EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4709 Dorset Ave., Chevy Chase
Meeting Date: 7/25/2018

Resource: Primary (Pre-1915) Resource (Somerset Historic District)
Report Date: 7/18/2018

Applicant: Michael Gottlieb & Julianna Goldman (Luke Olson, Architect)
Public Notice: 7/11/2018

Tax Credit: No

Review: HAWP
Staff: Michael Kyne

Case Number: 35/36-18H

PROPOSAL: Site alterations

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

PROPOSAL:

The applicants are proposing to revise their previous site plan, which was approved by the Commission at the June 27, 2018 HPC meeting. The revisions are being proposed to comply with County storm water management requirements. The proposed changes include the following:

- Rebuilding the existing retaining wall at the west side of the property. The proposed retaining wall will have a stone veneer and range from approximately 1’-6” at the front of the property to approximately 3’-8” at the rear of the property.
- Construction of a retaining wall at the east side of the property. The proposed retaining wall will have a stone veneer and range from approximately 1’-6” at the front of the property to approximately 2’-8” at the rear of the property.
- Installation of permeable pavers at the previously approved asphalt driveway extension/turnaround.
- Replacement of the existing asphalt driveway in-kind, widening the north end of the asphalt driveway to meet the permeable paver driveway extension/turnaround.
- Construction of new steps at the previously approved walkway from the driveway to the east side of the house. Two steps will be installed at three locations within the walkway, for a total of six steps. The proposed steps will have a flagstone veneer to match the walkway.
APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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, 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.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the 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 the applicant shall notify the Historic Preservation Staff if they propose to
make **any alterations** to the approved plans;

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.

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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LOLS0@GMAIL.COM
Contact Person: LORNE OLSON
Daytime Phone No.: 240-333-2001

Tax Account No.: 00365558
Name of Property Owner: MICHAEL GOTTIEB
Address: JULIANA (GOLDMAN)
City:
State: Phone No.:
Zip Code:

Contractor: TBD
Contractor Registration No.:
Agent for Owner: LORNE OLSON
Daytime Phone No.: 240-333-2001

LOCATION OF BUILDING/ Premises
House Number: 470A
Street: DOSET
Town/City: CHEM CHASE Nearest Cross Street: WASHINGTON PL
Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS
Lot: 
Parc.

PART ONE: SPECIFY TYPE OF ALTERATION OR USE

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Alter/Remodel
☐ Move ☐ Install
☐ Revision ☐ Repair
☐ Other: PHOTOCOPY

1B. Construction cost estimate: $ 20,000

1C. If this is a revision of a previously approved permit, see Permit #: 8228466 (35136-16A REV)

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: ☐ YSSC ☐ Septic ☐ Other:
2B. Type of water supply: ☐ YSSC ☐ Well ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCES/RETAINING WALL

3A. Height: 3 feet 9 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
☐ On property line/property line ☐ Entirely on land of owner ☐ On public right of way/assessment

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: 7-2-18

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 
Signature: Date:

Application/Permit No.: Date Filed: Date issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   **EX. 2-STORY FRONT GABLE CONNOLLY/QUEEN ANNE (PRE-1915) W/ 2-STORY GAMBREL ADDITION ON REAR SIDE. ONE-STOREY ADDITION TO REAR W/ PREVIOUSLY SUBMITTED HOURS APPLICATIONS APPROVED ON 3/14/16, 4/25/16 & 6/27/16.**

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

   **RESIDE (R&R) LANDSCAPE/PAVERS PREVIOUSLY APPROVED TO MEET SUSTAINABLE MANAGEMENT REQUIREMENTS OF COUNTY, INCLUDING:**
   - RECLAMP REAR SIDE MORTAR WALL TO WIDER HEIGHT TO PROTECT WATER TO R.O.C., NEW DRIVeway EXTENSION TO BE PEBBLESTONE PAVING,
   - ADDITIONAL RETAINING WALL ON RIGHT OF PROPERTY TO REDUCE FLOODING,
   - NEW STEPS @ WALKWAY AS REQUIRED BY NOGRADNAGE.

2. SITE PLAN
   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 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 structure(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.
SCOPE OF WORK:
REVISION TO PREVIOUSLY APPROVED SITE PLAN TO PROVIDE PERMEABLE PAVERS AT CIRCULAR DRIVEWAY. REBUILD EXISTING FAILING RETAINING WALL AT LEFT SIDE OF PROPERTY AT NEW HEIGHT. CONSTRUCTION OF NEW RETAINING WALL AT RIGHT SIDE OF PROPERTY TO ADDRESS COUNTY STORMWATER MANAGEMENT REQUIREMENTS. ADD FLAGSTONE STEPS TO SIDE WALKWAY FROM HOUSE TO DRIVEWAY AT-GRADE. ADD WINDOW WELL AT GRADE AT REAR OF NEW GARAGE.
EXISTING ASPHALT DRIVEWAY TO REMAIN.
REPAIR/REPLACE AS REQ'D. WIDEN DRIVEWAY TO MEET
NEW PERMEABLE PAVER CIRCULAR DRIVEWAY EXTENSION

PROPOSED CST MUNICH GREEN PERMEABLE
PAVERS AT CIRCULAR DRIVEWAY EXTENSION
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td></td>
<td>LUISE ASOY</td>
</tr>
<tr>
<td></td>
<td>GIT ARCHITECTS</td>
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<td></td>
<td>7735 CLO GEORGESON RD SE 700</td>
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<td></td>
<td>BETSOSA MD 20814</td>
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### Adjacent and confronting Property Owners mailing addresses

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<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>MAINE JADIA</td>
<td>KEITH WOITE &amp; MAURA HANKOY</td>
</tr>
<tr>
<td>4702 DORSET AVE</td>
<td>4705 DORSET AVE</td>
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<tr>
<td>CHEVY CHASE, MD 20815</td>
<td>CHEVY CHASE, MD 20815</td>
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<tr>
<td>LUCILE FREEMAN</td>
<td>DEBORAH GOODINGS &amp; BRUCE SCHWARTZ</td>
</tr>
<tr>
<td>4708 DORSET AVE</td>
<td>4716 DORSET AVE</td>
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<tr>
<td>CHEVY CHASE, MD 20815</td>
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<tr>
<td>NARREDN NICK</td>
<td>GEORGE &amp; DONNA HARHAN</td>
</tr>
<tr>
<td>4718 DORSET AVE</td>
<td>4718 DORSET AVE</td>
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<td>CHEVY CHASE, MD 20815</td>
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<tr>
<td>NICHOLAS FOX &amp; DEBORAH BERGER-FOX</td>
<td>PEARSON SUNDERLAND III</td>
</tr>
<tr>
<td>4712 CUMBERLAND AVE</td>
<td>4718 CUMBERLAND AVE</td>
</tr>
<tr>
<td>CHEVY CHASE MD 20815</td>
<td>CHEVY CHASE MD 20815</td>
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# HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

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**Adjacent and confronting Property Owners mailing addresses**

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>DAVID STEIN &amp; TRACEY HUGHES</td>
<td>5806 WARWICK PL, CHEVY CHASE MD 20815</td>
</tr>
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