

HPC #35/13-03 3708 Bradley Lane
(Chevy Chase Historic District)

JH C. copy



Case[®]
Design/Remodeling, Inc.

Rick Matus
Senior Project Designer

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Bethesda, MD 20816

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rmatus@casedesign.com



DEPARTMENT OF PERMITTING SERVICES

Douglas M. Duncan
County Executive

Robert C. Hubbard
Director

HISTORIC AREA WORK
PERMIT

IssueDate:

Permit No: 315165
Expires:
X Ref:
Rev. No:

Approved With Conditions

THIS IS TO CERTIFY THAT:

EVELYN S PRETTYMAN
3708 BRADLEY LANE
CHEVY CHASE MD 208150000

HAS PERMISSION TO:

ADD

PERMIT CONDITIONS:

HAWP 35/13-03R APPROVED without HPC CONDITIONS: and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

PREMISE ADDRESS

3708 BRADLEY LA
CHEVY CHASE MD 20815-0000

LOT P15

LIBER

FOLIO

PERMIT FEE: \$0.00

BLOCK 61

ELECTION DISTRICT

SUBDIVISION

TAX ACCOUNT NO.:

07

PARCEL

PLATE

ZONE

GRID

HISTORIC MASTER: Y

HISTORIC ATLAS: N

**HISTORIC APPROVAL ONLY
BUILDING PERMIT REQUIRED**

Director, Department of Permitting Services

GENERAL AND CONSTRUCTION NOTES

DEMOLITION NOTES

- See Demolition Plan for specifics.
- No changes have been anticipated to the kitchen cabinetry or tops, or existing interior doors.

FOUNDATION:

- Saw-cut the existing concrete slab for new footings and haul as debris.
- Excavate for footings and haul excess dirt from the site.
- Pour continuous concrete footings for the addition foundation, and tie footings into the existing slab. Footings to be approximately 12" wide x 30" deep.
- Pour a 3'x6' concrete stoop with a smooth trowel finish.

FLOOR:

- Set 2x10 pressure treated pine (PTP) sleeper joists over the slab, with 3/4" tongue and groove plywood subfloor.
- In the bathroom, install an additional layer of plywood subfloor or 1/2" thick Hardie-Panel as underlayment for the ceramic tile.
- Finished flooring in the bathroom to be thin-set ceramic tile. Flooring in the mudroom to be 12x12 vinyl tiles (vinyl floor work is not included in the contract).
- Reframe the side porch stoop with 2x6 PTP joists and finish with 5/4 x 6 PTP decking.

WALLS:

- Walls to be 2x4 studs @ 16" o.c., with 1/2" plywood sheathing and Tyvek (or equal) house wrap. Exterior finish to be 3/4" x 8" horizontal cedar siding (D & better grade). Interior finish to be 1/2" drywall.
- In order to get an adequate minimum roof slope on the roof, the exterior walls must be built at 7'-6" high.

CEILING / ROOF:

- Install a double wood beam in the ceiling (where exterior wall section was removed) to carry the 2nd story wall and roof loads. Set beam in line with the ceiling joists.
- Construct a shed roof with 2x10 rafters, set @ 16" o.c., with 1/2" plywood sheathing.
- Ceilings to be cathedral, finished with 1/2" drywall.
- Install a weather-guard ice-and-snow membrane on the roof prior to shingling.
- Roofing to be 25 year fiberglass asphalt shingles (Certainteed or equal), with oversized aluminum gutters, downspouts, and aluminum flashing.

EXTERIOR TRIM:

- Fascia: 1x6 #1 Spruce.
- Rake: 1x6 #1 Spruce, with rake moulding.
- Soffits: 1x6 #1 Spruce with 2" continuous aluminum vent.
- Corners: mitered siding.
- Door and window trim: 5/4x4 #1 Spruce with pine backband.
- Siding: 8"x 3/4" thick cedar lap siding (match existing exposure). D and better grade.

PLUMBING:

- Rough-in the waste, vent, and water lines for the new 1st floor bathroom sink, toilet, shower, and washing machine.
- Install a guy grey box for the laundry water supply shut-offs and the washing machine drain.
- Provide and install all plumbing fixtures and fittings.
- No changes to the existing hot water heater have been anticipated.
- Relocate the radiator from the breakfast area to the mudroom. Install a 4' hot water fin-tube baseboard heater in the bathroom.

ELECTRICAL:

- Make the electrical changes as shown on electrical plans.
- All new electrical work to conform to NEC and local codes.
- No change to the existing service or panel has been anticipated or included.
- Owner is to provide the bathroom vanity light and the exterior wall sconce. All other fixtures are to be provided by Case.

MECHANICAL:

- Extend two 4" ducts to the exterior to vent the dryer and bathroom exhaust fan. Finish with an aluminum vent cap.

INSULATION:

- Exterior walls: 3 1/2", R-13 batts.
- Floor: 9", R-30 batts.
- Roof: 9", R-30 batts.
- Roof to have styro-vents.

INTERIOR TRIM:

- Window and door casing: 3 1/4" sanitary trim (stock, one-piece). Windows to have stools and aprons.
- Mudroom doors and window to have traditional head trim details.
- Laundry closet interior to have (1) 12" deep fixed particle board full-width shelf and wood support brackets.
- Install wood wainscot paneling around the bathroom walls, with a 3" ledge, apron trim, and wood base trim.

BATHROOM INSTALLATION:

- Install framed shower door for the shower (Century, with obscure glass and silver frame).
- Provide and install polished chrome bath accessories.
- Install vanity cabinet, top, fixtures, and ceramic tiles.

INTERIOR DOOR SCHEDULE

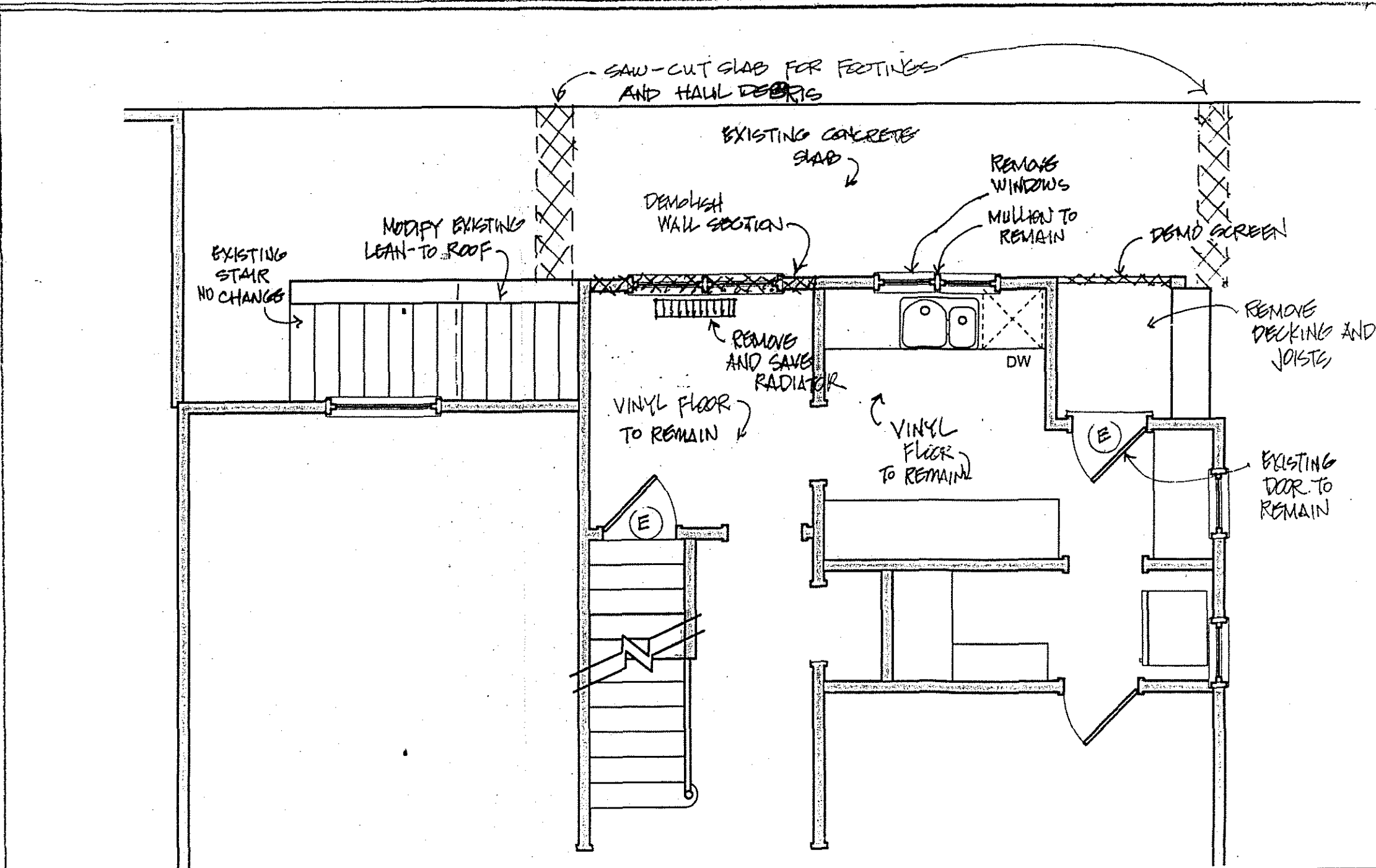
SYM	MANUF.	SIZE	DESCRIPTION
1	Stock	2/6 x6/8	Two-panel solid pine single door.
3	Stock	5/0 x6/8	Half-louvered/ two-panel solid pine double doors with bullet catches.
E	Existing door (No change to door or hardware)		

Note:

- All new doors to be pre-hung, with glass-handled hardware.
- No mortised door hardware has been included.
- Two-panel door profile is standard. Profile will not match the existing interior doors.

LEGEND:

- B.O.: By Owner
- B.C.: By Case Design
- N.I.C.: Not in Contract
- E: Existing no change



DEMOLITION PLAN

Scale: 1/4" = 1' 0"

APPROVED
Montgomery County
Historic Preservation Commission
John C. Williams
10/14/03

DRAWN BY	DESIGNED BY	SCALE	DATE	SHEET	OF
				1	6

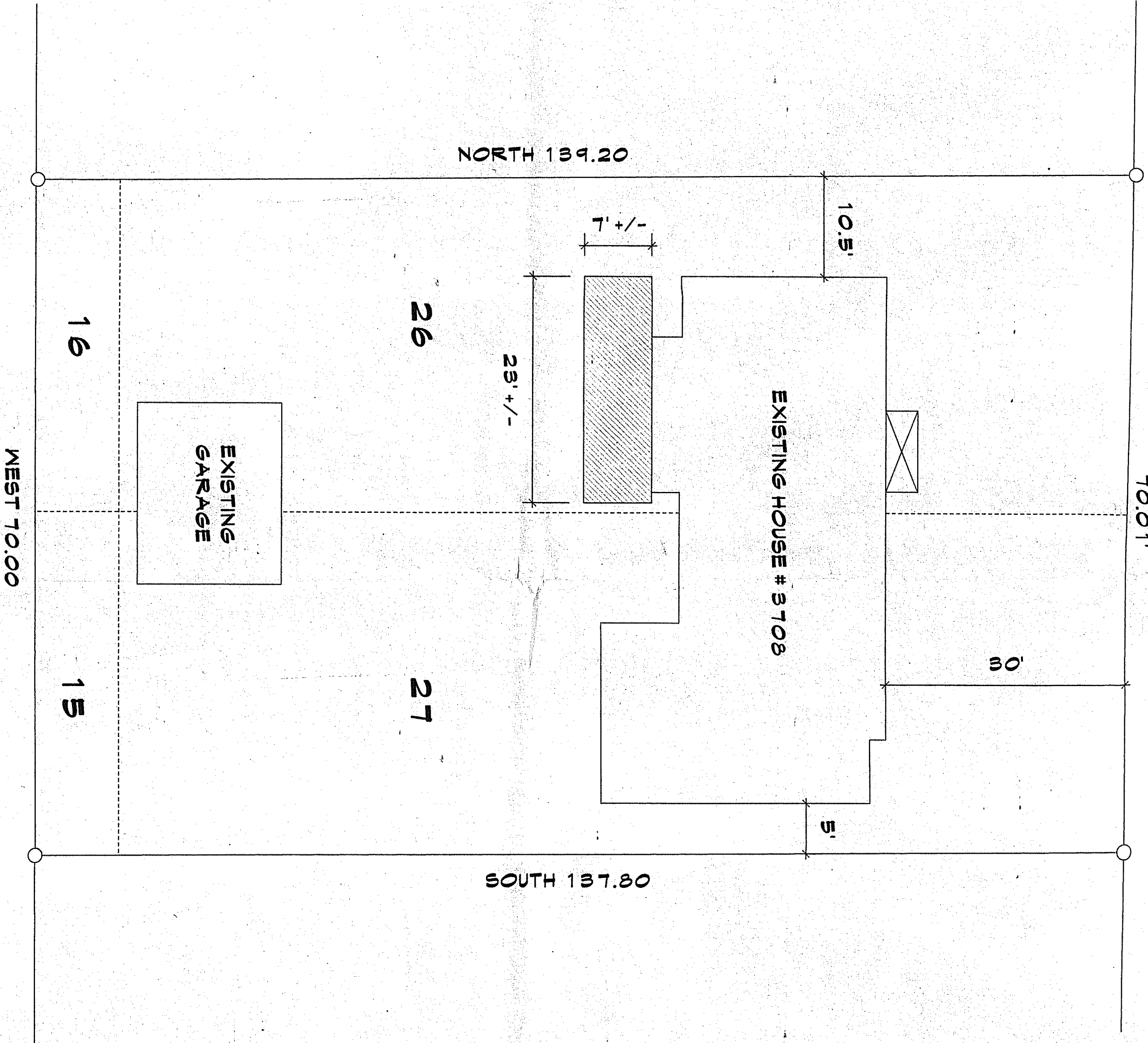
PROJECT:
PRETTYMAN RESIDENCE
3708 Bradley Lane
Chevy Chase, MD 20815
Project #2030672

701 Park Avenue
Falls Church, VA 22046
703-241-2980

4701 Sangamore Rd.
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301-229-4600

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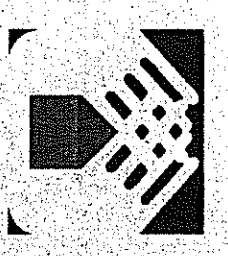
1 SITE PLAN
SCALE 1/8" = 1'-0"

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Montgomery County
Historic Preservation Commission
[Signature]
10/14/03

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Project:
**PRETTYMAN RESIDENCE
3708 BRADLEY LANE
CHEVY CHASE, MD 20815**

Revisions	Date	Drawn By: af
PERMIT SET	09.24.03	Designed By: RM
		Scale: Date:
		1/8" = 1'-0" 09.24.03
		Sheet: Of:



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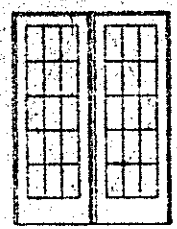
14901-C Sullyfield Circle
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703.805.2275
(F) 703.805.9025

WINDOW AND EXTERIOR DOOR SCHEDULE

- ALL WINDOWS TO BE ANDERSEN. UNITS TO HAVE INSULATED, HIGH-PERFORMANCE GLASS, WITH LOW-E COATING, WHITE VINYL ON EXTERIOR, UNFINISHED PINE ON THE INTERIOR, WITH SCREENS, WITH WOOD INTERIOR GRILLES, AND WITH WHITE METRO STYLE HARDWARE. ALL WINDOW GRILLES TO HAVE 3/4" WIDE MULLIONS.
- EXTERIOR DOOR TO BE ANDERSEN, WITH INSULATED HIGH-PERFORMANCE GLASS, WITH LOW-E COATING, WHITE VINYL PAINT ON EXTERIOR, UNFINISHED PINE ON THE INTERIOR, WITH OUTSWING SCREEN DOORS, WITH 7/8" WOOD INTERIOR GRILLES AND WITH WHITE METRO STLYE HARDARE.

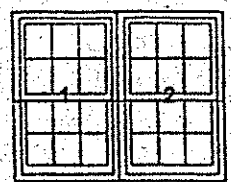
Line Item #: 0001 Line Item Qty: 1 Initial:

Location:
RO Size = 5' 0" W x 6' 8" H Unit Size = 4' 11 1/4" W x 6' 7 1/2" H



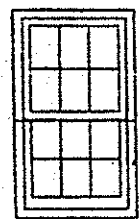
400 Series, FWH Double-wide Units
Unit Code/Item Size: FWH5068
Operation/Handing: APLR
Part Number: 2575113
Exterior Color: White
Interior Color: Clear Pine
Glass Type: High Performance Tempered Glass
Interior Grille: Grille, Interior, Removable, Colonial, 7/8", Maple - Natural
Interior/Prefinished Exterior, Roman Ogee, White
Grille Construction: Removable Interior Grille
Insect Screens: Gliding Insect Screen, White
Double Screen Track: 5 1/4", White
Hardware Color: Metro Style - White

Location:
RO Size = 5' 0" W x 4' 0 7/8" H Unit Size = 4' 11 3/8" W x 4' 0 7/8" H



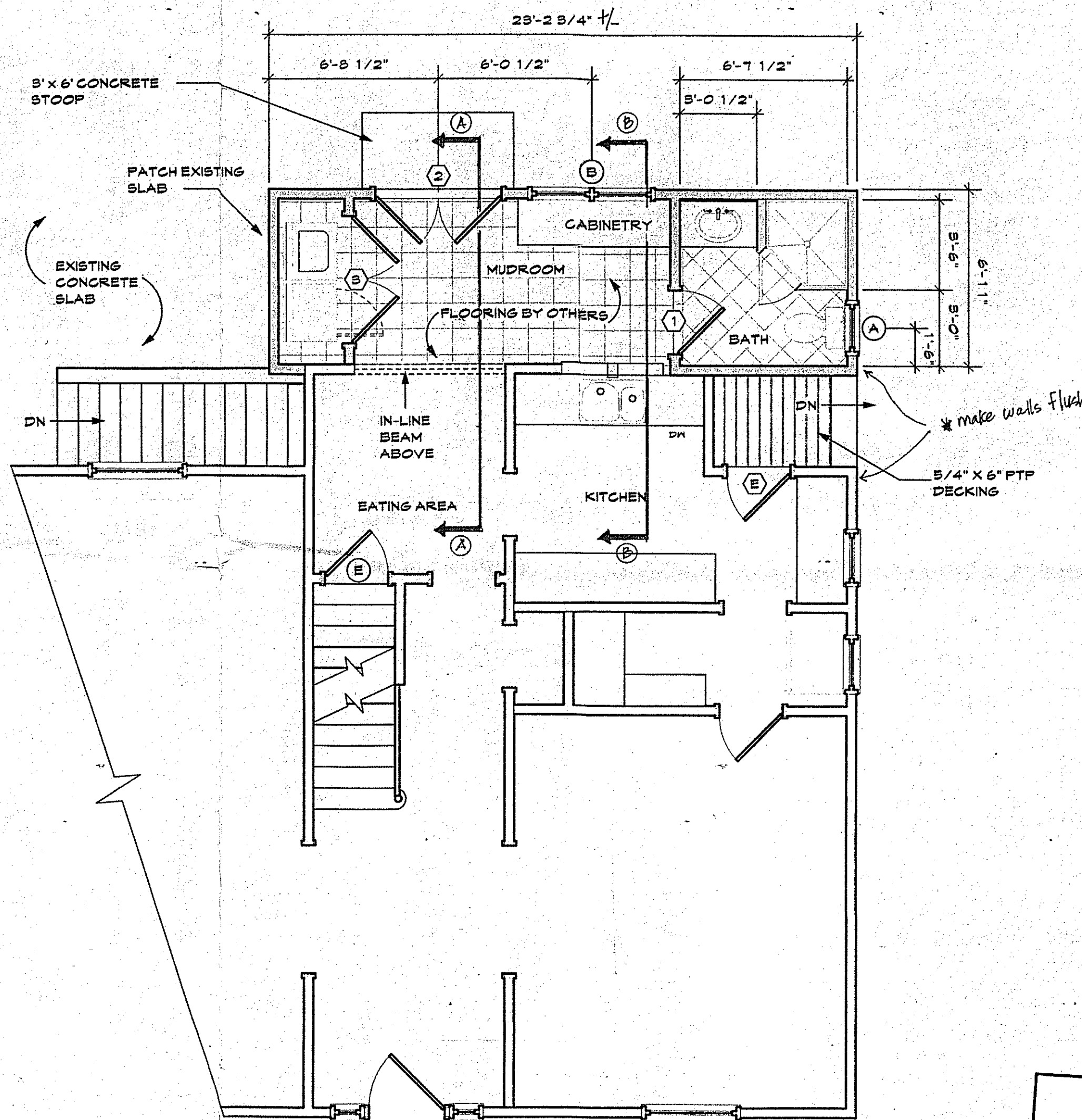
400 Series, TW Single Units
Unit Code/Item Size: TW24310
Operation/Handing: AA
Part Number: 1611858
Exterior Color: White
Interior Color: Clear Pine
Glass Type (Top): High Performance Glass
Glass Type (Bottom): High Performance Glass
Interior Grille (Top): Grille, Interior, Removable, Colonial, 3/4", Maple - Natural
Interior/Prefinished Exterior, Roman Ogee, White
Interior Grille (Bottom): Grille, Interior, Removable, Colonial, 3/4", Maple - Natural
Interior/Prefinished Exterior, Roman Ogee, White
Grille Construction (Top/Bot): Removable Interior Grille/Removable Interior Grille
Insect Screens: Insect Screen, White
Standard Hardware: Standard Lock Hardware - Stone
Hardware: Hand Lift with screws
Hardware Color: Andersen Classic Series - White

