

35/13-06FF 3706 BRADLEY LA
Chevy Chase Village Historic District

12-4-08

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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 3706 Bradley Lane, Chevy Chase **Meeting Date:** 11/15/06
Resource: Contributing Resource **Report Date:** 11/08/06
Chevy Chase Village Historic District **Public Notice:** 11/01/06
Applicant: Alex and Catherine Triantis
(Roselie Enriquez, Agent)
Review: HAWP **Tax Credit:** N/A
Case Number: 35/15-06FF **Staff:** Michele (aka) *Del Poston*
PROPOSAL: Additions *and Jim's*
RECOMMENDATION: ~~Continuance~~ *Unanimous*

STAFF RECOMMENDATION:

Staff is recommending that the HPC continue HAWP application with the following recommendations:

1. Re-design the rear additions by removing the rear ell's footprint. The goal is to preserve the maximum amount of open space in the rear yard. *near porch to be. Delete screen porch ~ approx 12'.*
2. The design of the new pillar will replicate the original, unless the applicants can provide the Commission with information documenting that these pillars are not original to the site. *current owners built piers in 1980.*
3. The garage doors to be installed on the new garage will be fabricated out of wood.
4. Original dormer's material will not be changed to Hardi-plank.
5. A tree protection plan for this project will be designed and approved by Chevy Chase Village arborist. This plan will be implemented prior to any work beginning on the property.
6. ~~The~~ *NEW* proposed 6'6" high fences will not exceed 6' in height.

ARCHITECTURAL DESCRIPTION

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

The original massing is a three-bay, two-story, side gable brick dwelling. The first floor contains a center entry detailed with a pedimented portico supported with fluted Doric columns. A paneled door surrounded by sidelights and a simple transom completes the entry. The house is detailed with single, 8/8 double hung windows with operable, paneled, louvered shutters. A two-story addition extends from the right (side) elevation of the house and is clad in horizontal Hardi-plank and wood siding. The roof is detailed with a single, centered, dormer and an exterior-end chimney along the right (side) elevation.

Non-contributing features of the site include a two-car garage located in the rear yard.

APPLICABLE GUIDELINES:

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

Chevy Chase Village Historic District Master Plan

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

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

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

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

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

- Major additions should, where feasible, be placed at the rear of the existing structure so that they are less visible from the public right-of-way. Major additions, which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited.
- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Garages and accessory buildings, which are detached from the main house should be subject to lenient scrutiny but should be compatible with the main building.
- Lamposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Exterior trim (such as moldings on doors and windows) on contributing resources should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if not.
- Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the Village

with little or no adverse impact on its character, and they should be permitted where compatibly designed.

- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny.
- Lot coverage should be subject to strict scrutiny, in view of the critical importance of preserving the Village's open park-like character. It is of paramount importance that the HPC recognize and foster the Village's open, park-like character, which necessitates respect for existing environmental settings, landscaping and patterns of open space.
- Roofing materials should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources.
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village.
- Skylights should be subject to strict scrutiny if visible from the public right-of-way, otherwise they should be subject to lenient scrutiny.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation

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

#5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

#6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

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

#10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the

historic property and its environment would be unimpaired.

PROPOSAL:

The applicant is proposing to:

1. Install two, new dormers on the front roof slope of the main massing to match the existing in size, however, the gable ends in the new dormers will not have the scalloped detail.
2. Change the existing, slate shingle siding on the existing dormer to Hardi-plank siding to match the new, dormers to be installed.
3. Demolish the existing, brick pillars and replace with new pillars at front walk. Detail the pillars with a new, three (3) foot, high ornamental steel fence (see detail of fence on circle 33 and new pillars on circle 22).
4. Demolish existing, non-contributing garage (13' x 13') and replace with a new, garage (15' x 20'4"). The new garage will be brick, sheathed with a slate roof (see circle 22).
(18x18)
(15'10" x 20'4")
5. Install a new, 6'6" high, fence commencing at the rear corner of the new addition, continuing in a chevron pattern to the NE corner of the proposed garage. This fence will be a wood, board on board fence (see circle 17).
6. Install a new, 6'6" high fence commencing at the SW corner of the garage and running along the rear property line and ending at the western (side) property line. Fence will be a wood, vertical board fence with Gothic point (see circle 34).
7. Install a new, flagstone patio on a concrete slab at the rear of the house. This slab will be similar to the footprint of the existing flagstone patio, which currently exists on the site. No major increase in footprint is proposed.
8. Replace the existing asphalt driveway with a stamped concrete driveway to simulate stone pavers. The footprint of the driveway will not change (see detail of driveway material on circle 35).
9. Extend the existing brick retaining wall at the front of the property adjacent to the shared driveway. Install a new 3' high ornamental steel fence with gate behind the newly extended retaining wall (see detail of fence on circle 33).
10. Construct a new, second-story addition atop the existing, one-story, rear addition. The proposed materials include Hardi-plank siding, wood windows and doors, slate roof, flush mount skylights.
11. Construct a new, one-story, screen porch addition along the rear portion of the west elevation of the house. The addition will measure 11'10-1/4" wide x 17'2-1/2" long. The proposed materials include wood trim, screening and a copper roof.
12. Construct a new, two-story ell (20'11-3/4" x 13'10"). The ell will connect to the new, two-story addition and extend into the rear yard from the east side of the house. The proposed materials include Hardi-plank siding, and panels, wood windows and doors, standing seam-copper roof.

CALCULATIONS

Existing Lot 10,310 sq. ft.

Existing

House 1,918 sq. ft
Lot Coverage 18.6%
w/ Garage 2,243 sq. ft
Lot Coverage 21.7%

Proposed

House 2,401.5 sq. ft
Lot Coverage 23.2%
w/ Garage 2,723.5 sq. ft
Lot Coverage 26.4%

STAFF DISCUSSION

Topic #1 and #2 Install two, new dormers on the front roof slope of the main massing to match the existing in size, however, the gable ends in the new dormers will not have the scalloped detail. Change the existing, slate shingle siding on the existing dormer to Hardi-plank siding to match the new, dormers to be installed.

The proposed dormer additions will replicate the existing dormer’s massing and scale and will be compatible with the existing architectural style of the house. The design of the new dormers will be differentiated by the elimination of the scalloped detail in the gable. Utilizing a 21st century material, such as Hardi-siding, on the new dormers is consistent with their period of construction; however, the original dormer must remain sheathed in slate. Staff recommends approval with the condition that the original dormer remain sheathed in slate.

Topic #3 Demolish the existing, brick pillars and replace with new pillars at front walk. Detail the pillars with a new, three (3) foot, high ornamental steel fence.

The applicant is proposing to demolish and reconstruct the existing pillars in the same location and re-use the existing light fixture. It is unclear if these pillars are original to the house; however, the applicants are proposing to re-construct the pillars in the same location, of the same height, with the same materials and re-using the existing light fixture. Staff would recommend, however, that the design of the new pillar replicate the original, unless the applicants can provide the Commission with information documenting that these pillars are not original to the site. The proposed 3’ high steel fence is compatible with the architectural style of the house.

Topic #4 Demolish existing, non-contributing garage (13’ x13’) and replace with a new, garage (15’ x 20’4”). The new garage will be brick, sheathed with a slate roof.

This garage is at the rear of the property and will be partially visible from the public right-of way. The proposed materials and details are sympathetic to the Colonial Revival style. Staff does note that the Commission typically only approves wood, overhead garage doors for garage applications. Staff recommends approval with this standard condition.

see note from Bradley Lane

Topic #5 and #6 Install a new, 6’6” high, fence commencing at the rear corner of the new addition, continuing in a chevron pattern to the NE corner of the proposed garage. This fence will be a wood, board on board fence. Install a new, 6’6” high fence commencing at the SW corner of the garage and running along the rear property line and ending at the western (side) property line. Fence will be a wood, vertical board fence with Gothic point.

Both of these proposed 6’ high fences are located entirely in the rear yard behind the rear plane of the house. Staff recommends approval.

Topic #7, #8, and #9 Install a new, flagstone patio on a concrete slab at the rear of the house. This slab will be similar to the footprint of the existing flagstone patio, which currently exists on the site. No major increase in footprint is proposed. Replace the existing asphalt driveway with a stamped concrete driveway to simulate stone pavers. The footprint of the driveway will not change. Extend the existing brick retaining wall at the front of the property adjacent to the shared driveway. Install a new 3' high ornamental steel fence with gate behind the newly extended retaining wall

Staff recommends approval of these minor landscape changes, as they will not have any negative impact to the historic setting of the district.

Topic #10 Construct a new, second-story addition atop the existing, one-story, rear addition. The proposed materials include Hardi-plank siding, wood windows and doors, slate roof, flush mount skylights.

This proposed addition has been designed to complement the existing architectural style of the house. The applicants are proposing to extend the existing slate roof onto this massing. Additionally the proposed materials and detailing complement and are proportional to the existing house. By placing the addition onto an existing one-story massing, the architect is not increasing the footprint on a lot that is already at 24% lot coverage.

Topic #11 Construct a new, one-story, screen porch addition along the rear portion of the west elevation of the house. The addition will measure 11'10-1/4" wide x 17'2-1/2" long. The proposed materials include wood trim, screening and a copper roof.

This increase in footprint is being sited in a location that will not negatively impact the open-space of the rear yard. Staff recommends approval.

Topic #12 Construct a new, two-story ell (20'11-3/4" x 13'10"). The ell will connect to the new, two-story addition and extend into the rear yard from the east side of the house. The proposed materials include Hardi-plank siding, and panels, wood windows and doors, standing seam-copper roof.

If the other elements of this application are approved, this 290 sq. ft. footprint, two-story ell, will bring the lot coverage on this lot to 26.4%. The Commission generally encourages lot coverage percentages to hover around 25% in order to preserve and foster the Village's park-like setting and open-space goals. This application achieves those numbers, however, staff would like to see a modified design that does not require the ell to project into the rear yard. This design, in staff's opinion, significantly reduces the rear green space on the applicant's property, which compromises vital open space and the overall integrity of the historic district's environmental setting.

STAFF RECOMMENDATION:

Staff recommends that the Commission **continue** the HAWP application.



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: ROSELE ENRIQUEZ

Daytime Phone No.: 202 362 5226

Tax Account No.: 00455975

Name of Property Owner: ALEX & CATHERINE TRIANTIS Daytime Phone No.: _____

Address: 3706 BRADLEY LANE CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: TREACY & EAGLEBURGER ARCHITECTS PC Daytime Phone No.: 202.362.5226

LOCATION OF BUILDING/PREMISE

House Number: 3706 Street: BRADLEY LANE

Town/City: CHEVY CHASE Nearest Cross Street: GEORGIA CT.

Lot: 27/28/14/15 Block: 61 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

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 3 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 437076 Date Filed: _____ Date Issued: _____

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**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing house is a 2 ½ story central hall brick colonial with a 2 story frame and brick side wing, to the west, and a 1 story flat roofed frame rear addition to the south. The original house was built in 1924 and the rear addition we believe to have been added in the eighties. A 1 story brick garage with a very low pitched roof exists in the southeast corner of the lot. There is a single small dormer centered on the existing front slate roof.

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

The proposed addition replaces the flat roofed 1 story earlier addition with a 2 ½ story brick mass with slate roof, a 2 story frame wing and a 1 story frame screen porch (standing copper roofs over the frame additions). The ridge of the new 2 ½ story mass is held 6" below the existing ridge. We propose to add 2 dormers to the front roof of the existing colonial with simpler detailing to distinguish it from the existing dormer. A new, slightly smaller brick garage with a hipped slate roof is proposed 7' south of the existing location. New fencing is also proposed.

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING (Owner, Owner's Agent, Adjacent and Confronting Property Owners)	
Owner's mailing address ALEX & CATHERINE TRIANTIS 3706 BRADLEY LANE CHEVY CHASE MD 20815	Owner's Agent's mailing address TREACY & EAGLEBURGER ARCHITECTS, PC 3995 CONNECTICUT AVE, NW 2ND FLR WASHINGTON D.C. 20008
Adjacent and confronting Property Owners mailing addresses	
EVELYN PRETTYMAN 3708 BRADLEY LANE CHEVY CHASE MD 20815	CHARLIE & PATTY FIRESTONE 3704 BRADLEY LANE CHEVY CHASE MD 20815
STEPHEN SACKS 35 QUINCY ST. CHEVY CHASE MD 20815	ERIC MYRLAND 37 QUINCY ST. CHEVY CHASE MD 20815
BILL & MARIE WOOD 3707 BRADLEY LANE CHEVY CHASE MD 20815	TIM & CATHERINE LEVY 3703 BRADLEY LANE CHEVY CHASE MD 20815

gaddresses/ noticing table

Tree Inspection Request

117

411
#250
H. G. Proctor

Address 3706 BRADLEY LANE

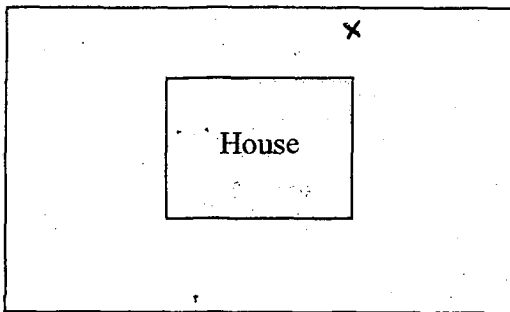
Date 9-11-06

Resident's Name CATHERINE ALEX TRIANTIS Phone #'s _____

Circle One: Private Property Village Street/Park Tree _____

Concern(s) RENOVATION APPROVAL

Tree Preservation Procedures



Call taker to indicate location of tree(s) using "plat" and Number designation itemized below.

#1 _____

← #2 _____

#3 _____

Street

(Please list no more than three trees per page)

*****To be completed by arborist*****

Tree #1: Type and Diameter _____

Assessment: See Drawing

Tree #2: Type and Diameter _____

Assessment: _____

Tree #3: Type and Diameter _____

Assessment: _____

If removal requested. – Approved Denied Permit Required? Y N

Tree #1

Tree #2

Tree #3

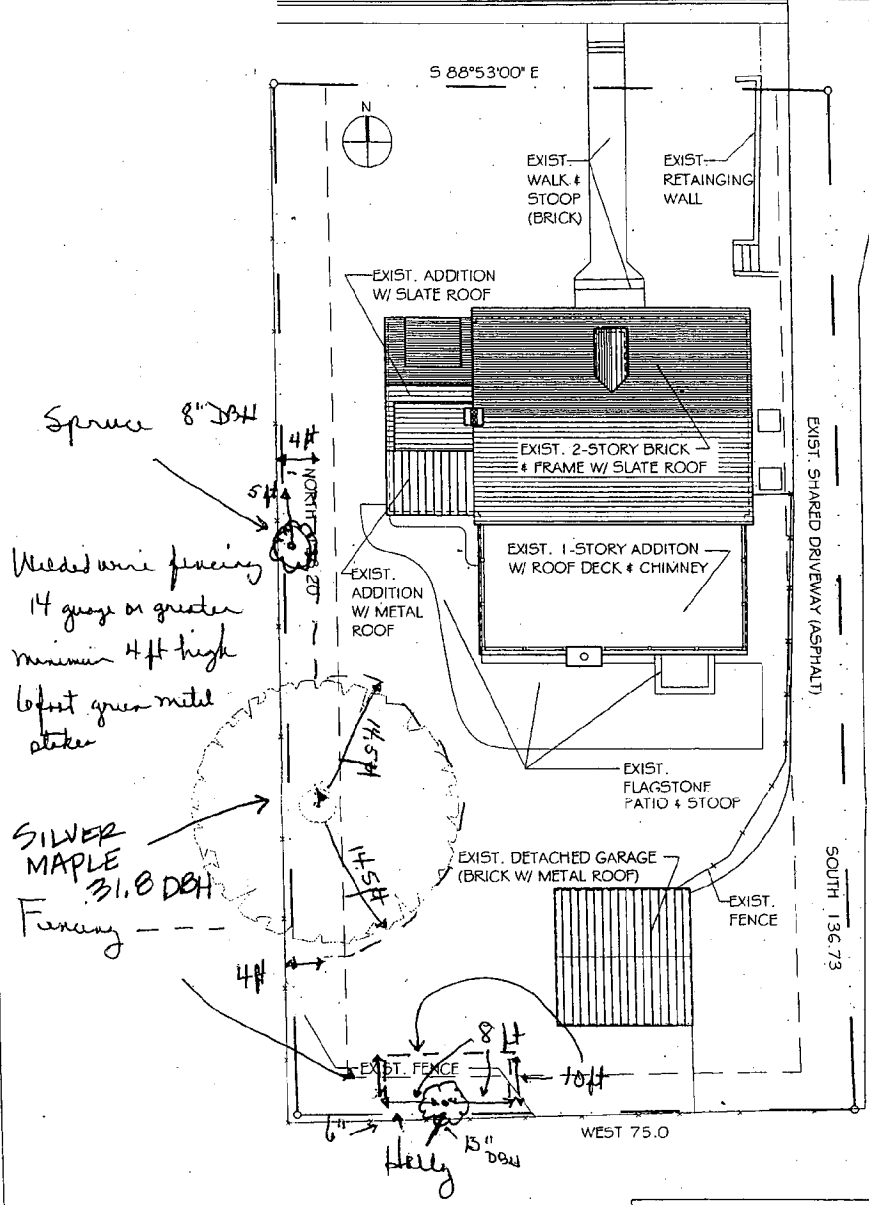
Signature William P.

Date 10-11-06

#3706 BRADLEY LANE
 BLOCK G1, SECTION 2
 CHEVY CHASE, MARYLAND

BRADLEY LANE

S 88°53'00" E



Spruce 8" DBH
Welded wire fencing
14 gauge or greater
minimum 4ft high
before green metal stakes

SILVER MAPLE
31.8 DBH
Fencing

A
 1
 EXISTING SITE
 1/16" = 1'-0"

DRAWING KEY	
PROPERTY LINE	— — — — —
SET-BACK LINE	- - - - -
FENCE	— x —

OF
 I
 II

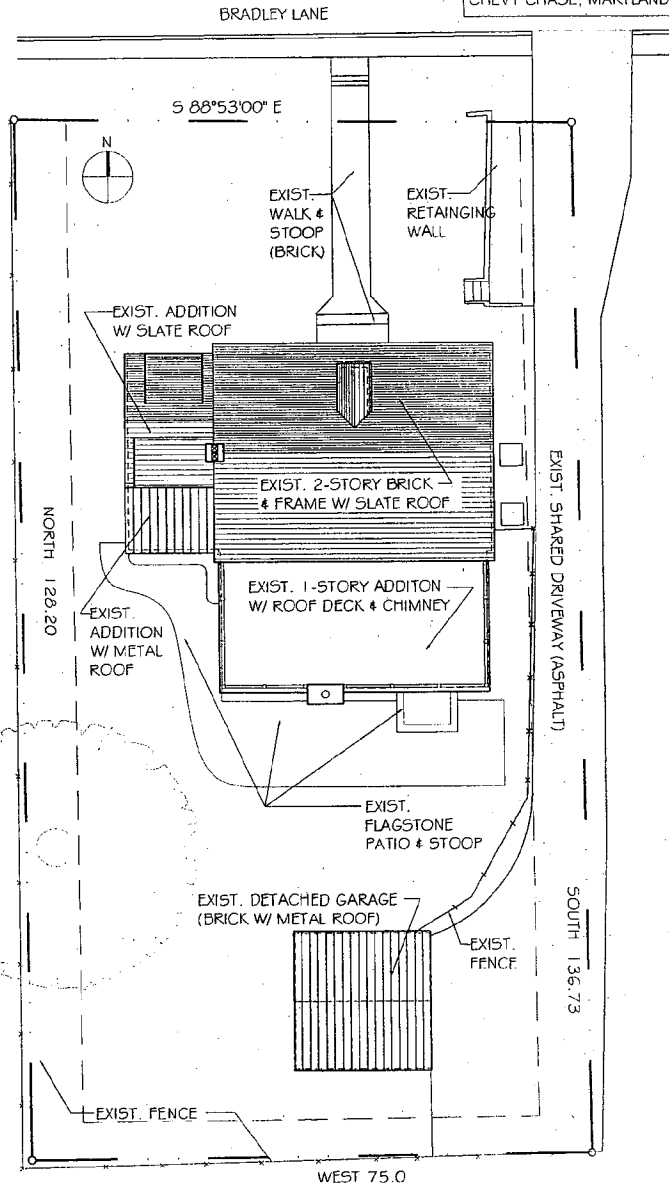
TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

PRELIM. REVIEW
 CHEVY CHASE VILLAGE
 1/16" = 1'-0"
 07.28.06

TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 ■ FAX: 202-362-7791

11

#3706 BRADLEY LANE
BLOCK 61, SECTION 2
CHEVY CHASE, MARYLAND



A EXISTING SITE
1/16" = 1'-0"

DRAWING KEY	
PROPERTY LINE	— · — · — · — · — · — · —
SET-BACK LINE	— · — · — · — · — · — · —
FENCE	— x — x — x — x — x — x —

OF
10

1

TRIAN TIS RESIDENCE

3706 BRADLEY LANE
CHEVY CHASE, MD

**HAWP PKG.
MONTGOMERY CO.**

1/16" = 1'-0"
10.25.06

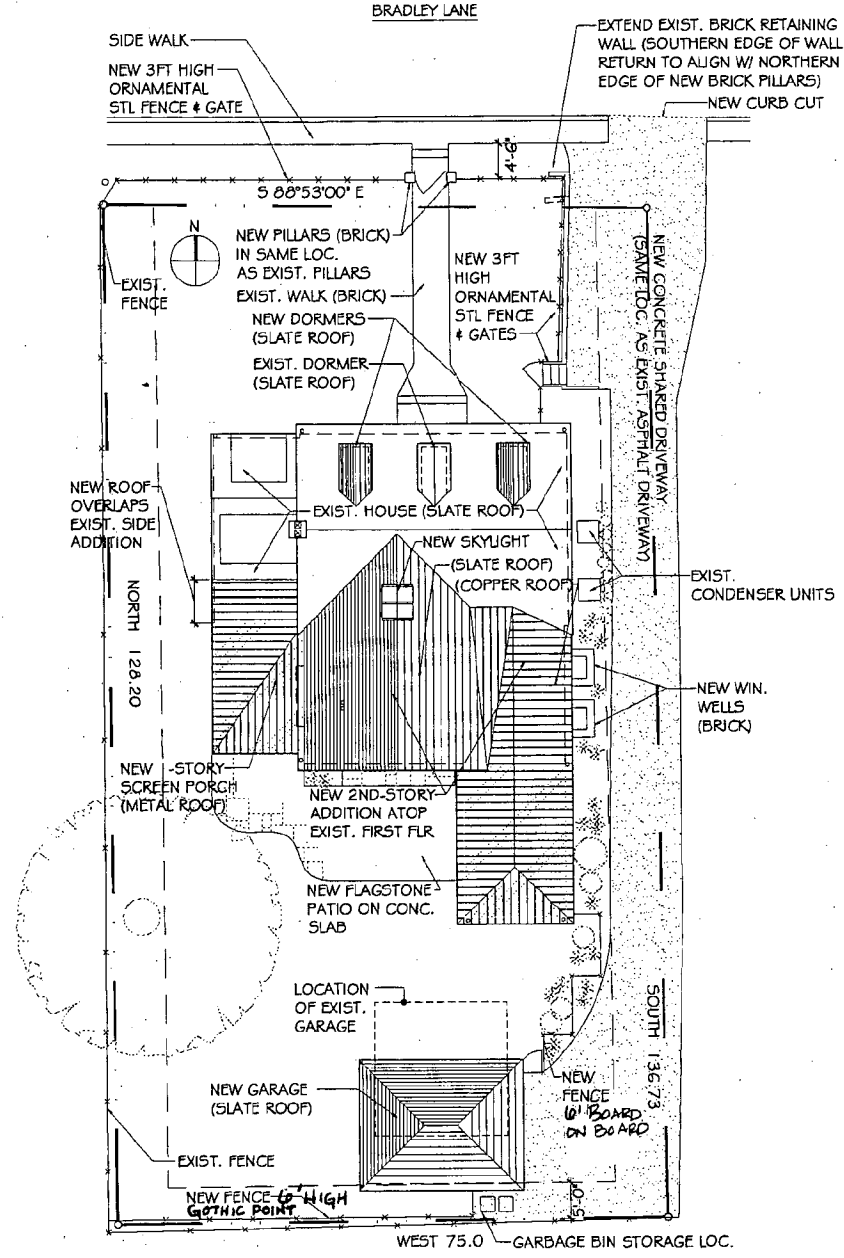


**TREACY & EAGLEBURGER
ARCHITECTS**

3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 ■ FAX: 202-362-3791

12

#3706 BRADLEY LANE
BLOCK G 1, SECTION 2
CHEVY CHASE, MARYLAND



A
5
PROPOSED SITE
1/16" = 1'-0"

DRAWING KEY
PROPERTY LINE ———
SET-BACK LINE - - - - -
FENCE - - - - -
ADDITION TO EXISTING BUILDING FOOTPRINT // // //

ADDITIONAL FOOTPRINT: ~~430.7~~ SF 480.4 SF
TOTAL LOT COVERAGE: ~~26.4%~~

OF 10
5

TRIANTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY Co.
1/16" = 1'-0"
10.25.06

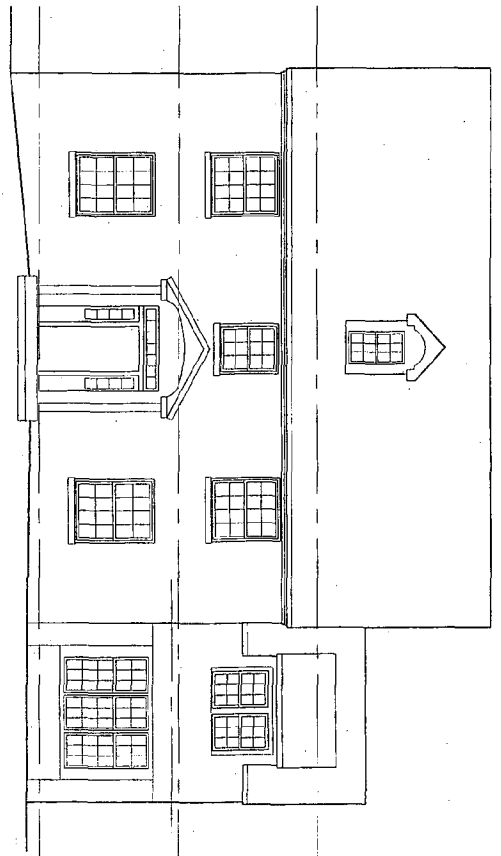
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

13

14

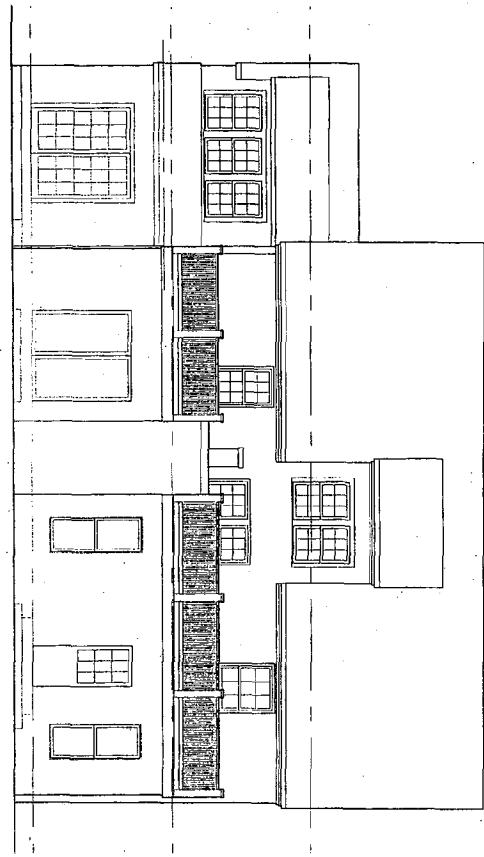
A
2

EXISTING FRONT ELEVATION (NORTH)
1/8" = 1'-0"



