

3710 Bradley Lane
Cherry Creek Village N.D.

2013 HAWP



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

William Kirwan
Chairman

Date: 7/11/13

MEMORANDUM

TO: Diane Schwartz Jones, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #638102—fence replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on July 10, 2013.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Robert Goodwin
Address: 3710 Bradley Lane, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.

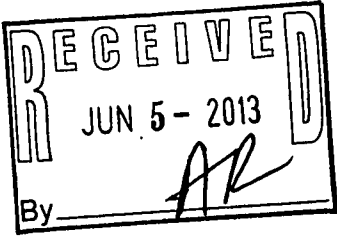




HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: robert.goodwin@umvc.edu Contact Person: Robert Goodwin
Daytime Phone No.: 240-684-2476
Tax Account No.: _____
Name of Property Owner: Mrs/Mrs Robert Goodwin Daytime Phone No.: 240-684-2476
Address: 3710 Bradley Lane, Chery Chase MD 20815
Street Number City State Zip Code
Contractor: Long Fence - Mart. Stoen Phone No.: 301-370-4796
Contractor Registration No.: 101524
Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISES

House Number: 3710 ~~Bradley Lane~~ Street Bradley Lane
Town/City: Chery Chase Nearest Cross Street: Braxville Rd
Lot: 25/26 Block: 61 Subdivision: Chery Chase Section 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Reze
- 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: Gate

1B. Construction cost estimate: \$ 1800

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 4 feet _____ inches (Gate)
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: 5/30/2013

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/11/13
Application/Permit No.: 638102 Date Filed: 6/11/13 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:

Replacement of existing wooden picket gate with black aluminum one. See detailed descriptions included

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

Replacing the existing gate with the proposed black aluminum one is more in keeping with the character of the house and the neighborhood. Note that the proposed gate is similar in style to the existing black railing on the front porch.

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.

Applicants: Mr. and Mrs. Robert C. Goodwin, 3710 Bradley Lane, Chevy Chase, MD 20815

Project: Driveway Gate – replace wooden gate at rear corner of house with black aluminum one.

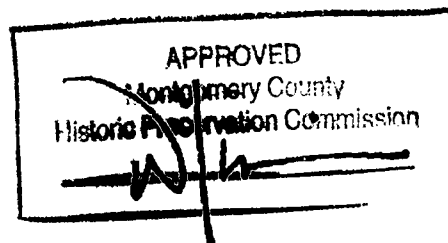
We propose to replace an existing wooden picket gate across our driveway with a black aluminum one in the style of the railings on our front porch. See the drawing of the UAF-200 Standard Double Gate from Long Fence. The wooden picket gate is not original to the property but was constructed about 30 years ago. Prior to that there had also been a wooden gate across the driveway but closer to the front of the house than the current rear location.

Our house at 3710 Bradley Lane, Chevy Chase, faces north with a driveway that runs along the west side of the house. The existing gate is across the driveway at the rear south west corner of the house. The driveway is 10' wide and the gate will be about 9' with an additional 1' of fence between the end of the gate and a wooden fence that runs east/west between our house and that of our neighbors at 3712 Bradley Lane. The pictures included with the application give a good view of the present gate. Also included is the proposal from Long Fence.

In our view, the style of the proposed new gate is much more in keeping with the character of the house and of the neighborhood than the existing wooden picket gate. As you can see from the pictures, there is a black railing that runs along the perimeter of the front porch and the proposed new gate would be in a similar style. While the porch railing is iron and the proposed gate is aluminum it is impossible to tell the difference in looking at them. In addition, an iron gate would not be practical in terms of weight and expense so if the proposal is not acceptable to the Commission we would continue to have a wooden gate.

List of Attachments:

- 1 Site plan showing driveway and location of gate
- 2 Photo of the house taken from Bradley Lane showing the existing gate as well as the front porch (and railing)
- 3 Construction drawing of proposed new gate.
- 4 Contract proposal from Long Fence
- 5 Survey of house at 3710 Bradley Lane



Front porch

Side door

House

3710 Bradley Lane
Cherry Chase, MD 20815

29'-2"

