

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	12/4/2019
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	11/27/2019
Applicant:	Mason Dorset Trust (Luke Olson, Architect)	Public Notice:	11/20/2019
Review:	HAWP	Tax Credit:	No
Case Number:	35/36-19G	Staff:	Michael Kyne
PROPOSAL:	Door replacement		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

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

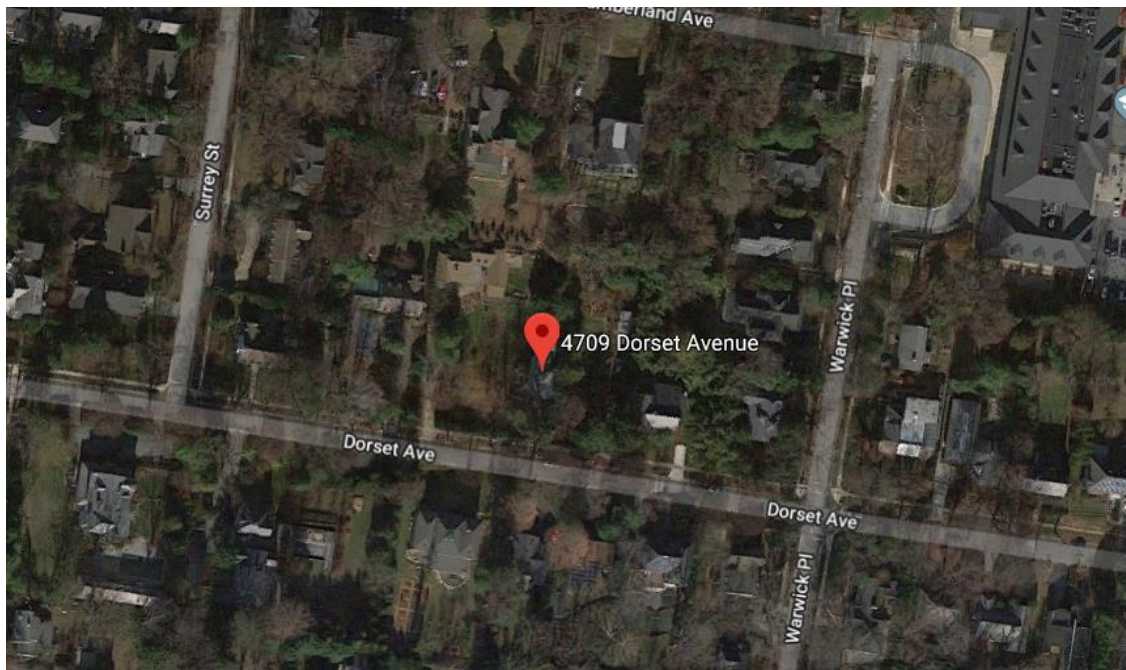


Fig. 1: Subject property.

PROPOSAL

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

- Remove the non-historic storm door from the front entrance.
- Replace the existing wood front door with a new wood front door.

APPLICABLE GUIDELINES:

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.

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 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: LOLSON@GTMARCHITECTS.COM Contact Person: LUKE OLSON
Daytime Phone No.: 240-333-2021
Tax Account No.: 00536558
Name of Property Owner: MASON DORSET TRUST Daytime Phone No.: _____
Address: 4709 DORSET AVENUE CHEVY CHASE, MD 20815
Street Number City Street Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: LUKE OLSON Daytime Phone No.: 240-333-2021

LOCATION OF BUILDING/PREMISE

House Number: 4709 Street: DORSET AVENUE
Town/City: SOMERSET Nearest Cross Street: WARWICK PLACE
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/Well (complete Section 4) ☐ Other: _____

1B Construction cost estimate: \$ 5,000

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

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.