B
2

EXISTING REAR ELEVATION (SOUTH)
1/8" = 1'-0"

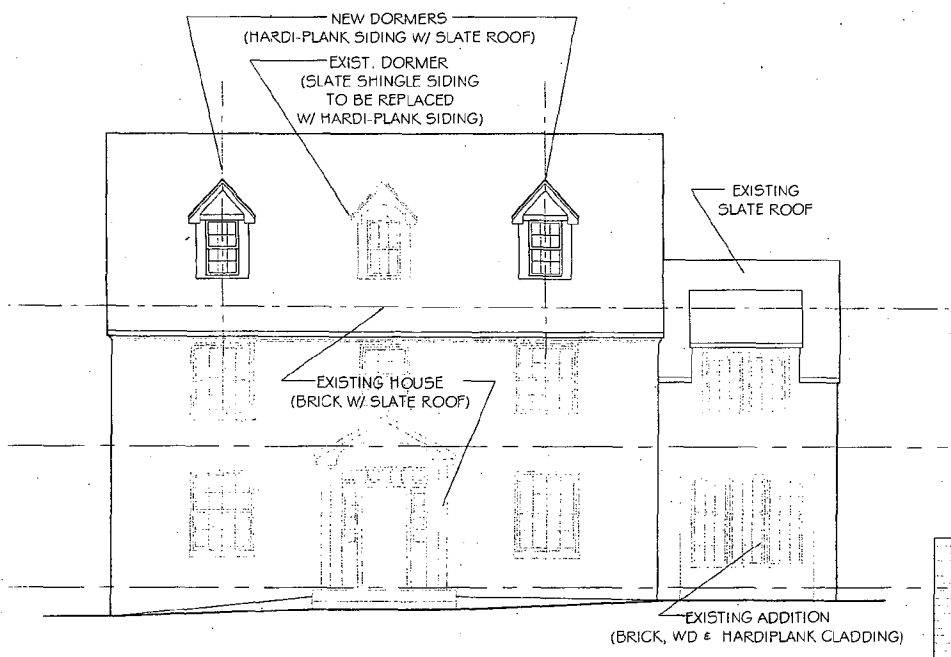


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OF 10

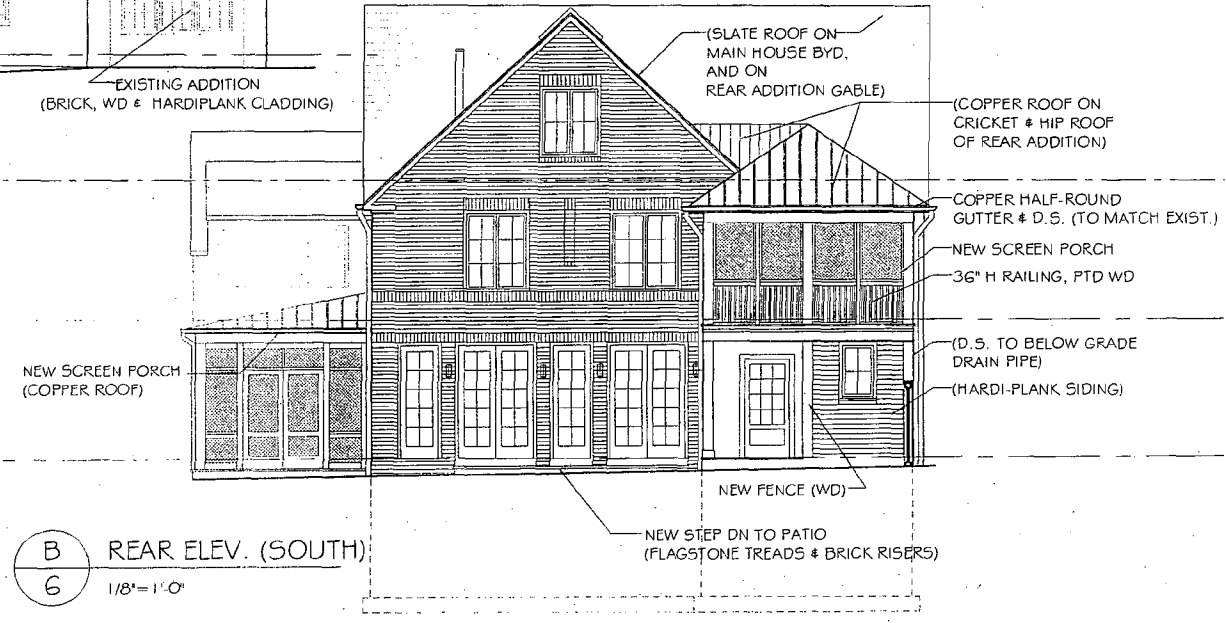
TRIAN TIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY Co.
1/8" = 1'-0"
10.25.06

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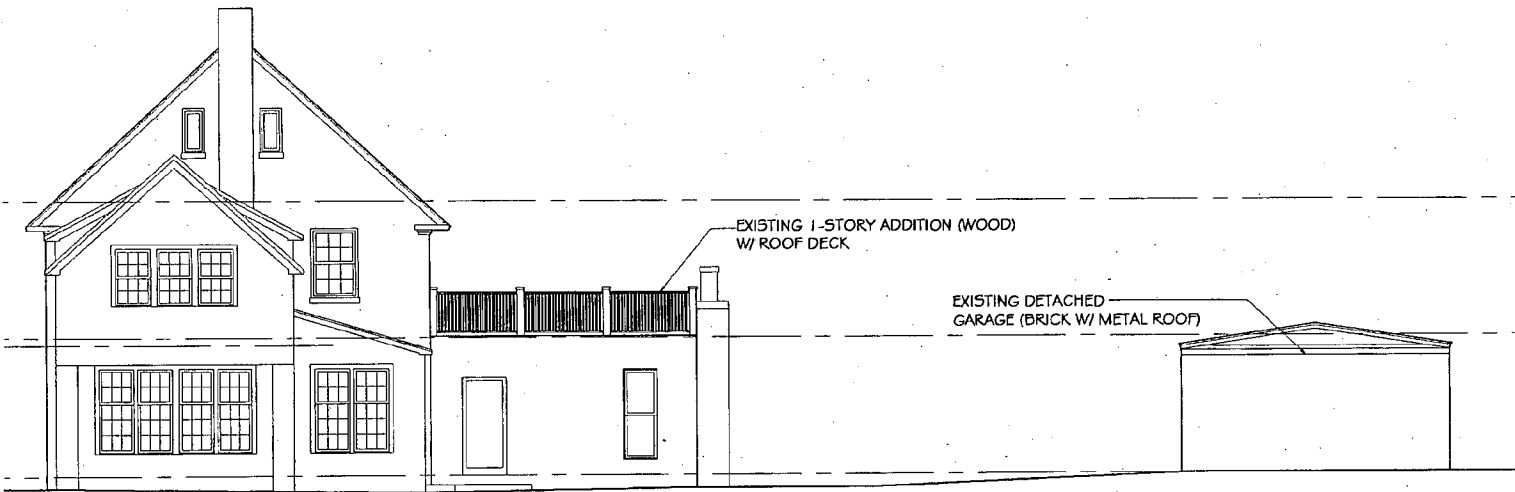


A FRONT ELEV. (NORTH)
 6 1/8"=1'-0"

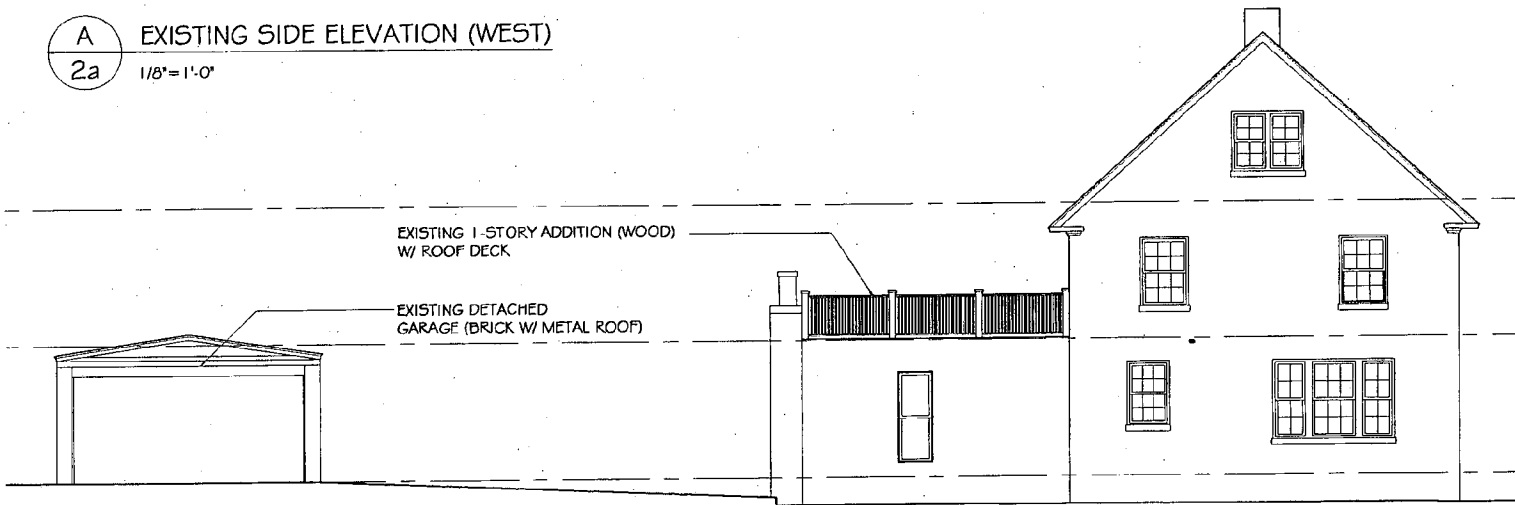


B REAR ELEV. (SOUTH)
 6 1/8"=1'-0"

15



A EXISTING SIDE ELEVATION (WEST)
 2a 1/8" = 1'-0"



B EXISTING SIDE ELEVATION (EAST)
 2a 1/8" = 1'-0"

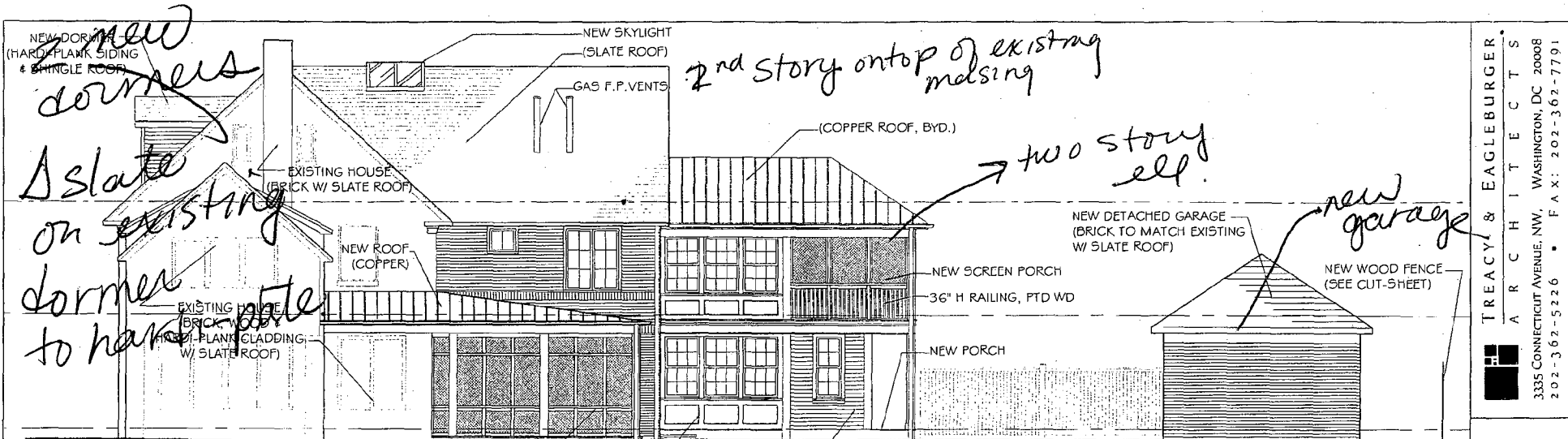
TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
 202-362-5226 • FAX: 202-362-7791

HAWP PKG.
 MONTGOMERY CO.
 1/8" = 1'-0"
 10.25.06

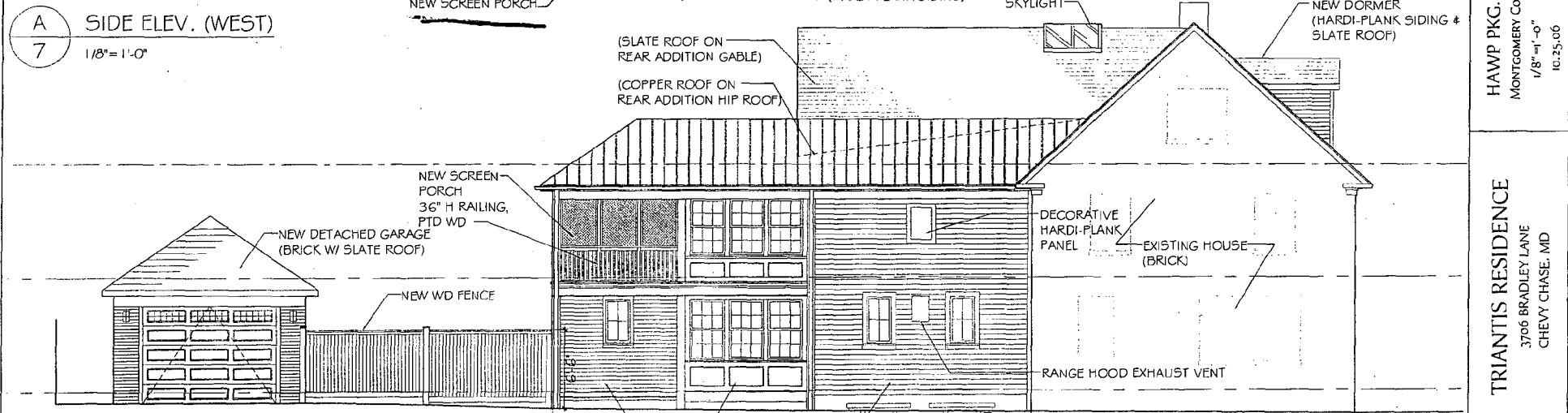
TRIANITIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

2A
 OF 11

16



A SIDE ELEV. (WEST)
1/8" = 1'-0"



B SIDE ELEV. (EAST)
1/8" = 1'-0"

(2) WINDOW WELLS
TO MEET IRC EGRESS REQ.

— retaining wall w/ 3' ornamental fence
— driveway w/ stamped concrete (stone pattern)

17

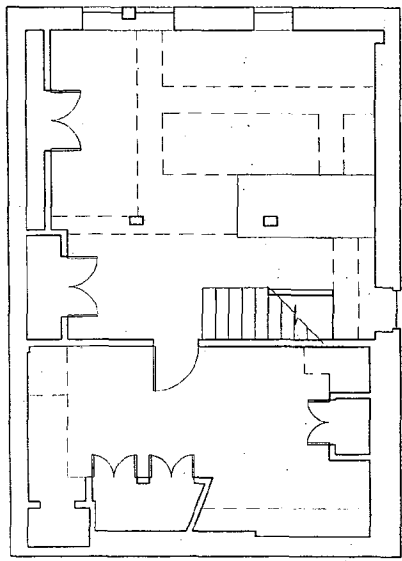
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 • FAX: 202-362-7791

HAWP PKG.
MONTGOMERY CO.
1/8" = 1'-0"
10.25.06

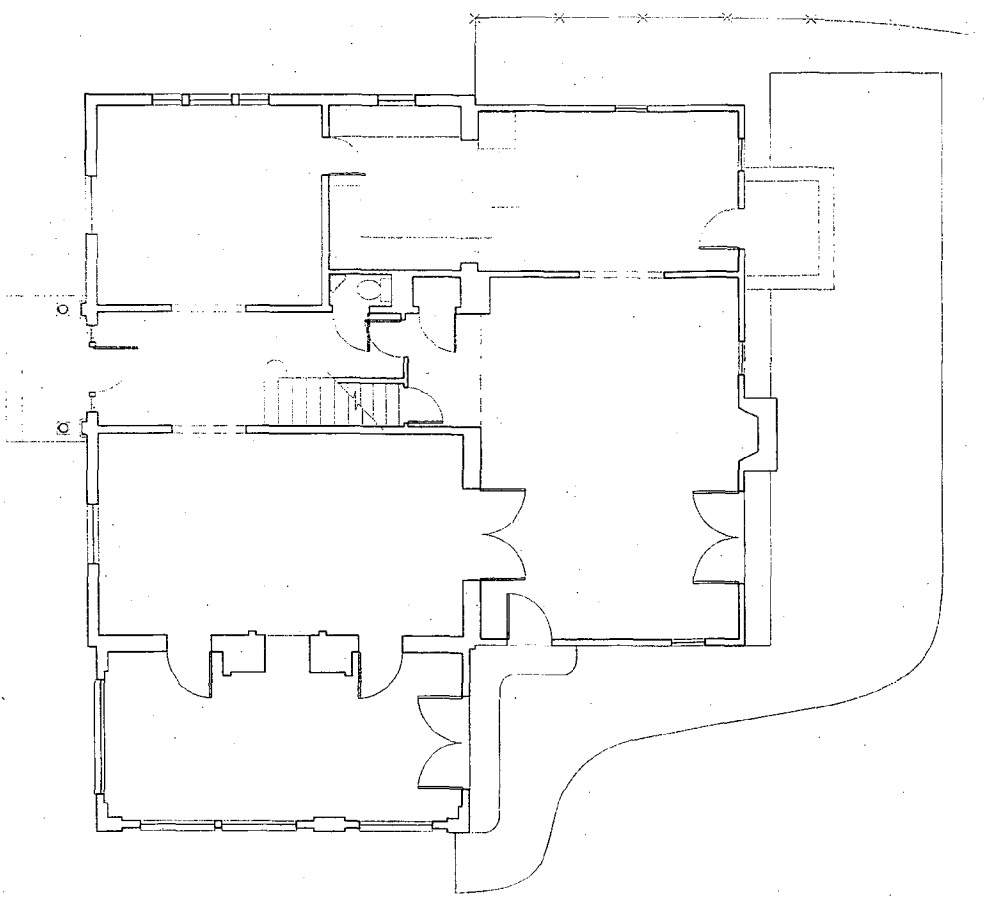
TRIANIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

7
OF -10

A
EXISTING BASEMENT
1/8" = 1'-0"



B
EXISTING FIRST FLOOR
1/8" = 1'-0"



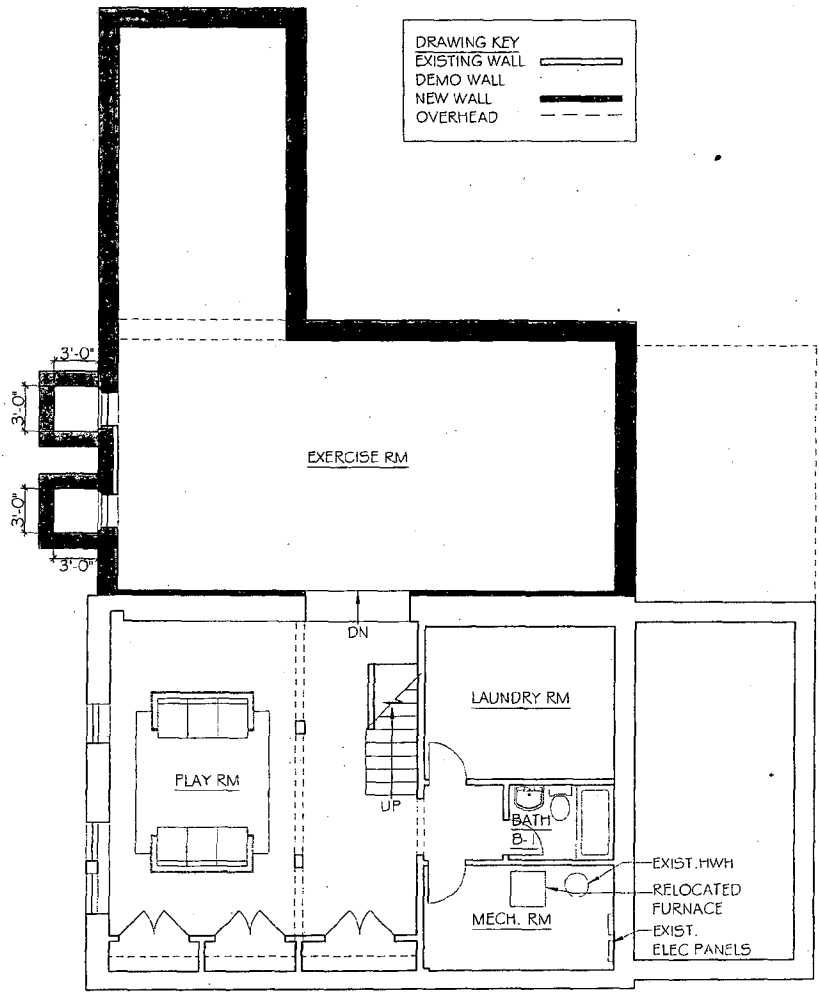
3
OF 10

TRIANTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

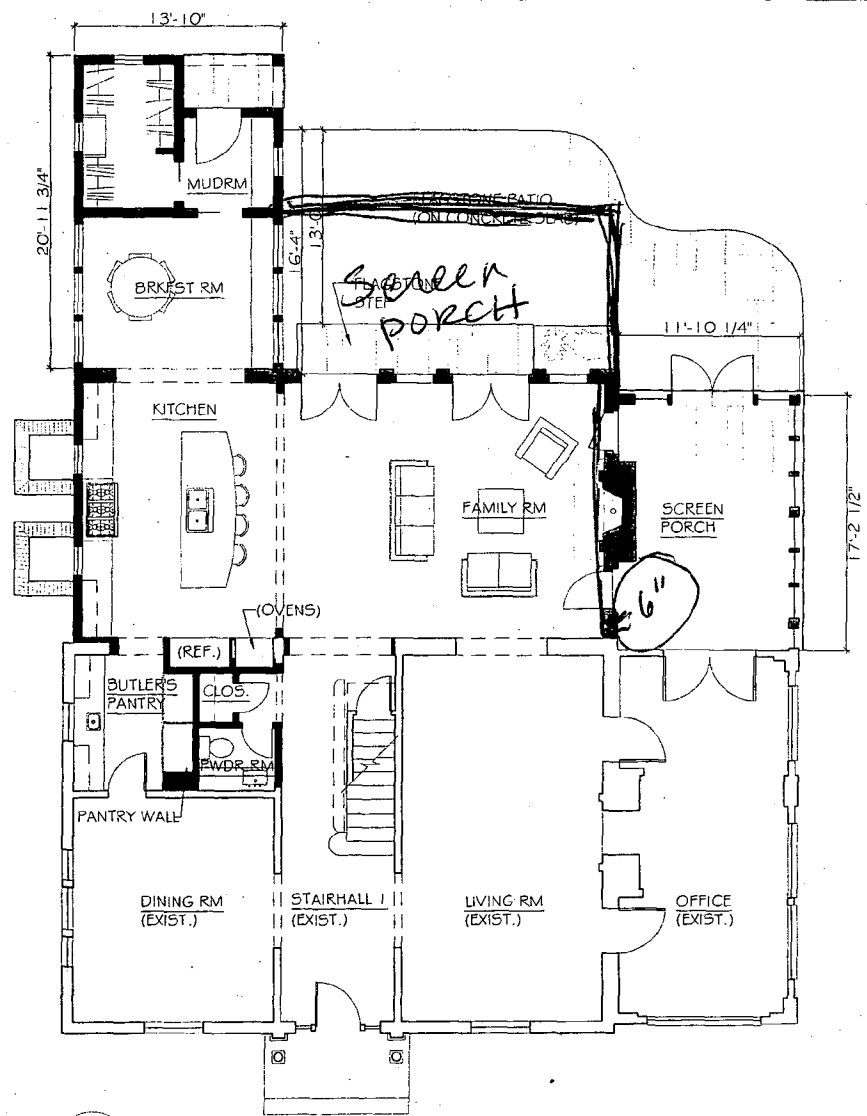
HAWP PKG.
MONTGOMERY Co.
1/8" = 1'-0"
10.25.06



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A PROPOSED BASEMENT PLAN
8 1/8" = 1'-0"



B PROPOSED FIRST-FLOOR PLAN
8 1/8" = 1'-0"

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HAWP PKG.
 MONTGOMERY CO.
 1/8" = 1'-0"
 10.25.06

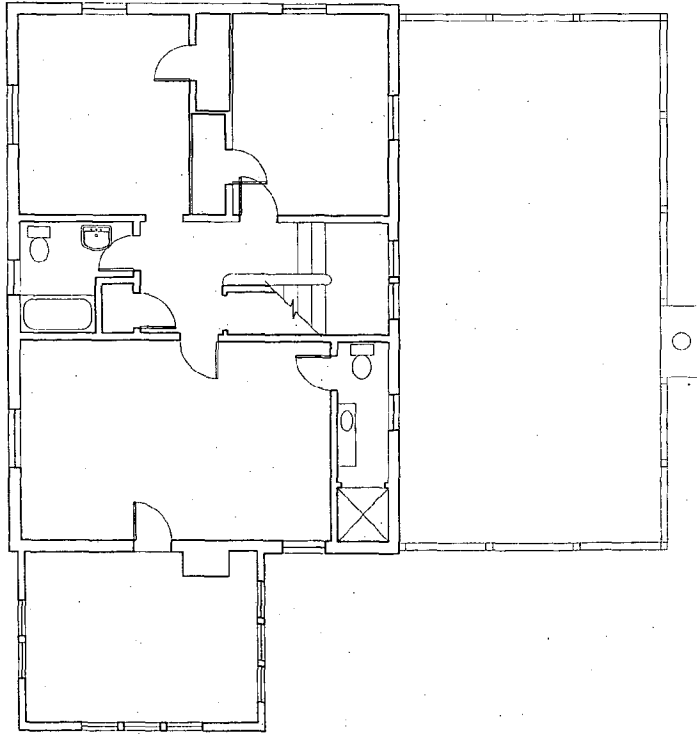
TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

19

02

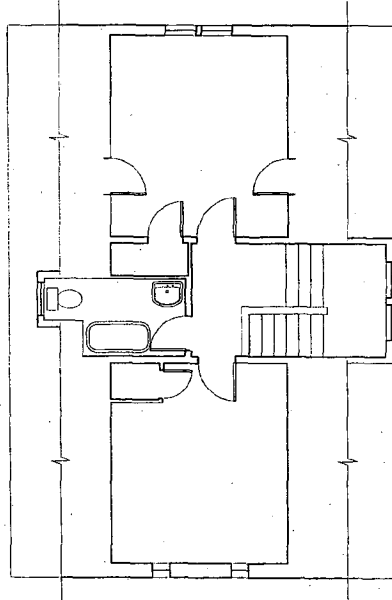
A
4

EXISTING SECOND FLOOR
1/8" = 1'-0"



