

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4709 Dorset Ave., Chevy Chase	Meeting Date:	3/24/2021
Resource:	Primary (Pre-1915) Resource (Somerset Historic District)	Report Date:	3/17/2021
Applicant:	Michael Gottlieb and Julianna Goldman (Amy Mills, Agent)	Public Notice:	3/10/2021
Review:	HAWP	Tax Credit:	No
Case Number:	943925	Staff:	Michael Kyne
PROPOSAL:	Hardscape alterations, new railings, and new fence		

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

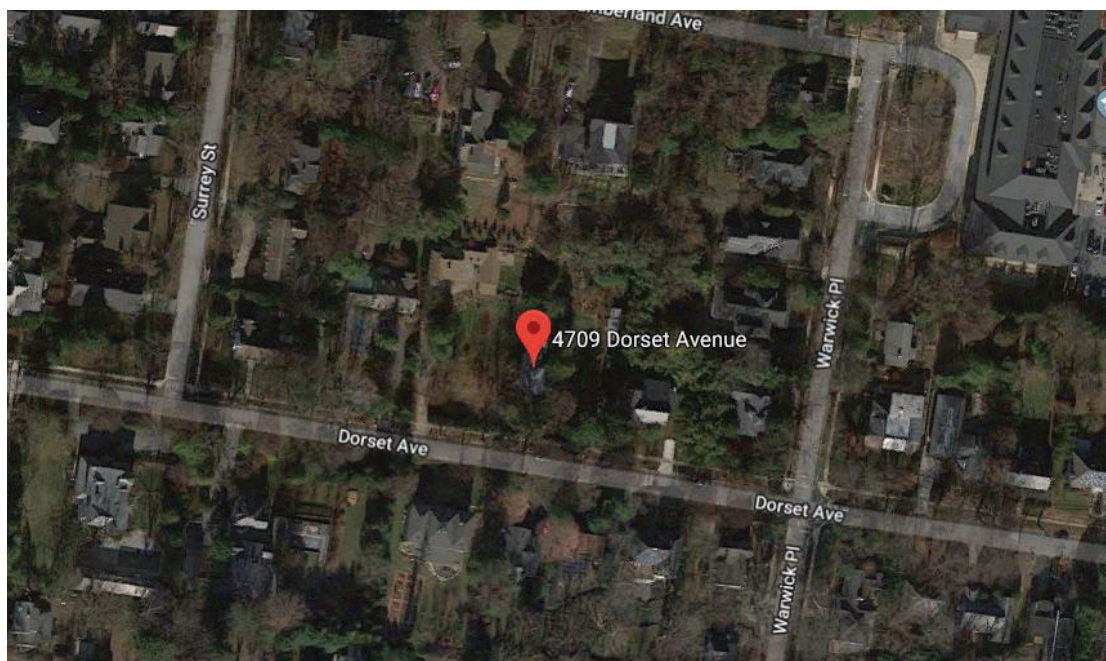


Fig. 1: Subject property.

PROPOSAL

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

- Replace the existing stone front walkway with a bluestone paver walkway.
- Replace the existing stone steps at the front sidewalk. The proposed new steps will reuse the existing footer but will have bluestone treads and fieldstone risers to match existing steps at the east (right, as viewed from the public right-of-way of Dorset Avenue) side of the property.
- Install a new black metal handrail along the left side of the steps at the front sidewalk to match an existing railing at the rear of the property.
- Replace the existing concrete and stone facing on the front stoop with bluestone treads and stone risers to match the existing east (right) side stoop.
- Replace the existing black iron handrails along both sides of the front stoop with new black metal handrails to match an existing railing at the rear of the property.
- Replace the existing 48" high solid wooden stockade style fence at the southwest (front/left) property line with a new solid wooden fence at a maximum height of 48". The new fence style will match previously approved 6' high fencing at the rear and sides/rear of the subject property.

Staff notes that, as part of a previous September 2019 proposal, it was determined that the subject property had a one-story wraparound front porch until at least 1963 (as demonstrated by the 1963 Sanborn Fire Insurance Map). After 1963, the east (right) side one-story addition with gambrel roof was constructed, and the wraparound front porch was removed. This demonstrates that the existing front stoop and black iron handrails are not historic and/or original.