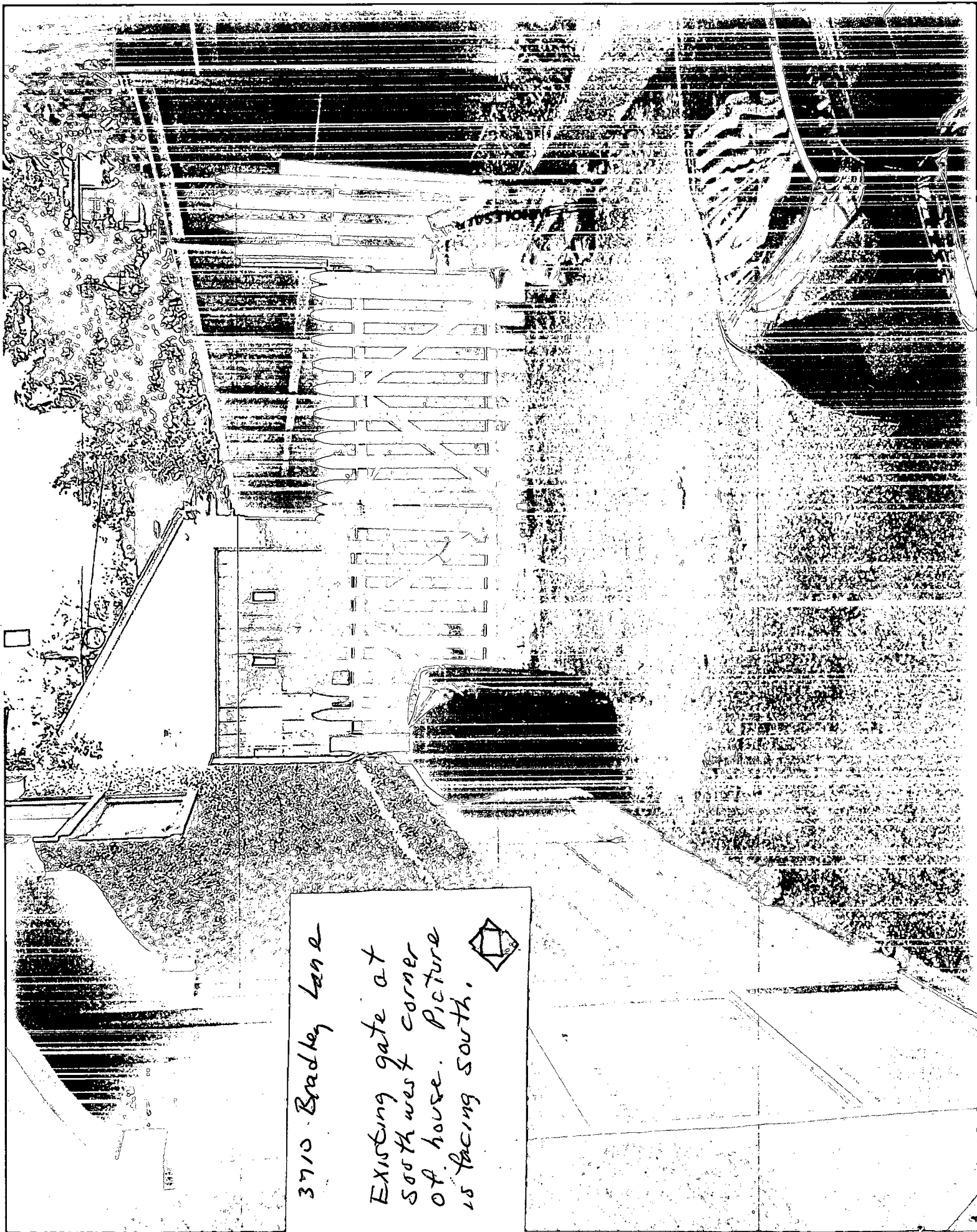
Driveway

Gate

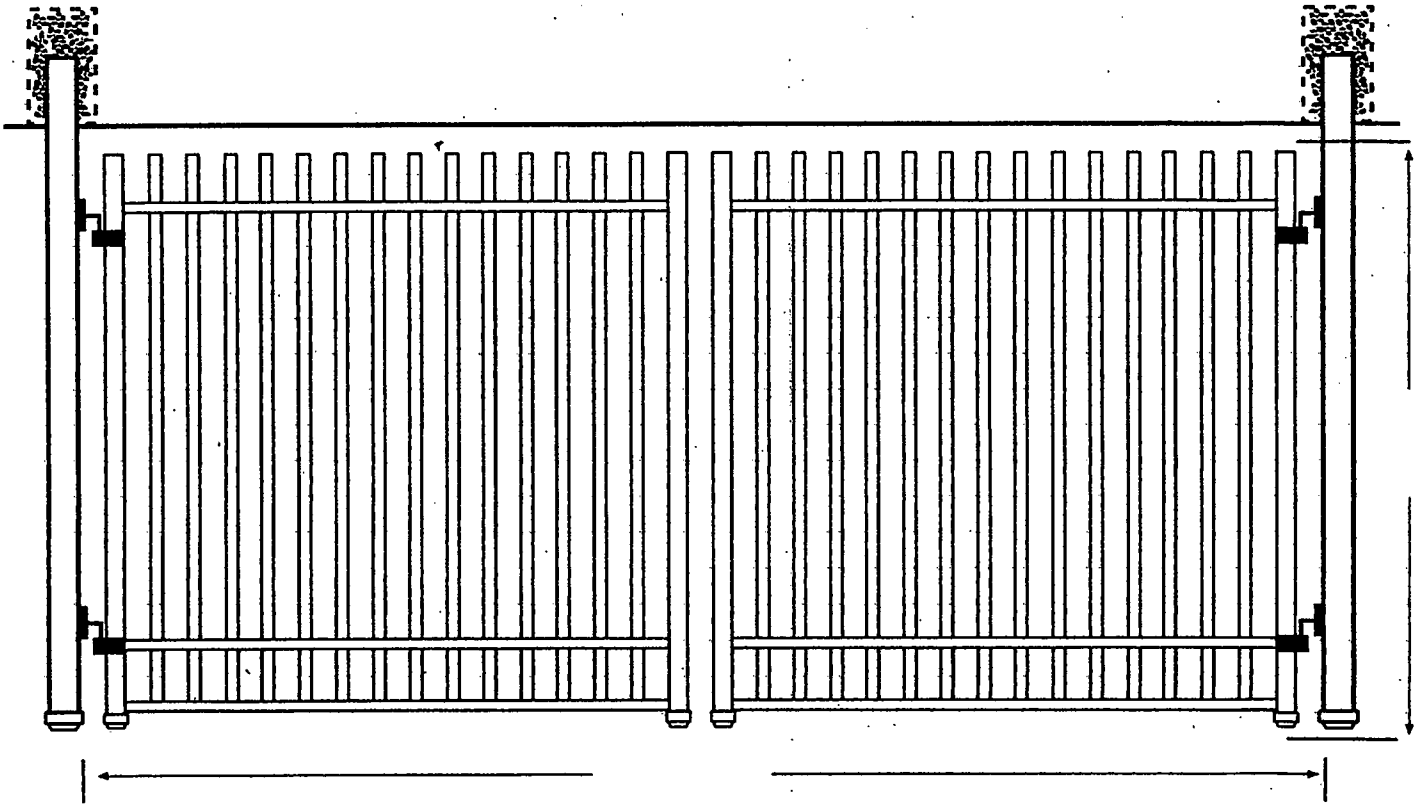
5'-0"

3710 Bradley Lane

Existing gate at
south west corner
of house. Picture
is facing south.



