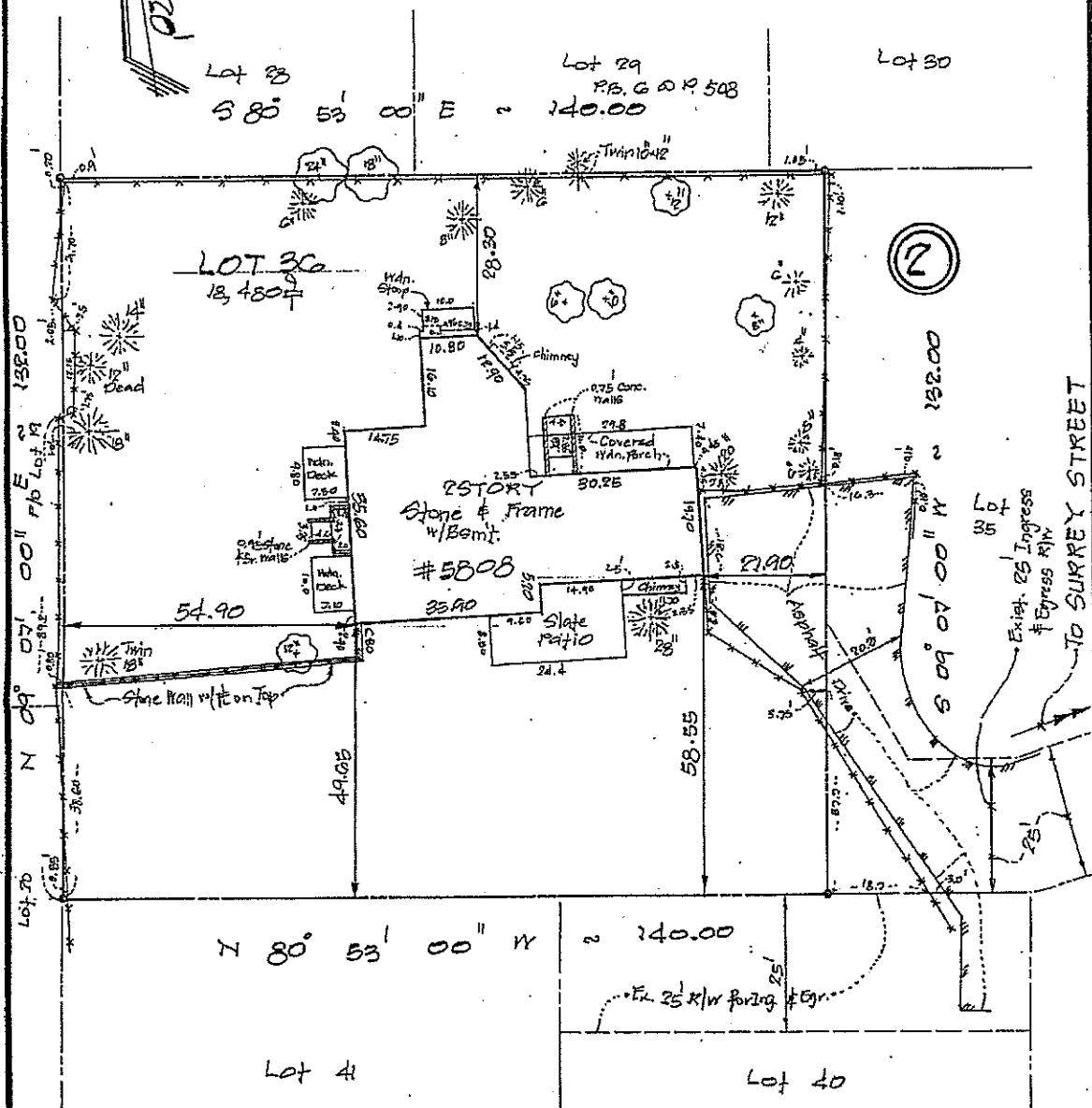
TREE SURVEY

HOUSE LOCATION SURVEY AND  
LOCATION OF TREES AROUND HOUSE

**LOT 36, BLOCK "2"  
SOMERSET HEIGHTS**

PLAT BOOK 109 @ PLAT 12655  
7TH ELECTION DISTRICT  
MONTGOMERY COUNTY, MD.

SCALE: 1" = 20'



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:

NOTE: House location surveys do not include setting iron pipes on property corners.

NO TITLE REPORT FURNISHED.  
PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.



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

3101 RITCHIE ROAD  
FORESTVILLE, MD 20747  
TEL: 301-736-6387 / 7115  
email: meekins.wmeekins@verizon.net  
web: www.wmeekins.net  
**REGISTRATIONS**  
MD #2134 & #10833

DCLS # 900880

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

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

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**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

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