Location:
RO Size = 2' 2 1/8" W x 3' 8 7/8" H Unit Size = 2' 1 5/8" W x 3' 8 7/8" H



400 Series, TW Single Units
Unit Code/Item Size: TW2036
Operation/Handing: AA
Part Number: 1600060
Exterior Color: White
Interior Color: Clear Pine
Glass Type (Top): High Performance Glass
Glass Type (Bottom): High Performance Glass
Interior Grille (Top): Grille, Interior, Removable, Colonial, 3/4", Maple - Natural
Interior/Prefinished Exterior, Roman Ogee, White
Interior Grille (Bottom): Grille, Interior, Removable, Colonial, 3/4", Maple - Natural
Interior/Prefinished Exterior, Roman Ogee, White
Grille Construction (Top/Bot): Removable Interior Grille/Removable Interior Grille
Insect Screens: Insect Screen, White
Standard Hardware: Standard Lock Hardware - Stone
Hardware: Hand Lift with screws
Hardware Color: Andersen Classic Series - White

BRICK	
CMU WALL	
EXISTING	
NEW WALL	
KNEEWALL	



1 FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Planning & Zoning Commission
[Signature]

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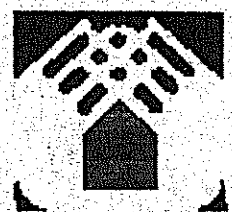
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PERMIT SET	04.24.09	Designed By:	RM
		Scale:	1/4" = 1'-0"
		Date:	06/30/09
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Project
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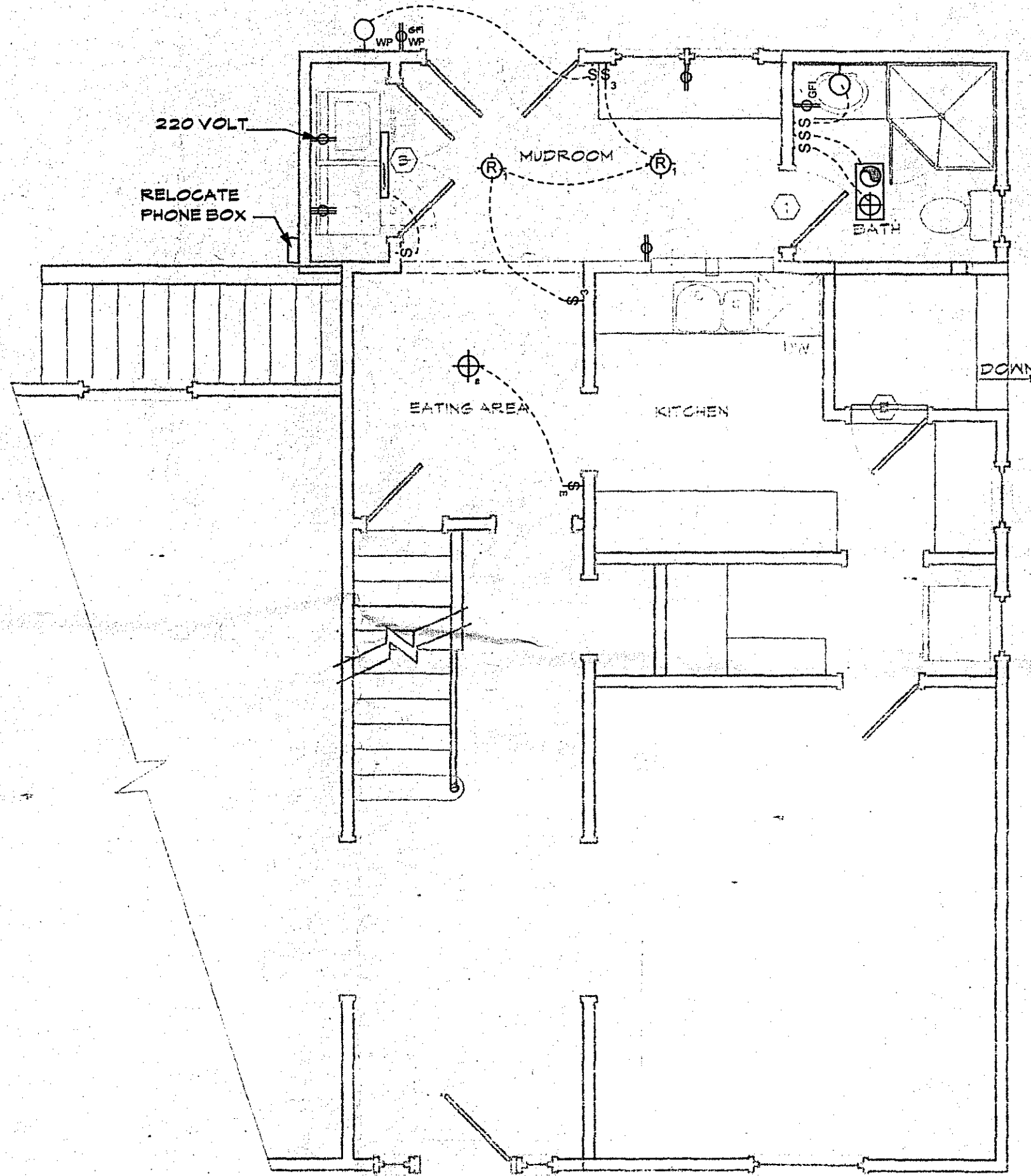


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ELECTRICAL SCHEDULE

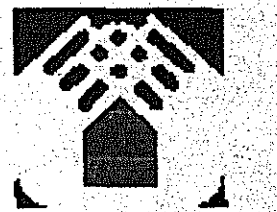
NOTE: All work to conform to the NEC and all local applicable codes. Exact device locations subject to job conditions. All surface mounted electrical fixtures to be provided by owner, installed by Case. Meter location to be determined by local utility company.

- ⊙ SINGLE POLE SWITCH (WHITE)
- ⊙_E EXISTING SINGLE POLE SWITCH
- ⊙₃ THREE-WAY SWITCH (WHITE)
- ▽ TELEPHONE JACK
- ⊕ DUPLEX OUTLET (WHITE)
- ⊕_E EXISTING LIGHT FIXTURE
- ⊕_{GFI} GFI RECEPTICLE (WHITE)
- ⊕_{WP} WATERPROOF DUPLEX OUTLET
- ⊕_{WP} WATERPROOF WALL MOUNTED FIXTURE (B.O.)
- ⊕ SURFACE MOUNTED FIXTURE (B.O.)
- ⊕_{R1} 6 3/4" APERTURE INCANDESCENT RECESSED LIGHT WITH WHITE STEP BAFFLE LIGHTOLIER 1102/1176 WH
- ⊕_N NUTONE LS-100L EXHAUST FAN/LIGHT (3.5 SONES 100CFM)
- ▬ 24" LONG STRIP FLOURESCENT



1 FIRST FLOOR ELECTRICAL PLAN
Scale: 1/4" = 1'-0"

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Historic Preservation Commission
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6/19/02



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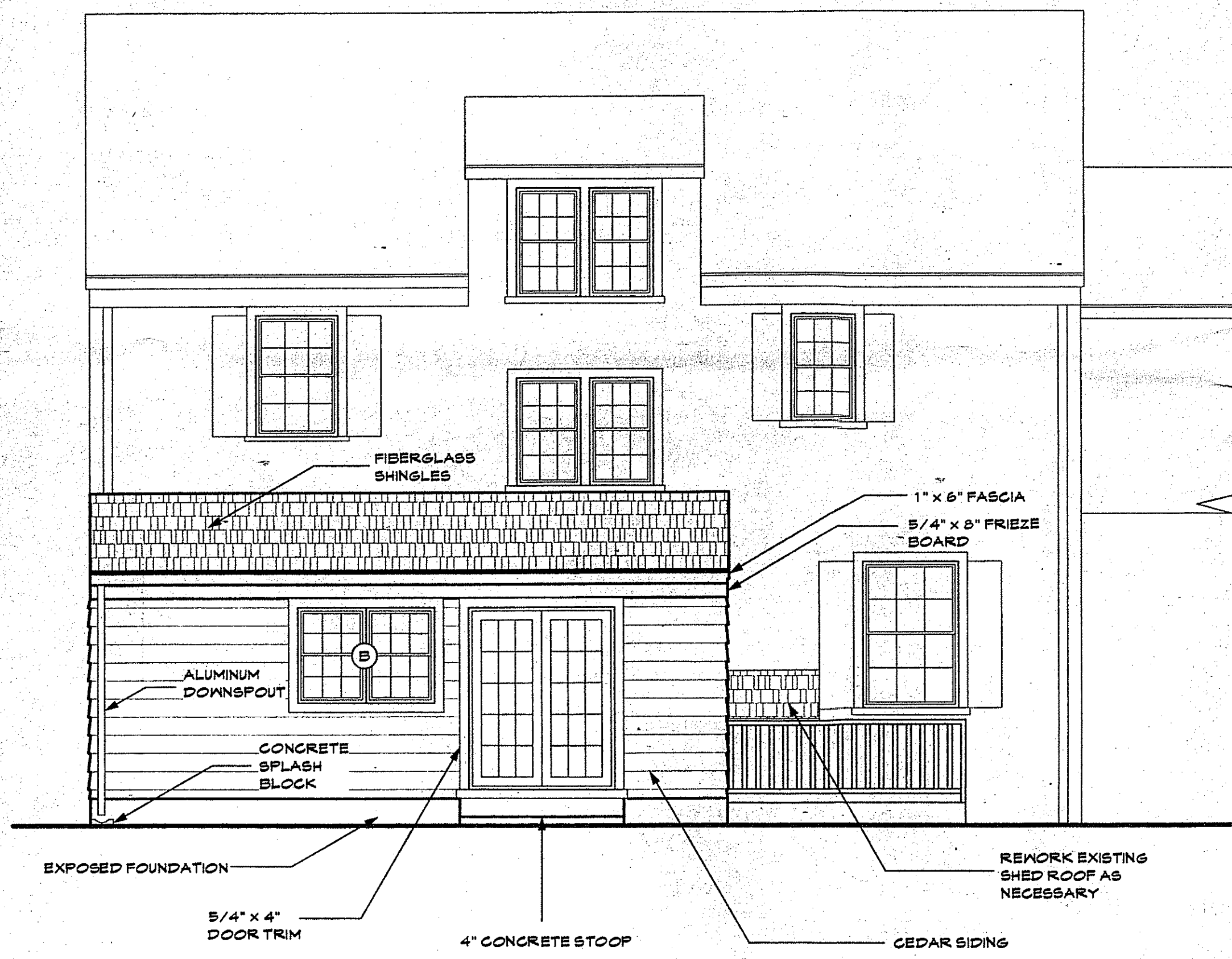
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CHEVY CHASE, MD 20815

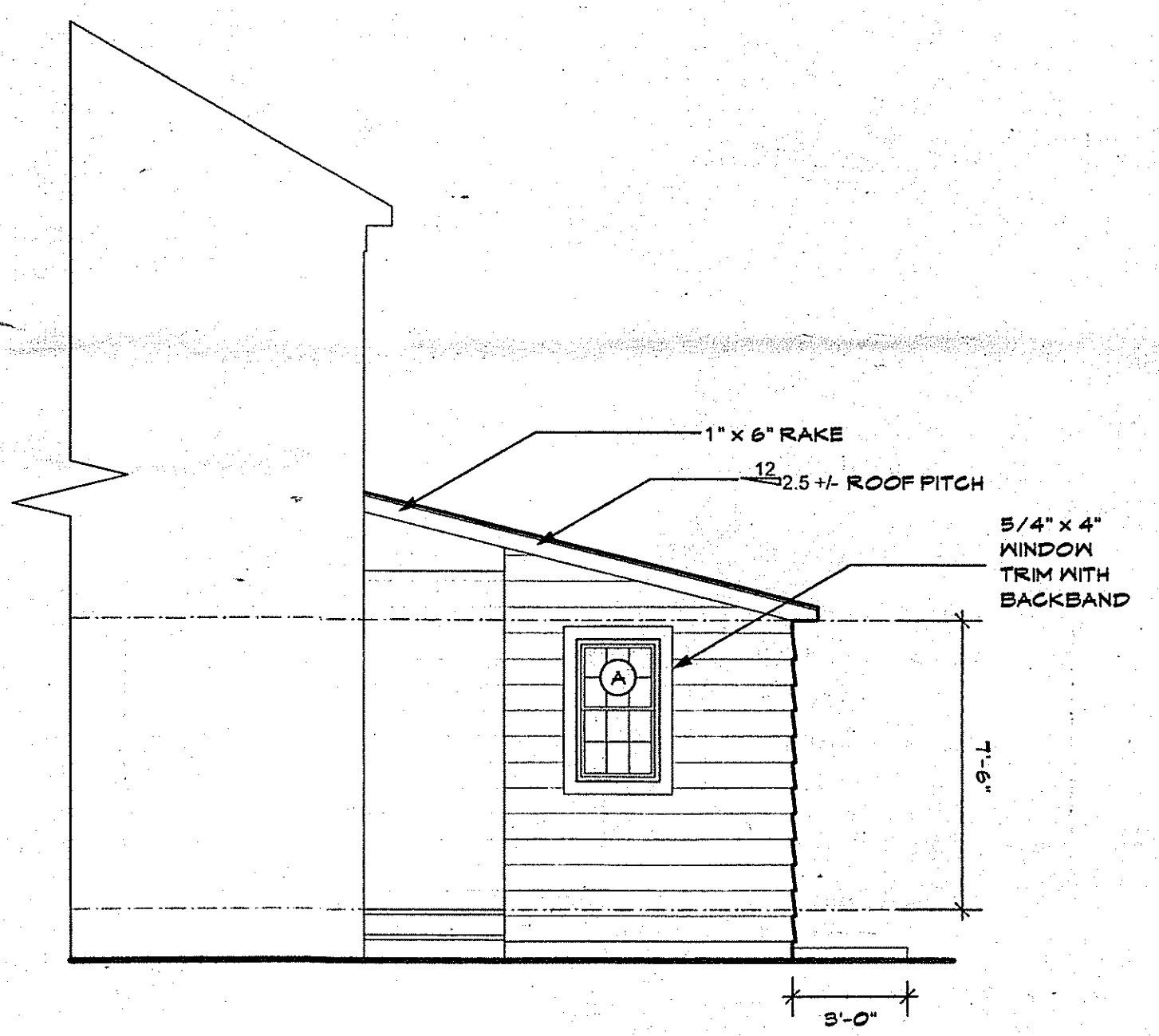
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1 REAR ELEVATION
Scale: 1/4" = 1'-0"



2 SIDE ELEVATION
Scale: 1/4" = 1'-0"

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Historic Preservation Commission
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01/1/03

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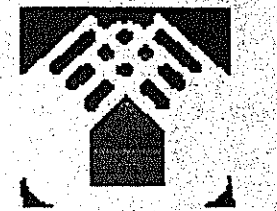
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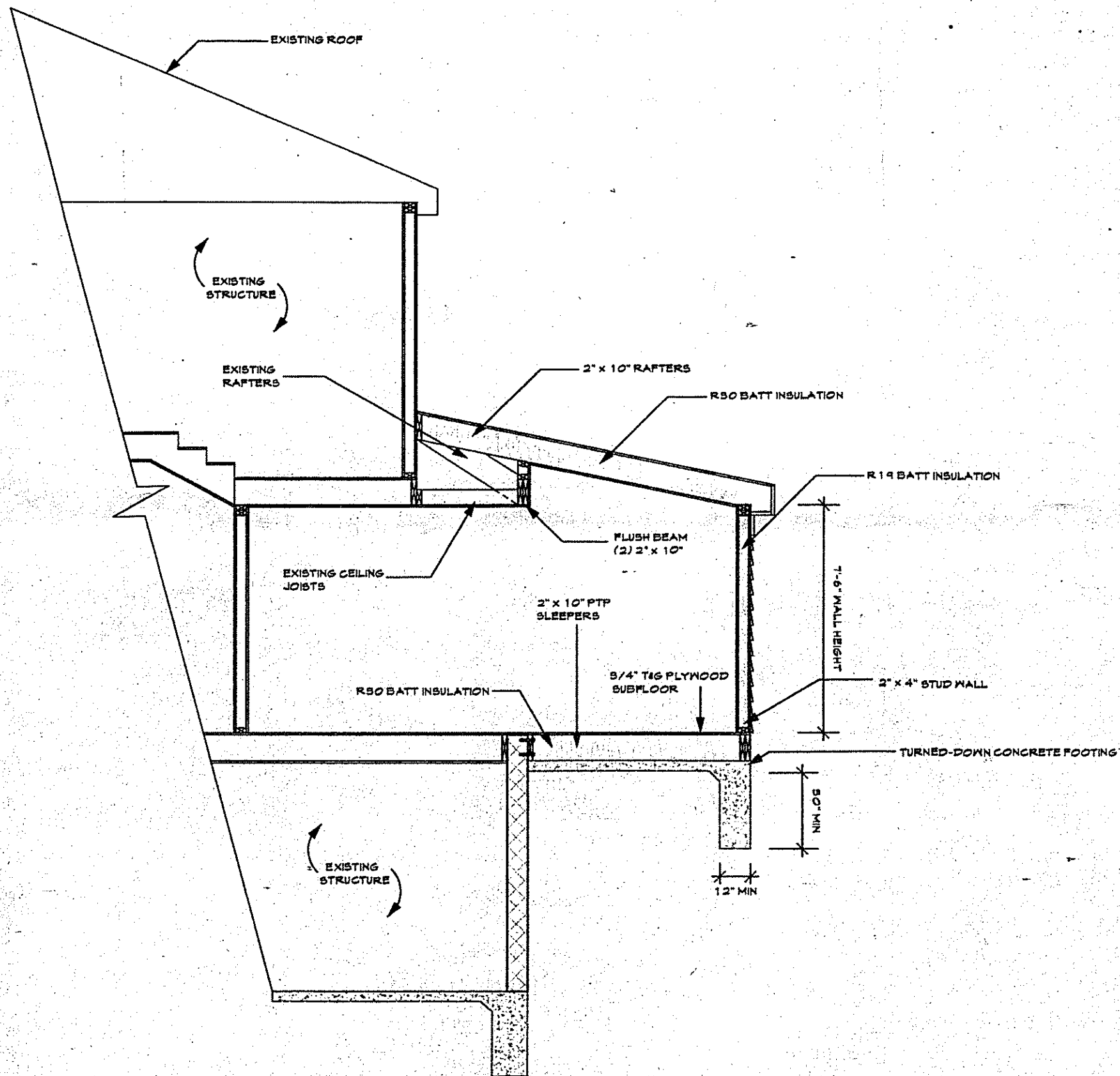
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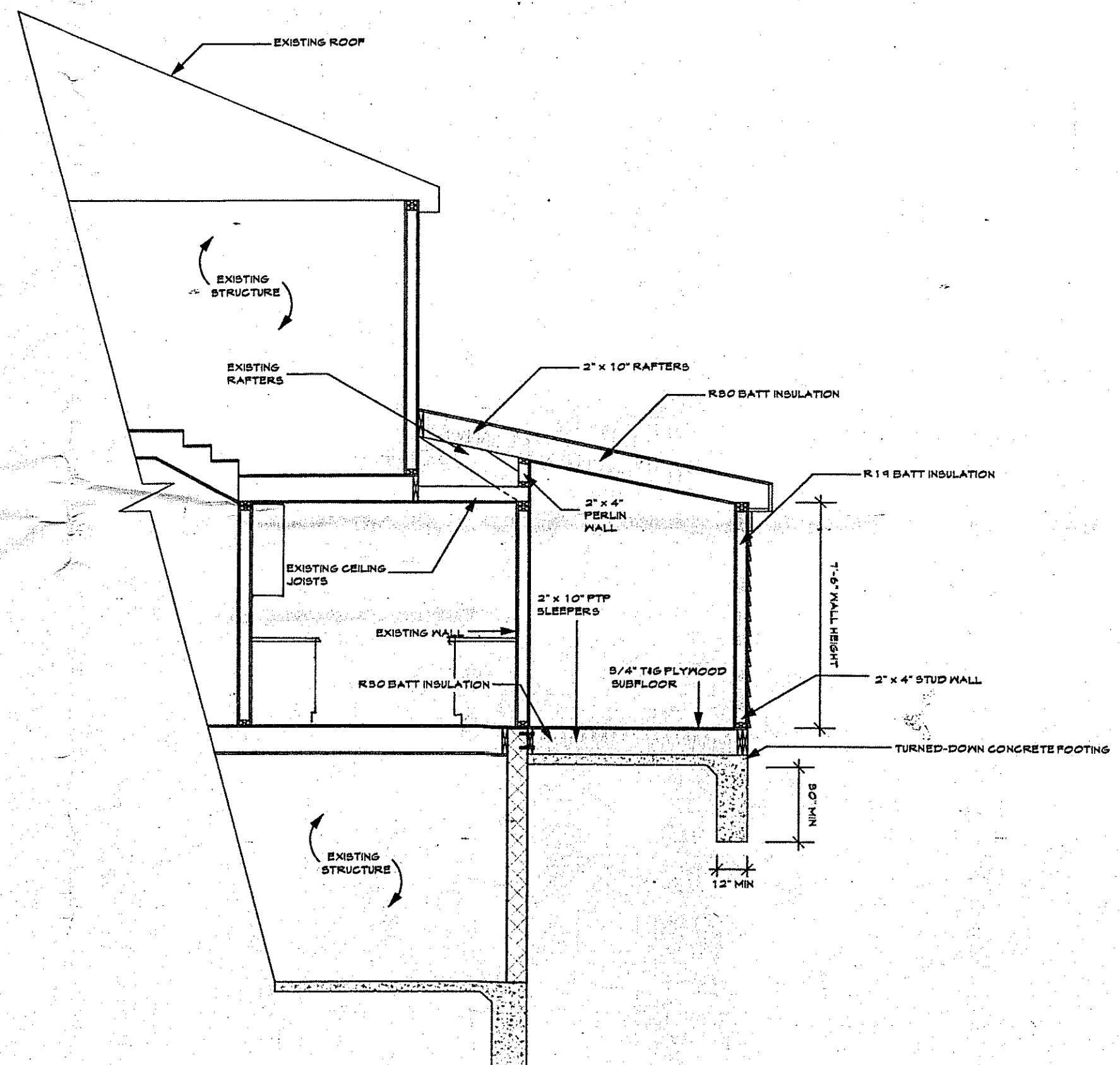


