EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4807 Dorset Ave., Chevy Chase  Meeting Date: 02/22/17
Resource: Contributing Resource  Report Date: 02/15/17
   Somerset Historic District
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
   _____ 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
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 to schedule a follow-up site visit.
HISTORIC AREA WORK PERMIT

APPLICATION FOR

301/563-3400

HISTORIC PRESERVATION COMMISSION
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 plot. 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 containers, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS SEE ATTACHED 
   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, content.
      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 are directly across the street/property 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.
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 treaded area prevents us from pushing this structure deeper into the back yard.

The proposed construction will not affect any exiting trees on site.
CONSUMER INFORMATION NOTES:
1. This plan is a benefit to a consumer and as such 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.

DORSET AVENUE

LOCATION DRAWING
LOTS 36, 40 AND 41
SOMERSET HEIGHTS
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE
7. HEFFERY CERTIFIES THAT THE INFORMATION SHOWN HERON 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.

REFERENCES
PLAT BK. 109
PLAT NO. 12855

DATE OF LOCATIONS
HOUSE LOCATION: 7-8-97
DRAWN BY: F.Y.D
PROPERTY CORNERS: JOB NO.: 97-1884

SNIDER & ASSOCIATES
LAND SURVEYORS
30270 Goldsboro Lane, Suite 110
Germantown, Maryland 20876
301/948-5100, Fax 301/948-5128

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 1/2 feet. Fences, if shown, have been located by approximate methods.
2. Property Address: 5000 Dorsor Street, Lot 36

3. Improvements shown herein were prepared without the benefit of a title report and may not reflect all easement rights of ways or encumbrances.
4. Scale: properties are sized 8:60.
5. Scale: property lines are sized 8:60.

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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.
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).
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.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

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<td>Maya Weil</td>
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<td>4807 Dorset Ave</td>
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<tr>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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