

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

<b>Address:</b>	4709 Dorset Ave., Chevy Chase	<b>Meeting Date:</b>	3/14/2018
<b>Resource:</b>	<b>Primary (Pre-1915) Resource</b> (Somerset Historic District)	<b>Report Date:</b>	3/7/2018
<b>Applicant:</b>	Luke Olson	<b>Public Notice:</b>	2/28/2018
		<b>Tax Credit:</b>	Partial
<b>Review:</b>	HAWP	<b>Staff:</b>	Michael Kyne
<b>Case Number:</b>	35/36-18A		
<b>PROPOSAL:</b>	Building addition		

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**STAFF RECOMMENDATION**

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

1. Details will be provided for all proposed doors and windows, with final review and approval delegated to staff.
2. Garage door details will be provided, with final review and approval delegated to staff.
3. Pool fence details will be provided, with final review and approval delegated to staff.
4. Specifications will be provided for all proposed roofing materials, with final review and approval delegated to staff.
5. Deck railing details will be provided, with final review and approval delegated to staff.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary (Pre-1915) Resource within the Somerset District  
**STYLE:** Colonial Revival/Queen Anne  
**DATE:** c. 1900

**BACKGROUND**

The applicant previously appeared before the Commission for preliminary consultations at the January 10, 2018 and February 13, 2018 (rescheduled from February 7, 2013 due to inclement weather) HPC meetings. At the February 13, 2018 HPC meeting, the Commission expressed general support for the applicant's proposal, but expressed concerns regarding the application.

**PROPOSAL**

The applicant proposes a building addition and other alterations at the subject property.

## **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 19<sup>th</sup> 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-20<sup>th</sup> 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 1900 Colonial Revival/Queen Anne-style house within the Somerset Historic District. The house is generally L-shaped, with a main two-story front gable section and a one-story section with gambrel roof at the front/right corner. There is an enclosed porch and deck to the rear of the one-story gambrel roof section of the house, and smaller two-story and one-story structures to the rear of the main house. There is a driveway at the right side of the property, leading to a one-car garage. Records indicate that the existing garage may be original, but it appears to have been altered over the years, with fenestration added to the side elevations.

The applicants propose the following work items at the subject property:

- Remove the existing rear structures.
- Remove the non-historic rear deck.
- Remove the existing asphalt shingle roof from the historic house and replace it with cedar shingles.
- Alter and extend the existing enclosed porch at the rear/right side of the house.
- Construct a 1,253 sf two-story rear addition with glass hyphen, fiber cement siding, aluminum-

- clad wood windows, paintable and millable PVC trim, and cedar shingle roofing.
- Construct a 247 sf screened porch with deck above at the rear of the proposed two-story rear addition.
- Remove an existing one-car garage at the right of the property.
- Construct a new two-car garage at the rear/right side of the property.
- Extend the existing driveway to the new garage.
- Construct a new pool.
- Install a new pool fence.
- Remove 11 trees.
- Demo and rebuild an existing retaining wall on the left side of the property.

The applicant previously appeared before the Commission for preliminary consultations at the January 10, 2018 and February 13, 2018 (rescheduled from February 7, 2013 due to inclement weather) HPC meetings. At the February 13, 2018 HPC meeting, the Commission expressed general support for the applicant's proposal, but expressed the following concerns:

- The Commission found the belt course on the proposed rear addition incompatible with the historic house.
- The Commission suggested that the applicant replace the existing asphalt shingles on the historic house with cedar shingles, and that cedar shingles to match be proposed for the rear addition.
- The Commission suggested that horizontal mullions be added to the large windows in the rear addition to make them more compatible with the character of the historic house.
- One Commissioner suggested that the applicant explore lowering the roof of the rear addition to make the addition appear more subsidiary to the historic house.

The applicant has made the following revisions to their proposal, based upon the Commission's previous comments:

- The previously proposed belt course has been removed from the proposed rear addition.
- The applicant proposes to replace the existing asphalt shingles on the historic with cedar shingles to match those proposed for the rear addition.
- Horizontal mullions have been added to all windows and doors in the proposed rear addition.
- The applicant explored lowering the roof of the proposed rear addition but found that this revision would reduce the useable space of the rear addition and cause head height issues.

Staff finds that the applicant has appropriately responded to the Commissioners comments and concerns, and that the proposal is compatible with the subject property and surrounding streetscape. Staff recommends that the Commission approve the applicant's proposal with the conditions specified on Circle 1.

After full and fair consideration of the applicants' 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, and having found the proposal is consistent with the *Secretary of the Interior's Standards for Rehabilitation* outlined above.

#### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with the conditions specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), 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](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



# HISTORIC PRESERVATION COMMISSION

301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

828466

Contact Email: LOLSON@GTHARCHITECTS.COM Contact Person: LUKE OLSON  
Daytime Phone No.: 240-333-2021  
Tax Account No.: 00536558  
Name of Property Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_  
Address: \_\_\_\_\_  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

### LOCATION OF BUILDING/REMISE

House Number: 4709 Street: DORSET AVE  
Town/City: CHEVY CHASE Nearest Cross Street: WARLOCK PL  
Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### PART ONE: TYPE OF MAINTENANCE 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: GARAGE

1B. Construction cost estimate: \$ 1,400,000.00

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 5 feet 0 inches Post Fence Retaining Wall to Match Exs.  
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  
+1-(2'-6")

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

2/19/18  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 5/21/99

**SEE REVERSE SIDE FOR INSTRUCTIONS**

(7)

**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**

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.



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

The existing house is a 2-story front gable Colonial Revival/Queen Anne (pre-1915) with a 2-story gambrel addition on the right side and a 1-story addition to the rear. There is also a driveway leading to a detached one-car garage in the rear yard which has been converted into a conditioned studio space.

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

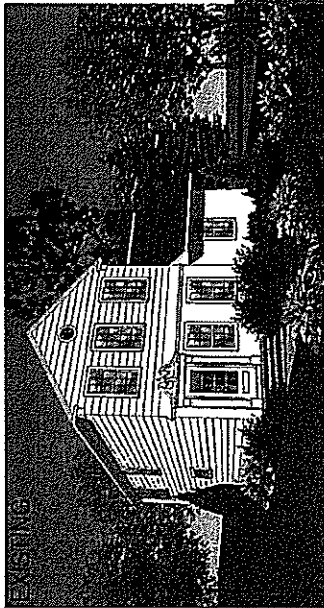
We are proposing to make the following changes to the existing resource:

- remove the existing rear 1-story structures, rear bay window and non-historic rear deck.
- remove the existing asphalt roof and replace it with a new cedar roof to match the existing.
- alter and extend the existing enclosed porch at the rear/right side of the house.
- construct a new 2-story rear addition with glass hyphen.
- Construct a new screened porch with deck above at the rear of the proposed two-story rear addition.
- Remove an existing one-car garage at the right of the property and construct a new two-car garage at the rear/right side of the property with an areaway accessing storage space below.
- Extend the existing driveway to the new garage.
- Construct a new pool, and install a new pool fence per County code.
- Remove 11 trees.
- demo and rebuild an existing retaining wall on the left side of the property.

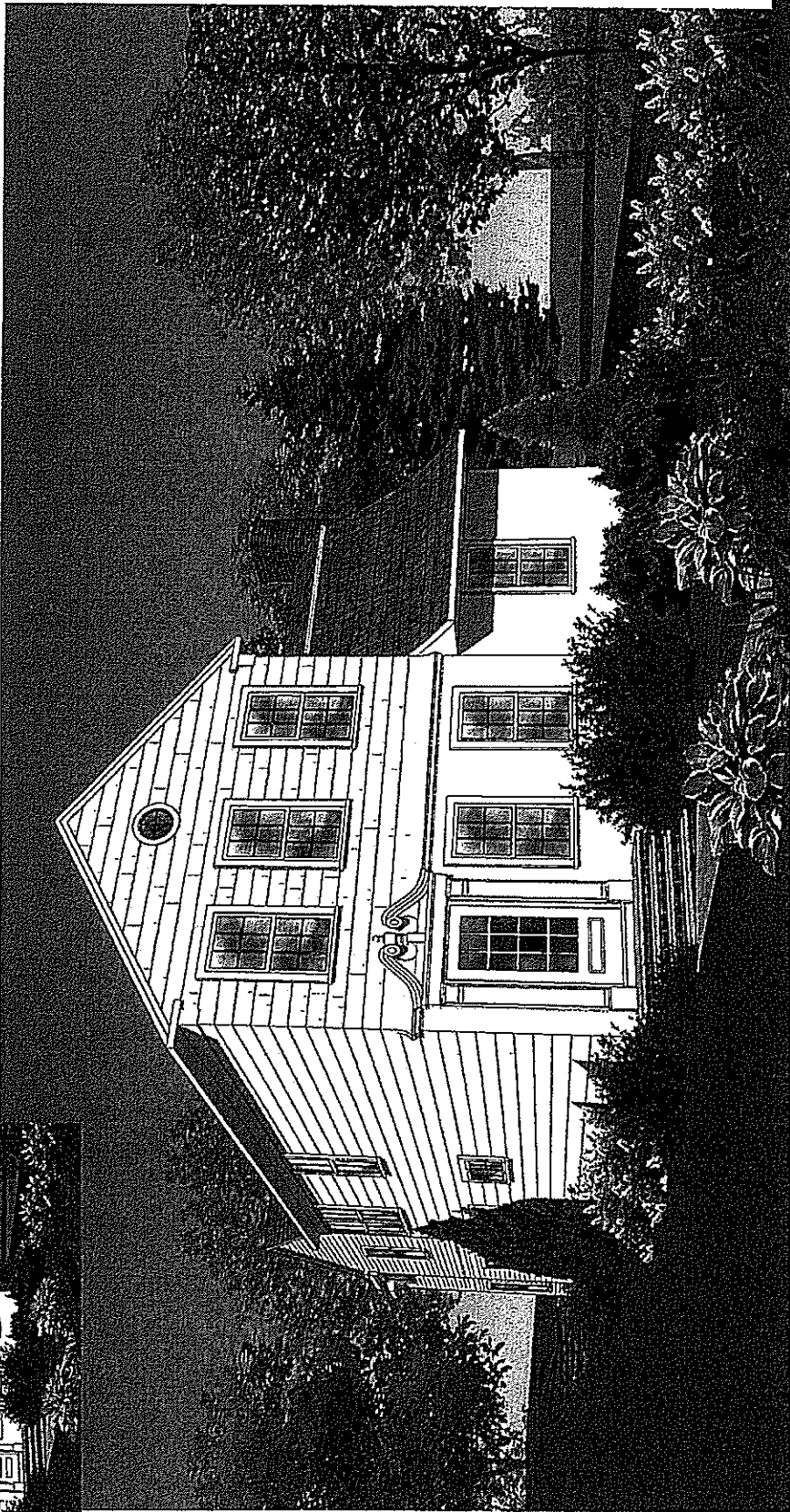
The materials on the addition are to be ptd. fibercement lap siding, clad-wood windows and doors, ptd. pvc trim, cedar roofing to match the new roof on the existing house, and ptd. aluminum gutters and downspouts.

We appeared before the Commission at the January 10, 2018 HPC meeting and received feedback at that time which was incorporated into a set that was reviewed at the 2/13/2018 meeting (rescheduled from 2/7/2018 due to weather). At the second meeting we received positive feedback regarding our proposed addition with the recommendations that we replace the existing roof with cedar shingles and provide new cedar roofing to match, and that we add horizontal mullions to the large windows in the addition to reference the light divisions in the existing house. We've incorporated those changes into our HAWP submission

One commissioner did recommend we explore reducing the slope and roof line of the side gable roof on the addition. We considered that option, but thought it was more important to match the slope of the existing gable roof as previously recommended at an earlier preliminary review meeting and found. It would also create head height issues in the rear gable that would reduce the useable floor area of the addition. We also looked at dropping the entire roof structure down, but it would further reduce the usable square footage of the second floor of the addition and would cause head height issues in the floor plan in additional locations.



SCOPE OF WORK:  
 REMOVAL OF NON-HISTORIC ADDITION, ACCESSORY STRUCTURE & EXISTING TREES  
 AS REQUIRED FOR NEW 2-STORY ADDITION TO REAR OF EXISTING HISTORIC  
 RESOURCE, INCLUDING NEW POOL/DECK AND NEW 2-CAR GARAGE IN REAR YARD



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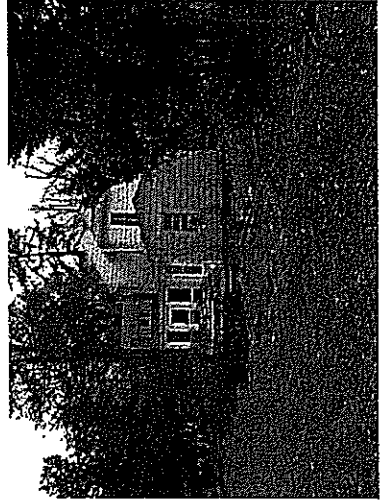
HAWP SET 02-21-2018

17.0450 - 4709 DORSET AVE - SSB

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

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## EXISTING PHOTOS

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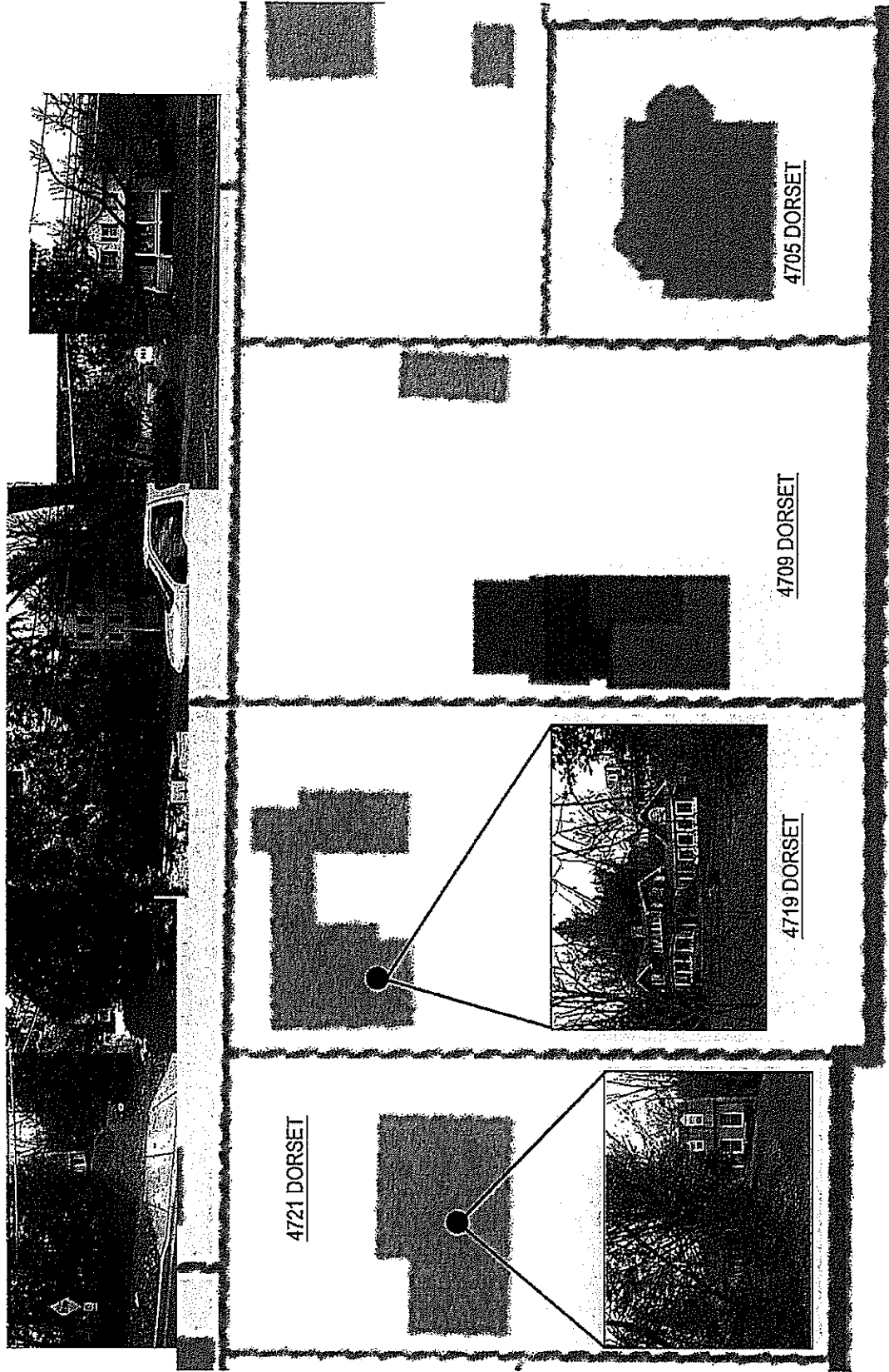




