

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	4/25/2018
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	4/18/2018
Applicant:	Luke Olson	Public Notice:	4/11/2018
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/36-18A REVISION	Staff:	Michael Kyne
PROPOSAL:	Building addition		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

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. The applicant returned at the March 14, 2018 HPC meeting, when their HAWP application for a building addition was approved with conditions.

PROPOSAL

The applicant proposes the following revisions to the previously approved HAWP application:

- Replace the existing asphalt shingles on the historic house in-kind in lieu of the previously approved cedar shingles.
- Install asphalt shingles on the previously approved rear addition and hyphen in lieu of the previously approved cedar shingles and standing seam metal roofing.
- Install a single patio door on the second-floor of the rear elevation of the previously approved rear addition in lieu of the previously approved double French door.
- Install a fiber cement panel canopy over the entry on the left side of the previously approved hyphen.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Somerset Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents

include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Somerset Historic District Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archaeological, 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

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:

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.
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 applicant proposes the following revisions to the previously approved HAWP application:

- Replace the existing asphalt shingles on the historic house in-kind in lieu of the previously approved cedar shingles. *This is an in-kind alteration and is not subject to review by the HPC.*
- Install asphalt shingles on the previously approved rear addition and hyphen in lieu of the previously approved cedar shingles and standing seam metal roofing. *Staff finds that the proposed roofing materials are compatible with the historic house, and the proposed revision will not detract from the streetscape.*
- Install a single patio door on the second-floor of the rear elevation of the previously approved rear addition in lieu of the previously approved double French door. *The proposed alteration is compatible with the character of house historic house and is at the rear of the previously approved rear addition, where it will not be at all visible from the public right-of-way.*
- Install a fiber cement panel canopy over the entry on the left side of the previously approved hyphen. *The proposed canopy will be inset 6" from the rear/left corner of the historic house and will only be partially visible when viewing the property from an extreme oblique angle. The proposed canopy is compatible with the characteristics of the previously approved rear addition and hyphen, in material and design. Staff finds that the proposed canopy will not detract from the character-defining features of the subject property or streetscape.*

After full and fair consideration of the applicants' submission, staff finds the proposal 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** 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* #2, 9, and 10;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

828466

Contact Email: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.: 60536558
Name of Property Owner: _____ Daytime Phone No.: _____
Address: _____
Street Number City State Zip Code
Contractor: TBD Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

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

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: GRADE

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 14' Retaining wall to Hotel Bldg.
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: _____

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. We had previously submitted a HAWP application for an addition/renovation to the existing historic resource that was reviewed and approved at the March 14, 2018 HPC meeting.

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

As stated above, our previous HAWP application for a rear addition was reviewed and approved at the March 14, 2018 HPC meeting. The homeowners have since received preliminary pricing back on the proposed work and have instructed us to identify ways to reduce the cost of the project to fit their budget. To that end, we are proposing to make the following changes:

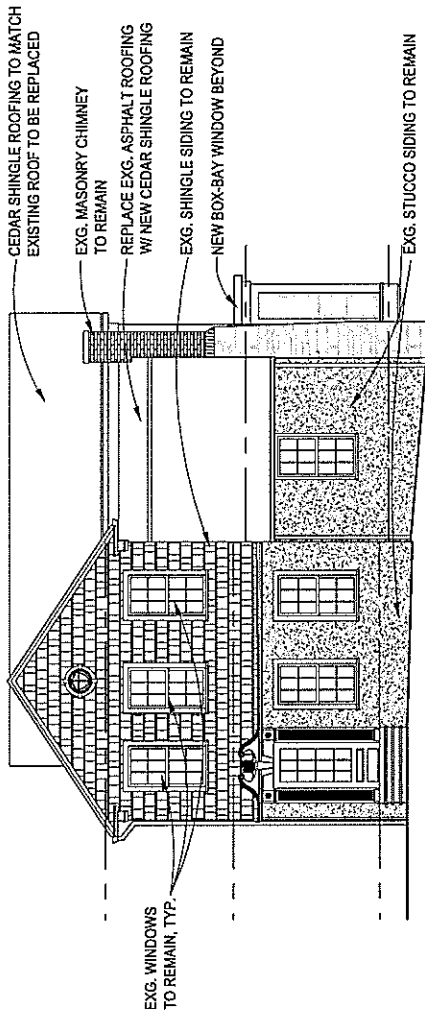
-We had previously received approval to replace the existing asphalt shingle roof with cedar roofing, and to provide cedar roofing to match on the addition along with a small portion of standing seam metal roofing. We are now requesting approval to replace the existing asphalt shingle roof in-kind with an asphalt shingle roof of a different color, Certainteed Landmark Pro 30 year warranty asphalt shingles or approved equal, with asphalt shingle roofing on the addition to match.

-The approved HAWP application included a 2-panel French patio door on the second level of the rear elevation. We'd like to modify that door to a single panel patio door.

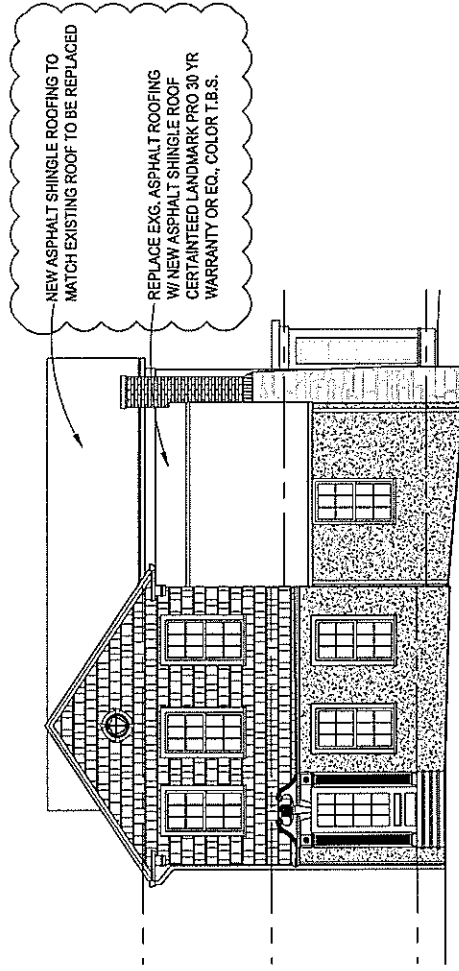
-The approved HAWP application included two windows on the left elevation in the new Family Room. We'd like to remove one of those windows.