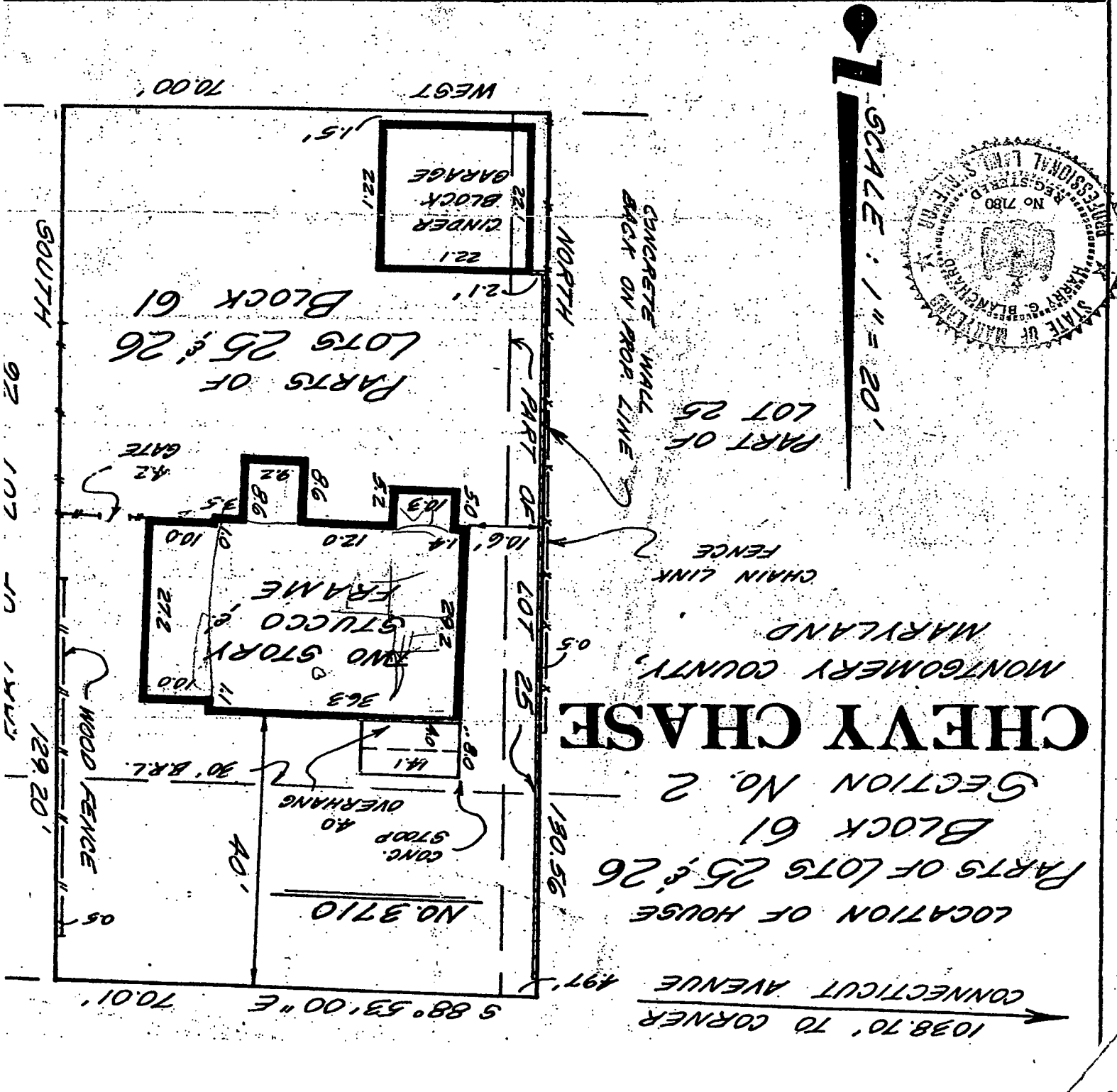
Name _____ Date _____	<input type="checkbox"/> Residential Grade <input type="checkbox"/> Ultra Grade <input type="checkbox"/> Commercial Grade <input type="checkbox"/> Industrial Grade
<input type="checkbox"/> Quote Gate	<input type="checkbox"/> Order Gate



UAF-200 Standard Double Gate



REGISTERED LAND SURVEYOR NO. 7180 <i>Henry A. Blanchard</i>		FIELD NO. 766 LEAS 4643
DATE OF SURVEY WALL CHECK HSE. LOC. 3-22-76 BOUNDARY:	JOB NO. 76-361 DRAWN BY: RCS	REFERENCE PLAT NO. 2 PLAT NO. 106
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.		EDWIN F. BRIDDER & ASSOCIATES LAND SURVEYORS 2 PROFESSIONAL DRIVE GAITHERSBURG, MD. SUITE 216 948 5100



1038.70' TO CORNER
CONNECTICUT AVENUE 197'

S 88° 53' 00" E 70.01'