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NEIGHBORHOOD BUILDING MASSING STUDY

4709 DORSET AVENUE, CHEVY CHASE, MD 20815



BAA-5286

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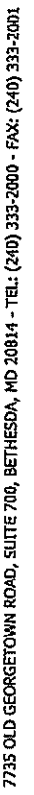
DORSET AVE STREETSCAPE

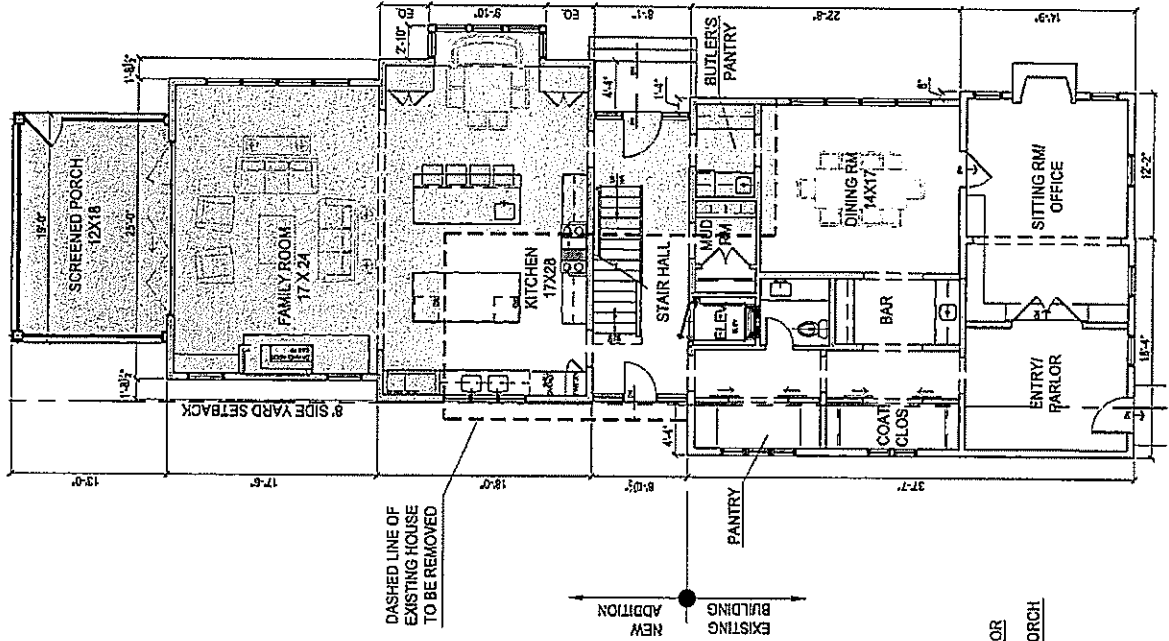
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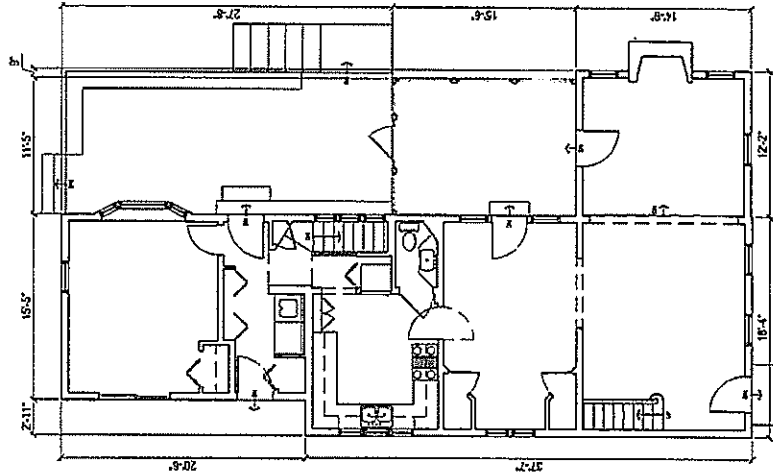
PROPOSED FIRST FLOOR  
 1,045 SF EXG. +  
 1,253 SF NEW FIN. SF +  
 247 SF SCREENED PORCH  
 2,545 SF TOTAL

5

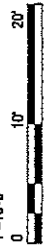
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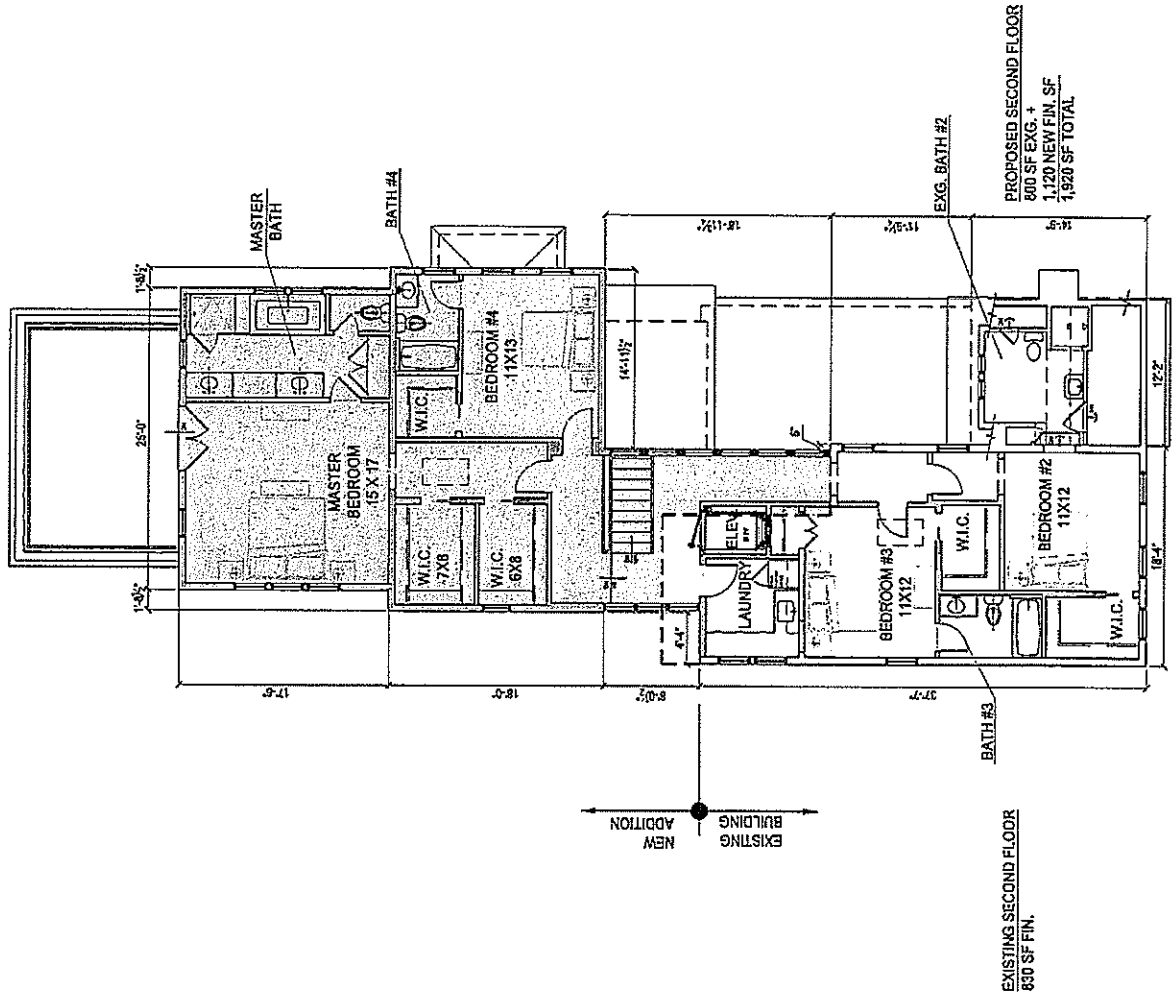
GRAPHIC SCALE  
 1"=10'-0"



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GRAPHIC SCALE  
1"=10'-0"



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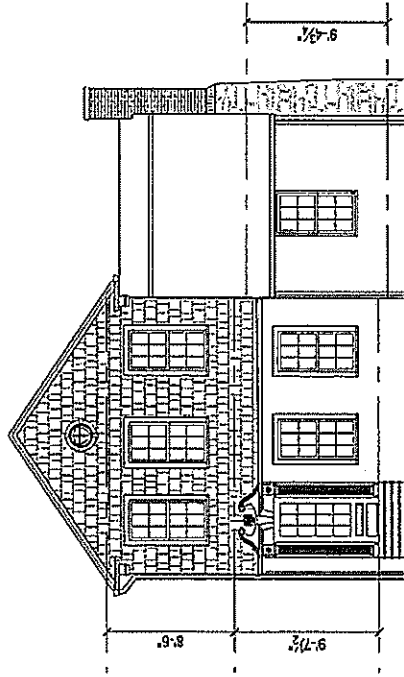
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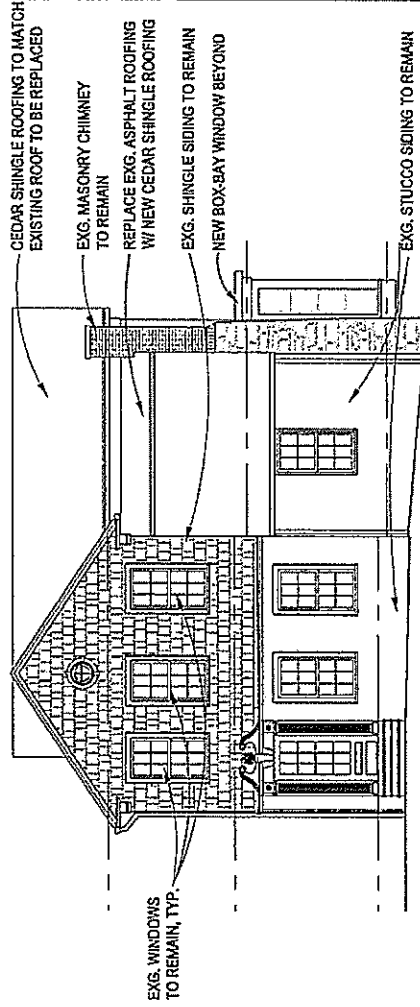
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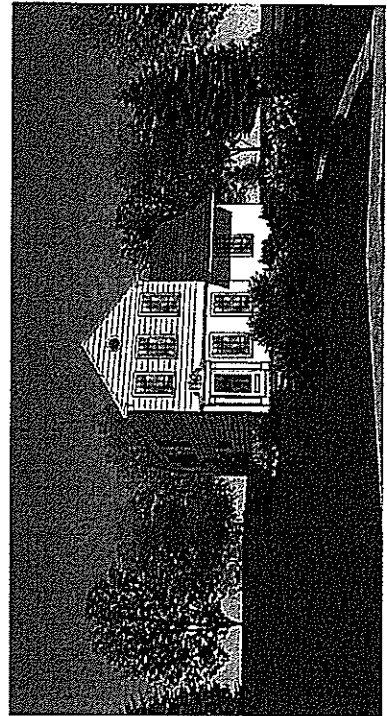
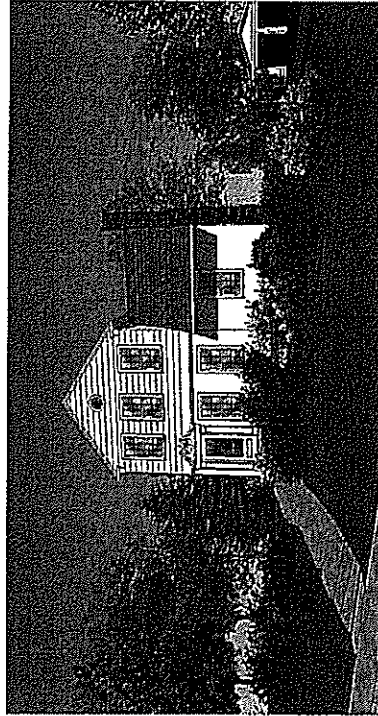
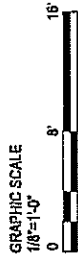


EXISTING FRONT ELEVATION

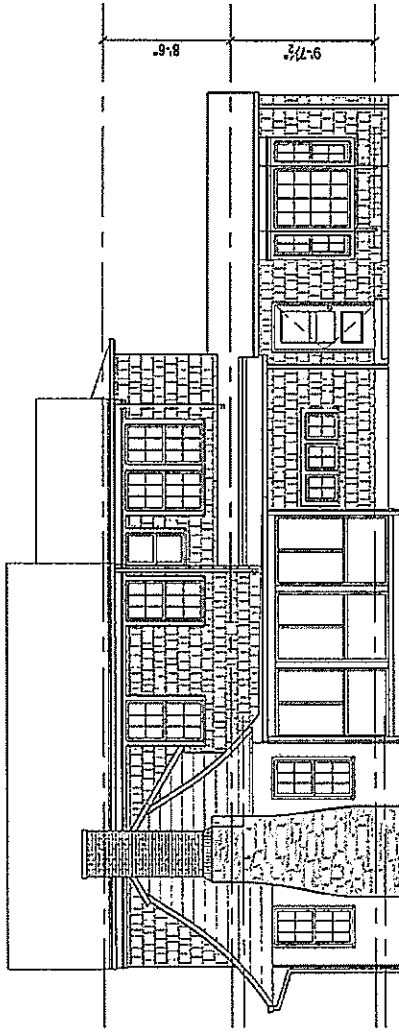
FOR ENTIRE HOUSE:  
 INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMS/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMS/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



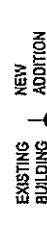
PROPOSED FRONT ELEVATION



VIEWS FROM STREET



EXISTING RIGHT SIDE ELEVATION



REPLACE EXISTING ASPHALT ROOFING  
WITH NEW CEDAR SHINGLE ROOFING

EXG. MASONRY  
CHIMNEY  
TO REMAIN

EXG. WINDOWS  
TO REMAIN, TYP.

EXG. SHINGLE  
SIDING TO REMAIN

EXG. LAP  
SIDING TO REMAIN

EXG. STUCCO  
SIDING TO REMAIN

GRAPHIC SCALE  
1/8" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION



VIEW FROM STREET @ DRIVEWAY

FOR ENTIRE HOUSE:

INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF  
EXISTING TRIMS/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND"  
WITH NEW TRIMS/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS.  
NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

CEGAR SHINGLE ROOFING  
TO MATCH EXISTING ROOF  
TO BE REPLACED

PTD. PVC TRIM,  
AZEK OR EQ.

