

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4823 Dorset Ave., Chevy Chase	Meeting Date:	5/7/2019
Resource:	Contributing Resource Somerset Park Historic District	Report Date:	4/30/2019
Applicant:	John Stewart, Jr. and Sharon Stoliaroff	Public Notice:	4/23/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/36-19D	Staff:	Dan Bruechert
PROPOSAL: Accessory Structure Construction			

STAFF RECOMMENDATION:

☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Somerset Historic District, (Secondary/Post 1915)
STYLE: Shingle Style
DATE: 1922



Figure 1: 4823 Dorset Ave.

BACKGROUND

The HPC reviewed and approved a HAWP on December 5, 2018 for the removal of an accessory structure, hardscape alterations, and a tree removal at the subject property. The applicant is returning for the installation of a new accessory structure. The site plan shows a number of changes to the site; however, the only item under consideration is the ‘shed’ in the northeast corner of the lot.

PROPOSAL

The applicant proposes to construct a new accessory structure in the northeast corner of the lot (labeled ‘shed’ on the submitted site plan). The rectangular structure will be 14’ × 10’ (fourteen feet by ten feet) with a side gable roof and front pediment. The structure will have wood clapboard siding, with an asphalt shingle roof, fixed wood windows, and half-lite doors on the south (front) and west (right) elevations. This structure will be minimally visible from the public right-of-way due to the distance from the street and the change in grade at the rear yard.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

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

Secretary of the Interior’s Standards for Rehabilitation

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

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STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore 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 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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: johnstewart@comcast.net Contact Person: John Stewart
Tax Account No.: 00538001 Daytime Phone No.: 202 624-2685
Name of Property Owner: John I. Stewart, Jr and Sharon S. Stojidoff Daytime Phone No.: 301 654-2989
Address: 4823 Dorset Avenue Cherry Chase (Somerset) MD 20815
Street Number City Street Zip Code
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/PREMISE

House Number: 4823 Street: Dorset Avenue
Town/City: Cherry Chase (Somerset) Nearest Cross Street: Surrey Street
Lot: 16 Block: 2 Subdivision: 044
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: _____

1B. Construction cost estimate: \$ 12,000

1C. If this is a revision of a previously approved active permit, see Permit # AP 060013

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 _____ feet _____ inches

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

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.

John Stewart
Signature of owner or authorized agent

4/9/19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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:

Historic home on Dorset Avenue in the Town of
Somerset Historic District. Original garage and later-added
lean-to shed at rear of house are being removed
pursuant to a previously granted HAWP, along with
hardscape improvements.

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

Install garden shed in rear (NE) corner of the lot,
less than half the size of the garage and shed being demolished.
No effect on house structure or immediate environs. New
shed will not be visible from street due to distance,
foliage, and the fact that the property slopes downward.

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.