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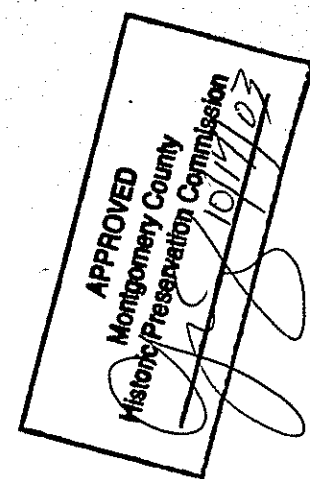
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1 BUILDING SECTION A @ BREAKFAST AREA
 Scale: 1/4" = 1'-0"



2 BUILDING SECTION B @ KITCHEN
 Scale: 1/4" = 1'-0"



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CHEVY CHASE, MD 20815

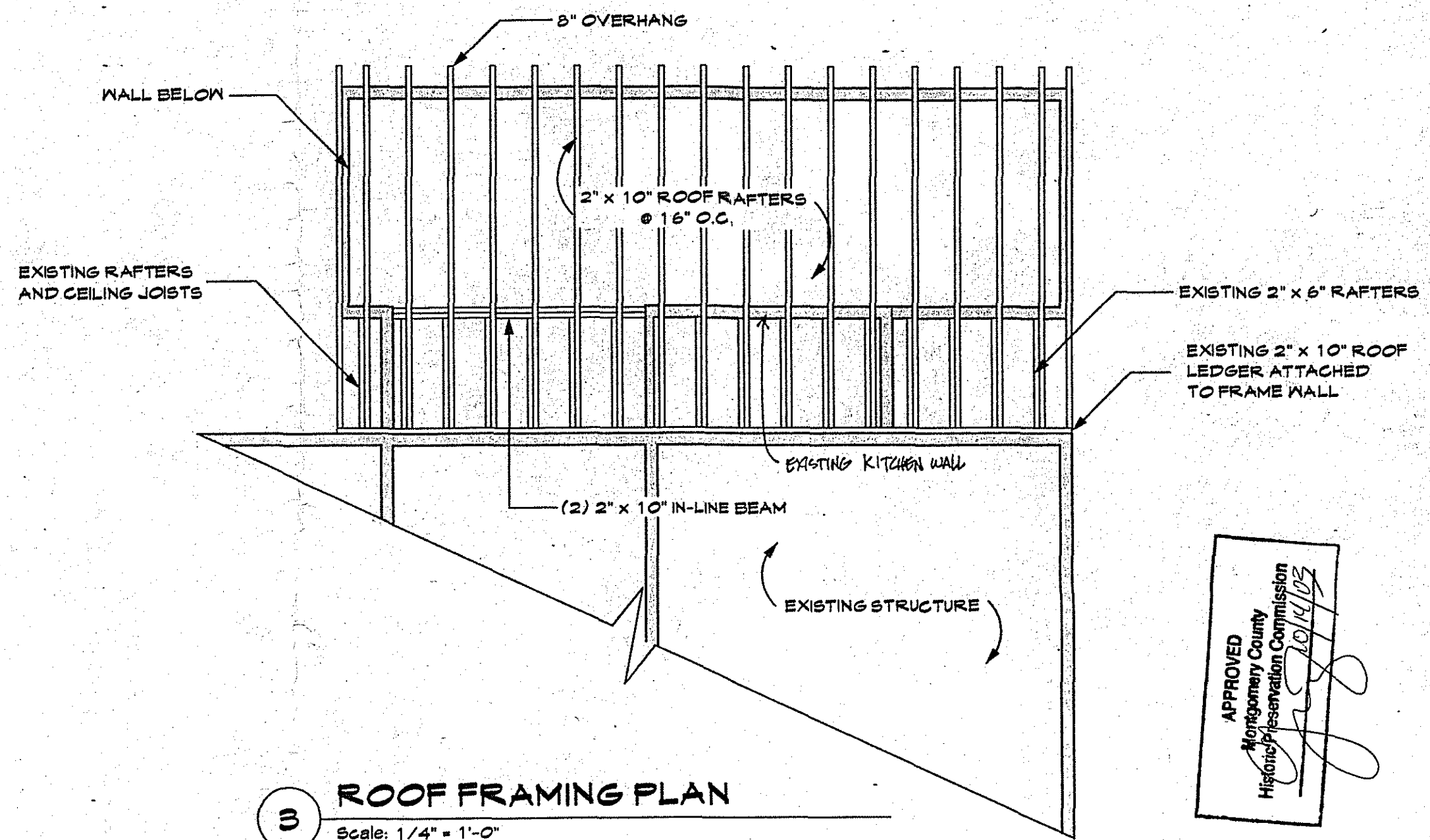
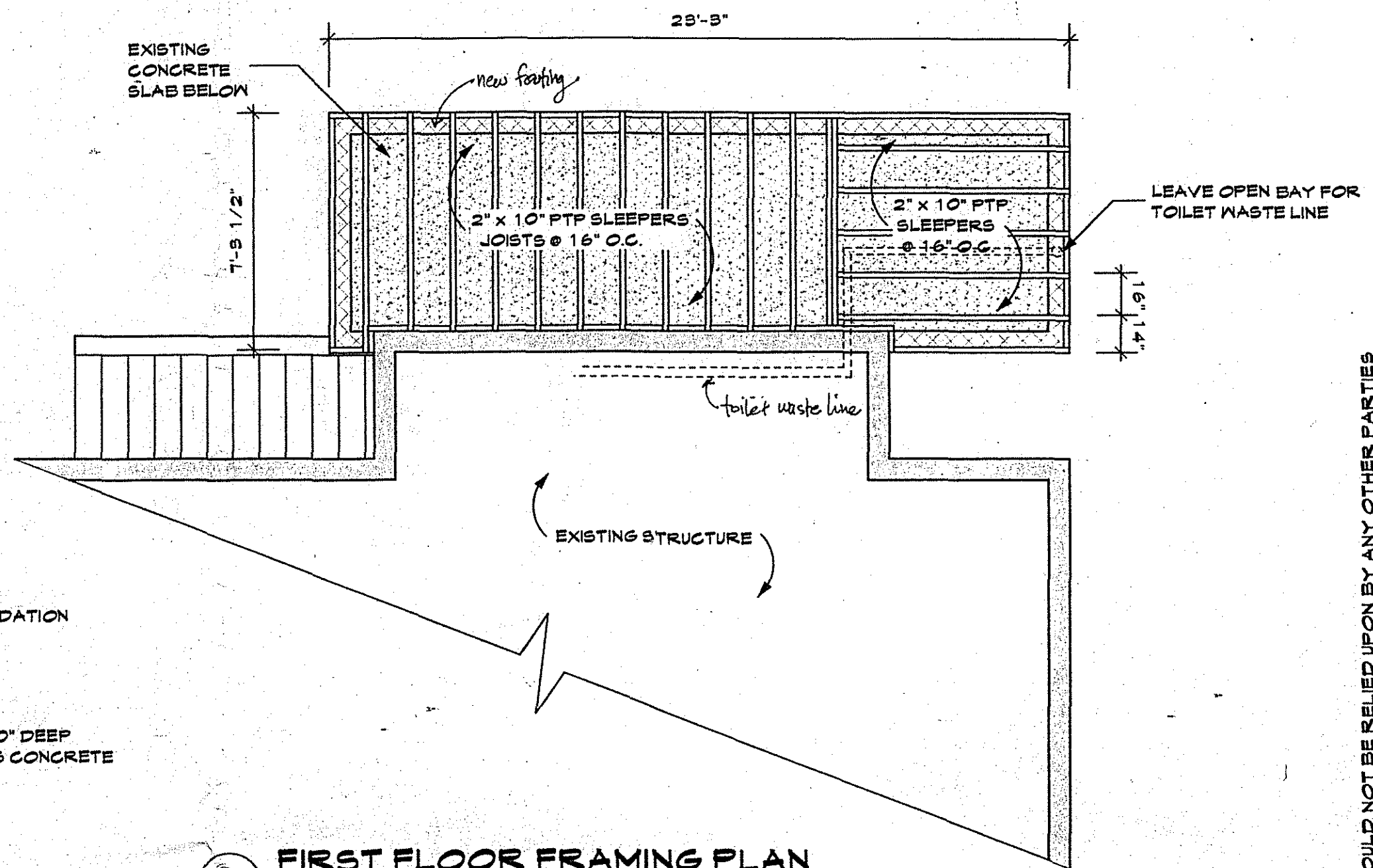
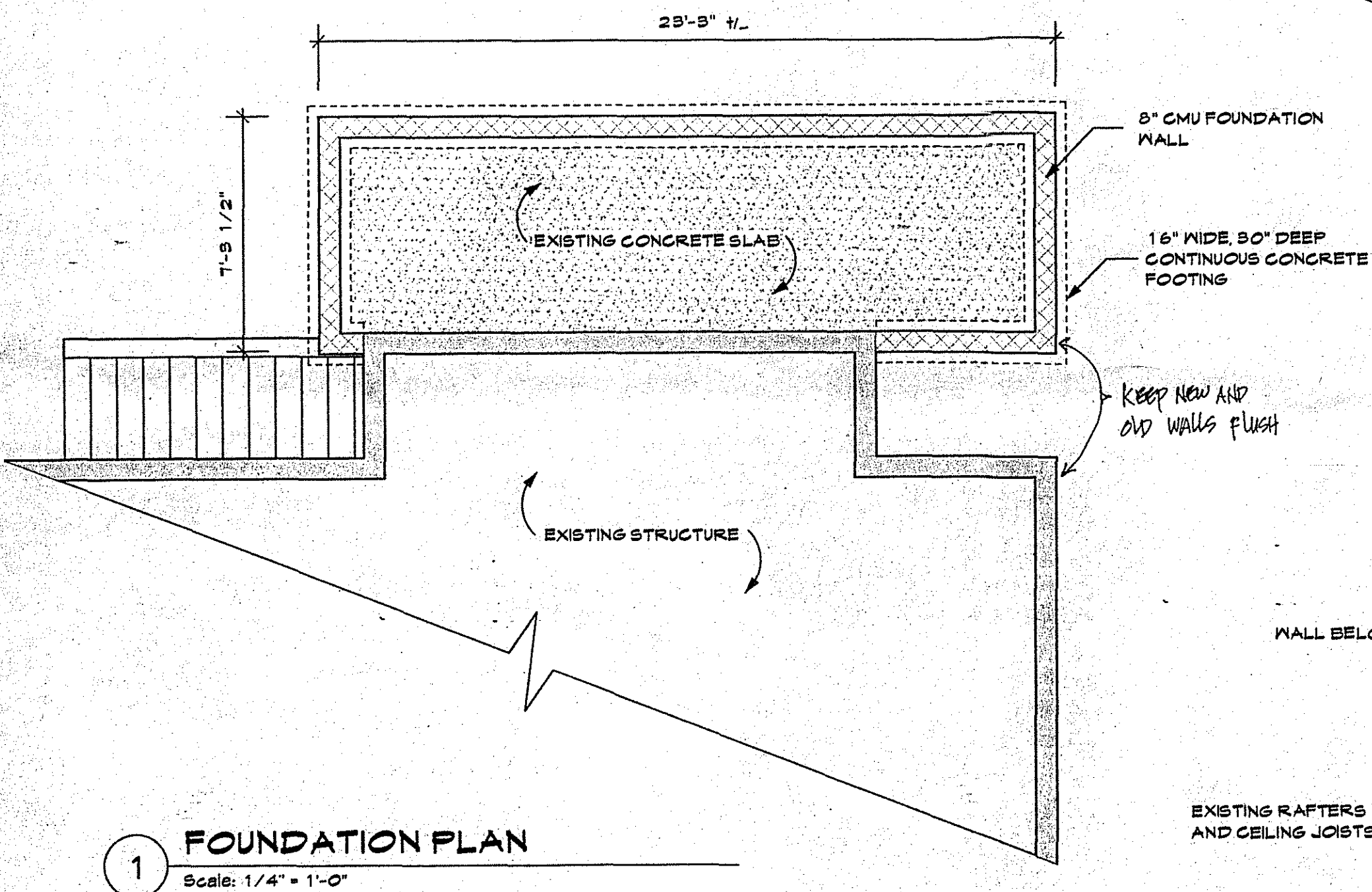
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Historic Preservation Commission
12/11/02

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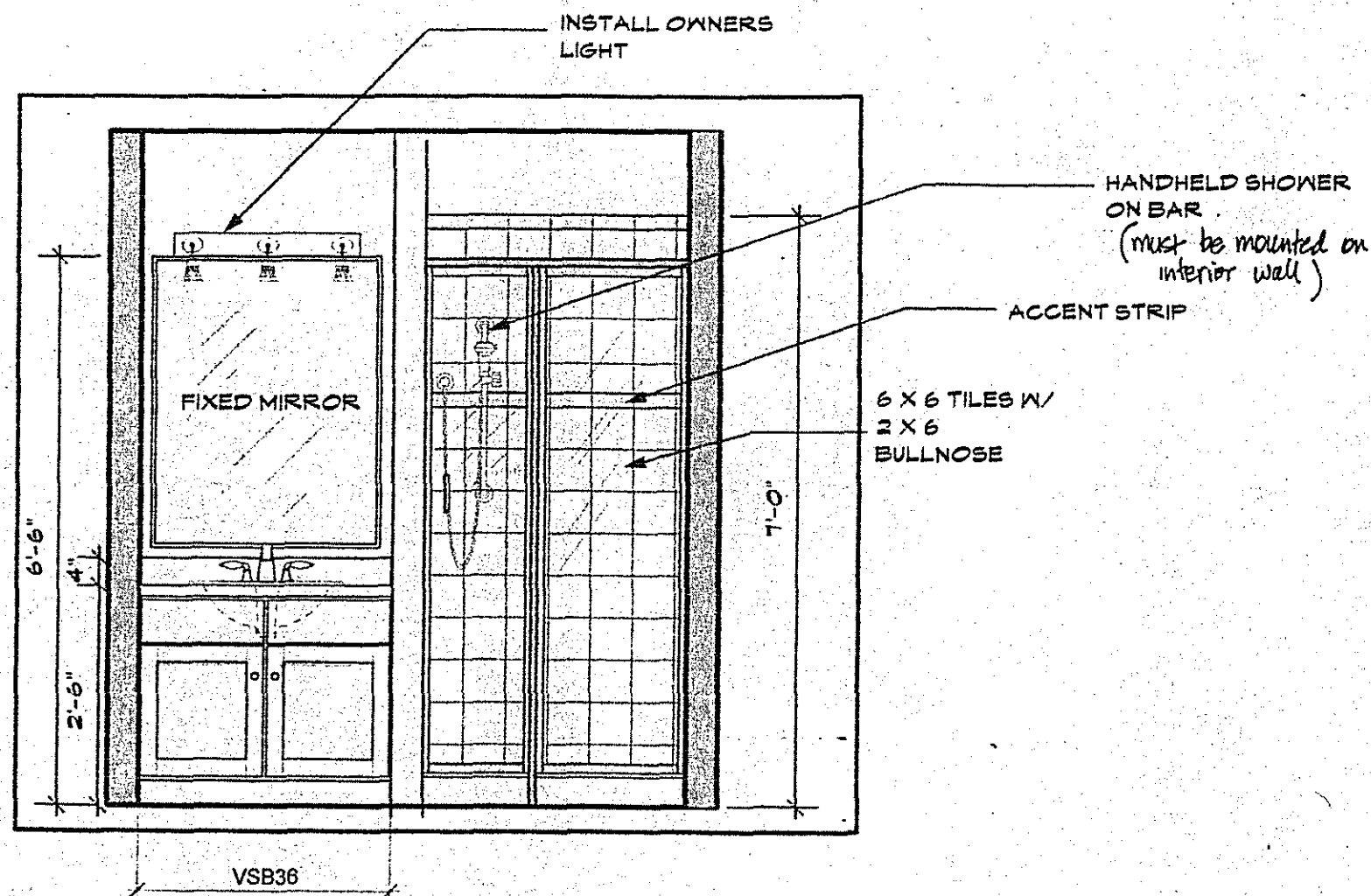
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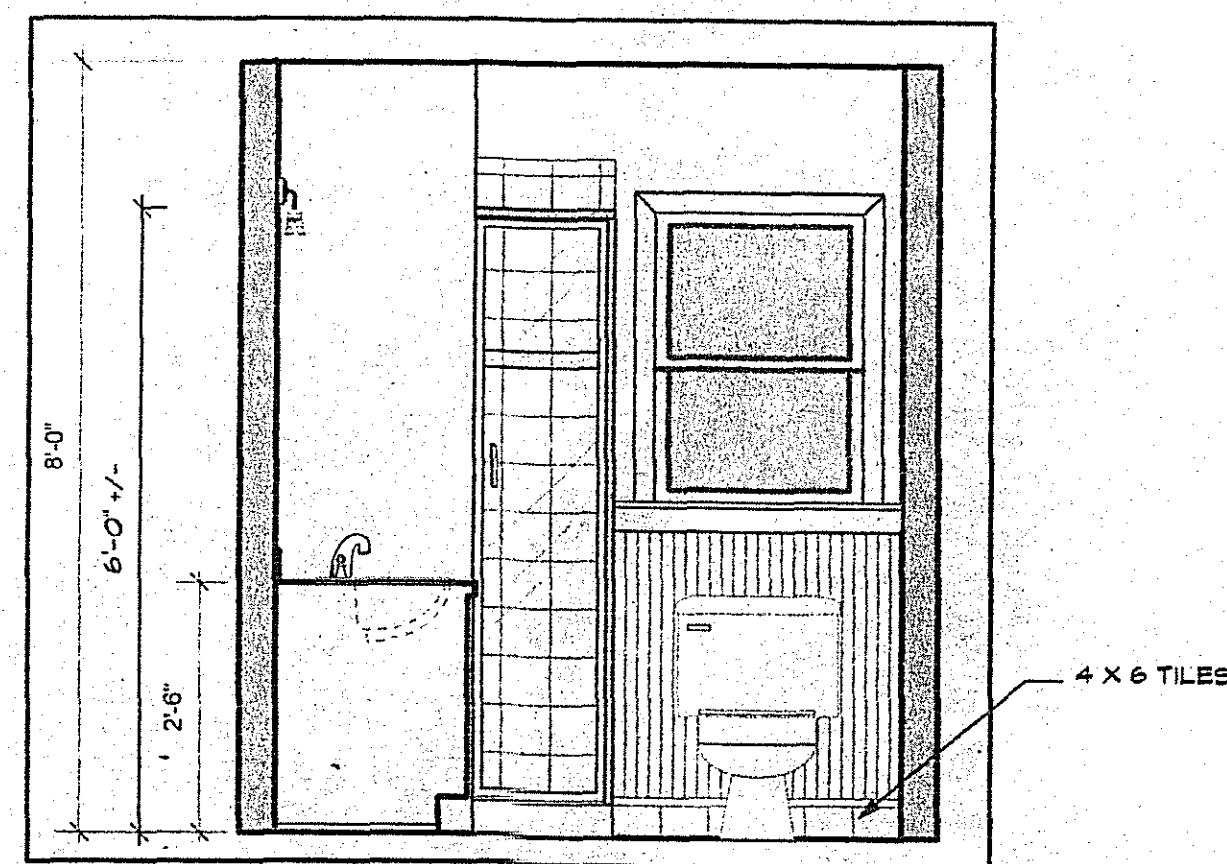
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A BATH ELEVATION
SCALE: 1/2" = 1'-0"