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.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

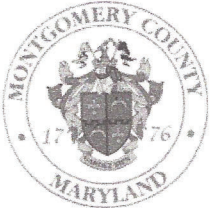
Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2, #9, and #10;

and with the general condition that the applicant shall present an electronic set 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.



FOR STAFF ONLY:
HAWP# 943925
DATE ASSIGNED

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Michael Gottlieb & Julianna Goldman- owners
Address: 4709 Dorset Avenue
Daytime Phone: 917-553-5596

E-mail:
City: Chevy Chase Zip: 20815
Tax Account No.: 00536558

AGENT/CONTACT (if applicable):

Name: Amy Mills, DCA Landscape Architects
Address: 1315 Wisconsin Ave, NW
Daytime Phone: 202-437-2619

E-mail: millsdca2@gmail.com
City: Washington Zip: 20007
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name
No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4709 Street: Dorset Avenue
Town/City: Chevy Chase Nearest Cross Street: Warwick Place
Lot: 8 Block: 3 Subdivision: Somerset Heights Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|--|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input checked="" type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: New Walkway |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Existing older house with recent addition and renovation work , including new driveway, garage, patios, landscaping and fences.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Reface & re-top existing stoop with new stone (bluestone treads and stone risers). Remove and replace railing at front stoop with new railing in new design. Remove existing front flagstone walk & slab and install new bluestone walk on slab. Reface & re-top existing steps at sidewalk with new stone (bluestone treads and stone risers).

Remove and replace existing wood fence, along front left/west side PL, with new wood fence at maximum height of 42".

All of the above work is in the frontyard.

Work Item 1: **Front stoop & walkway**

Description of Current Condition: Existing concrete and stone stoop with cracks .
Existing flagstone walk on slab
Existing steps at sidewalk with thin flagstone treads, stone risers, some cracks

Proposed Work: Remove old stone & concrete facing/treads on stoop & reface with bluestone treads & stone risers- to match existing side stoop.
Remove existing walk & install new bluestone walk on slab
Remove old stone facing/treads on steps at sidewalk & reface with bluestone treads and stone risers

Work Item 2: **Railing**

Description of Current Condition: Existing iron railing imbedded in old stoop/steps, some rusting

Proposed Work: Replace railing with new railing in new design - to match existing railings in sideyard/backyard

