

35/13-05R 3702 Bradley Lane  
Chevy Chase Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: August 18, 2005

**MEMORANDUM**

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator   
Historic Preservation

SUBJECT: Historic Area Work Permit # 391661

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH ONE CONDITION**.

The condition of approval is:

1. The new deck and railings will be wood, not composite decking material.

The 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: Kirk and Margit Naha

Address: 3702 Bradley Lane, Chevy Chase, MD 20815

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



DEPARTMENT OF PERMITTING SERVICES  
 355 ROCKVILLE PIKE 2ND FLOOR, ROCKVILLE, MD 20850  
 240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
 301/563-3400

RECEIVED

APPLICATION FOR  
 HISTORIC AREA WORK PERMIT

JUL 21 2005

Contact Person: Margit Nahra ONLY FOR CASE WORKING  
 Daytime Phone No.: (301) 718-9614

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Kirk + Margit Nahra Daytime Phone No.: (301) 718-9614  
 Address: 3702 Bradley Ln., Chevy Chase, MD 20815  
Street Number City State Zip Code  
 Contractor: Evergreen Fence & Deck Co. Phone No.: (301) 774-2211  
 Contractor Registration No.: 49311  
 Agent for Owner: Mark Dillon Daytime Phone No.: (301) 774-2211

LOCATION OF BUILDING/PREMISE

House Number: 3702 Street: Bradley Lane  
 Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.  
 Lot: 28 Block: 61 Subdivision: Chevy Chase Village  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: (replace existing deck)  
 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: \$ 8,000.00  
 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

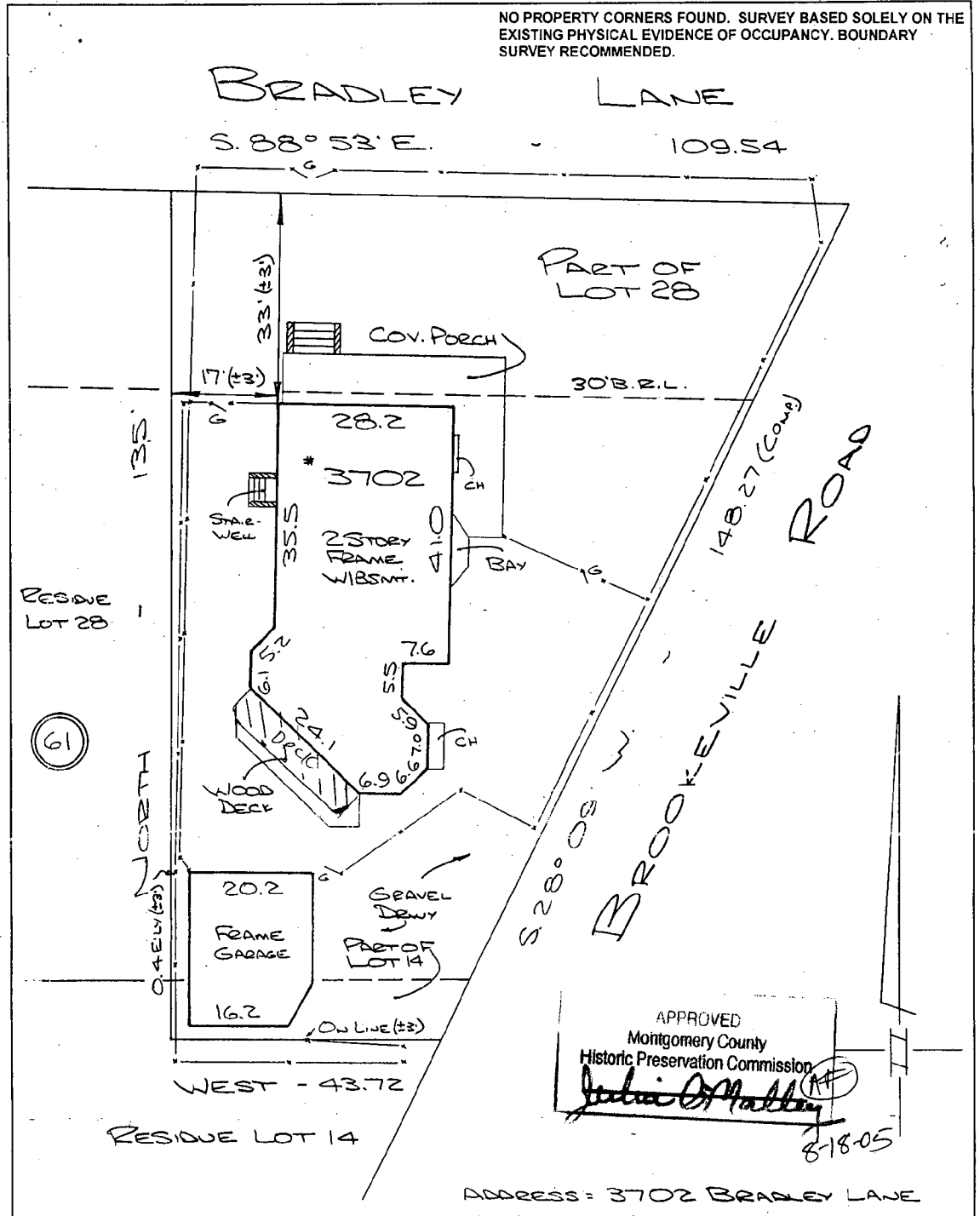
3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations.  
 On party line/property line  Entirely on land of owner  On public right of way/easement