We have also been working with a civil engineer to grade out the site to provide positive drainage and to deal with all stormwater on-site per Montgomery County SWM requirements. We've identified the left elevation as an area that is of particular concern, given the proximity of the existing house to the lot line and the grade of the lot and the neighboring property. In order to alleviate some of those concerns, we would like to provide a canopy over the left side entry to minimize the likelihood of water infiltration at that location. The proposed canopy would project roughly 4' out from the left side elevation of the addition and would terminate 6" short of the left-rear corner of the existing house, so it would not be visible from the street.

Given the minimal visibility and impact to the majority of these revisions, we feel like they should be approved on the basis that they are not detrimental to either the existing historic resource or the Town of Somerset Historic District. The roof revision is the only change that is visible from the street, and as we are proposing an in-kind replacement of the existing roofing material with new roofing on the addition to match, we feel that the proposed revision is consistent with the applicable Criteria for Issuance as well as the Secretary of the Interior's Standards for Rehabilitation.



APPROVED FRONT ELEVATION



PROPOSED FRONT ELEVATION REVISION

GRAPHIC SCALE
1/8"=1'-0"
0 8' 16'

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

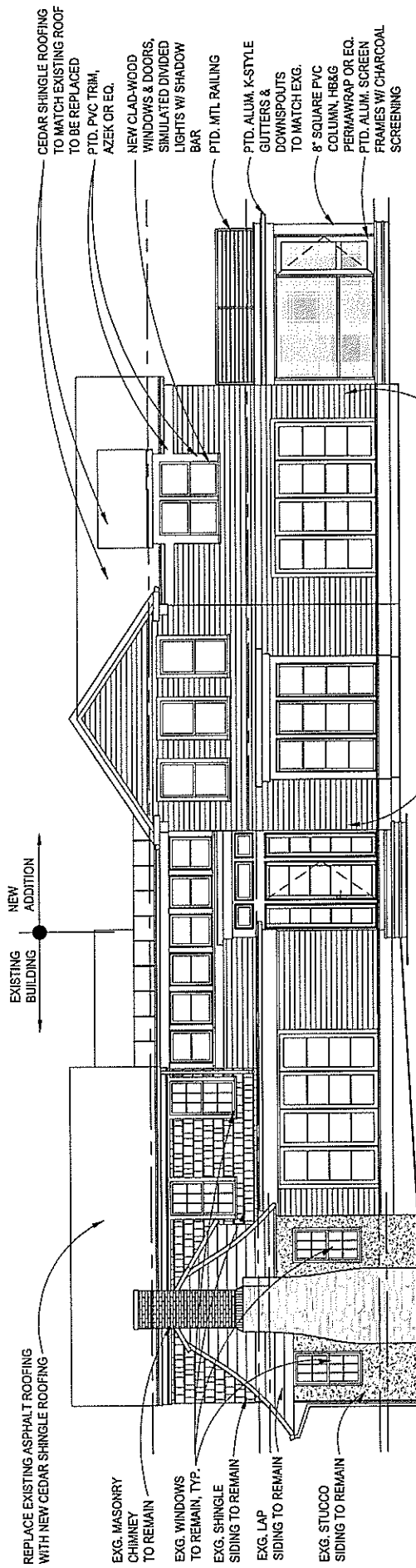
VIEWS FROM STREET

G T M A R C H I T E C T S

1

GTM

7



APPROVED RIGHT SIDE ELEVATION

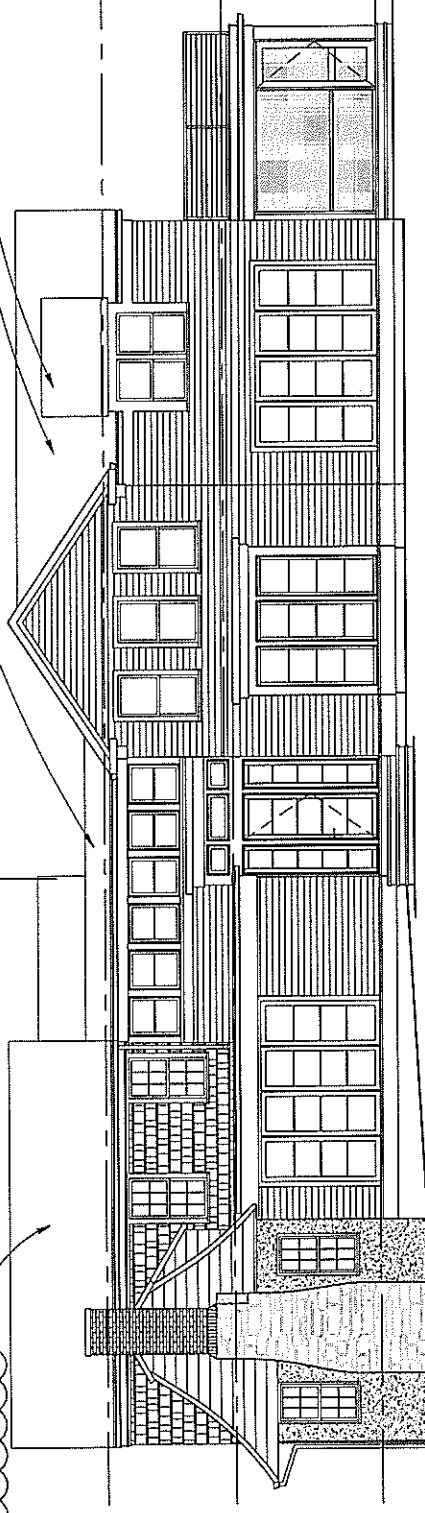
NEW PTD. FIBERCEMENT MITRED LAP SIDING. REVEAL TO BE HALF OF EXISTING SIDING REVEAL

REPLACE EXG. ASPHALT ROOFING W/ NEW ASPHALT SHINGLE ROOF CERTAINTED LANDMARK PRO 30 YR WARRANTY OR EQ. COLOR T.B.S.