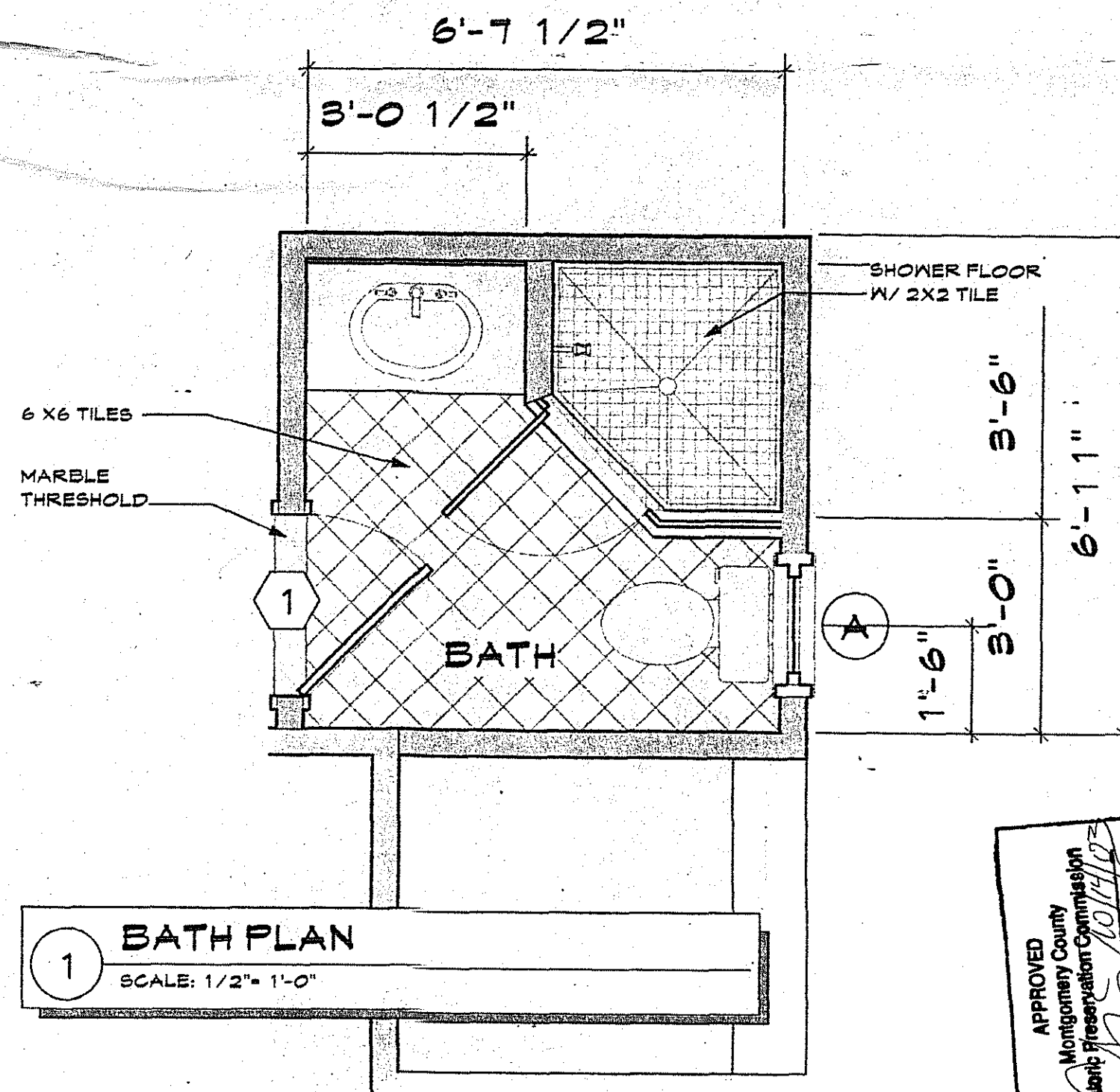
B BATH ELEVATION
SCALE: 1/2" = 1'-0"

BATHROOM PLUMBING FIXTURES AND FITTINGS LIST:

Item	make/model	description
Faucet:	Moen Monticello Inspirations mini-widespread, with 4" centers, in polished chrome, with 97561 chrome cross handle inserts.	
Shower valve/ arm/ head:	Moen 3520 Monticello Moentrol pressure balancing, with volume control, in chrome, with 97462 chrome lever. Includes 3845 handheld shower with hose assembly, wall bar with adjustable bracket, and wall attachment.	
Toilet :	Kohler Wellworth- K-3422, with elongated bowl and Lustra K-4652 seat (closed front), in white, with trip lever.	
Vanity top/ sink:	Virginia marble cultured marble with integral bowl and 4" centers. Top to be 36" wide x 22" deep, with covered backsplash and loose side splashes.	
Shower enclosure:	Century (or equal) framed glass enclosure with 3/16" obscure glass, silver trim, and glass-mounted towel bar.	
Mirror:	1/4" pencil edge mirror attached with clips and chrome j-channel (square shape).	
Cabinetry:	Crystal Acclaim MDF cabinetry in a Designer white finish.	

CERAMIC TILE SPECIFICATIONS:

- Floor: 12x 12 ceramic tile, set on a diagonal.
- Shower walls: 6x6 ceramic tile (set straight)
- Shower floor: 2x2 tiles on a sheet, on mudset floor.
- Base trim: wood
- Bullnose: 2x6 bullnose tile.
- Accent trim: 1"x6" yellow tile.



1 BATH PLAN
SCALE: 1/2" = 1'-0"

APPROVED
Montgomery County
Municipal Prescription Commission
[Signature]

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		Designed By: RM
	9/24/03	Scale: 1/2" = 1'-0"
		Date: 06/30/03
		Sheet: 6
		Of: 6

Project:
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3708 BRADLEY LANE
CHEY CHASE, MD 20815

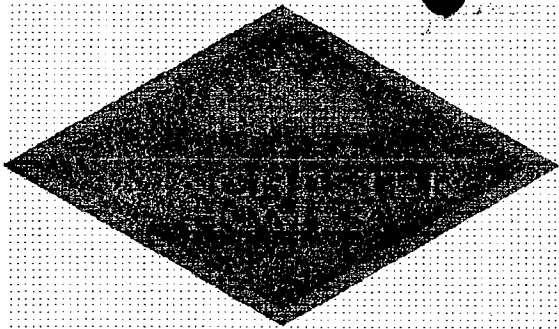
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Please note that time displayed on cover is NOT



Facsimile Cover

To: HPC Staff (for next

From: Bourke, Tom

Fax Number: +1 (301) 563-3412

Subject: 15 W Lenox

Date: September 10, 2003

Pages: 2

Note:

The following are the comments of the Chevy Chase Village LAP regarding properties to be reviewed by HPC tonight.

15 West Lenox St
Jundanian Residence
Contributing Resource
application for side and rear additions, front porch change
Staff recommendation: approval with conditions regarding tree protection and further review of pool area.

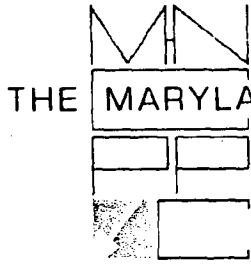
The LAP concurs with staff and stands by the comments made in June 2003 regarding the Jundanian residence.

We support the fact that the applicant has continued to try to reduce the impact of house on West Irving Street frontage by removing the music room on the right side. We noted the inclusion of an 800 square foot pool and a 6 foot high wood "privacy fence around the edges of the lot." On this we support the staff's views, including their concerns about lot coverage (over 6000 square feet) and their recommendation that approval of the pool and fence be deferred pending receipt of more specifics.

3708 Bradley Lane
Prettyman residence
Contributing resource
application for rear addition
Staff recommendation: approval with conditions, incl reuse of 2 windows if possible

LAP concurs with recommendation for approval. Since the alterations are on the rear of the property, we would not be concerned if the 2 windows were not reusable.

Submitted for the LAP,
by Tom Bourke, Chair



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

Date: 9/10/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *ej*

*HAWP# 35/13-03R
DPS# 31565*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of
Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 9/10/03

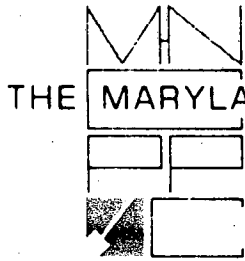
TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner ej

SUBJECT: Historic Area Work Permit Applications - HPC Decision
HAWP# 35/13-03R DPS# 315165

The Historic Preservation Commission reviewed this project on 3708 Bradley Ln.
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring Maryland 20910-3760

September 10, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 35/13-03R

DPS # 315165

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved without HPC conditions **Denied**

and subject to the general conditions that 1) **HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Evelyn Prettyman
3708 Bradley Lane
Chevy Chase, MD 20815



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICK MATUS

Daytime Phone No.: 301 229-9380

Tax Account No.: _____

Name of Property Owner: EVELYN PRETTYMAN Daytime Phone No.: 301 656 7289

Address: 3708 BRADLEY LANE CHEVY CHASE MD, 20815
Street Number City Street Zip Code

Contractor: CASE DESIGN Phone No.: 301 229 9380

Contractor Registration No.: 1176

Agent for Owner: RICK MATUS Daytime Phone No.: 301 229 9380

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: BRADLEY LANE

Town/City: CHEVY CHASE Nearest Cross Street: GEORGIA ST

Lot: 26/27 Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Sotar Fireplace Woodburning Stove Single Family
- Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 76,000

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/encroachment

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.

Rick Matus
Signature of owner or authorized agent

8/8/03
Date

Approved: ✓ w/o conditions Jason C. Williams For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 9/10/03

Application/Permit No.: 315165 Date Filed: 8/11/03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address EVELYN PRETTYMAN 3708 BRADLEY LANE CHEVY CHASE, MD 20815	Owner's Agent's mailing address CASE DESIGN c/o RICK MATUS 4701 SANGAMORE RD. NORTH PLAZA, SUITE 40 BETHESDA, MD 20816
Adjacent and confronting Property Owners mailing addresses	
DAVID ISBELL 3709 BRADLEY LN. BETHESDA, MD 20815	ALEXANDER TRIANTIS 3706 BRADLEY LN. CHEVY CHASE, MD. 20815
WILLIAM WOOD 3707 BRADLEY LN. CHEVY CHASE, MD 20815	(33 QUINCY) BETTY REESIDE 6424 10 th ST ALEXANDRIA VA. 22307
ROBERT GOODWIN 3710 BRADLEY LN. CHEVY CHASE, MD 20815	STEPHEN SACKS / CHARLOTTE HOGG 35 QUINCY ST CHEVY CHASE, MD 20815



HAWP APPLICATION

DISCRIPTION OF PROPOSED ADDITION

DATE: Aug. 8, 2003
Evelyn Prettyman Residence
3708 Bradley Ln.
Chevy Chase, Md. 20815

The single story addition on the rear of house will consist of a half bath, mud room, and washer / dryer closet. Addition is to be level with existing floor height. Double doors on rear will exit onto new concrete slab and yard. Exterior finish will match as closely as possible existing trim and siding. A sloped shed roof will enclose the structure and be covered with asphalt shingles to match existing as well as possible. No portion of the new structure will face the front yard.

List of Materials:

- Windows: Andersen 1 over 1 units (with removable interior wood grilles), with insulated glass, white vinyl exterior, wood interior, and screens.
- Siding: 3/4" thick cedar siding, painted to match the existing, with a matching exposure. The siding meets at the corners as a mitered (scribed) joint, without a corner board, to match the existing structure.
- Trim:
 - **Fascia:** 1x6 white painted wood trim.
 - **Rake:** 1x6 painted wood with a 2 1/2" rake mould.
 - **Soffit:** 1x6 white painted wood trim with a 2" continuous white aluminum vent (6" overhang total).
 - **Frieze board:** 5/4 x 8 white painted wood trim that extends from the soffit to the top of the windows, capped with a large ogee trim (2") at the soffit joint.
 - **Window trim:** 5/4 x 4" painted wood trim with a painted backband.
- Roofing: Ceratinteed (or equal) asphalt shingles in a charcoal gray to match the existing roofing.
- Gutters and downspouts: 5" K-style copper gutters with downspouts.
- Exterior colors: The exterior siding, windows, and trim are to be painted to match the existing structure.

HISTORIC PRESERVATION COMMISSION
SPEAKER'S FORM

If you wish to speak on an agenda item, please fill out this form and give it to a Historic Preservation staff person sitting at the left end of the table in the front of the auditorium prior to consideration of that item. The Historic Preservation Commission welcomes public testimony on most agenda items.

Please print using ink, and provide your full name, complete address, and name of person/organization that you officially represent (yourself, an adjacent property owner, citizens association, government agency, etc). This provides a complete record and assists with future justification on this case. This meeting is being recorded. For audio identification, please state your name and affiliation for the record the first time you speak on any item.

DATE: SEPT 10, 2003

AGENDA ITEM ON WHICH YOU WISH TO SPEAK: _____

Case 35/13-03R, Item "C" on docket (Evelyn Prettyman)

NAME: RICK MATUS, Case Design Remodeling

COMPLETE MAILING ADDRESS: 4701 SANDHAMP RD, Suite 40,
Bethesda, MD 20816

REPRESENTING (INDIVIDUAL/ORGANIZATION): _____

MRS. EVELYN PRETTYMAN

The Montgomery County Historic Preservation Commission observes the following time guidelines for testimony at regular meetings and hearings:

HAWP applicant's presentation.....7 minutes
Comment by affected property owners on Master Plan designation.....3 minutes
Comment by adjacent owners/interested parties.....3 minutes
Comment by citizens association/interested groups.....5 minutes
Comment by elected officials/government representatives.....7 minutes

Supplemental Application for Historic Work Area Permit

Description of the Proposed Project

Property Owners:

Catherine and Alexander Triantis
3706 Bradley Lane
Chevy Chase, MD 20815
(301) 215-7198 Home
(301) 405-2246 Work (his)

Overview:

The current owners purchased the property in 1999, and have since renovated the interior of the structure. Due to space needs of a growing family, as well as a desire to enhance the front façade of their home, the owners are planning on renovating and expanding their existing side sunroom space. The applicants propose to construct a one-story addition to the rear of the existing side (enclosed) porch and reconfigure and replace the existing glazing at the west, north, and south facades of the enclosed structure. This addition would expand the space into a more usable office or secondary sitting area, while improving the street frontage appearance and creating a more energy efficient space.

Description of the Existing Structure:

1916 Colonial Revival-Style home in Chevy Chase Village Historic District. Property located at 3706 Bradley Lane, at intersection with Georgia Street, east of Connecticut Avenue. The structure is a two story house with a detached garage; later additions include enclosure of the original screened porch (circa 1960's/1970's) and a 1993 addition to rear (current Breakfast area and Family room). The rear addition had a flat rubber roof, has masonite siding, and builder's grade aluminum windows.

Description of the Project:

The project consists of constructing a one-story addition on the west side of the house, facing the rear yard of the property. The structure is 12'-2" wide across the face, 9' deep, with an exterior wall height of 8'-0". The existing enclosed porch will be renovated with new windows and trim/siding. The second floor space is to remain as existing. The existing slate roof of the main house and side addition is to be replaced with new slate.

The side façade consists of three 2'-6" wide x 4'-5" high double hung windows, cottage style (six over nine) centered on the exterior wall. The front façade will have twin 2'-6" wide x 4'-5" high double hung windows, cottage style (six over nine) centered on the exterior wall. The rear façade will have a 6' x 6'-10" French door for access to the rear yard. The main roof structure (of the original addition) is to remain unchanged. It is a gabled slate roof. The new roof is a shed style, constructed from the bottom of the 2nd floor window sill, and bearing on the new exterior wall of the addition. This new roof will have slate.

This rear addition will not be visible from Bradley Lane, Georgia Street or Brookville Road because of its location and because of the existing trees surrounding the side of the house.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	3708 Bradley Lane	Meeting Date:	09/10/03
Applicant:	Evelyn Prettyman (Rick Matus, Agent)	Report Date:	09/03/03
Resource:	Chevy Chase Historic District	Public Notice:	08/27/03
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/13-03R	Staff:	Corri Jimenez
PROPOSAL:	Driveway construction		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. Two 6/6 wood historic windows will be reused in the addition, if possible. All of the new windows and doors on the addition will be wood and be simulated-divided windows with an exterior wood grille.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Colonial Revival
DATE: 1916-1927

3708 Bradley Lane is a contributing resource to the Chevy Chase Historic District as two-story, clapboard Colonial Revival.

PROPOSAL

The applicants propose to replace an existing, rear addition with a slightly larger 6'11" x 23'2" addition. The present shed-roof addition is contemporary to the house with two double 6/6 wood windows as well as two 6-lite casement windows.

The new addition will match the existing house that will include wood cedar trim and siding as well as an asphalt shingle roof. A new 4' concrete stoop/slab will be added in front of double French doors. Two 6/6 vinyl Andersen double hung windows with interior wood grilles will be installed on the rear elevation with a 6/6 vinyl Andersen

double hung window located on a side elevation. No portion of the addition will be visible from the public right-of-way as well as no trees will be displaced or harmed by this new construction.

STAFF DISCUSSION

Staff feels the addition is complimentary with the present addition. Staff has asked the applicant's agent, Rick Matus, to reuse two historic 6/6 wood double-hung windows in place of the proposed two 6/6 vinyl double hung windows with interior wood grilles. Mr. Matus expressed their condition may be fair although staff would like to see this historic fabric restored/reused on the new addition in place of new windows (see Circle 18-28). Historic Preservation tax credits are available for the restoration of the historic windows that includes a 10% Montgomery County tax credit as well as a 20% Maryland state tax credit, and staff is willing to assist the applicant with the application process regarding these windows.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district.

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.

and with the Secretary of the Interior's *Standards #9 & 10*:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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.

with conditions

1. Two 6/6 wood historic windows will be reused in the addition, if possible. All of the new windows and doors on the addition will be wood and be simulated-divided windows with an exterior wood grille.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: RICK MATUS
Daytime Phone No.: 301 229-9380

Tax Account No.: _____
Name of Property Owner: EVELYN PRETTYMAN Daytime Phone No.: 301 656 7289
Address: 3708 BRADLEY LANE CHEVY CHASE MD. 20815
Street Number City Street Zip Code
Contractor: CASE DESIGN Phone No.: 301 229 9380
Contractor Registration No.: 1176
Agent for Owner: RICK MATUS Daytime Phone No.: 301 229 9380

LOCATION OF BUILDING/PREMISE

House Number: 3708 Street: BRADLEY LANE
Town/City: CHEVY CHASE Nearest Cross Street: GEORGIA ST
Lot: 26/27 Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 76,000
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.

