


3708 BRADLEY LANE, KEVY CHASE  
[HPC CASE # 35/13-13#]

KEVY CHASE VILLAGE H.D.

**TO:** FILE

**FROM:** MATT BOWLING, SENIOR PLANNER, HISTORIC PRESERVATION OFFICE 

**SUBJECT:** WINDOW CHANGE (ALL-WOOD TO WOOD-CLAD), FAÇADE, 3708 BRADLEY LANE, CONTRIBUTING RESOURCE, CHEVY CHASE VILLAGE

**DATE:** SEPTEMBER 26, 2014

**CC:** SCOTT WHIPPLE, SUPERVISOR, HISTORIC PRESERVATION OFFICE

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On Friday, September 26, 2014 John Michael (owner) contacted the Historic Preservation Office requesting a change to a previously approved Historic Area Work Permit Application for his property at 3708 Bradley Lane, Chevy Chase Village (Contributing Resource).

As part of HAWP #621444, the Historic Preservation Commission, approved the removal a non-historic window on the façade of the building – to be replaced with a tripartite (three-part) set of all-wood, double-hung, sash windows (six-over-six, flanked by four-over-four on either side).

The application also called for the removal of a non-historic addition and construction of a new rear addition. Points of fenestration on the new rear addition were to feature all-wood construction. The applicant requested a revision to this approval in August 2013. As part of the revision the applicant requested that the points of fenestration on the new rear addition be allowed to feature wood-clad construction (wood core with aluminum cladding). The Historic Preservation Commission approved this request, as a Staff Item on September 26, 2013.

On Friday, September 26, 2014 the property owner contacted the Historic Preservation Office and requested that the non-historic window on the façade of the building be allowed to be replaced with a **wood clad** (*emphasis added*) tripartite (three-part) set of double-hung, sash windows (six-over-six, flanked by four-over-four on either side) rather than all-wood.

Historic Preservation Office staff approved this request, finding it consistent with the approval granted in the 2013 Staff Item.

**SUBJECT:** Revision to approved HAWP for demolition of non-historic addition and construction of rear addition and other alterations additions at 3708 Bradley Lane, Chevy Chase, a Contributing Resource within the Chevy Chase Village Historic District

**DATE:** August 21, 2013

**BACKGROUND:** The HPC approved demolition of non-historic addition and construction of rear addition and other alterations at their January 9, 2013 meeting. The HPC approved all wood (interior/exterior), simulated-divided light, windows and doors for the addition sections of the proposal.

**REVISED PROPOSAL:** The applicant is requesting HPC approval to install, wooden interior, aluminum-clad exterior, simulated-divided light, windows (double-hung and casement type), and doors in lieu of the approved all wooden windows and doors in the addition section of the house. See attached plan for window and door locations.

**STAFF RECOMMENDATION:** Staff finds the revised proposal described above as being consistent Chapter 24A-8(b) (1) & (2) and Chevy Chase Village Historic District Guidelines referred to below:

- (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

Chevy Chase Village Historic District Guidelines:

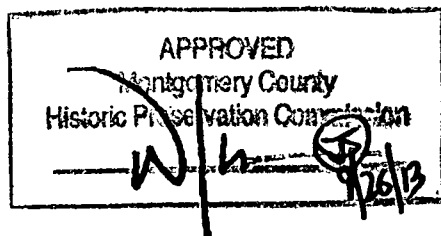
Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient if they are not.

Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Vinyl and aluminum windows (other than storm windows) should be discouraged.

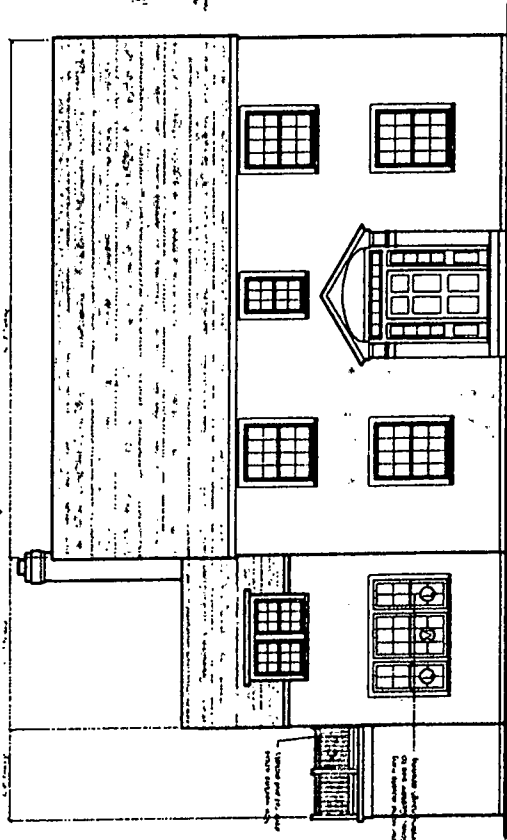
The proposed work is confined to the rear and side elevations of the HPC approved addition. The window and door light configurations and types will remain unchanged from what the HPC found as being compatible in character with the resource. The proposed work is an exterior material change to the windows and doors only.

Staff recommends that the HPC approve the revised work scope and delegate final review and approval to staff.