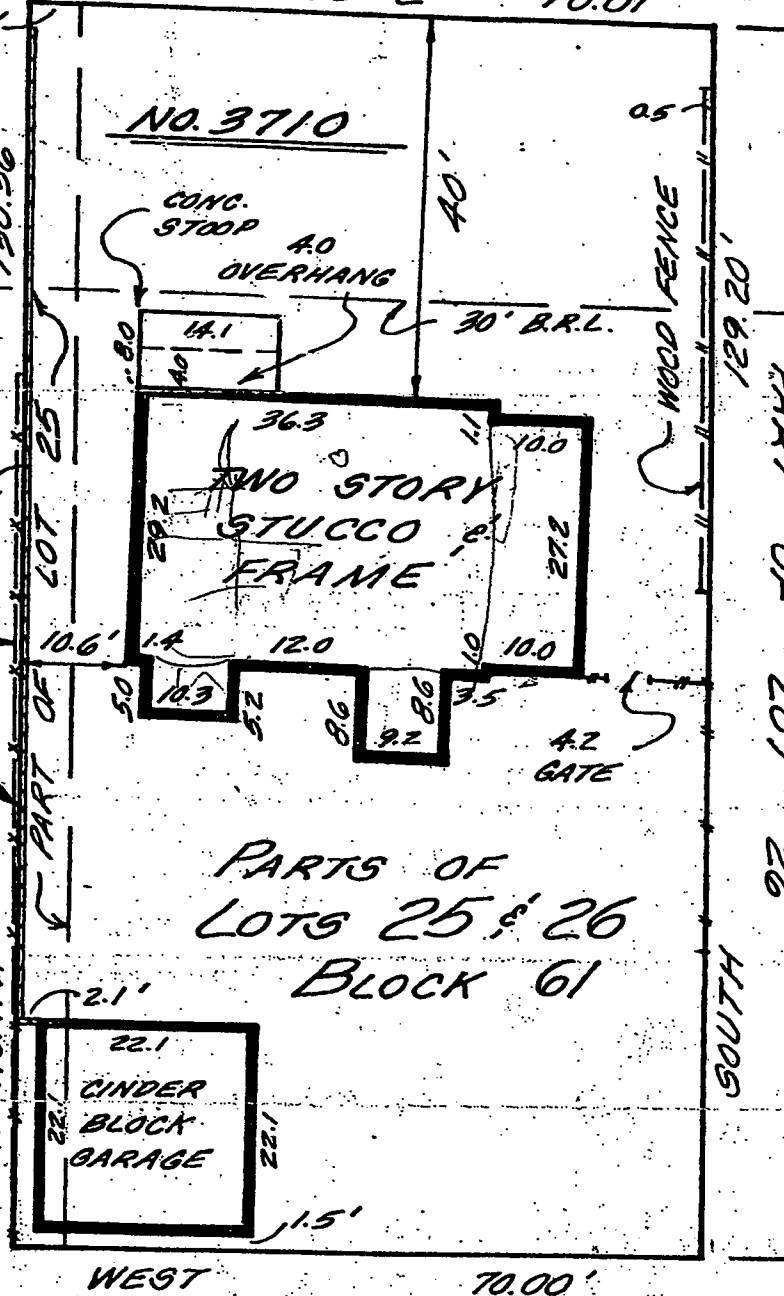
LOCATION OF HOUSE
PARTS OF LOTS 25 & 26
BLOCK 61
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY,
MARYLAND

CHAIN LINK FENCE

PART OF LOT 25

CONCRETE WALL BACK ON PROP. LINE

SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

REFERENCES

PLAT NO. 2
PLAT NO. 106

ELDON E. SNIDER & ASSOCIATES
LAND SURVEYORS

LAND PLANNING CONSULTANTS
2 PROFESSIONAL DRIVE
GAITHERSBURG, MD.
SUITE 216 948 5100

DATE OF SURVEYS

SCALE: 1" = 20'

WALL CHECK

DRAWN BY: RGS

HSR LOC: 3-22-76

JOB NO: 76-361

BOUNDARY:

Harry G. Blanchard
REGISTERED LAND SURVEYOR MD. # 7180

LDER 4643

FOLD 766

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3710 Bradley Lane, Chevy Chase	Meeting Date:	7/10/2013
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	7/3/2013
Applicant:	Robert Goodwin	Public Notice:	6/26/2013
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-13X	Staff:	Karen Theimer Brown
PROPOSAL:	fence replacement		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HWAP.

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-1927.

PROPOSAL:

The applicant is proposing to replace an existing wooden picket gate located at the rear of the driveway (the rear southwest corner of the dwelling) with a black double aluminum drive gate. The gate will measure 10' in length, 48" tall, with 3/4" x 3/4" x 48" pickets and 1 1/2" x 1 1/4" horizontal runners.

The Chevy Chase Village Historic District Guidelines state that most alterations to non-contributing resources should be approved as a matter of course. Because this resource is non-contributing and the proposed gate matches the style of the railings on the front porch, staff recommends approval of this application.

APPLICABLE GUIDELINES:**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.)

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 is consistent with the Chevy Chase Village Historic District Guidelines, 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;

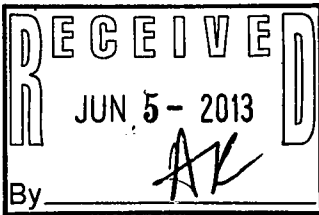
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 to schedule a follow-up site visit.



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Tax Account No.: _____
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Address: 3710 Bradley Lane, Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: Long Fence - Mark Stier Phone No.: 201-370-9796
Contractor Registration No.: 101524
Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF WORK OR PREMISES

House Number: 3710 ~~Bradley Lane~~ Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Bronckville Rd
Lot: 25/06 Block: 61 Subdivision: Chevy Chase Section 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION/ADDITON

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
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CHECK ALL APPLICABLE:

- AC Stab Room Addition Porch Deck Shed
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- Fence/Wall (complete Section 4) Gate

1B. Construction cost estimate: \$ 1800

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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: [Signature] Date: 5/30/2013

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Date Received in DPS

Mail Log # 305765

JUN - 7 2013

Assigned To: _____

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See detailed descriptions included

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List of Attachments:

- 1 Photo of existing gate looking towards the rear of the house.
- 2 Photo of the house taken from Bradley Lane showing both the front porch (and railing) as well as the existing gate. View is looking south.
- 3 Brochure from Long Fence showing style of proposed new gate.
- 4 Construction drawing of proposed new gate.
- 5 Site plan showing driveway and location of gate.
- 6 Contract proposal from Long Fence
- 7 Survey of house at 3710 Bradley Lane

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

Owner's mailing address	Owner's Agent's mailing address
Mr + Mrs Robert Goodwin 3710 Bradley Lane Cherry Chase, MD 20815	N/A
Adjacent and confronting Property Owners mailing addresses	
Mr + Mrs Paul Russell 3712 Bradley Lane Cherry Chase MD 20815	
Ms. Florence Isbell 3709 Bradley Lane Cherry Chase, MD 20815	
Ms A. Hansen 31 Quincy St. Cherry Chase, MD 20815	

1038.70' TO CORNER
CONNECTICUT AVENUE 497' ←

S 88° 53' 00" E 70.01'

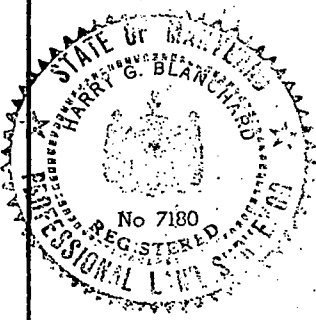
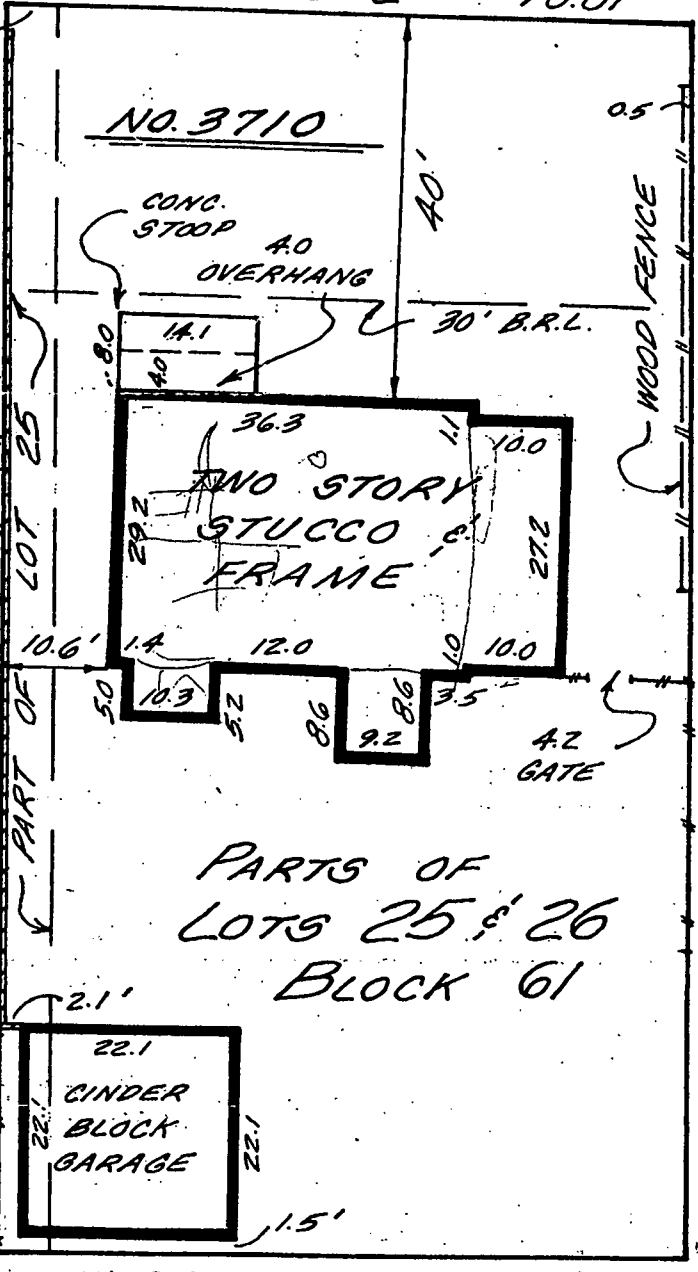
LOCATION OF HOUSE
PARTS OF LOTS 25 & 26
BLOCK 61
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY,
MARYLAND

CHAIN LINK
FENCE

SCALE: 1" = 20'

PART OF
LOT 25

CONCRETE WALL
BACK ON PROP. LINE



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Harry G. Blanchard
REGISTERED LAND SURVEYOR MD. # 7180

REFERENCES

FLAT BK 2

FLAT NO. 106

LIBR 4643

FOLIO 766

ELDON E. SNIDER & ASSOCIATES
LAND SURVEYORS
LAND PLANNING CONSULTANTS

2 PROFESSIONAL DRIVE
GAITHERSBURG, MD.
SUITE 216 948 5100.

DATE OF SURVEYS

WALL CHECK:

HSE. LOC.: 3-22-76

BOUNDARY:

SCALE: 1" = 20'

