STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary (Pre-1915) Resource within the Somerset District
STYLE: Colonial Revival/Queen Anne
DATE: c. 1900

Fig. 1: Subject property.
PROPOSAL

The applicants propose the following work items at the subject property:

- Replace the existing chimney on the east (right) elevation of the post-1963 addition at the front/right side of the historic house.
- Extend the wood siding behind the chimney on the east (right) elevation of the post-1963 addition, making it consistent with the wood siding in front of the chimney.
- Replace the existing dormer windows on the north (rear) elevation of the post-1963 addition.

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, archaeological, 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

(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.)

Somerset Historic District Guidelines

- The earliest portion of the Town of Somerset was founded in the late 19th Century as a trolley suburb. This area is significant as one of the first trolley suburbs in Montgomery County and is representative of the beginnings of suburbanization.
- Somerset was developed in 1890 by the Somerset Heights Colony Company. This group purchased approximately 50 acres of farmland with the goal of creating a clean, safe, residential community—far enough away from the dangers and dirt of the city, but close enough to commute to work by trolley.
- Five of the original partners of the Somerset Heights Colony Company were associated with the U.S. Department of Agriculture. By 1895, four of these five men had built large homes for
themselves within the new community. Three of these houses are still standing.

- From the beginning, sales were brisk and, by 1910, there were 173 residences in Somerset.
- Of particular interest are a number of houses built by Richard and William Ough between 1900 and 1915. These structures were an early examples of standardization—they exhibit a number of common characteristics: mitred bay corner towers, wrap-around porches, and hipped roofs with a gable peak visible on the front façade.
- Houses which were built in Somerset during its primary period of architectural importance (1890 to 1915) represent a wide variety of Victorian styles: Carpenter Gothic, Queen Anne, and Italianate. In addition, there are some good examples of the Bungalow style. As a group, the early houses in Somerset represent one of the best concentrated collections of Victorian residential architecture in the County.
- 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.
- A map of the boundaries of the boundaries of the Somerset Historic District is included at the end of this amendment. Important contributing resources built before 1915 are noted on this map. The later structures in the district are mainly mid-20th Century architectural styles—many are Colonial Revival—although some very recent houses have replicated the Victorian styles of the original buildings. As specified in the Historic Preservation Ordinance, applications for new construction in the district or for work on structures in the district which are of little historical or design significance shall be judged leniently, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the district.

**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 subject property is a c.1900 Colonial Revival/Queen Anne-style house within the Somerset Historic District. The house is generally L-shaped, with a main two-story front gable section and a one-story section with gambrel roof at the east (front/right) corner. In a previous preliminary consultation staff report for the subject property dated January 10, 2018, staff stated that the 1931 F.H.M. Klinge Property Atlas indicates that the one-story section with gambrel roof at the east (front/right) corner was present as early as 1931 (see *Fig. 2* below); however, staff has conducted additional research on the property and found that, according to the 1963 Sanborn Fire Insurance Map (see *Fig. 3* below), this section dates to post-1963. The 1963 Sanborn map shows a one-story open porch at the front of the main house, extending east to the location where the one-story section with gambrel roof currently stands. The Sanborn map is much more accurate than the Klinge Atlas, in terms of architectural details, and the overall shape and massing depicted in the Klinge Atlas likely includes the porch.
The applicants propose the following work items at the subject property:

- Replace the existing chimney on the east (right) elevation of the post-1963 addition at the east (front/right) corner of the historic house.
  - The existing chimney is constructed from stone (bottom) and brick (top).
  - The proposed chimney will be stone veneer on block.
- Extend the wood siding behind the chimney on the east (right) elevation of the post-1963 addition, making it consistent with the wood siding in front of the chimney.
• Replace the existing dormer windows on the north (rear) elevation of the post-1963 addition.
  o Currently, there are two 6-lite casement windows on the north (rear) elevation of the dormer.
  o The applicants propose to replace the existing windows with three two-over-two double-hung windows.
  o The new windows will be aluminum-clad SDL wood windows, with permanently affixed interior and exterior muntins with spacer bars.
  o The proposed new windows will have Azek trim.
  o The windows to be replaced are not visible from the public right-of-way.

Staff fully supports the proposed alterations to the post-1963 addition. The proposed alterations are compatible with the subject property and surrounding streetscape. The proposal will not remove or alter character-defining features of the subject property, in accordance with Standard #2.