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.

Margit Nahra Signature of owner or authorized agent 7/18/05 Date

Approved: 391661 with one condition For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: Julia O'Malley AP Date: 8-18-05  
 Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

NO PROPERTY CORNERS FOUND. SURVEY BASED SOLELY ON THE EXISTING PHYSICAL EVIDENCE OF OCCUPANCY. BOUNDARY SURVEY RECOMMENDED.



**Capitol Surveys, Inc.**

10762 Rhode Island Avenue  
 Beltsville, Maryland 20705  
 Phone 301-931-1350  
 Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.  
 This property lies within Zone C, (Areas of High Flood Hazard) as delineated on the maps of the National Flood Insurance Program, unless otherwise shown.

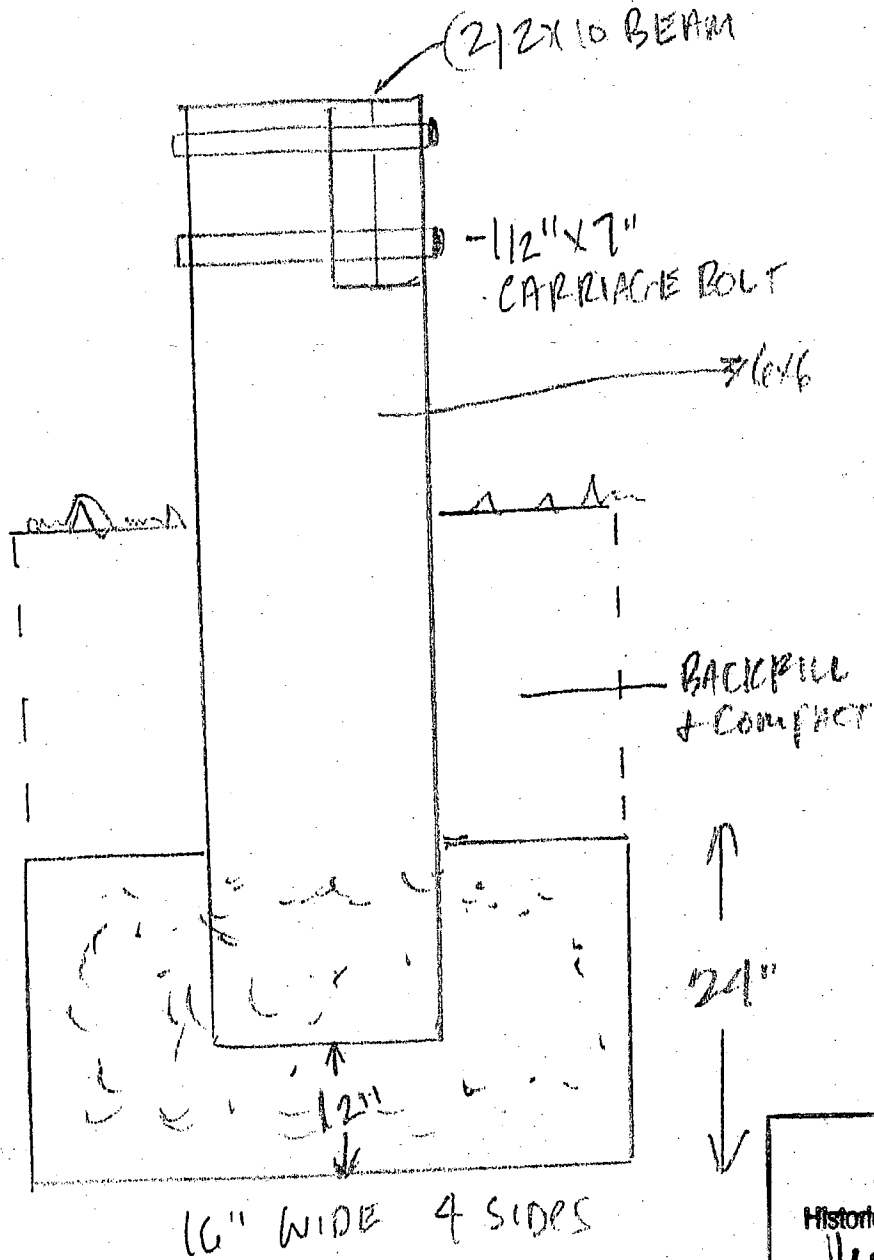
**LOCATION DRAWING**  
 PARTS OF LOTS 28 & 14 BLOCK 61  
 SECTION No. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book 2 Plat 106 Scale 1" = 20'  
 CASE: 812-98 FILE: 58808  
 DATE: APRIL 22, 1998