Rick Matus 8/8/03
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 315165 Date Filed: 8/11/03 Date Issued: _____

(3)

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
EVELYN PRETTYMAN 3708 BRADLEY LANE CHEVY CHASE, MD 20815	CASE DESIGN c/o RICK MATUS 4701 SANGAMORE RD. NORTH PLAZA, SUITE 40 BETHESDA, MD 20816
Adjacent and confronting Property Owners mailing addresses	
DAVID ISBELL 3709 BRADLEY LN. BETHESDA, MD 20815	ALEXANDER TRIANTIS 3706 BRADLEY LN. CHEVY CHASE, MD. 20815
WILLIAM WOOD 3707 BRADLEY LN. CHEVY CHASE, MD 20815	(33 QUINCY) BETTY REESIDE 6424 10th ST ALEXANDRIA VA. 22307
ROBERT GOODWIN 3710 BRADLEY LN. CHEVY CHASE, MD 20815	STEPHEN SACKS / CHARLOTTE HOGG 35 QUINCY ST CHEVY CHASE, MD 20815



HAWP APPLICATION

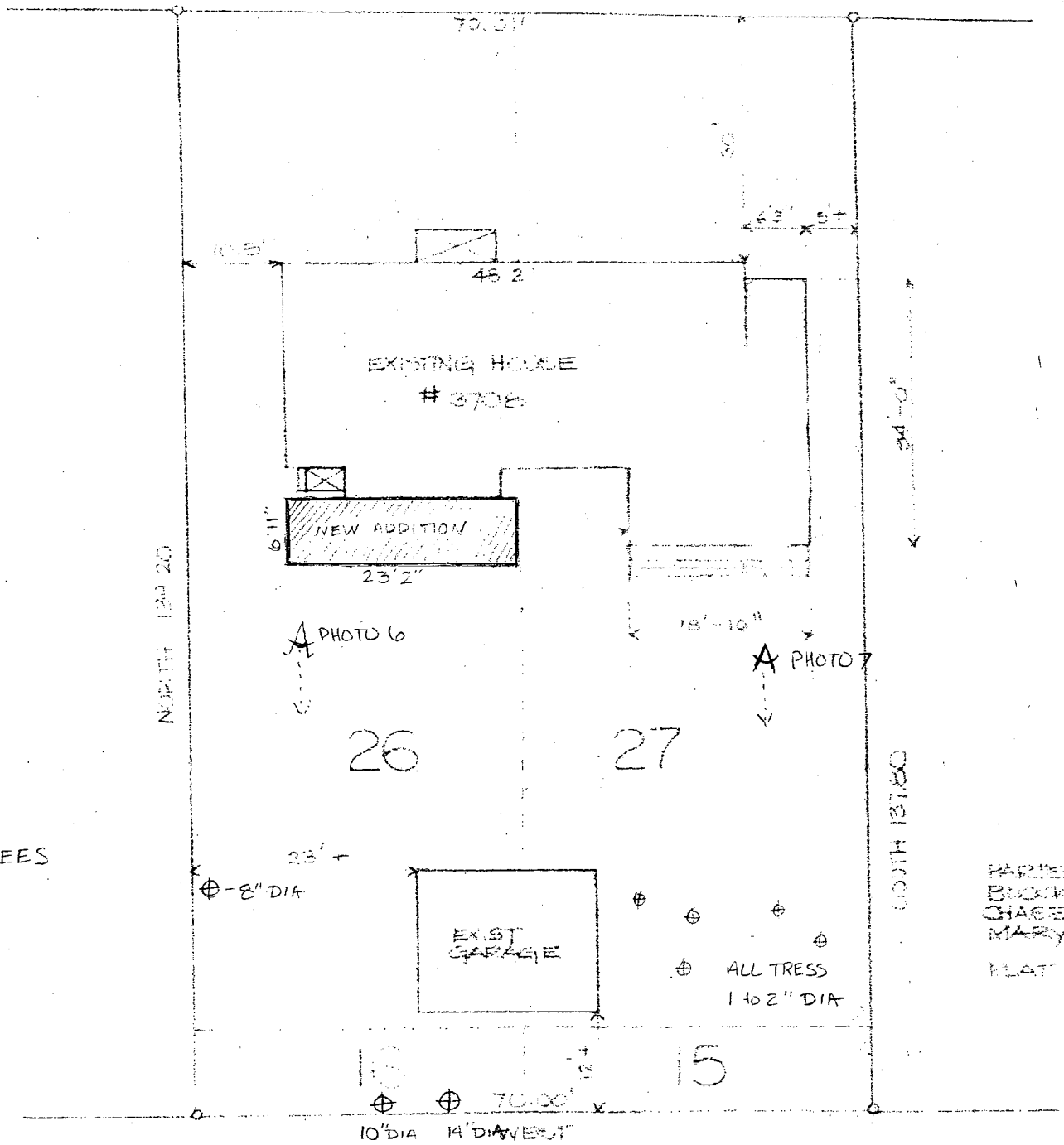
DISCRIPTION OF PROPOSED ADDITION

DATE: Aug. 8, 2003
Evelyn Prettyman Residence
3708 Bradley Ln.
Chevy Chase, Md. 20815

The single story addition on the rear of house will consist of a half bath, mud room, and washer / dryer closet. Addition is to be level with existing floor height. Double doors on rear will exit onto new concrete slab and yard. Exterior finish will match as closely as possible existing trim and siding. A sloped shed roof will enclose the structure and be covered with asphalt shingles to match existing as well as possible. No portion of the new structure will face the front yard.

List of Materials:

- **Windows:** Andersen 1 over 1 units (with removable interior wood grilles), with insulated glass, white vinyl exterior, wood interior, and screens.
- **Siding:** 3/4" thick cedar siding, painted to match the existing, with a matching exposure. The siding meets at the corners as a mitered (scribed) joint, without a corner board, to match the existing structure.
- **Trim:**
 - **Fascia:** 1x6 white painted wood trim.
 - **Rake:** 1x6 painted wood with a 2 1/2" rake mould.
 - **Soffit:** 1x6 white painted wood trim with a 2" continuous white aluminum vent (6" overhang total).
 - **Frieze board:** 5/4 x 8 white painted wood trim that extends from the soffit to the top of the windows, capped with a large ogee trim (2") at the soffit joint.
 - **Window trim:** 5/4 x 4" painted wood trim with a painted backband.
- **Roofing:** Ceratinteed (or equal) asphalt shingles in a charcoal gray to match the existing roofing.
- **Gutters and downspouts:** 5" K-style copper gutters with downspouts.
- **Exterior colors:** The exterior siding, windows, and trim are to be painted to match the existing structure.

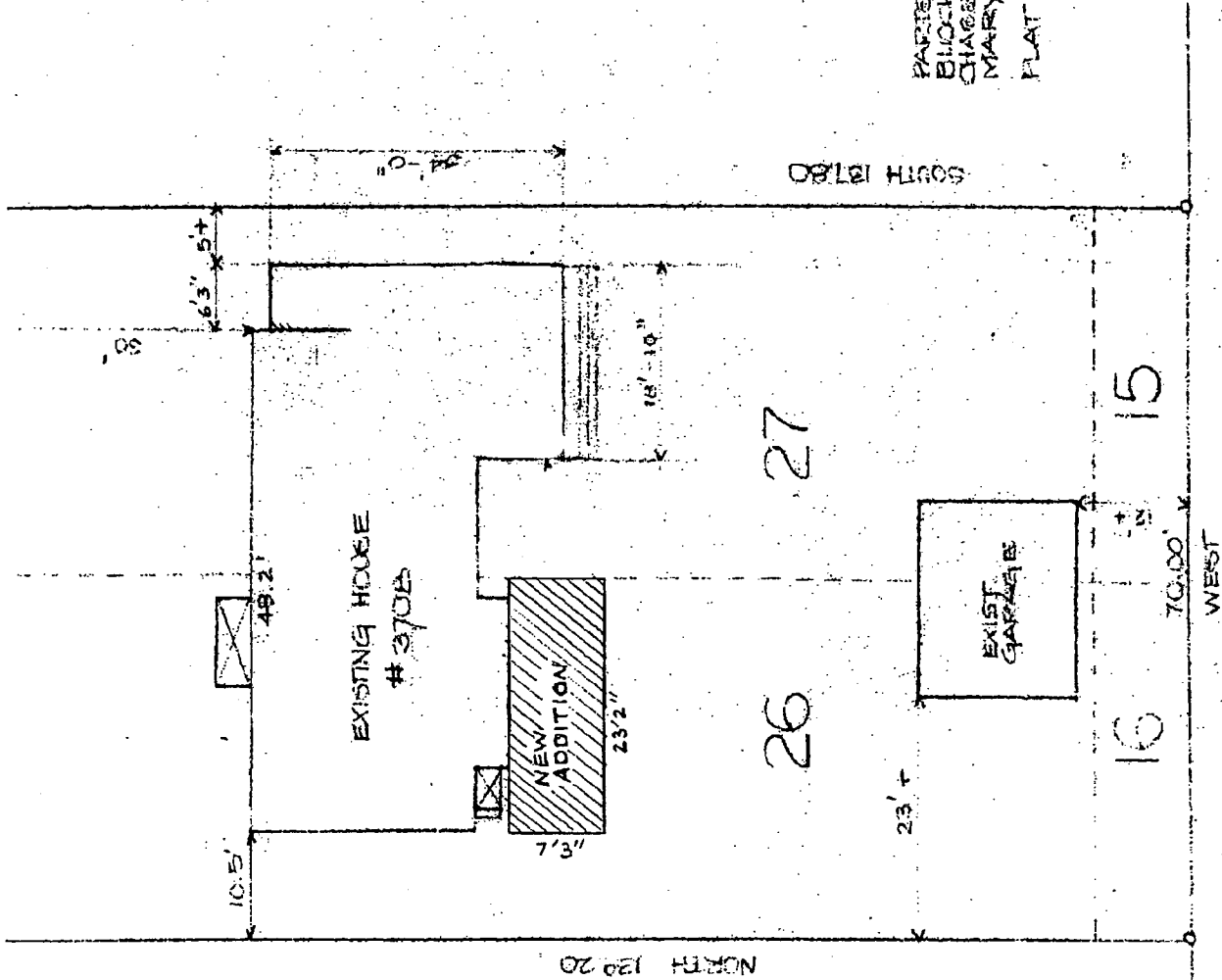


PARTIAL
 BUCK
 CHASE
 MARYLA
 PLAT 24

TREE SURVEY

SCALE 1/16" = 1'

PARTS OF LOTS 26, 27, 16 & 15
BLOCK 01 SECTION 2, CHEVY
CHASE MONTGOMERY COUNTY
MARYLAND
PLAT BOOK 2, PLAT 106



SITE PLAN

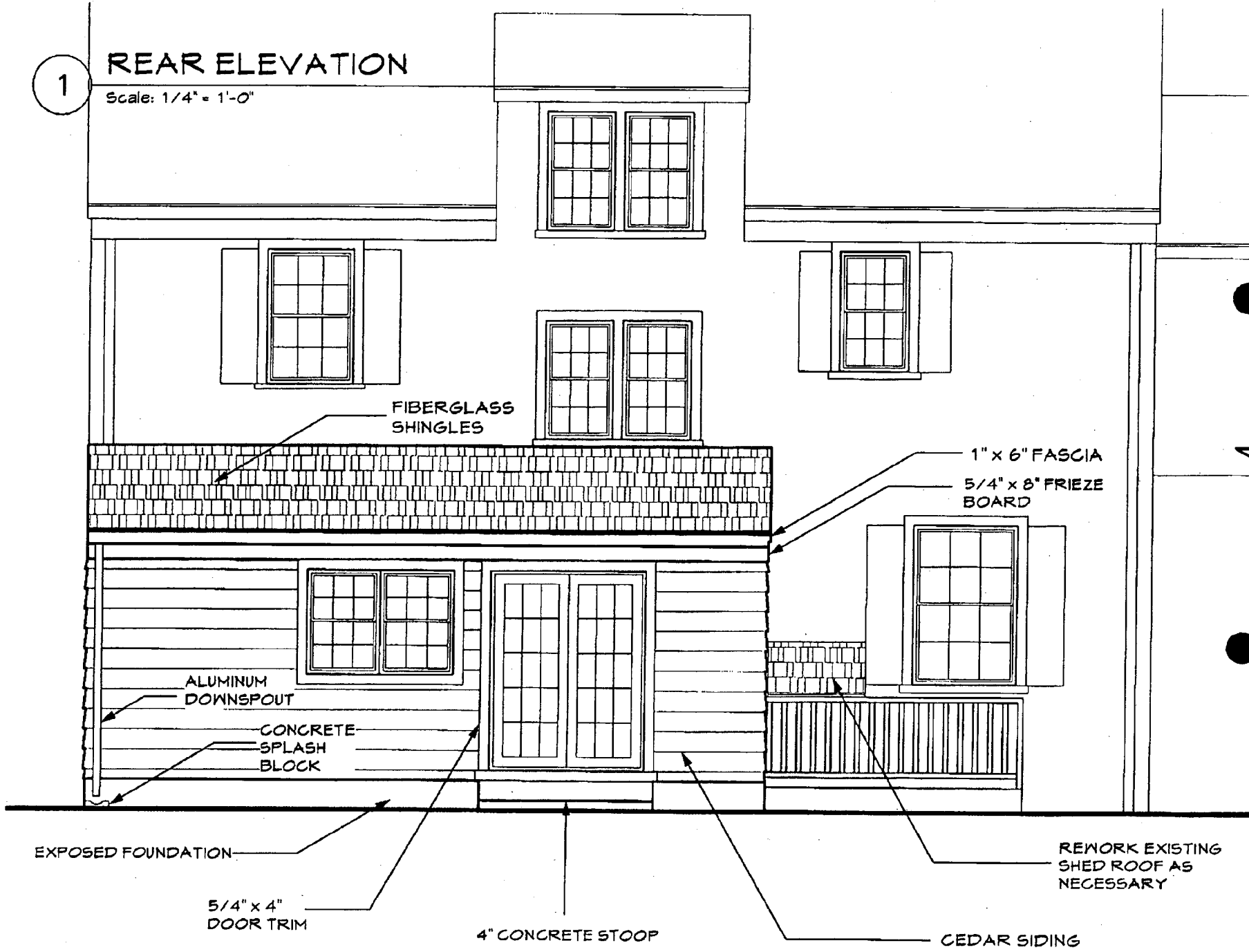
SCALE 1/16" = 1'

(7)

1

REAR ELEVATION

Scale: 1/4" = 1'-0"



FIBERGLASS SHINGLES

1" x 6" FASCIA

5/4" x 8" FRIEZE BOARD

ALUMINUM DOWNSPOUT

CONCRETE SPLASH BLOCK

EXPOSED FOUNDATION

5/4" x 4" DOOR TRIM

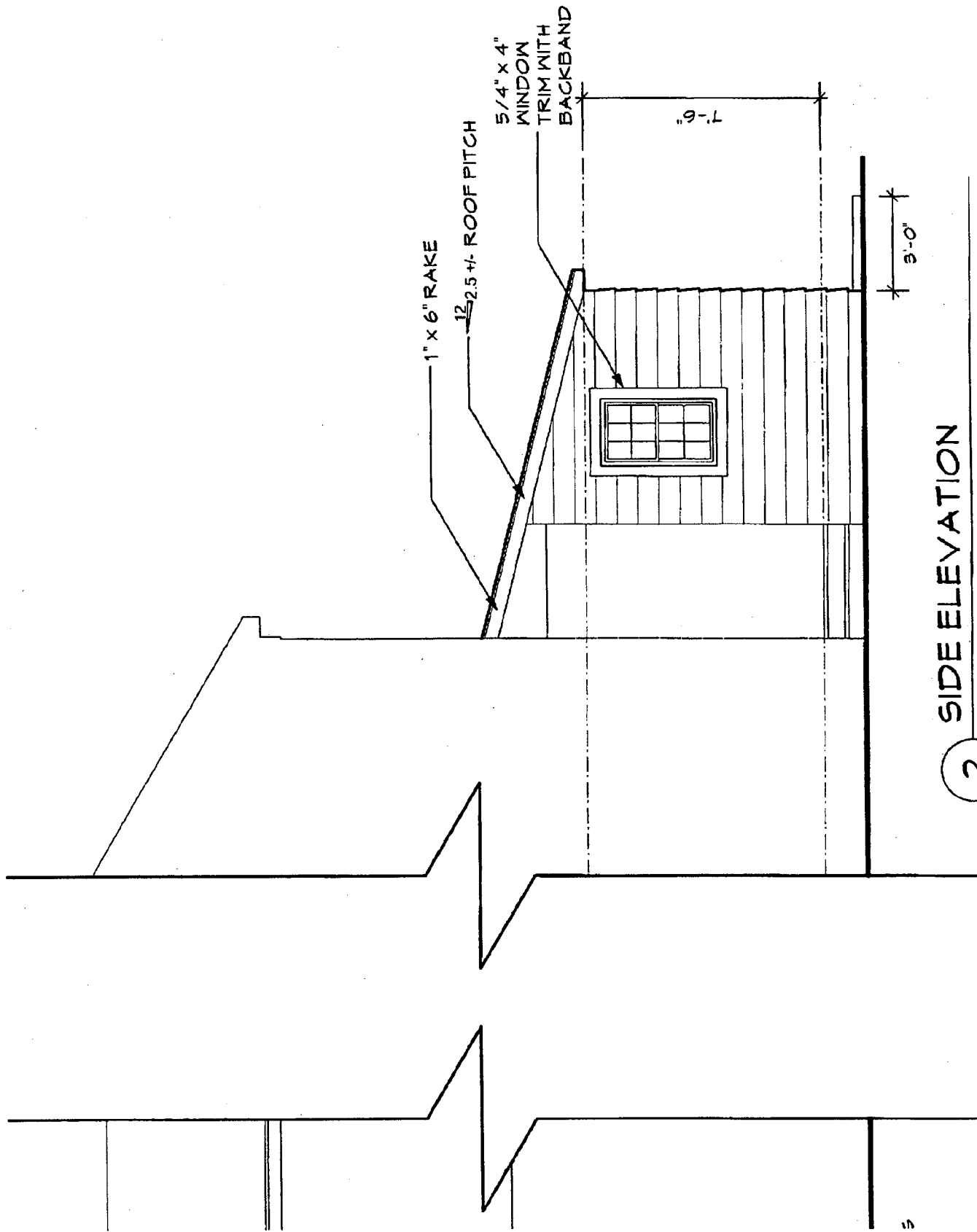
4" CONCRETE STOOP

CEDAR SIDING

REWORK EXISTING SHED ROOF AS NECESSARY

8

ARED BY CASE DESIGN/REMODELING, INC. SOLELY FOR ITS USE AND SHOULD NOT BE RELIED UPON BY A

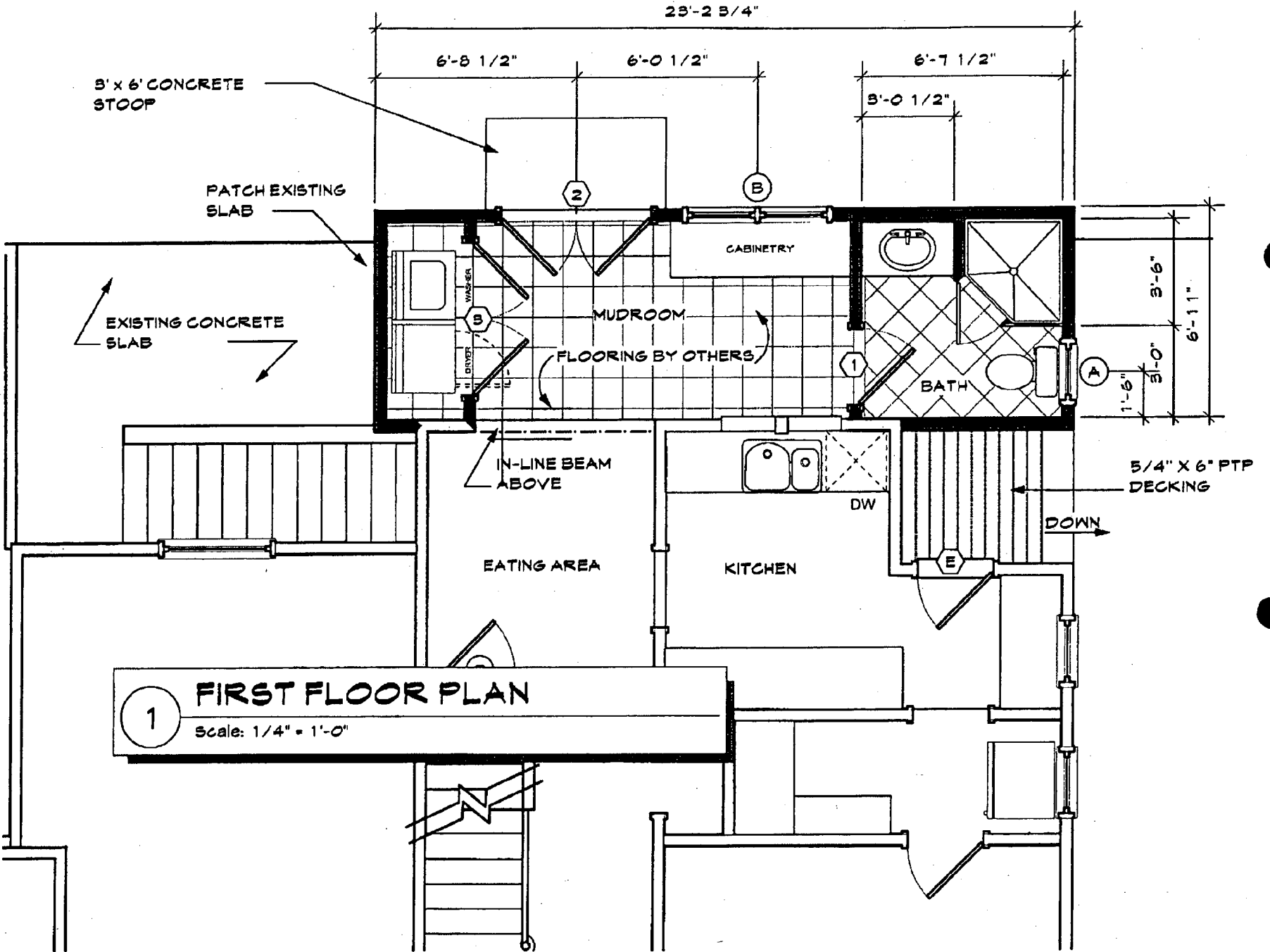


SIDE ELEVATION

Scale: 1/4" = 1'-0"