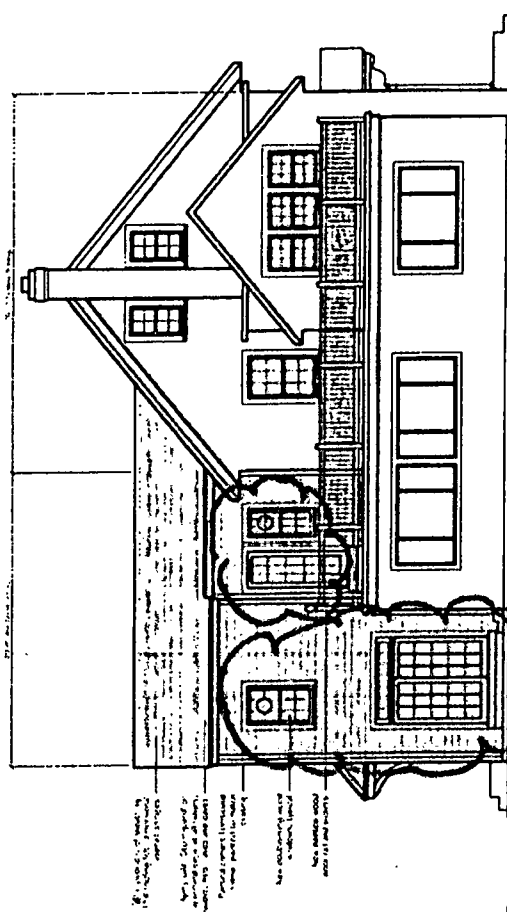
**HPC DECISION:**



FRONT, NO CHANGE

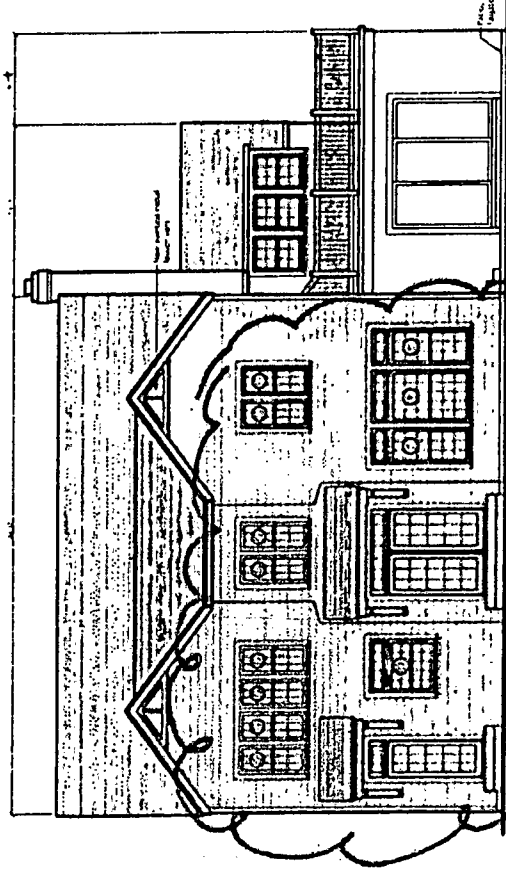


Proposed Exterior Elevations



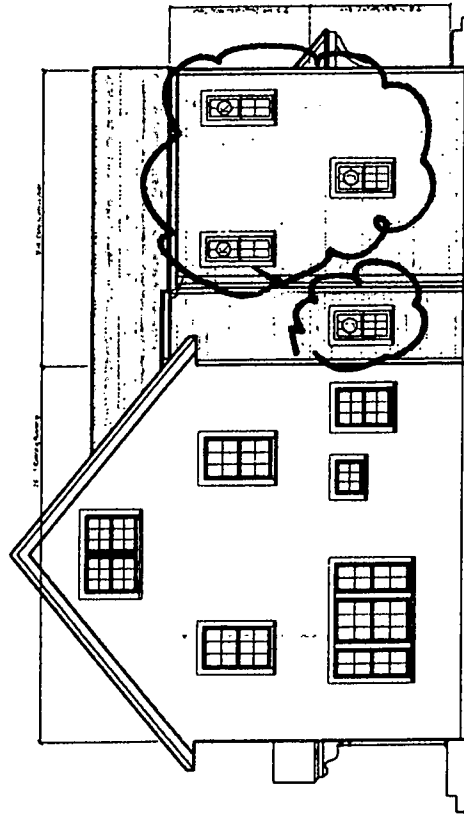
2 DOORS, 2 WINDOWS

Proposed Exterior Elevations



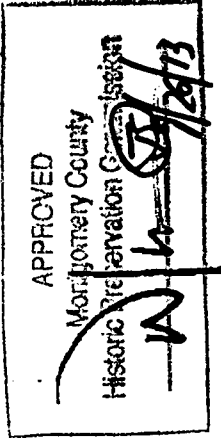
2 DOORS, 2 WINDOWS

Proposed Exterior Elevations

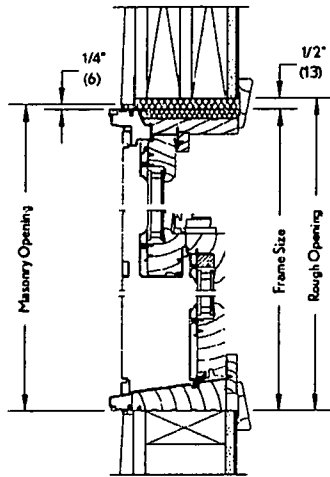


4 WINDOWS

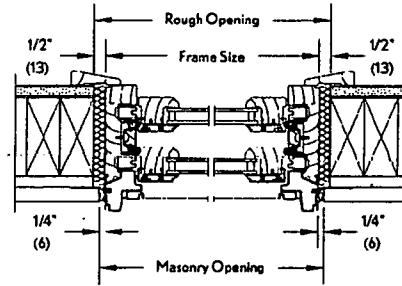
Proposed Exterior Elevations



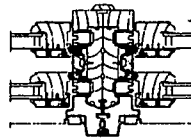
# CLAD ULTIMATE DOUBLE HUNG



HEAD JAMB AND SILL - OPERATOR



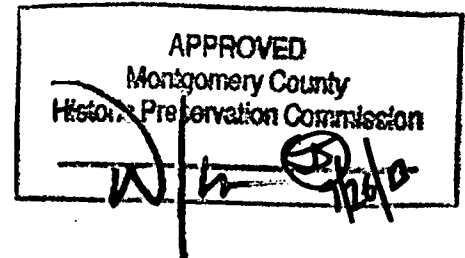
JAMB - OPERATOR



VERTICAL MULLION OPERATOR

## CLAD ULTIMATE DOUBLE HUNG/SINGLE HUNG

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
11/16" Insulating Glass Air	0.46	0.56	0.58	43	
11/16" Insulating Glass Air LoE-180™	0.34	0.49	0.56	52	
11/16" Insulating Glass Argon LoE-180™	0.31	0.49	0.56	55	IN
11/16" Insulating Glass LoE²-272® Air	0.33	0.30	0.51	53	SC
11/16" Insulating Glass LoE²-272® Air w/Combination	0.26	0.30	0.47	69	N, NC, SC
11/16" Insulating Glass LoE²-272® Argon	0.30	0.30	0.51	56	N, NC, SC
11/16" Insulating Glass LoE²-272® Argon w/Combination	0.24	0.30	0.47	70	N, NC, SC
11/16" Insulating Glass LoE³ 366® Air	0.33	0.20	0.46	53	SC, S
11/16" Insulating Glass LoE³ 366® Air w/Combination	0.25	0.22	0.42	70	N, NC, SC, S
11/16" Insulating Glass LoE³ 366® Argon	0.29	0.20	0.46	56	N, NC, SC, S
7/8" Tri-Pane LoE-180™ Argon LoE-180™	0.26	0.40	0.50	63	N, NC
7/8" Tri-Pane LoE-180™ Krypton-Argon LoE-180™	0.23	0.40	0.50	66	N, NC
7/8" Tri-Pane LoE²-272® Argon LoE²-272®	0.25	0.25	0.41	64	N, NC, SC, S
7/8" Tri-Pane LoE²-272® Krypton-Argon LoE²-272®	0.23	0.25	0.41	66	N, NC, SC, S
7/8" Tri-Pane LoE³ 366® Argon LoE-180™	0.25	0.18	0.40	64	N, NC, SC, S
7/8" Tri-Pane LoE³ 366® Krypton-Argon LoE-180™	0.23	0.18	0.40	66	N, NC, SC, S



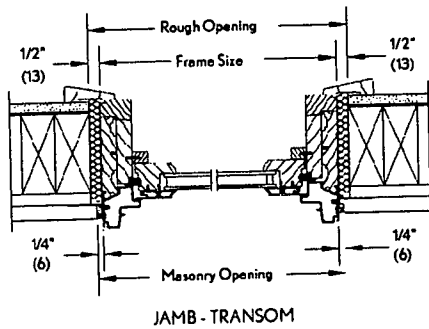
# CLAD ULTIMATE DOUBLE HUNG TRANSOM UNIT

Model	2-1 7/8 (657)	2-5 7/8 (759)	2-7 7/8 (810)	2-9 7/8 (860)	2-11 7/8 (911)	3-1 7/8 (962)	3-5 7/8 (1064)	3-9 7/8 (1165)
Max. Op. (mm)	1-9 7/16 (556)	2-2 3/8 (670)	2-6 3/8 (772)	2-8 3/8 (823)	2-10 3/8 (873)	3-0 3/8 (924)	3-6 3/8 (1076)	3-10 3/8 (1178)
Ref. Op. (mm)	1-10 3/8 (568)	2-1 3/8 (645)	2-5 3/8 (746)	2-7 3/8 (797)	2-9 3/8 (848)	3-1 3/8 (899)	3-5 3/8 (1051)	3-9 3/8 (1153)
Frame Size (mm)	1-9 3/8 (543)	2-0 (508)	2-4 (610)	2-6 (660)	2-8 (710)	3-0 (762)	3-4 (914)	4-0 (1016)
Glass Size (mm)	16 (406)	20 (508)	24 (610)	26 (660)	28 (710)	30 (762)	36 (914)	40 (1016)

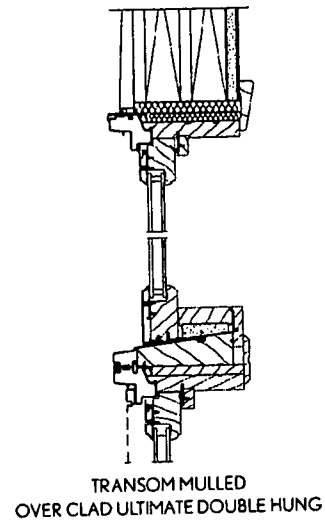
  

2-3 15/16 (710)	2-4 3/16 (716)	2-3 11/16 (703)	2-2 (508)	2-4 (610)	2-6 (660)	2-8 (710)	3-0 (762)	3-4 (914)	4-0 (1016)
CDHT1620	CDHT2020	CDHT2420	CDHT2620	CDHT2820	CUDHT3020	CUDHT3220	CUDHT3620	CUDHT4020	
CUDHT1612	CUDHT2012	CUDHT2412	CUDHT2612	CUDHT2812	CUDHT3012	CUDHT3212	CUDHT3612	CUDHT4012	

## CONSTRUCTION DETAILS

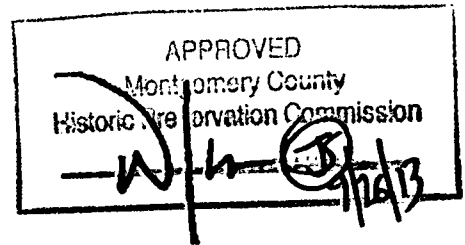


JAMB - TRANSOM



## CLAD ULTIMATE DOUBLE HUNG TRANSOM

ENERGY DATA	U-Factor	SHGC	VT	CR	ENERGY STAR®
1/16" Insulating Glass Air	0.46	0.60	0.63	44	
1/16" Insulating Glass Air LoE-180™	0.33	0.53	0.61	55	
1/16" Insulating Glass Argon LoE-180™	0.29	0.53	0.61	58	N
1/16" Insulating Glass LoE <sup>2</sup> -272® Air	0.32	0.32	0.55	55	NC
1/16" Insulating Glass LoE <sup>2</sup> -272® Argon	0.28	0.32	0.55	59	N, NC
1/16" Insulating Glass LoE <sup>2</sup> -366® Air	0.32	0.22	0.50	56	NC, SC, S
1/16" Insulating Glass LoE <sup>2</sup> -366® Argon	0.28	0.21	0.50	59	N, NC, SC, S



### NOTES:

- Please contact your local Marvin® representative for masonry openings that include casings and subsills.

Clad Ultimate Double Hung Transom: CUDHT

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

<b>Address:</b>	3708 Bradley Lane, Chevy Chase	<b>Meeting Date:</b>	1/9/13
<b>Resource:</b>	<b>Contributing Resource</b> Chevy Chase Village Historic District	<b>Report Date:</b>	1/2/13
<b>Applicant:</b>	John Mikhail	<b>Public Notice:</b>	12/26/12
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-13B	<b>Staff:</b>	Josh Silver

**PROPOSAL:** Demolition of non-historic addition and construction of rear addition and other alterations

**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** this HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916-27

**PROPOSAL**

The applicant is proposing to demolish an existing 1 story, non-historic rear addition and construct a 2 story, rear addition over a full basement at the subject property.

The material treatments for the addition include: painted wooden lap siding, wooden (interior/exterior), 6/6, double-hung, simulated-divided light windows, wooden doors, painted metal, louver vents in the gables of the rear addition and composition slate shingles.

The proposed work scope also includes:

- The removal and replacement of non-historic windows on the left (east) and front (north) elevations. The proposed window schedule includes the removal of slider windows and the installation of wooden (interior/exterior), 6/6, double-hung, simulated-divided light windows in the existing openings
- The installation of a painted wooden deck railing above the existing flat roof on the left (east) side of the house
- The installation of a flagstone patio and walkway at the rear of the existing house and proposed addition.

## APPLICABLE GUIDELINES

When reviewing alterations within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *Montgomery County Code Chapter 24A (Chapter 24A)* and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined as follows:

### *Chevy Chase Village Historic District Master Plan*

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The *Guidelines* state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The *Guidelines* that pertain to this project are as follows:

**Doors** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

**Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

**Gutters** are not currently subject to review and should not be reviewed.

**Lot coverage** should be subject to strict scrutiny, in view of critical importance of preserving the Village’s open park-like character.



**Major additions** should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way.

**Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources. However, the application should be reviewed with consideration given to economic hardship. Furthermore, as technology continues to change and improve, other building materials may become available to provide an appropriate substitute for replacement in-kind, and the reviewing agency should be open to considerations of these alternative solutions.

**Second or third story additions or expansions** which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.

**Windows** (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

#### **Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 the Interior's Standards for Rehabilitation:*

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 will 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 DISCUSSION**

Staff finds that consistent with Chevy Chase Village Historic District Guidelines, the proposed work as being consistent with the *Guidelines*, identified above. The proposal is also consistent with the *Standards*, identified above.

The proposed 2 story, rear addition does not alter the integrity of the resource. The proposed material treatments and design details are compatible with the structure's existing design. Staff finds the installation of a painted, wooden deck railing on the left (east) elevation as having negligible impact on the streetscape of the historic district.

The removal of non-historic windows and the installation of wooden, double-hung windows in the same openings is compatible with the structure's existing design and does not alter the integrity of the resource.