B
4

EXISTING THIRD FLOOR
1/8" = 1'-0"



4
OF 10

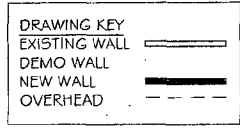
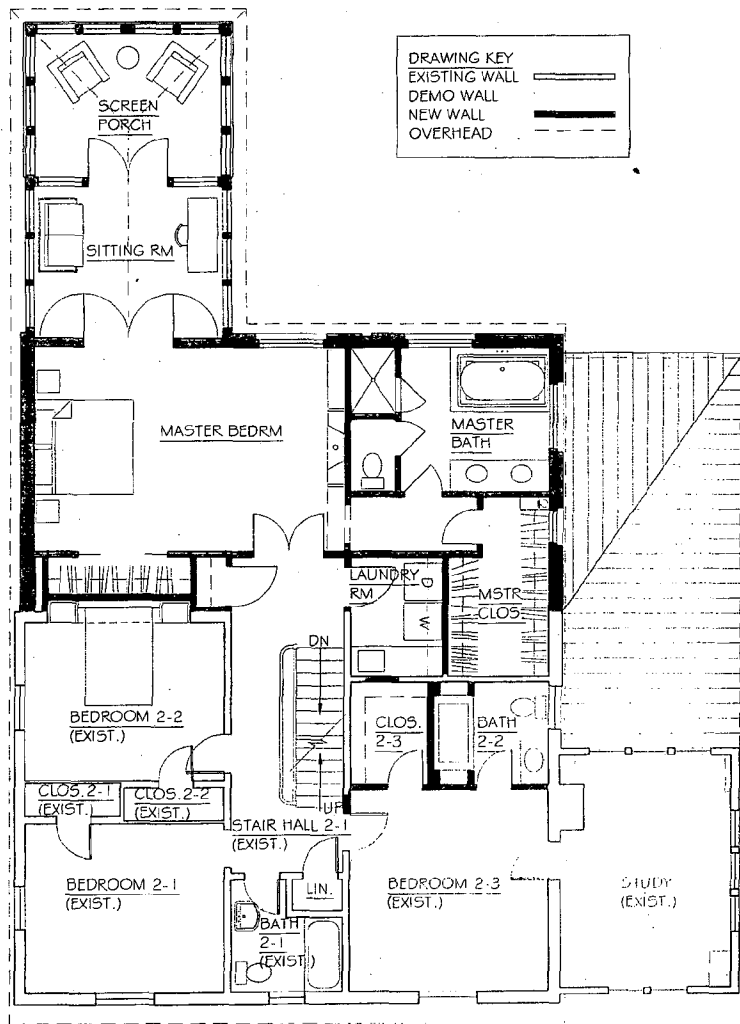
TRIANTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY Co.
1/8" = 1'-0"
10.25.06

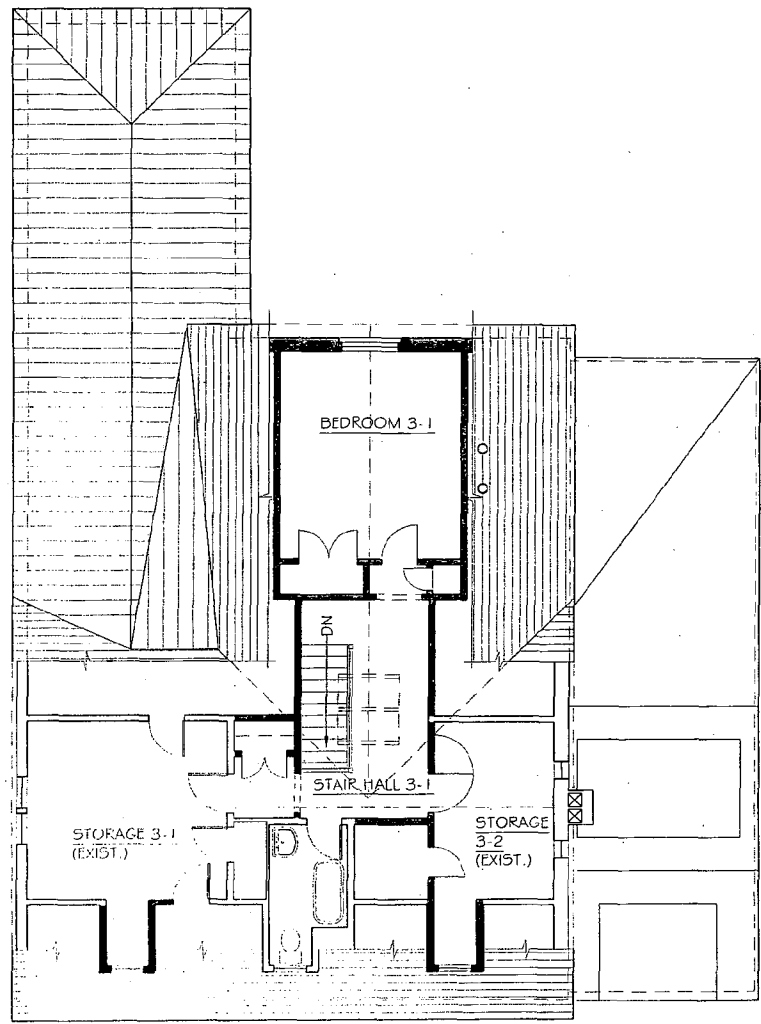


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A PROPOSED SECOND FLOOR PLAN
 9 1/8" = 1'-0"



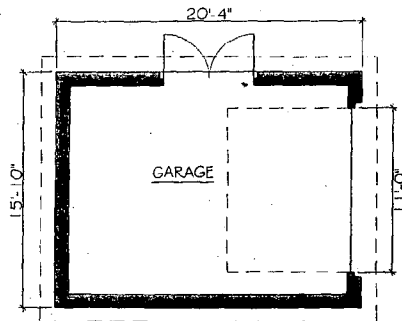
B PROPOSED THIRD FLOOR PLAN
 9 1/8" = 1'-0"

TREACY & EAGLEBURGER
 ARCHITECTS
 3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
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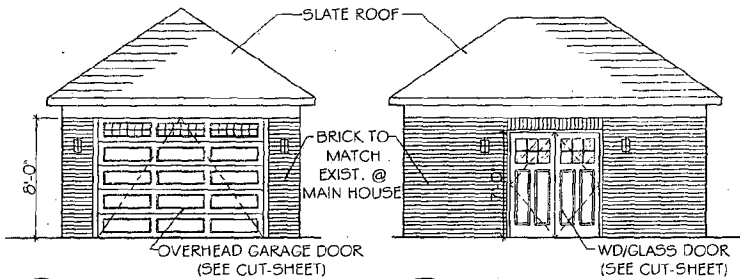
HAWP PKG.
 MONTGOMERY CO.
 1/8" = 1'-0"
 10.25.06

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

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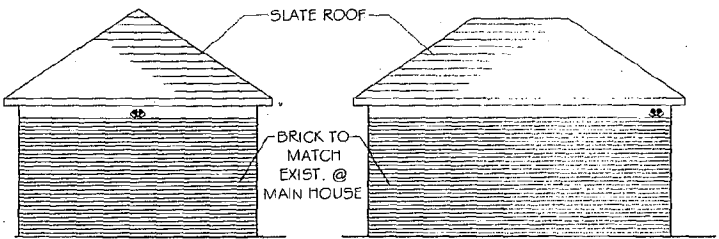


A
10
PROPOSED GARAGE PLAN
1/8" = 1'-0"



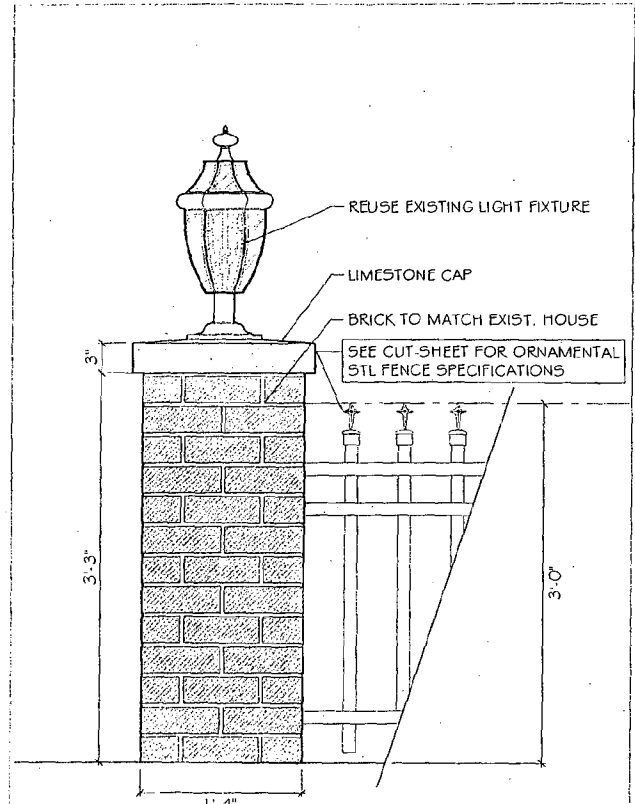
B
10
GARAGE EAST ELEV.
1/8" = 1'-0"

C
10
GARAGE NORTH ELEV.
1/8" = 1'-0"



D
10
GARAGE WEST ELEV.
1/8" = 1'-0"

E
10
GARAGE SOUTH ELEV.
1/8" = 1'-0"



F
10
TYP. NEW PILLAR @ FRONT WALK
1" = 1'-0"

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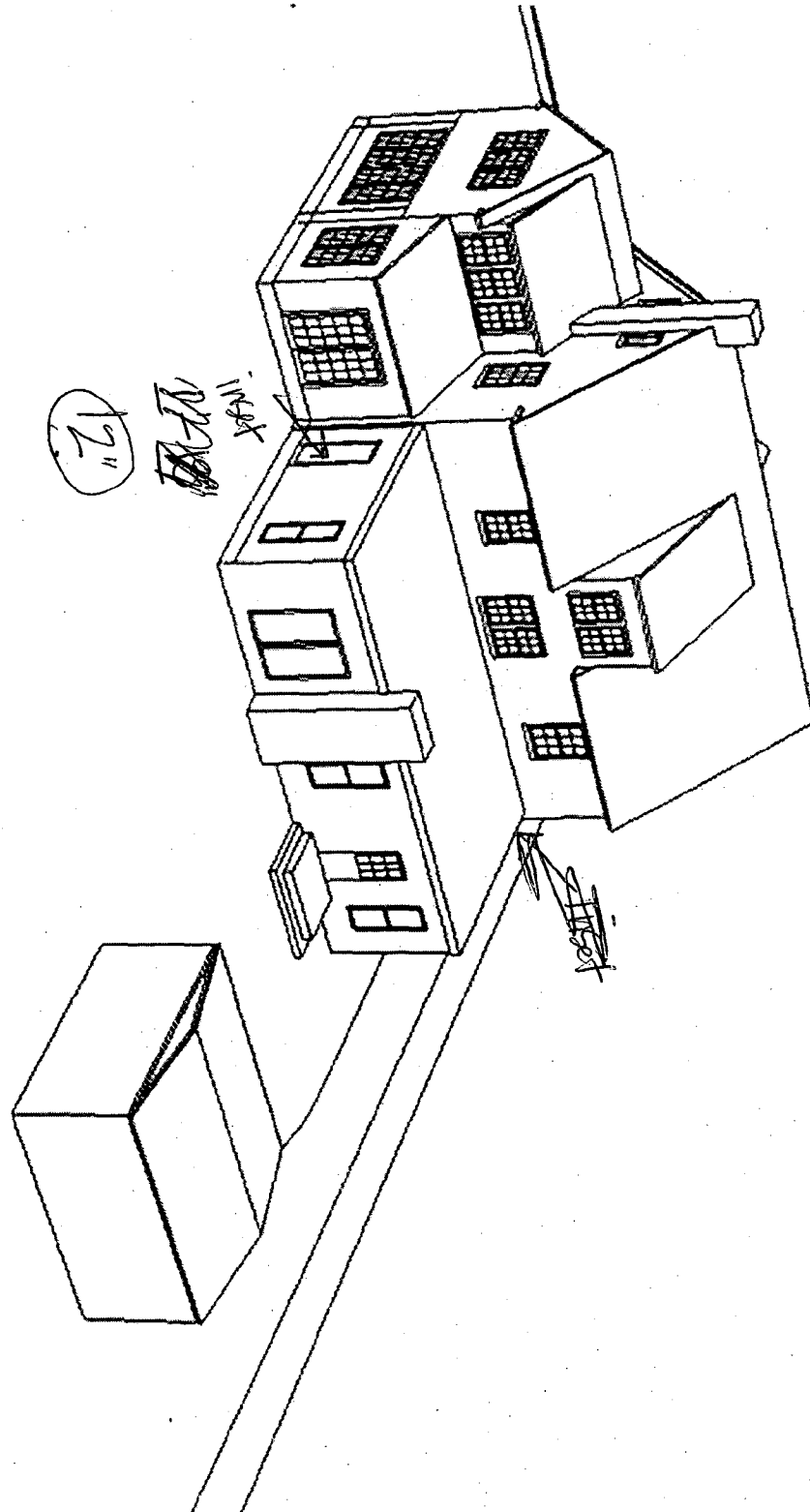
HAWP PKG.
MONTGOMERY CO.
1/8" = 1'-0"
10-25-06

TRIAN TIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

22

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INTENTIONALLY
LEFT BLANK

120



EXISTING BUILDING MASSING

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

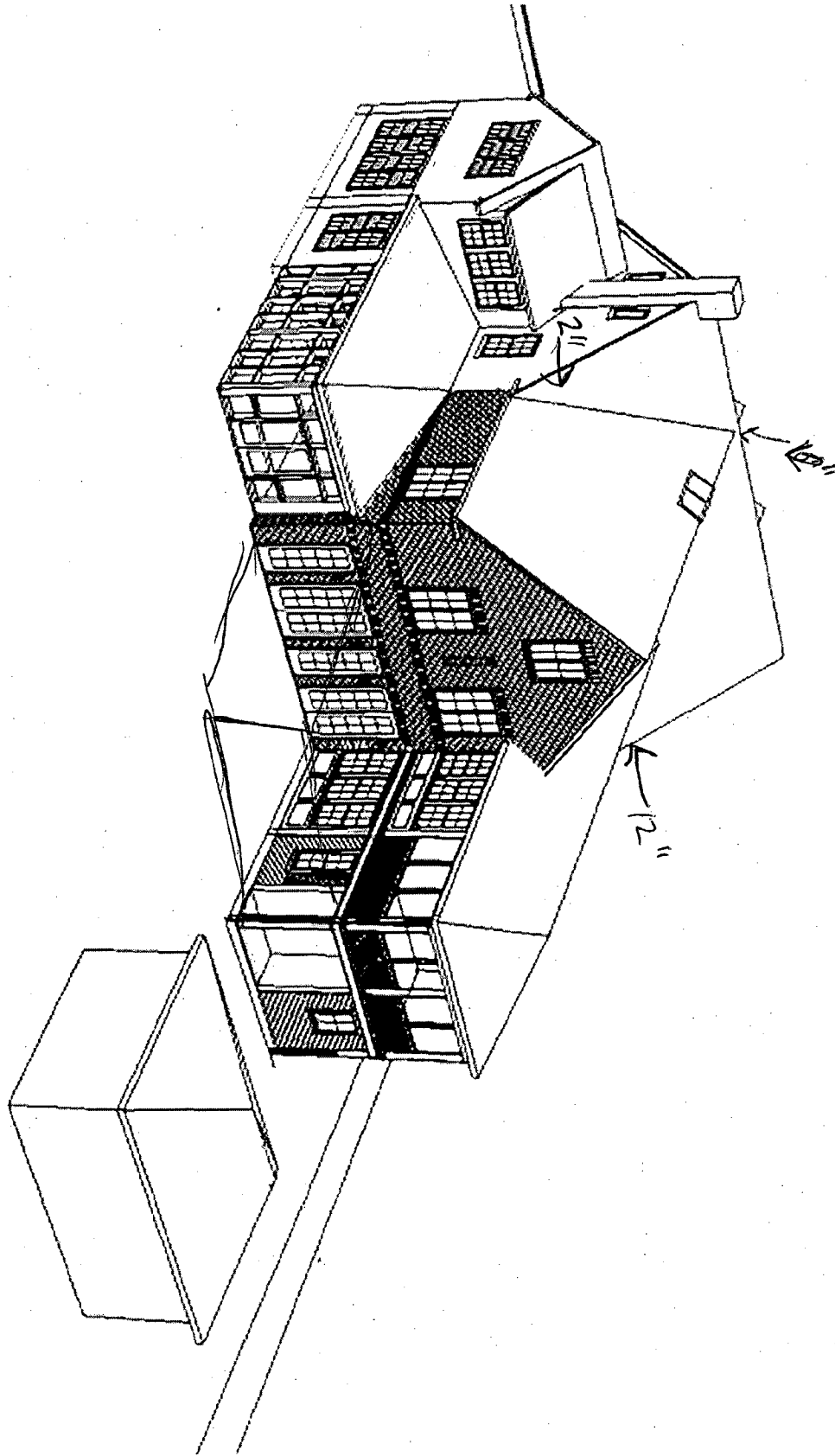
HAWP PKG.
MONTGOMERY CO.
10.25.06



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98



PROPOSED BUILDING MASSING

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

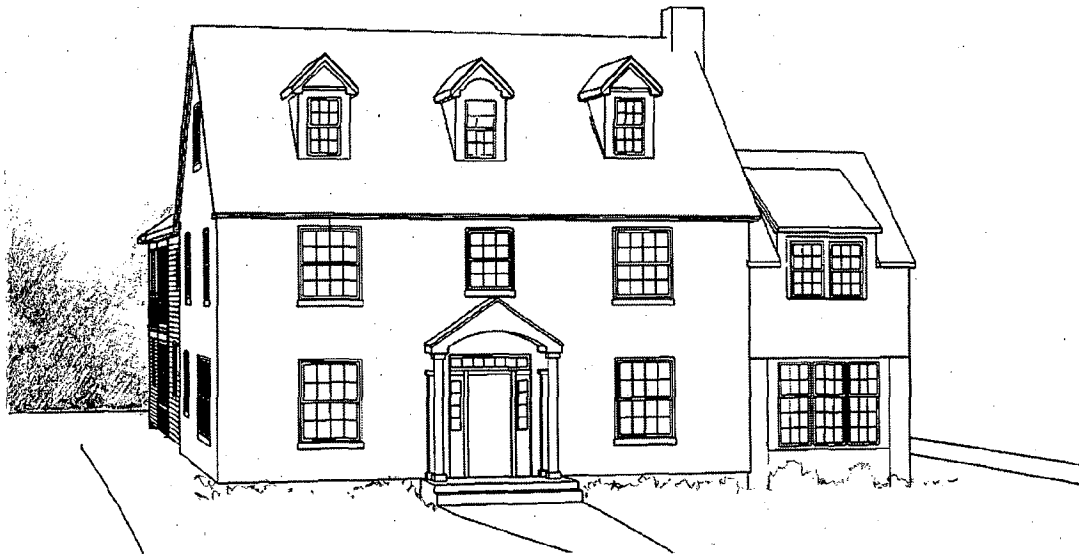
HAWP PKG.
MONTGOMERY CO.

10.25.06

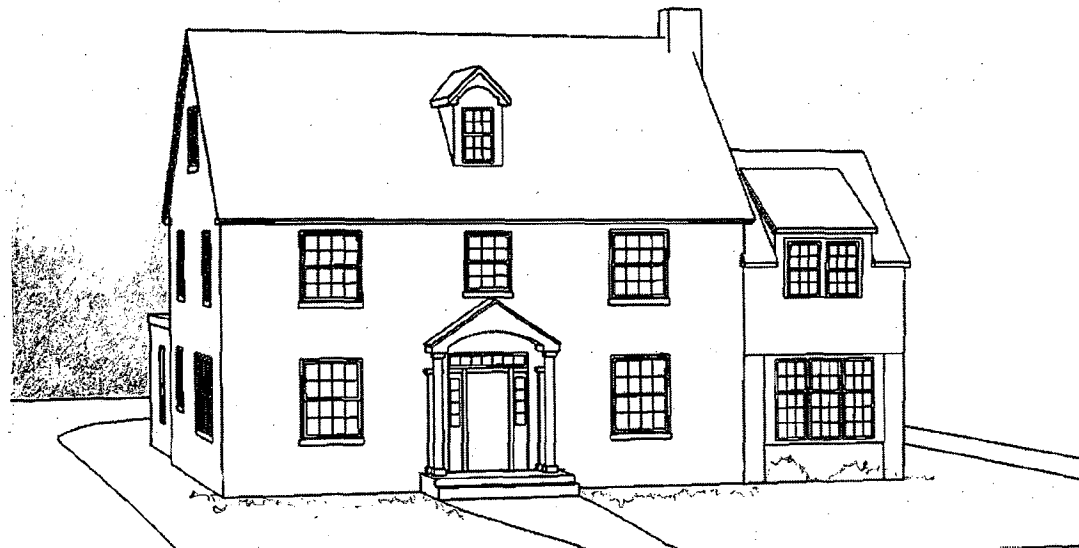


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PROPOSED VIEW FROM BRADLEY LANE



EXISTING VIEW FROM BRADLEY LANE

TRIAN TIS,
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
10.25.06

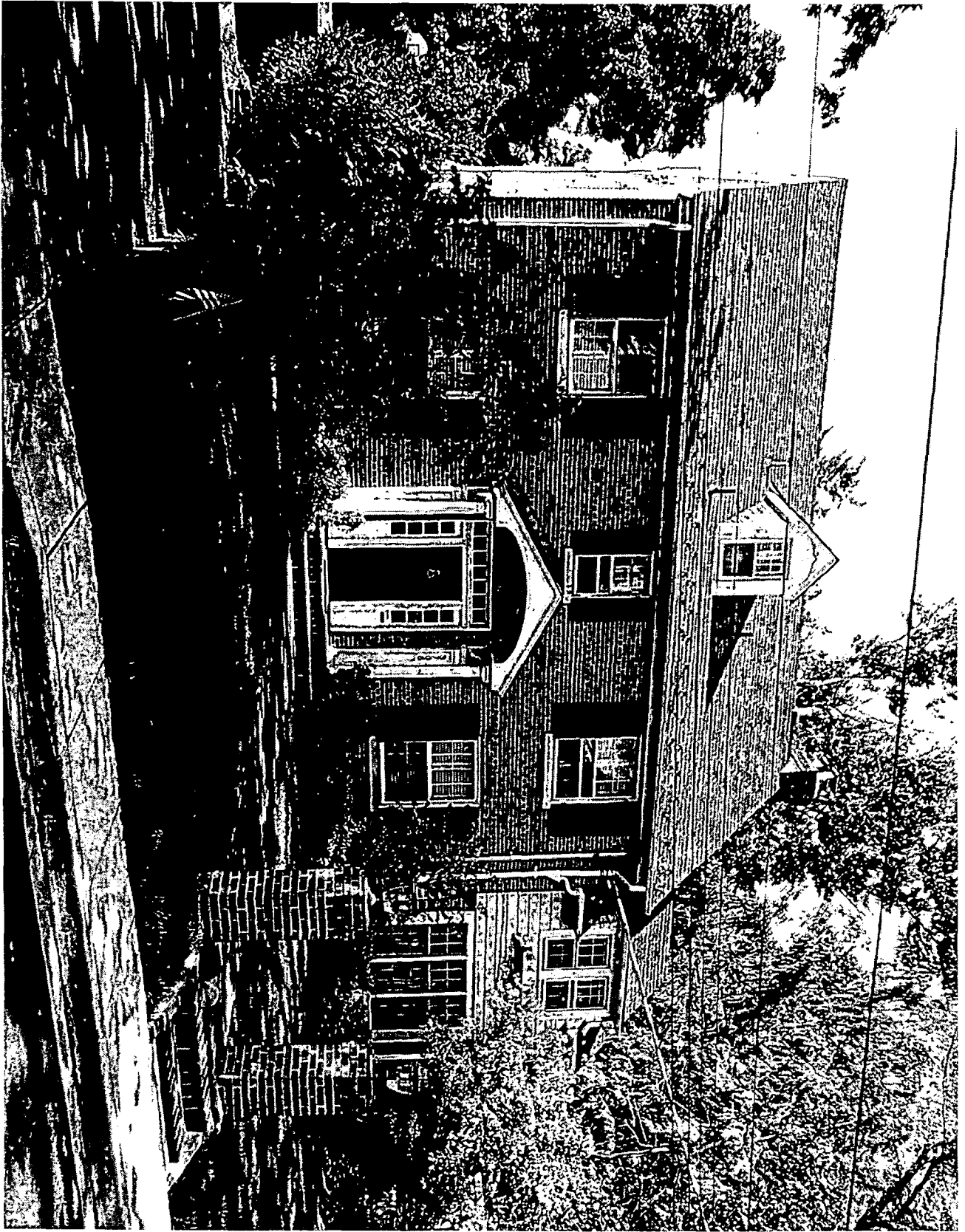


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(17)

VIEW FROM BRADLEY LANE



TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.

10.25.06

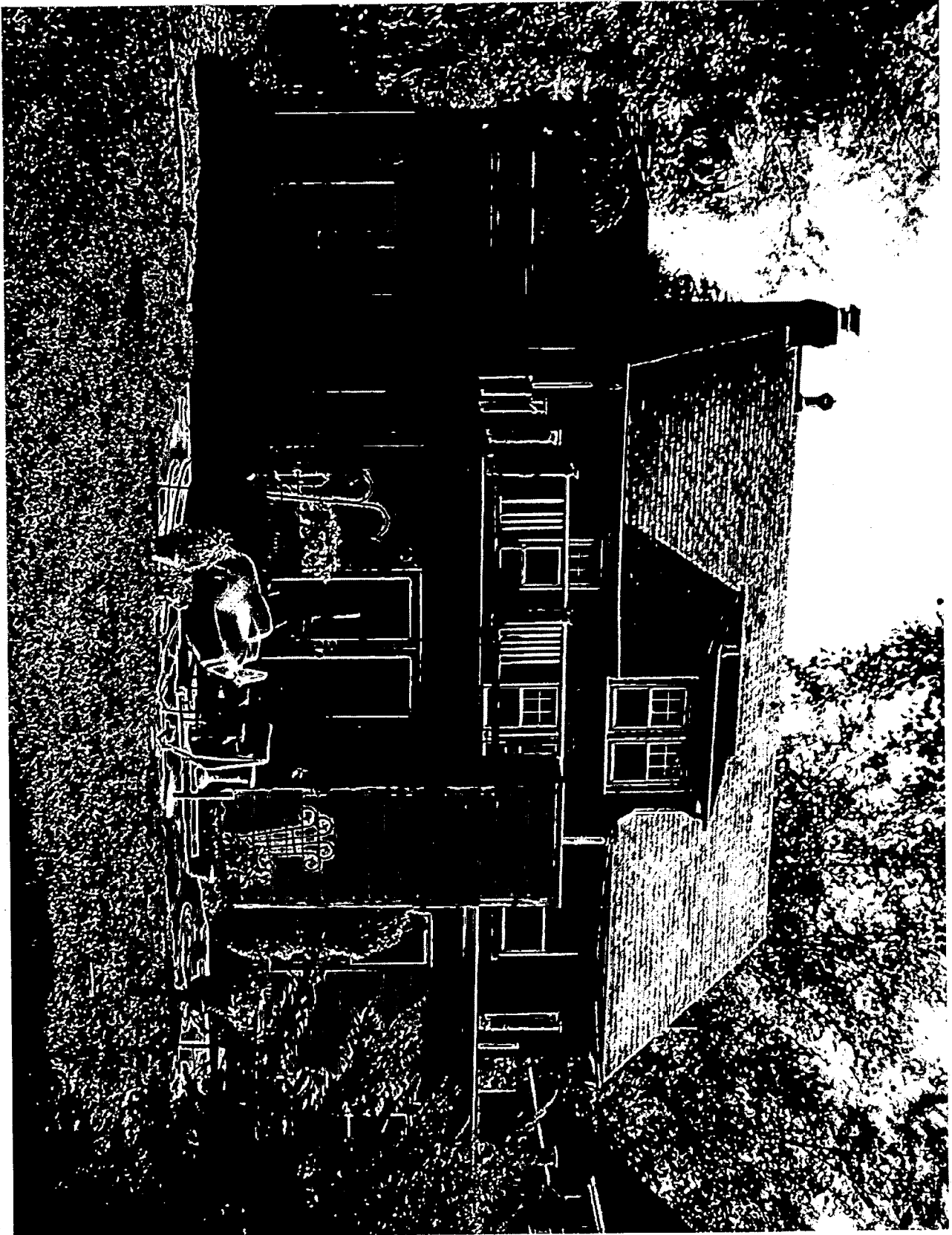


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REAR ELEVATION - 3706 BRADLEY LANE, CHEVY CHASE MD



TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.