2

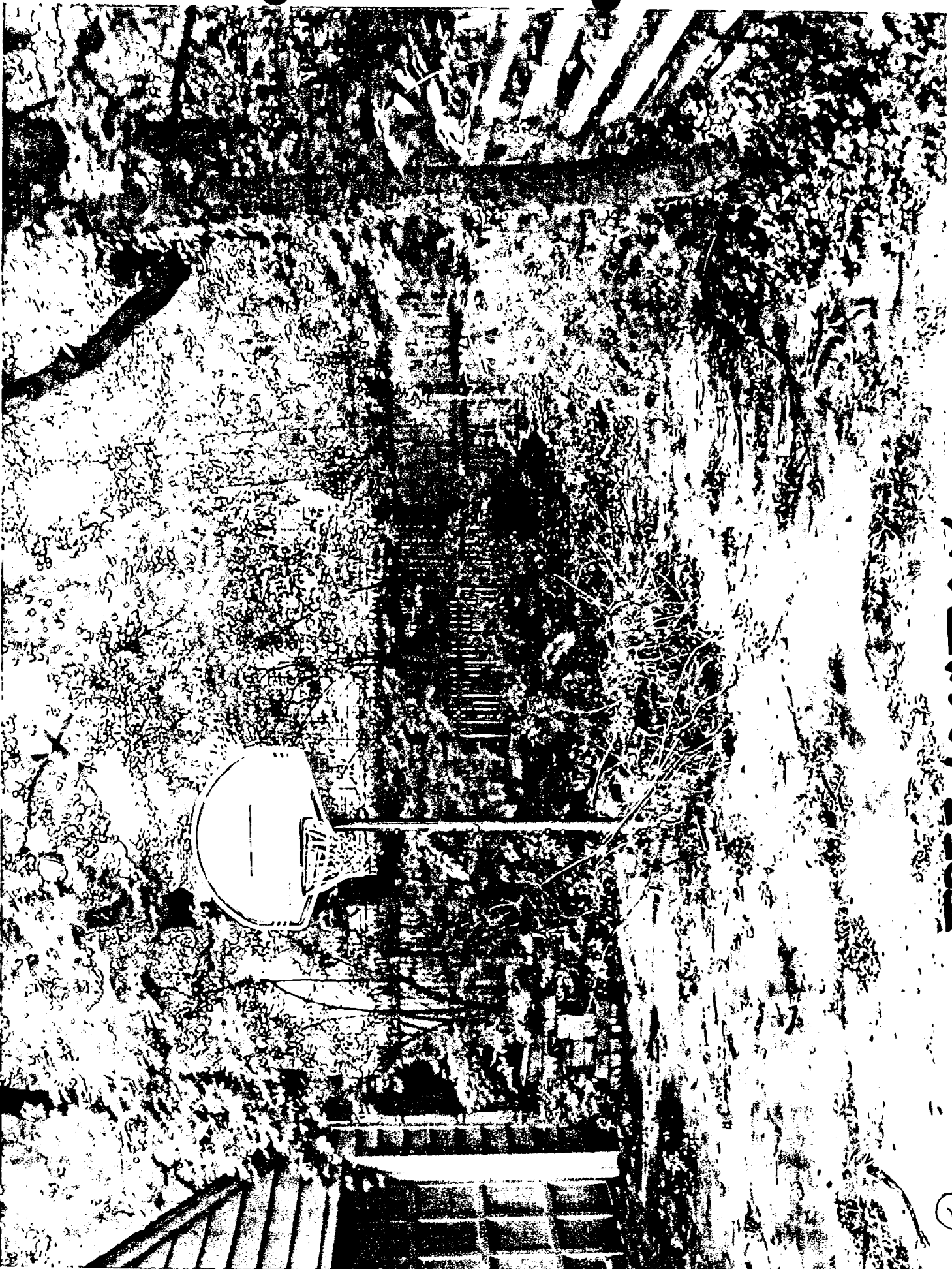
9



1 FIRST FLOOR PLAN
 Scale: 1/4" = 1'-0"

(10)

PHOTO 6



TREE LOCATION

(2)

PHOTO 7



TREE LOCATION

(2)

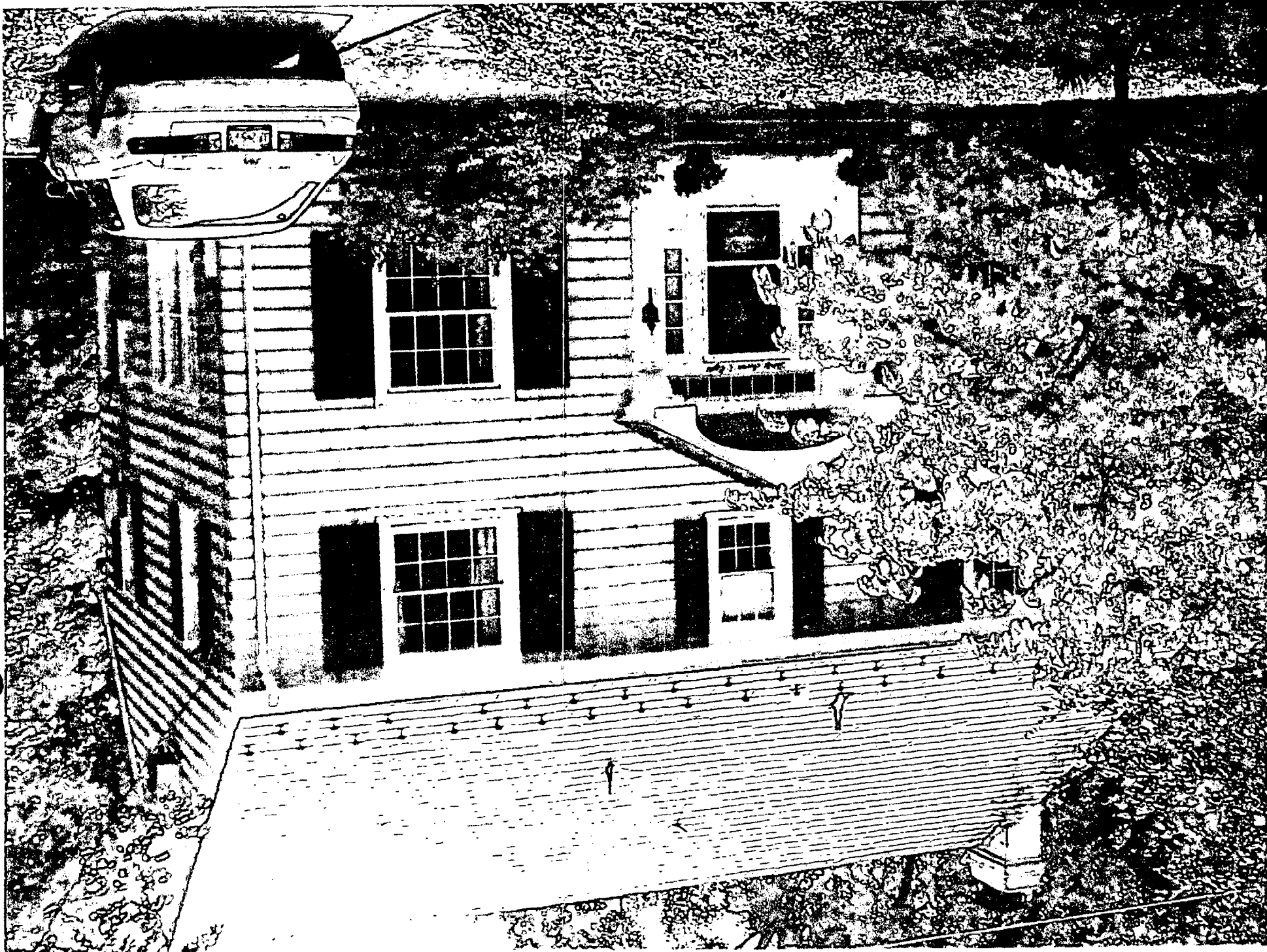


PHOTO 1

FORNITURE UNICE

41



PHOTO 2



PHOTO 5

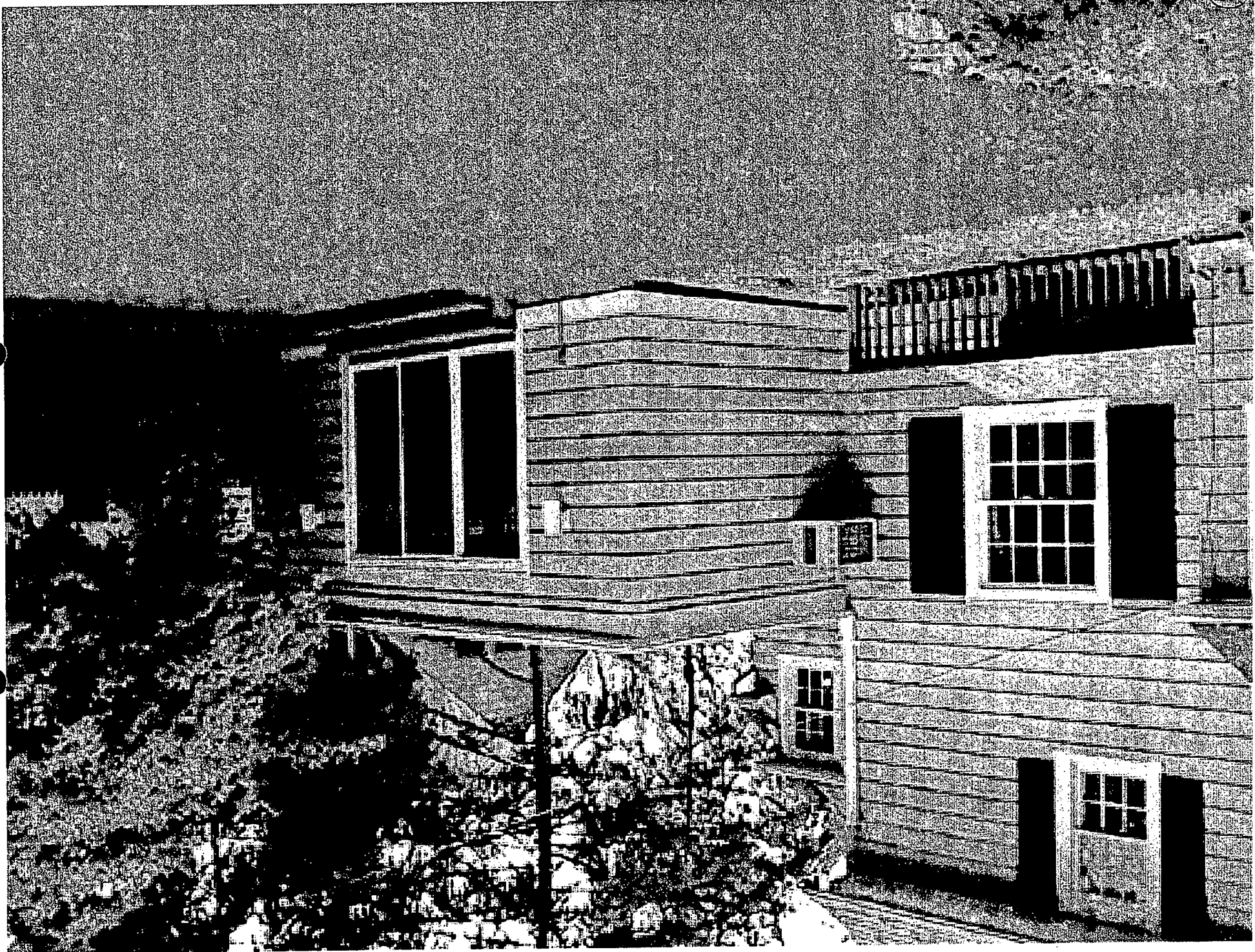


PHOTO 7

17



PHOTO

9

Preservation Briefs

Technical Preservation Services



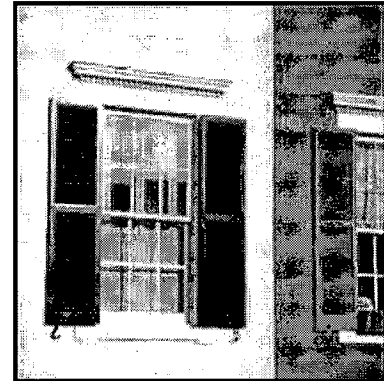
HPS

National Park Service

The Repair of Historic Wooden Windows

John H. Myers

- » Architectural or Historical Significance
- » Physical Evaluation
- » Repair Class I: Routine Maintenance
- » Repair Class II: Stabilization
- » Repair Class III: Splices and Parts Replacement
- » Weatherization
- » Window Replacement
- » Conclusion
- » Additional Reading



The windows on many historic buildings are an important aspect of the architectural character of those buildings. Their design, craftsmanship, or other qualities may make them worthy of preservation. This is self-evident for ornamental windows, but it can be equally true for warehouses or factories where the windows may be the most dominant visual element of an otherwise plain building. Evaluating the significance of these windows and planning for their repair or replacement can be a complex process involving both objective and subjective considerations. *The Secretary of the Interior's Standards for Rehabilitation* and the accompanying guidelines, call for respecting the significance of original materials and features, repairing and retaining them wherever possible, and when necessary, replacing them in kind. This Brief is based on the issues of significance and repair which are implicit in the standards, but the primary emphasis is on the technical issues of planning for the repair of windows including evaluation of their physical condition, techniques of repair, and design considerations when replacement is necessary.

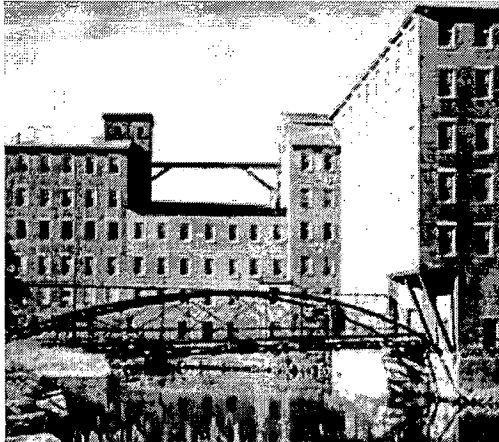
Much of the technical section presents repair techniques as an instructional guide for the do-it-yourselfer. The information will be useful, however, for the architect, contractor, or developer on large-scale projects. It presents a methodology for approaching the evaluation and repair of existing windows, and considerations for replacement, from which the professional can develop alternatives and specify appropriate materials and procedures.

Architectural or Historical Significance

Evaluating the architectural or historical significance of windows is the first step in planning for window treatments, and a general understanding of the function and history of windows is vital to making a proper evaluation. As a part of this evaluation, one must

18

consider four basic window functions: admitting light to the interior spaces, providing fresh air and ventilation to the interior, providing a visual link to the outside world, and enhancing the appearance of a building. No single factor can be disregarded when planning window treatments; for example, attempting to conserve energy by closing up or reducing the size of window openings may result in the use of *more* energy by increasing electric lighting loads and decreasing passive solar heat gains.



Windows are frequently important visual focal points, especially on simple facades such as this mill building. Replacement of the multi-pane windows with larger panes could dramatically alter the appearance of the building. Photo: NPS files.

Historically, the first windows in early American houses were casement windows; that is, they were hinged at the side and opened outward. In the beginning of the eighteenth century single- and double-hung windows were introduced. Subsequently many styles of these vertical sliding sash windows have come to be associated with specific building periods or architectural styles, and this is an important consideration in determining the significance of windows, especially on a local or regional basis. Site-specific, regionally oriented architectural comparisons should be made to determine the significance of windows in question. Although such comparisons may focus on specific window types and their details, the ultimate determination of significance should be made within the context of the whole building, wherein the windows are one architectural

element.

After all of the factors have been evaluated, **windows should be considered significant to a building if they:** **1)** are original, **2)** reflect the original design intent for the building, **3)** reflect period or regional styles or building practices, **4)** reflect changes to the building resulting from major periods or events, or **5)** are examples of exceptional craftsmanship or design. Once this evaluation of significance has been completed, it is possible to proceed with planning appropriate treatments, beginning with an investigation of the physical condition of the windows.

Physical Evaluation

The key to successful planning for window treatments is a careful evaluation of existing physical conditions on a unit-by-unit basis. A graphic or photographic system may be devised to record existing conditions and illustrate the scope of any necessary repairs. Another effective tool is a window schedule which lists all of the parts of each window unit. Spaces by each part allow notes on existing conditions and repair instructions. When such a schedule is completed, it indicates the precise tasks to be performed in the repair of each unit and becomes a part of the specifications. In any evaluation, one should note at a minimum:

- **1)** window location
- **2)** condition of the paint
- **3)** condition of the frame and sill
- **4)** condition of the sash (rails, stiles and muntins)
- **5)** glazing problems

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- **6)** hardware, and
- **7)** the overall condition of the window (excellent, fair, poor, and so forth)

Many factors such as poor design, moisture, vandalism, insect attack, and lack of maintenance can contribute to window deterioration, but moisture is the primary contributing factor in wooden window decay. All window units should be inspected to see if water is entering around the edges of the frame and, if so, the joints or seams should be caulked to eliminate this danger. The glazing putty should be checked for cracked, loose, or missing sections which allow water to saturate the wood, especially at the joints. The back putty on the interior side of the pane should also be inspected, because it creates a seal which prevents condensation from running down into the joinery. The sill should be examined to insure that it slopes downward away from the building and allows water to drain off. In addition, it may be advisable to cut a dripline along the underside of the sill. This almost invisible treatment will insure proper water runoff, particularly if the bottom of the sill is flat. Any conditions, including poor original design, which permit water to come in contact with the wood or to puddle on the sill must be corrected as they contribute to deterioration of the window.

One clue to the location of areas of excessive moisture is the condition of the paint; therefore, each window should be examined for areas of paint failure. Since excessive moisture is detrimental to the paint bond, areas of paint blistering, cracking, flaking, and peeling usually identify points of water penetration, moisture saturation, and potential deterioration. Failure of the paint should not, however, be mistakenly interpreted as a sign that the wood is in poor condition and hence, irreparable. Wood is frequently in sound physical condition beneath unsightly paint. After noting areas of paint failure, the next step is to inspect the condition of the wood, particularly at the points identified during the paint examination.



Deterioration of poorly maintained windows usually begins on horizontal surfaces and at joints, where water can collect and saturate the wood. Photo: NPS files.

Each window should be examined for operational soundness beginning with the lower portions of the frame and sash. Exterior rainwater and interior condensation can flow downward along the window, entering and collecting at points where the flow is blocked. The sill, joints between the sill and jamb, corners of the bottom rails and muntin joints are typical points where water collects and deterioration begins. The operation of the window (continuous opening and closing over the years and seasonal temperature changes) weakens the joints, causing movement and slight separation. This process makes the joints more vulnerable to water which is readily absorbed into the endgrain of the wood. If severe deterioration exists in these areas, it will usually be apparent on visual inspection, but other less severely deteriorated areas of the wood may be tested by two traditional methods using a small ice pick.

An ice pick or an awl may be used to test wood for soundness. The technique is simply to jab the pick into a wetted wood surface at an angle and pry up a small section of the wood. Sound wood will separate in long fibrous splinters, but decayed wood will lift up in short irregular pieces due to the breakdown of fiber strength.

Another method of testing for soundness consists of pushing a sharp object into the wood, perpendicular to the surface. If deterioration has begun from the hidden side of a

member and the core is badly decayed, the visible surface may appear to be sound wood. Pressure on the probe can force it through an apparently sound skin to penetrate deeply into decayed wood. This technique is especially useful for checking sills where visual access to the underside is restricted.