**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 is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore 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;

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. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or [joshua.silver@mncppc-mc.org](mailto:joshua.silver@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Mikhailjohn@yahoo.com Contact Person: John Mikhail  
 Tax Account No.: 300-68-4228 Daytime Phone No.: 202-674-7163  
 Name of Property Owner: John Mikhail Daytime Phone No.: 202-674-7163  
 Address: 3339 Washington, DC Military Road NW 20015  
Street Number City State Zip Code  
 Contractor: \_\_\_\_\_ Phone No.: \_\_\_\_\_  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

**LOCATION OF BUILDING/PERMIT**

House Number: 3708 Street: Bradley Lane  
 Town/City: Chevy Chase, MD Nearest Cross Street: Brookville Road  
 Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_  
 Lots 26, 27, part of lots 15, 16, Plat Book 2, Plat 106

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Stair	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input type="checkbox"/> Other: <u>Two story rear addition</u>				

1B. Construction cost estimate: \$ 450,000

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

**PART TWO: COMMENTS ON NEW CONSTRUCTION AND EXTENSIONS**

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/assessment

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.

John Mikhail Dec. 18, 2012  
 Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Application/Permit No.: 621444 Date Filed: 12/19/12 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:**

The residence is at 3708 Bradley Lane, located in Chevy Chase Village, originally built in 1932 and attributed to William I. Demming as the original architect. The house is a frame structure with painted wood lap siding, wood double hung windows and front entry. It consists of a basement and three stories (unfinished basement; first floor with kitchen, dining, living and family rooms; second floor with three bedrooms and two baths; and a finished attic with two bedrooms. There is a small one story rear addition, built in 2003 by the Case Co. that will be removed. The home is situated in context with similarly sized single family detached residences along Bradley Lane, having landscaped front and rear yards. There is an existing curb cut and paved driveway leading to an existing frame detached garage to the rear of the property.

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

The project will begin with the removal of the small one story rear addition (consisting of a breakfast room and bath). A new two story frame with basement addition will be constructed to the rear, consisting of a first floor mud room entry to the rear, kitchen and great room; and second floor master bedroom suite with bathroom, study and laundry. The addition will be articulated with a setback at the rear corners of the existing building to the east and west. Exterior finishes will be painted lap siding with wood double hung windows similar to the existing. The new roof areas will be of composition slate shingles to compliment the existing. Replacement windows on the existing east elevation and at the front northeast corner will be replaced with new double hung windows and a new wood rail will be installed along the top of the existing one story family room to the east to better integrate these areas with the style of the existing structure.

**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, 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.

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

6

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

**Owner's mailing address**

John Mikhail  
3339 Military Road, NW  
Washington, DC 20015

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Alexander and Catherine Triantis  
3706 Bradley Lane  
Chevy Chase, MD 20815

Robert and Judith Goodwin  
3710 Bradley Lane  
Chevy Chase, MD 20815

Florence B. Isbell  
3709 Bradley Lane  
Chevy Chase, MD 20815

William and M.R. Wood  
3707 Bradley Lane  
Chevy Chase, MD 20815

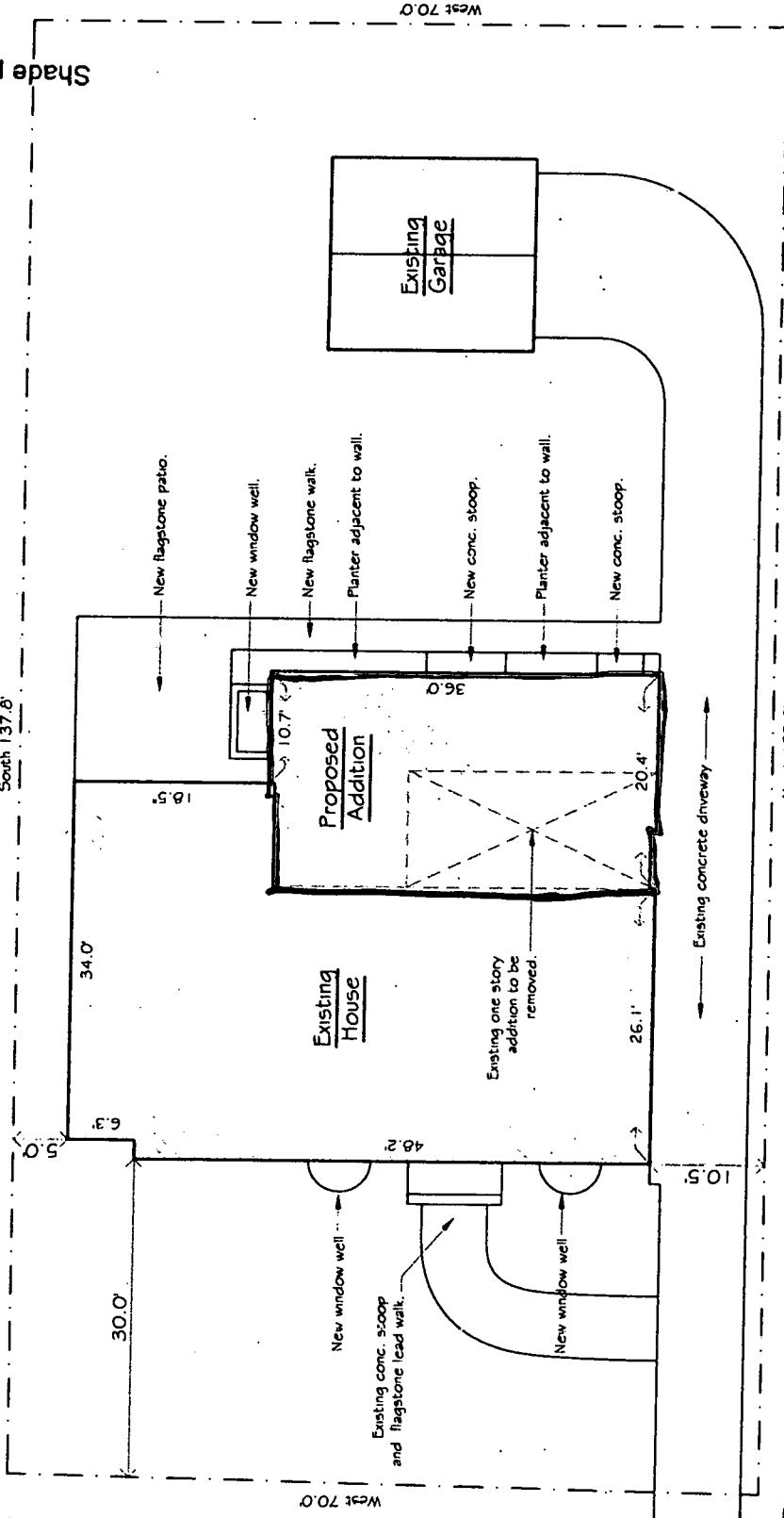
Steve Sacks and Charlotte Hogg  
35 Quincy Street  
Chevy Chase, MD 20815

Thomas and Frances Williams  
33 Quincy Street  
Chevy Chase, MD 20815

Raphael and Carmel Semmes  
31 Quincy Street  
Chevy Chase, MD 20815

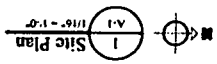
58

Site Plan

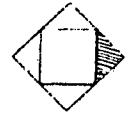


BUILDING and ZONING DATA

- PART OF LOTS 15, 16, 26 and 27
  - BLOCK 61, SECTION 2
  - ZONE R-60
  - USE GROUP R-3 (SINGLE FAMILY RESIDENTIAL)
  - CONSTRUCTION TYPE 5-B
- LOT COVERAGE
- LOT AREA = 9,692 SF
  - EXISTING HOUSE AREA = 1,839 SF
  - DEMOLITION AREA = 256.3 SF
  - NEW CONSTRUCTION AREA = 735 SF
  - PROPOSED HOUSE AREA = 2,317.3 SF
  - EXISTING GARAGE AREA = 346 SF
  - TOTAL EXISTING BUILT AREA = 2,184.4 SF
  - TOTAL PROPOSED BUILT AREA = 2,663.1 SF
  - PROPOSED LOT COVERAGE = 27.4%