[Signature]
Signature of owner or authorized agent

11/12/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 896473 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:

EXG. 2-STORY FRONT GABLE COLONIAL REVIVAL/QUEEN ANNE (PRE-1915) W/ 2-STORY
POST-1963 GAMBREL ADDITION ON RIGHT SIDE & ONE-STORY ADDITION TO REAR. PREVIOUS
HAWP #35/36-18A APPROVED 3/14/18 & REVISED 4/25/16 & 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:
REMOVE EXISTING NON-HISTORIC STORM DOOR AND REPLACE EXISTING
FRONT DOOR WITH NEW PTD. WOOD DOOR W/ MAIL SLOT

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 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

MICHAEL GOTTLIEB & JULIANNA GOLDMAN
 4709 DORSET AVE
 CHEVY CHASE, MD 20815

Owner's Agent's mailing address

LUKE OLSON
 GTM ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 STE 700
 BETHESDA, MD 20814

Adjacent and confronting Property Owners mailing addresses

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



Historic
896 473

EXISTING RESOURCE PHOTOS

4709 DORSET AVE HAWP 2019-11-12



REFERENCE PHOTO



EXISTING NON-HISTORIC STORM DOOR TO BE REMOVED
AND EXISTING ENTRY DOOR TO BE REPLACED

EXISTING



REPLACE EXISTING DOOR WITH NEW PTD. WOOD 1/4
LITE 6-PANEL FLAT PANEL DOOR W/ MAIL SLOT

PROPOSED

4709 DORSET AVE HAWP 2019-11-12

2132 — TRADITIONAL



door to be painted,
provide mail slot

SERIES: Exterior French & Sash Doors
TYPE: Exterior Traditional
APPLICATIONS: Can be used for a swing door, with barn track hardware, with pivot hardware, in a patio swing door or slider system and many other applications for the home's exterior.

Construction Type:



Engineered All-Wood Stiles and Rails with Dowel Pinned Stile/Rail Joinery

Panels: ~~3/4" Double Hip Raised Panel~~ **3/8" FLAT PANEL**

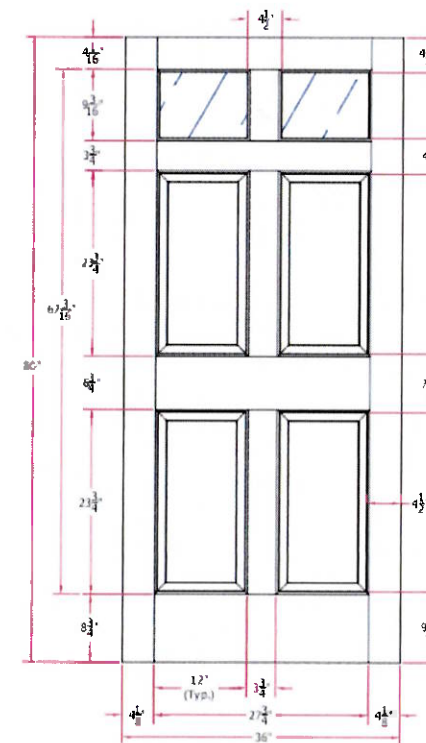
Profile: Ovolo Sticking

Glass: 1/8" Single Glazed

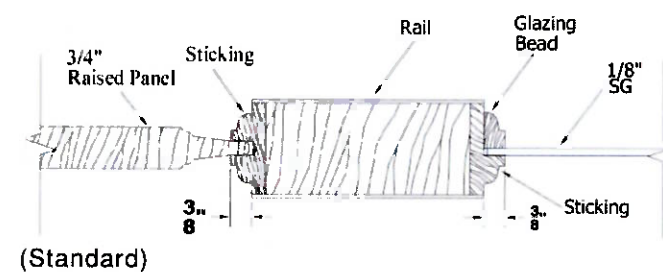
STANDARD FEATURES

-  Any Wood Species
-  Virtually Any Size
-  Glass Options
-  Privacy Rating: 1

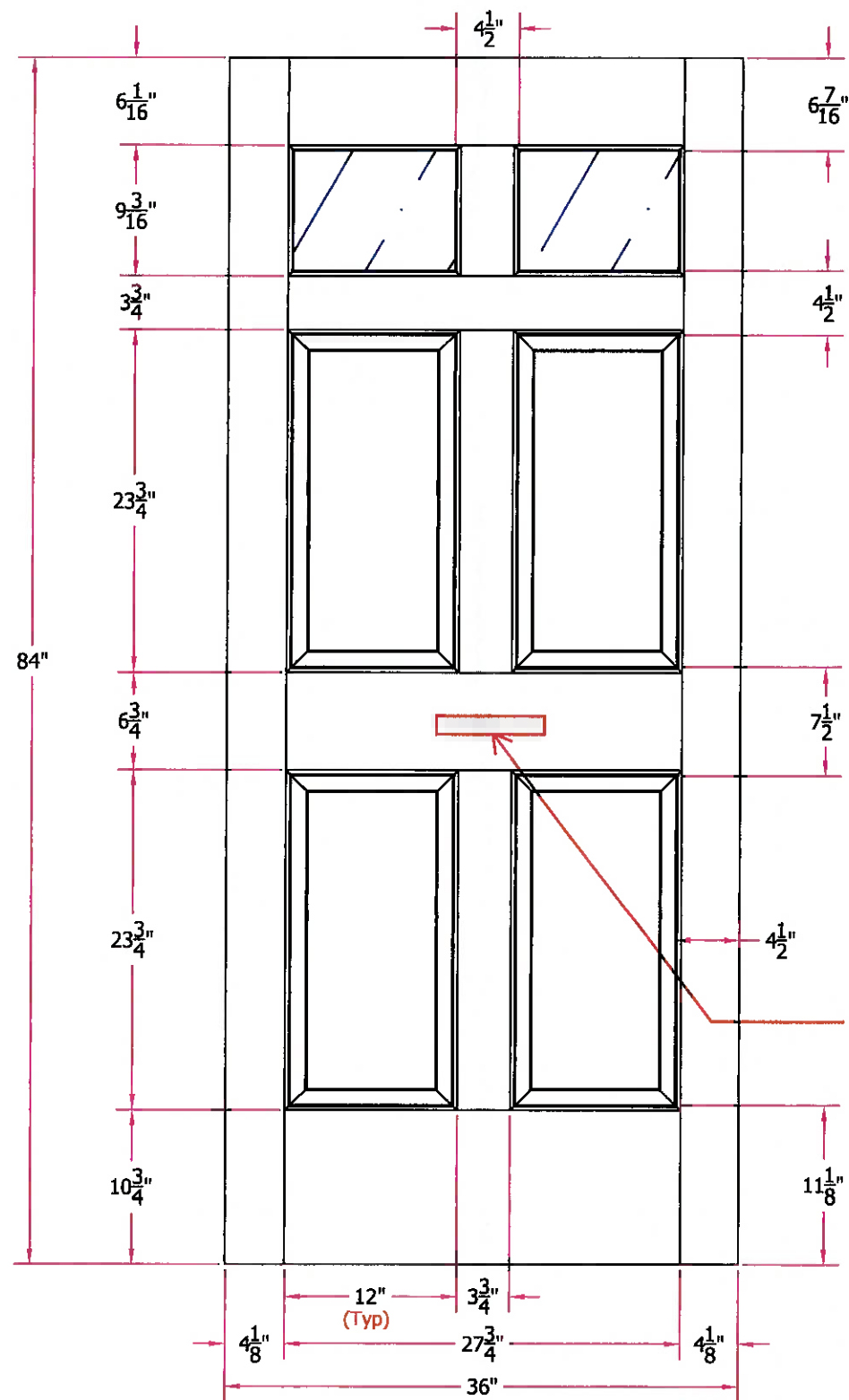
DETAILED DRAWING



DETAILS



DOOR TO BE
3/8" FLAT PANEL



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Revisions

Rev. #	Description	Date	by Whom

TITLE 2132 3/0 x 7/0
Customer Layout

DRAWING NO. D-2132-300-700-0300

LAYOUT 00 SCALE NTS PATTERN # 304

DRAWN BY: J. Decker DATE 02/18/05

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