NEW ASPHALT SHINGLE ROOFING TO MATCH EXISTING ROOF TO BE REPLACED

EXISTING BUILDING

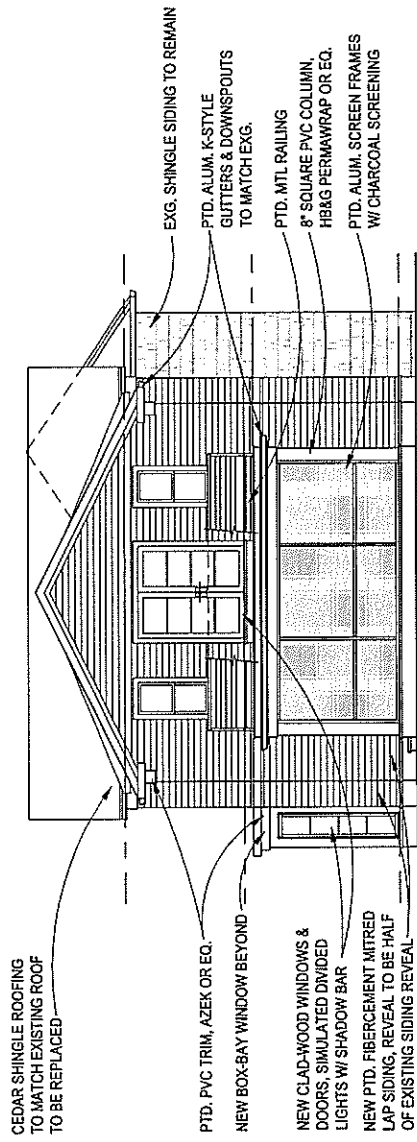
NEW ADDITION



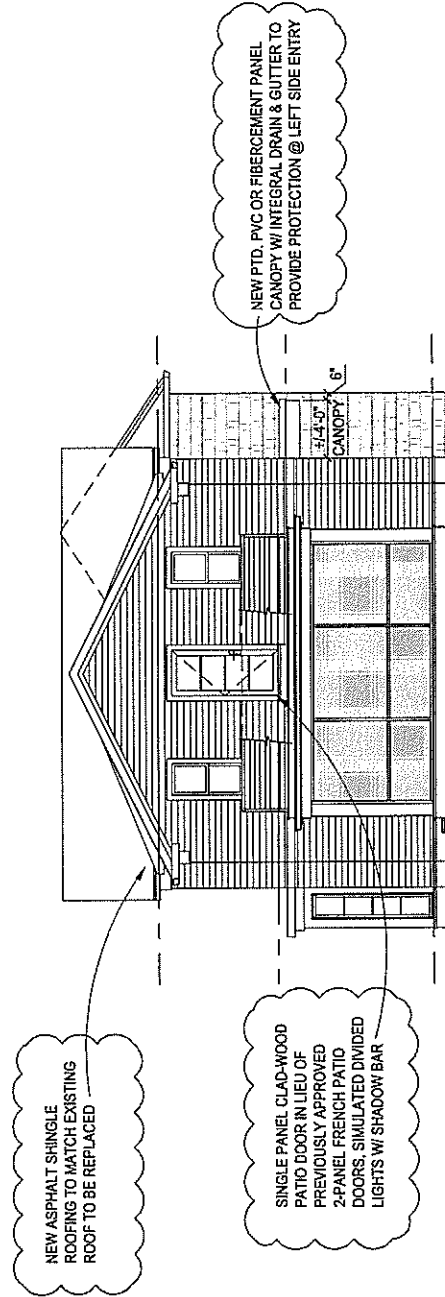
GRAPHIC SCALE



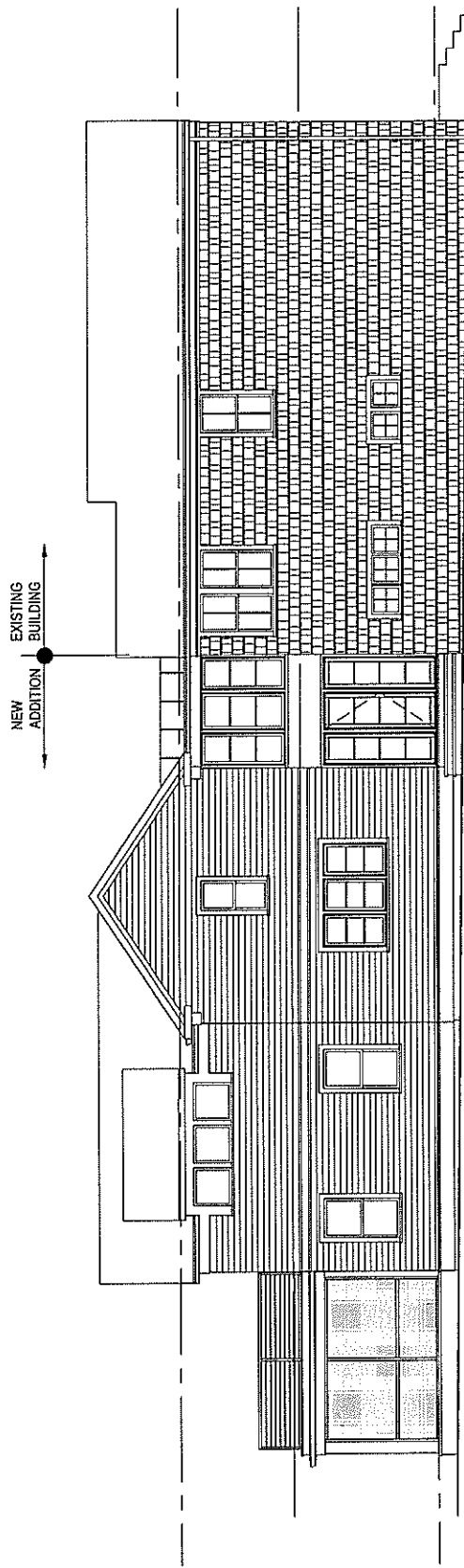
PROPOSED RIGHT SIDE ELEVATION



APPROVED REAR ELEVATION