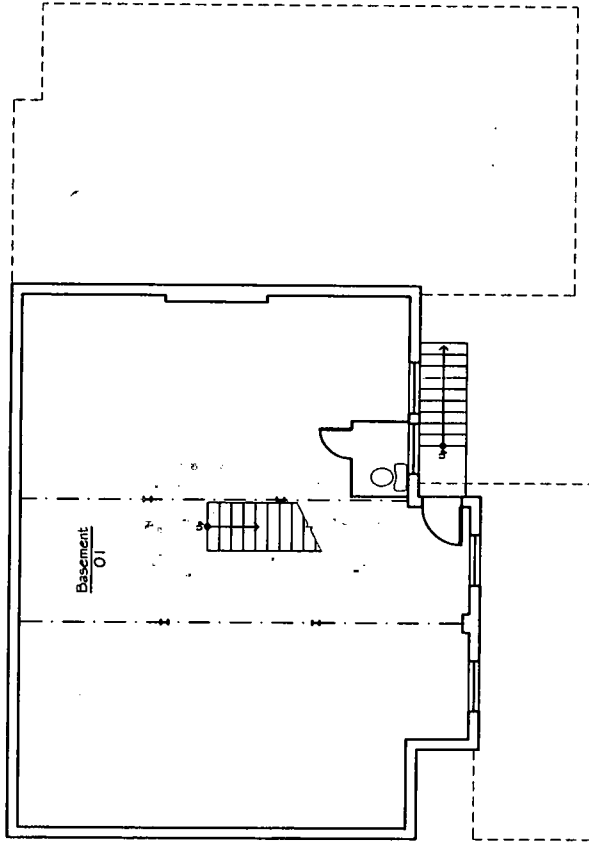


Shade portion to indicate North



Applicant: John Mikhail

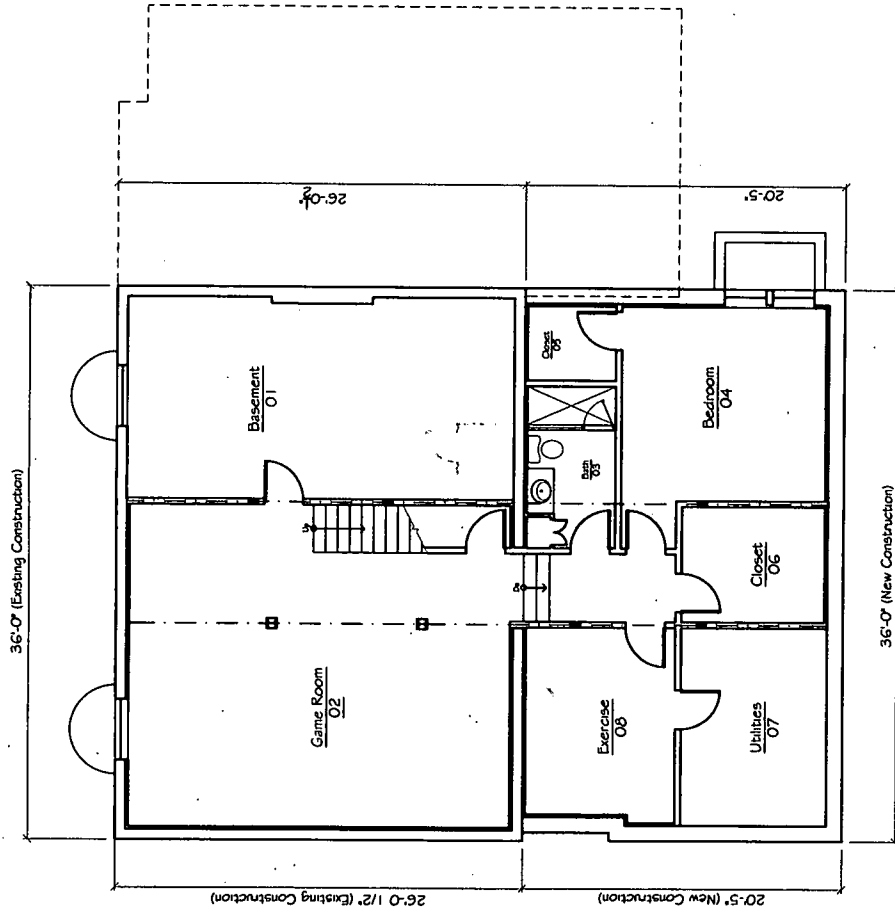




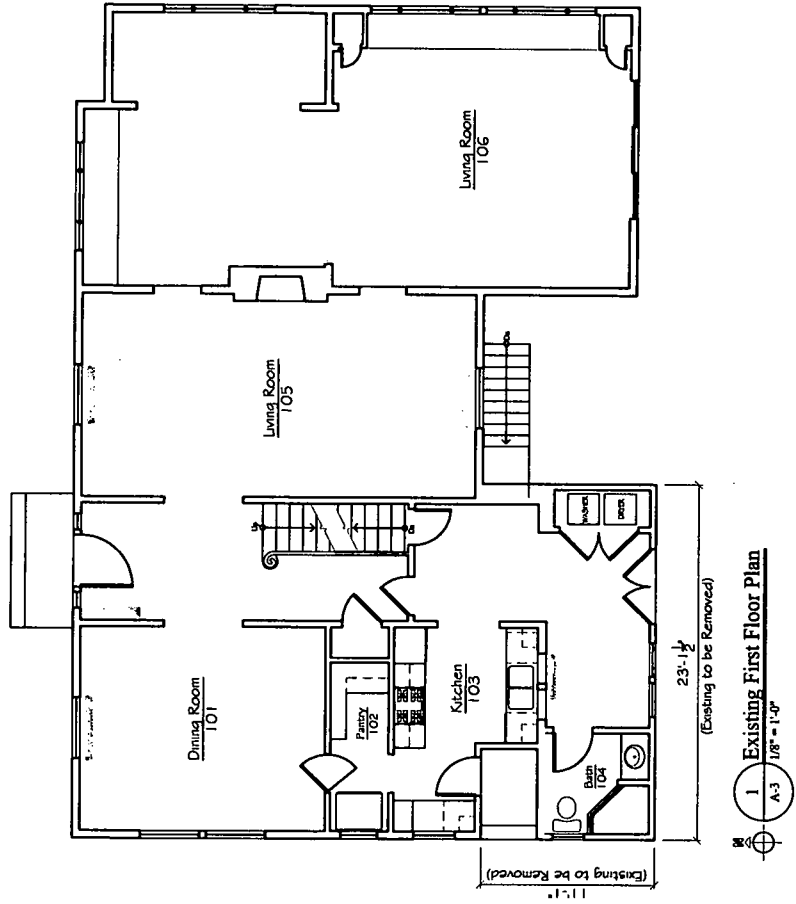
1 Existing Basement Plan  
1/8" = 1'-0"

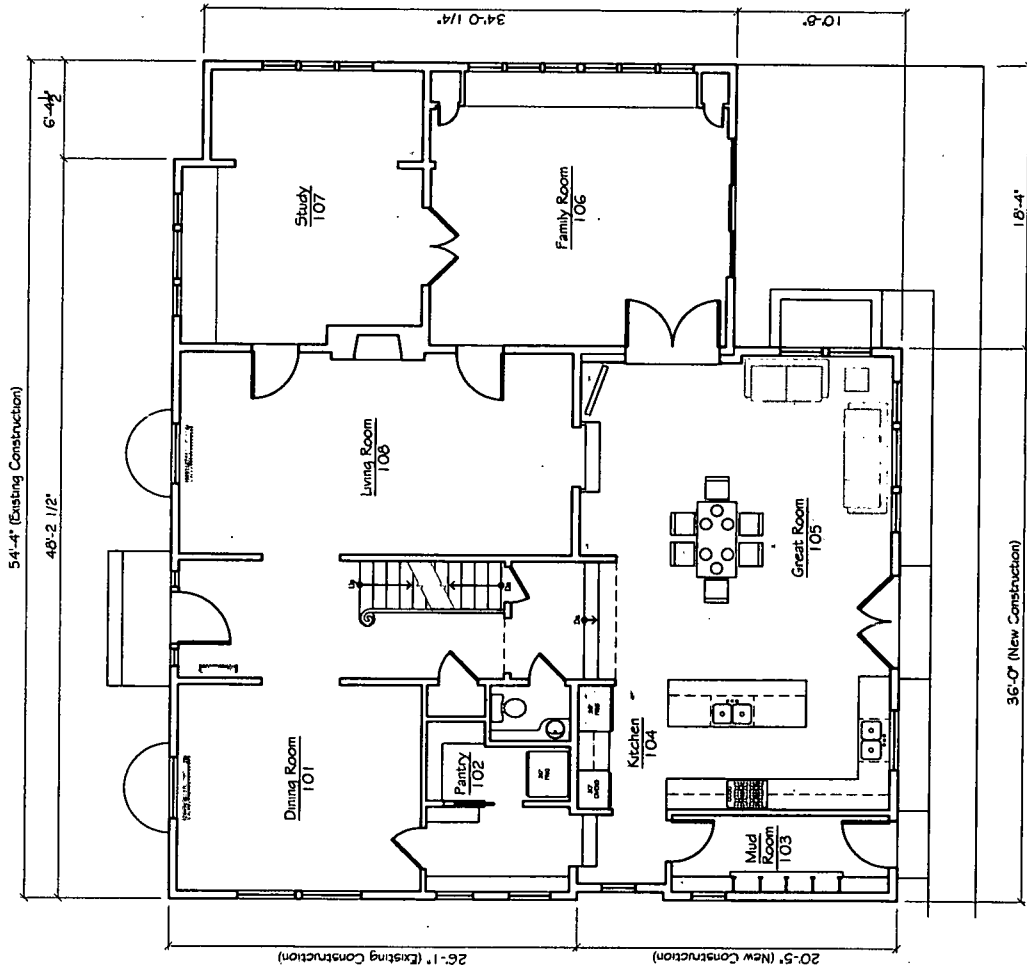
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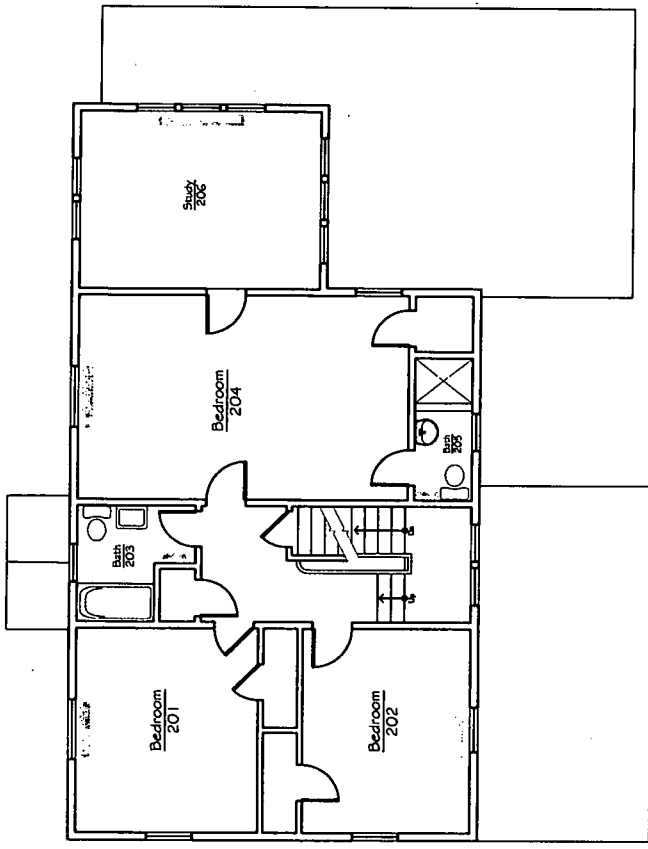
1  
A-7  
1/8" = 1'-0"  
Proposed Basement Floor Plan