DRAWN BY: RCS

JOB NO.: 76-361

Attachment 1

3710 Bradley Lane

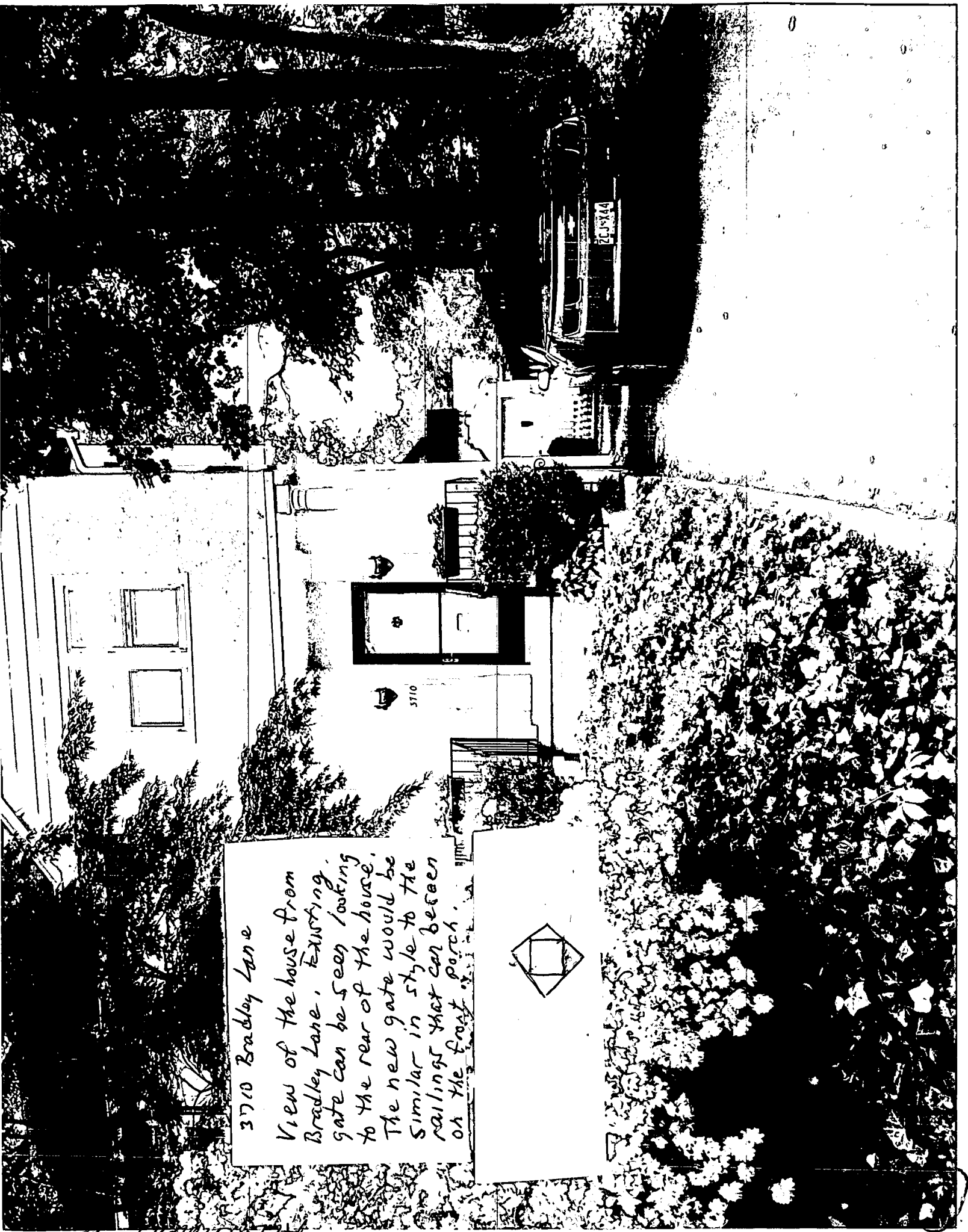
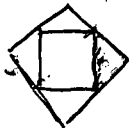
Existing gate at
south west corner
of house. Picture
is facing south.

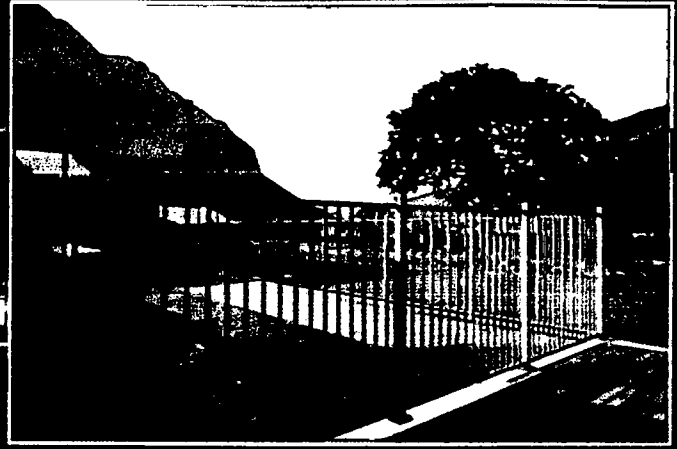


8

3710 Bradley Lane

View of the house from
Bradley Lane. Existing
gate can be seen looking
to the rear of the house.
The new gate would be
similar in style to the
railings that can be seen
on the front porch.





ULTRA IS SPECIALLY DESIGNED FOR SAFETY AROUND POOL ENCLOSURES.

Pool Fencing

Ultra designs fencing to meet all the stringent BOCA pool safety codes, and to enhance your property at the same time. Most notably, the bottom rail can be flush with the bottom of the fence, so no pickets are exposed.

All pool fence sections come factory pre-assembled in 6' lengths with a broad offering of heights—4', 4-1/2', 5', and 6'. Custom lengths and heights available.

Walk and Drive Gates

Matching Walk and Drive Gates can typically be manufactured in widths ranging from 3' - 28' and in heights from 3' - 8'. Please consult your sales representative for variations.

Larger drive gates and estate gates are also available by custom order.

Each pool gate is available with self-closing and self-latching hardware and specially designed keyed entry.

The Revolution™ Hide concealed gate operating system utilizes a powerful motor integrated into the upright that delivers rotational motion to open the gate. This provides whisper-quiet, reliable access control, while remaining hidden from view. It can be solar powered and used with most entrance/exit accessories.