Following the inspection and analysis of the results, the scope of the necessary repairs will be evident and a plan for the rehabilitation can be formulated. Generally the actions necessary to return a window to "like new" condition will fall into three broad categories: **1) routine maintenance procedures, 2) structural stabilization, and 3) parts replacement.** These categories will be discussed in the following sections and will be referred to respectively as **Repair Class I, Repair Class II, and Repair Class III.** Each successive repair class represents an increasing level of difficulty, expense, and work time. Note that most of the points mentioned in Repair Class I are routine maintenance items and should be provided in a regular maintenance program for any building. The neglect of these routine items can contribute to many common window problems.

Before undertaking any of the repairs mentioned in the following sections all sources of moisture penetration should be identified and eliminated, and all existing decay fungi destroyed in order to arrest the deterioration process. Many commercially available fungicides and wood preservatives are toxic, so it is extremely important to follow the manufacturer's recommendations for application, and store all chemical materials away from children and animals. After fungicidal and preservative treatment the windows may be stabilized, retained, and restored with every expectation for a long service life.

Repair Class I: Routine Maintenance

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.



This historic double-hung window has many layers of paint, some cracked and missing putty, slight separation at the joints, broken sash cords, and one cracked pane. Photo: NPS files.

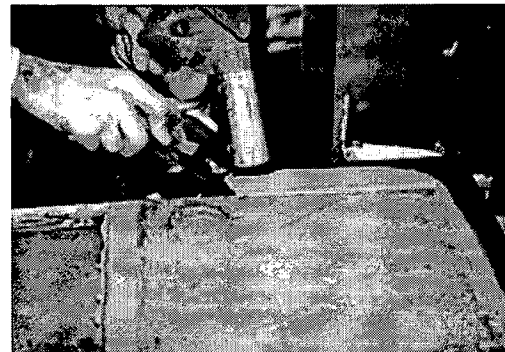
The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting. These operations are illustrated for a typical double-hung wooden window, but they may be adapted to other window types and styles as applicable.



After removing paint from the seam between the interior stop and the jamb, the stop can be pried out and gradually worked loose using a pair of putty knives as shown. Photo: NPS files.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired, it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed.

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb.



Sash can be removed and repaired in a convenient work area. Paint is being removed from this sash with a hot air gun. Photo: NPS files.

This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead which holds it in place is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

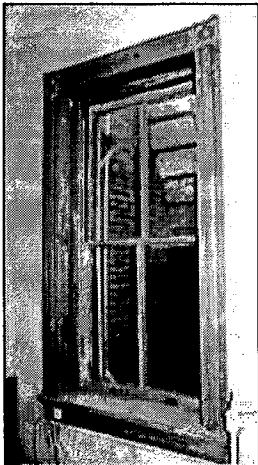
The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change which can cause breakage. An overlay of aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points which hold the glass in place can be extracted and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet

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to cushion and seal the glass. Glazing compound should only be used on wood which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane.

The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.



Following the relatively simple repairs, the window is weathertight, like new in appearance, and serviceable for many years to come. Photo: NPS files.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weatherstripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in

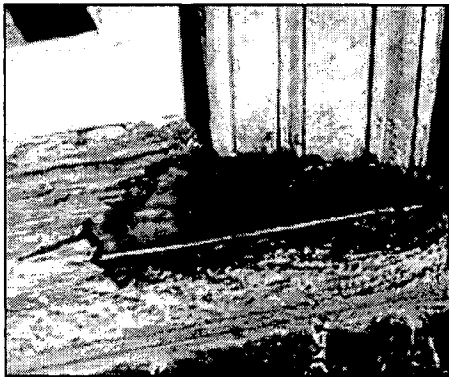
progress during these lag times.

Repair Class II: Stabilization

The preceding description of a window repair job focused on a unit which was operationally sound. Many windows will show some additional degree of physical deterioration, especially in the vulnerable areas mentioned earlier, but even badly damaged windows can be repaired using simple processes. Partially decayed wood can be waterproofed, patched, built-up, or consolidated and then painted to achieve a sound condition, good appearance, and greatly extended life. Three techniques for repairing

partially decayed or weathered wood are discussed in this section, and all three can be accomplished using products available at most hardware stores.

One established technique for repairing wood which is split, checked or shows signs of rot, is to: **1)** dry the wood, **2)** treat decayed areas with a fungicide, **3)** waterproof with two or three applications of boiled linseed oil (applications every 24 hours), **4)** fill cracks and holes with putty, and **5)** after a "skin" forms on the putty, paint the surface. Care should be taken with the use of fungicide which is toxic. Follow the manufacturers' directions and use only on areas which will be painted. When using any technique of building up or patching a flat surface, the finished surface should be sloped slightly to carry water away from the window and not allow it to puddle. Caulking of the joints between the sill and the jamb will help reduce further water penetration.



This illustrates a two-part epoxy patching compound used to fill the surface of a weathered sill and rebuild the missing edge. When the epoxy cures, it can be sanded smooth and painted to achieve a durable and waterproof repair. Photo: NPS files.

When sills or other members exhibit surface weathering they may also be built-up using wood putties or homemade mixtures such as sawdust and resorcinol glue, or whiting and varnish. These mixtures can be built up in successive layers, then sanded, primed, and painted. The same caution about proper slope for flat surfaces applies to this technique.

Wood may also be strengthened and stabilized by consolidation, using semirigid epoxies which saturate the porous decayed wood and then harden. The surface of the consolidated wood can then be filled with a semirigid epoxy patching compound, sanded and painted. Epoxy patching compounds can be used to build up missing

sections or decayed ends of members. Profiles can be duplicated using hand molds, which are created by pressing a ball of patching compound over a sound section of the profile which has been rubbed with butcher's wax. This can be a very efficient technique where there are many typical repairs to be done. The process has been widely used and proven in marine applications; and proprietary products are available at hardware and marine supply stores. Although epoxy materials may be comparatively expensive, they hold the promise of being among the most durable and long lasting materials available for wood repair. More information on epoxies can be found in the publication "Epoxies for Wood Repairs in Historic Buildings," cited in the bibliography.

Any of the three techniques discussed can stabilize and restore the appearance of the window unit. There are times, however, when the degree of deterioration is so advanced that stabilization is impractical, and the only way to retain some of the original fabric is to replace damaged parts.

Repair Class III: Splices and Parts Replacement

When parts of the frame or sash are so badly deteriorated that they cannot be stabilized there are methods which permit the retention of some of the existing or original fabric. These methods involve replacing the deteriorated parts with new matching pieces, or splicing new wood into existing members. The techniques require more skill and are more expensive than any of the previously discussed alternatives. It is necessary to remove the sash and/or the affected parts of the frame and have a carpenter or

woodworking mill reproduce the damaged or missing parts. Most millwork firms can duplicate parts, such as muntins, bottom rails, or sills, which can then be incorporated into the existing window, but it may be necessary to shop around because there are several factors controlling the practicality of this approach. Some woodworking mills do not like to repair old sash because nails or other foreign objects in the sash can damage expensive knives (which cost far more than their profits on small repair jobs); others do not have cutting knives to duplicate muntin profiles. Some firms prefer to concentrate on larger jobs with more profit potential, and some may not have a craftsman who can duplicate the parts. A little searching should locate a firm which will do the job, and at a reasonable price. If such a firm does not exist locally, there are firms which undertake this kind of repair and ship nationwide. It is possible, however, for the advanced do-it-yourselfer or craftsman with a table saw to duplicate moulding profiles using techniques discussed by Gordie Whittington in "Simplified Methods for Reproducing Wood Mouldings," *Bulletin of the Association for Preservation Technology*, Vol. III, No. 4, 1971, or illustrated more recently in *The Old House*, Time-Life Books, Alexandria, Virginia, 1979.

The repairs discussed in this section involve window frames which may be in very deteriorated condition, possibly requiring removal; therefore, caution is in order. The actual construction of wooden window frames and sash is not complicated. Pegged mortise and tenon units can be disassembled easily, if the units are out of the building. The installation or connection of some frames to the surrounding structure, especially masonry walls, can complicate the work immeasurably, and may even require dismantling of the wall. It may be useful, therefore, to take the following approach to frame repair: **1)** conduct regular maintenance of sound frames to achieve the longest life possible, **2)** make necessary repairs in place, wherever possible, using stabilization and splicing techniques, and **3)** if removal is necessary, thoroughly investigate the structural detailing and seek appropriate professional consultation.

Another alternative may be considered if parts replacement is required, and that is sash replacement. If extensive replacement of parts is necessary and the job becomes prohibitively expensive it may be more practical to purchase new sash which can be installed into the existing frames. Such sash are available as exact custom reproductions, reasonable facsimiles (custom windows with similar profiles), and contemporary wooden sash which are similar in appearance. There are companies which still manufacture high quality wooden sash which would duplicate most historic sash. A few calls to local building suppliers may provide a source of appropriate replacement sash, but if not, check with local historical associations, the state historic preservation office, or preservation related magazines and supply catalogs for information.

If a rehabilitation project has a large number of windows such as a commercial building or an industrial complex, there may be less of a problem arriving at a solution. Once the evaluation of the windows is completed and the scope of the work is known, there may be a potential economy of scale. Woodworking mills may be interested in the work from a large project; new sash in volume may be considerably less expensive per unit; crews can be assembled and trained on site to perform all of the window repairs; and a few extensive repairs can be absorbed (without undue burden) into the total budget for a large number of sound windows. While it may be expensive for the average historic home owner to pay seventy dollars or more for a mill to grind a custom knife to duplicate four or five bad muntins, that cost becomes negligible on large commercial projects which may have several hundred windows.

Most windows should not require the extensive repairs discussed in this section. The ones which do are usually in buildings which have been abandoned for long periods or have totally lacked maintenance for years. It is necessary to thoroughly investigate the

alternatives for windows which do require extensive repairs to arrive at a solution which retains historic significance and is also economically feasible. Even for projects requiring repairs identified in this section, if the percentage of parts replacement per window is low, or the number of windows requiring repair is small, repair can still be a cost effective solution.

Weatherization

A window which is repaired should be made as energy efficient as possible by the use of appropriate weatherstripping to reduce air infiltration. A wide variety of products are available to assist in this task. Felt may be fastened to the top, bottom, and meeting rails, but may have the disadvantage of absorbing and holding moisture, particularly at the bottom rail. Rolled vinyl strips may also be tacked into place in appropriate locations to reduce infiltration. Metal strips or new plastic spring strips may be used on the rails and, if space permits, in the channels between the sash and jamb. Weatherstripping is a historic treatment, but old weatherstripping (felt) is not likely to perform very satisfactorily. Appropriate contemporary weatherstripping should be considered an integral part of the repair process for windows. The use of sash locks installed on the meeting rail will insure that the sash are kept tightly closed so that the weatherstripping will function more effectively to reduce infiltration. Although such locks will not always be historically accurate, they will usually be viewed as an acceptable contemporary modification in the interest of improved thermal performance.

Many styles of storm windows are available to improve the thermal performance of existing windows. The use of exterior storm windows should be investigated whenever feasible because they are thermally efficient, cost-effective, reversible, and allow the retention of original windows (see "Preservation Briefs: 3"). Storm window frames may be made of wood, aluminum, vinyl, or plastic; however, the use of unfinished aluminum storms should be avoided. The visual impact of storms may be minimized by selecting colors which match existing trim color. Arched top storms are available for windows with special shapes. Although interior storm windows appear to offer an attractive option for achieving double glazing with minimal visual impact, the potential for damaging condensation problems must be addressed. Moisture which becomes trapped between the layers of glazing can condense on the colder, outer prime window, potentially leading to deterioration. The correct approach to using interior storms is to create a seal on the interior storm while allowing some ventilation around the prime window. In actual practice, the creation of such a durable, airtight seal is difficult.

Window Replacement

Although the retention of original or existing windows is always desirable and this Brief is intended to encourage that goal, there is a point when the condition of a window may clearly indicate replacement. The decision process for selecting replacement windows should not begin with a survey of contemporary window products which are available as replacements, but should begin with a look at the windows which are being replaced. Attempt to understand the contribution of the window(s) to the appearance of the facade including: **1)** the pattern of the openings and their size; **2)** proportions of the frame and sash; **3)** configuration of window panes; **4)** muntin profiles; **5)** type of wood; **6)** paint color; **7)** characteristics of the glass; and **8)** associated details such as arched tops, hoods, or other decorative elements. Develop an understanding of how the window

reflects the period, style, or regional characteristics of the building, or represents technological development.

Armed with an awareness of the significance of the existing window, begin to search for a replacement which retains as much of the character of the historic window as possible. There are many sources of suitable new windows. Continue looking until an acceptable replacement can be found. Check building supply firms, local woodworking mills, carpenters, preservation oriented magazines, or catalogs or suppliers of old building materials, for product information. Local historical associations and state historic preservation offices may be good sources of information on products which have been used successfully in preservation projects.

Consider energy efficiency as one of the factors for replacements, but do not let it dominate the issue. Energy conservation is no excuse for the wholesale destruction of historic windows which can be made thermally efficient by historically and aesthetically acceptable means. In fact, a historic wooden window with a high quality storm window added should thermally outperform a new double-glazed metal window which does not have thermal breaks (insulation between the inner and outer frames intended to break the path of heat flow). This occurs because the wood has far better insulating value than the metal, and in addition many historic windows have high ratios of wood to glass, thus reducing the area of highest heat transfer. One measure of heat transfer is the U-value, the number of Btu's per hour transferred through a square foot of material. When comparing thermal performance, the lower the U-value the better the performance. According to ASHRAE 1977 Fundamentals, the U-values for single glazed wooden windows range from 0.88 to 0.99. The addition of a storm window should reduce these figures to a range of 0.44 to 0.49. A non-thermal break, double-glazed metal window has a U-value of about 0.6.

Conclusion

Technical Preservation Services recommends the retention and repair of original windows whenever possible. We believe that the repair and weatherization of existing wooden windows is more practical than most people realize, and that many windows are unfortunately replaced because of a lack of awareness of techniques for evaluation, repair, and weatherization. Wooden windows which are repaired and properly maintained will have greatly extended service lives while contributing to the historic character of the building. Thus, an important element of a building's significance will have been preserved for the future.

Additional Reading

ASHRAE Handbook 1977 Fundamentals. New York: American Society of Heating, Refrigerating and Air-conditioning Engineers, 1978 (chapter 26).

Ferro, Maximillian. *Preservation: Present Pathway to Fall River's Future*. Fall River, Massachusetts: City of Fall River, 1979 (chapter 7).

"Fixing Double-hung Windows." *Old House Journal* (no. 12, 1979): 135.

Morrison, Hugh. *Early American Architecture*. New York: Oxford University Press, 1952.

Phillips, Morgan, and Selwyn, Judith. *Epoxies for Wood Repairs in Historic Buildings*. Washington, DC: Technical Preservation Services, U.S. Department of the Interior (Government Printing Office, Stock No. 024016000951), 1978.

Rehab Right. Oakland, California: City of Oakland Planning Department, 1978 (pp. 7883).

"Sealing Leaky Windows." *Old House Journal* (no. 1, 1973): 5.

Smith, Baird M. "Preservation Briefs: 3 Conserving Energy in Historic Buildings." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1978.

Weeks, Kay D. and David W. Look, "Preservation Briefs: 10 Exterior Paint Problems on Historic Woodwork." Washington, DC: Technical Preservation Services, U.S. Department of the Interior, 1982.

Washington, D.C. 1981

Home page logo: Historic six-over-six windows--preserved. Photo: NPS files.

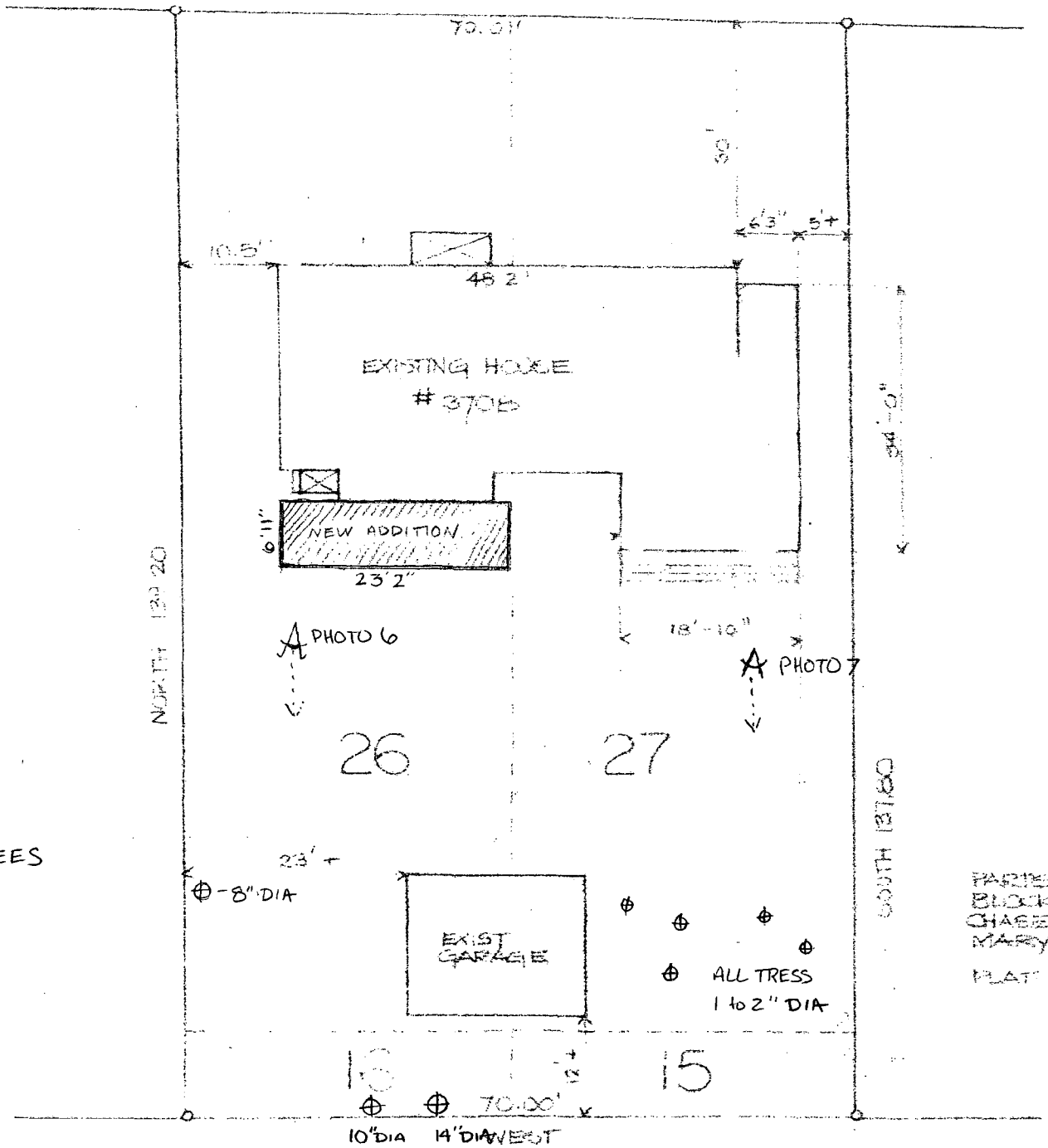
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TREE SURVEY

SCALE 1/16" = 1'