NEW CLAD-HOOD  
WINDOWS & DOORS,  
SIMULATED DIVIDED  
LIGHTS W/ SHADOW  
BAR

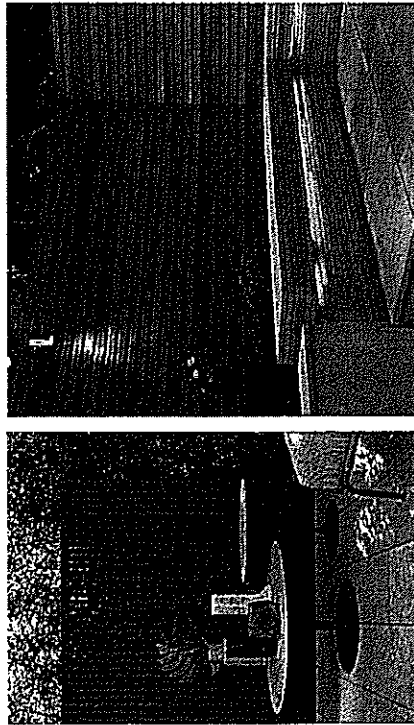
PTD. MTL RAILING

PTD. ALUM. K-STYLE  
GUTTERS &  
DOWNSPOUTS  
TO MATCH EXG.

8" SQUARE PVC  
COLUMN, HB&G  
PERMANTRAP OR EQ.

PTD. ALUM. SCREEN  
FRAMES W/ CHARCOAL  
SCREENING

NEW PTD. FIBERCEMENT MITRED  
LAP SIDING, REVEAL TO BE HALF  
OF EXISTING SIDING REVEAL



POOL FENCE SAMPLE PHOTOS  
5' HEIGHT PROPOSED  
SEE SITE PLAN FOR LOCATION



GRAPHIC SCALE  
1/8"=1'-0"



17.0450 - 4709 DORSET AVE - SSB

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

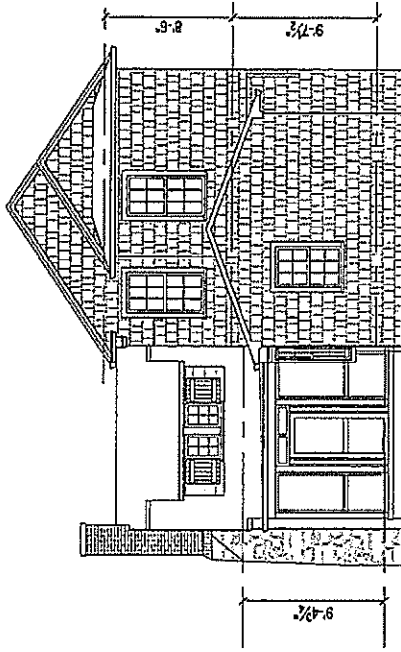
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8a

PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMSIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMSIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

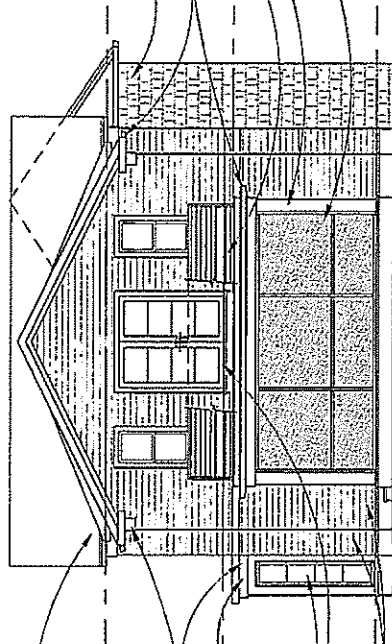
CEDAR SHINGLE ROOFING  
TO MATCH EXISTING ROOF  
TO BE REPLACED

PTD. PVC TRIM, AZEK OR EQ.

NEW BOX-BAY WINDOW BEYOND

NEW CLAD-WOOD WINDOWS &  
DOORS, SIMULATED DIVIDED  
LIGHTS W/ SHADOW BAR

NEW PTD. FIBERCEMENT MITRED  
LAP SIDING, REVEAL TO BE HALF  
OF EXISTING SIDING REVEAL



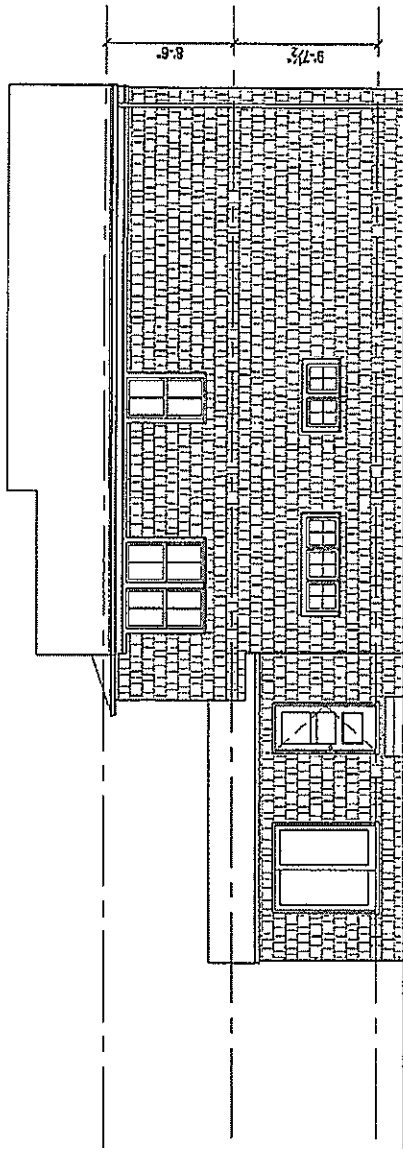
EXG. SHINGLE SIDING TO REMAIN

PTD. ALUM. K-STYLE  
GUTTERS & DOWNSPOUTS  
TO MATCH EXG.

PTD. MTL. RAILING

8" SQUARE PVC COLUMN,  
H&B PERMANWRAP OR EQ.

PTD. ALUM. SCREEN FRAMES  
W/ CHARCOAL SCREENING



EXISTING LEFT SIDE ELEVATION



PROPOSED LEFT SIDE ELEVATION

GRAPHIC SCALE  
1/8"=1'-0"



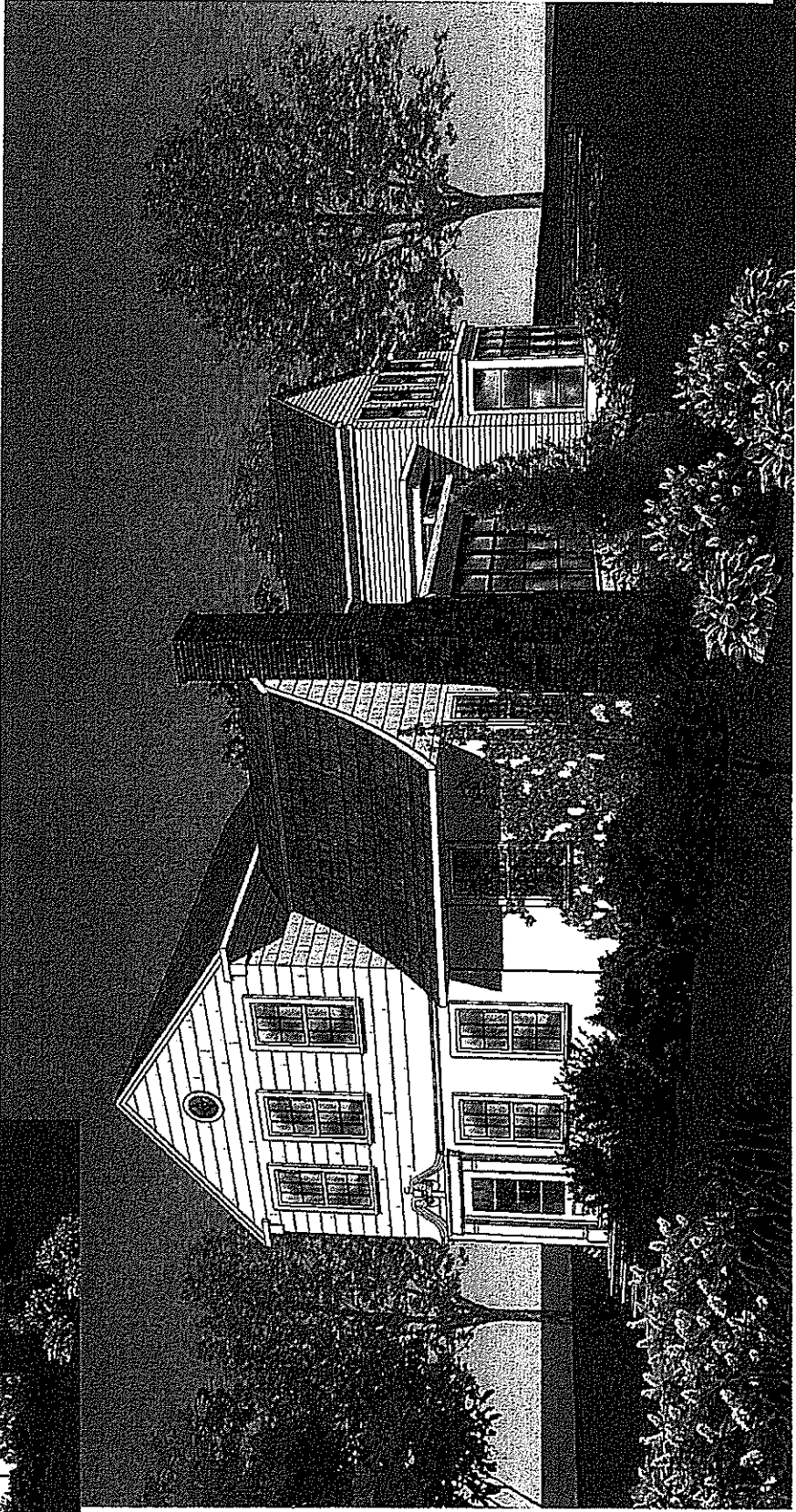
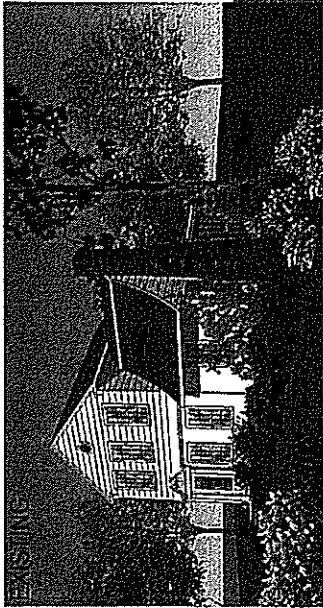
17.0450 - 4709 DORSET AVE - SSB

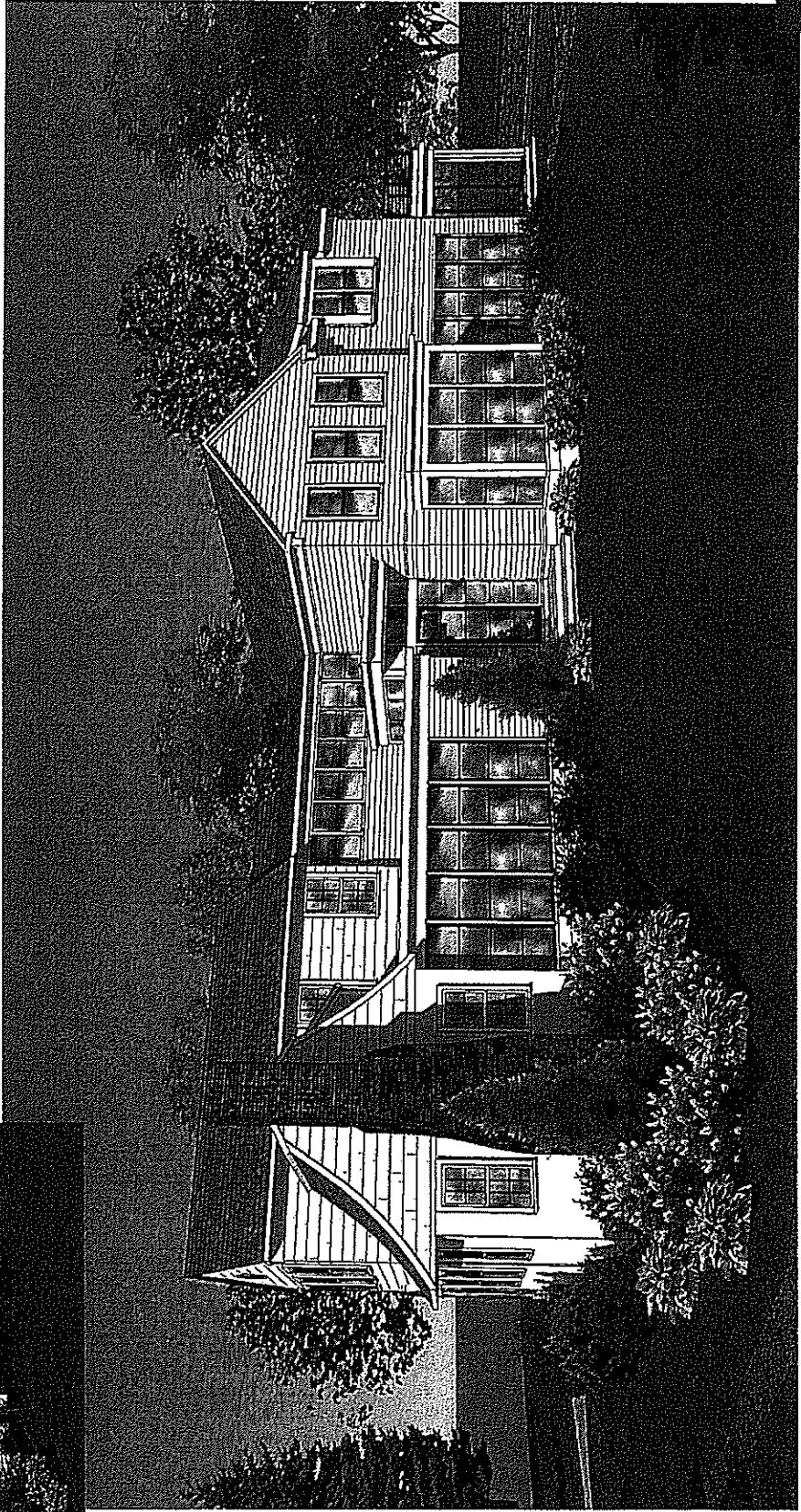
4709 DORSET AVENUE, CHEVY CHASE, MD 20815