After full and fair consideration of the applicants’ submission, staff finds the proposal, as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1, 2, and (d), having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation outlined above.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal will not substantially alter the exterior features of the resource and is compatible in character with the resource and the purposes of Chapter 24A; and with the Secretary of the Interior’s Standards for Rehabilitation #2; 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 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; 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. 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
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: LOLS@GTMARCHITECTS.COM
Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021

Tax Account #: 00536558

Name of Property Owner: MASON DORSET TRUST
Daytime Phone No.: 

Address: 4709 DORSET AVENUE, CHEVY CHASE, MD 20815

Contractor: 
Contractor Registration No.: 

Agent for Owner: LUKE OLSON
Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING PREMISES

House Number: 4709

Street: DORSET AVENUE

Town/City: SOMERSET

Nearest Cross Street: WARWICK PLACE

Lot: 8
Block: 3
Subdivision: SOMERSET HEIGHTS

Part One: Type of Project, Action and Use

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Extant ☐ Alter/Remodel ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wall/Roof ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revers ☐ Repair ☐ Renovate ☐ Fence/Wall (COMPLETE SECTION 4) ☐ Other:

1B. Construction Cost Estimate: $20,000

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

PART TWO: COMPARISON TO PREVIOUS CONSTRUCTION AND EXTENSIVE ADDITIONS

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

2B. Type of water supply: [ ] Septic [ ] Onsite WSC [ ] 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/intersection

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: 

Date:

Approved: 

For Chairperson, Historic Preservation Commission

Disapproved: 

Signature: 

Date:

Application/Permit No.: 

DateFiled: 

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:
      

   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      
      REMOVE EXISTING POST-1963 CHIMNEY AND REPLACE WITH NEW STONE VENEER CHIMNEY, REPLACE NON-HISTORIC WINDOWS ON 1ST FLOOR AND IN REAR DORMER OF GAMBREL MASS WITH NEW CLAD-WOOD SDL WINDOWS WITH PUTTY PROFILE MUNTINS. MATCH EXISTING 1ST FLOOR WINDOWS IN SIZE, STYLE/OPERATION AND LIGHT DIVISION. SEE PROPOSED ELEVATIONS FOR NEW DORMER WINDOW LIGHT DIVISION. EXTEND SIDING BEHIND NEW CHIMNEY STACK TO ALIGN WITH SIDING IN FRONT OF CHIMNEY STACK.

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, fencers, 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 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 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.
<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| MICHAEL GOTTLIEB & JULIANNA GOLDMAN  
4709 DORSET AVE  
CHEVY CHASE, MD 20815 | LUKE OLSON  
GTM ARCHITECTS  
7735 OLD GEORGETOWN ROAD  
STE 700  
BETHESDA, MD 20814 |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| SUZAN KOVARICK  
4718 CUMBERLAND AVE  
CHEVY CHASE MD 20815 | NICK FOX & DEBBIE BERGER  
4712 CUMBERLAND AVE  
CHEVY CHASE MD 20815 |
| DAVID STERN & TRACEY HUGHES  
5806 WARWICK PLACE  
CHEVY CHASE MD 20815 | DAVID STERN & TRACEY HUGHES  
5806 WARWICK PLACE  
CHEVY CHASE MD 20815 |
| KEITH WHITE & MAURA MAHONEY  
4705 DORSET AVE  
CHEVY CHASE MD 20815 | GEORGE & DONNA HARMAN  
4719 DORSET AVE  
CHEVY CHASE MD 20815 |
| LUCILLE FREEMAN  
4708 DORSET AVE  
CHEVY CHASE MD 20815 | GOODINGS SWARTZ FAMILY TRUST  
4716 DORSET AVE  
CHEVY CHASE MD 20815 |
PROPOSED REVISION

PREVIOUSLY APPROVED
PROPOSED REVISION

HISTORIC MASS

POST-1980 ADDITION

NEW STONE CHIMNEY TO REPLACE EXISTING

CURRENT

PROMO TO NEW POST BOXES AT WINDOWS

REPLACE EXISTING MASONRY WINDOWS

FROM PREVIOUS APPROVAL OF NEW CHIMNEY

PHOTO OF PROPOSED STONEWORK

PHOTO OF PROPOSED STONEWORK

PHOTO OF PROPOSED STONEWORK

PHOTO OF PROPOSED STONEWORK
PROPOSED REVISION

NEW STONE CHIMNEY TO REPLACE EXISTING

REPLACE EXISTING WOODEN WINDOWS WITH NEW ALUMINUM WINDOWS

EXISTING MASS +(NEW ADDED MASS)

FROM PROPOSED APPROVAL OF REAR CHIMNEY

CURRENT

PHOTO OF PROPOSED STONEWORK