This is the style gate we intend



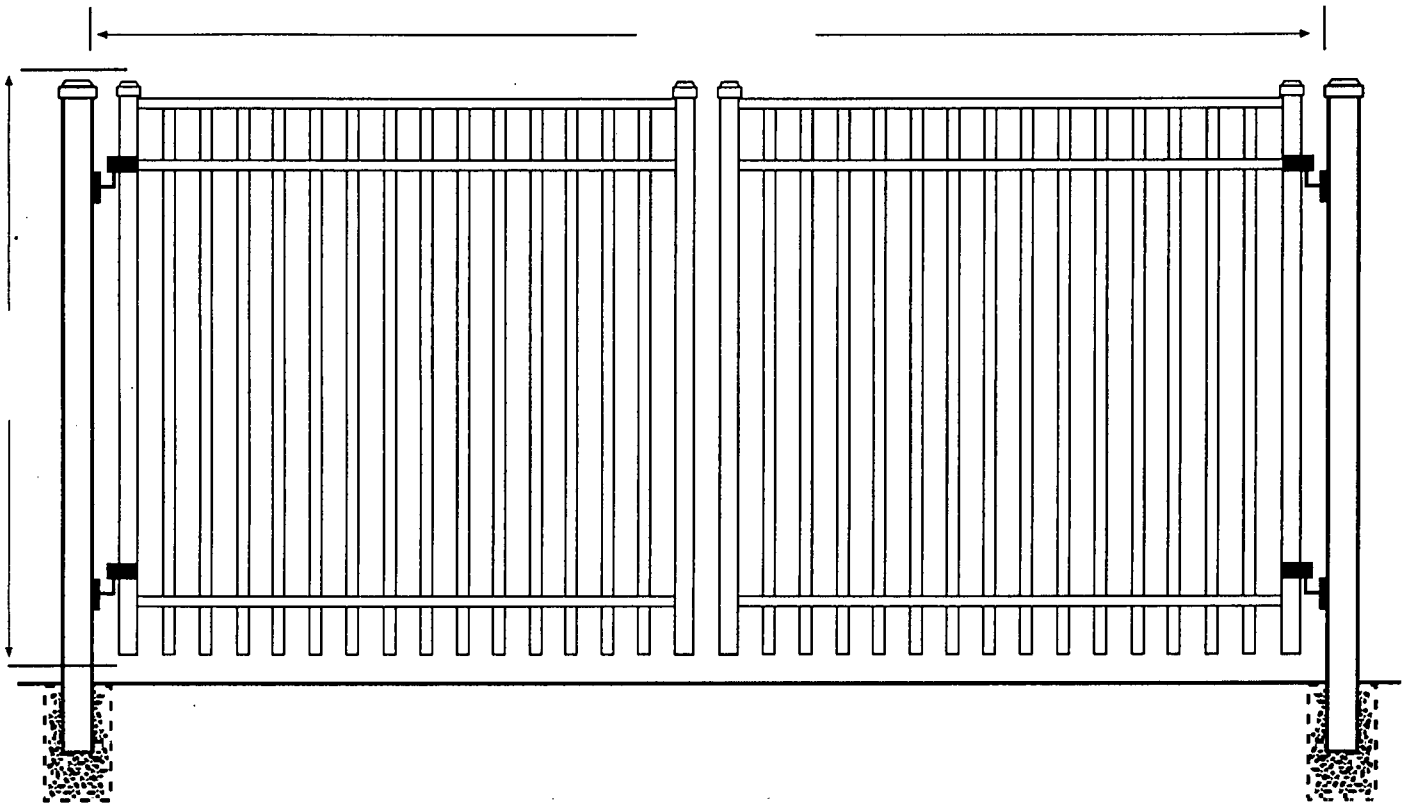
ARCHED DRIVE GATE WITH HIDE CONCEALED GATE OPENER

ARCHED WALK GATE

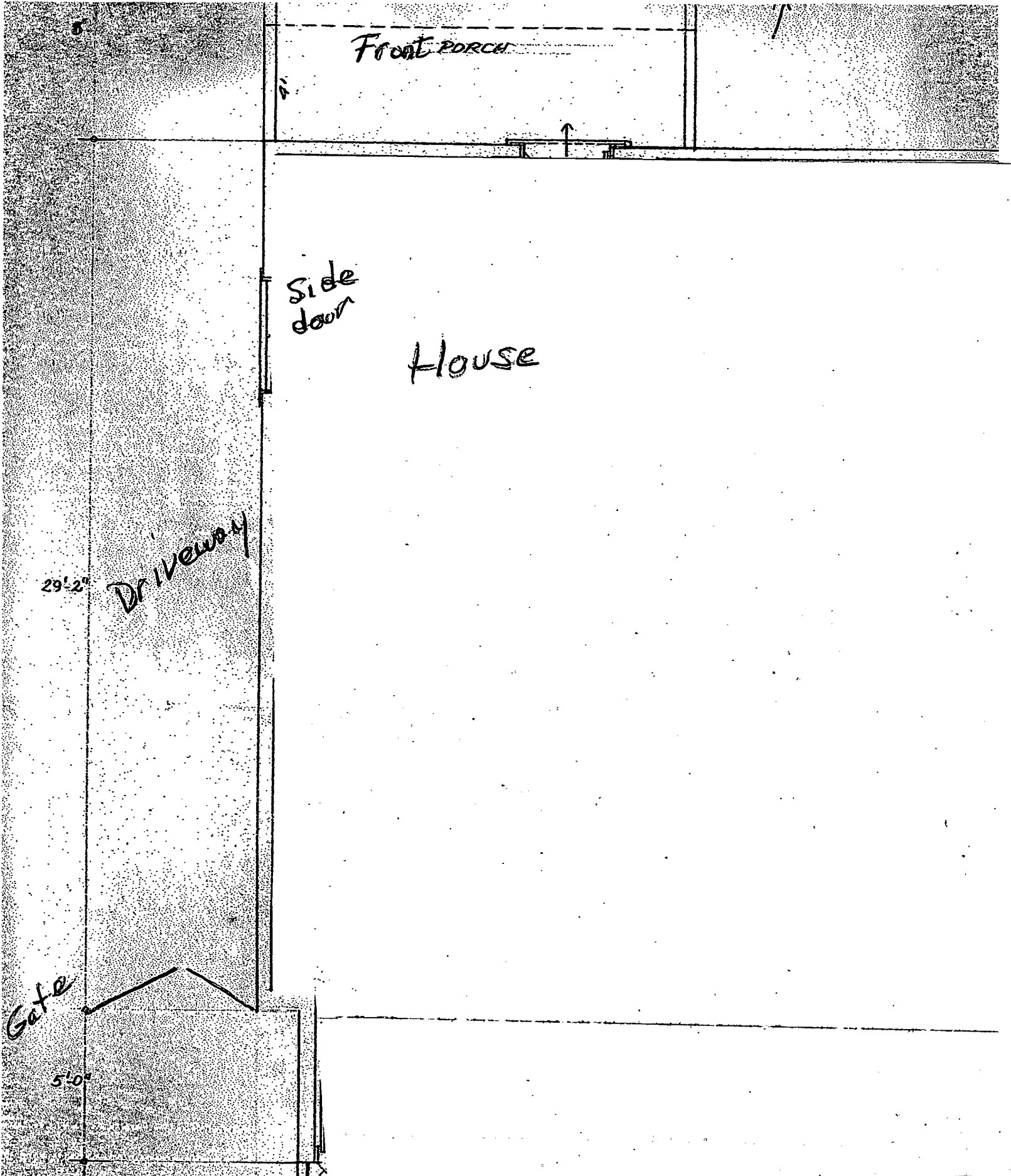


STANDARD WALK GATE

UAF-200 Standard Double Gate



<input type="checkbox"/> Residential Grade	<input type="checkbox"/> Quote Gate	<input type="checkbox"/> Order Gate
<input type="checkbox"/> Ultra Grade	Name _____ Date _____	
<input type="checkbox"/> Commercial Grade		
<input type="checkbox"/> Industrial Grade		



Mark Stoner
301-370-4796
(800) 486-4283

LONG FENCE

Job No. _____
Order No. _____
Customer No. _____
Date 5-6-13

MHIC # 9615, #9615-01, #9615-02
DC # 2116

Long Fence Company, Inc.
1910 Betson Court • Odenton, Maryland 21113
Ph: (301) 261-3444 • Ph: (410) 793-0600 • Fax: (301) 261-0643
www.longfence.com



BUYER'S NAME: Judy Goodwin

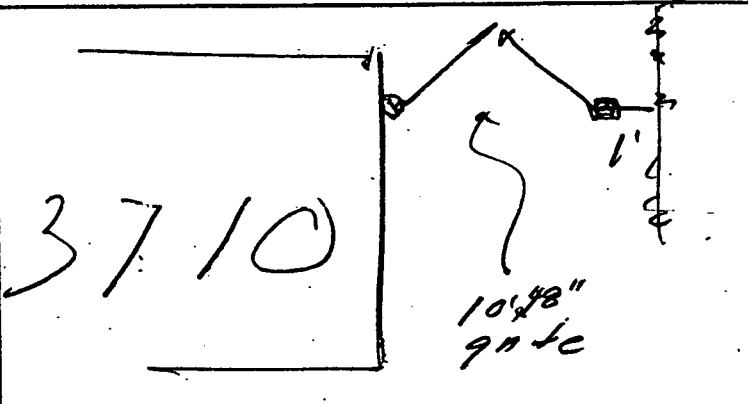
STREET: 3710 Bradley Ln

CITY: Chevy Chase ST: MD ZIP: 20815

COUNTY: Montgomery MAP Page/Grid _____

HM PH: _____ WK PH: _____ MR. _____
CELL: 301-986-9267 MS. _____

E-MAIL: _____ LEAD #: _____



Long Fence Company, Inc. (herein called Seller) proposes to furnish materials, labor and equipment to install:

Finish and install 1-10' x 48" double aluminum drive gate & 2' of 48" high fence. All pickets are 3/4" x 3/4" x 48". All horizontal banners are 1 1/2" length required. Color is satin black.

Thank you!

PLEASE PAY OUR FOREMAN

Estimated Monthly Investment	