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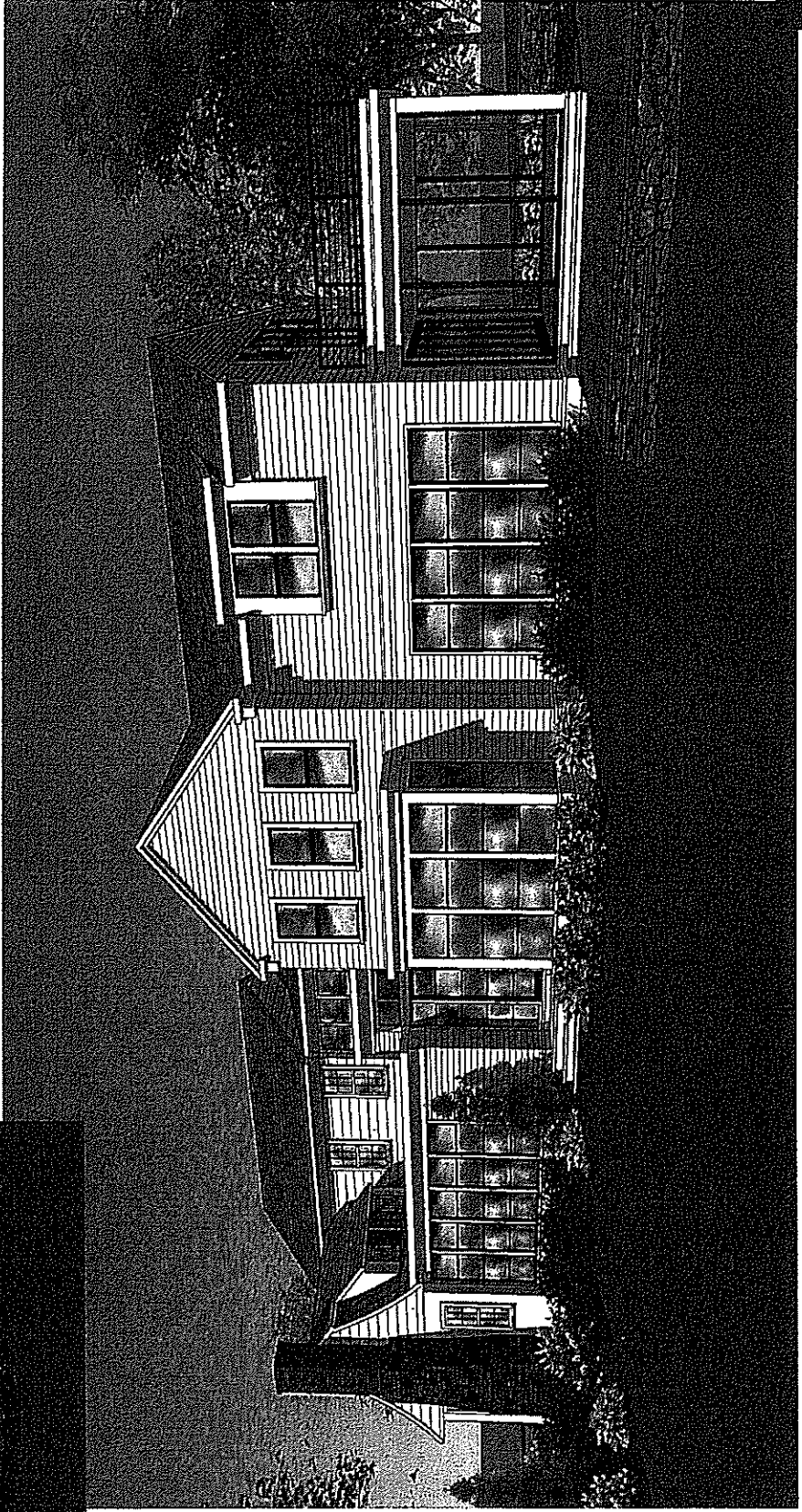
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

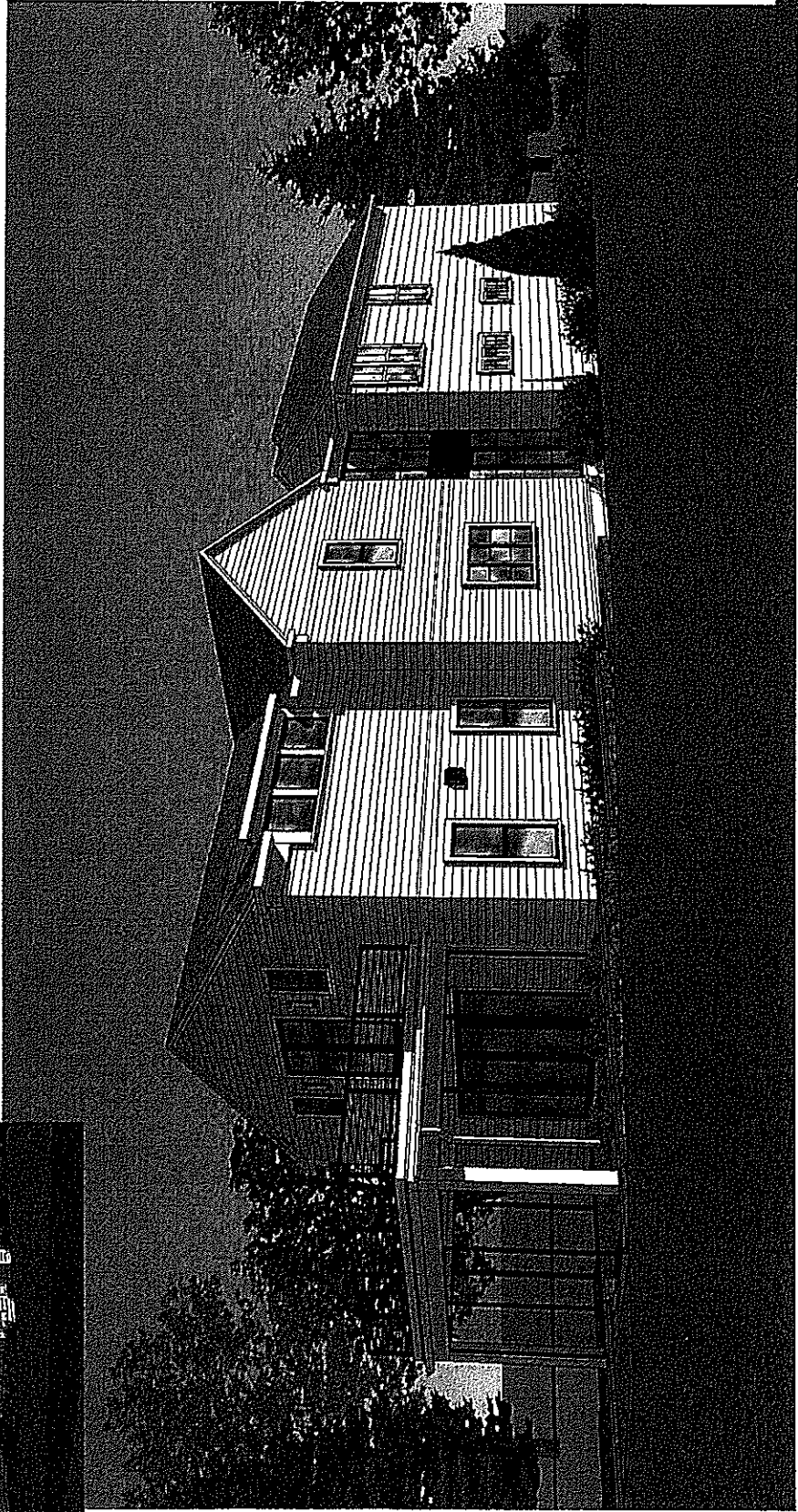
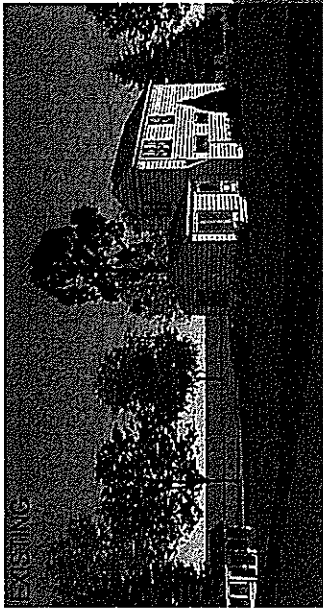




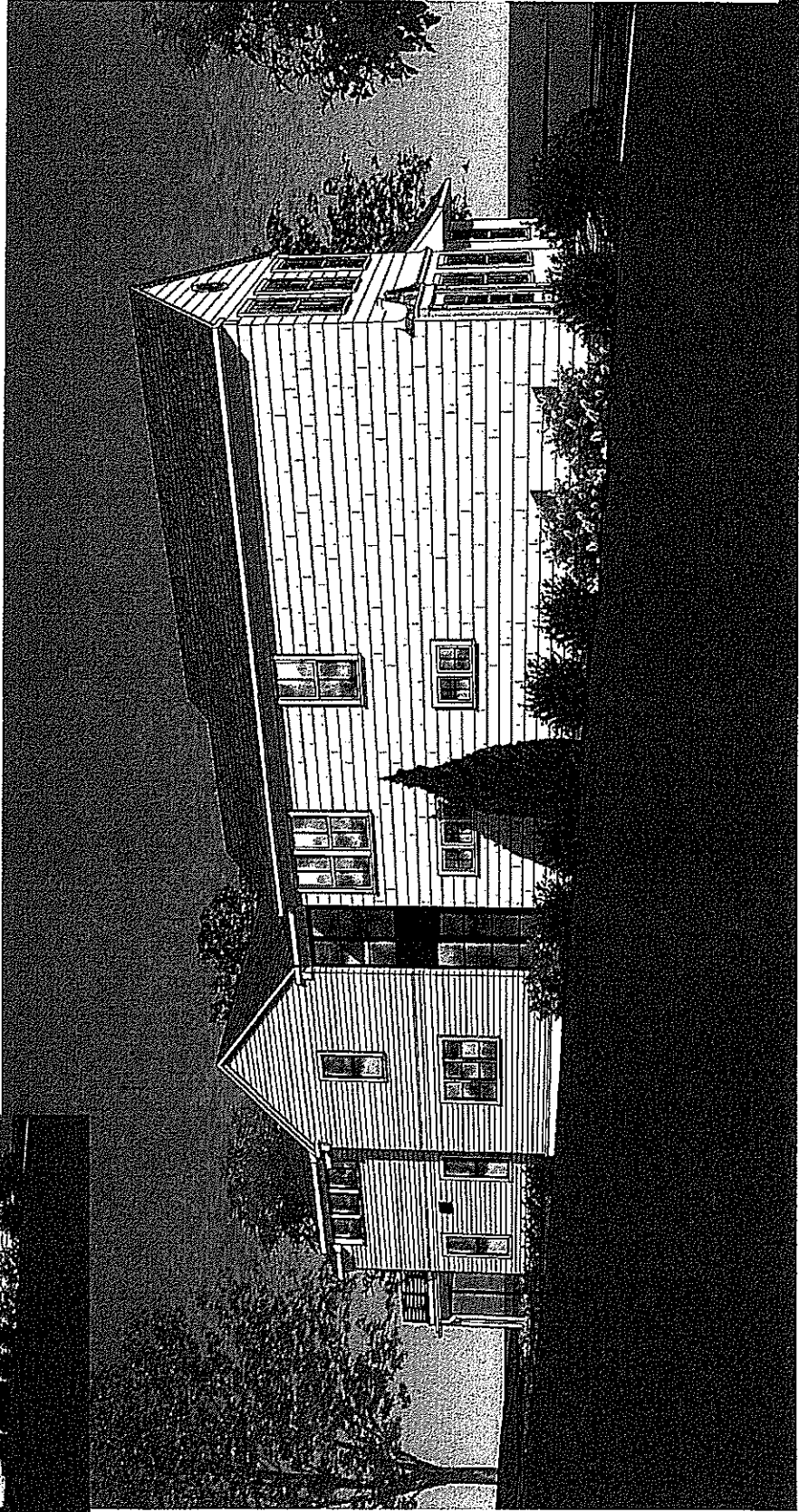


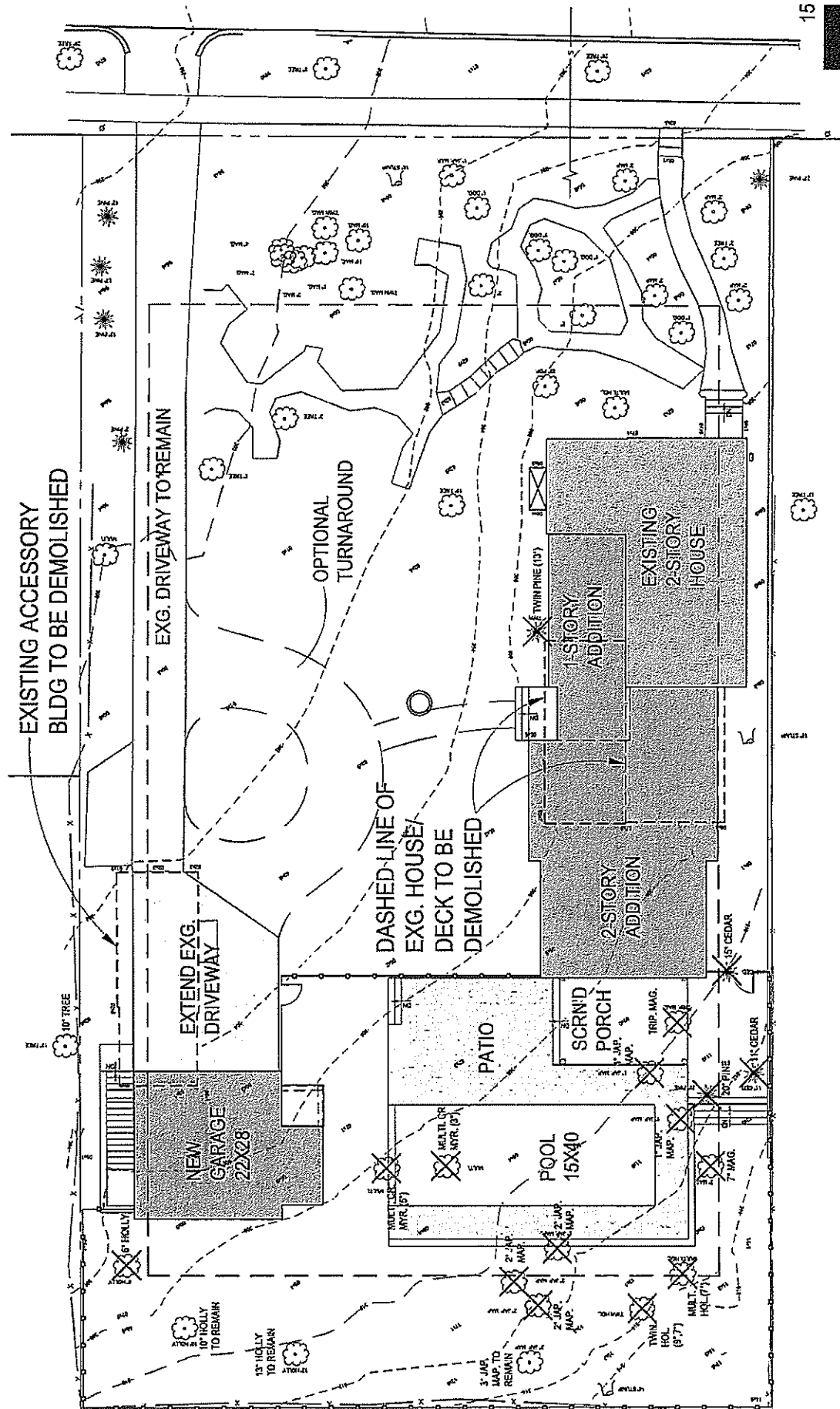












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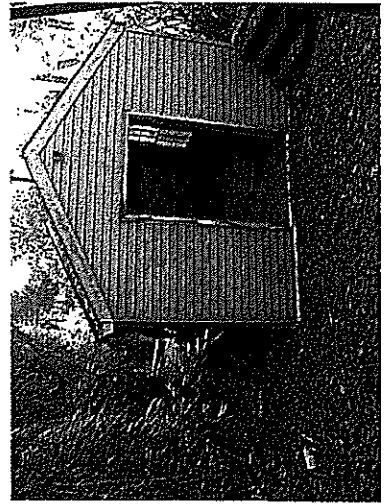
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**TREE PLAN**

(26)



4709 DORSET AVENUE, CHEVY CHASE, MD 20815



IN ADDITION, THE STRUCTURE HAS BEEN SIGNIFICANTLY MODIFIED WITH NON-HISTORIC ADDITIONS AND FENESTRATION OVER THE YEARS. THE GARAGE DOOR HAS BEEN BLOCKED OFF FROM THE INSIDE AND THE SPACE HAS BEEN FINISHED AND CONDITIONED.