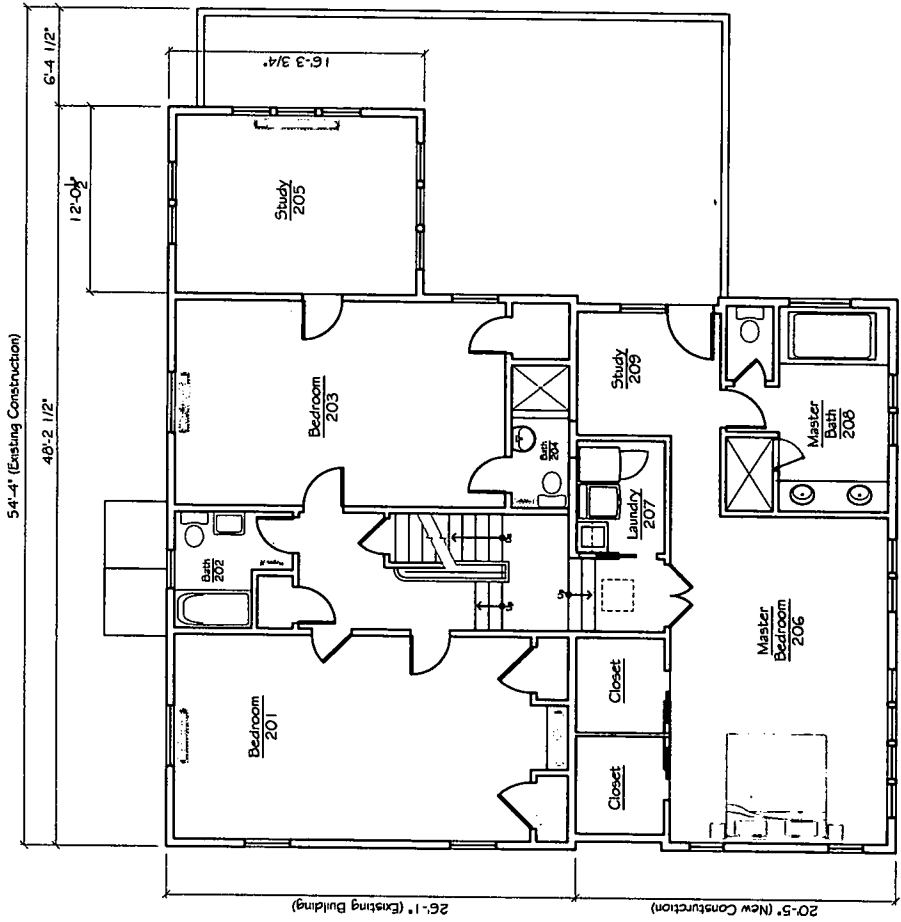




1 Proposed First Floor Plan  
A-8  
1/8" = 1'-0"

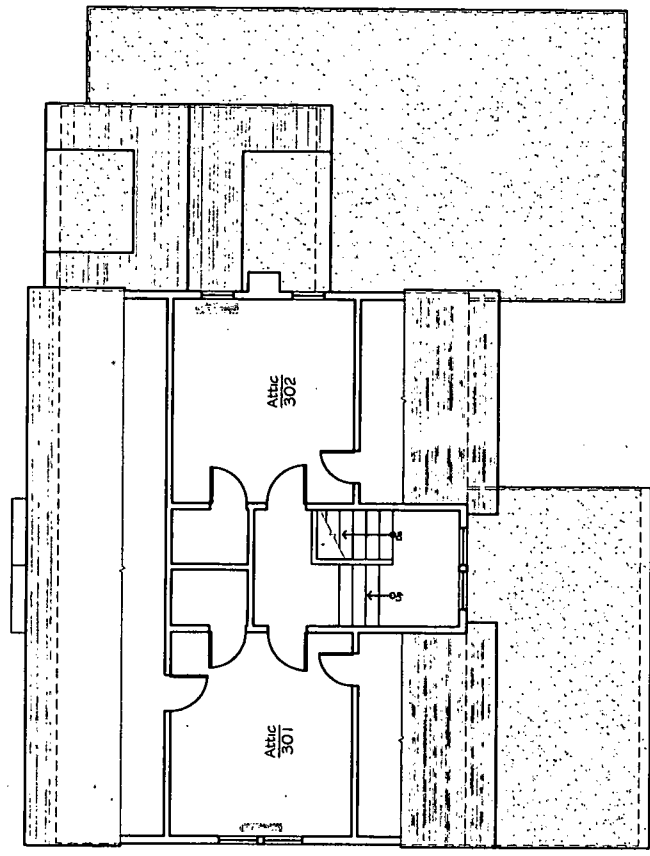
1 Existing Second Floor Plan  
A-4 1/8" = 1'-0"

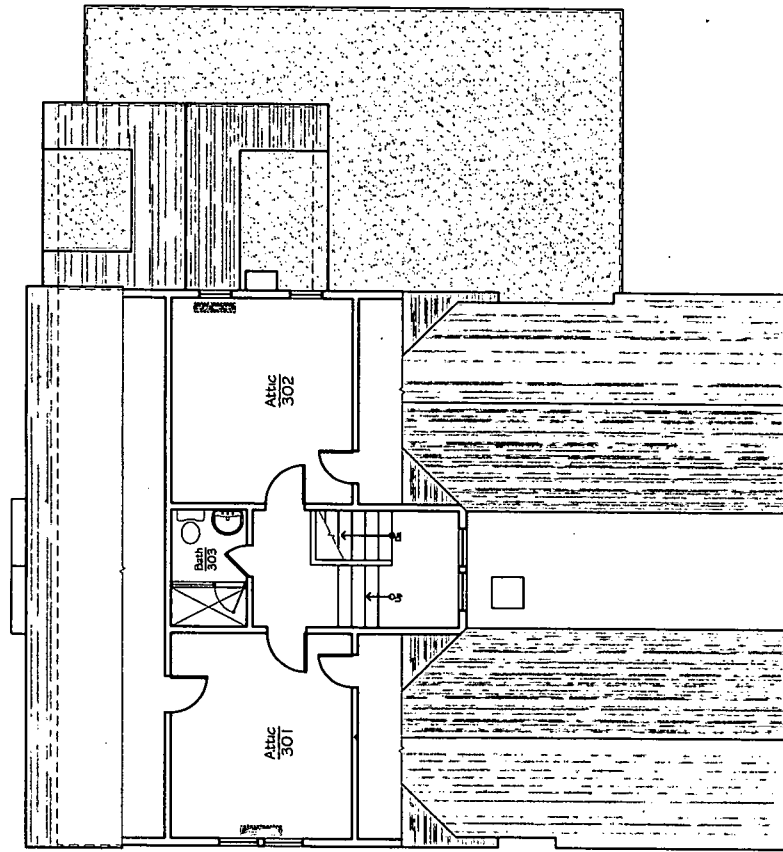




1 Proposed Second Floor Plan  
 A-9 1/8" = 1'-0"

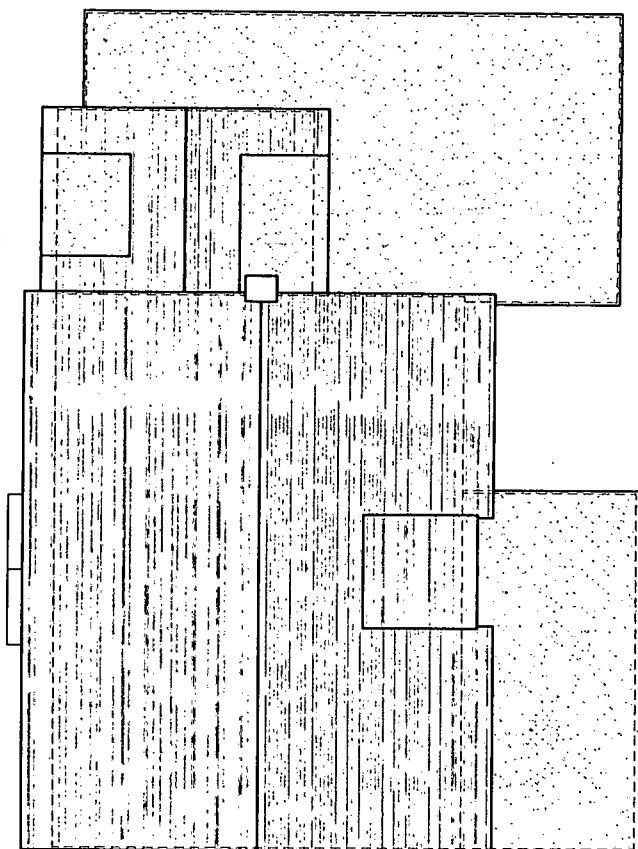
1 Existing Attic Floor Plan  
A-5 1/8" = 1'-0"





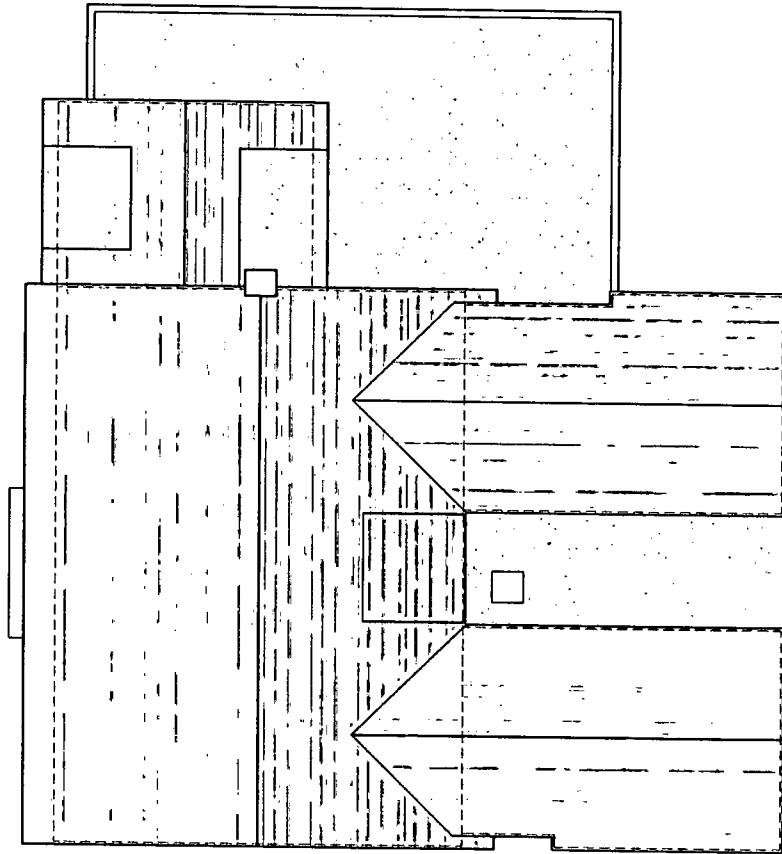
**Proposed**  
1  
Subterranean Attic Floor Plan  
A-3  
1/8" = 1'-0"

(17)