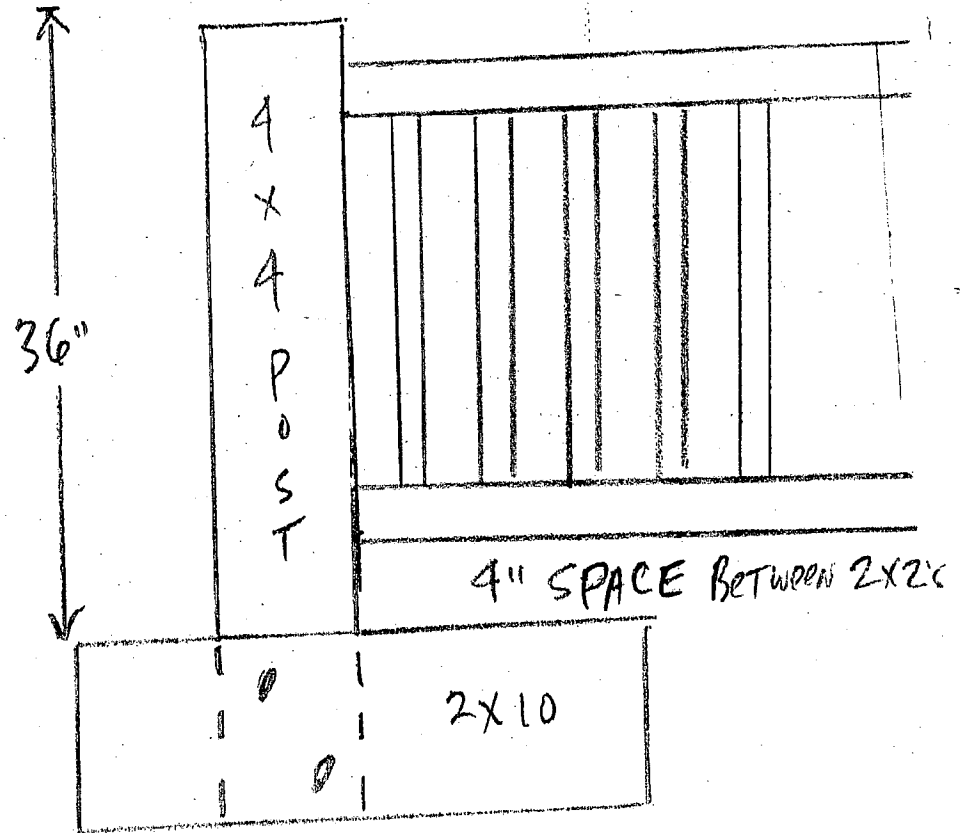
I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

*Edward L. Lopez, Jr.*  
 Edward L. Lopez, Jr.  
 Maryland Property Line Surveyor, No. 522