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

Owner's mailing address	Owner's Agent's mailing address  LUKE ALAN GTH ARCHITECTS 7735 OLD GEORGETOWN RD STE 700 BETHESDA MD 20814
Adjacent and confronting Property Owners mailing addresses	
MALINI JADEJA 4702 DORSET AVE CHEVY CHASE, MD 20815	KEITH WHITE & MAURA HAHNEY 4705 DORSET AVE CHEVY CHASE, MD 20815
LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE, MD 20815	DEBORAH GOODINES & BRUCE SWARTZ 4716 DORSET AVE CHEVY CHASE, MD 20815
NARDEMAN NEK 4718 DORSET AVE CHEVY CHASE, MD 20815	GEORGE & DONNA HARMAN 4719 DORSET AVE CHEVY CHASE MD 20815
NICHOLAS FOX & DEBORAH BERGER-FOX 4712 CUMBERLAND AVE CHEVY CHASE MD 20815	PEARSON SLINDERLAND III 4718 CUMBERLAND AVE CHEVY CHASE MD 20815

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

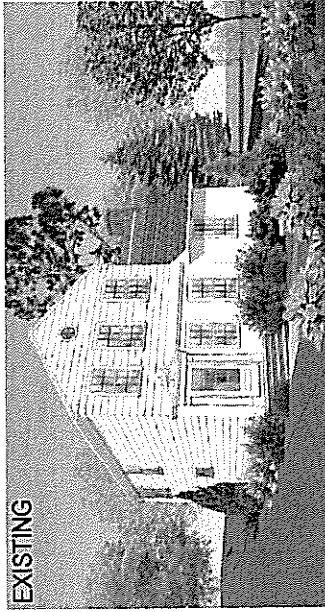
Owner's mailing address

Owner's Agent's mailing address

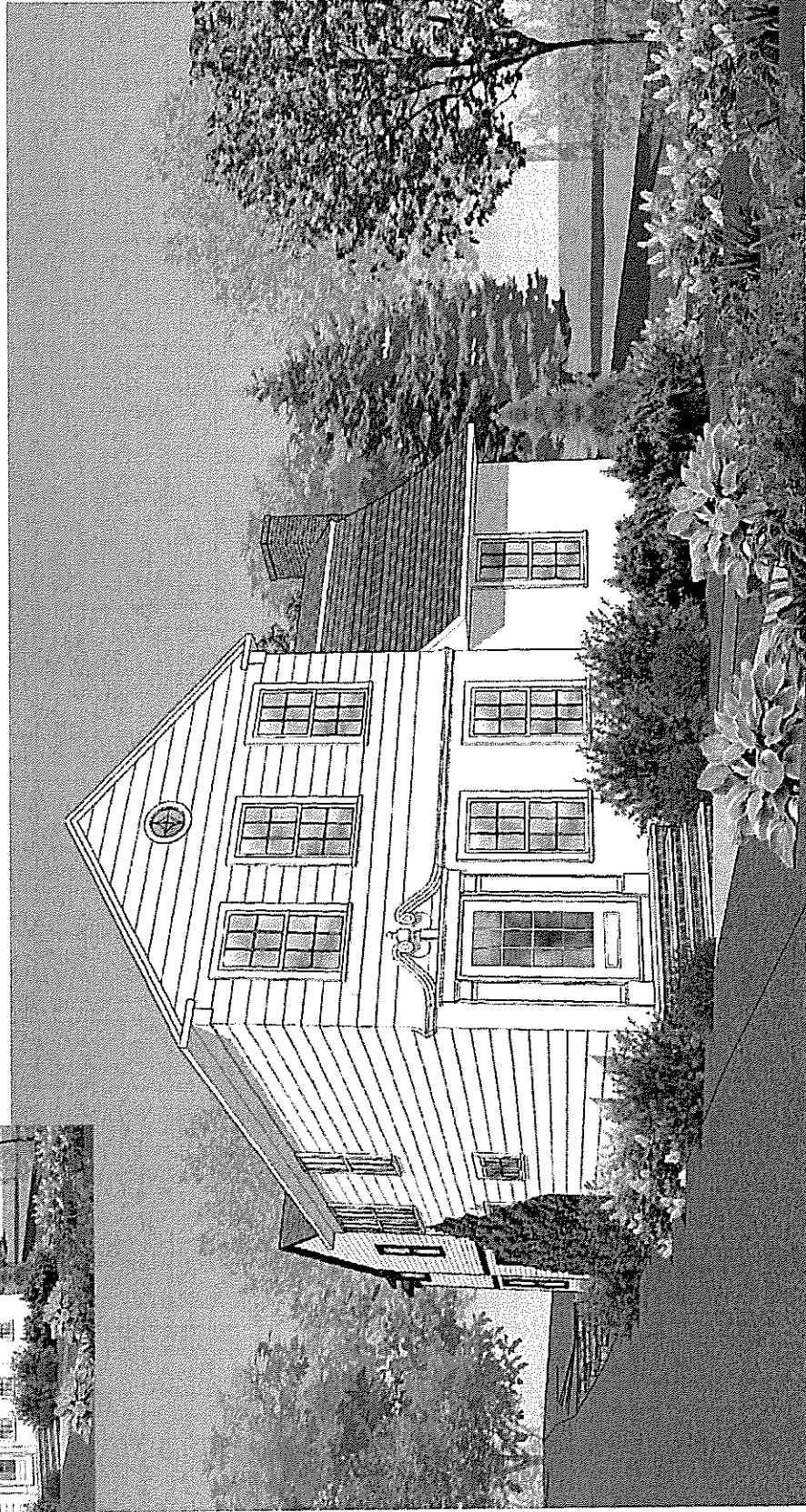
Adjacent and confronting Property Owners mailing addresses

DAVID STERN & TRACEY HUGHES  
5806 WARWICK PL  
CHRY CHASE MD 20815

# **PREVIOUS PROPOSAL**



SCOPE OF WORK:  
 REMOVAL OF NON-HISTORIC ADDITION, ACCESSORY STRUCTURE & EXISTING TREES  
 AS REQUIRED FOR NEW 2-STORY ADDITION TO REAR OF EXISTING HISTORIC  
 RESOURCE, INCLUDING NEW POOL/DECK AND NEW 2-CAR GARAGE IN REAR YARD



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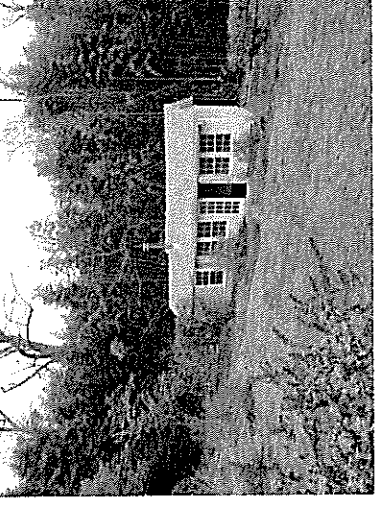
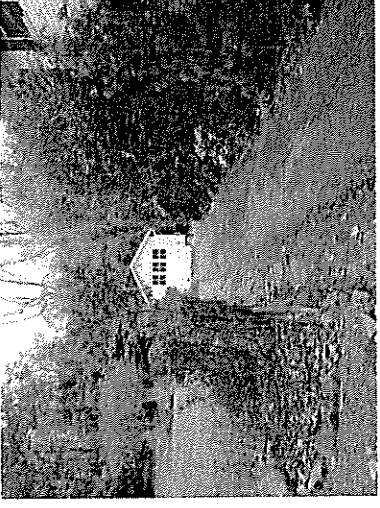
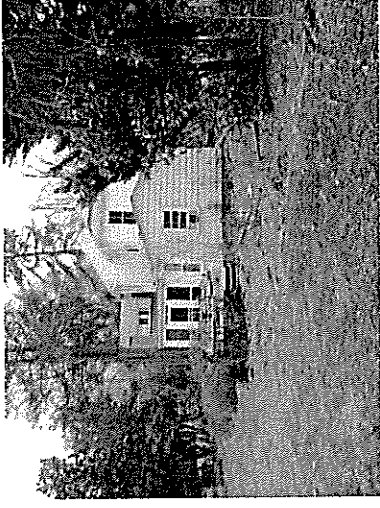
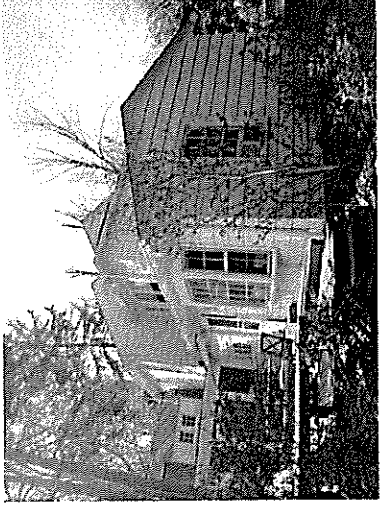
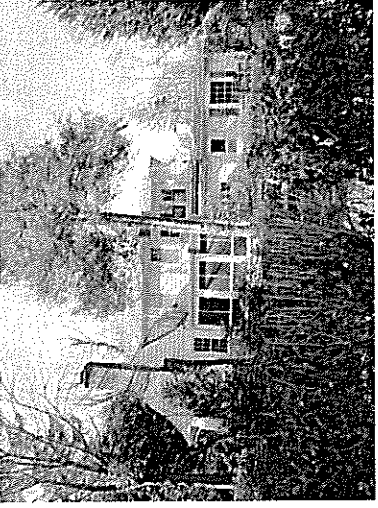
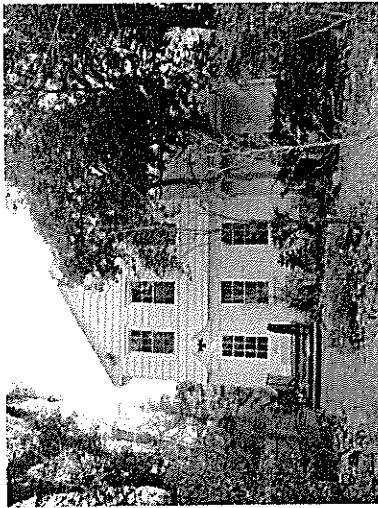
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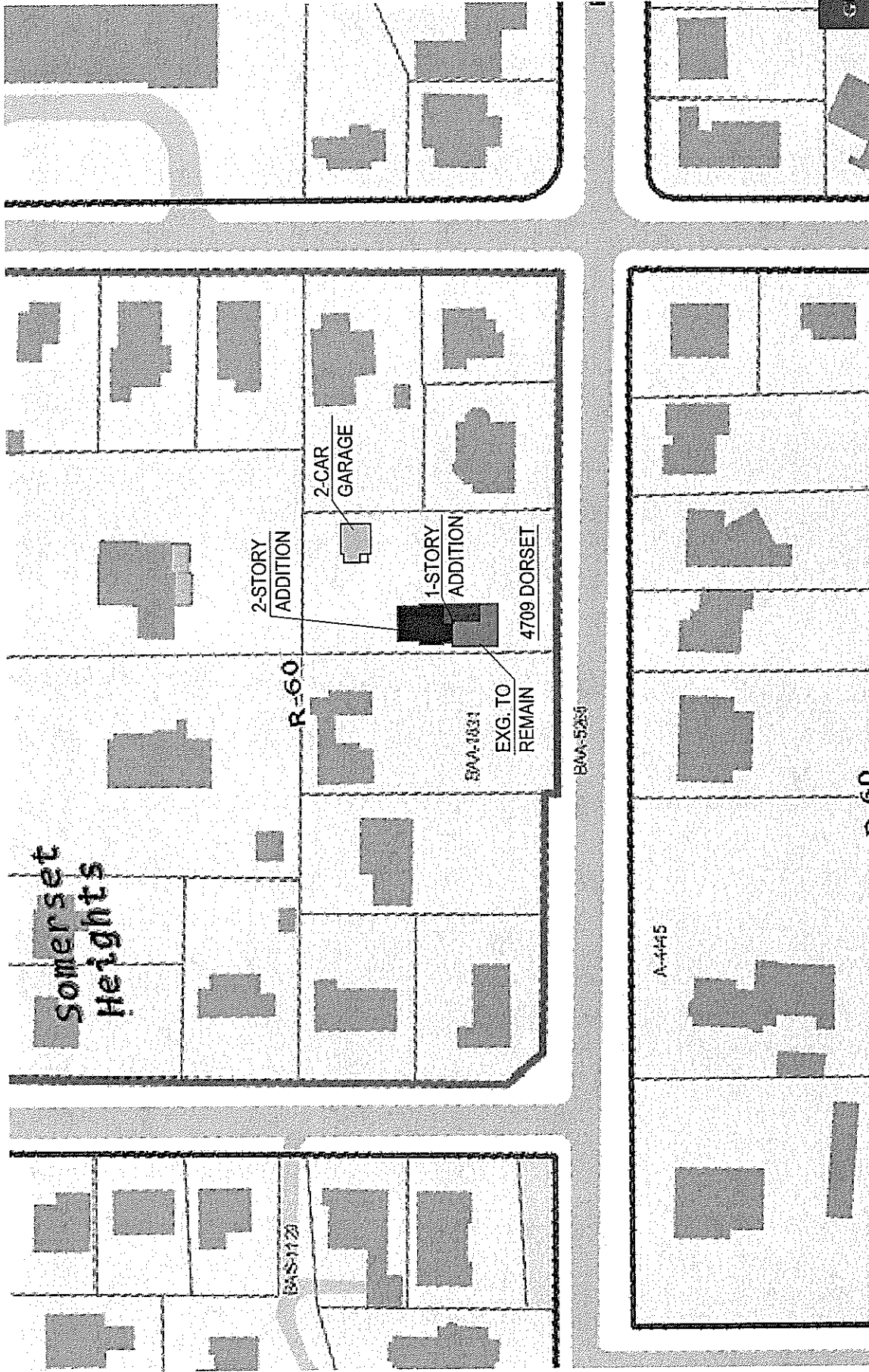
EXISTING PHOTOS

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# NEIGHBORHOOD BUILDING MASSING STUDY

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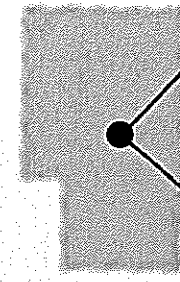
4709 DORSET AVENUE, CHEVY CHASE, MD 20815

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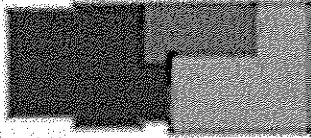
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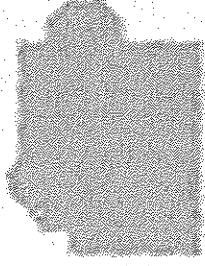
4721 DORSET



4719 DORSET



4709 DORSET



4705 DORSET

200A-5285

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4709 DORSET AVENUE, CHEVY CHASE, MD 20815