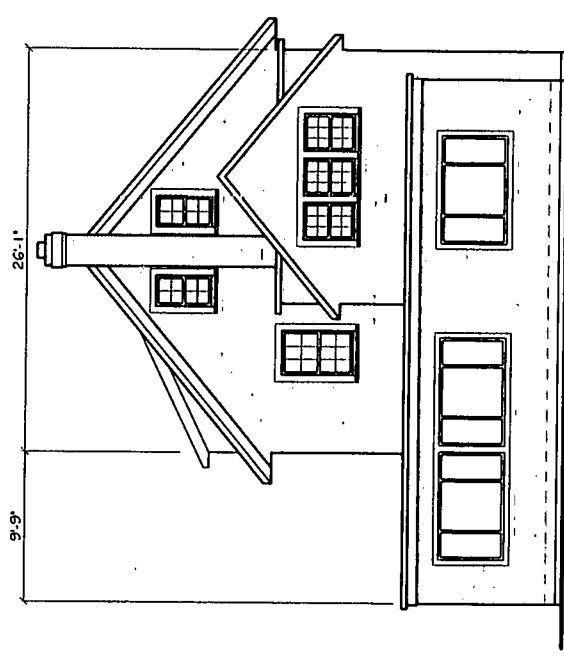


1 Existing Roof Plan  
A-6 1/8" = 1'-0"

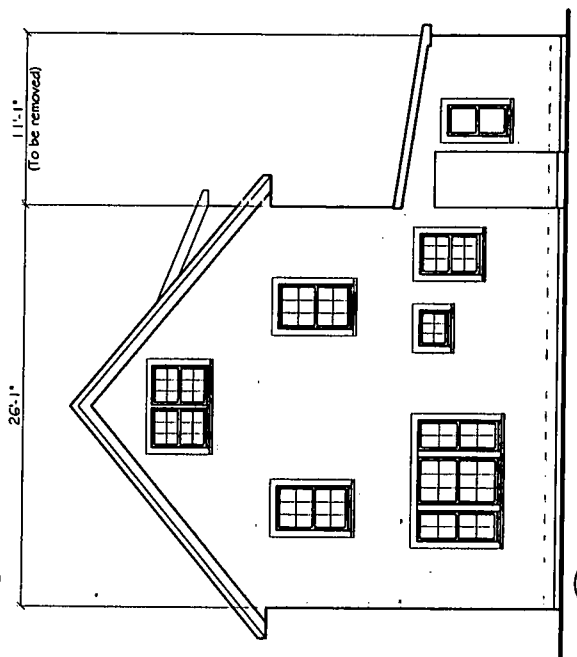




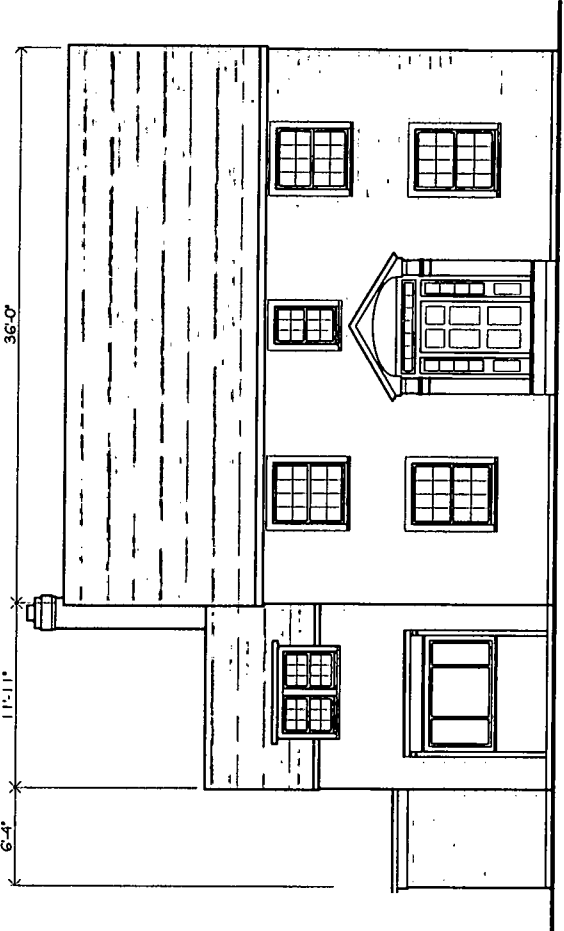
1 Proposed Roof Plan  
A-11 1/8" = 1'-0"



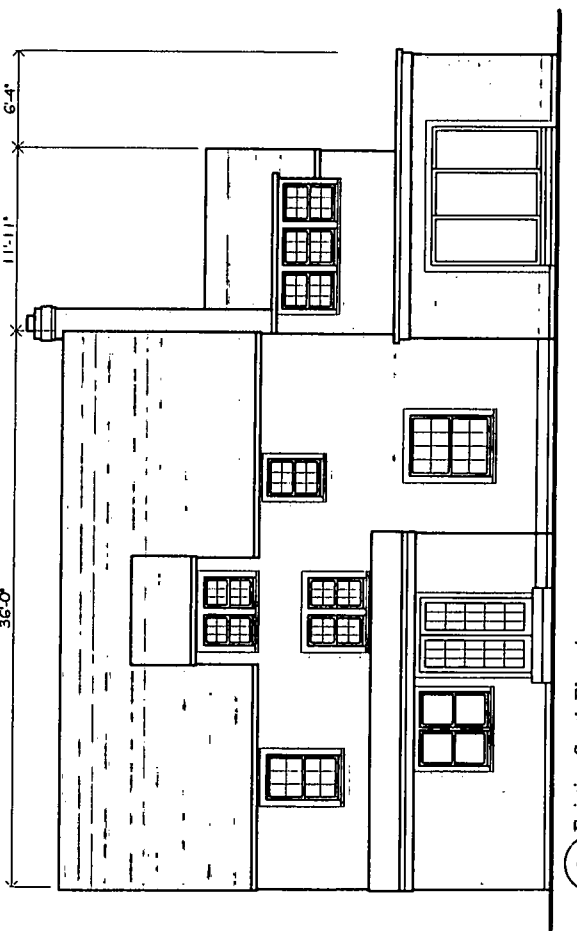
2 Existing East Elevation  
 A-10 / 1/8" = 1'-0"



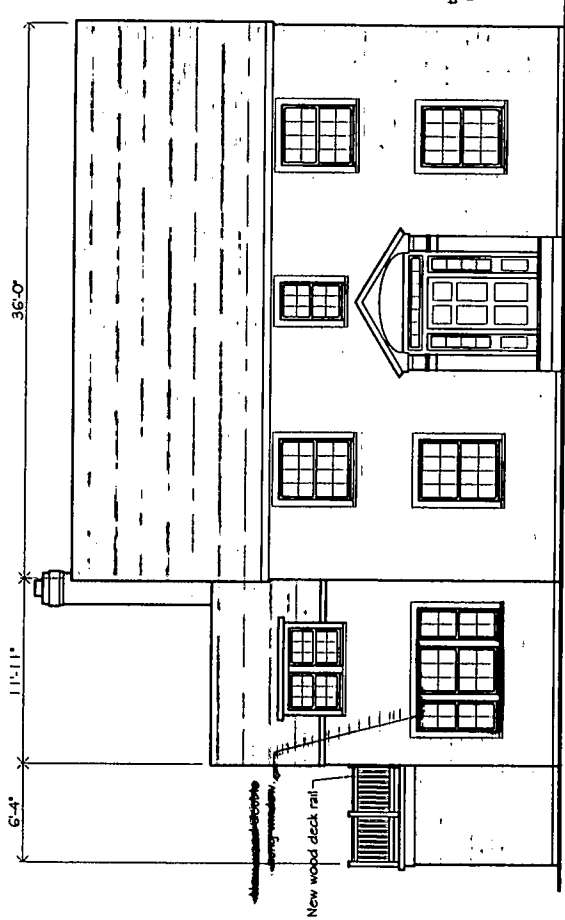
4 Existing West Elevation  
 A-10 / 1/8" = 1'-0"



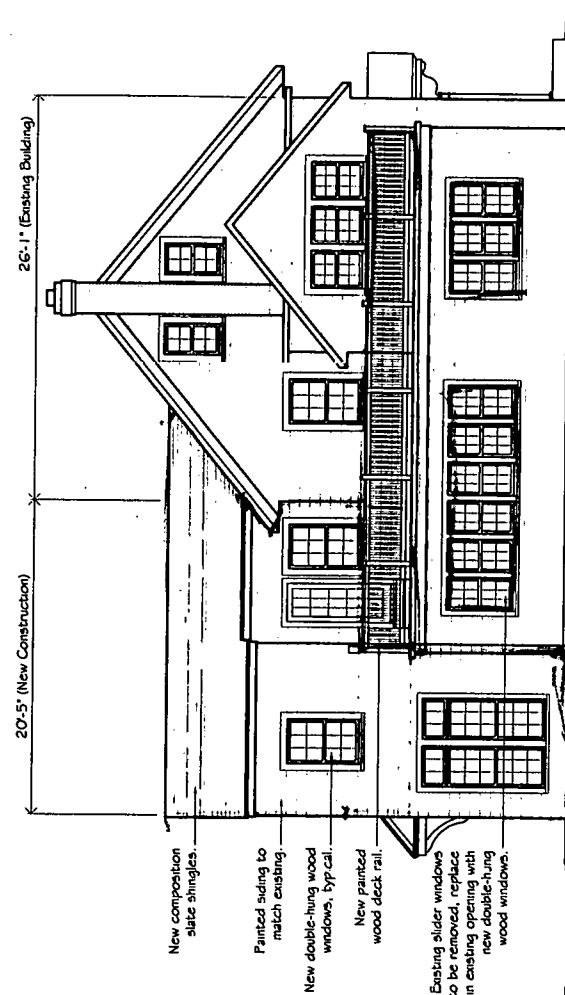
1 Existing North Elevation  
 A-10 / 1/8" = 1'-0"



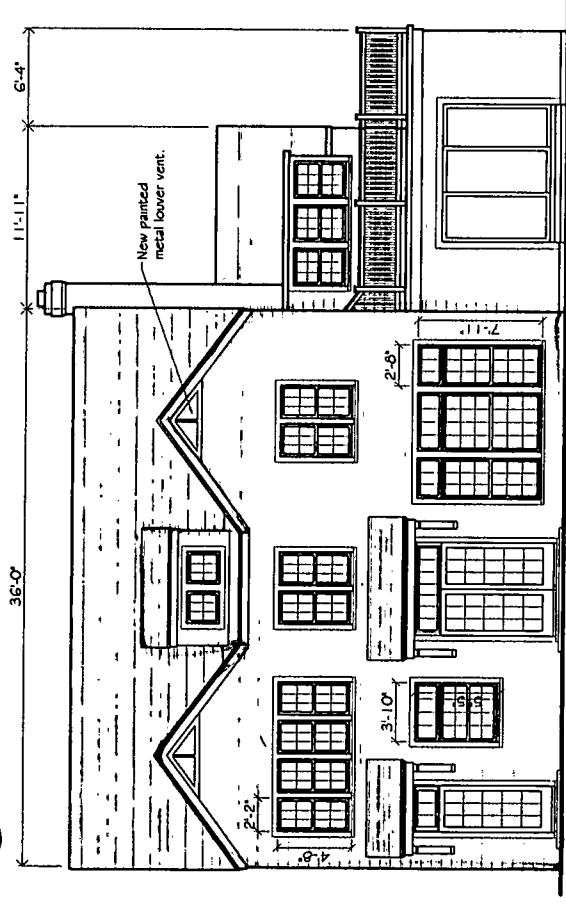
3 Existing South Elevation  
 A-10 / 1/8" = 1'-0"



