EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 4709 Dorset Avenue, Chevy Chase
Meeting Date: 6/26/2019
Resource: Primary (Pre-1915) Resource (Somerset Historic District)
Report Date: 6/19/2019
Applicant: Michael Gottlieb and Julianna Goldman (Amy Mills, Architect)
Public Notice: 6/12/2019
Tax Credit: No
Review: HAWP
Case Number: 35/36-18F REVISION
Staff: Michael Kyne

PROPOSAL: Hardscape alterations and fences

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

Fig. 1: Subject property.
PROPOSAL:

The applicant proposes to revise their previous HAWP application, which was approved at the June 27, 2018 HPC meeting. Specifically, the following work items are proposed:

- Remove the previously approved pool at the rear from the proposal.
- Reduce the amount of previously approved hardscaping at the rear of the property by 160 sf.
- Install a 6’ high wood privacy fence at the rear and sides of the property, beginning at the approximate rear of the historic massing (where the addition begins) and continuing to the rear property line.
- Install a 4’ high wood picket fence at the front and front/sides of the property to the approximate rear of the historic massing (where the addition begins).

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:

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

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)
**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.

**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* #2 and 9;

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
301/583-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Name: millsdeco2@gmail.com
Contact Person: Amy Mills

Tax Account No.: 5053655B
Name of Property Owner: Michael Goldman & Julianna Goldman
Daytime Phone No.: 202-337-1160

Address: 1709 DORSET AVE, CHEVY CHASE, MD 20815

Contractor: TBD
Contractor Registration No.: 
Agent for Owner: AMY MILLS
Daytime Phone No.: 202-337-1160

LOCATION OF BUILDING/STRUCTURE:
House Number: 1709
Street: DORSET AVE
Town/City: CHEVY CHASE
Nearest Cross Street: WADSWORTH PL
Lot: 8
Block: 3
Submission: SOMERSET HEIGHTS

PART TWO - DESCRIPTION OF WORK TO BE PERFORMED:

1A. CHECK ALL APPLICABLE:
- Construct
- Extension
- Alter/Remodel
- HVAC
- Electrical
- Plumbing
- Roof Addition
- Porch
- Deck
- Shed
- Fence/Wall (complete Section 4)
- Other: DECK patients

1B. Construction cost estimate: $ REDUCTION IN COST FROM PREVIOUS APPROVAL

1C. If this is a revision of a previously approved active permit, see Permit # 828466

PART THREE: 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 FOUR: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 4' last 0' inches FRONT YARD 6'-0' REAR YARD

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.

Amy Mills
Title of owner or authorized agent

5-30-19

Approved:

Disapproved:

Date:

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 structures and environmental setting, including their historical features and significance:

      **EX: A 2-STORY FRONT GABLE COLONIAL BRICK/CLAY QUEEN ANNE (PRE-1915) W/ 2- STORY CARRIAGE ADDITION ON RIGHT SIDE & ONE- STORY ADDITION TO REAR. PREVIOUS MAJOR #35/36-18A APPROVED 3/14/18; REVISED 4/15/16; 7/3/18.**

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

      **REPLACE PREVIOUSLY APPROVED SITE PLAN TO REMOVE PLUNGE POOL AND REPLACE INDIVIDUAL UNIT OF DECK EXCEPTED BY APPROX 10-1/2' POOL LOCATION OF PROPERTY FRONT LOT #7 IN YARD 1/4' H. POOL FENCE TO LINE LOT FRONT OF HOUSE & RDL 6' H PRIVACY FENCE ON SIDE & REAR YARDS PERIOD FRONT PLANE OF HOUSE.**

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 dumpters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 copies or plans and elevations in a format no larger than 11" x 17". Plans on 11" x 17" 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 fixtures of both the existing resources 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. MATERIAL 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 drip line 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 lots(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>Michael Gotthier &amp; Julianne Goldman</td>
<td>Amy Mills</td>
</tr>
<tr>
<td>4709 Dorset Ave</td>
<td>DCA Landscape Architects, Inc.</td>
</tr>
<tr>
<td>Chevy Chase MD 20815</td>
<td>1315 Wisconsin Ave NW</td>
</tr>
<tr>
<td>Washington DC 20007</td>
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<tr>
<td><strong>Adjacent and confronting Property Owners mailing addresses</strong></td>
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<tr>
<td>Goodwin's Soaritz Family Trust</td>
<td>Lucille Freeman</td>
</tr>
<tr>
<td>4716 Dorset Ave</td>
<td>4708 Dorset Ave</td>
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<tr>
<td>Chevy Chase MD 20815</td>
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<tr>
<td>George &amp; Donna Harman</td>
<td>Susan Kouarick</td>
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<td>Nick Fox &amp; Debbie Berger-Fox</td>
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<tr>
<td>Keith White &amp; Maura Mahoney</td>
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</tbody>
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MATERIALS SPECS : 4709 Dorset Avenue
Goldman-Gottlieb Project

WALLS = Gravity stone or Stone faced CMU - dry look, with a 2” thick Bluestone Cap - similar to either of these two pictures

OR     Stucco faced Walls to match base of house with, with a 2” thick Bluestone Cap

PATIOS/LANDINGS = Bluestone pavers at 18” x 30” Bluestone bands at 12” w x 30”. All patios & landings on slab.

STEPS= Bluestone treads at 14” x 30” min x 2”. Risers = stone or stucco faced to match walls.

STEPPING STONES = Bluestone at 2’ x 3’ or 2’ x 2’ as shown on plan.

GRAVEL= On Side of House= ¾” River Jack Gravel- used as mulch for plantings- permeable

RAILINGS – to match those on house
FENCING:  6’ Max. Tall Privacy fence around back of property as shown on plan = natural wood, to step or slope with grade

AND

4’ Max Tall Picket fence in front yard = natural wood - possibly painted or stained., including 1 walk gate and 1 driveway gate - to match the picket fence, Picket fence to be similar to these, to step or slope with grade

Typical Drive gate- ie it is to match fence