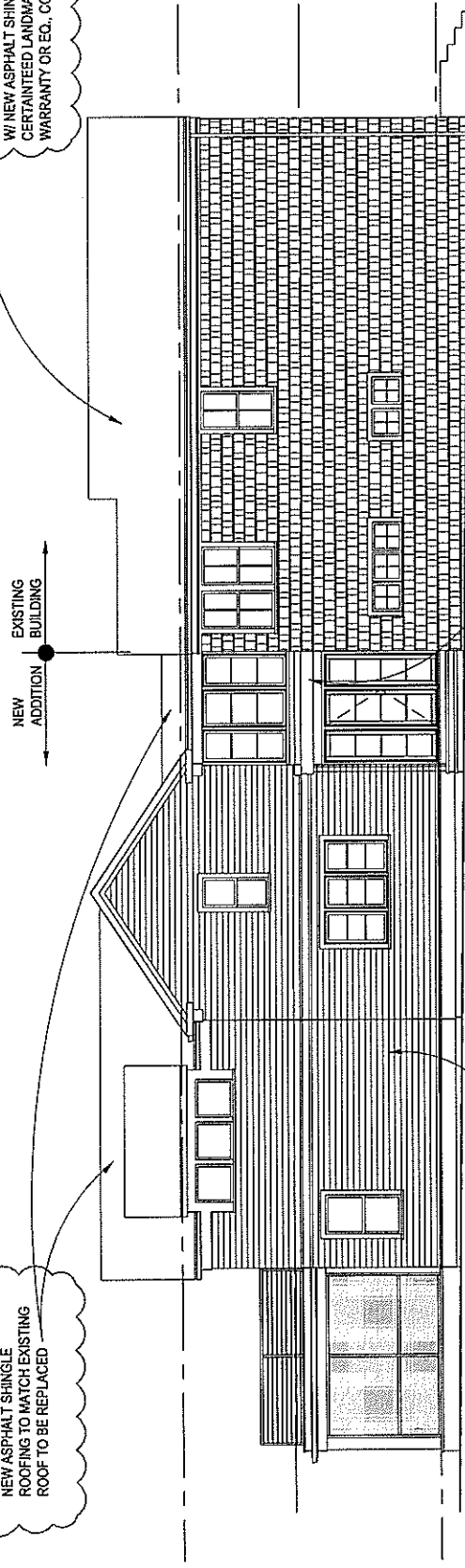
GRAPHIC SCALE
 1/8"=1'-0"
 0 8' 16'



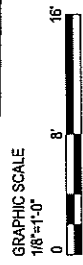
APPROVED LEFT SIDE ELEVATION

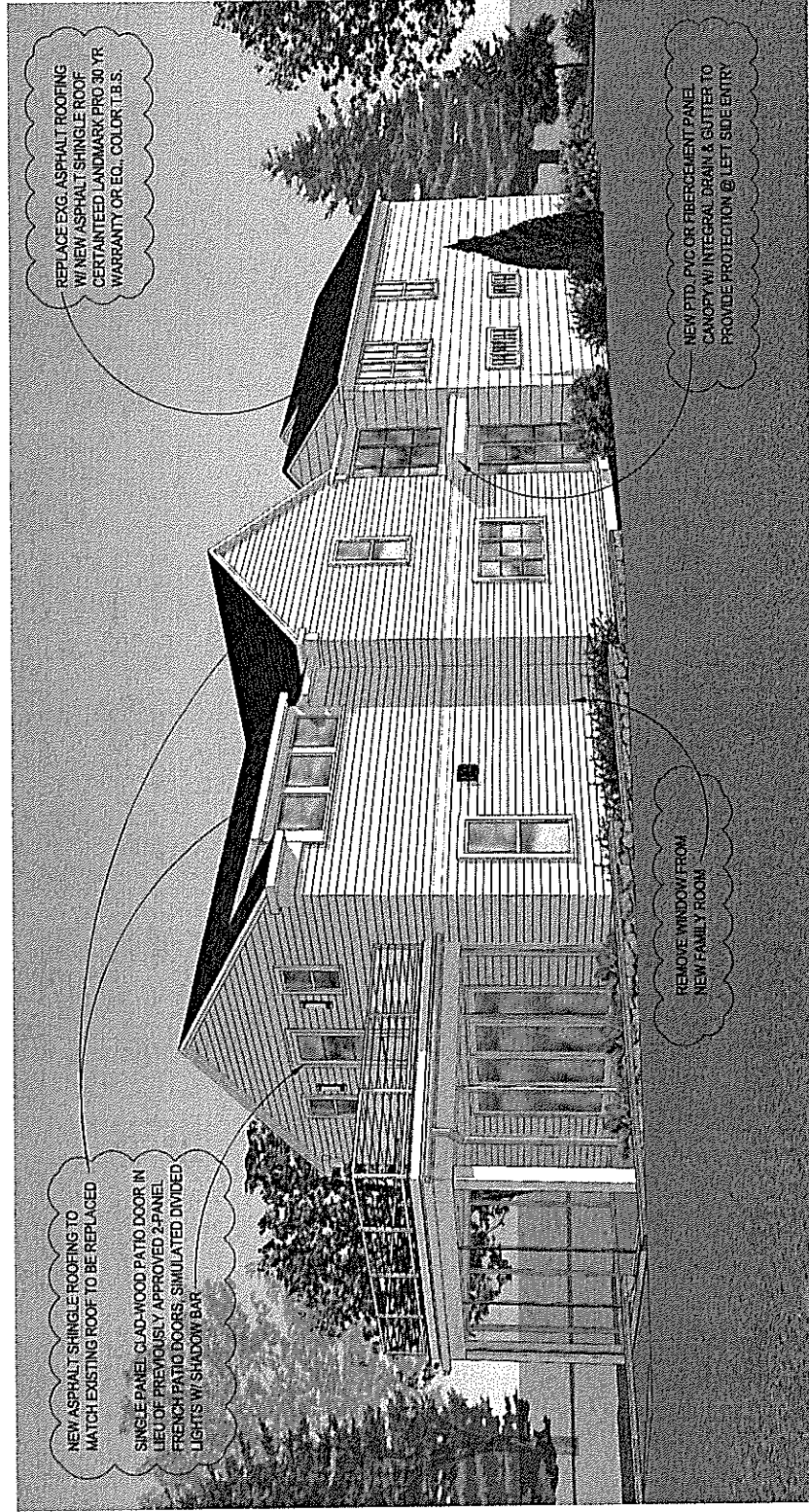
REPLACE EXG. ASPHALT ROOFING
W/ NEW ASPHALT SHINGLE ROOF
CERTAINTED LANDMARK PRO 30 YR
WARRANTY OR EQ., COLOR T.B.S.

