MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4823 Dorset Ave., Chevy Chase  
Meeting Date: 12/5/2018

Resource: Contributing Resource  
(Somerset Historic District)  
Report Date: 11/28/2018

Applicant: John Stewart and Sharon Stoliaroff  
(Adam Greene, Agent)  
Public Notice: 11/21/2018

Review: HAWP  
Tax Credit: No

Case Number: 35/36-18L

STAFF RECOMMENDATION

Staff recommends that the HPC approve with one (1) condition the HAWP application:
1. In order to promote the mature tree canopy found throughout the Somerset Historic District, one tree must be planted on the property.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Somerset District, (Secondary/Post-1915)  
STYLE: Shingle Style  
DATE: c. 1922
PROPOSAL
The applicant proposes the following work items at the subject property:

- Demolish the existing garage and shed and install a new shed;
- Remove existing driveway and install a front drive with pavers;
- Remove and replace retaining walls;
- Add screening to the HVAC units;
- Replace non-historic brick patio with a larger stone patio;
- Create a stepping stone path to the left of the house and at the rear;
- Replace wood treads on the back porch; and
- Remove a tree at the rear corner of the lot.

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, 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

Somerset Historic District Guidelines

- 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.

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.
STAFF DISCUSSION:

The applicant proposes to make several alterations to the existing hardscape at 4823 Dorset Ave. Staff finds that collectively these changes will not have a significant impact on the historic character of the house and surrounding district and supports approval of this HAWP.

Garage and Shed Demolition and Shed Construction
In the rear of the lot, there is a one-bay, front-gable garage with a combination of clapboard and shiplap siding. To the left of the garage is an open shed with a pent metal roof and wood siding. The garage appears to have been constructed either contemporary to or shortly after the construction of the historic house. The shed appears to have been a later construction. Both structures have been repaired piecemeal over the years and lack much of their historic integrity. The applicant proposes to remove both of these structures. Staff finds that these structures are likely historic. Staff further finds that the condition of these structures has degraded significantly and that a significant portion of the historic materials have been replaced over the years. The removal of these features will not significantly impact the historic character of the house or the surrounding district and, therefore, Staff recommends approval of the demolition of the garage and attached shed.

The applicant proposes to construct a new shed in the right rear corner of the lot. The shed will be a 10’ × 14’ (ten feet by fourteen feet) rectangle with a side gable roof and architectural details to match the house. The size, placement, and materials of this proposed accessory structure are all consistent with the house and surrounding district and Staff recommends approval of this element.

Rear Porch Alterations
To the right of the historic house in the rear the applicant proposes to expand an area of the existing deck with a new porch door, stairs, and a grill. In this location there is currently a set of simply detailed wood steps.

The proposed deck area will also be simply detailed with a wood structure with an Azek railing with 2” (two inch) square pickets. The decking will be Azek. To provide access from the deck area to the screened-in porch, the applicant proposes to install a traditionally-designed wood screen door. The proposed materials are appropriate for the house and surrounding historic district. Limited use of Azek for rear decks has been selectively approved by the HPC. As the rear deck will not be visible from the public right-of-way, Staff supports its use here. The wood screen door is a traditional material and Staff recommends approval.

This expanded deck area will be largely obscured by an existing set of exterior steps and Staff finds that it will not impact the visual character of the house or surrounding district even though it projects to the right of the historic house wall plane (24A-8(b)(1)).

Hardscape Alterations
The remaining work proposed are alterations to the hardscape and landscape of the property. Staff finds that these changes are appropriate and are in keeping with the character of the historic house and surrounding building. Because the nature of the work proposed covers so many features, the proposed changes will be discussed from the front of the lot to the rear. The
application includes photos of the proposed materials discussed in this section.

At the front, the applicant proposes to remove the existing railroad tie wall at the front and to replace it with a stone wall. The height of the wall will range from 12”-26” (twelve to twenty-six inches) to accommodate the change in grade. The asphalt drive and brick edging are cracked and failing, and the applicant proposes replacing them with cobblestone pavers in the drive with Belgian block edging. Staff finds that the proposed changes at the front are in keeping with the historic house and surrounding district and will provide more texture than modern asphalt or cement. Staff supports approval of the proposed changes at the front of the house.

To the left of the historic house, the applicant proposes to install a path made up of bluestone stepping stones measuring 18” × 24” (eighteen inches by twenty-four inches). These stones will be installed on grade and will only be minimally visible from the public right of way. Staff does not find this to be a significant alteration and supports approval of the proposed path. The other proposed alteration to the left of the house is a lattice screen around the HVAC units. Staff finds that this will not alter the character of the house or surrounding district and recommends approval of the stepping stones and HVAC screen under 24A-8(b)(2).

To the right of the house the applicant proposes screening the HVAC units in wooden lattice that will match the left of the house. Additionally, the applicant proposes to install a new wood arbor at the end of the driveway to separate the front yard from the rear. These features will be wood and are consistent with the house and district, per 24A-8(b)(2), and Staff supports approval of these features.