_____	Per Month
_____	With Approved Credit

Additional Information or Remarks: <u>All coupons applied</u>	Total Contract Price	<u>1809</u>
	Deposit With Order	<u>603</u>
	Due on Day Materials are Delivered	
	Due on Day of Substantial Completion	<u>1206</u>
	And/or Balance Financed	

Work to begin approximately 2 weeks. Work to be completed approximately 1 day.
This projection is contingent upon obtaining approved financing, permits, H.O.A., and other conditions beyond Seller's control.

Estimate valid for 30 days for purpose of acceptance by the buyer.
Buyer agrees to pay for the goods, services and installation referred to above in accordance with the terms of this Agreement.
Buyer acknowledges that before Buyer signed this Agreement, Seller submitted the Agreement to Buyer with all blank spaces filled in and that buyer had a reasonable opportunity to examine it and that thereafter a legible executed and completed copy thereof was delivered to Buyer. Buyer has read and understands both the front and reverse sides of this Agreement, and agrees to the terms and conditions as set forth herein.

Long Fence Company, Inc. Buyer(s)

(Sales Representative's Signature) (Signature) Date

Mark Stoner 101524
Sales Representative's Printed Name License No. (Signature) Date

BUYER'S RIGHT TO CANCEL: You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the accompanying notice of cancellation for an explanation of this right. If you cancel within the time period noted above, the seller may not keep any of your cash down payment.