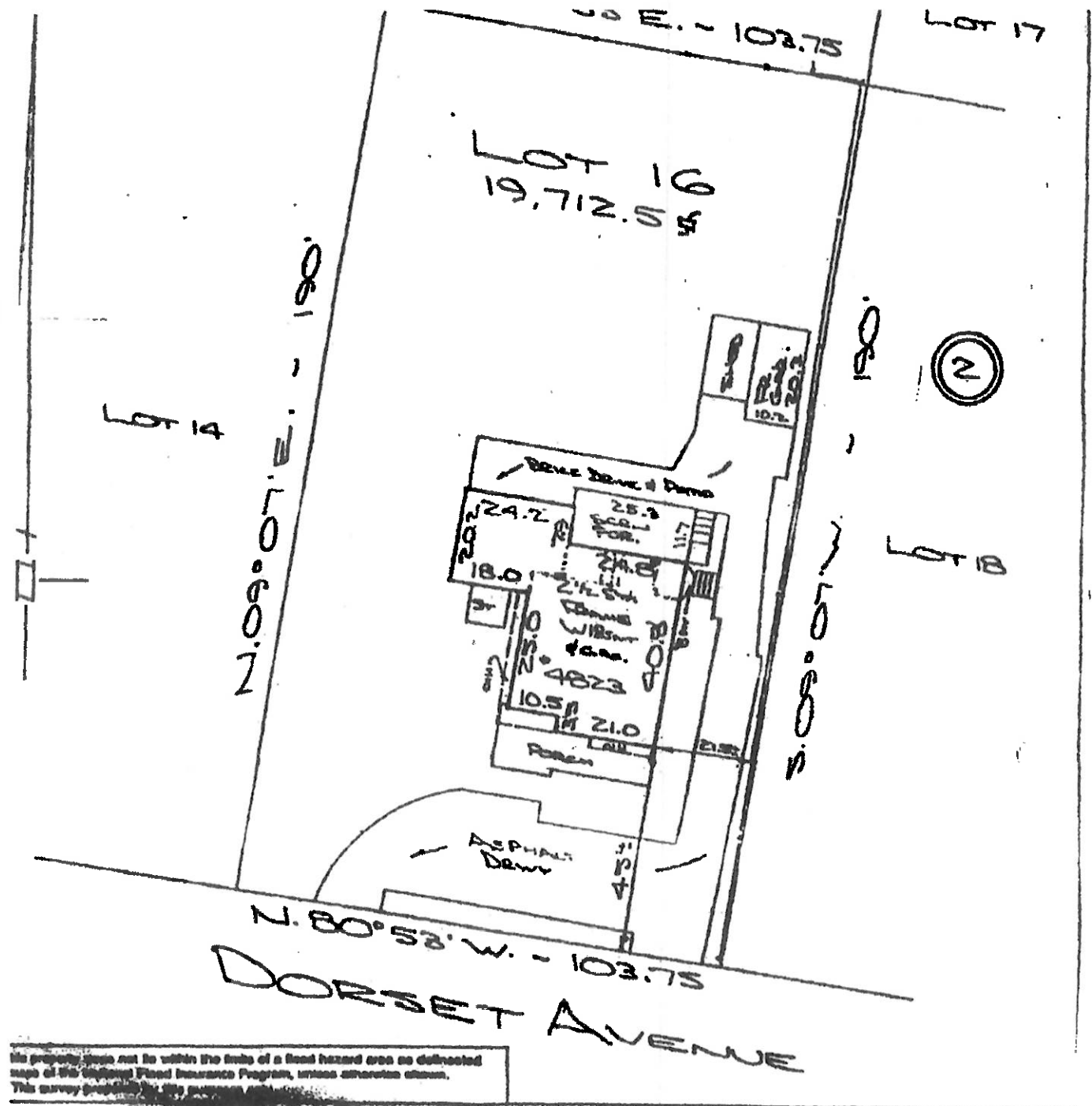
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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.

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

Owner's mailing address John Stewart Sharon Stoliareff 4823 Dorset Avenue Chevy Chase, MD 20815	Owner's Agent's mailing address self
Adjacent and confronting Property Owners mailing addresses	
Barton Rubenstein Sherreen Rubenstein 4819 Dorset Avenue Chevy Chase, MD 20815	Matthew Zaff Erin Chlopak 4820 Dorset Avenue Chevy Chase, MD 20815
Gail Schwartz 4822 Dorset Avenue Chevy Chase, MD 20815	Stephen Springer Caroline Springer 4824 Dorset Avenue Chevy Chase, MD 20815
Larry Hoover Barbara Hoover 4822 Cumberland Avenue Chevy Chase, MD 20815	Everett Johnson Judy Brocious 4820 Cumberland Avenue Chevy Chase, MD 20815

2. SITE PLAN



CAPITOL SURVEYS

This drawing is not intended for property lines. It cannot be used for construction purposes. Information shown hereon taken from land records of the county in which the property is and field work performed.

HOUSE LOCATION
LOT 16 BLOCK 2

SOMERSET HEIGHTS

MONTGOMERY COUNTY, MARYLAND

Recorded in Plot Book 1 Plot 30 Scale 1" = 30'

I hereby certify that the position of all the existing improvements on the above described property have been surveyed by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
Registered Land Surveyor
Montgomery Co. MD.