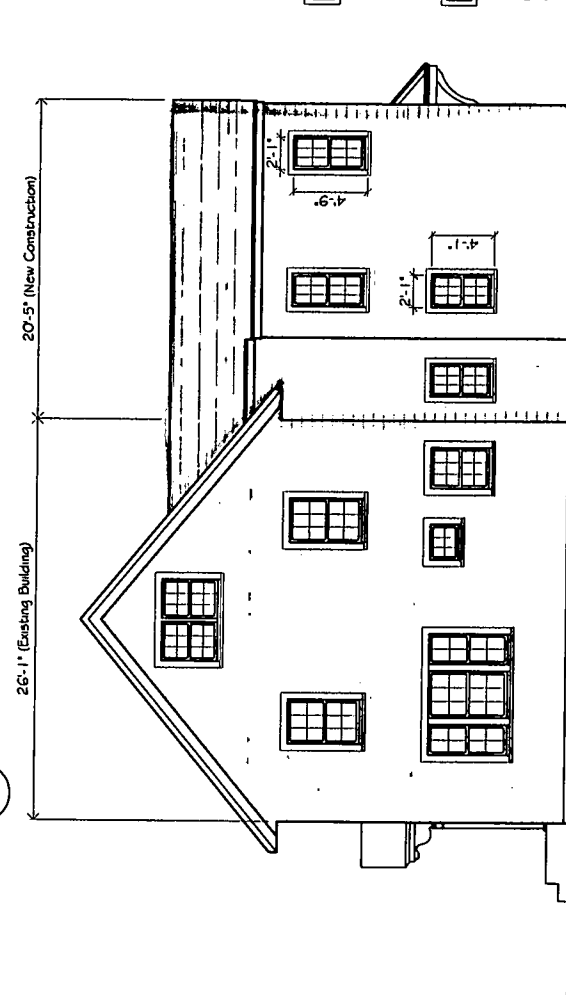
1 Proposed North Elevation  
A-11 1/8" = 1'-0"



2 Proposed East Elevation  
A-11 1/8" = 1'-0"



3 Proposed South Elevation  
A-11 1/8" = 1'-0"



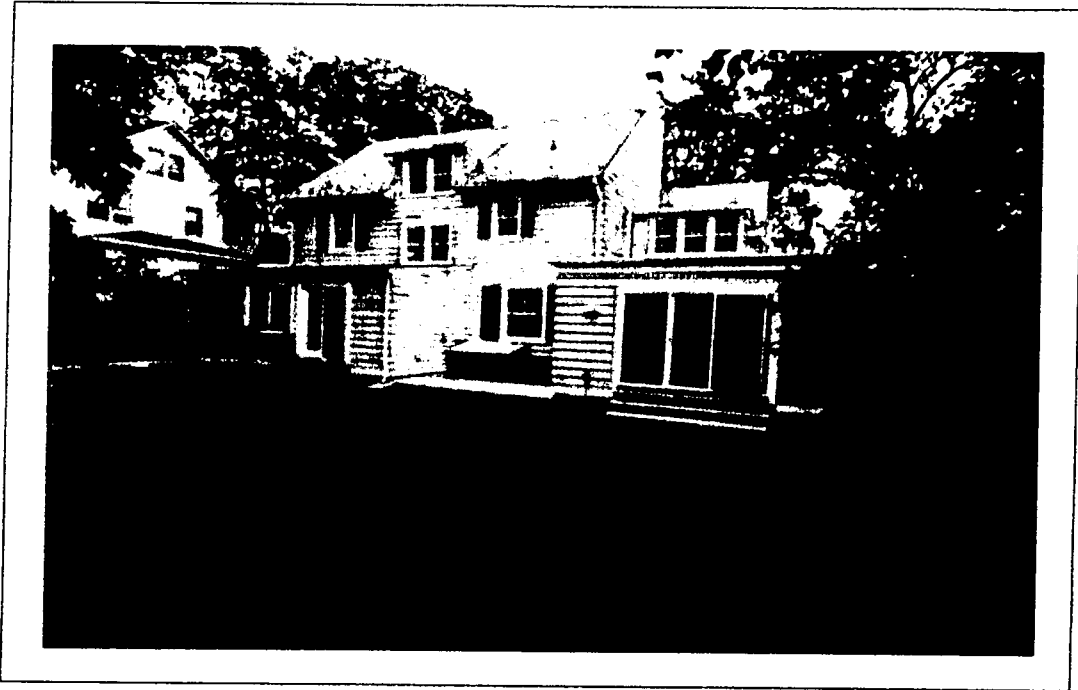
4 Proposed West Elevation  
A-11 1/8" = 1'-0"

3708 BRADLEY

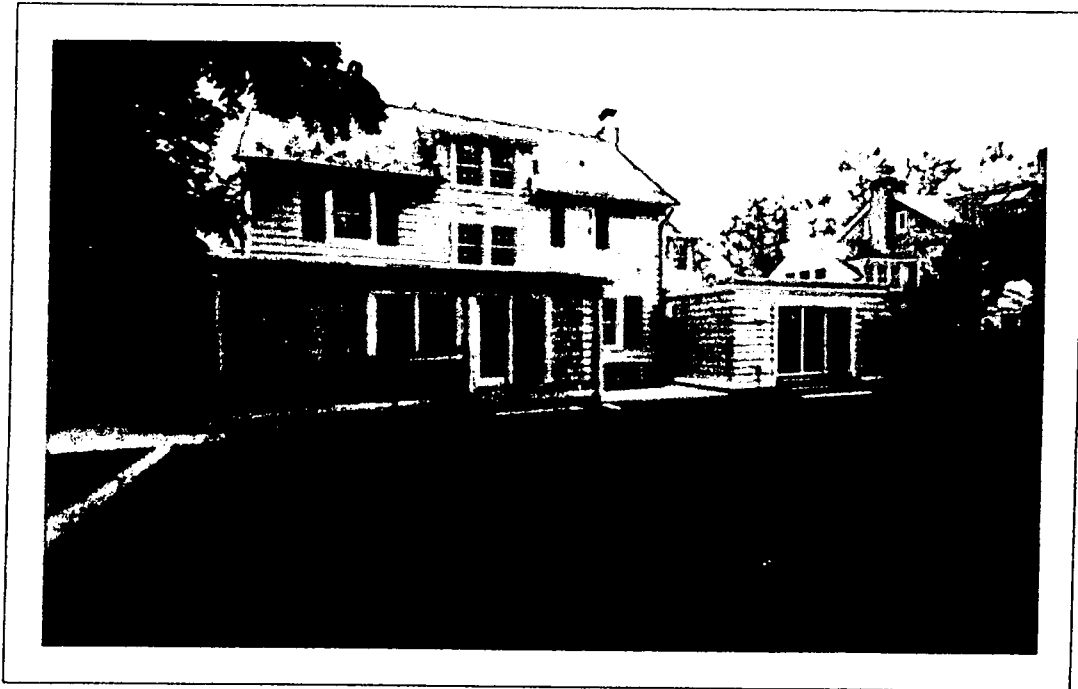


3708 BRADLEY

Existing Property Condition Photographs (duplicate as needed)