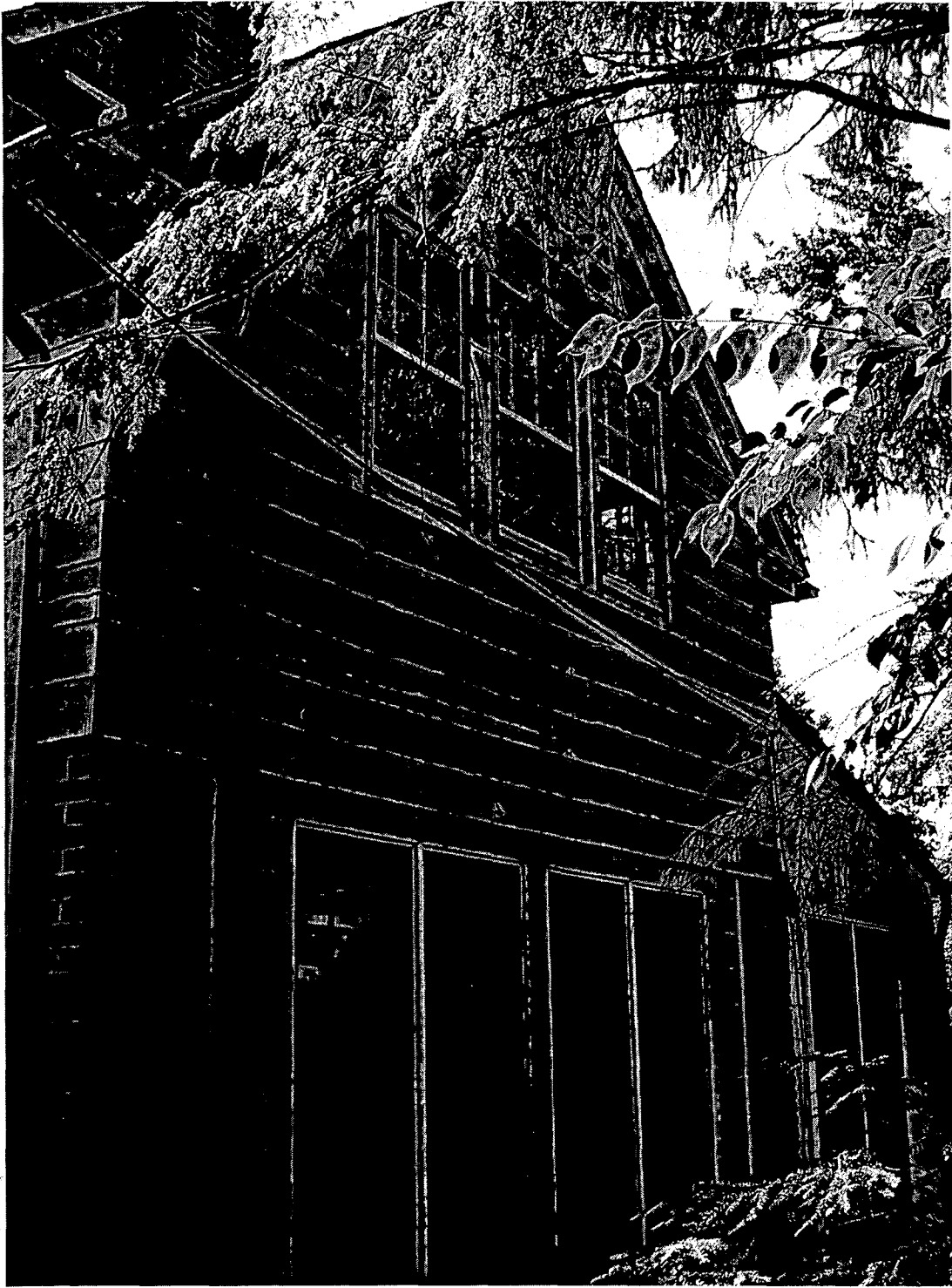
MONTGOMERY CO.

10.25.06



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VIEW OF EXISTING WEST ELEVATION

EXTERIOR MATERIALS - 1ST FLR - BRICK, HARDI-PLANK SIDING & WOOD PANELS

2ND FLR - WOOD SHINGLES

TRIAN TIS

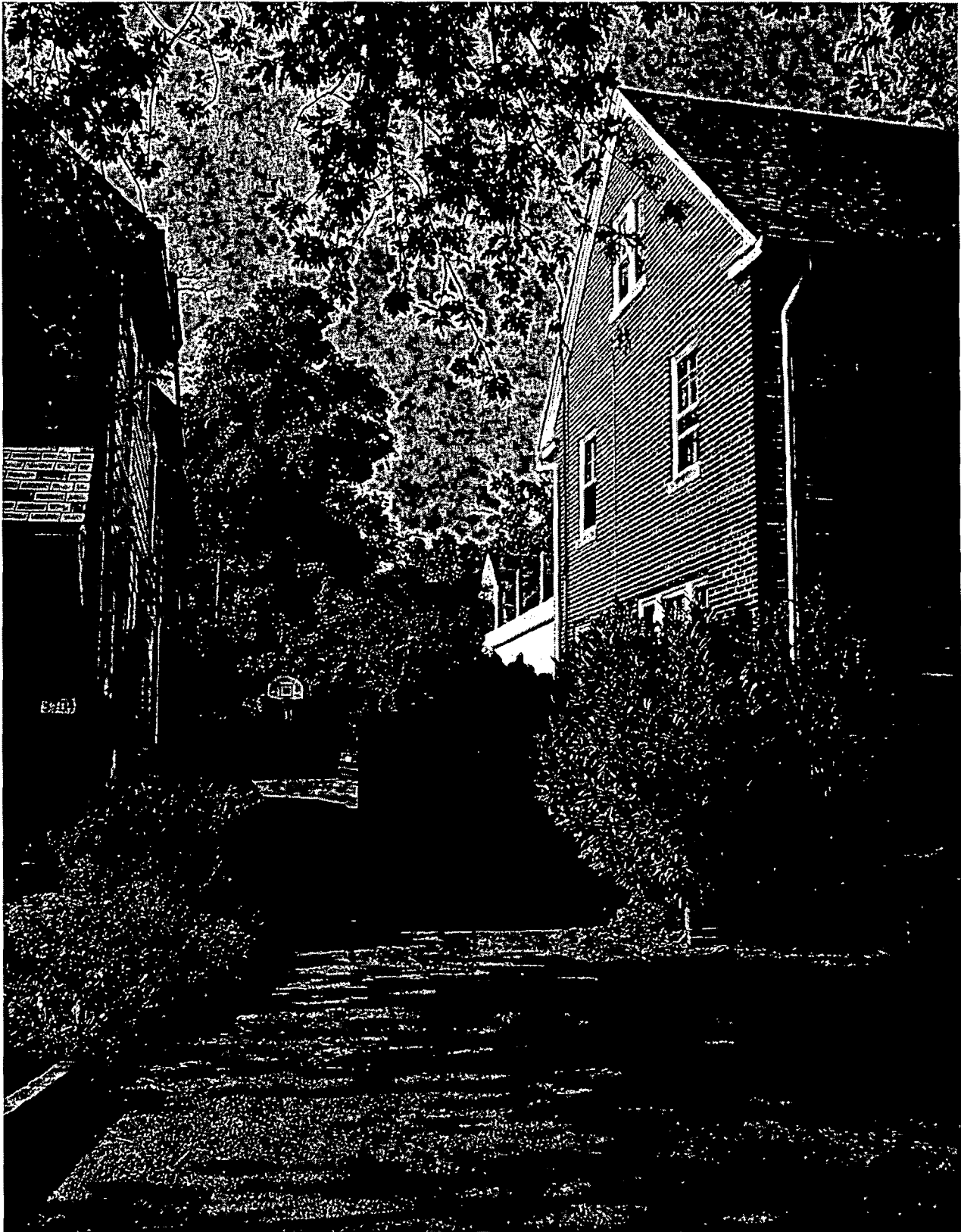
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY Co.
10.25.06



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VIEW FROM BRADLEY LANE, DOWN SHARED DRIVEWAY

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.

10.25.06



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30



GARAGE - VIEW FROM SHARED DRIVEWAY



GARAGE - VIEW FROM MAIN HOUSE

TRIAN TIS

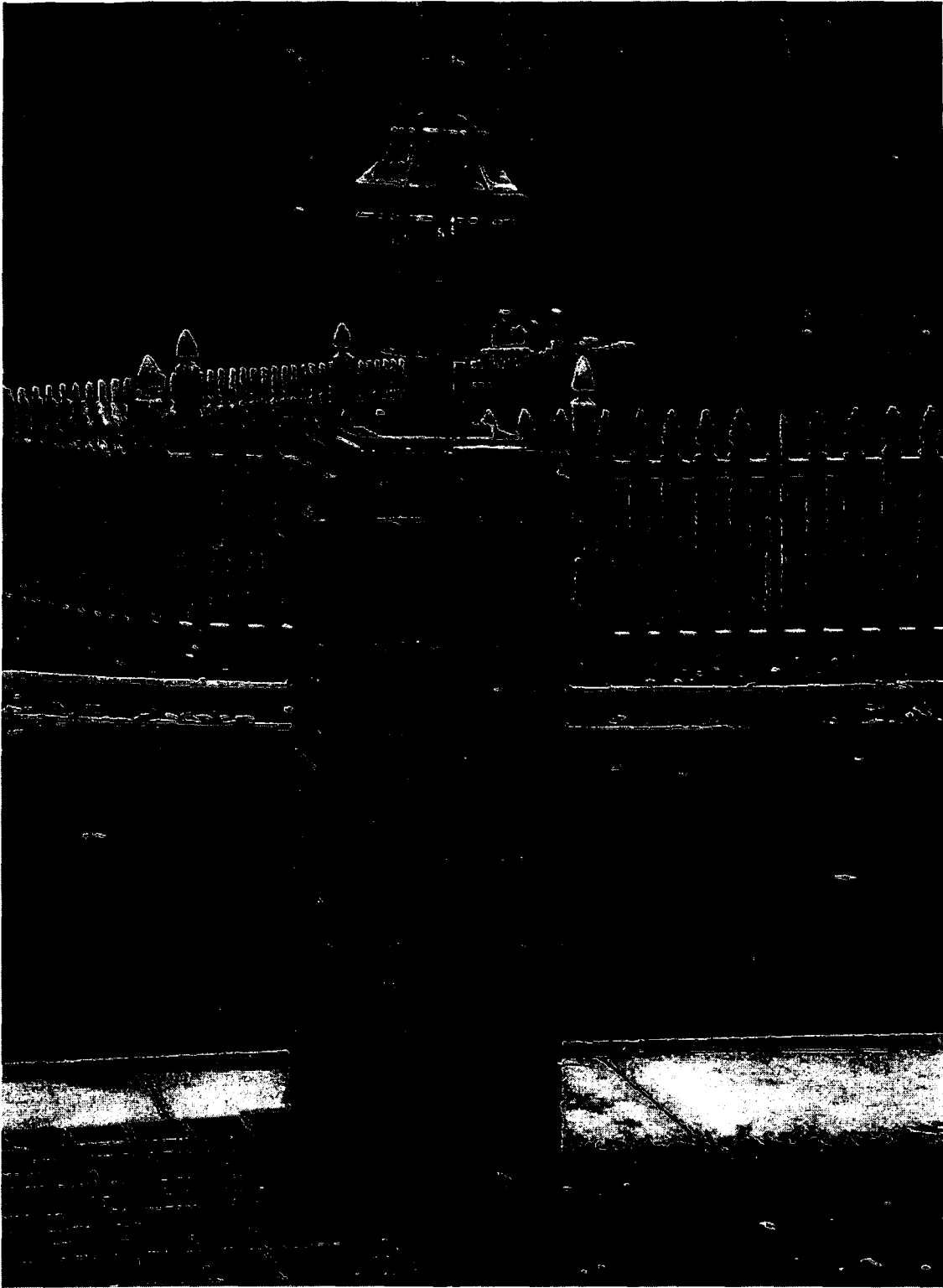
3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.
10.25.06



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EXISTING PILLAR @ FRONT WALK

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

HAWP PKG.
MONTGOMERY CO.

10.25.06

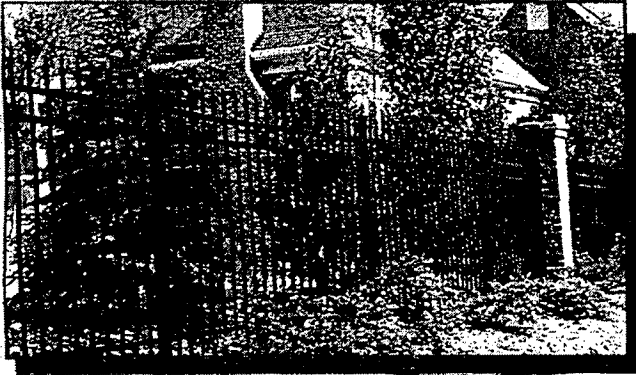


TREACY & EAGLEBURGER

A R C H I T E C T S

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SPECIFICATIONS FOR PROPOSED FENCE @ FRONT YARD:



Security can be elegant. Sovereign is a popular and attractive style featuring flat-topped pickets that come with a plug-like cap. Sovereign fencing is particularly striking in taller fence heights. Available in two-rail and three-rail. SHOWN: Black Sovereign fence with optional triad finials.

LONG FENCE 'SOVEREIGN', ORNAMENTAL STEEL FENCE

3FT HIGH STEEL FENCE (BLACK)

3 HORIZONTAL RUNNERS

1/4" SQUARE PICKETS WITH TRIADS ATOP EACH PICKET

1-1/2" SQUARE POSTS WITH BALL CAPS INSTALLED 20-24" IN GROUND & SECURED W/ CONCRETE

(2) GATES 3-1/2' - 4' WIDE

SPECIFICATIONS FOR PROPOSED FENCE @ REAR YARD:



PHOTO: EXISTING FENCE @ WEST SIDE YARD. (LONG FENCE 'VERTICAL BOARD WITH GOTHIC POINT')
IDENTICAL FENCE SPECIFICATION TO BE INSTALLED AT SOUTH REAR YARD (SEE SPECS BELOW)

LONG FENCE - 'VERTICAL BOARD WITH GOTHIC POINT'

-- 78/72" HIGH PRESSURE-TREATED WOOD

(ALL WOOD TO BE ACQ PRESSURE TREATED PINE WITH WEATHERSHIELD, UNLESS OTHERWISE NOTED.)

--FACE NAILED

--1x4x78/72 HIGH @ GOTHIC TOPS

--FRAMING TO FACE IN & OUT.

--FENCE WILL NOT BE STEPPED

--LINE POSTS TO BE 4x4x9 WITH VINYL CAPS

--(3)2x4 HORIZONTAL RUNNERS

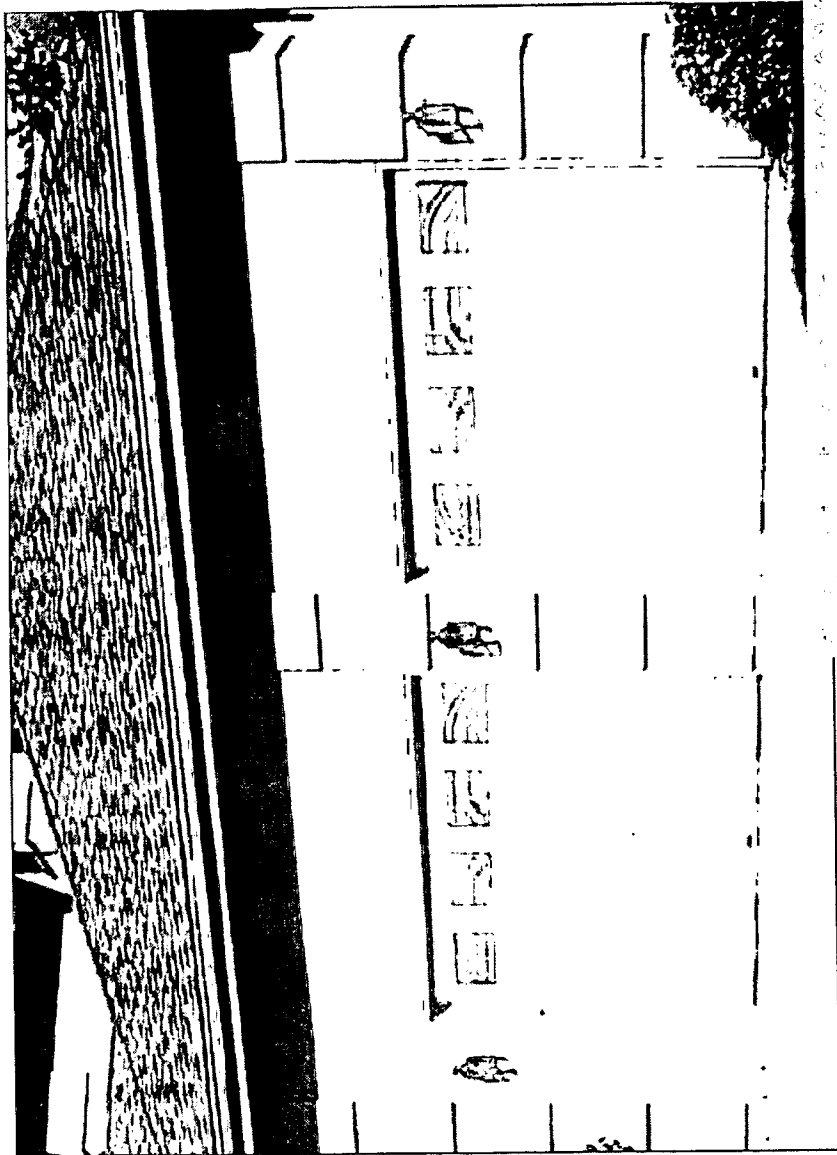
PROPOSED DRIVEWAY PAVING STYLE:



STAMPED CONCRETE
--RANDOM RECTANGULAR PATTERN
--GREY COLOR PALLETTE

PREMIUM 3-LAYER CONSTRUCTION

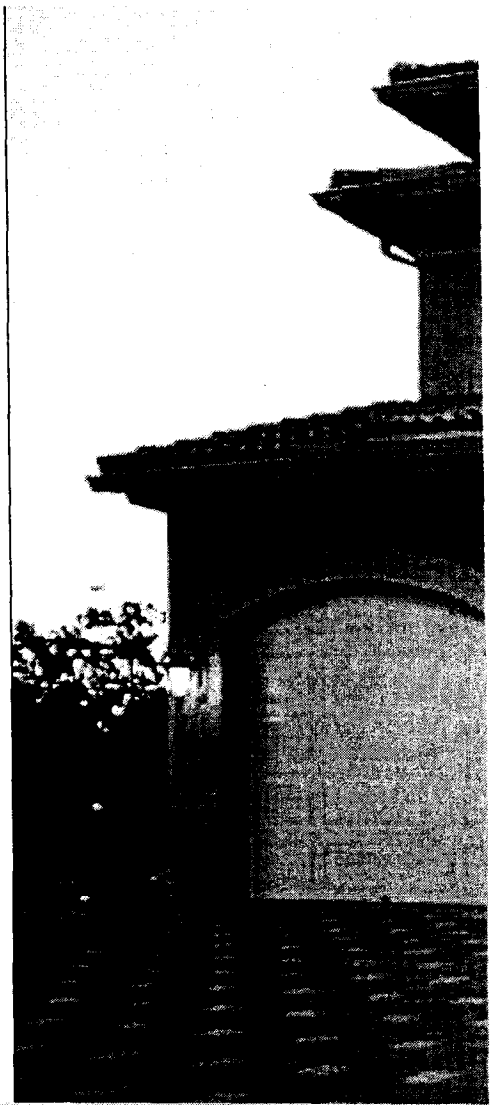
70



Affina™
PERFECT ELEGANCE

The flagship model of Raynor Innovations Series™ is the elegant Raynor Affina. Beautiful and strong, only Affina doors feature the EnduraCote™ Hardware System.

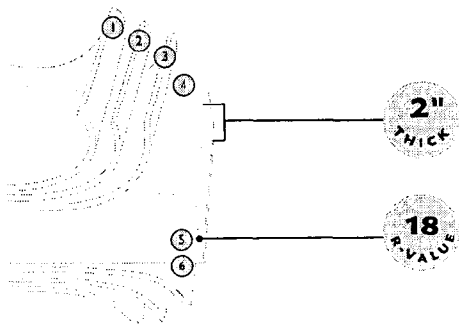
Affina doors are available in 3 standard and 10 optional door designs. Please see page 5 for design choices.



2" Thick Sections

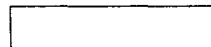
Affina's 2" thick door sections are made from strong, rust-resistant, 24-gauge embossed galvanized steel and are coated with a baked-on polyester paint finish for long life.

- ① Baked-on finish
- ② Epoxy primer
- ③ Galvanized layer
- ④ High-strength steel
- ⑤ Polyurethane insulation
- ⑥ High-strength steel



Colors

Standard

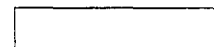


White

Optional



ClayTone



Almond



GrayTone



Brown*



Hunter Green*

*Features the Kynar® paint process, which provides extended UV protection against fading.

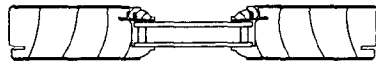
31

WOOD ULTIMATE INSWING FRENCH DOOR

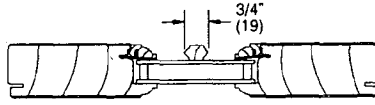
SECTION DETAILS: DIVIDED LITE OPTIONS

NOT TO SCALE

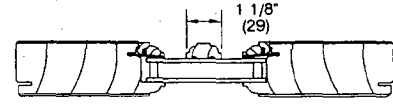
Insulating Glass



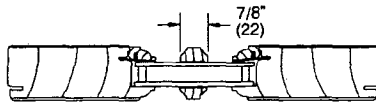
Insulating Glass



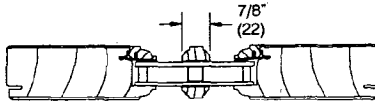
3/4" Grille



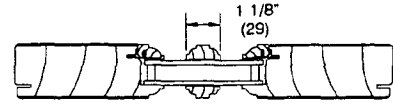
1 1/8" Grille



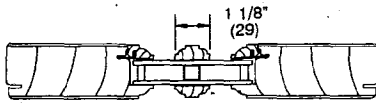
7/8" SDL
without Spacer Bar



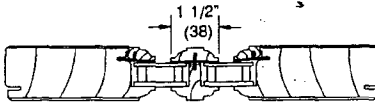
7/8" SDL
with Spacer Bar



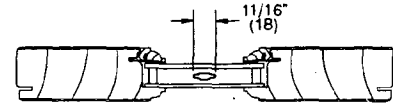
1 1/8" SDL
without Spacer Bar



1 1/8" SDL
with Spacer Bar



1 1/2" ADL

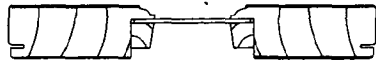


Aluminum Grille
Between Glass

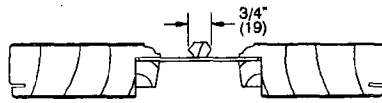
Single Glaze

NOTE:

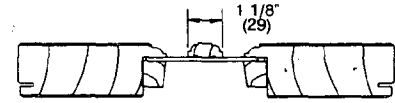
Not available on the Wood Ultimate Inswing French Door.