3. a. CONSTRUCTION PLAN + G. TREE SURVEY

ONLY SUBJECT OF CURRENT HAMP

EX. RAMBER

REMOVE EX. MULBERRY D=30"

WATER FROM ADJACENT PROPERTY



10' x 14' SHED

GARDEN

ADD RANDOM Boulders TO CONTROL EROSION

PLANTING TBD

EX HOLLY TREES FOR SCREENING

EX. ASH D=12"

GRADE AREA

REMOVE EX. GARAGE/SHED

3' x 24' SELECT BLUE STEPPING STONE

EX D=23" MAPLE

EX. CANYON D=6"

GRADED STEP 3 RISES

TERRACE

18" RETAINING WALL

18" SER. WALL

REPLACE EX. PORCH LATTICE W/ RECTANGULAR LATTICE

STEPS

NEW PORCH DOOR

EX. HORSE CHESTNUT D=35"

NEW DECK W/ GRILL AREA / STEPS DOWN TRASH STORAGE AREA BELCH W/ DOUBLE GATE DECK RAILING TO MATCH FRONT PORCH RAILING

STEP

ASPER CHANNEL DRAIN W/ PIPE TO SIDE YARD

BELGIAN BLOCK STRIP

RECTANGULAR LATTICE FENCE TO SCREEN AC

EX. SPICE D=12"

EX. DOGWOOD D=6"

BELGIAN BLOCK

RESIDENCE

WINDOW WELL

FRS WOOD STORAGE

PORCH

PLANTING TOP

8" HIGH STONE WALL

PAVER

EX. SMOKE

STONE WALL AT SIDEWALK HEIGHT VARIES FROM 12"-26"

24"-26" HIGH STONE WALL

BELGIAN BLOCK BORDER

KEEP BRICK EDGING

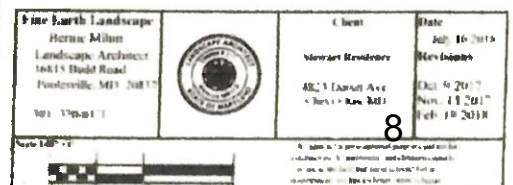
END WALL

BELGIAN BLOCK BORDER

END WALL

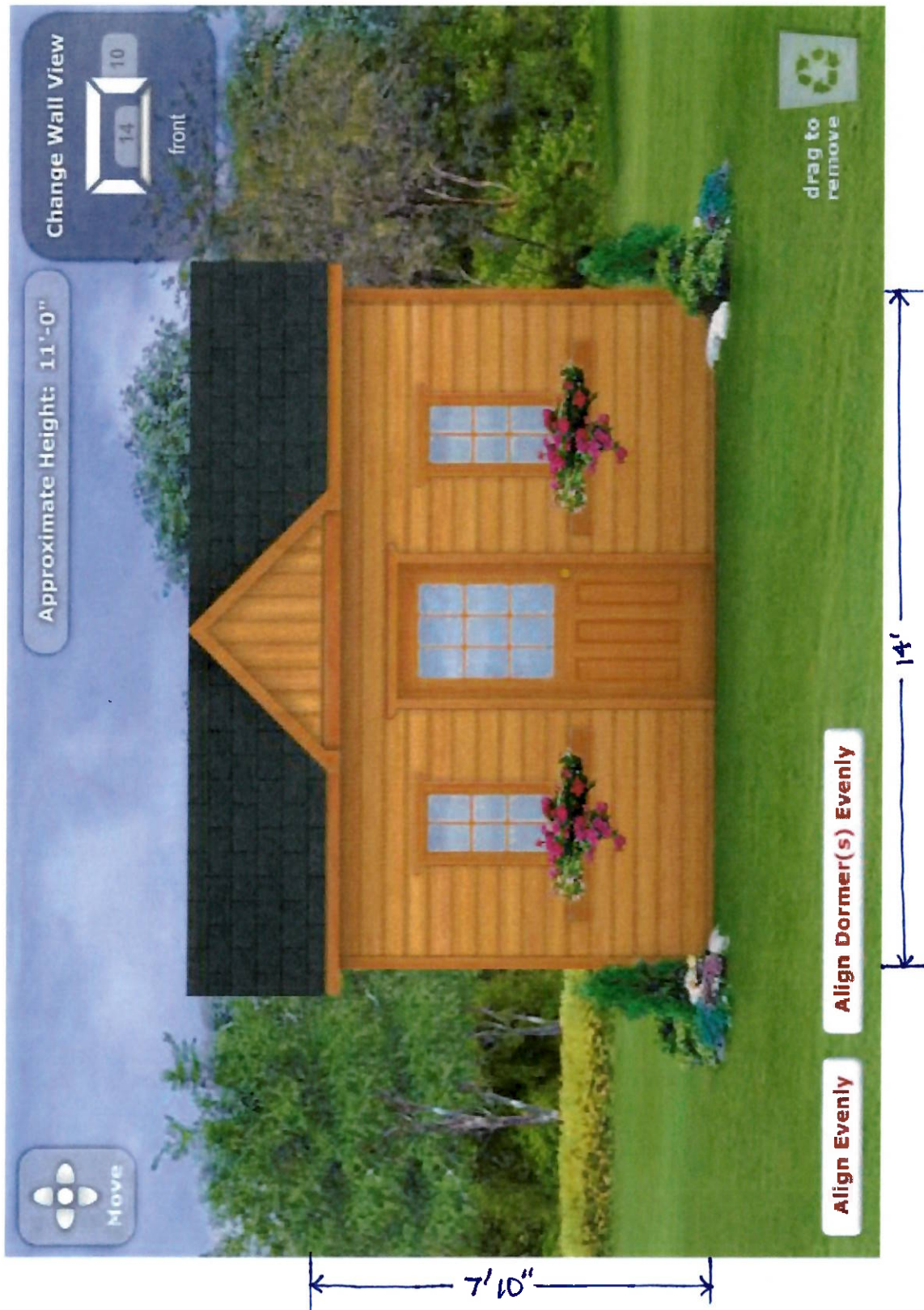
<p>Finer Earth Landscape Bernie Miller Landscape Architects 10115 Duff Road Pawcatuck, CT 06257 Tel: 860-431-1111</p>		<p>Client Newport Residence 3821 Duff Road Pawcatuck, CT 06257 Tel: 860-431-1111</p>	<p>Date July 16, 2013 Revisions Date: 4/20/17 Rev: 11/2017 Date: 10/2018</p>
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ONLY SUBJECT OF CURRENT HAWP