Detail: View from rear looking Northwest

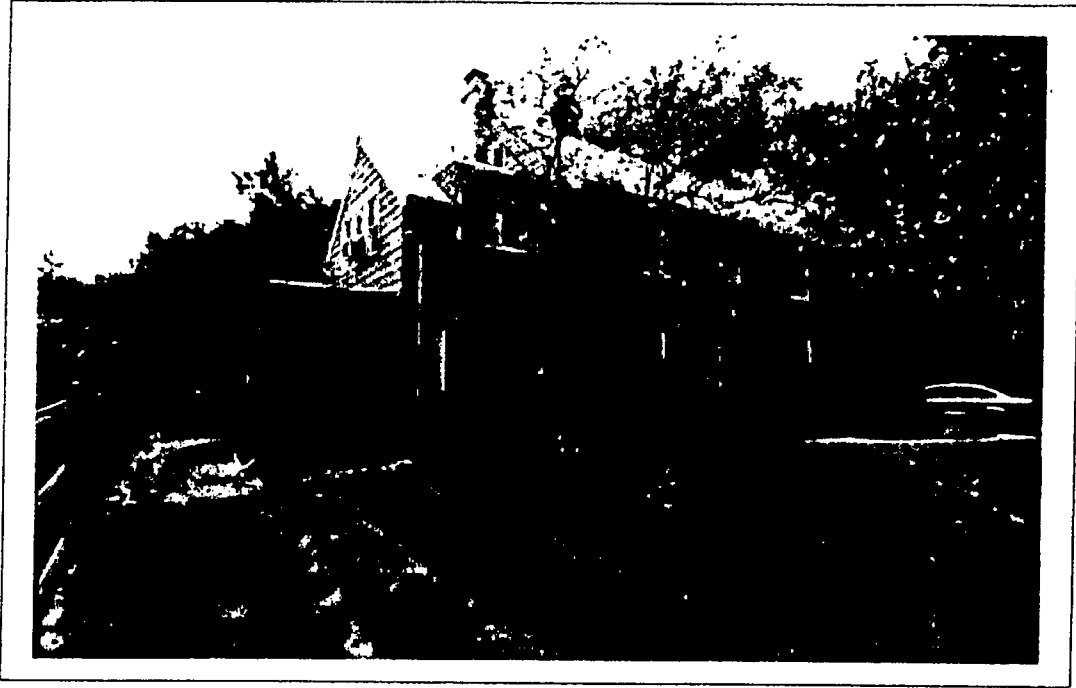


Detail: View from rear looking Northeast

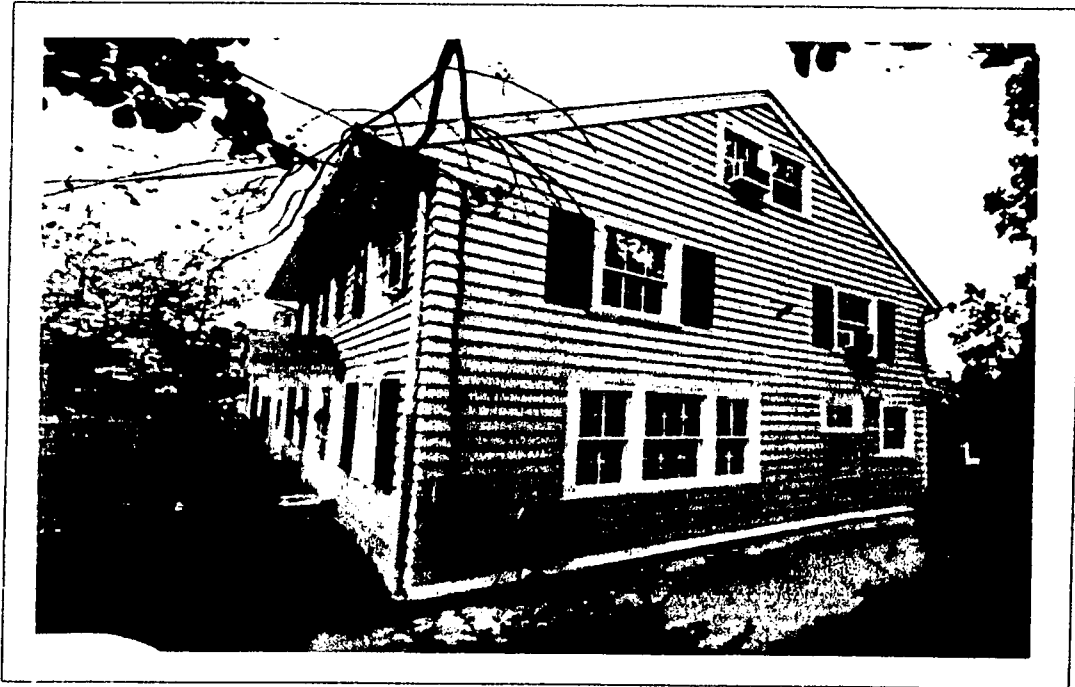
Applicant: John Mikhail

Page: 4

Existing Property Condition Photographs (duplicate as needed)



Detail: View from front looking Southwest



Detail: View from front looking Southeast

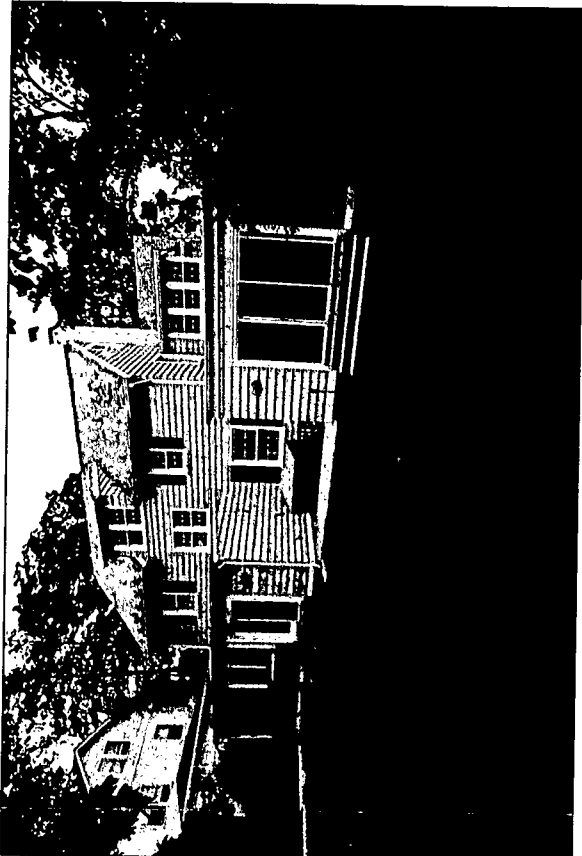
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Applicant: John Mikhail

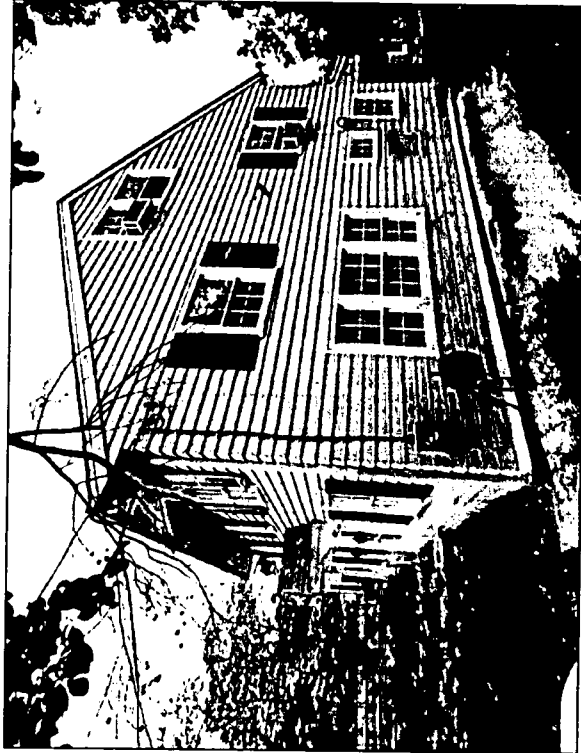
Page: 5



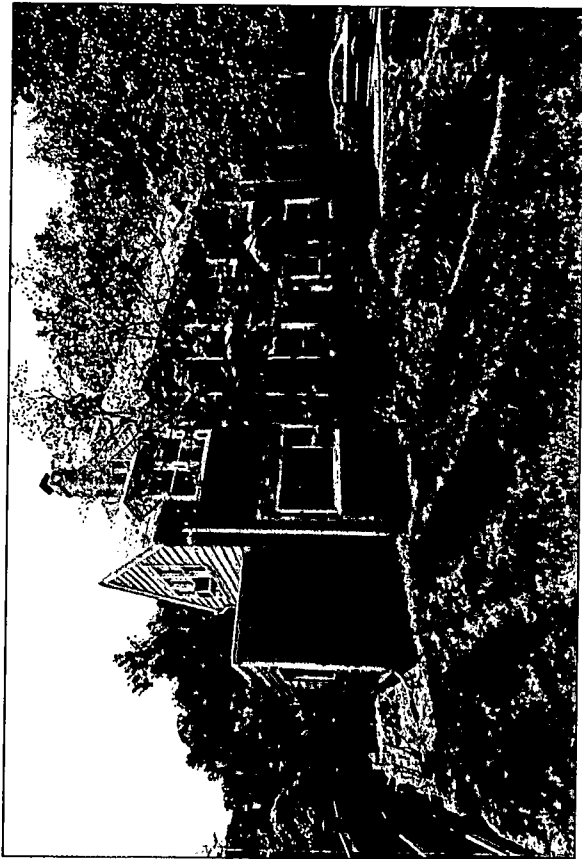
2 View from rear looking Northeast  
A-14 N.T.S.



1 View from rear looking Northwest  
A-14 N.T.S.



2 View from front looking Southeast  
A-15 / N.T.S.



1 View from front looking Southwest  
A-15 / N.T.S.





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: April 9, 2013

### MEMORANDUM

TO: Diane R. Schwartz Jones, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #621444, demolition of non-historic house, addition and construction of rear addition and other alterations

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved** at the January 9, 2013 meeting.

Applicant: John Mikhail

Address: 3708 Bradley Lane, Chevy Chase





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Mikhailjohn@yahoo.com Contact Person: John Mikhail
Tax Account No.: 300-68-4228 Daytime Phone No.: 202-674-7163
Name of Property Owner: John Mikhail Daytime Phone No.: 202-674-7163
Address: 3339 Washington, DC Military Road NW 20015
Contractor: Phone No.:
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISES

House Number: 3708 Street: Bradley Lane
Town/City: Chevy Chase, MD Nearest Cross Street: Brookville Road
Lot: Block: Subdivision:
Liber: Folio: Parcel:
Lots 26, 27, part of lots 15, 16, Plat Book 2, Plat 106

PART ONE: TYPE OF PERMIT/ACTION/ABUSE

1A. CHECK ALL APPLICABLE:
[X] Construct [X] Extend [ ] Alter/Renovate [X] A/C [ ] Slab [X] Room Addition [ ] Porch [ ] Deck [ ] Shed
[ ] Move [ ] Install [ ] Wreck/Reze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [X] Single Family
[ ] Revision [ ] Repair [ ] Revocable [ ] Fence/Wall (complete Section 4) [ ] Other: Two story rear addition

1B. Construction cost estimator: \$ 450,000
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [ ] Septic 03 [ ] Other:
2B. Type of water supply: 01 [X] 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 of owner or authorized agent

Date: Dec. 18, 2012

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Signature: [Signature] Date: 4/9/13
Application/Permit No.: 621444 Date Recd: 12/19/12 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:**

The residence is at 3708 Bradley Lane, located in Chevy Chase Village, originally built in 1932 and attributed to William I. Demming as the original architect. The house is a frame structure with painted wood lap siding, wood double hung windows and front entry. It consists of a basement and three stories (unfinished basement; first floor with kitchen, dining, living and family rooms; second floor with three bedrooms and two baths; and a finished attic with two bedrooms. There is a small one story rear addition, built in 2003 by the Case Co. that will be removed. The home is situated in context with similarly sized single family detached residences along Bradley Lane, having landscaped front and rear yards. There is an existing curb cut and paved driveway leading to an existing frame detached garage to the rear of the property.

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

The project will begin with the removal of the small one story rear addition (consisting of a breakfast room and bath). A new two story frame with basement addition will be constructed to the rear, consisting of a first floor mud room entry to the rear, kitchen and great room; and second floor master bedroom suite with bathroom, study and laundry. The addition will be articulated with a setback at the rear corners of the existing building to the east and west. Exterior finishes will be painted lap siding with wood double hung windows similar to the existing. The new roof areas will be of composition slate shingles to compliment the existing. Replacement windows on the existing east elevation and at the front northeast corner will be replaced with new double hung windows and a new wood rail will be installed along the top of the existing one story family room to the east to better integrate these areas with the style of the existing structure.

**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.

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