FOOTING DETAIL



HANDRAIL DETAIL



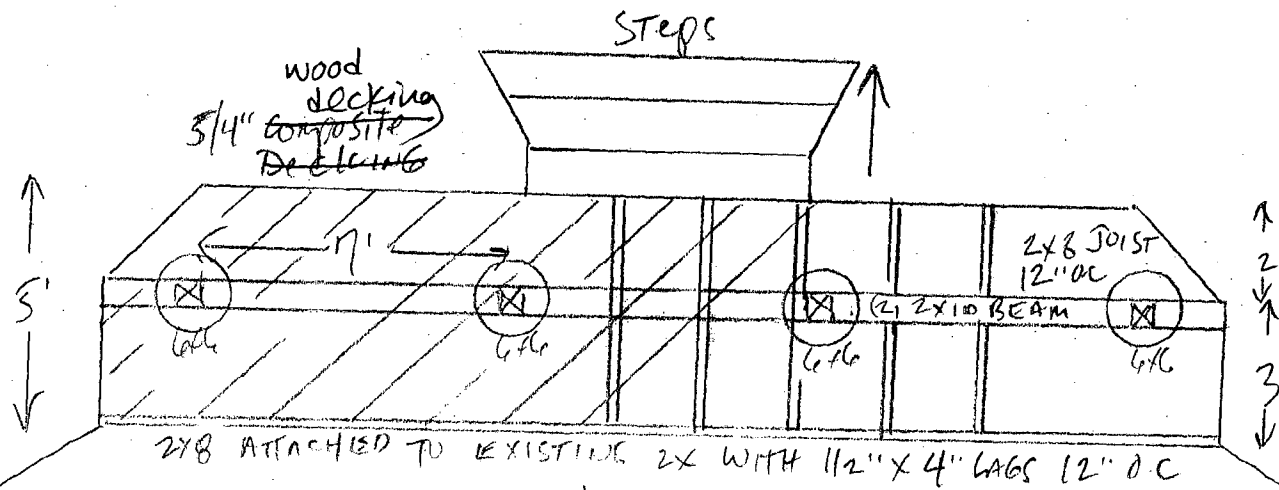
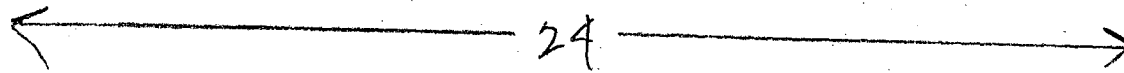
(2) 1/2" x 6" CARRIAGE BOLTS AT EACH POST  
WOOD

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Malley*  
AF 6-18-05

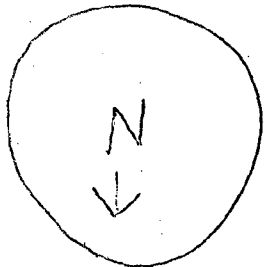
~~WHITE Composite HANDRAIL  
MONARCH BRAND~~

3702 Bradley Ln.  
Chevy Chase, MD

1/4" SCALE



House



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia Malley*

8-18-05

3702 Bradley Ln.  
Chevy Chase, MD

**EXPEDITED**  
**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	3702 Bradley Lane, Chevy Chase	<b>Meeting Date:</b>	08/17/05
<b>Applicant:</b>	Kirk and Margit Nahra	<b>Report Date:</b>	08/10/05
<b>Resource:</b>	Contributing Resource Chevy Chase Historic District	<b>Public Notice:</b>	08/03/05
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	#35/13-05R	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Deck replacement		
<b>RECOMMEND:</b>	Approval with condition		

**RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the condition that:

1. The new deck and railings will be wood, not composite decking material.

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**PROJECT DESCRIPTION:**

**SIGNIFICANCE:** Contributing Resource in the Chevy Chase Historic District  
**STYLE:** Craftsman Bungalow  
**DATE:** c. 1892-1916

**PROPOSAL:**

The applicants are proposing replacement of their existing rear wood deck with a new deck of composite decking material. The deck is in the same location and is slightly smaller than the existing deck and will have railings (existing deck has none). See photos of existing conditions and plans in Circles 6-11.

**RECOMMENDATION:**

- Approval
- Approval with condition**

Staff is recommending approval with the condition that the new deck and railings be wood, not composite decking material.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

X   1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

  X   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.



**List of Adjacent and Confronting Property Owners:**

**Confronting:**

1. Nick and Tanya Vaccaro, 6607 Brookville Road, Chevy Chase, MD 20815.
2. Doyle and Joan Towles, 3701 Bradley Lane, Chevy Chase, MD 20815.
3. Timothy and Catherine Levy, 3703 Bradley Lane, Chevy Chase, MD 20815.

**Adjacent:**

1. Charles and Pattie Firestone, 3704 Bradley Lane, Chevy Chase, MD 20815.

3702 Bradley Lane



left side (from Brookeville Road)



rear



~~Photo~~ Existing Deck At 3702 Bradley Lane in Chevy Chase.



Western edge of deck.



Middle of deck.



Eastern edge of deck.

Views of existing deck at 3702 Bradley Lane in Chevy Chase  
from adjoining property and public right of way.



View from sidewalk  
on Brooksville Rd.  
Deck is not visible.



View from ground level of  
3704 Bradley Lane (adjacent  
property). Deck is not visible.



View from upper level of  
3704 Bradley Lane (adjacent  
property). Deck is not visible.