3. b. Front Elevation (South)

4. Materials :- Natural Cedar
- Roof Shingles Match the house



3. b. Front Elevation (South)

4. Materials : - Natural Cedar
- Roof Shingles Match
the House



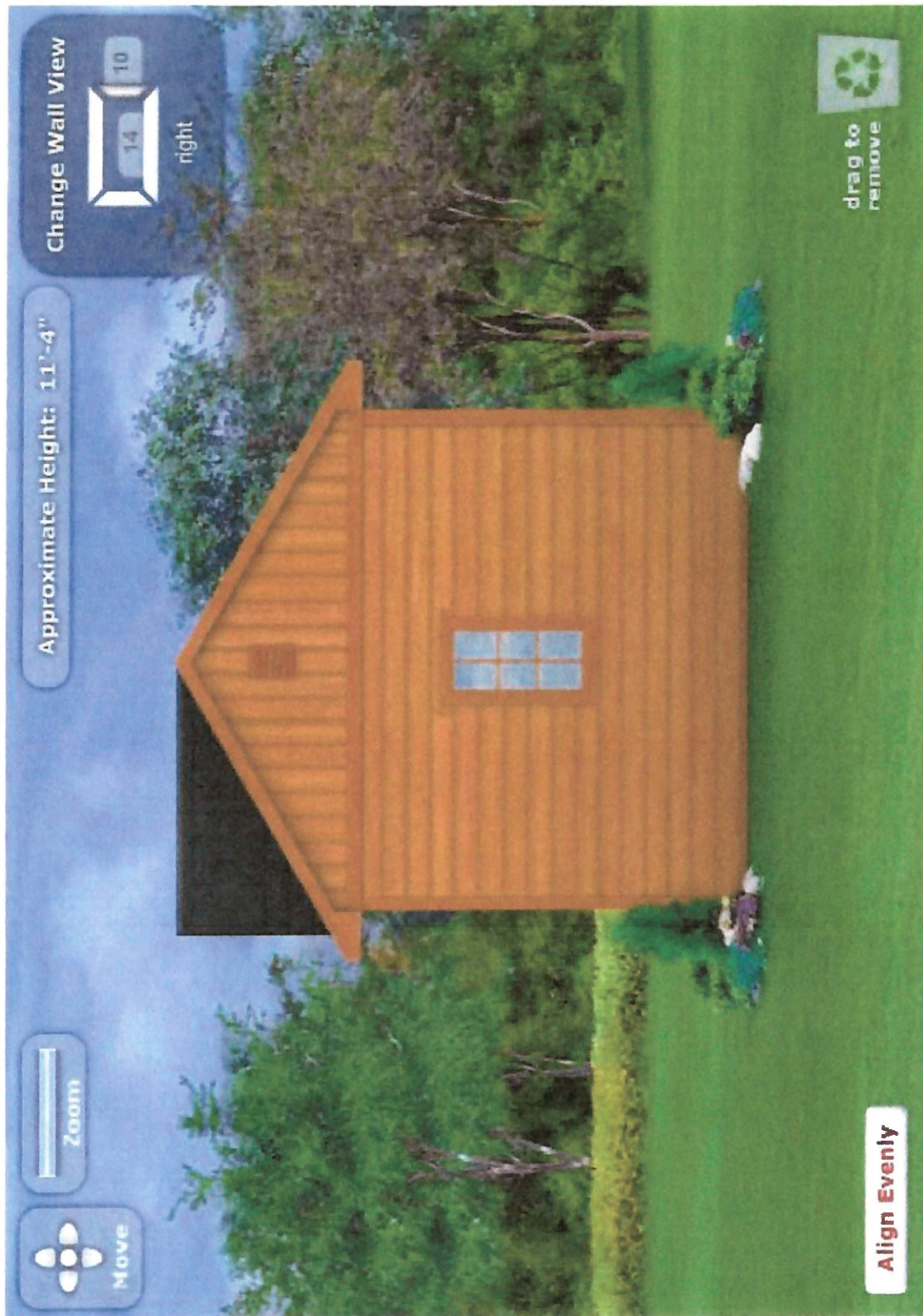
3. b. Left Elevation (West)