At the rear of the house the applicant proposes to construct a terrace with a retaining wall around it. Because of the change in grade and the fact that much of it will be behind the house, this feature will not be visible from the public right-of-way. The stone wall is consistent with the design and materials proposed at the front of the house and Staff finds the proposal to be appropriate under 24A-8(b)(1).

Further to the rear, the applicant proposes to construct another small path of bluestone stepping stones that lead to a small blue flagstone patio. This section is to the rear of the house and avoids impacting a 23” (twenty-three inch) d.b.h. maple in the rear of the property. This will not be at all visible from the public right-of-way and Staff finds that it will not impact the historic character of the house or surrounding district and supports approval of the rear path and patio.

At the northeast corner of the property, the applicant proposes to remove a 30” (thirty inch) d.b.h. mulberry tree. While this tree is significant in size, it is set so far back from the street front that its removal will not impact the character of the site or surrounding district. In order to promote the mature tree canopy found throughout the district Staff recommends the HPC add a condition for approval that this tree may be removed provided the applicant plants an additional tree on the property.
I.B

Figure 1: The 30" mulberry tree in the rear corner of the lot splits at the trunk. It is not visible from the public right-of-way.

**STAFF RECOMMENDATION**

Staff recommends that the Commission **approve with one (1) condition** the HAWP application:

1. In order to promote the mature tree canopy found throughout the Somerset Historic District, one tree must be planted on the property.

as being consistent with Chapter 24A-8 and the Secretary of the Interior’s Standards for Rehabilitation; and with the general condition applicable to all Historic Area Work Permits that the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable). After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.
HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: johnistewart@comcast.net
Contact Person: John Stewart
Daytime Phone No.: 301 624-2685

Tax Account No.: 00538001

Name of Property Owner: John I Stewart Jr and Sharon S Stulioff
Daytime Phone No.: 301 654-2969

Address: 4823 Dorset Avenue, Chevy Chase (SOMERSET), MD 20815

Contractor: Fine Earth Landscape, Inc.
Phone No.: 301 972-8810

Contractor Registration No.: MD Home Improvement License No. 9809

Agent for Owner: Bernie Mihm
Daytime Phone No.: 301 972-8810

LOCATION OF BUILDING / PREMISES

House Number: 4823
Street: Dorset Avenue
Town/City: Chevy Chase (SOMERSET), Maryland
Nearest Cross Street: Surrey Street
Lot: 16
Block: 2
Subdivision: 0-44

PART 1 - TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:
- Construct
- Extend
- Alter/Remodel
- A/C
- Cub
- Room Addition
- Pool
- Deck
- Shed
- Move
- Install
- Wreck/Raze
- Solar
- Fireplace
- Wood-burning Stove
- Single Family
- Revision
- Repair
- Reovable
- 01 Fence/Wall (complete Section 4)
- Other:

1B. Construction cost estimate: $220,000

1C. If this is a revision of a previously approved active permit, see Permit #

PART 2 - SPECIFICATIONS FOR NEW CONSTRUCTION AND EXISTING ADDITIONS

2A. Type of sewer disposal:
- 01 WSSC
- 02 Septic
- 03 Other:

2B. Type of water supply:
- 01 WSSC
- 02 Well
- 03 Other:

PART 3 - COMPLETE ONLY FOR NEW CONSTRUCTION OR EXISTING WALL

3A. Height up to:
- 26 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 / easement
- adjacent to sidewalk

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: John Stewart
Date: 10/13/18

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/Permit No.: Data Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS

EST. 6/21/99
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:
      This shingle-style house on Dorset Avenue in the Town of Somerset Historic District was built between 1900 and 1910. It served as the Bee Research Station for the US Department of Agriculture beginning in 1919. We purchased the house in 1998. All elements covered by this HAMP application existed at that time. The circular asphalt driveway has not been replaced or repaired since then except for patching for utility work. The sidewalk on the roadway, the brick entrance, and the brick patio were all laid by the prior homeowners and not ready man. The back porch steps were added in about 1983. The garage
      b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
         1. Made changes to the original historic house: (1) replace existing metal shed, which ties with a new retaining wall; (2) replace existing asphalt driveway with new gravel, pavers, and steps; (3) add arbor and screens around grounds; (4) replace brick path with stone patio, including new walls; (5) replace and widen总投资
            (6) install new deck at back of property; (7) remove tree at back corner;

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and data;
   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 each plan and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.
   a. Schaeffer 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 features 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 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 parcel(s) 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.
3.0. CONSTRUCTION PLAN

+6. TREE SURVEY
4823 Dorset Avenue  
Chevy Chase, Maryland 20815  

October 15, 2018  

Montgomery County Historic Preservation Office  
8787 Georgia Avenue  
Silver Spring, MD 20910  

Re: Informal HAWP Consultation – 4823 Dorset Avenue, Chevy Chase, MD  

To Whom It May Concern:  

I enclose a draft HAWP application form for certain work to be performed at our historic property, and request that the HPC consider it for Preliminary Consultation at the November 14, 2018, meeting.  