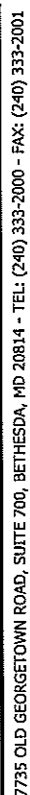
DORSET AVE STREETSCAPE

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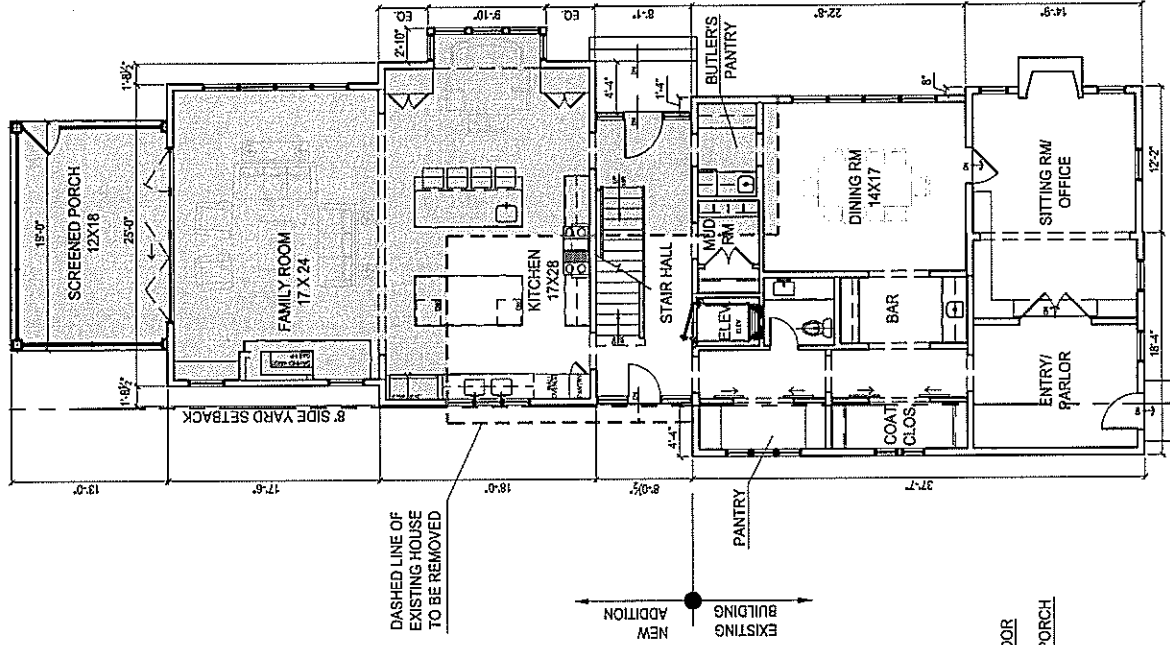
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PROPOSED FIRST FLOOR  
1,045 SF EXG. +  
1,253 SF NEW FIN. SF +  
247 SF SCREENED PORCH  
2,545 SF TOTAL

5

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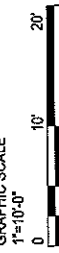
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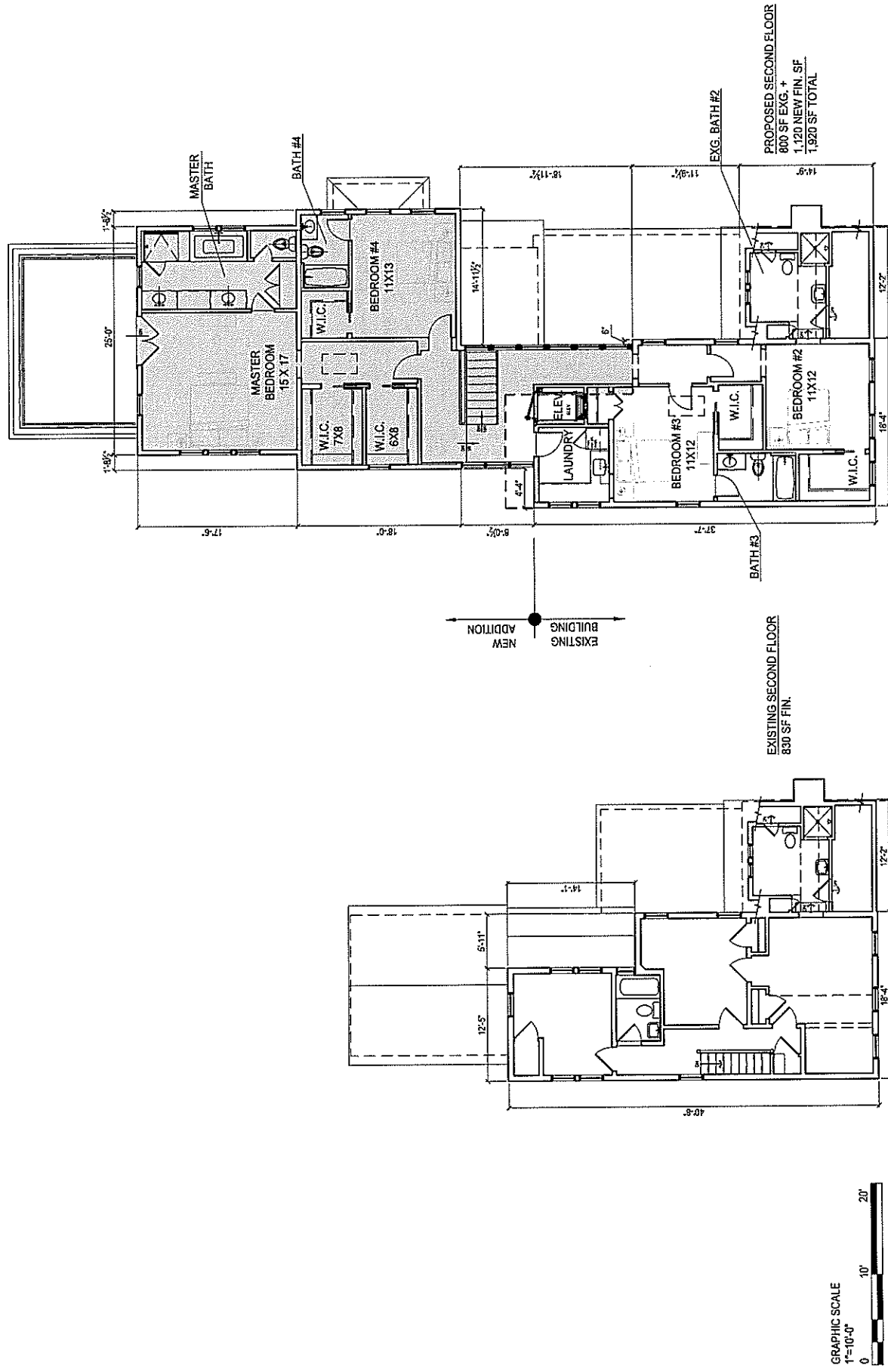
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4709 DORSET AVENUE, CHEVY CHASE, MD 20815

GRAPHIC SCALE





GRAPHIC SCALE

1"=10'-0"

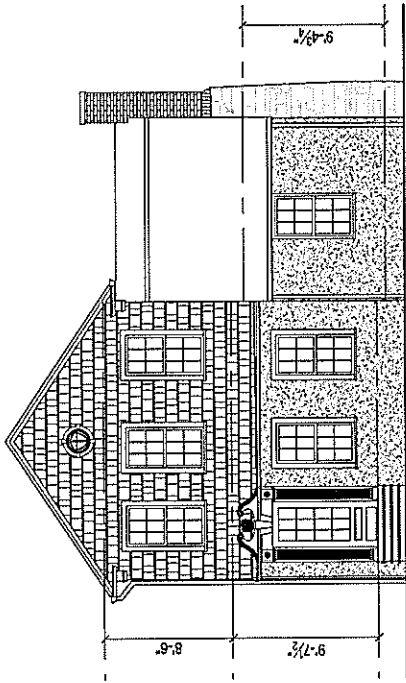
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29.

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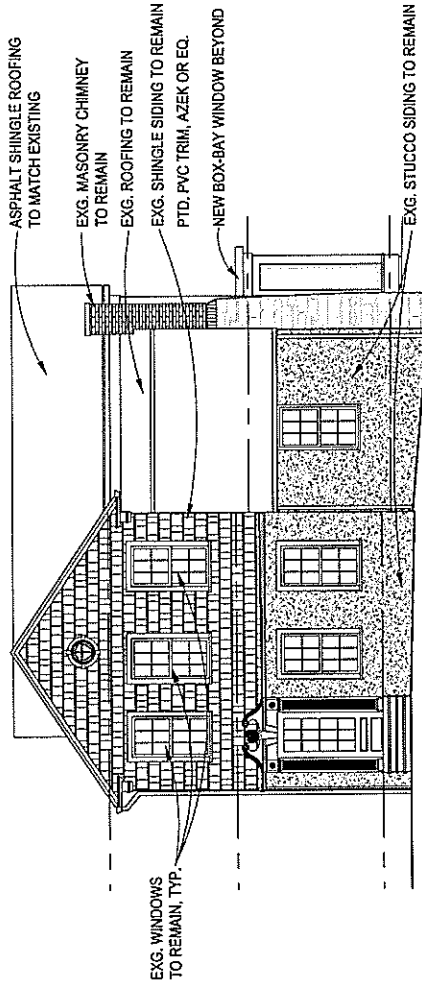
17.0450 - 4709 DORSET AVE - SSB

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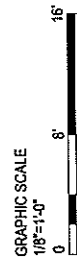


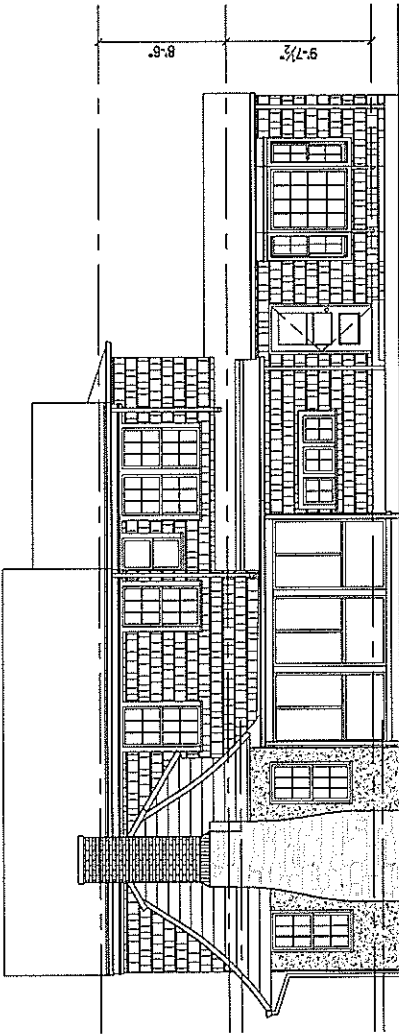
EXISTING FRONT ELEVATION

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMS/SIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMS/SIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

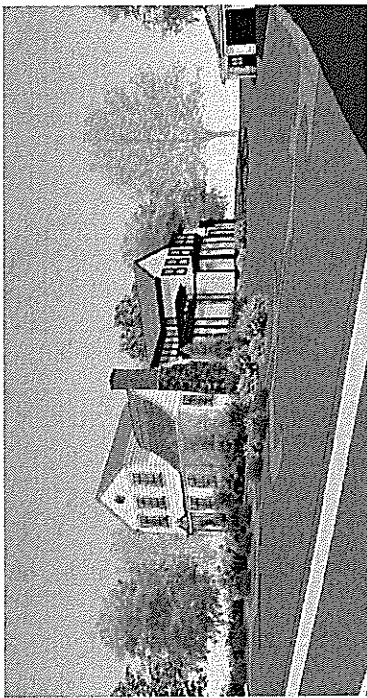


PROPOSED FRONT ELEVATION





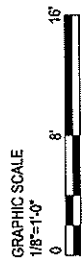
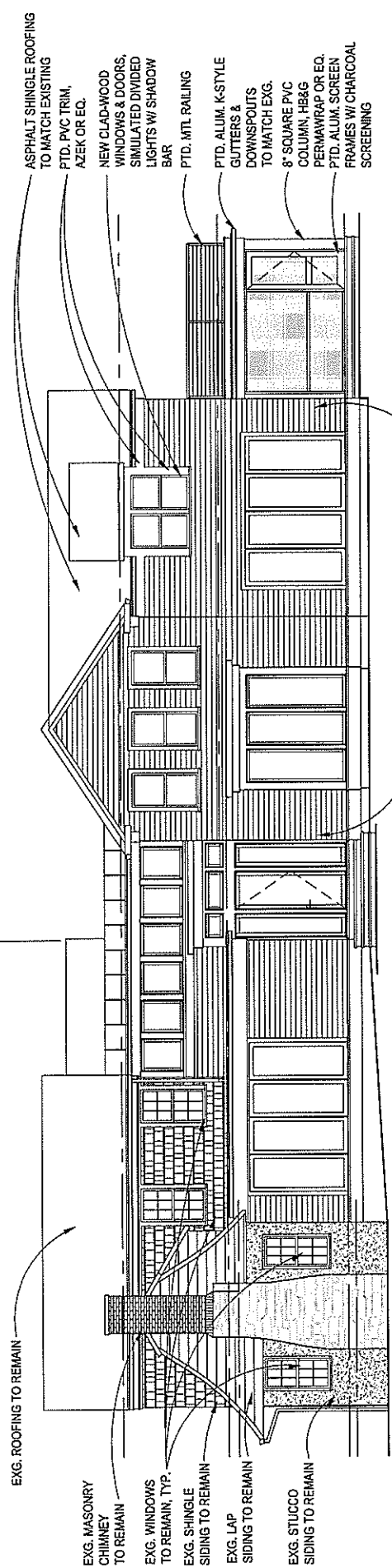
EXISTING RIGHT SIDE ELEVATION



VIEW FROM STREET @ DRIVEWAY

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMSIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMSIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.