NEW ASPHALT SHINGLE
ROOFING TO MATCH EXISTING
ROOF TO BE REPLACED



PROPOSED LEFT SIDE ELEVATION REVISION





3D VIEW OF PROPOSED REVISIONS

17.0450 - 4709 DORSET AVE - SSB

4709 DORSET AVENUE, CHEVY CHASE, MD 20815

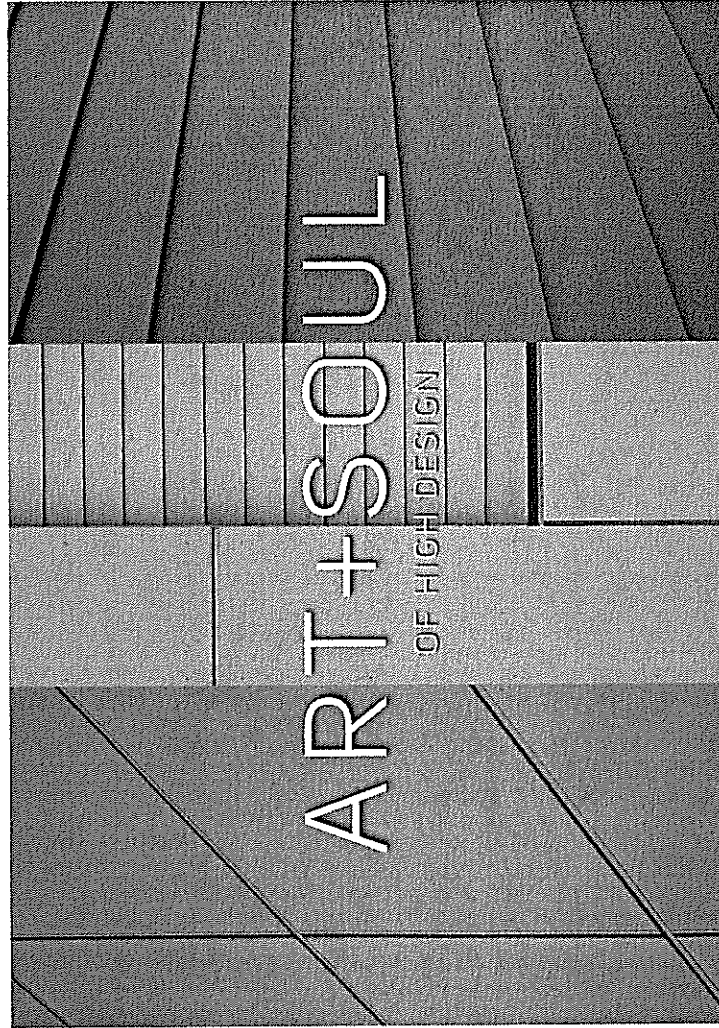
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Discover exterior solutions that inspire new possibilities



ASPYRE
COLLECTION
from JamesHardie



Introducing the Aspyre Collection from James Hardie®

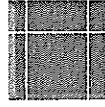
Elevate the art of multi-faceted design by fusing high performance with high design into any form imaginable. The Aspyre Collection brings together the Hardie® Panel System and ArtSoul® siding to inspire unique exterior solutions. Each product can be used individually or in combination with other products for a new level of creative freedom across the entire architectural continuum.



ArtSoul siding is a multi-layered, textured surface that provides a unique, organic look.

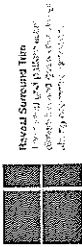
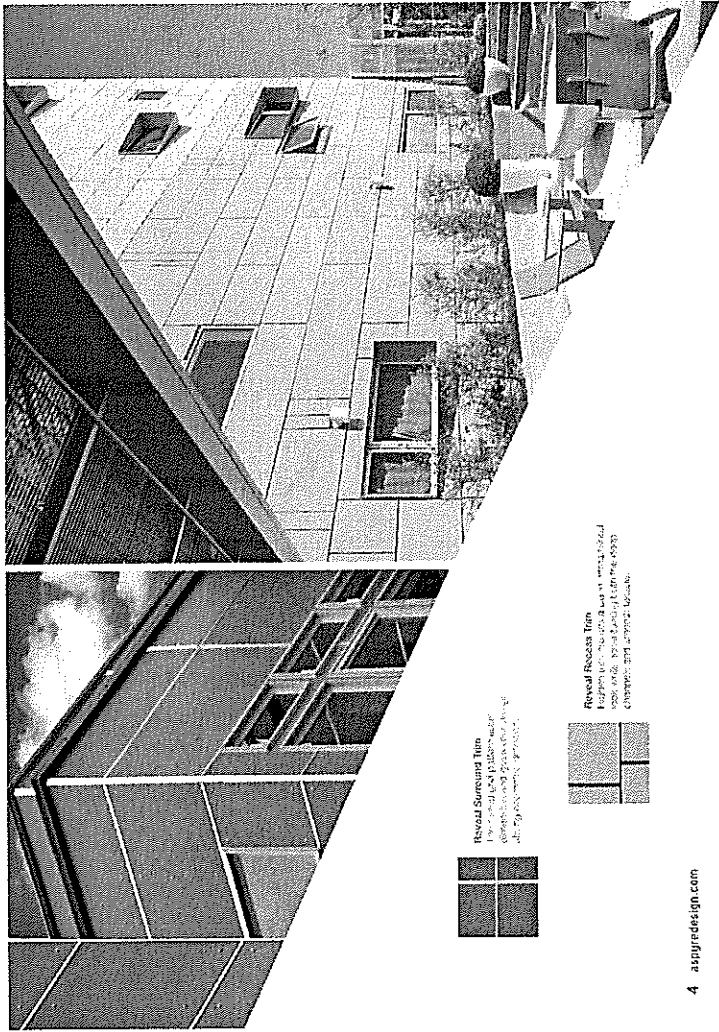


