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:

- Modifications to a property, which do not significantly alter its visual character.
- 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**

- 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.

**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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: johnstewart@comcast.net
Contact Person: John Stewart
Daytime Phone No.: 202-624-2605

Tax Account No.: 005 38001
Name of Property Owner: John Stewart, Jr. and Sharon S. Goldberg
Address: 4823 Dorset Avenue, Chevy Chase (Somerset), MD 20815

Contractor: Fine Earth Landscape, Inc.
Contractor Registration No.: MD Home Improvement License No. 9809
Agent for Owner: Bernice Milman
Agent Phone No.: 301 972-8810

LOCATION OF BUILDING PREMISES
House Number: 4823
Street: Dorset Avenue
Town/City: Chevy Chase (Somerset)
Nearest Cross Street: Surrey Street
Lot: 16
Block: 2
Subdivision: 044

PART ONE: WORK DESCRIPTION AND USE

1A. Check all applicable:
   [ ] Construct [ ] Extend [ ] Alter/Remodel [ ] A/C (Ind"
   [ ] Move [ ] Install [ ] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove
   [ ] Revision [ ] Repair [ ] Revocable
   [ ] Fence/Wall (complete Section 1) [ ] Other:

1B. Construction cost estimate: $12,000

1C. If this is a revision of a previously approved permit, see Permit # AP 860013

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewage disposal:
   [ ] WSSC [ ] Septic [ ] Other:

2B. Type of water supply:
   [ ] WSSC [ ] Well [ ] Other:

PART THREE: COMPLETE IF APPLICABLE

3A. Height: ______ feet ______ 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 that to be a condition for the issuance of this permit.

[Signature]
[Date: 4/9/19]

Approved: __________________________ For Chairperson, Historic Preservation Commission
Disapproved: __________________________
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:
      Historic home on Dassert 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 HWP, along with landscape 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 plot. 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 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 5" 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 INTO MAILING LABELS.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>John Stewart</td>
<td>self</td>
</tr>
<tr>
<td>Sharen Slobinoff</td>
<td></td>
</tr>
<tr>
<td>4823 Dorset Avenue</td>
<td></td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
<tbody>
<tr>
<td>Bartan Rubenstein</td>
</tr>
<tr>
<td>Shezee Rubenstein</td>
</tr>
<tr>
<td>4819 Dorset Avenue</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Gail Schwartz</td>
</tr>
<tr>
<td>4822 Dorset Avenue</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<td></td>
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<tr>
<td>Larry Hoover</td>
</tr>
<tr>
<td>Barbara Hoover</td>
</tr>
<tr>
<td>4822 Cumberland Avenue</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>
3. b. Front Elevation (South)

4. Materials: - Natural Cedar
   - Roof Shingles Match the House
3. b. Front Elevation (South)

4. Materials:
   - Natural Cedar
   - Roof Shingle Match
   - The House
3. b. Left Elevation (West)
3. b. Left Elevation (West)
3.6. Right Elevation (East)
3.6. Right Elevation (East)
3.6. Rear Elevation (North)
3.b. Rear Elevation (North)
5. View down driveway on east side.
5.b. Photo of NE corner of property. (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.