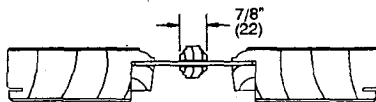
Single Glaze



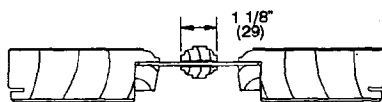
3/4" Grille



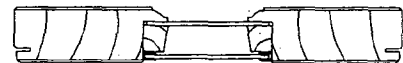
1 1/8" Grille



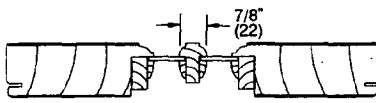
7/8" SDL



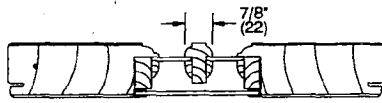
1 1/8" SDL



Single Glaze
with Energy Panel



7/8" ADL



7/8" ADL
with Energy Panel

NOTE:

Grille = Removable interior divider. SDL = Simulated divided lite. ADL = Authentic divided

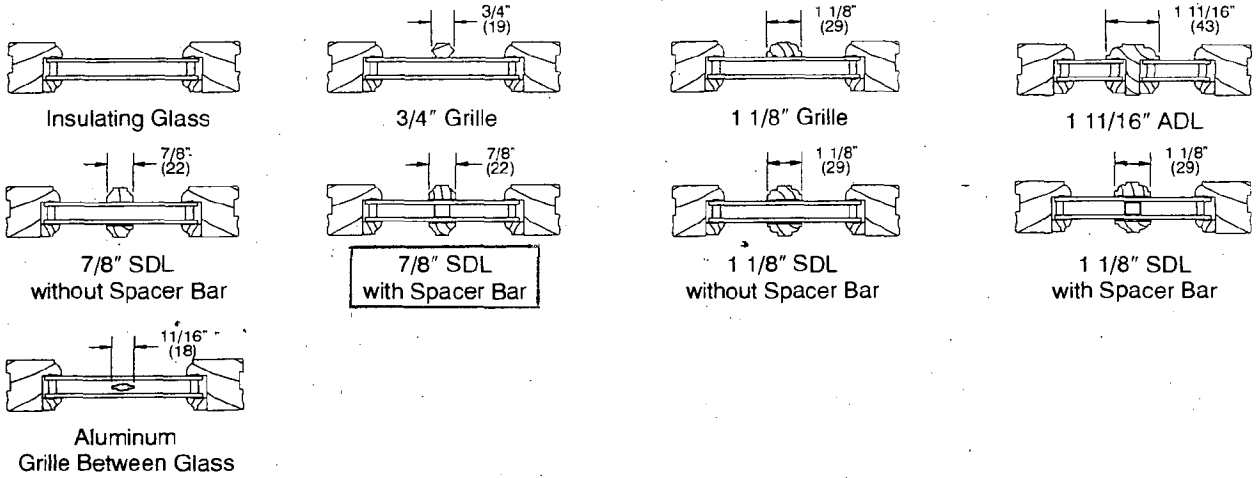
WOOD ULTIMATE DOUBLE HUNG

SECTION DETAILS: DIVIDED LITE OPTIONS

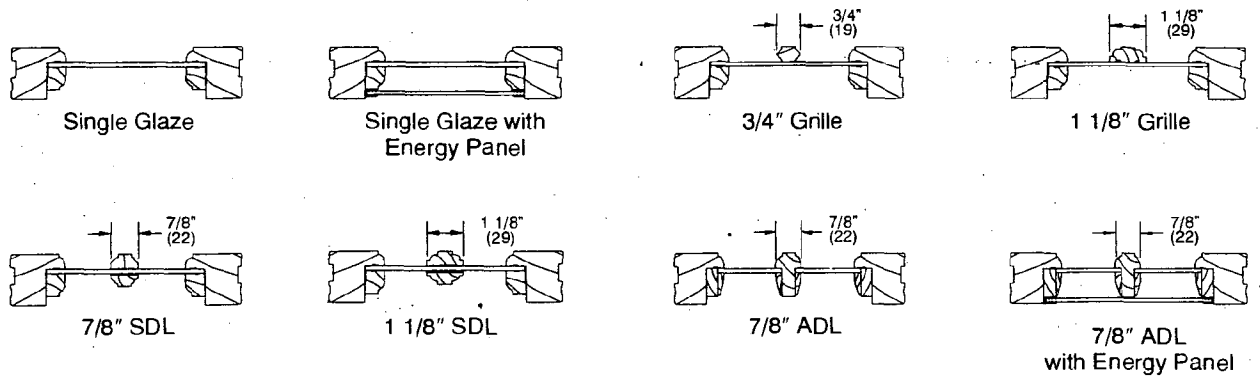
NOT TO SCALE

Operator, Transom and Picture 1 5/8" Sash

Insulating Glass

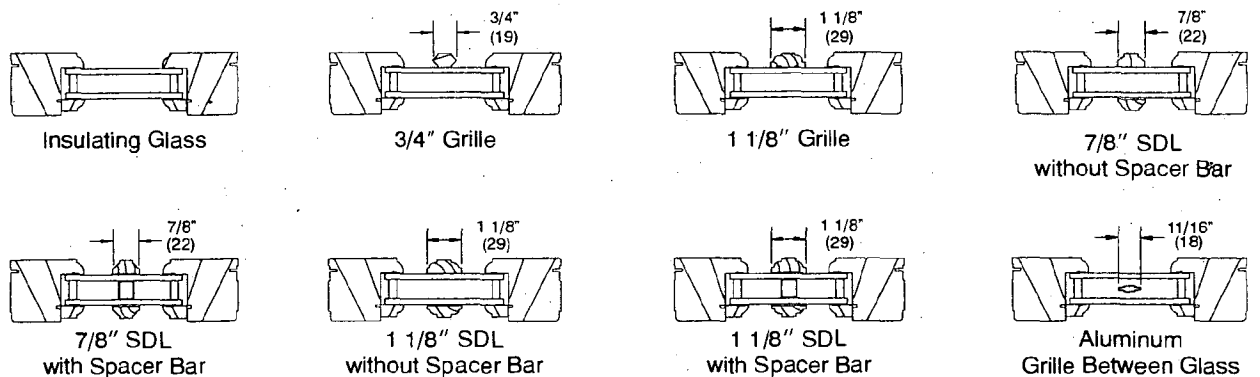


Single Glaze



Picture 2" Sash

Not available in ADL

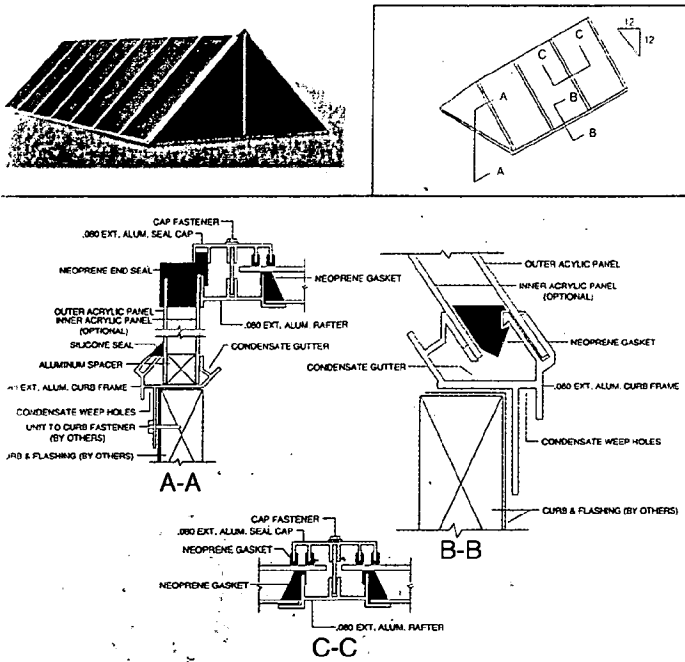


NOTE:

Grille = Removable interior divider
 SDL = Simulated divided lite
 ADL = Authentic divided lite

RIDGE LIGHT & RIDGE MOUNT UNITS

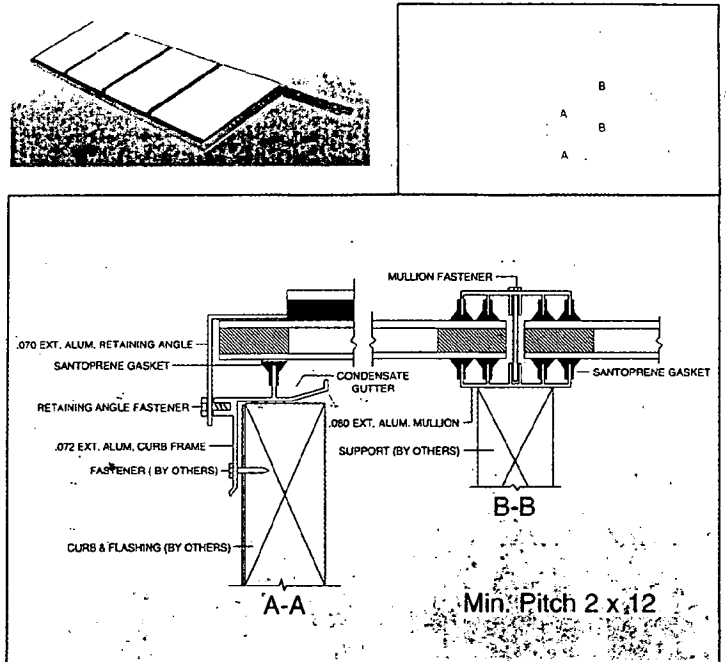
RIDGE LIGHT



SIZE SELECTION CHART

Single Glazed	Double Glazed	Height	Outside Curb Dimension
L24	LD24	12"	24"x unlimited
L36	LD36	18"	36"x unlimited
L48	LD48	24"	48"x unlimited
L60	LD60	30"	60"x unlimited
L72	LD72	36"	72"x unlimited

RIDGE MOUNT



SIZE SELECTION CHART

Single Glazed	Double Glazed	Outside Curb Dimension
R24	RD24	12"x unlimited
R36	RD36	18"x unlimited
R48	RD48	24"x unlimited
R60	RD60	30"x unlimited
R72	RD72	36"x unlimited

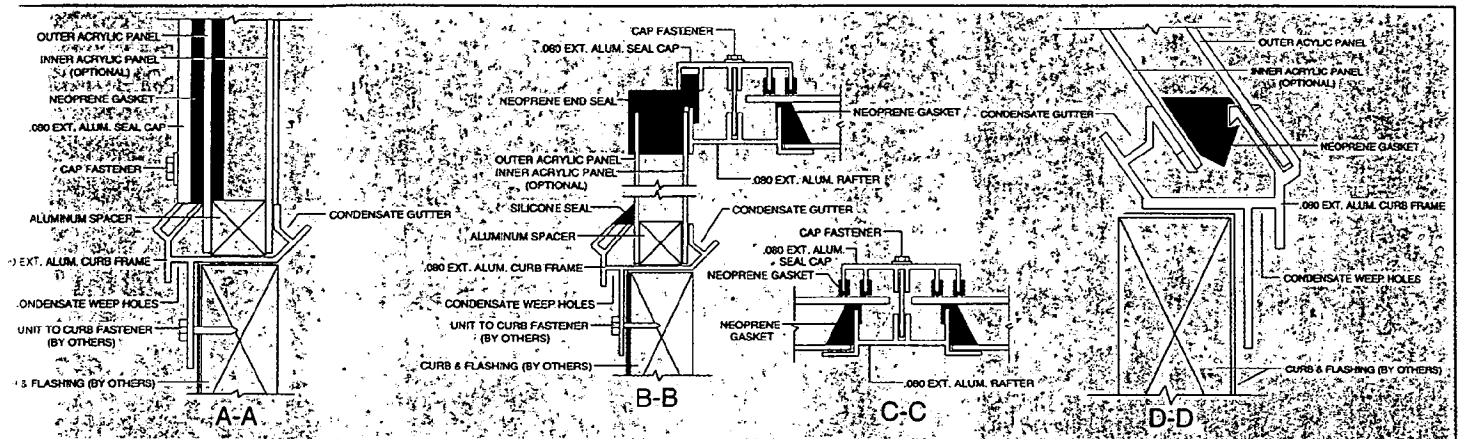
Min. Pitch 2 x 12

ALF ROUND & BARREL VAULT UNITS

ALF ROUND



BARREL VAULT



HALF ROUND SIZE SELECTION CHART

Single Glazed	Double Glazed	Dome Height	Outside Curb Dimension
H48	HD48	24"	48"x unlimited
H60	HD60	30"	60"x unlimited
H72	HD72	36"	72"x unlimited
H84	HD84	42"	84"x unlimited
H96	HD96	48"	96"x unlimited

BARREL VAULT SIZE SELECTION CHART

Single Glazed	Double Glazed	Dome Height	Outside Curb Dimension
B36	BD36	9"	36"x unlimited
B48	BD48	12"	48"x unlimited
B60	BD60	15"	60"x unlimited
B72	BD72	18"	72"x unlimited
B96	BD96	24"	96"x unlimited



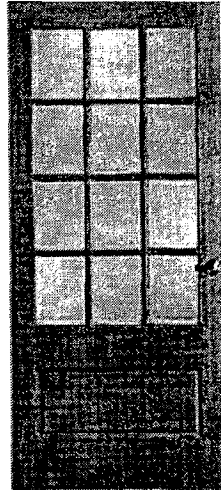
[Home](#) [Catalog](#) [Products](#)

[Support](#) [Customer Tools](#)

Your Door Specifications

[Previous Door](#)

[Next Door](#)



Design Available with Single Glazing - 512 (S.G.)

Door Options

Glass Options:

[Tempered Glass](#)



General Information

Door Name: ViewSaver 7512
 Door Number: 7512
 Door Series: ViewSaver TDL
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Door Widths: 20", 22", 24", 26", 28", 2'10", 30", 32", 34", 36"
 Door Heights: 6'8", 70", 80"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.

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41



Your Door Specifications

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Design Available with Single Glazing - 1662(S.G.)

Door Options

Matching Sidelights:

[ViewSaver 7663 \(7663\)](#)

[ViewSaver 7663 \(7663\)](#)

Matching Transoms:

[ViewSaver 7751 \(7751\)](#)

[ViewSaver 7755 \(7755\)](#)

Glass Options:

[Tempered Glass](#)

[Dentil Shelf Options](#)

General Information

Door Name: ViewSaver 7662
 Door Number: 7662
 Door Series: ViewSaver TDL
 Door Type: Exterior French & Sash
 Door Species: Fir/Hemlock

Standard Features

Panels: 1-7/16" Innerbond
 Moulding: na
 Glass: 3/4" Insulated
 Caming: na

Standard Sizes*

Door Widths: 2'0", 2'2", 2'4", 2'6", 2'8", 2'10", 3'0", 3'2", 3'4", 3'6"
 Door Heights: 6'8", 7'0", 8'0"

*Additional sizes are available. See your Simpson Authorized Dealer for final availability and pricing.



[New Search](#)

42

STAFF ITEM

Oaks, Michele

From: Roselie Enriquez [roselie@treacyeagleburger.com]
Sent: Tuesday, April 03, 2007 2:43 PM
To: Oaks, Michele
Cc: jane@treacyeagleburger.com
Subject: 3706 Bradley Lane Chevy Chase MD (Win.Well Revision)

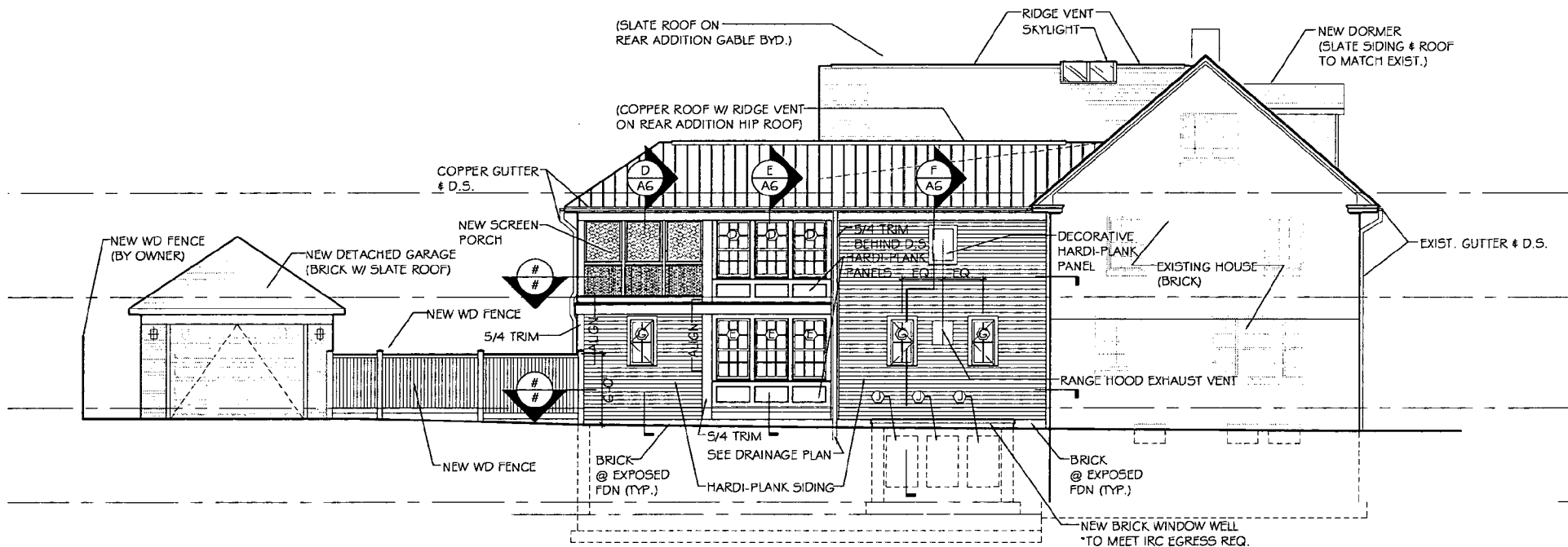
Hi Michele,

I have a quick question for you regarding the design of our addition on 3706 Bradley Lane. The HAWP was recently approved and, as we're preparing the permit drawings, we saw an opportunity to simplify the 2 window wells that we originally proposed on the eastern side yard. In our approved design, we proposed (2) 3'x3' window wells w/ individual windows in each. For ease of construction, we'd like to simply combine the two window wells into one large window well. This also enables us to add a window between the two, originally isolated, windows. Please note that these windows are completely below grade and located on the side yard (shared driveway side). If we proceed with this revision, will it require another review from historic?

(I've attached the revised side elevation and the window well has been dashed-in below grade. Again, please note how the windows are completely below grade.)

Railing? grate?

Thank you,
Roselie Enriquez
Treacy & Eagleburger Architects.



B SIDE ELEV. (EAST)
 A2 1/8" = 1'-0"



HPC approved
1/10/07

MEMORANDUM

DATE: January 9, 2007

TO: Historic Preservation Commission, Montgomery Co.

FROM: Treacy & Eagleburger Architects, PC
(Agent for Alex & Catherine Triantis)

RE: Revisions to approved HAWP for 3706 Bradley Lane, Chevy Chase MD
(HAWP approved with conditions on 11/15/06)

MESSAGE:

We request approval for the following revisions to the approved HAWP for 3706 Bradley Lane.
(HAWP approved with conditions 11/15/06)

can be
improved
but it needs
to
be
approved
to
allow
some
responsibility
to
HPC

INSTALLATION OF A METAL OVERHEAD GARAGE DOOR

See attached cut-sheet for overhead door specifications.

The commission approved 11/15/06 HAWP package with the staff recommendation of a wood overhead garage door. For durability, and in light of the location of the new garage relative to the street, we ask that the commission reconsider the installation of a metal overhead garage door.

LOCATION OF NEW REAR ADDITION RELATIVE TO MASONRY CORNER OF EXISTING HOUSE.

*See attached first floor plan and photographic image.

The commission approved the 11/15/06 HAWP package with the condition that the new rear addition be set-back 12" from the south-west masonry corner of the existing house. Because the existing house includes a previously constructed wing on the west side of the original masonry house, the commission raised the concern that the new rear addition would completely encapsulate and obscure the original masonry massing. Therefore, it was requested to set-back the new rear addition 12" from the existing southwest masonry corner and enable one to 'see the masonry corner hit the ground.' We ask that the Commission approve the set-back of 6" (rather than 12") for the following reasons—

HPC

- The commission was not previously informed that the existing house already contains a condition whereby the southwest corner of the existing masonry house is exposed. Our proposed set-back of 6" on the south face of the existing house is an increase from the existing dimension of 2-1/2" of exposed masonry on that elevation. This dimension, in addition to the 4-1/2" of existing exposed masonry around the corner (dimension to be retained), results in an overall dimension of 10-1/2" of exposed masonry at the southwest corner of the existing house. We believe this achieves the original intent of the commission to preserve the visibility the brick massing of the original house.

they
are
proposing
existing

An increase of the setback from the proposed 6" would severely undermine the 2nd floor plan and proportions of the exterior elevations, thereby necessitating a complete redesign of the project.

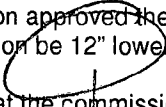
3. ELEVATION OF NEW GABLE ROOF RELATIVE TO EXISTING GABLE ROOF

*See attached rear elevation.

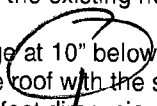
The commission approved the 11/15/06 HAWP package with the condition that the gable ridge of the new rear addition be 12" lower in elevation than the roof of the existing house.

We request that the commission approve the new roof ridge at 10" below the existing roof ridge elevation. It is the design intent to construct the new gable roof with the same roof slope as the existing gable roof--doing so results in the 10" proposed offset dimension.

END OF MEMO



HPC



they are proposing

roof slope angle

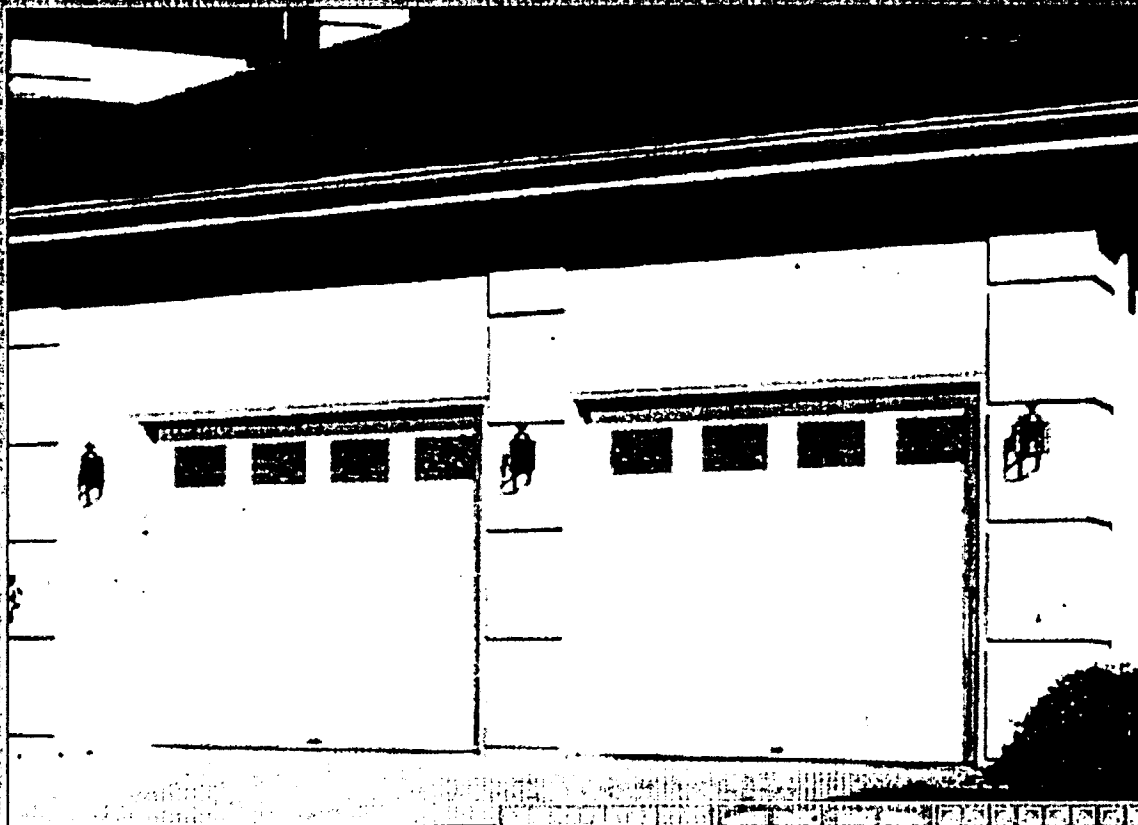
roof pitch

AFFINA

Raynor Innovations Series™

THE ULTIMATE IN DESIGN CHOICES

DURABILITY



PREMIUM STEELER CONSTRUCTION
STEEL • INSULATION • STEEL

Decorative Windows

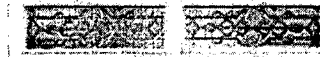
THE ULTIMATE IN ELEGANCE

Dimensions™

Acrylic Leaded & Beveled



Antique Black Ranch



Antique Brass Ranch



Regency Brass Colonial



Expressions Brass Colonial

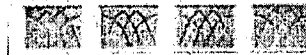
Frosted Beveled Glass



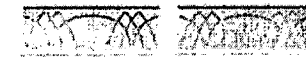
Sunrise Colonial



Sunrise Ranch



Pinnacle Colonial



Pinnacle Ranch

Frosted Leaded Glass



Diamond Colonial



Diamond Ranch



Ovals & Diamonds Ranch

Silkscreen Styles



Sherwood Colonial



Cathedral Colonial



Sunburst Ranch

Snap-In Styles



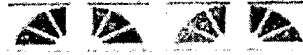
Sunburst Colonial



Stockton Colonial



Cascade Colonial



Sherwood Colonial



Sunray Ranch



Sunburst Ranch



Stockton Ranch



Cascade Ranch



Cathedral Colonial

Clear And Obscure

Clear Glass



Colonial



Ranch

Obscure Glass

Colonial

Ranch

Note: windows are shown in one-car configurations, with the exception of Sunray Ranch.

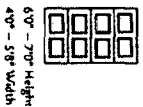
Door Designs

ELEVATIONS AND SIZES

STANDARD

Affina doors come standard with these door designs.

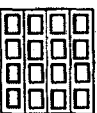
Galathea



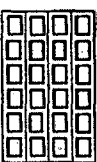
60" - 70" Height
40" - 58" Width



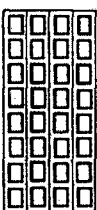
60" - 70" Height
59" - 611" Width



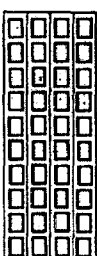
60" - 70" Height
70" - 103" Width



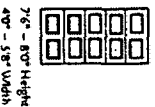
60" - 70" Height
104" - 136" Width



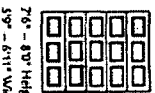
60" - 70" Height
137" - 193" Width



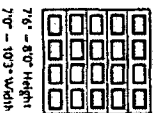
60" - 70" Height
196" - 200" Width



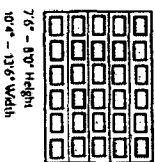
76" - 80" Height
40" - 58" Width



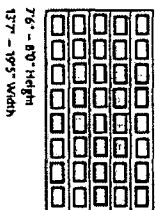
76" - 80" Height
59" - 611" Width



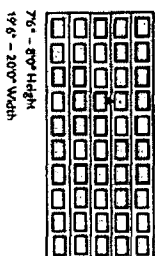
76" - 80" Height
70" - 103" Width



76" - 80" Height
104" - 136" Width



76" - 80" Height
137" - 193" Width

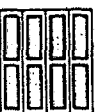


76" - 80" Height
196" - 200" Width

Ranch



60" - 70" Height
40" - 58" Width



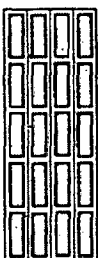
60" - 70" Height
70" - 103" Width



60" - 70" Height
104" - 136" Width



60" - 70" Height
137" - 193" Width



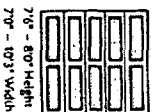
60" - 70" Height
196" - 200" Width



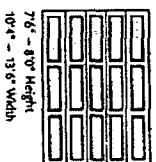
60" - 70" Height
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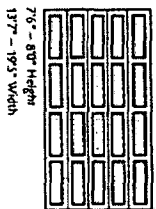
76" - 80" Height
40" - 58" Width



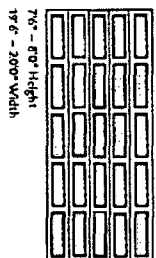
76" - 80" Height
70" - 103" Width



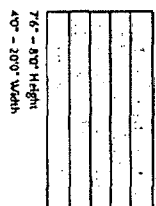
76" - 80" Height
104" - 136" Width



76" - 80" Height
137" - 193" Width



76" - 80" Height
196" - 200" Width



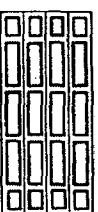
76" - 80" Height
40" - 200" Width

Flush

OPTIONAL

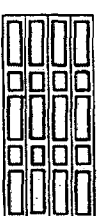
Affina doors may be upgraded with these optional door designs.