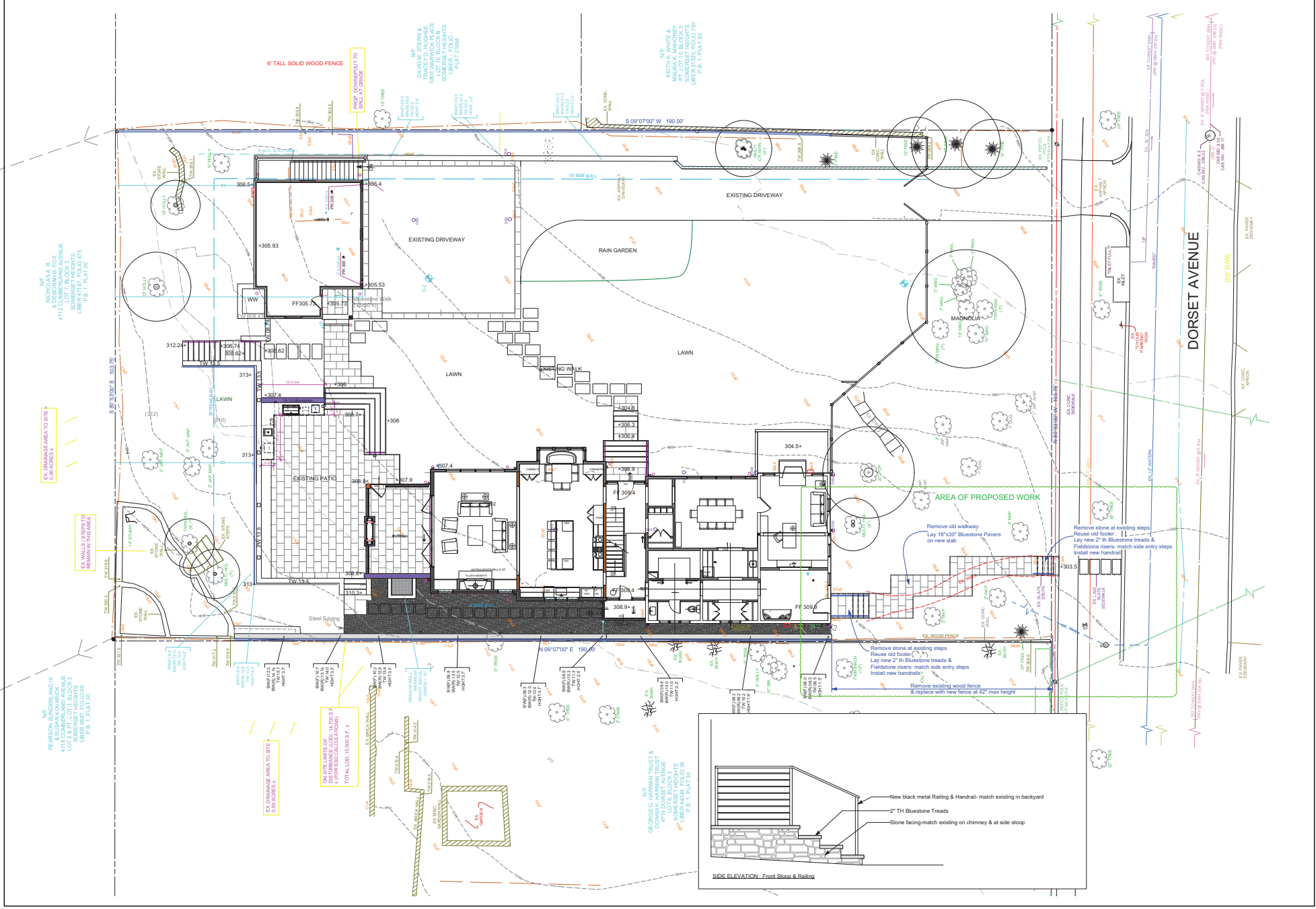
Work Item 3: **Fence**

Description of Current Condition: Remove existing 4' +/- tall wood stockade fence at left/west side property line

Proposed Work: Install new wood fence at max height of 42". Would like to install a cedar solid board fence again if allowed.

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

<p>Owner's mailing address MICHAEL GOTTLEB & JULIANA GOLDMAN 4709 DORSET AVE CHEVY CHASE MD 20815</p>	<p>Owner's Agent's mailing address AMY MILLS DCA LANDSCAPE ARCHITECTS, INC. 1315 WILSON AVE NW WASHINGTON DC 20007</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>GOODINGS SWARTZ FAMILY TRUST 4716 DORSET AVE CHEVY CHASE MD 20815</p>	<p>LUCILE FREEMAN 4708 DORSET AVE CHEVY CHASE MD 20815</p>
<p>GEORGE & DONNA HARMAN 4719 DORSET AVE CHEVY CHASE MD 20815</p>	<p>SUZAN KOVARICK 4718 CUMBERLAND AVE CHEVY CHASE MD 20815</p>
<p>NECK FOX & DEBBIE BERGER-FOX 4717 CUMBERLAND AVE CHEVY CHASE MD 20815</p>	<p>DAVID STERN & TRACEY HUGHES 5806 WARWICK PL CHEVY CHASE MD 20815</p>
<p>KEITH WHITE & MAURA MAHONEY 4705 DORSET AVE CHEVY CHASE MD 20815</p>	



EXISTING CONDITIONS : 4709 Dorset Avenue, Chevy Chase, MD 20815



EXISTING FRONT STOOP, RAILING & WALKWAY



EXISTING STEPS AT SIDEWALK & WALKWAY



EXISTING FENCE



EXISTING SIDE STOOP AND CHIMNEY STONE- TO MATCH, HANDRAIL TO MATCH



EXISTING RAILINGS TO MATCH



EXISTING BLUESTONE PAVERS TO MATCH FOR WALKWAY



STYLE OF EXISTING PROPERTY LINE FENCES TO MATCH AT 42" MAX TALL