Reveal panels are a multi-layered, textured surface that provides a unique, organic look.



Reveal panels are a multi-layered, textured surface that provides a unique, organic look.

The Reveal Panel System is composed of multi-layered, textured panels with a variety of substrate, form and texture options. Impressively thin, ArtSoul siding creates deep, gorgeous shadows, first for strong horizontal and vertical definition.



Reveal Surround Trim
Low-maintenance aluminum
cladding and glass for a long
lasting, durable finish.

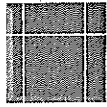


Reveal Recess Trim
Recessed trim for a clean, modern
look. Available in a variety of
finishes and colors.

SHAPE

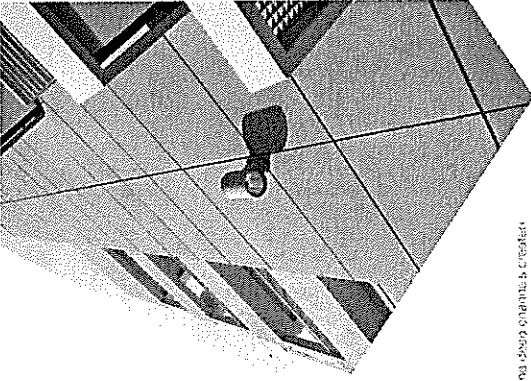
WHAT'S NEXT

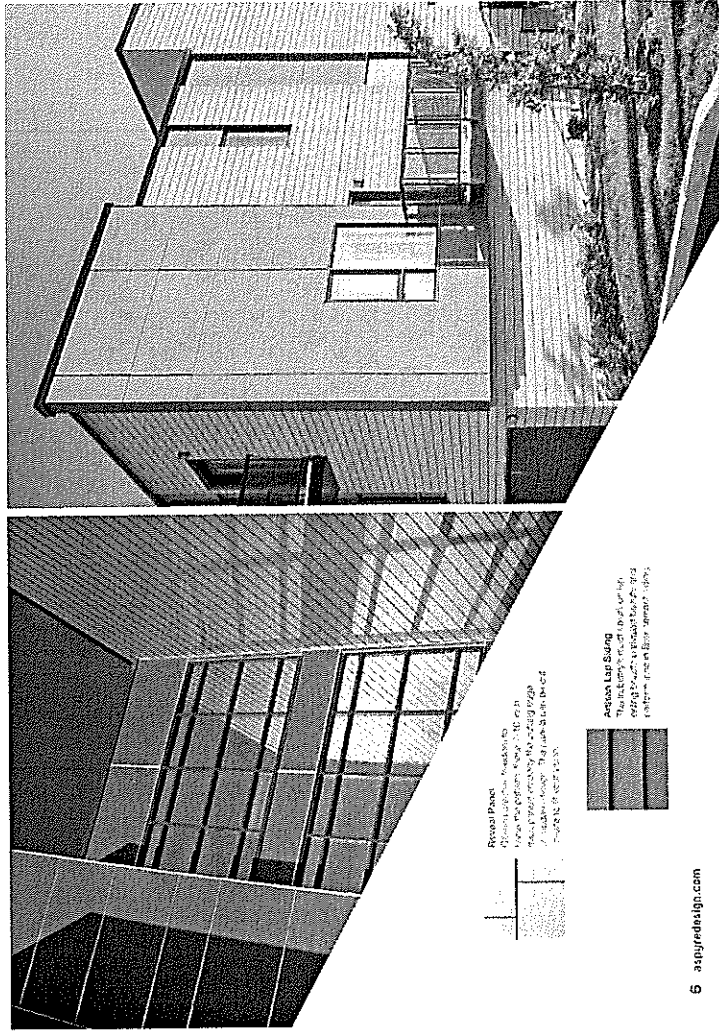
The Reveal Panel System brings versatility and durability to
cladding on your multi-family projects at a more affordable
cost than imported panel systems.



REVEAL
Panel System

The selection of the design creates a material
by the brick. Reveal / panel with its smooth surface
creates a bold pattern. Orient the panels horizontally or vertically.
Leverage the pieces angles to craft clean, high-performance designs
that fit the contemporary aesthetic - and perfect to the design.





Reveal Panel
 Clear polycarbonate headliners
 reveal the interior space, while
 the panels are made of recycled
 aluminum and are painted
 to match the exterior.

Artesa Lap Siding
 The history-rich texture of lap
 siding is a nod to traditional
 exterior materials, giving it a
 modern twist.