Edgewater



60" - 70" Height
137" - 193" Width

Blackview



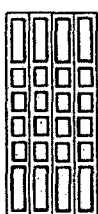
60" - 70" Height
137" - 193" Width

Milacreek



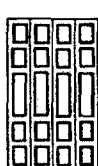
60" - 70" Height
70" - 103" Width

Riverside

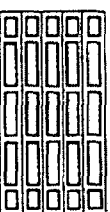


60" - 70" Height
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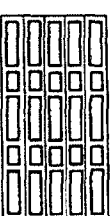
Bridgeport



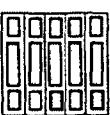
60" - 70" Height
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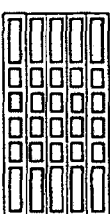
76" - 80" Height
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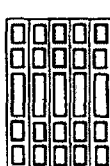
76" - 80" Height
137" - 193" Width



76" - 80" Height
70" - 103" Width

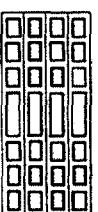


76" - 80" Height
137" - 193" Width



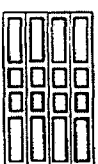
76" - 80" Height
104" - 136" Width

Springfield



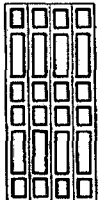
60" - 70" Height
137" - 193" Width

Shoreland



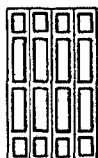
60" - 70" Height
104" - 136" Width

Baypoint



60" - 70" Height
137" - 193" Width

Biglake

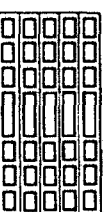


60" - 70" Height
104" - 136" Width

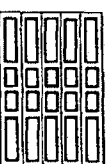
Higcrest



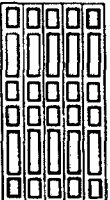
60" - 70" Height
137" - 193" Width



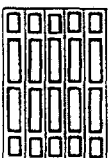
76" - 80" Height
137" - 193" Width



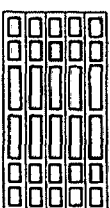
76" - 80" Height
104" - 136" Width



76" - 80" Height
137" - 193" Width



76" - 80" Height
104" - 136" Width



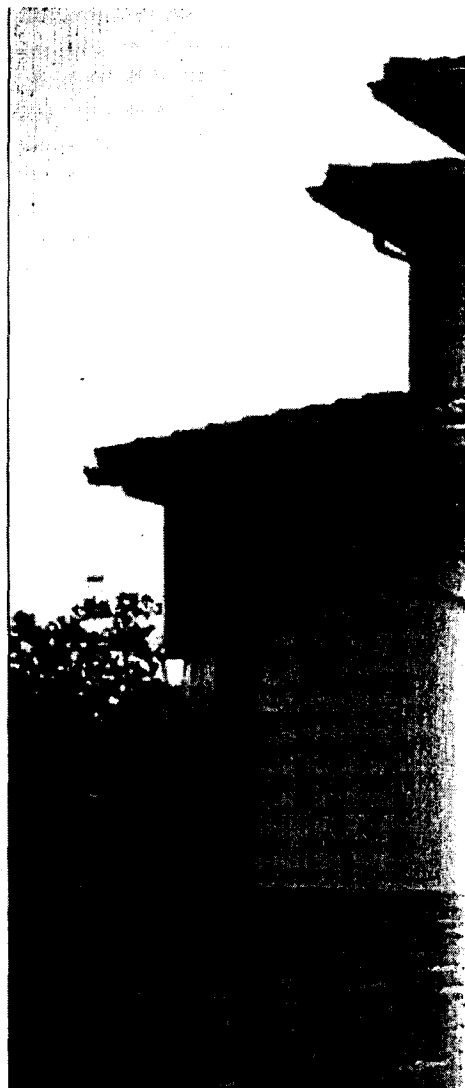
76" - 80" Height
137" - 193" Width

Affina™

PERFECT ELEGANCE

The flagship model of Raynor Innovations Series™ is the elegant Raynor Affina. Beautiful and strong, only Affina doors feature the EnduraCote™ Hardware System.

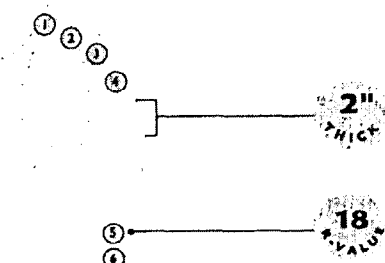
Affina doors are available in 3 standard and 10 optional door designs. Please see page 5 for design choices.



2" Thick Sections

Affina's 2" thick door sections are made from strong, rust-resistant, 24-gauge embossed galvanized steel and are coated with a baked-on polyester paint finish for long life.

- ① Baked-on finish
- ② Epoxy primer
- ③ Galvanized layer
- ④ High-strength steel
- ⑤ Polyurethane insulation
- ⑥ High-strength steel



Colors

Standard



White

Optional



ClayTone



Almond



GrayTone



Brown*

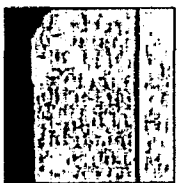
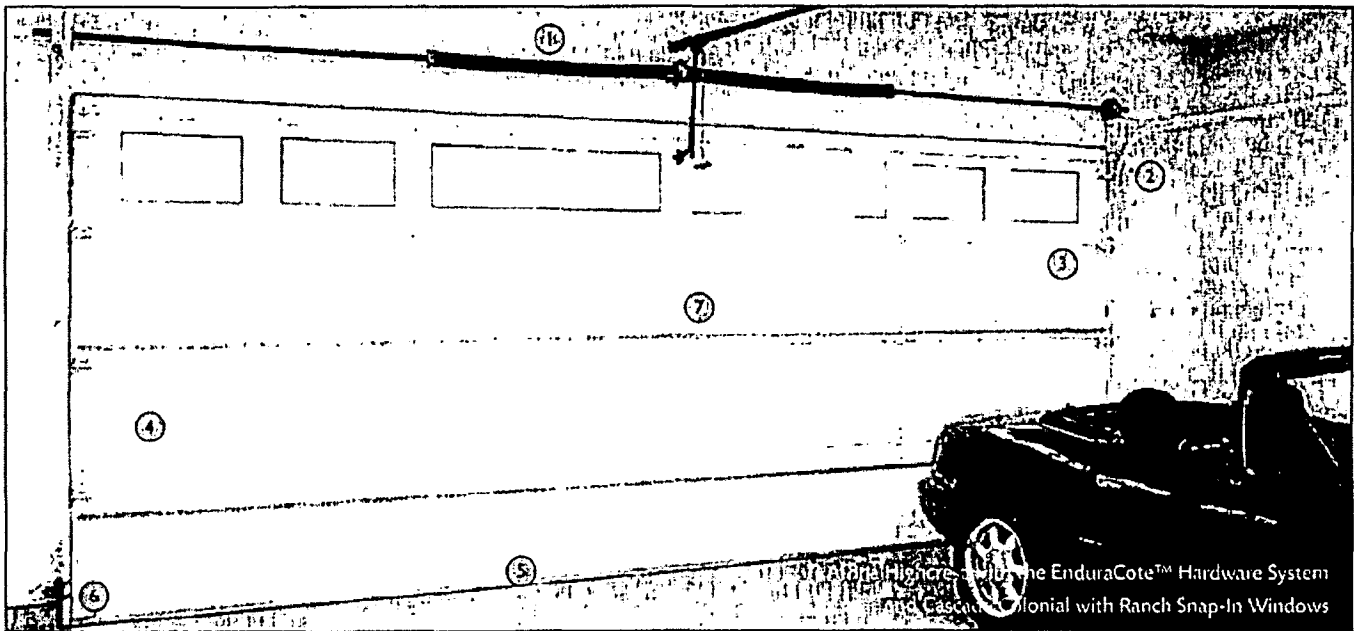


Hunter Green*

*Features the Kynar® paint process, which provides extended UV protection against fading.

Affina Features

BUILT TO BE WORRY FREE



Insulation, through our innovative process, fills 100% of the door's interior

space. The energy-saving polyurethane core delivers an exceptional 18 R-value and helps to reduce noise.



Thermal protection, provided by a continuous thermal break (A), prevents heat loss

and metal-to-metal contact between inside and outside surfaces. An air seal (B) blocks airflow between sections.



Finger protection is important to today's homeowner. As your door closes, the

exclusive Raynor Finger Protection System™ gently pushes fingers away from section joints.

ENDURACOTE™ HARDWARE SYSTEM

① EnduraCote™ springs are powder-coated black for rust-resistance and longer life. Springs are designed to precisely match each door's weight for proper balance.

② EnduraCote™ track is powdercoated white for smoother operation and a finished appearance. Track is adjustable so the door always fits tightly against the door opening, preventing energy loss.

③ Nylon rollers with steel ball bearings are included in the EnduraCote™ Hardware System and provide superior noise reduction—a plus when living space is in close proximity to the garage.

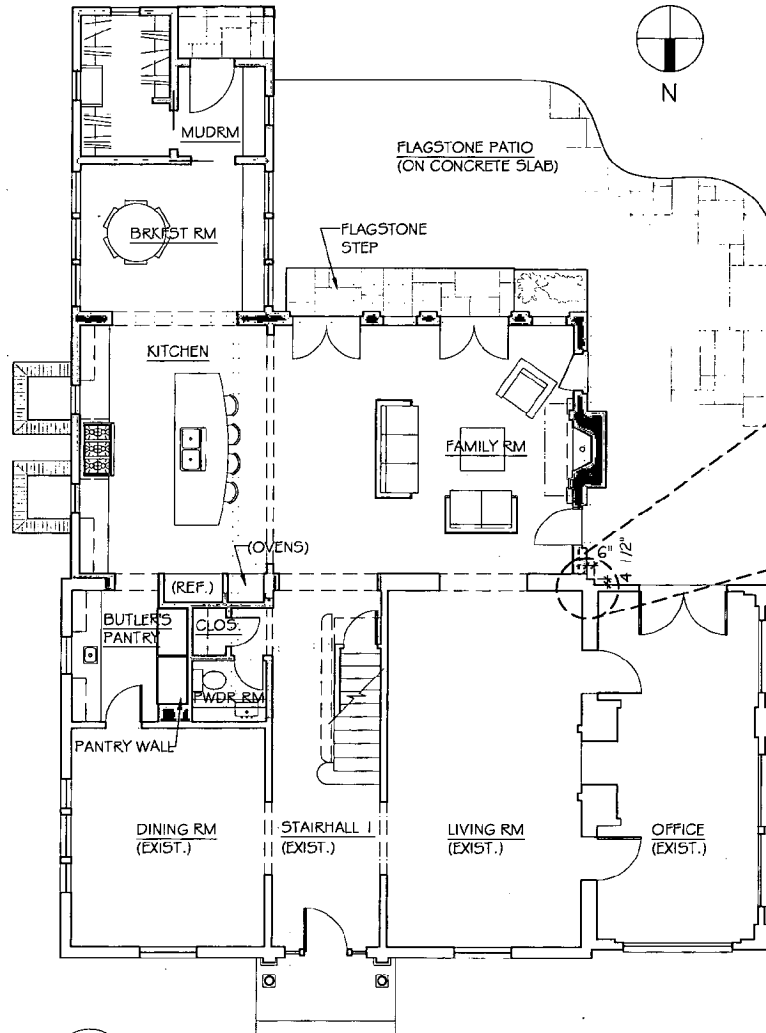
④ Door sections are constructed from hot-dipped galvanized steel and coated with a baked-on, fade-resistant polyester finish for maximum durability, rust-resistance and color retention.

⑤ Vinyl weatherseal along the bottom helps keep out wind and rain while an optional perimeter weatherseal creates a seal along the exterior top and sides of the door.

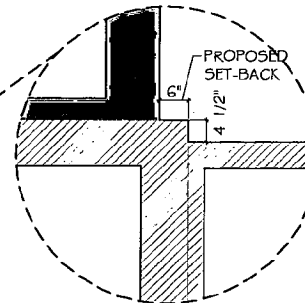
⑥ Cable attachments prevent accidents and injuries. The tamper-resistant counterbalance cable attachment cannot be released while the cable is under tension.

⑦ Hinges, made of high-quality steel, feature an attractive, low-profile design and are powdercoated white to provide maximum protection against rust.

REFERENCE MEMO ITEM #2



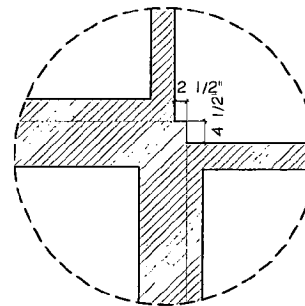
A
1
1/8" = 1'-0"
PROPOSED FIRST FLOOR PLAN



DIMENSIONS REFLECT EXPOSED EXISTING MASONRY

- EXISTING HOUSE
- NEW ADDITION

B
1
1/2" = 1'-0"
PROPOSED CORNER CONDITION



DIMENSIONS REFLECT EXPOSED EXISTING MASONRY

- EXISTING HOUSE

C
1
1/2" = 1'-0"
EXISTING CORNER CONDITION

TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791

REVISION
HAMP PKG.
01.09.07

TRIANTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

1
OF 1

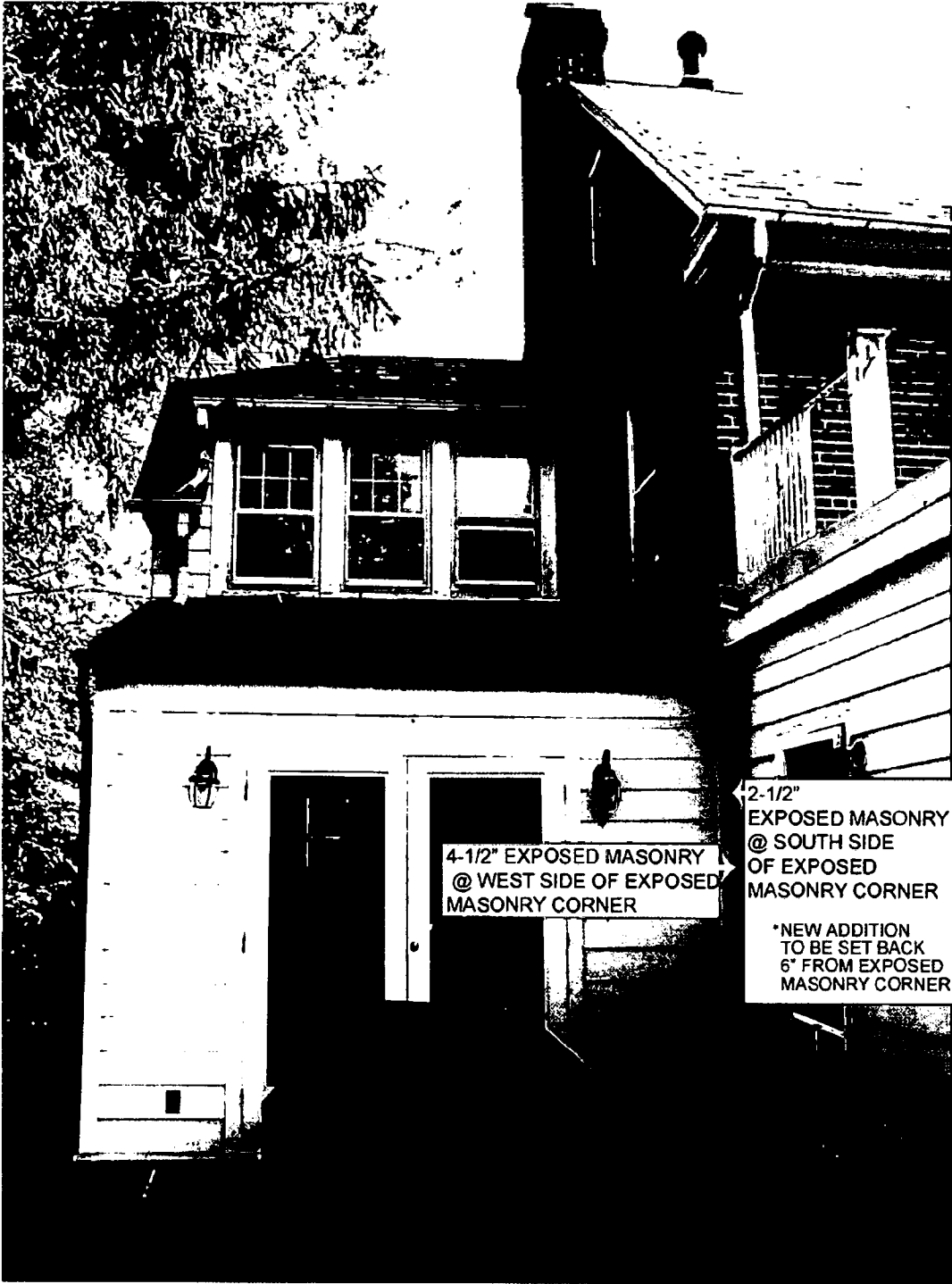


PHOTO - EXISTING SOUTHWEST CORNER OF HOUSE MASSING (MASONRY PORTION)

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

PHOTO-EXIST.
HAWP - REVISION

01.09.07



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REFERENCE MEMO ITEM #3



A REAR ELEV. (SOUTH)
2 1/8" = 1'-0"

TRIAN TIS
3706 BRADLEY LANE
CHEVY CHASE, MD

REVISION
HAWP PKG.

01.09.07



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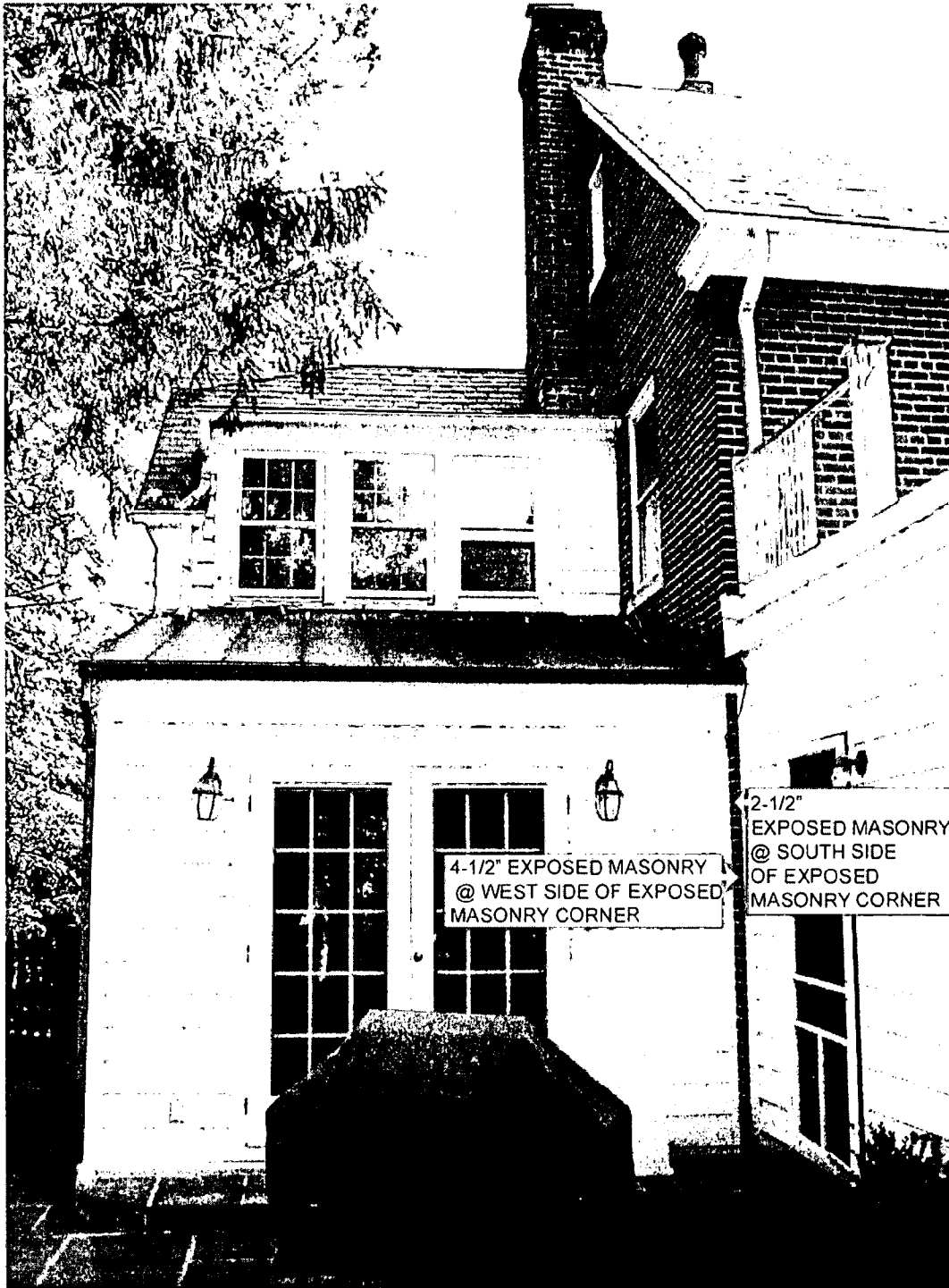


PHOTO - EXISTING SOUTHWEST CORNER OF HOUSE MASSING (MASONRY PORTION)

TRIAN TIS

3706 BRADLEY LANE
CHEVY CHASE, MD

PHOTO-EXIST.
HAWP - REVISION

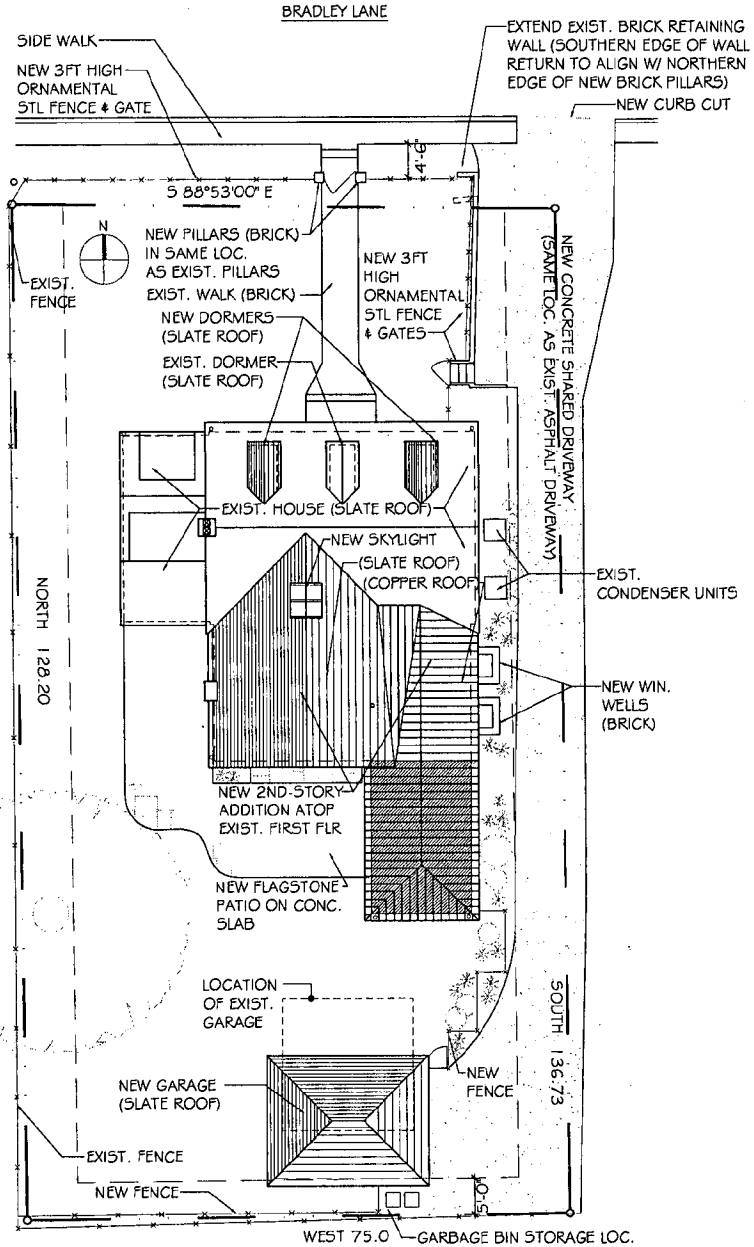
12.15.06



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#3706 BRADLEY LANE
BLOCK 61, SECTION 2
CHEVY CHASE, MARYLAND



A PROPOSED SITE
5 1/16" = 1'-0"

DRAWING KEY
PROPERTY LINE ———
SET-BACK LINE - - - - -
FENCE x x x x x
ADDITION TO EXISTING BUILDING FOOTPRINT [Hatched Box]

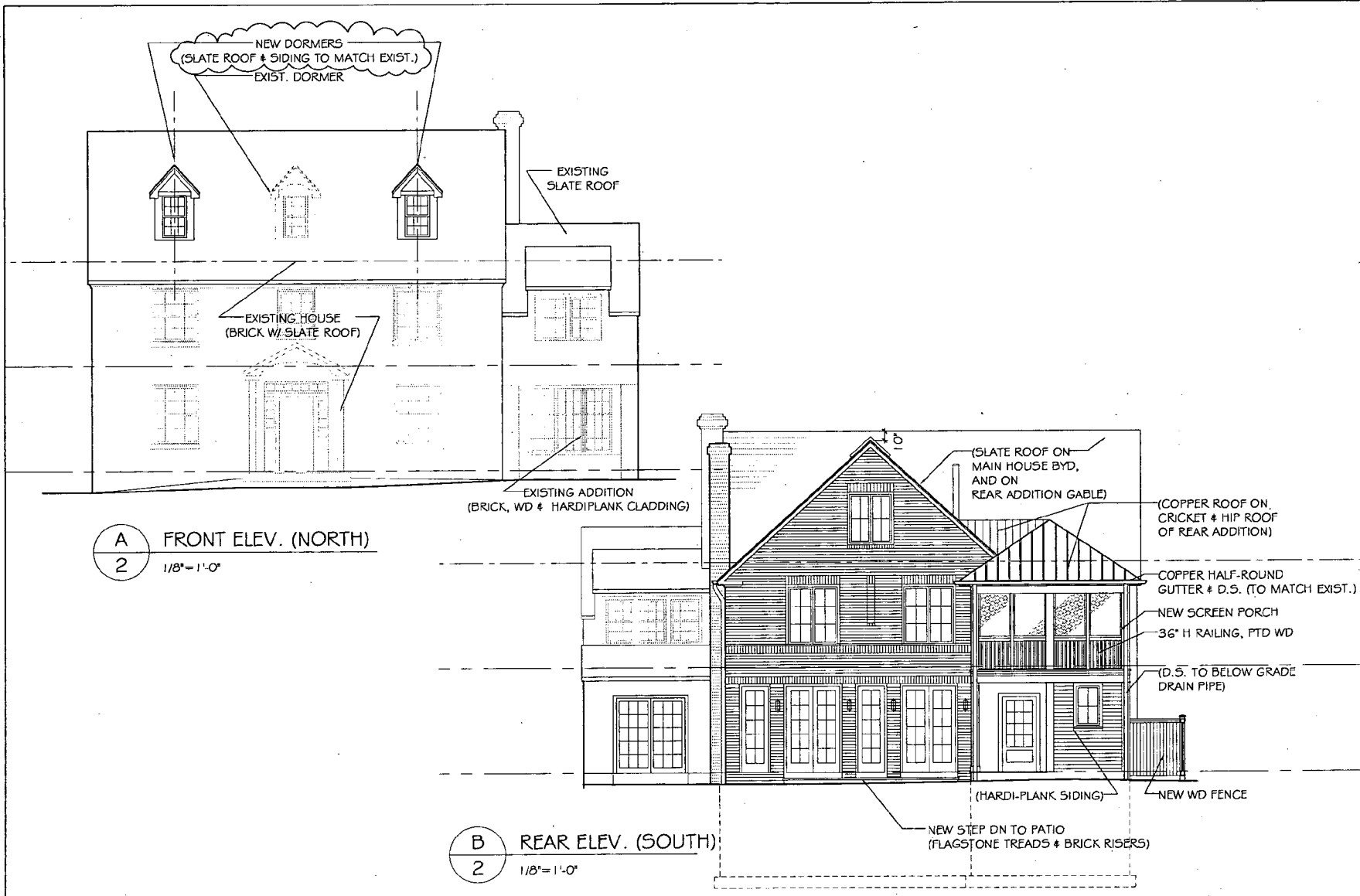
ADDITIONAL FOOTPRINT: 490.7 SF
TOTAL LOT COVERAGE: 26.4%

OF 5
1

TRIAN TIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

REVISION
HAWP PKG.
1/16" = 1'-0"
12.15.06

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202-362-5226 FAX: 202-362-7791



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 ARCHITECTS
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 202-362-5226 FAX: 202-362-7791

REVISION
 HAWP PKG.
 1/8" = 1'-0"
 12.15.06

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

2
 OF 5

Oaks, Michele

From: Roselie Enriquez [roselie@treacyeagleburger.com]
Sent: Friday, December 15, 2006 7:35 PM
To: Oaks, Michele
Cc: jane@treacyeagleburger.com
Subject: FW: 3706 Bradley Lane, Chevy Chase

Michele,

My original message appears to have bounced back (due to size of attachments). I've reduced the sizes of the files and am resending again the message below.

