

***EXPEDITED***  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

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

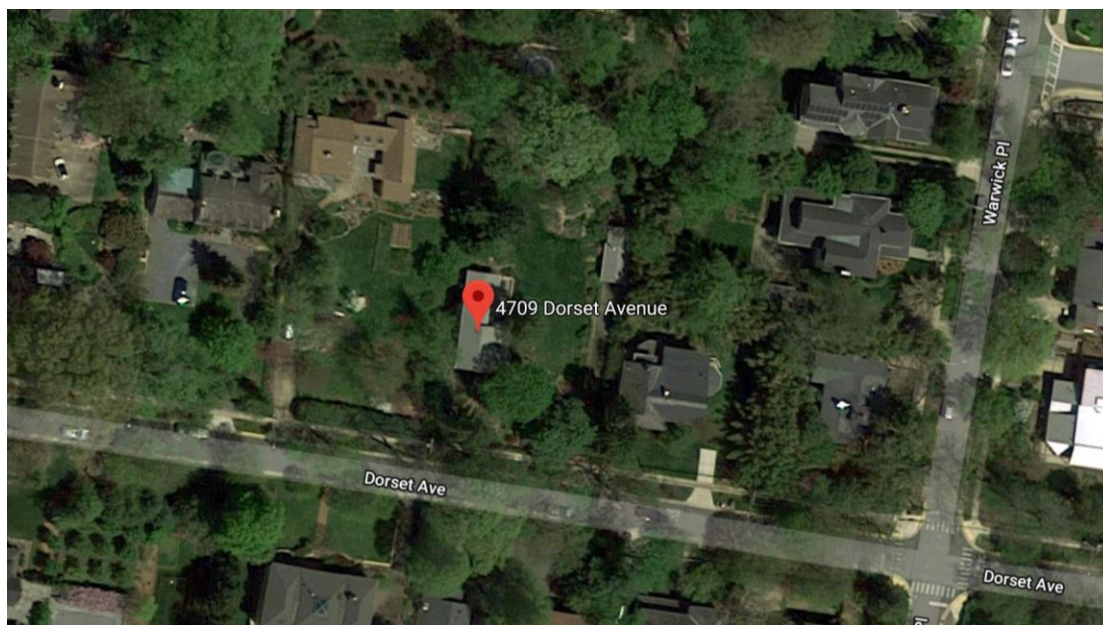
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**STAFF RECOMMENDATION:**

- ☒ 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  
301/563-3400

DPS - #8

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: millsdca2@gmail.com Contact Person: Amy Mills  
Daytime Phone No.: 202-337-1160  
Tax Account No.: 60536558  
Name of Property Owner: MICHAEL GOMLIER & JULIANA GOLDMAN  
Daytime Phone No.: \_\_\_\_\_  
Address: 4709 DORSET AVE CUMY CHASE MD 20815  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: AMY MILLS Daytime Phone No.: 202-337-1160

## LOCATION OF BUILDING/PERMITS

House Number: 4709 Street: DORSET AVE  
Town/City: CUMY CHASE Nearest Cross Street: WABWICK PL  
Lot: 8 Block: 3 Subdivision: SOMERSET HEIGHTS  
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: REAR PATIO

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 TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITION

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 4 feet 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  
Signature of owner or authorized agent

5-30-19  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 5/21/99

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:

EXG. 2-STORY FRONT GABLE COLONIAL REVIVAL/QUEEN ANNE  
(PRE-1915) W/ 2-STORY GAMBREL ADDITION ON RIGHT SIDE  
& ONE-STORY ADDITION TO REAR. PREVIOUS HALOP # 35/36-18A  
APPROVED 3/14/18; REVISED 4/25/18; 7/25/18.

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

REVISE PREVIOUSLY APPROVED SITE PLAN TO REMOVE PLUNGE POOL  
AND REDUCE IMPERVIOUS AREA OF REAR PATIO BY APPROX 160 SF.  
REVISE LOCATION OF PROPERTY FENCE W/ MAX 4' H. PICKET FENCE  
IN-LINE W/ FRONT OF HOUSE & ROL 5' 6" H. PRIVACY FENCE IN  
SIDE & REAR YARDS BEHIND FRONT PLANE OF HOUSE.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

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

<b>Owner's mailing address</b> MICHAEL GOMLIER & JULIANA GOLDMAN 4709 DORSET AVE CHEVY CHASE MD 20815	<b>Owner's Agent's mailing address</b> AMY MILLS DCA LANDSCAPE ARCHITECTS, INC. 1315 WILSON AVE NW WASHINGTON DC 20007
<b>Adjacent and confronting Property Owners mailing addresses</b>	
GOODINGS SWARTZ FAMILY TRUST 4716 DORSET AVE CHEVY CHASE MD 20815	LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE MD 20815
GEORGE & DONNA HARMAN 4719 DORSET AVE CHEVY CHASE MD 20815	SUZAN KOVARIK 4718 CUMBERLAND AVE CHEVY CHASE MD 20815
NECK FOX & DEBBIE BERGER-FOX 4712 CUMBERLAND AVE CHEVY CHASE MD 20815	DAVID STERN & TRACEY HUGHES 5806 WARWICK PL CHEVY CHASE MD 20815
KEITH WHITE & MAURA MAHONEY 4705 DORSET AVE CHEVY CHASE MD 20815	









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 frontyard= 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