CONTRAST

DIMENSIONS

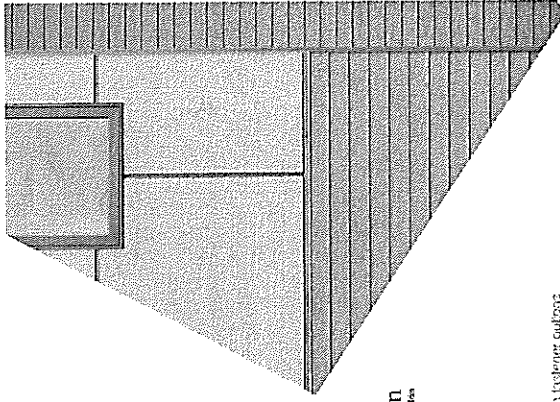
The Aspyre Collection expands design possibilities with a unique mix of distinctly different profiles. Add depth to the simple aesthetic of smooth Recess panels with the sophisticated, layered accent lines of Artesa siding.

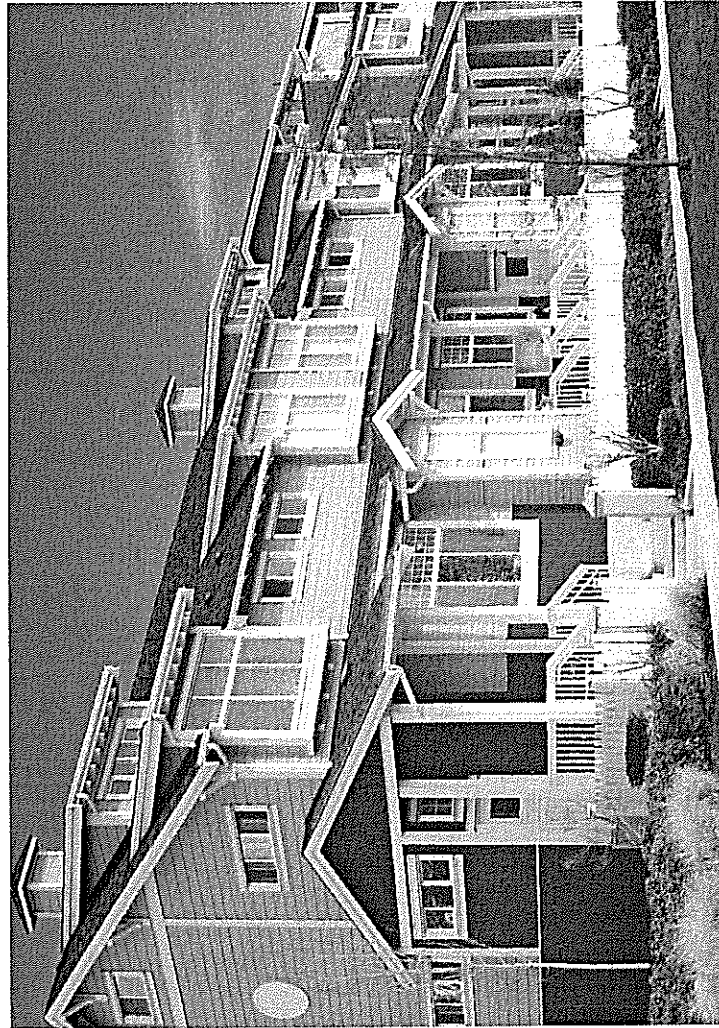


REVEAL
 Panel System

artesan
 Siding System

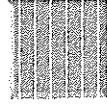
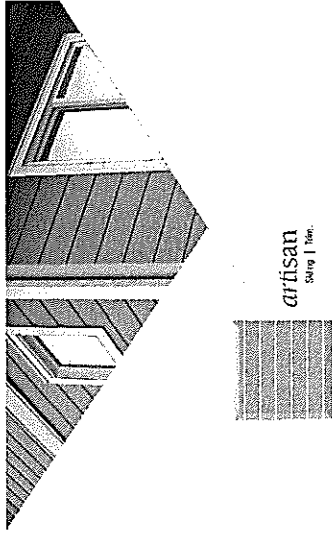
The panel system's firm and lighter exterior complements the array of Artesa Lap Siding and lap profiles presents a variety of interesting, eye-catching patterns.





RETHINK THE CLASSICS

Make your mark on traditional architecture design by combining the beauty of wood siding with promising lower maintenance.



artisan
siding | inc.

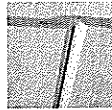
The Artisan product line replicates six different historic styles that cast distinct shadows here. The high performance fiber content (50%) is uniquely designed to achieve a rich, more elegant look and specifically formulated to keep its good looks longer than traditional wood based siding.

Anything is possible

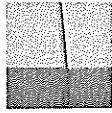
The proprietary engineering and software in excess of all six Artesian siding profiles provides a precise fit and finish as well as creative freedom. You can miter corners for attractive, streamlined styling. Add visual impact by opening any of the Artesian Lock-Joint profiles vertically. Or use these profiles as both siding and soffit to bring creativity to your exterior design.



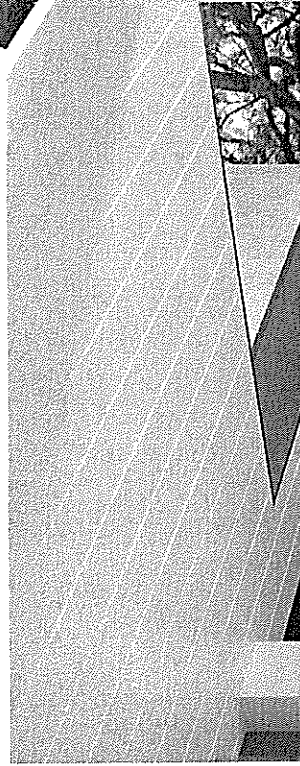
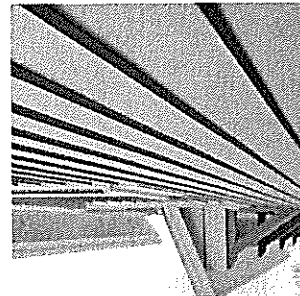
Artesian can and beyond. Opening joints vertically creates a unique feature and precise joint design that is all in the same direction.



Artesian Lock-Joint System. The Lock-Joint System which provides a secure and precise joint design.



Mitered corners can be achieved with our siding. The mitered joint is a precise joint design that is all in the same direction.