Thanks,
Roselie

-----Original Message-----

From: Roselie Enriquez [mailto:roselie@treacyeagleburger.com]
Sent: Friday, December 15, 2006 6:58 PM
To: 'Oaks, Michele'
Cc: 'jane@treacyeagleburger.com'
Subject: 3706 Bradley Lane, Chevy Chase

Hello Michele,

We are finally sending you the revised drawings for the Triantis Residence, where you'll see our response to the HAWP review conditions.

The following are the topics addressed—

1. **Front Dormers:** We will not replace the existing slate siding on the center dormer. The 2 new flanking dormers will have slate siding to match the existing.
2. **New fence:** New fences at the rear of the house will be a maximum of 6ft. in height.
3. **New garage door:** The client has a great desire to install a metal garage door for durability. They noted that their neighbor (who shares their driveway) recently installed a metal overhead garage door. They will be happy to select a door of this material from any manufacturer that Historic prefers.
4. **Eliminate First floor screen porch at the South-West corner of existing house:** The elimination of this screen porch exposes the existing interior South-west corner of the house. In this interior corner, the corner of the existing masonry corner is exposed. We have attached a photograph of this existing condition. We feel this existing condition has bearing on the following condition made by the committee—

Set back the new rear addition 12" from the existing south west corner of the masonry house:
In our drawings, we're proposing to locate the new rear addition 6" from the existing southwest corner of the masonry house. We feel that, if you were to take into account the fact that the existing exposed masonry corner has a total dimension of 7" of exposed masonry wrapping the corner, we are in fact increasing the total exposure to 10-1/2" of exposed masonry. Although the committee requested a 12" setback on the south side, they were not aware that there is currently already an exposed masonry corner. We are proposing the set-back dimension of 6" because an increase of that dimension necessitates a significant redesign of the 2nd floor plan and proportions of the exterior elevations. We think that our proposed 6" set-back, in addition to the existing dimension of 4-1/2" that will remain exposed on the west side of the corner, meets their desire to see a corner of the existing house 'meet the ground'.

5. Lower Rear addition gable roof so that new ridge is 12" below existing gable ridge:

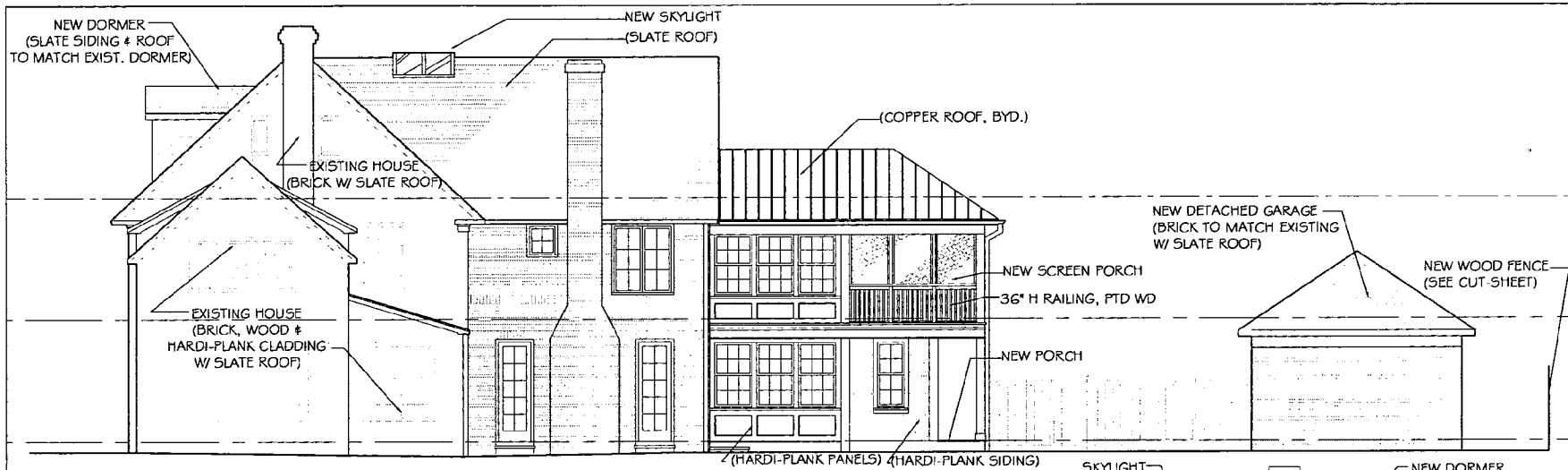
Our original design proposed matching the slope of the new gable roof to that of the existing roof. If we retain this strategy and have the 6" massing set-back described above, the ridge of the new roof will fall 10" below the existing ridge. We feel that retaining the same slope as the existing roof out-weights the 2" dimensional discrepancy.

I believe that addresses all the conditions set by your staff report and committee review. Although there are slight dimensional differences in our proposal, we hope you agree that we have met the core requests intended by the committee.

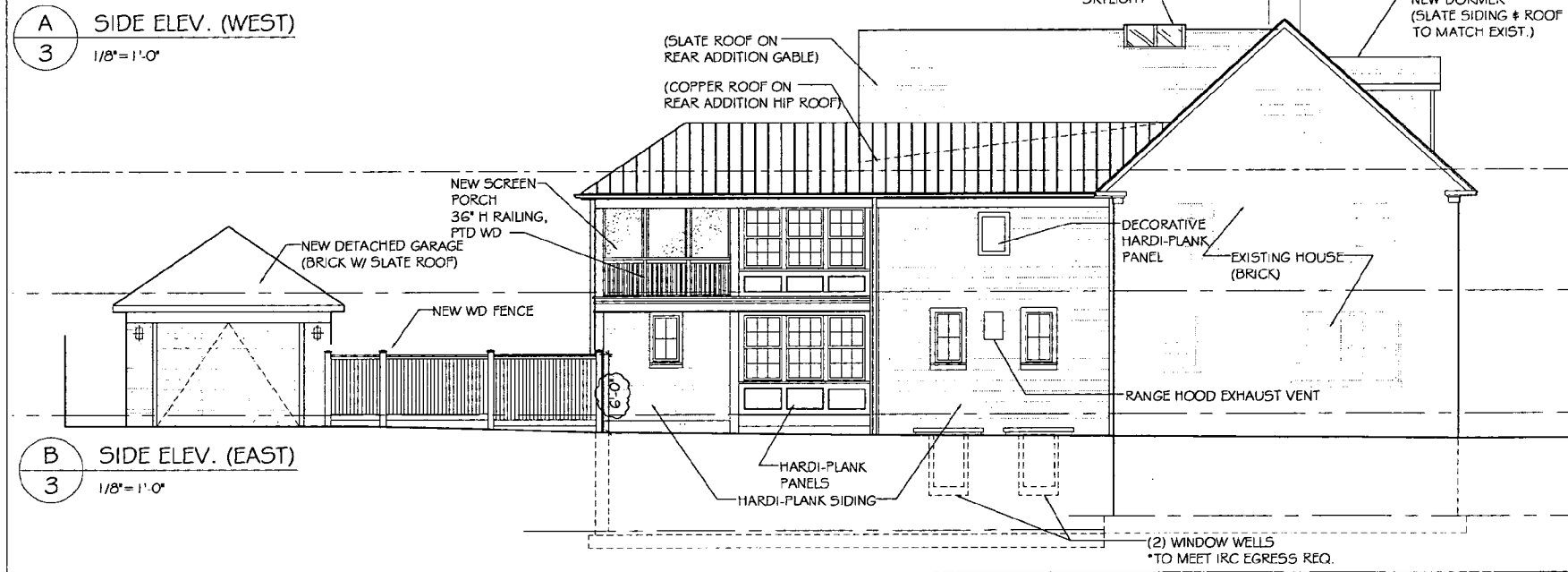
Please feel free to contact our office, if you have any questions/comments.

Please note--I will be on vacation from Dec.18-Jan 2, so please feel free to give Jane Treacy a call. Our office will be closed the week between Christmas and New Year's Day.

Thank you,
Roselie



A SIDE ELEV. (WEST)
3 1/8" = 1'-0"



B SIDE ELEV. (EAST)
3 1/8" = 1'-0"

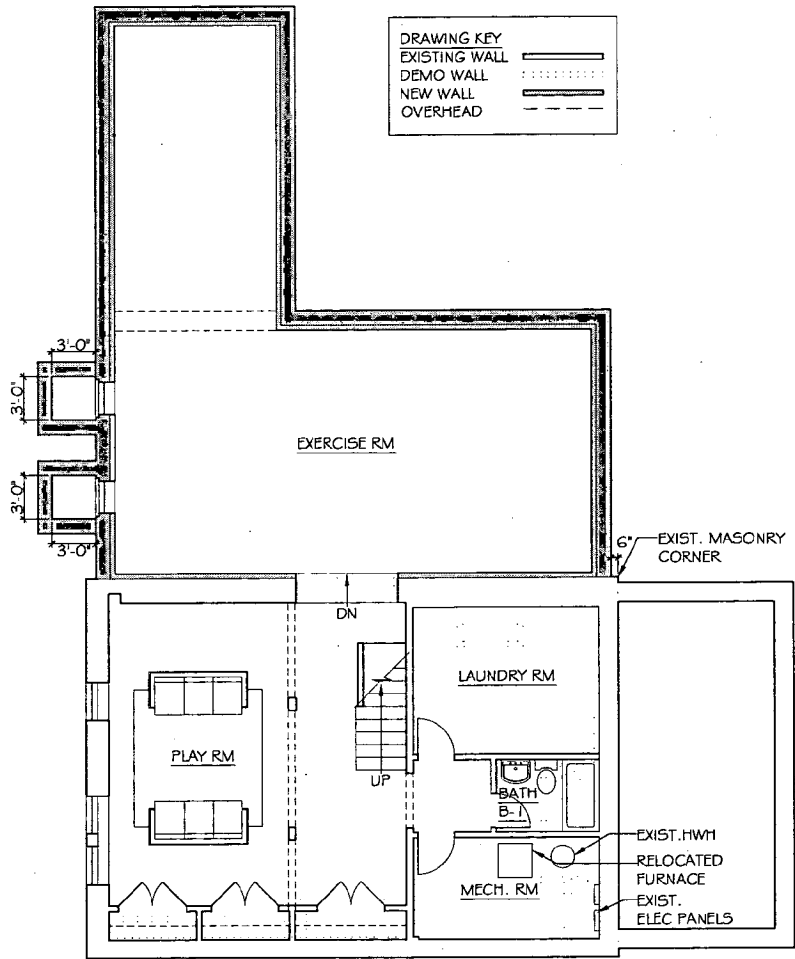
(2) WINDOW WELLS
 *TO MEET IRC EGRESS REQ.

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 ARCHITECTS
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 202-362-5226 FAX: 202-362-7791

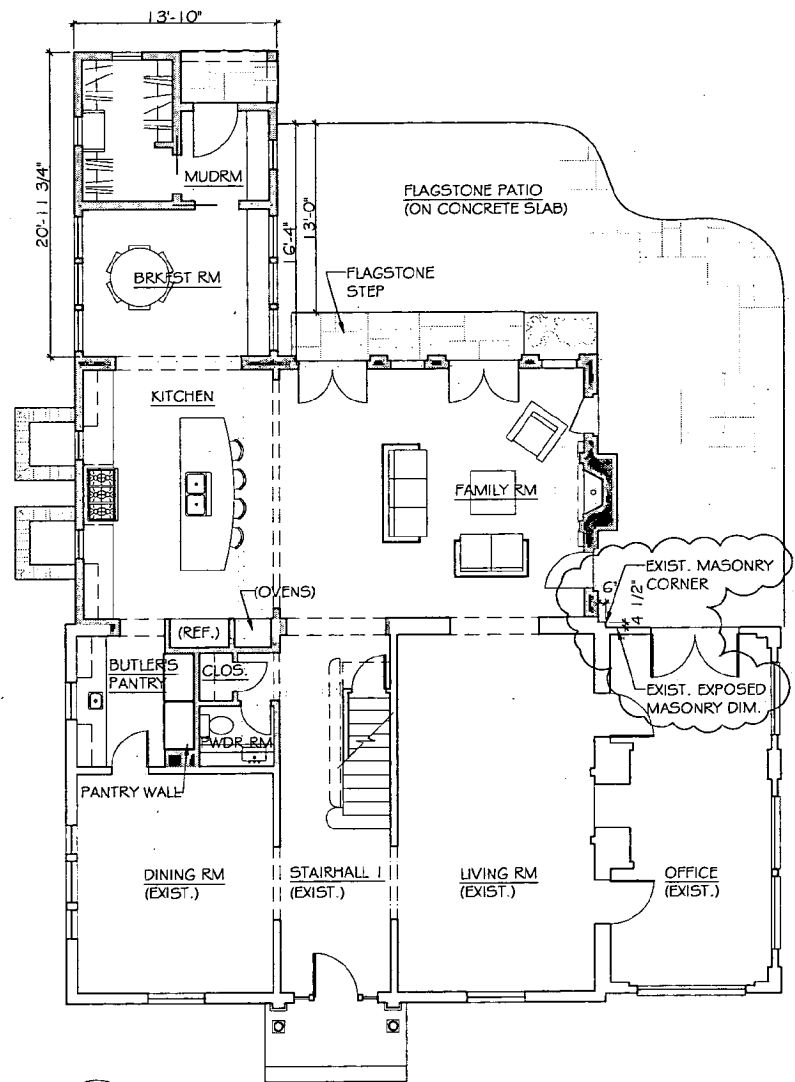
REVISION
 HAWP PKG.
 1/8" = 1'-0"
 12.15.06

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

3
 OF 5



A PROPOSED BASEMENT PLAN
 4 1/8" = 1'-0"



B PROPOSED FIRST FLOOR PLAN
 4 1/8" = 1'-0"

TREACY & EAGLEBURGER
 ARCHITECTS
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 202-362-5226 FAX: 202-362-7791

REVISION
 HAWP PKG.
 1/8" = 1'-0"
 12.15.06

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, April 02, 2009 2:56 PM
To: 'Brian Underwood'
Cc: Jane Treacy
Subject: RE: 3706 Bradley Lane - Chevy Chase

If there are no changes to exterior elevations, I don't see why we would need to stamp the revised drawings. However, if you run into a problem with DPS or the Village where they need to see our stamp on something that you have submitted, let our office know. I am out of town next week but I will put this in the file in case you call another staff person.

thanks,
Anne

From: Brian Underwood [mailto:brian@treacyeagleburger.com]
Sent: Wednesday, April 01, 2009 4:38 PM
To: Fothergill, Anne
Cc: Jane Treacy
Subject: 3706 Bradley Lane - Chevy Chase

Anne,

This past fall, we received stamped drawings from your office for the renovation and addition to 3706 Bradley Lane in Chevy Chase (stamp dated 12.04.08). We also received Montgomery County and Chevy Chase permits and construction began earlier this month. If you recall, the rear addition was to be built over the same foundation and crawlspace as an existing one story addition. During demolition, the contractor discovered that the existing floor framing and footings of that addition were not well constructed and definitely not adequate for a 2 ½" story structure, so a new foundation is required. Faced with the additional cost of the foundation, the owners now prefer to include a full basement below the addition, since the cost differential between a new crawlspace and a new basement is a relatively small. We have been in touch with both the county and Chevy Chase Village regarding this modification, and we plan to submit revised drawings and applications later this week. Do these revised sheets need to be stamped by HPC? The modifications have no bearing on the first, second, or third floor of the house, but we are not sure what the submission requirements are in this case. Can you let us know?

Thank you,

Brian Underwood
Treacy & Eagleburger Architects, P.C.

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, March 18, 2009 12:25 PM
To: 'Lyerly, Doris'
Cc: Silver, Joshua
Subject: RE: 3706 Bradley Lane

This was Michele Oaks' case and she should have sent the approval memo over to you. They were approved by the HPC in November 2006, they got their plans stamped in August 2007, and then they made some revisions to the plans that were approved in December 2008. It looks like they got their building permit from DPS in January 2009.
<http://207.96.37.52/dpstmpl.asp?url=/status/status.asp&ID=956898>

thanks,
Anne

From: Lyerly, Doris [mailto:Doris.Lyerly@montgomerycountymd.gov]
Sent: Wednesday, March 18, 2009 12:08 PM
To: Fothergill, Anne
Cc: Silver, Joshua
Subject: 3706 Bradley Lane

Hi Anne,

Sorry to bother you, but has HPC approved a garage demolition for 3706 Bradley Lane? We issued a municipal letter in December 2008, which in part, had the request on it, but I don't see anything in our files from HPC approving or denying anything on that municipal letter.

Thank you,
Doris M. Lyerly
Permitting & Code Enforcement Specialist
Chevy Chase Village
301-654-7300
doris.lyerly@montgomerycountymd.gov



TREACY & EAGLEBURGER
ARCHITECTS

HPC
OK ✓

Anne Fothergill
STAFF ITEM

9-24-08

3706 Bradley Lane
(contributing resource)

HAWP approved Nov. '06

MEMORANDUM

DATE: September 17, 2008

TO: Historic Preservation Commission, Montgomery Co.

FROM: Treacy & Eagleburger Architects, PC
(Agent for Alex & Catherine Triantis)

RE: Revisions to approved HAWP for 3706 Bradley Lane, Chevy Chase MD
(HAWP approved with conditions on 11/15/06)

MESSAGE:

We request approval for the following revisions to the approved HAWP for 3706 Bradley Lane.
(HAWP approved with conditions 11/15/06)

1. CHANGE IN EXTERIOR WALL MATERIAL AT 2 ½ STORY REAR ADDITION

*See elevations.

In an effort to reduce cost, we request that the commission approve the use of Hardi-Plank siding on the new 2 ½" story rear addition (originally proposed as brick veneer).

2. CHANGE IN ROOFING MATERIAL AT REAR ADDITIONS

*See elevations.

In an effort to reduce cost, we request that the commission approve the use of architectural asphalt shingles on the new 2 ½" story addition (originally proposed as slate) and the new 2 story wing addition (originally proposed as standing seam metal).

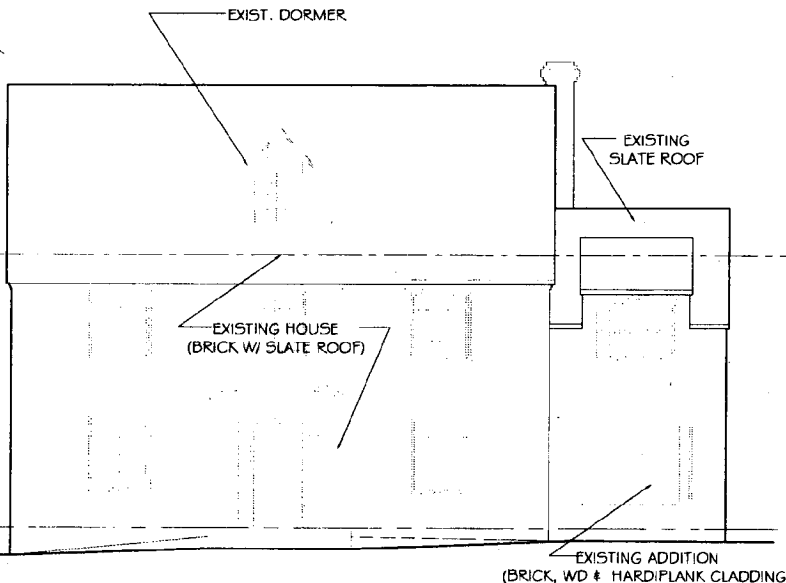
3. EXISTING SHARED DRIVEWAY (ASPHALT) TO REMAIN

In an effort to reduce cost, the new concrete driveway has been removed from the scope of work. The existing asphalt driveway will remain and will be resurfaced.

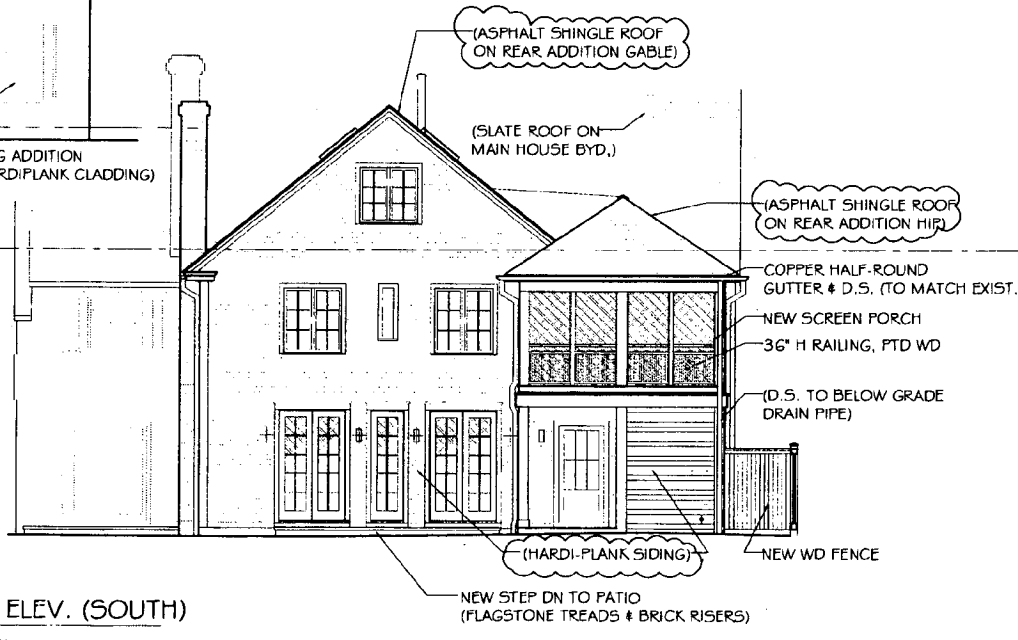
4. NO WORK AT FRONT OF HOUSE

In an effort to reduce cost, the previously proposed dormer additions, new brick piers, and fencing have been removed from the scope of work.

END OF MEMO



A FRONT ELEV. (NORTH)
1 1/8" = 1'-0"

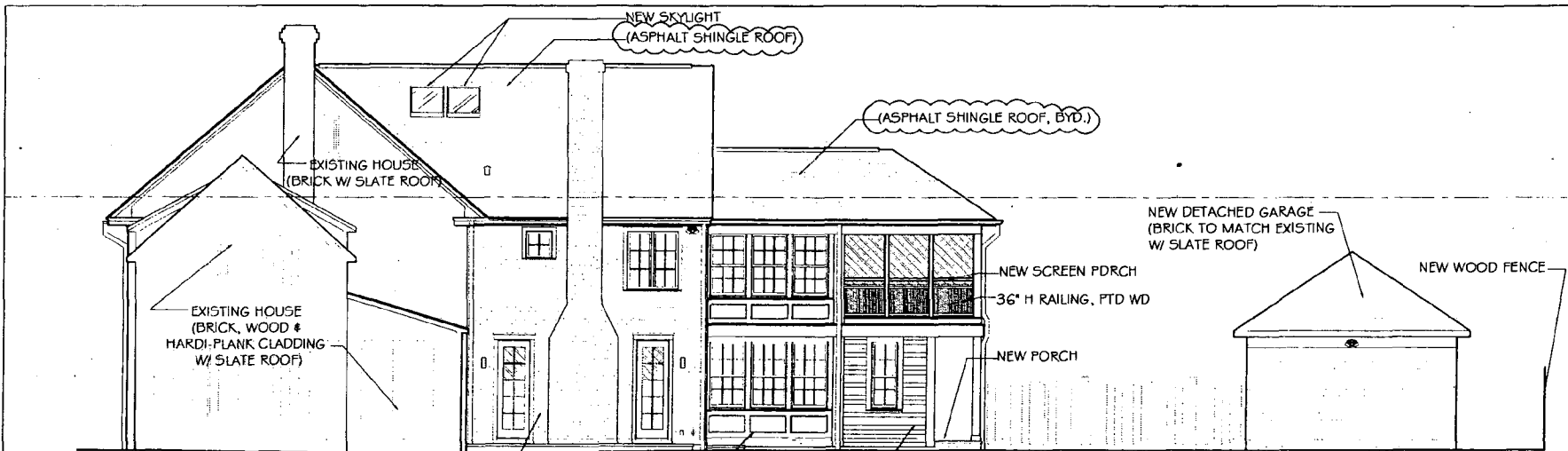


B REAR ELEV. (SOUTH)
1 1/8" = 1'-0"

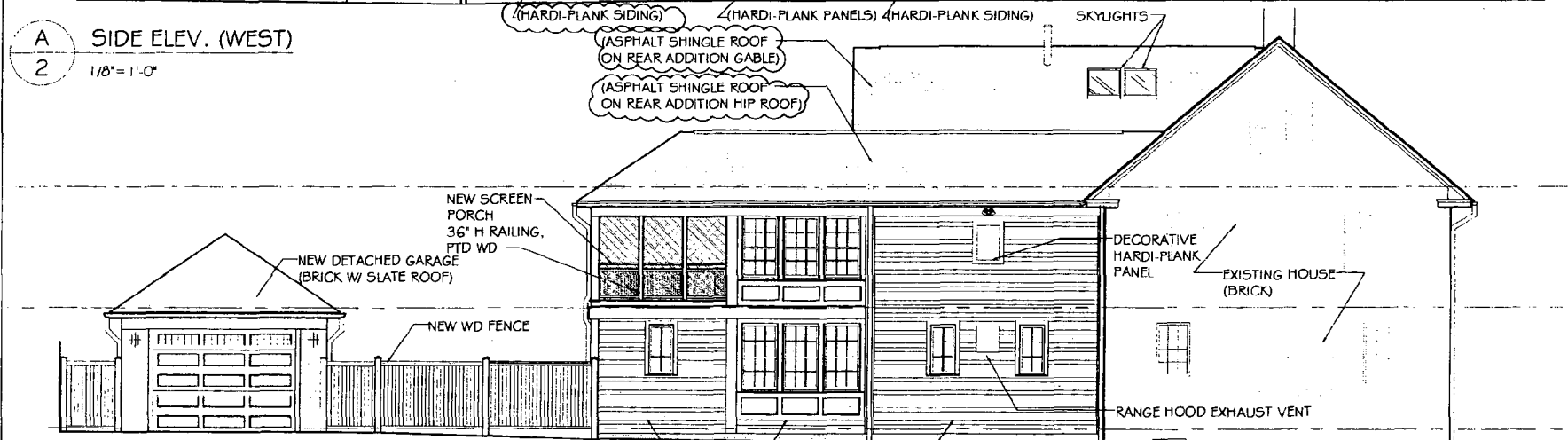
TREACY & EAGLEBURGER
ARCHITECTS
3335 CONNECTICUT AVENUE, NW, WASHINGTON, DC 20008
202-362-5226 FAX: 202-362-7791

REVISION
HAWP PKG.
1/8" = 1'-0"
9.16.08

TRIANSTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD



A SIDE ELEV. (WEST)
2 1/8" = 1'-0"



B SIDE ELEV. (EAST)
2 1/8" = 1'-0"

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REVISION
 HAWP PKG.
 1/8" = 1'-0"
 9.16.05

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD



TREACY & EAGLEBURGER
A R C H I T E C T S

Anne Fothergill
STAFF ITEM
9-24-08
3706 Bradley Lane
(contributing resource)
HAWP approved Nov. '06

MEMORANDUM

DATE: September 17, 2008

TO: Historic Preservation Commission, Montgomery Co.