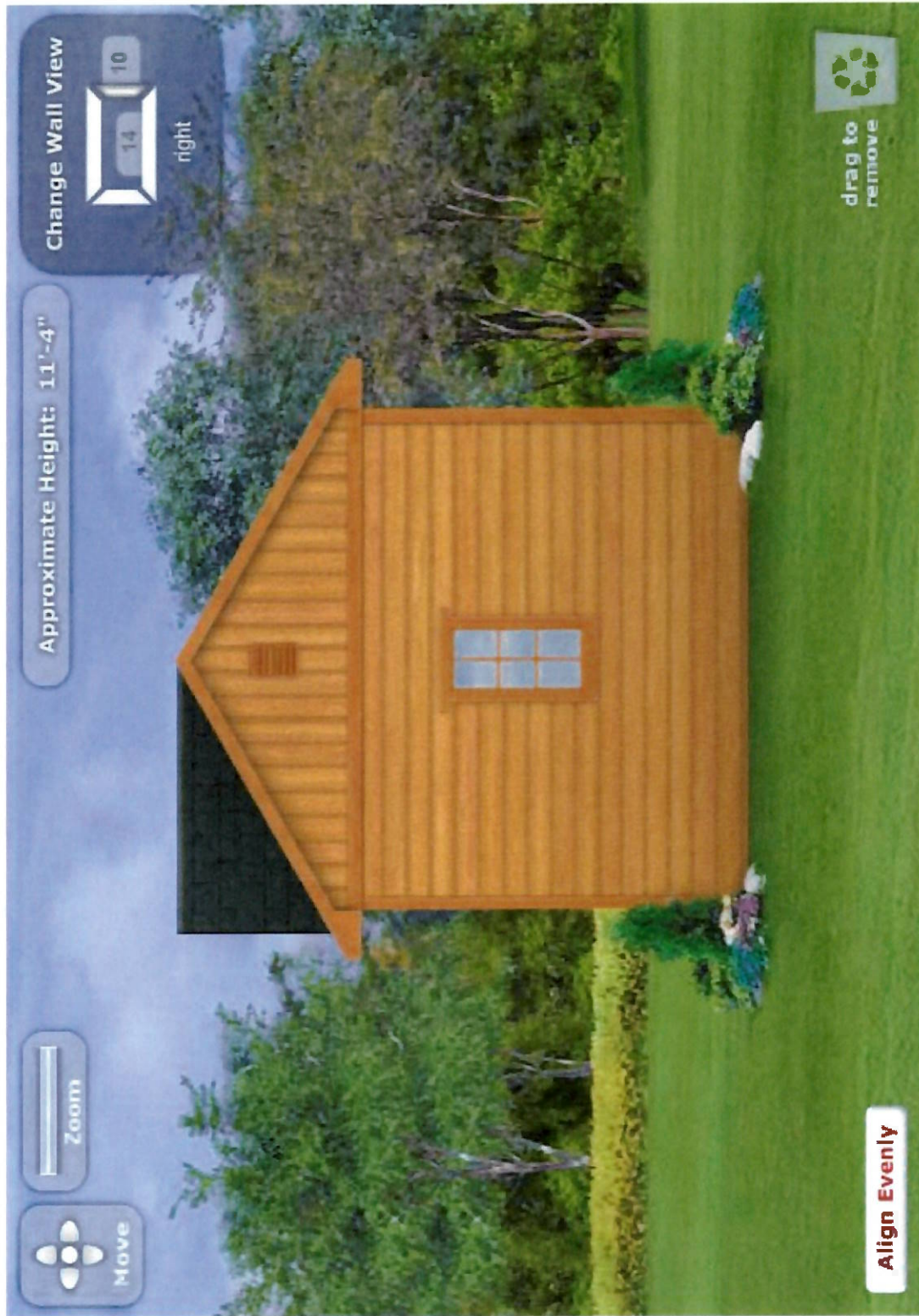
3. b. Left Elevation (West)