Our home at 4823 Dorset Avenue, a three-story cross-gabled Foursquare, is within the Town of Somerset Historic District. It was built, we believe, around 1910, as the home of Dr. Nelson, a USDA scientist. For a number of years beginning in 1919, the house and yard served as the bee research station of the USDA. We purchased the house in 1992, and have since undertaken a number of projects to maintain and expand the house, consistent with its historical character.  

This draft HAWP covers outdoors work to refurbish and improve the property, which does not directly involve the historic house itself. The principal elements of the work, generally moving from the front of the property to the back, are as follows (also indicated in yellow highlighting on the attached 3.a., Construction Plan):  

1. Replace the retaining wall between the shrubbery bed and the sidewalk on the south front of the property. The current wall, made of treated railroad ties, is failing. The new wall will be made of stone, generally to match other stone retaining walls in the neighborhood, including at 4824 Dorset.  

2. Replace the existing asphalt driveway that circles the south front and runs down the east side of the house. The asphalt is failing. The new driveway, within the same footprint as the current driveway, will be built of pavers and bordered by granite block. On the east side of the driveway, a buried vertical course of granite blocks will replace the buried diagonal brick edge that retains the slope from the neighbor’s front yard. We will also replace the low brick wall between the driveway and the planting bed at the south front of the house with a low stone wall matching the one at the sidewalk. This wall will partially be moved closer to the house and partially reconfigured to accommodate existing dogwood trees.  

3. Install along the east side of the house a cedar rectangular lattice screen around the air conditioning units and, at the end of the driveway, a Walpole Outdoors cellular PVC arbor.
4. Replace the brick patio from the end of the driveway around the back of the house with a bluestone terrace in essentially the same footprint, with stone retaining walls and a low stone seating wall around the edge, where railroad ties and brick are now failing. We will replace the current brick-and-railroad tie steps with stone steps, oriented more directly into the yard.

5. Replace and widen the landing and steps leading down from the back screened porch. These steps, which we understand were added at the same time the porch was built in about 1989 after a tree fell on a greenhouse there, are made of treated lumber, and the stairs’ supports are splitting. The top landing will be expanded from 4’ x 4’ to 6’ x 8’, and the stairs will be widened and extended down onto the terrace. We will replace the unfinished treated lumber with Azek floors, steps, and railings, designed and painted to match the front porch. We will replace the existing door from the back porch onto the landing with an identical painted wooden door that opens outward instead of inward. We will replace the thin diagonal wooden lattice under the steps and under the back porch with cedar rectangular lattice to match the arbor and the equipment screens.

6. Remove the old garage and shed at the back of the brick patio. This structure, which conveyed to us “as is” in 1992, is rotted and in very poor shape. It is clear that an extension that was added to the front of the old garage and the shed added on the side were amateurishly built, and are failing. The foundations of the entire structure are rotted and it may collapse. The reconfiguration of the garage and addition of the brick patio allowed rainwater to wash down into the garage. We will be undergrounding the downspouts along the driveway and extending them to an outflow in the back yard in order to avoid this runoff.

7. Install a new shed at the back of the property. This shed will be about half the size of the existing garage and shed.

8. Remove the large overhanging mulberry tree at the back (northeast) corner of the property. We will add stone to help manage the substantial rainwater runoff at the back of the property we receive from our uphill neighbor’s property.

9. Install additional stepping stone paths in the yard, a stone patio surface next to the fish pond in the back yard, and various new trees and plantings.

The effect of these changes will be to stabilize and beautify the landscape, and to enhance the beauty of our historic house.

We look forward to hearing any questions you might have as well as the HPC’s evaluation of the application on preliminary consultation.

Very truly yours,

[Signature]

John I. Stewart, Jr.

Enc.
EAST ELEVATION 2" = 1'
FLAGSTONE TERRACE WITH
RETAINING WALLS AND STEPS
EAST ELEVATION 1/2" = 1'
FLAGSTONE TERRACE WITH RETAINING WALLS AND STEPS
STONE WALL

NEW COVERED PORCH DOOR
PAINTED WOOD

PAVERS
NICOLOCK
COLONIAL COBBLESTONE COMBO

BORDER
BELGIAN BLOCK
SUMMERWOOD PALMERSTON SHED
(SAMPLE ONLY -- TO BE FINISHED SIMILAR TO HOUSE)

STANDARD SPINDLE TOP ARBOR
WALPOLE OUTDOORS CELLULAR PVC

CEDAR RECTANGULAR LATTICE
5. PHOTOGRAPHS

5a. House from street (South elevation)
5.6. Railroad tie retention wall.
5. f. View from midway down driveway.
5. View of back porch steps, looking towards street.
5. i. View of south side of garage and shed.
5.k. View of west side of shed, showing failed foundation.
5.1 View of north side of garage and shed.
5. m. View of north side of garage, shed, and house.
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<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<td>John Stewart</td>
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<td>Sharon Sibiliahoff</td>
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