COLOR YOUR VISION

With the increasing number of home acquisitions, townhomes and condominiums being built today, take every opportunity to set your design apart. James Harco's advanced primers and fabric-impregnated finishes deliver unrivaled aesthetics and performance.

The entire Aspire Collection is designed so you can punctuate your artistic statement with a broad spectrum of colors. You can also choose from 24 different Corpu-Jet® technology finishes for the Perfect Panel System and Artisan lip coating to make the first and lasting impression a resounding "wow."

PERFORMANCE WITHOUT COMPROMISE

The Aspire Collection provides the unrivaled performance you've come to expect from James Harco's fiber-reinforced products. All products are engineered by Corpu-Jet® to help protect your buildings' exteriors from damage caused by years of blistering sun, ice storms, cool and hot conditions, sea or high winds and more. And fiber content is both past and present.

For more information on Corpu-Jet® technology, please visit our website at www.corpujet.com or call 1-800-850-8500. Corpu-Jet® is a registered trademark of Corpu-Jet® Technology, Inc.

REVEAL

Elevate the art
Panel System. of modern design

Reveal® Panels

Thickness: 7/16" x 1
Size: Nominal 4 ft. x 8 ft.
Available primed or with
24 ColorPlus Technology finishes

Reveal® Surround Trim

Available primed or with
the available finish

Reveal® Recess Trim

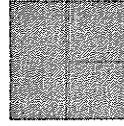
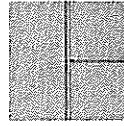
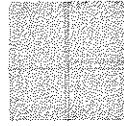
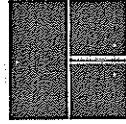
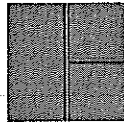
Available primed

Reveal® Countersunk Fasteners

Compatible with primed panels
Deliver a clean, streamlined look

Reveal® Exposed Fasteners

Stainless steel
Add a more pronounced
rugged touch



artisan

Inspired by tradition,
Siding | Trim. engineered for today

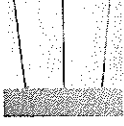
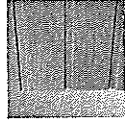
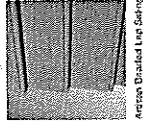
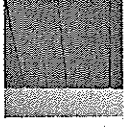
Artisan® Siding

Thickness: 5/8" n. Length: 12 ft. Weight: 4.55 lb/sq. ft.

	Width	Profile
Artisan® Lap Siding	6" (6" x 12" Exposure) 2" (2" x 12" Exposure) 6" (6" x 12" Exposure)	Double weathering lap
Artisan® Beveled Lap Siding	6" (6" x 12" Exposure)	Shiplap
Artisan® Volume Siding	6" (6" x 12" Exposure)	Shiplap
Artisan® Bevel Channel Siding	10" (10" x 12" Exposure)	Shiplap
Artisan® Shiplap Siding	12" (12" x 12" Exposure)	Shiplap
Artisan® Square Channel Siding	12" (12" x 12" Exposure)	Shiplap



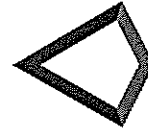
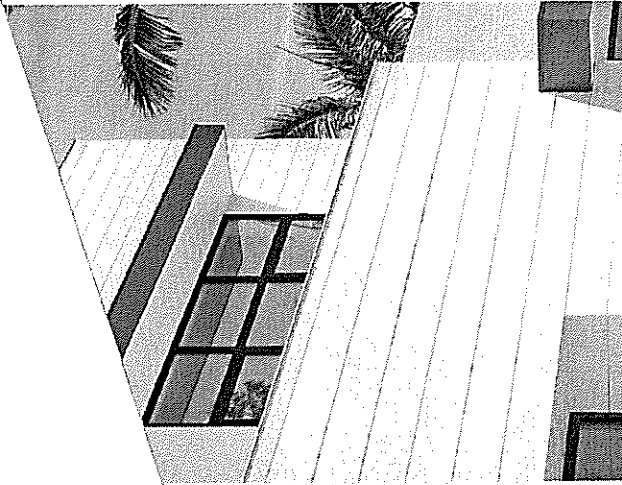
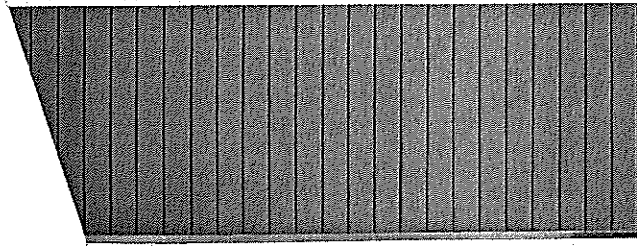
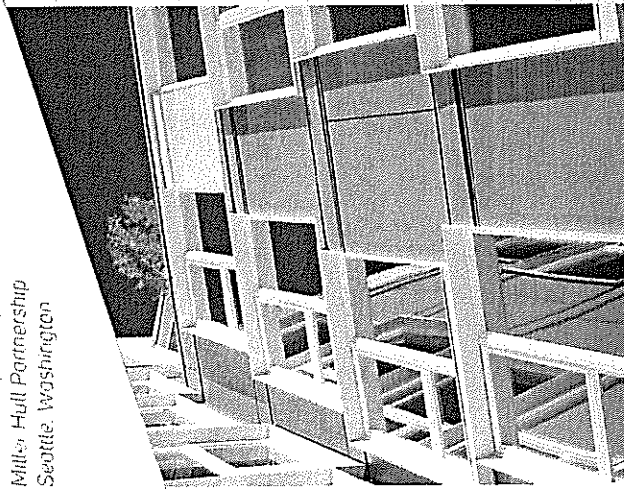
Lock Joint Profiles



Capture the ART + SOUL of your vision

"The James Hardie Reveal Panel System provides the recessed trim, we get the panel and we also get the exposed fasteners all at the same time in one system, and we loved it"

Mike Jabes, Principal
Miller Hull Partnership
Seattle, Washington



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