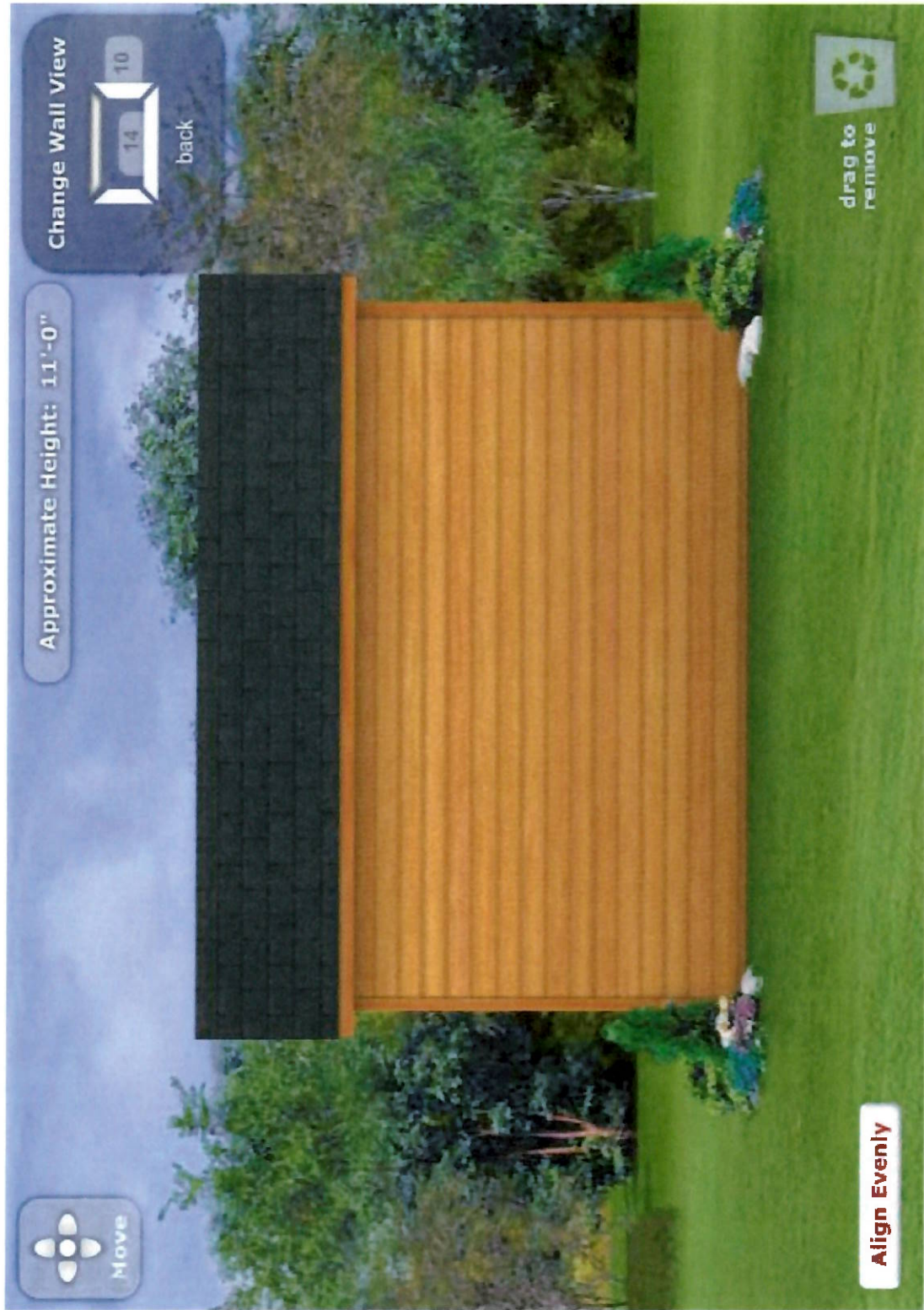
3.6. Right Elevation (East)