NEW  
ADDITION

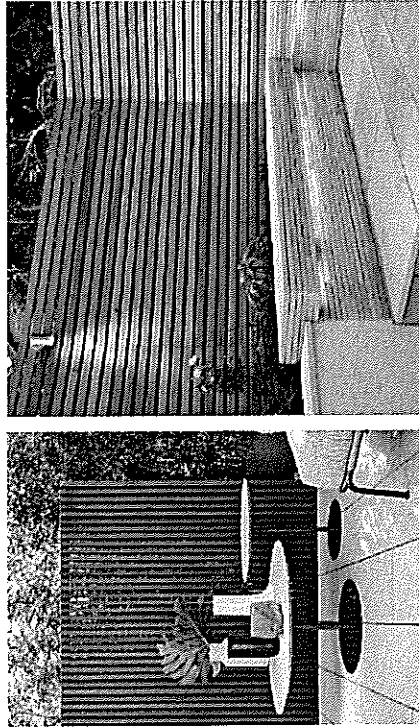


PROPOSED RIGHT SIDE ELEVATION

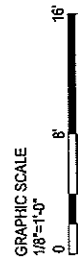
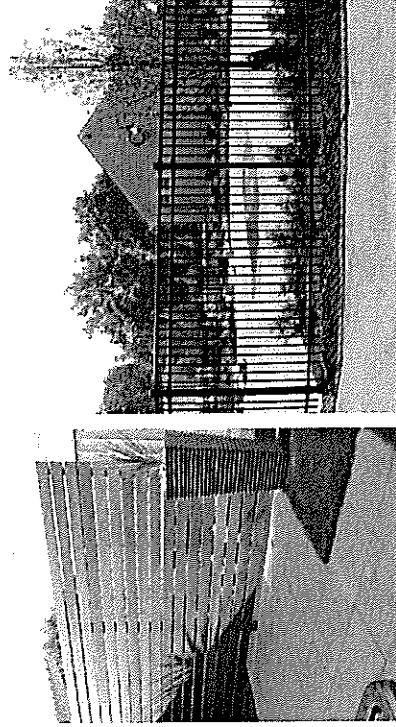
NEW PTD. FIBRECEMENT MITRED  
LAP SIDING, REVEAL TO BE HALF  
OF EXISTING SIDING REVEAL







POOL FENCE SAMPLE PHOTOS  
5' HEIGHT PROPOSED  
SEE SITE PLAN FOR LOCATION



## 17.0450 - 4709 DORSET AVE - SSB

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

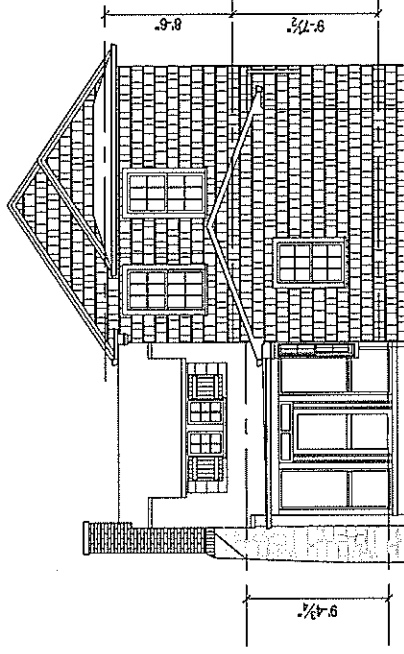
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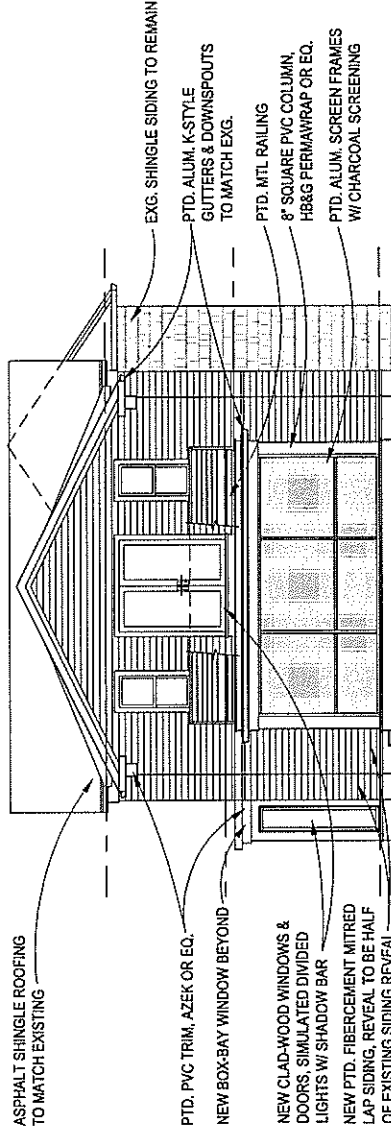
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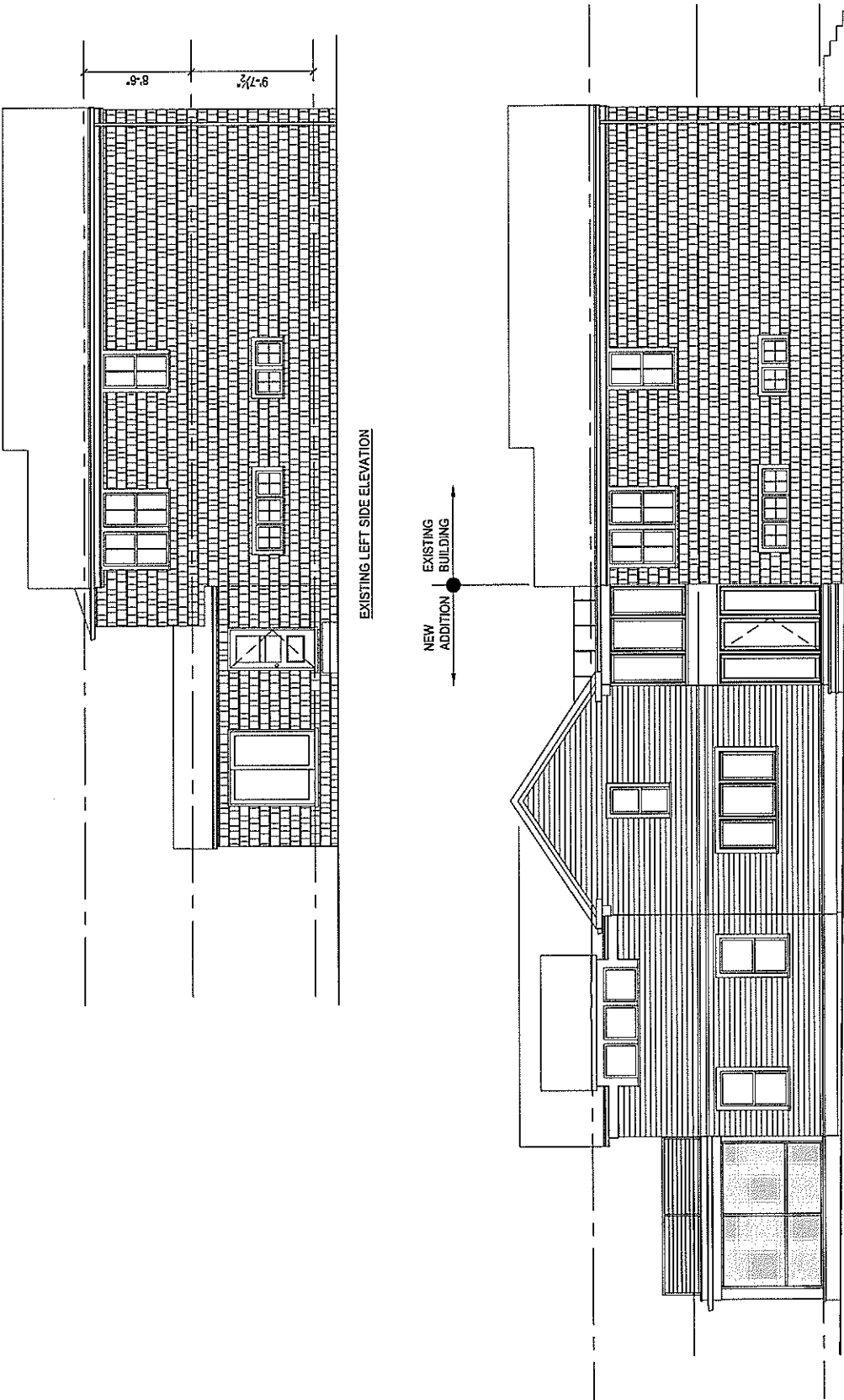
EXISTING REAR ELEVATION

FOR ENTIRE HOUSE:  
INVESTIGATE & REHABILITATE HISTORIC SIDING AND TRIM DETAILS AS NECESSARY. IF EXISTING TRIMSIDING CANNOT BE PRESERVED AND REHABILITATED, REPLACE "IN KIND" WITH NEW TRIMSIDING MATCHING IN SCALE, TEXTURE, MATERIAL, SIZE AND DETAILS. NEW PTD. PVC TRIM DETAILS TO MATCH EXISTING HISTORIC DETAILS ON ADDITION.



PROPOSED REAR ELEVATION





GRAPHIC SCALE  
1/8"=1'-0"

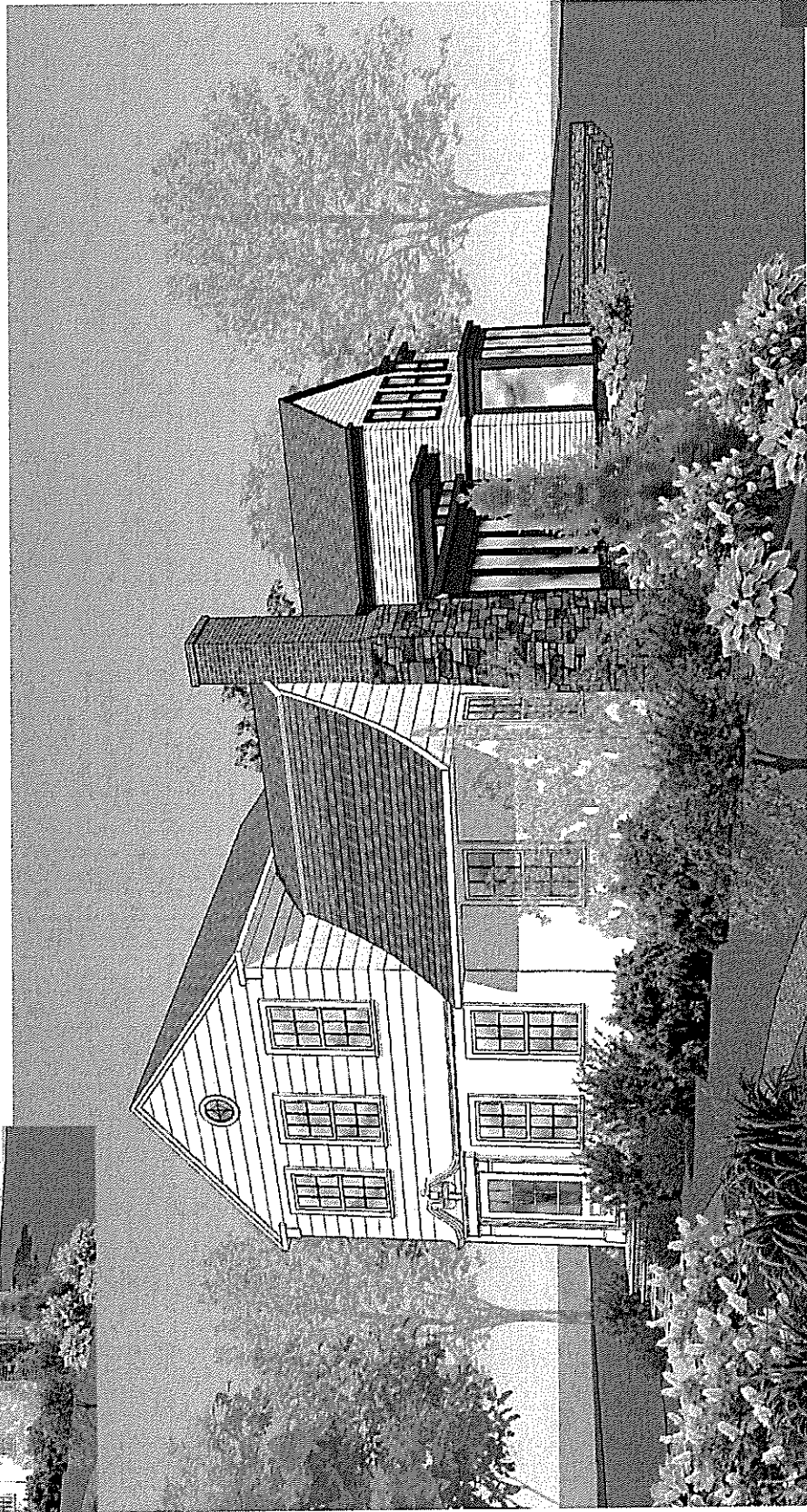
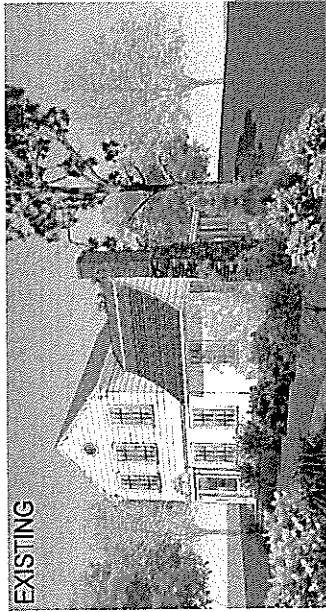


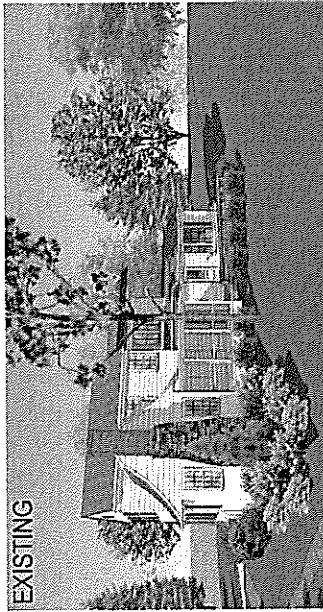
PROPOSED LEFT SIDE ELEVATION

EXISTING LEFT SIDE ELEVATION

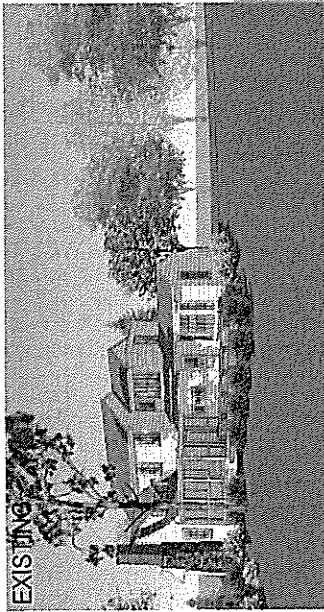
NEW  
ADDITION

EXISTING  
BUILDING

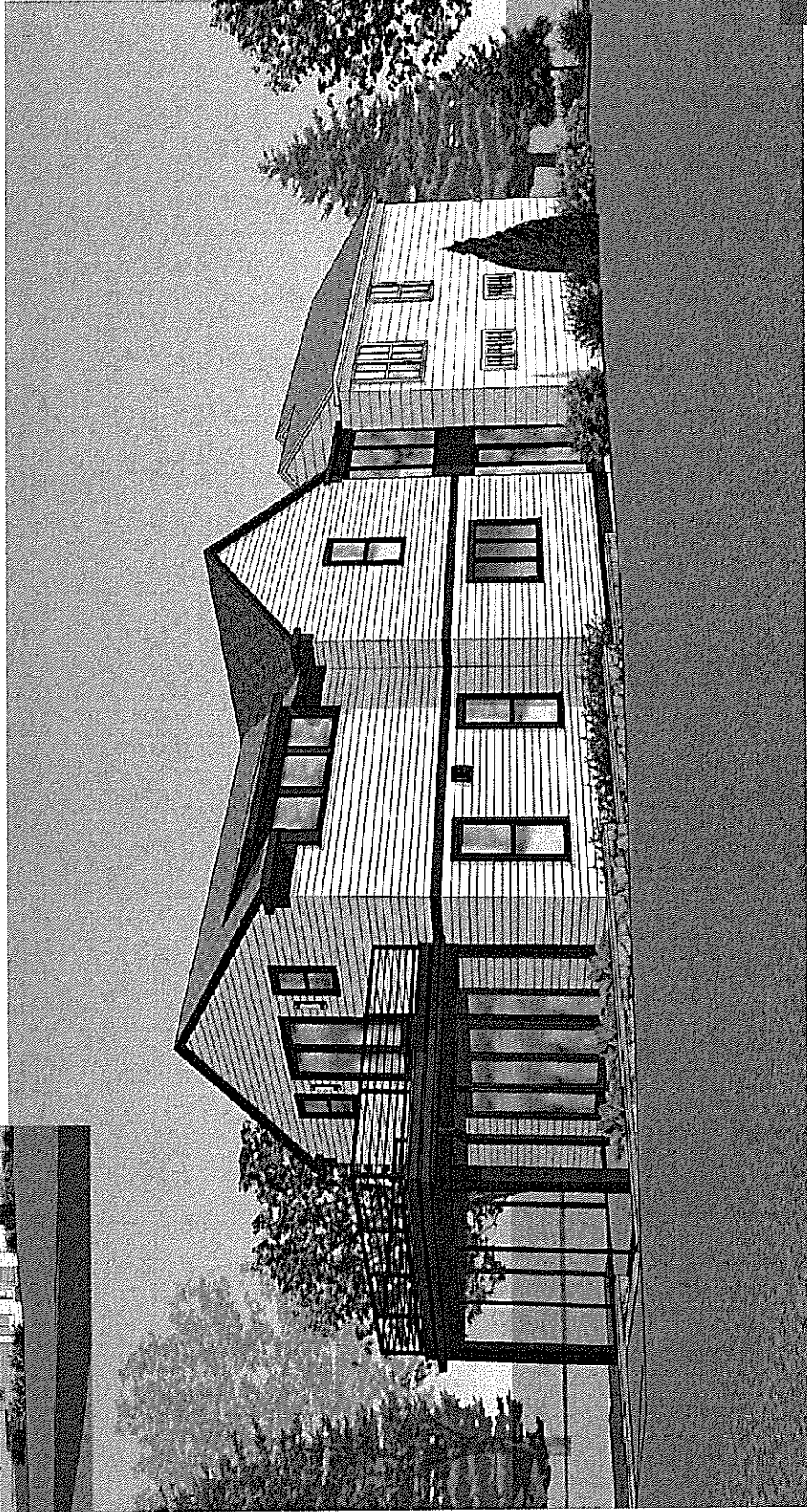
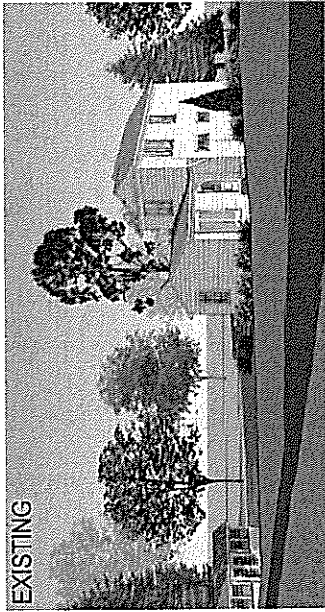