PHOTO 1



FRONT OF HOUSE

PHOTO 2



REAR OF HOUSE

PHOTO 4





PHOTO 6



TREE LOCATION

PHOTO 7

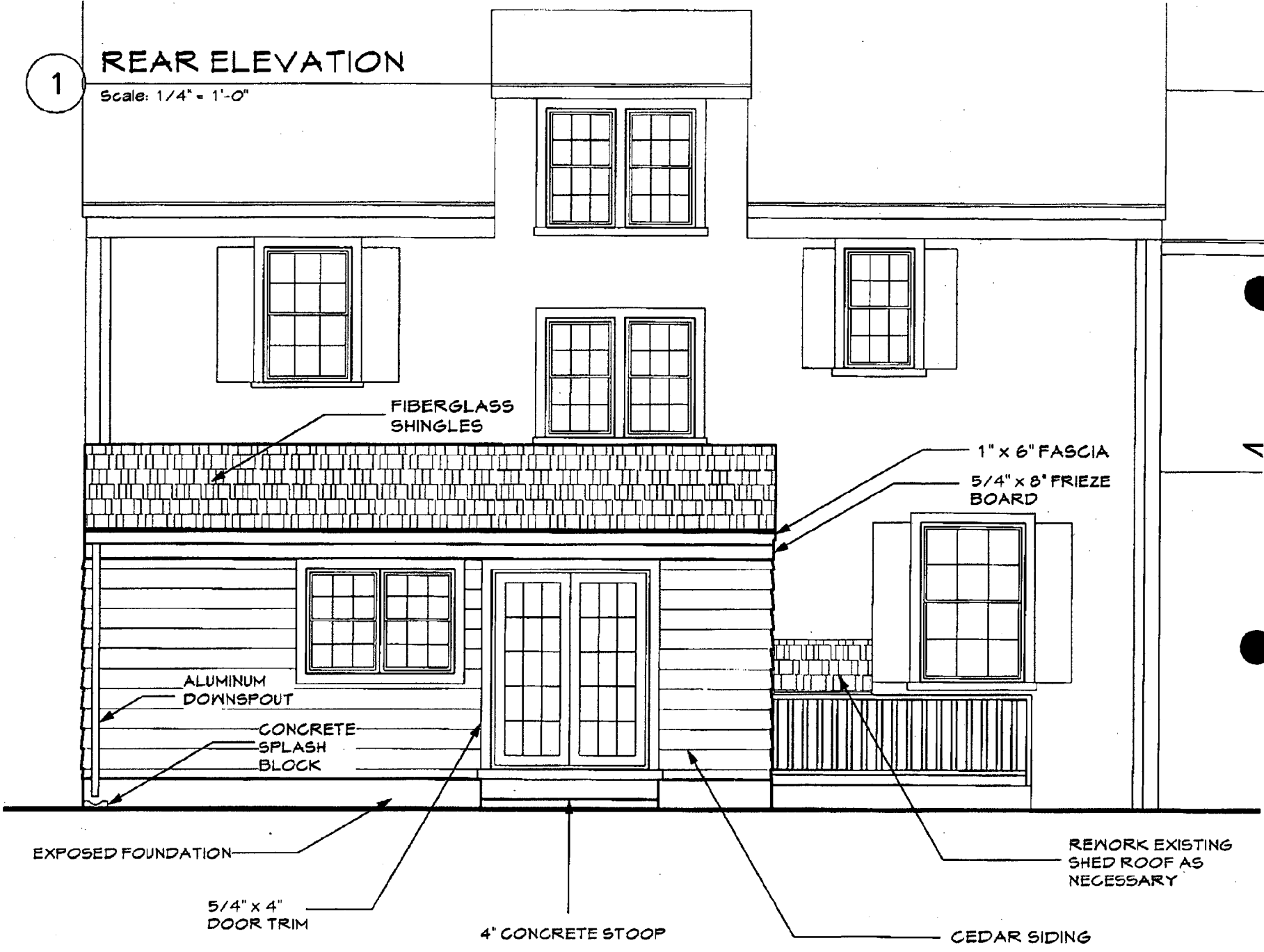


TREE LOCATION

1

REAR ELEVATION

Scale: 1/4" = 1'-0"



FIBERGLASS SHINGLES

1" x 6" FASCIA

5/4" x 8" FRIEZE BOARD

ALUMINUM DOWNSPOUT

CONCRETE SPLASH BLOCK

EXPOSED FOUNDATION

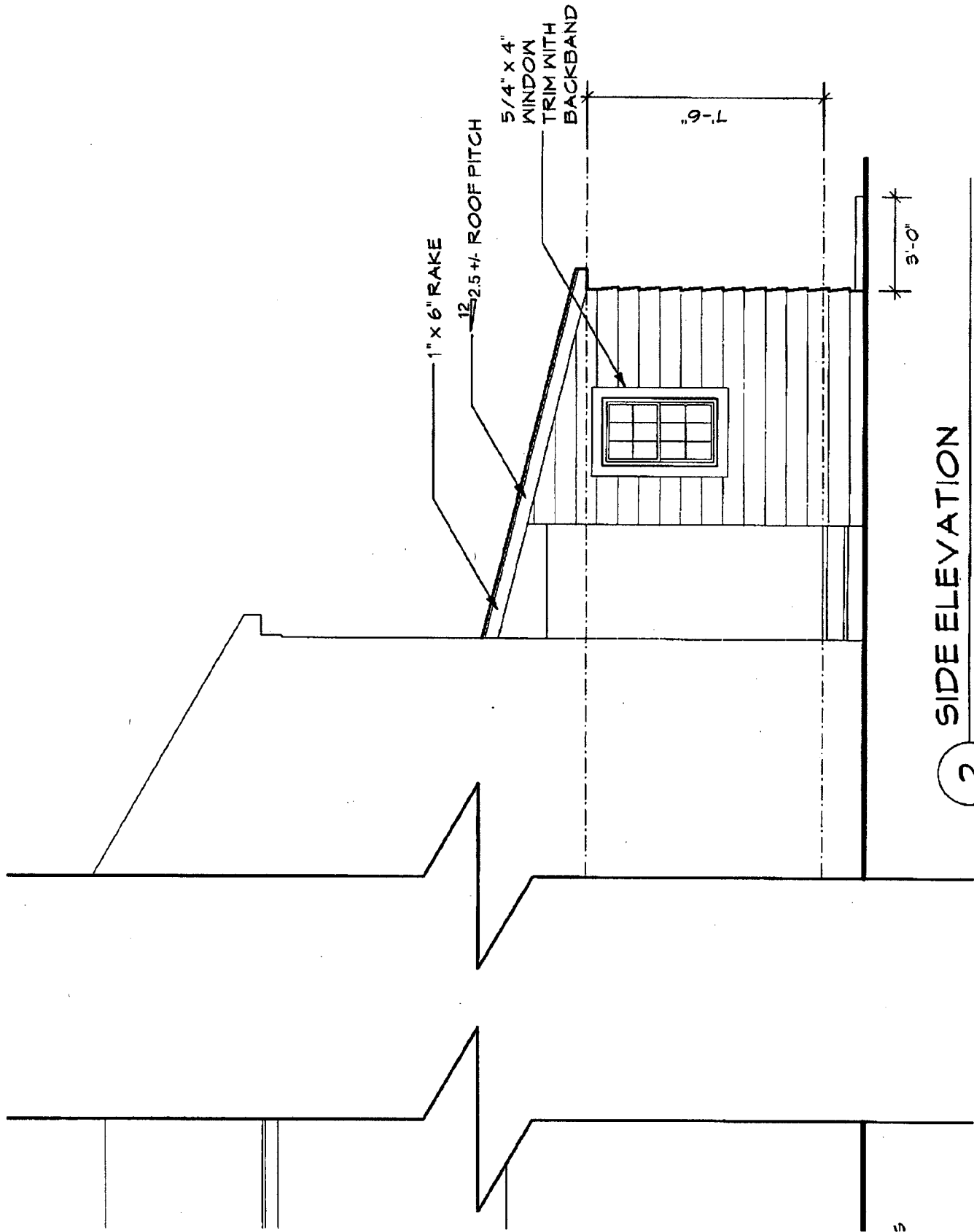
5/4" x 4" DOOR TRIM

4" CONCRETE STOOP

CEDAR SIDING

REWORK EXISTING SHED ROOF AS NECESSARY

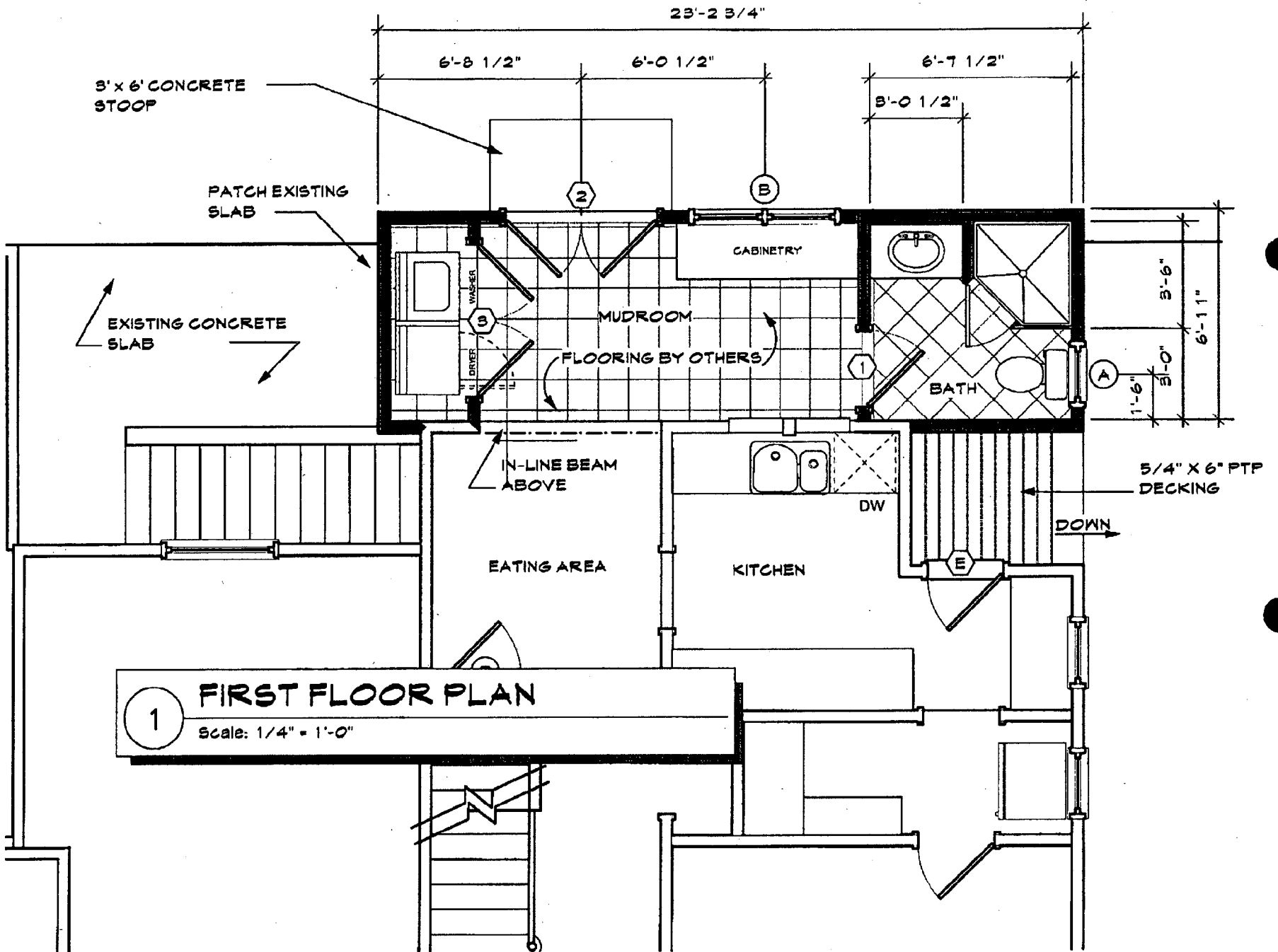
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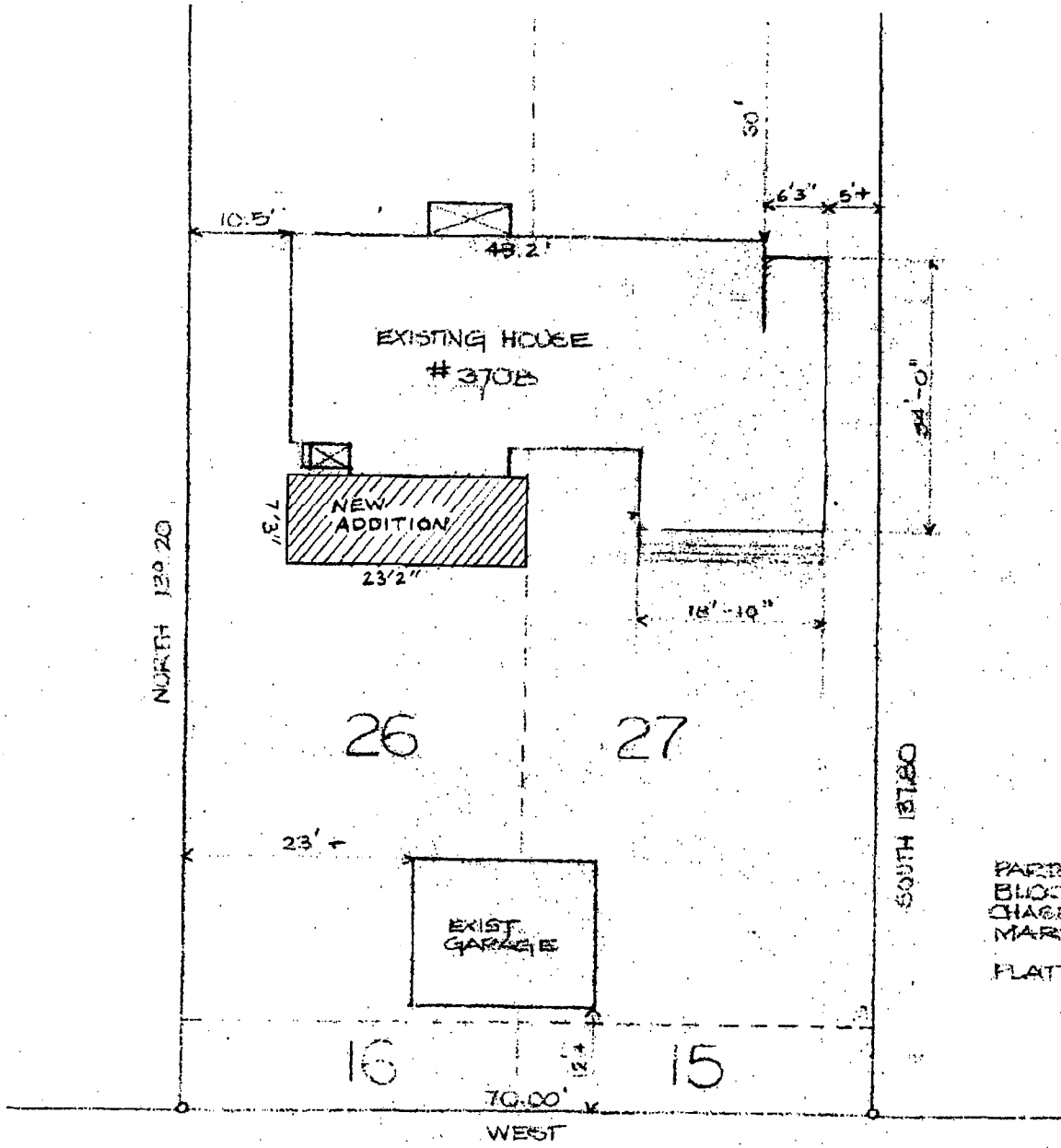


2 SIDE ELEVATION

Scale: 1/4" = 1'-0"

2





PARTS OF LOTS 26, 27, 16 & 15
 BLOCK 01 SECTION 2, CHEVY
 CHASE, MONTGOMERY COUNTY
 MARYLAND
 PLAT BOOK 2, PLAT 106

SITE PLAN

SCALE 1/16" = 1'



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To: COREY JIMENEZ

From: Rick Matus/ Project Designer

Phone: (301)229-4600 ext. 216

Fax: (301)229-8992

of pages sent 5 (including this page)

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 PRETTYMAN RESIDENCE, AT
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 CHEVY CHASE, MD 20815.

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 Bethesda, MD 20816
 (301) 229-4600
 FAX (301) 229-3185

701 Park Avenue
 Falls Church, VA 22046
 (703) 241-2980
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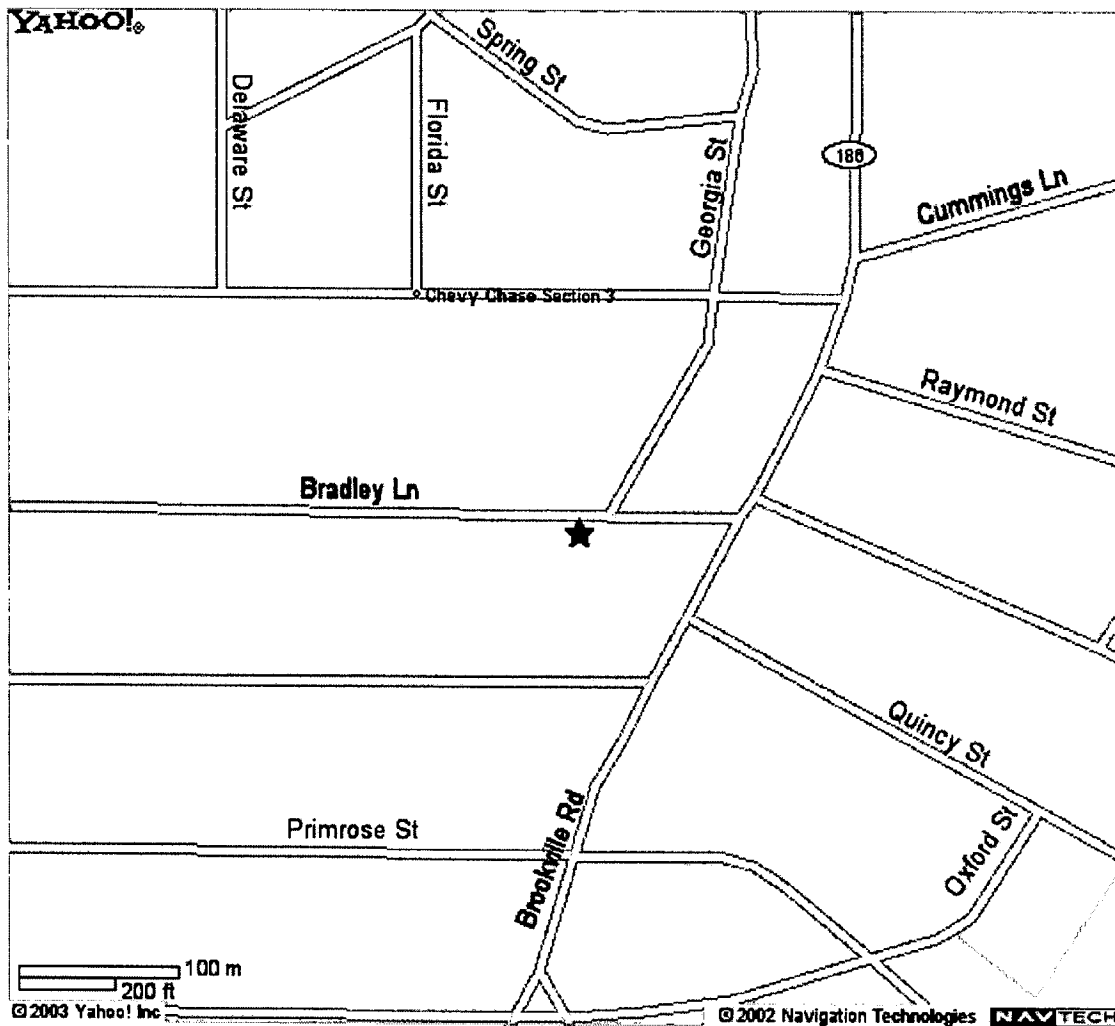
Thanks,
Rick



Yahoo! Maps

[Back to Map](#)

★ 3708 Bradley Ln, Chevy Chase, MD 20815-4257



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

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	Maryland Department of Assessments and Taxation MONTGOMERY COUNTY Real Property Data Search	Go Back View Map New Search
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Account Identifier: District - 07 Account Number - 00457358

Owner Information

Owner Name:	PRETTYMAN, EVELYN S	Use:	RESIDENTIAL
		Principal Residence:	YES
Mailing Address:	3708 BRADLEY LANE CHEVY CHASE MD 20815	Deed Reference:	1) / 5480/ 608 2)

Location & Structure Information

Premises Address	Zoning	Legal Description
3708 BRADLEY LA CHEVY CHASE 20815	R60	PT LOTS 16 26& 27 CH EVY CHASE SEC 2

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Group	Plat No:
HN41				9		61	P15	81	Plat Ref:
Special Tax Areas			Town Ad Valorem Tax Class	CHEVY CHASE VILLAGE					
Primary Structure Built				Enclosed Area	Property Land Area		County Use		
1932				2,712 SF	9,700.00 SF		111		
Stories	Basement		Type			Exterior			
2	YES		STANDARD UNIT			FRAME			

Value Information

	Base Value	Phase-in Assessments		
		Value As Of	As Of	As Of
		01/01/2002	07/01/2003	07/01/2004
Land:	274,260	359,760		
Improvements:	286,550	307,310		
Total:	560,810	667,070	631,650	667,070
Preferential Land:	0	0	0	0

Transfer Information

Seller:	Date:	Price:
Type: IMPROVED ARMS-LENGTH	02/08/1980	\$0
Seller:	Deed1:	Deed2:
Type:	/ 5480/ 608	
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2003	07/01/2004
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO Special Tax Recapture: * NONE *