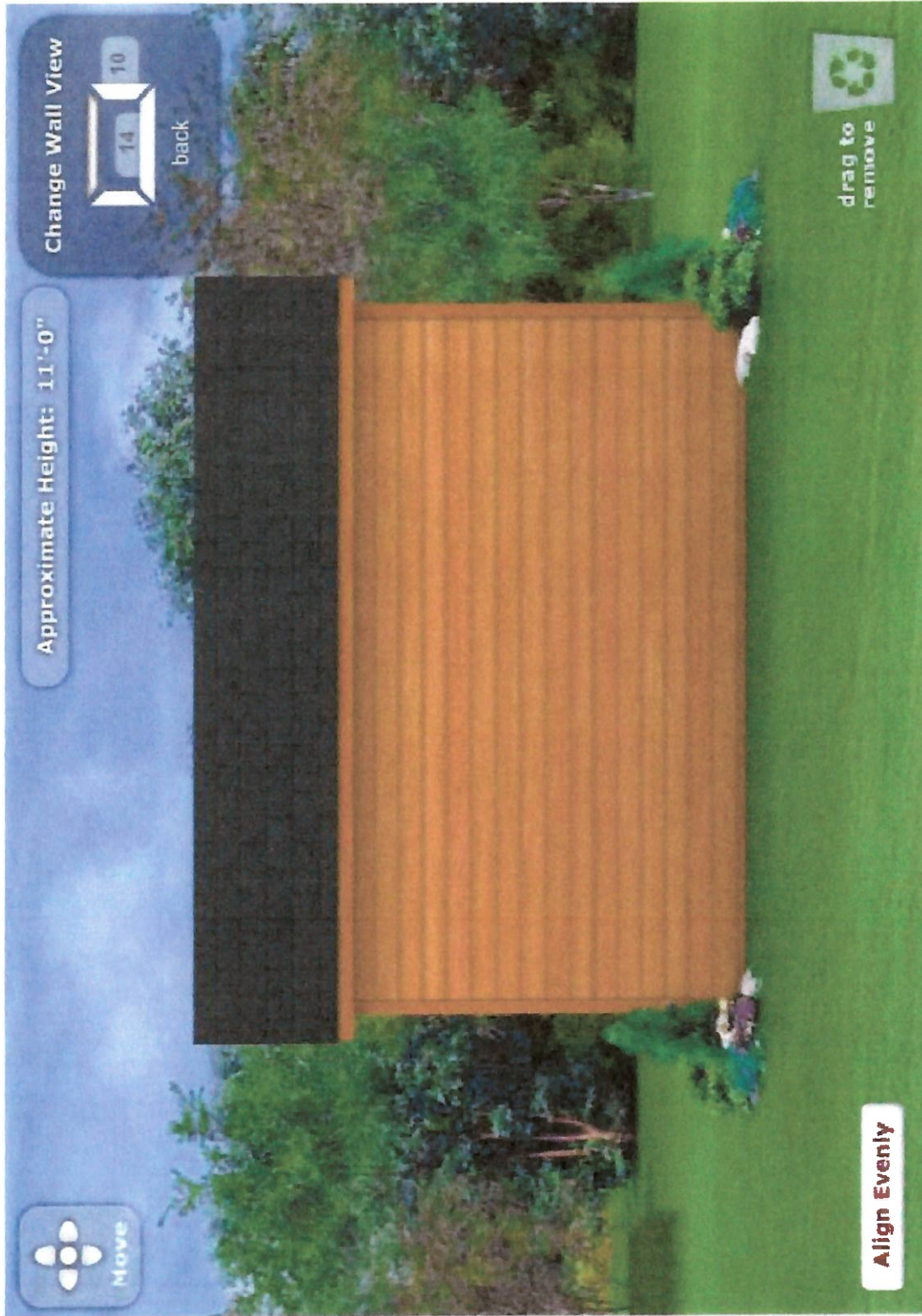


3.b. Right Elevation (East)



3.6. Rear Elevation (North)







5-0: View down driveway
on east side.