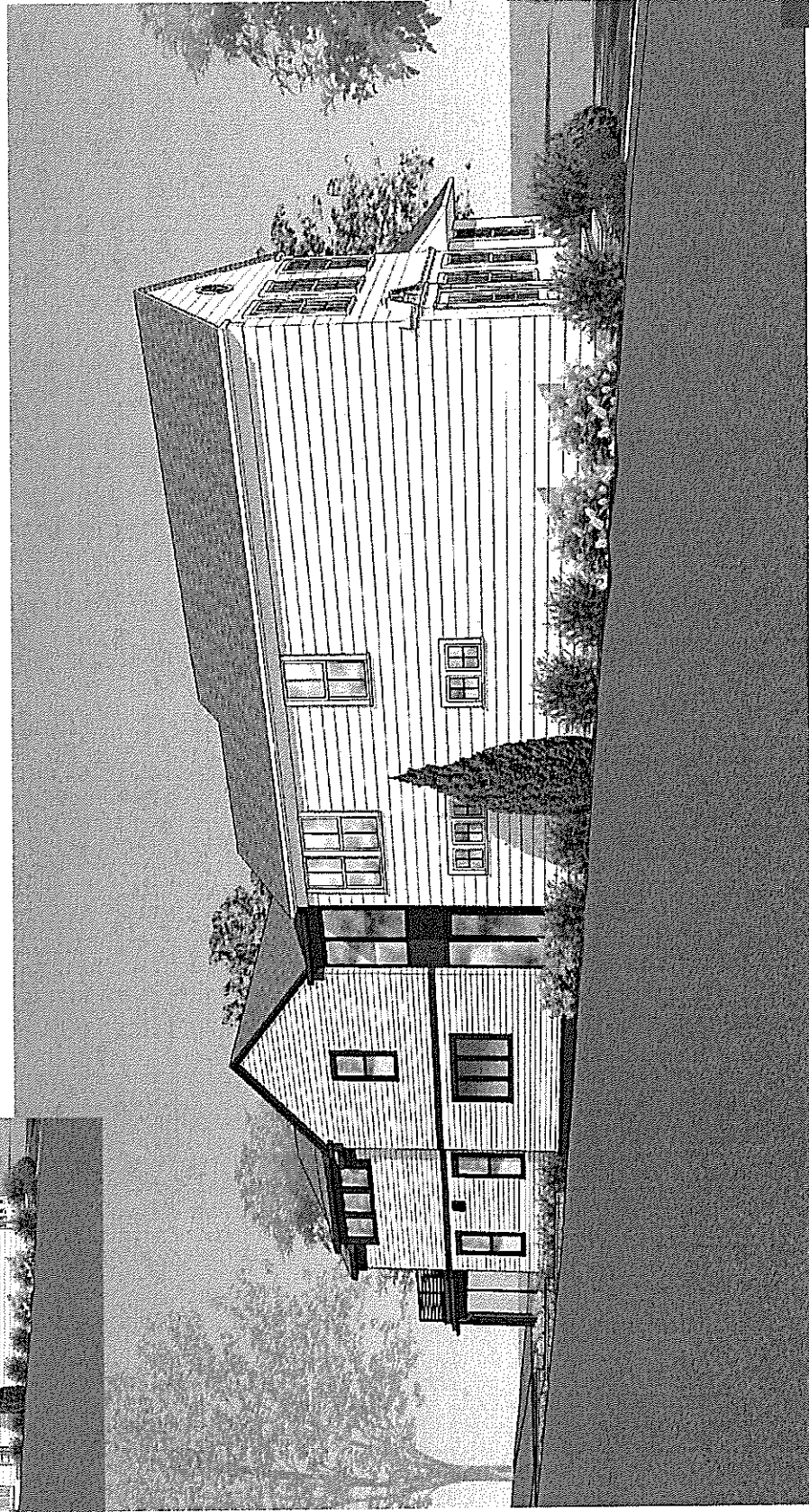
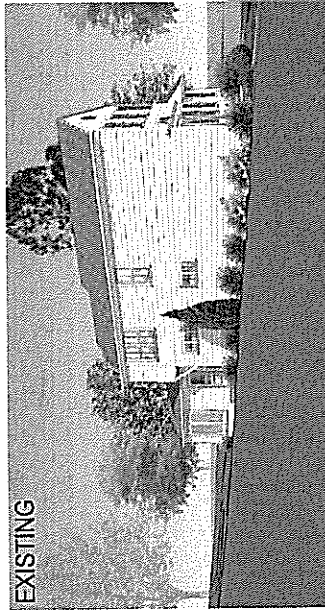


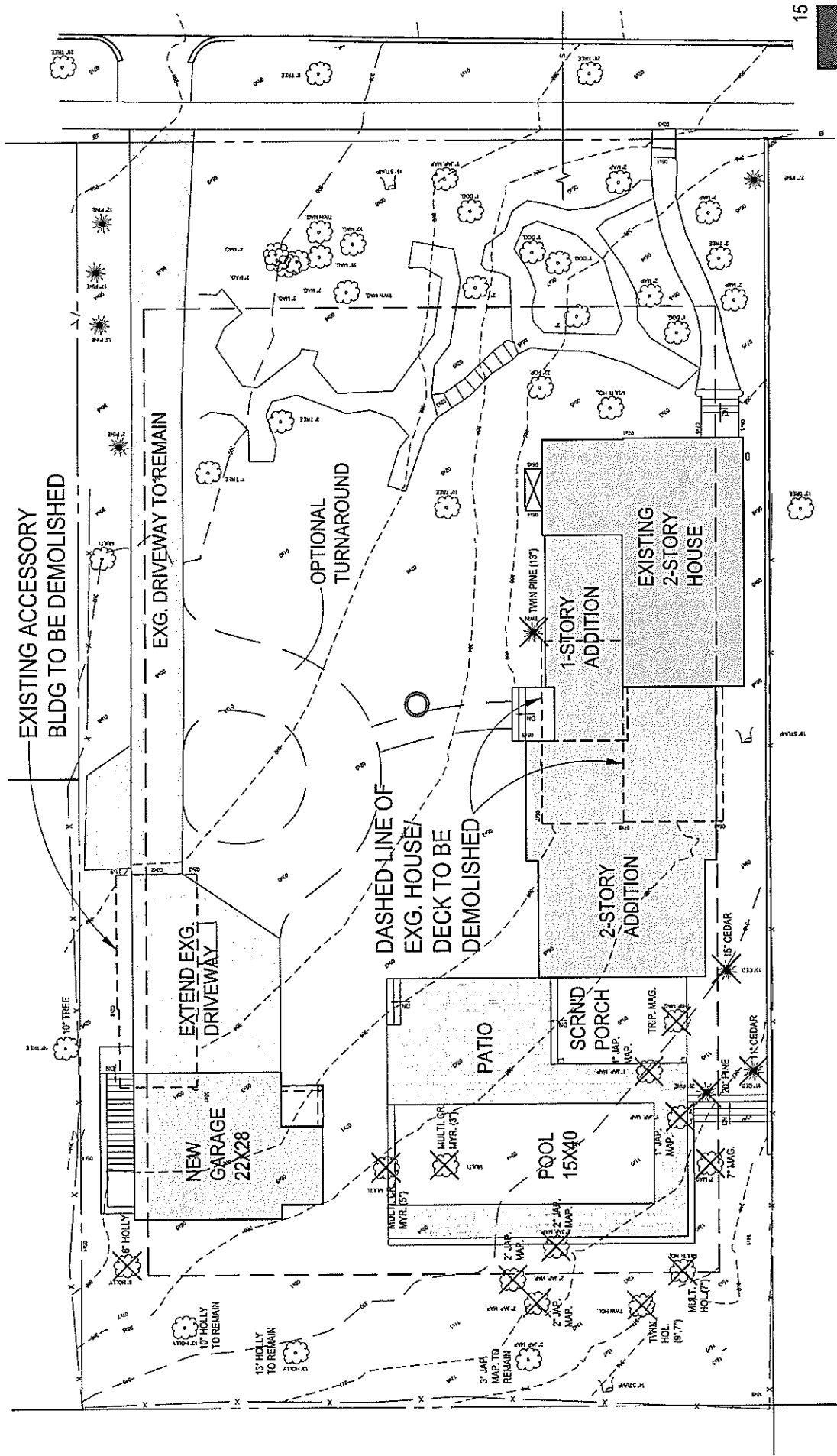


EXISTING









TREE PLAN

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4709 DORSET AVENUE, CHEVY CHASE, MD 20815

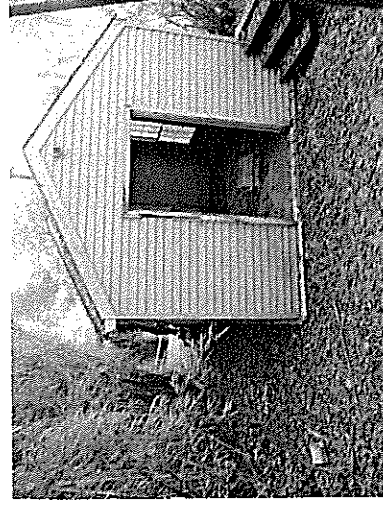
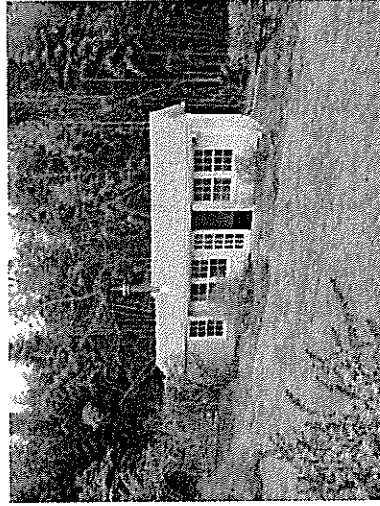
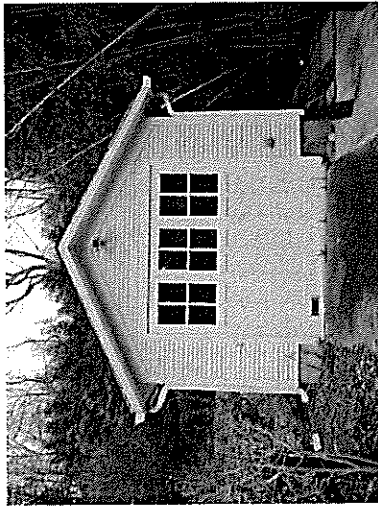
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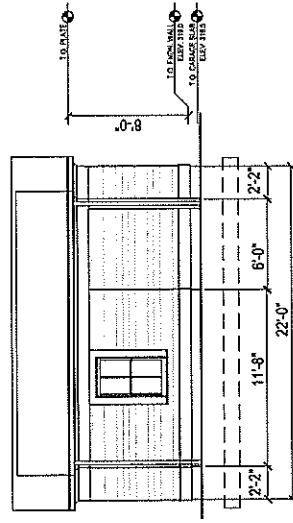
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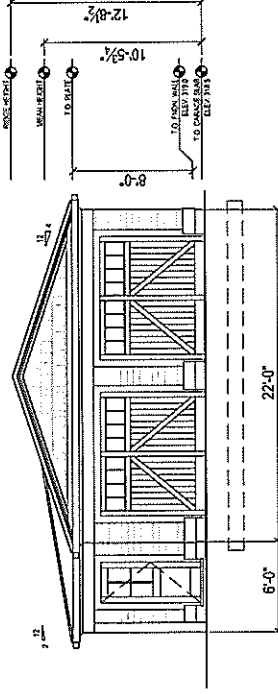


EXISTING GARAGE PHOTOS  
17.0450 - 4709 DORSET AVE - SSB

4708 DORSET AVENUE, CHEVY CHASE, MD 20815



PROPOSED GARAGE LEFT SIDE ELEVATION



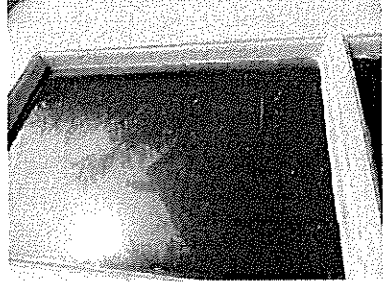
PROPOSED GARAGE FRONT ELEVATION



GARAGE SIDING



ORIGINAL HOUSE SIDING



GARAGE DOOR GLASS



SIDE WINDOW

- SEVERAL ITEMS LEAD US TO BELIEVE THE EXISTING GARAGE IS NOT ORIGINAL TO THE HISTORIC RESOURCE:
- THE GARAGE HAS A CONCRETE FOUNDATION WHILE THE HOUSE HAS A RUBBLE FOUNDATION
  - THE SIDING ON THE GARAGE DOES NOT MATCH THE PROFILE OR REVEAL OF THE ORIGINAL LAP SIDING DISCOVERED IN THE EXISTING HOUSE
  - THE GARAGE DOOR GLASS DOES NOT HAVE ANY OF THE WAVINESS, SEEDS OR REAMS EVIDENT IN THE HISTORIC WINDOWS OF THE HOUSE
  - THE LEFT SIDE DOOR HAS A METAL THRESHOLD AND THE DOUBLE HUNG HAVE METAL JAMB LINERS
- IN ADDITION, THE STRUCTURE HAS BEEN SIGNIFICANTLY MODIFIED WITH NON-HISTORIC ADDITIONS AND FENESTRATION OVER THE YEARS. THE GARAGE DOOR HAS BEEN BLOCKED OFF FROM THE INSIDE AND THE SPACE HAS BEEN FINISHED AND CONDITIONED.