5. b. Photo of NE corner
of property.^{1.B}
(Photo by HPC staff)

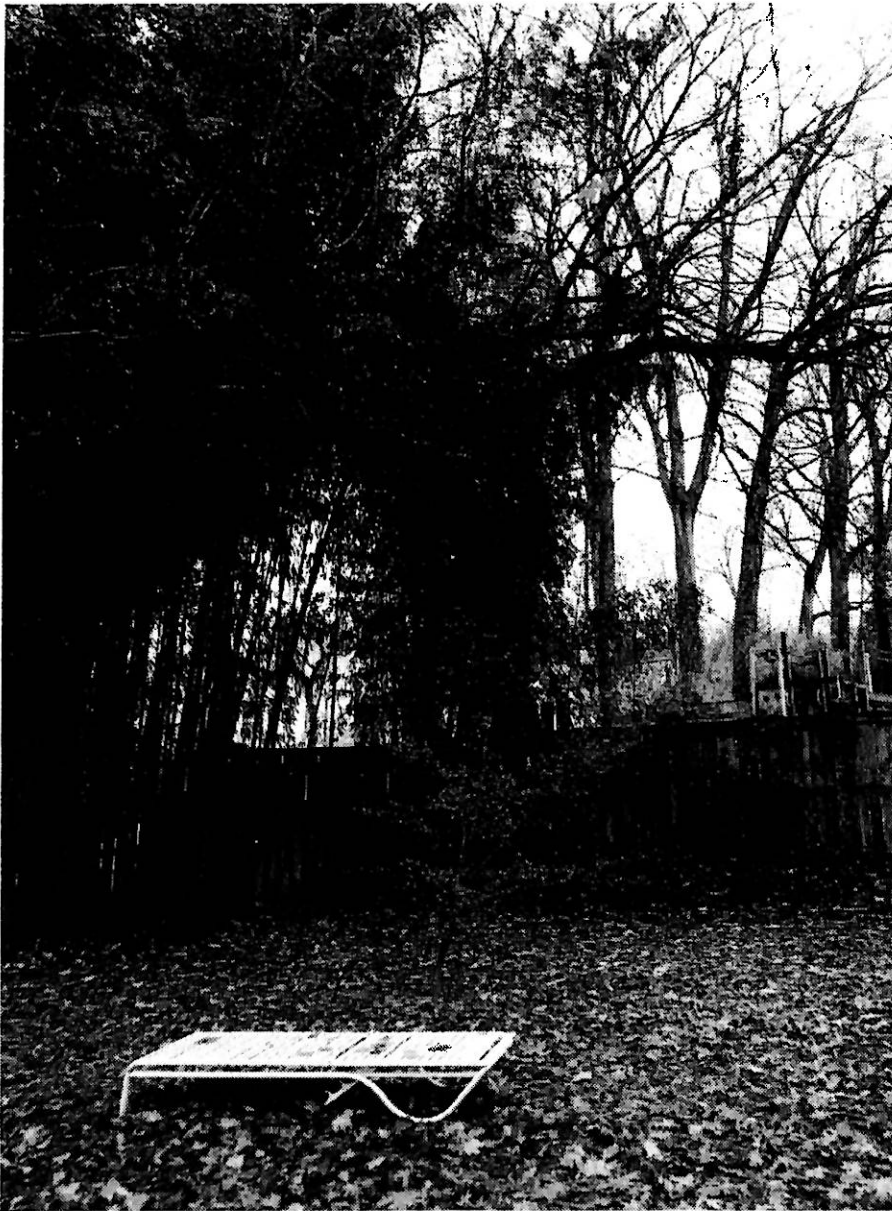


Figure 1: The 30" mulberry tree in the rear corner of the lot splits at the trunk. It is not visible from the public right-of-way.

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.