FROM: Treacy & Eagleburger Architects, PC
(Agent for Alex & Catherine Triantis)

RE: Revisions to approved HAWP for 3706 Bradley Lane, Chevy Chase MD
(HAWP approved with conditions on 11/15/06)

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(HAWP approved with conditions 11/15/06)

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*See elevations.

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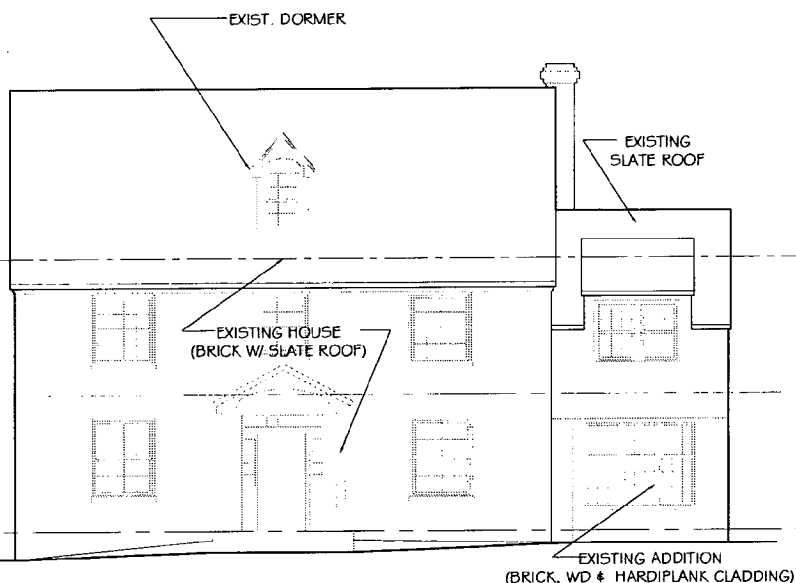
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In an effort to reduce cost, the new concrete driveway has been removed from the scope of work. The existing asphalt driveway will remain and will be resurfaced.

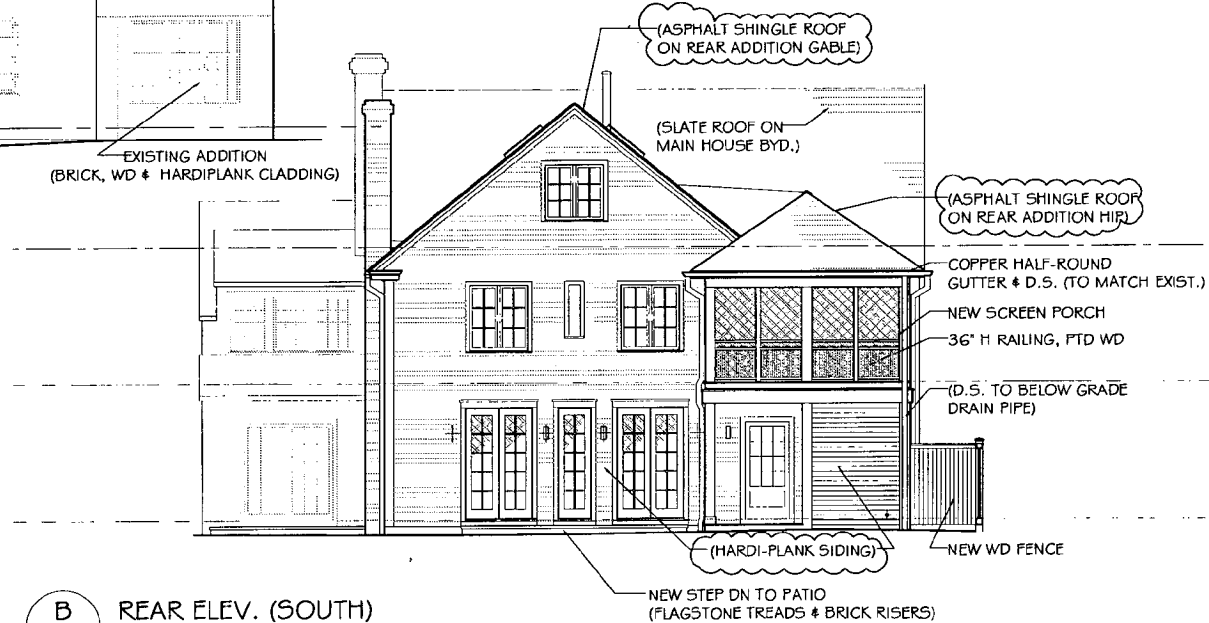
4. NO WORK AT FRONT OF HOUSE

In an effort to reduce cost, the previously proposed dormer additions, new brick piers, and fencing have been removed from the scope of work.

END OF MEMO



A FRONT ELEV. (NORTH)
1/8" = 1'-0"



B REAR ELEV. (SOUTH)
1/8" = 1'-0"

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202-362-5226 FAX: 202-362-7791

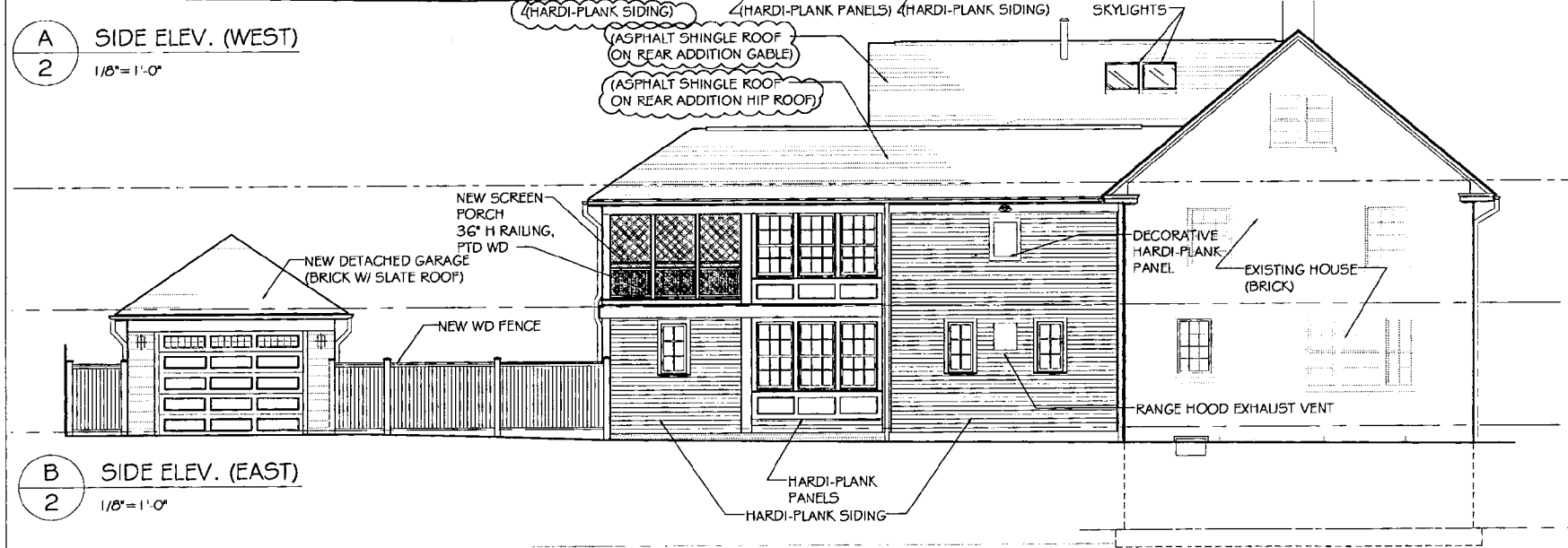
REVISION
HAWP PKG.
1/8"=1'-0"
9.16.08

TRIANTIS RESIDENCE
3706 BRADLEY LANE
CHEVY CHASE, MD

1
OF 2



A SIDE ELEV. (WEST)
 2 1/8" = 1'-0"



B SIDE ELEV. (EAST)
 2 1/8" = 1'-0"

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 202-362-5226 FAX: 202-362-7791

REVISION
 HAWP PKG.
 1/8" = 1'-0"
 9.16.08

TRIANTIS RESIDENCE
 3706 BRADLEY LANE
 CHEVY CHASE, MD

Fothergill, Anne

From: Fothergill, Anne
Sent: Wednesday, September 17, 2008 10:22 AM
To: 'Brian Underwood'
Subject: RE: 3706 Bradley Lane, Chevy Chase

I apologize that I only have the staff report and not the stamped plans in front of me (they are probably were archived by Michele and I can find them if need be but for now I don't think we need them). Also, today I see in the file later staff items of January and April 2007 (I apologize, I hadn't seen these when I emailed yesterday) where the HPC approved a metal garage door and a few other changes, so you can disregard my other comment (this also includes the chimney since it is on these revised plans and, as you mentioned, on the stamped plans). I will keep an eye out for your amended memo and take it on the 24th. thanks, Anne

From: Brian Underwood [mailto:brian@treacyeagleburger.com]
Sent: Tuesday, September 16, 2008 5:12 PM
To: Fothergill, Anne
Cc: 'Jane Treacy'
Subject: RE: 3706 Bradley Lane, Chevy Chase

Anne,

Thanks for your quick response. See my comments in red below.

Brian

From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]
Sent: Tuesday, September 16, 2008 4:35 PM
To: Brian Underwood
Subject: RE: 3706 Bradley Lane, Chevy Chase

Brian,

I took a look at these plans. Since it wasn't my case, it is a little tougher for me to discern the changes but it looks like you covered most everything in your memo and I appreciate that. I have a few comments and questions.

Interestingly, Michele wrote in her staff report that the rear addition was going to be built over the one story addition. A site plan (dated 10-25-06) that was submitted as part of the application shows "new 2nd story addition atop existing first floor" so I guess that is where she got that (and the Chevy Chase Village scope of work also calls it a second story addition). So in fact the HPC thinks that is what is being done there, so you could remove that part of your memo if you want. I will revise the memo so that it simply describes the change from brick to siding. While the roofing material changes are unfortunate, they are on rear additions so I expect the HPC will be okay with them. Can you send me a web link/spec sheet for the architectural asphalt shingles since we have found that the ones that are intended to look like slate sometimes are not very compatible with a real slate roof. Yes, I will send the link along with the revised memo. Finally, I see a chimney on the new plans that I don't see anywhere in the HPC-approved plans. Is this new? If so, please add this to the memo as a change. The chimney was added after HPC requested the removal of the proposed screen porch. There was a fireplace in the original design and it was treated as a "bump" on the exterior wall which sat within the screened porch, vented by a metal flu. But with the screen porch removed, the bump needed some kind of termination, hence the chimney. Do you have copies of the revised drawings that address the original comments of the commission (dated 12.15.06)? The chimney is shown on those drawings, as well as the permit set that was stamped by Michelle in 2007.

Also, separate from these new changes, I see that there was a condition of approval that the garage door be wood. When the time comes, I will need a web link/specs on the proposed door. OK Also, I assume the owners have worked with the Village arborist on a tree protection plan. ***I see that the permit was issued in August 2007 so if Michele already stamped your plans with this information, please disregard this.***

In terms of dates, I can take these items to the HPC on Wednesday September 24th. They will either allow these changes to be approved or require that you submit a revised HAWP. I can let you know what they said on September 25th.

thanks,
Anne

From: Brian Underwood [mailto:brian@treacyeagleburger.com]
Sent: Tuesday, September 16, 2008 3:30 PM
To: Fothergill, Anne
Cc: 'Jane Treacy'; atriantis@rhsmith.umd.edu; ctriantis@comcast.net
Subject: 3706 Bradley Lane, Chevy Chase

Anne,

Per our phone conversation this past Friday, I have attached a written description of the proposed HAWP-related modifications for 3706 Bradley Avenue, as well as revised copies of the exterior elevations. Please review the documents and let us know if you have any questions or immediate concerns. When should we expect to hear the results of the commission's review?

Thank you,

Brian Underwood
Treacy & Eagleburger Architects, P.C.

Fothergill, Anne

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Sent: Tuesday, September 16, 2008 3:30 PM
To: Fothergill, Anne
Cc: 'Jane Treacy'; atriantis@rhsmith.umd.edu; ctriantis@comcast.net
Subject: 3706 Bradley Lane, Chevy Chase

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Thank you,

Brian Underwood
Treacy & Eagleburger Architects, P.C.



MEMORANDUM

DATE: September 16, 2008

TO: Historic Preservation Commission, Montgomery Co.

FROM: Treacy & Eagleburger Architects, PC
(Agent for Alex & Catherine Triantis)

RE: Revisions to approved HAWP for 3706 Bradley Lane, Chevy Chase MD
(HAWP approved with conditions on 11/15/06)

MESSAGE:

We request approval for the following revisions to the approved HAWP for 3706 Bradley Lane.
(HAWP approved with conditions 11/15/06)

1. NEW REAR ADDITION TO BE BUILT OVER EXISTING FLAT ROOFED ONE STORY ADDITION

*See elevations.

The originally approved 11/15/06 HAWP package included a new 2 ½ story-plus basement brick mass that would replace the flat roofed 1 story earlier addition. Such an addition would require a new foundation to form the basement and support the brick veneer. In an effort to reduce cost, we request that the commission approve a revised approach where the proposed basement and 2 window wells are removed from the scope of work and the new addition is built over the existing flat roofed 1 story addition, thereby utilizing the existing foundation (the existing is capable of supporting a 2 story structure). The resulting 2 ½ story mass will be the same as the original proposal, with the exception that it will be clad in Hardi-Plank rather than brick. The additional 2 story frame wing adjacent to the 2 ½ story addition remains unchanged from the 11/15/06 HAWP package.

2. CHANGE IN ROOFING MATERIAL AT ADDITIONS

*See elevations.

In an effort to reduce cost, we request that the commission approve the use of architectural asphalt shingles on the new 2 ½" story addition (originally proposed as slate) and the new 2 story wing addition (originally proposed as standing seam metal).

3. EXISTING SHARED DRIVEWAY (ASPHALT) TO REMAIN

In an effort to reduce cost, the new concrete driveway has been removed from the scope of work. The existing asphalt driveway will remain and will be resurfaced.

4. NO WORK AT FRONT OF HOUSE

In an effort to reduce cost, the previously proposed dormer additions, new brick piers, and fencing have been removed from the scope of work.

END OF MEMO



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: August 31, 2007

MEMORANDUM

TO: Carla Reid Joyner, Director
Department of Permitting Services

FROM: Michele Oaks, Planner Coordinator 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #437076 for addition, garage construction and alterations

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the November 15, 2006 meeting. The conditions of approval are:

1. The proposed one-story screen porch to be located on the west elevation is deleted from the design.
2. The proposed addition's west wall will be inset approximately 12".
3. The new garage doors to be installed on the new garage will be fabricated out of wood.
4. The original dormer's material will not be changed to Hardi-plank.
5. A tree protection plan for this project will be designed and approved by the Chevy Chase Village Arborist. This plan will be implemented prior to any work beginning on the property.
6. The proposed 6'6" high fences will not exceed 6' in height.
7. The new dormers will be slate.

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

Applicant: Alex and Catherine Triantis (Jane Treacy, Architect)

Address: 3706 Bradley Lane, Chevy Chase (Chevy Chase Village Historic District)

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
2401777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: ROSEHE ENRIQUEZ

Daytime Phone No.: 202 362 5226

Tax Account No.: 00455975

Name of Property Owner: ALEX & CATHERINE TRIANTIS Daytime Phone No.: _____

Address: 3706 BRADLEY LANE CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: TREACY & EAGLEBURGER ARCHITECTS, PC Daytime Phone No.: 202.362.5226

LOCATION OF BUILDING/PREMISE

House Number: 3706 Street: BRADLEY LANE

Town/City: CHEVY CHASE Nearest Cross Street: GEORGIA CT.

Lot: 27/28/14/15 Block: 61 Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ _____

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 3 feet 0 inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

Signature of owner or authorized agent

Date

Approved: XW/CONDITIONS For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 11/16/07

Application/Permit No.: 437076 Date Issued: _____

437076

SEE REVERSE SIDE FOR INSTRUCTIONS

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The existing house is a 2 ½ story central hall brick colonial with a 2 story frame and brick side wing, to the west, and a 1 story flat roofed frame rear addition to the south. The original house was built in 1924 and the rear addition we believe to have been added in the eighties. A 1 story brick garage with a very low pitched roof exists in the southeast corner of the lot. There is a single small dormer centered on the existing front slate roof.

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

The proposed addition replaces the flat roofed 1 story earlier addition with a 2 ½ story brick mass with slate roof, a 2 story frame wing and a 1 story frame screen porch (standing copper roofs over the frame additions). The ridge of the new 2 ½ story mass is held 6" below the existing ridge. We propose to add 2 dormers to the front roof of the existing colonial with simpler detailing to distinguish it from the existing dormer. A new, slightly smaller brick garage with a hipped slate roof is proposed 7' south of the existing location. New fencing is also proposed.

SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades)**, with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.





HOME | CAREERS | CONTACT US | SEARCH:

GO

- ▶ ROOFING
- ▶ VINYL SIDING
- ▶ FIBERCEMENT SIDING
- ▶ WINDOWS
- ▶ PIPE
- ▶ FOUNDATIONS
- ▶ INSULATION
- ▶ FENCE/RAILING/DECK
- ▶ TRIM
- ▶ GYPSUM
- ▶ CEILINGS

ROOFING
Design
Professional

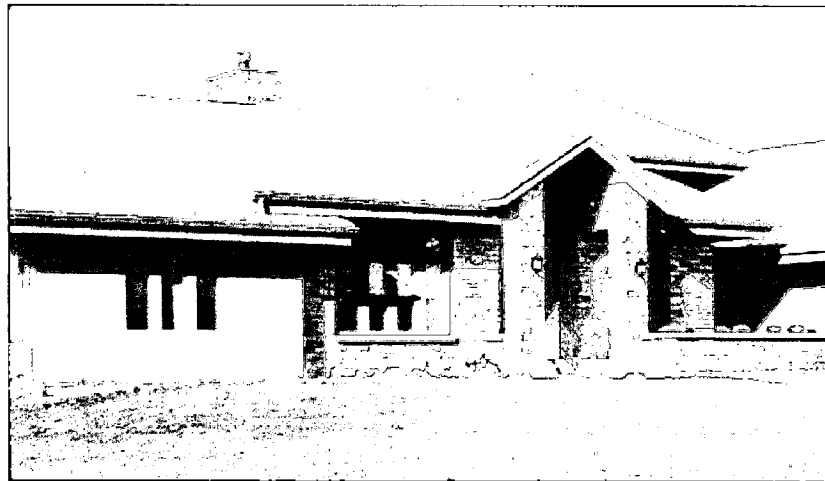


Where to Buy » Home » Roofing » Southeast » Steep-Slope

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LANDMARK™ TL

Triple Laminate



House shown in Resawn Shake



- Tough, patented 3-layer laminate design provides ultimate durability and the dramatically thick roofing style of classic wood shakes.
- Random tab design and unique natural shadows gives luxurious dimensional character to the shingles.
- This shingle comes with a 110 m.p.h. and a 10-year wind warranty. Ideal for high wind areas
- Lifetime, limited transferable warranty that provides coverage in the event of manufacturing defects.
- An added 10-year SureStart™ warranty that covers 100% of replacement and labor costs due to manufacturing defects.
- 15-year StreakFighter™ warranty that protects against streaking and discoloration caused by airborne algae.

[Homeowner Learning Center](#)

[Accessories](#)

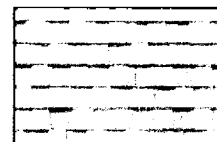
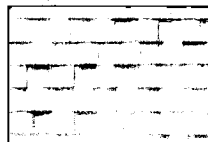
[Landmark TL Brochure](#)

[Asphalt Shingle Warranty](#)

[Literature Order Form](#)

Note: Due to variation in computer monitors and printers, the color samples seen here may not exactly match the corresponding shingle color. To verify actual product color ask to see a full shingle available through a Certainteed contractor or distributor.

Click on an image to enlarge



Burnt Sienna



Old Overton



Cobblestone Gray



Resawn Shake



Cumberland

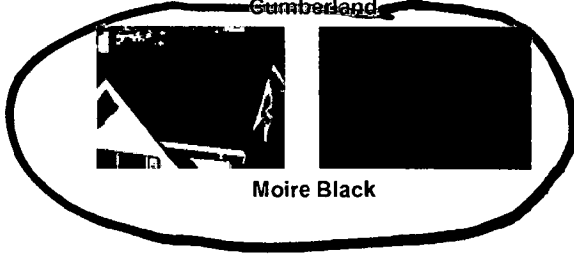


Shenandoah

Photo Not Available



Moire Black



Sunrise Cedar



Weathered Wood

Visualize your Home with ColorView™

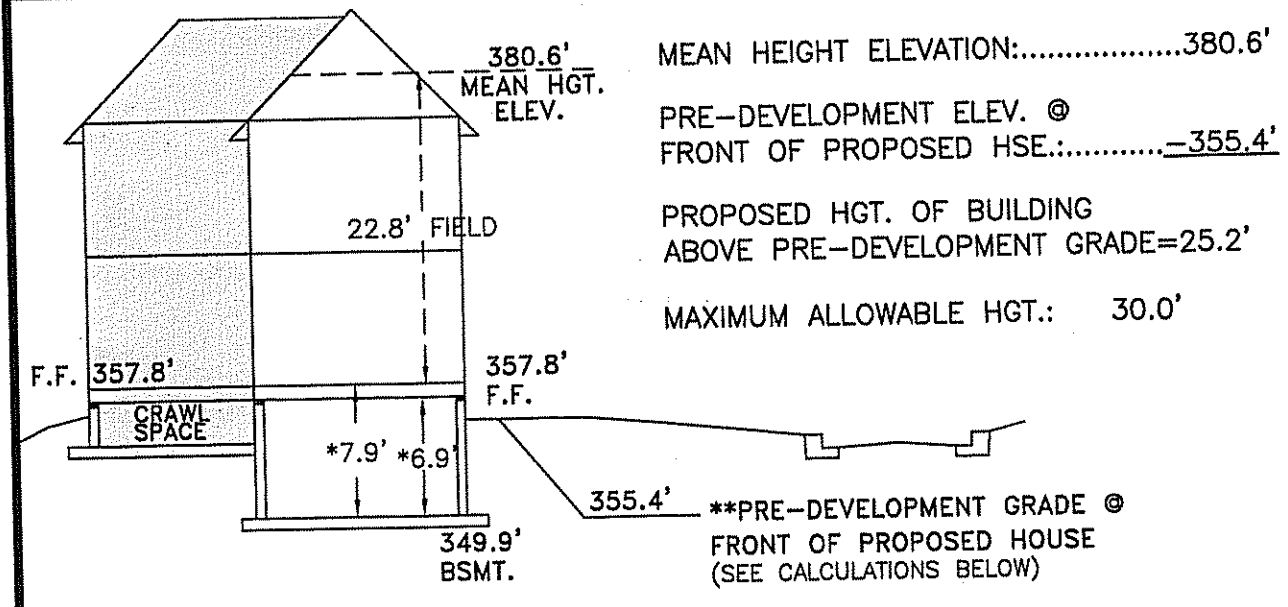


ColorView™ is an on-line, interactive tool, designed to help you "Visualize Your Home" by guiding you through the process of choosing exterior home colors. Choose from a variety of siding and roofing colors in the comfort of your own home. Combine them with trim, shutter, window and door options to create your own custom exterior.

Click the "Visualize Your Home" link located in the blue navigation bar on the left.

GENERAL NOTES

- SURVEY:**
 - HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT # 106
 - VERTICAL DATUM BASED ON MARYLAND STATE PLANE NAD 83.
 - TRAVERSE STATION # 20740.
 - TOPOGRAPHY BASED ON FIELD RUN TOPO PERFORMED 04-19-07.
NO TITLE REPORT WAS FURNISHED FOR THIS PLAN
- ZONING:**
 - PROPERTY ZONED: R-60
 - FRONT YARD: 25.0' OR ESTABLISHED BUILDING LINE
 - SIDE YARD: 7.0' BOTH SIDES
 - REAR YARD: 20.0'
- MAXIMUM COVERAGE: 35%
 (24.39% TOTAL COVERAGE OF EXISTING/PROPOSED FOR THIS PROJECT)
 MAXIMUM BUILDING HEIGHT:



1) DISTANCES ACROSS FRONT OF PROPOSED HOUSE

DISTANCE	AVERAGE GRADE	TOTAL
12.0' X 355.2'		4,262.40
36.6' X 355.5'		13,011.30
TOTALS: 48.6'		17,273.70
	AVERAGE GRADE @ FRONT OF HSE. = 355.42'	17,273.70'

**= FOR THE PURPOSE OF DETERMINING BUILDING HEIGHT, AT NO POINT MUST THE FINISHED GRADE BE HIGHER THAN THE PRE-DEVELOPMENT GRADE.

DISTURBED AREA:
 - PROJECT TO DISTURB 4,868 SQ.FT.
 ALL DISTURBED AREAS MUST BE TOPSOILED PER THE MONTGOMERY COUNTY "STANDARDS AND SPECIFICATIONS FOR TOPSOIL" PRIOR TO FINAL VEGETATION STABILIZATION.

FOREST CONSERVATION:
 - THIS PROJECT IS EXEMPT FROM FOREST CONSERVATION UNDER SECTION 22A-5(o)(2) OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW.
 - CONSULT WITH ARBORIST ON ALL TREES THAT MAY BE AFFECTED BY THE LIMITS OF THE PROPOSED CONSTRUCTION.

STORMWATER MANAGEMENT:
 - BECAUSE THE LOT IS 15,000 SQ. FT. OR LESS IT IS SUBJECT TO THE CONTROL OF WATER RUN OFF ON SMALL LOT GUIDELINES OF MONTGOMERY COUNTY EFFECTIVE (03-01-07).
 - ADDITIONAL NET IMPERVIOUS AREA IS LESS THAN 400 SQ.FT. NO DRAINAGE PLAN REQUIRED.(SEE DRAINAGE DETAIL)

UTILITIES:
 - PROJECT UTILIZES PUBLIC WATER AND SEWER WITHIN WSSC GRID 208NW04
 - CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION.
 - VERIFY THE ELEVATION OF THE SEWER HOUSE CONNECTION PRIOR TO CONSTRUCTION TO CHECK FOR THE AVAILABILITY OF GRAVITY FLOW FROM THE BASEMENT.

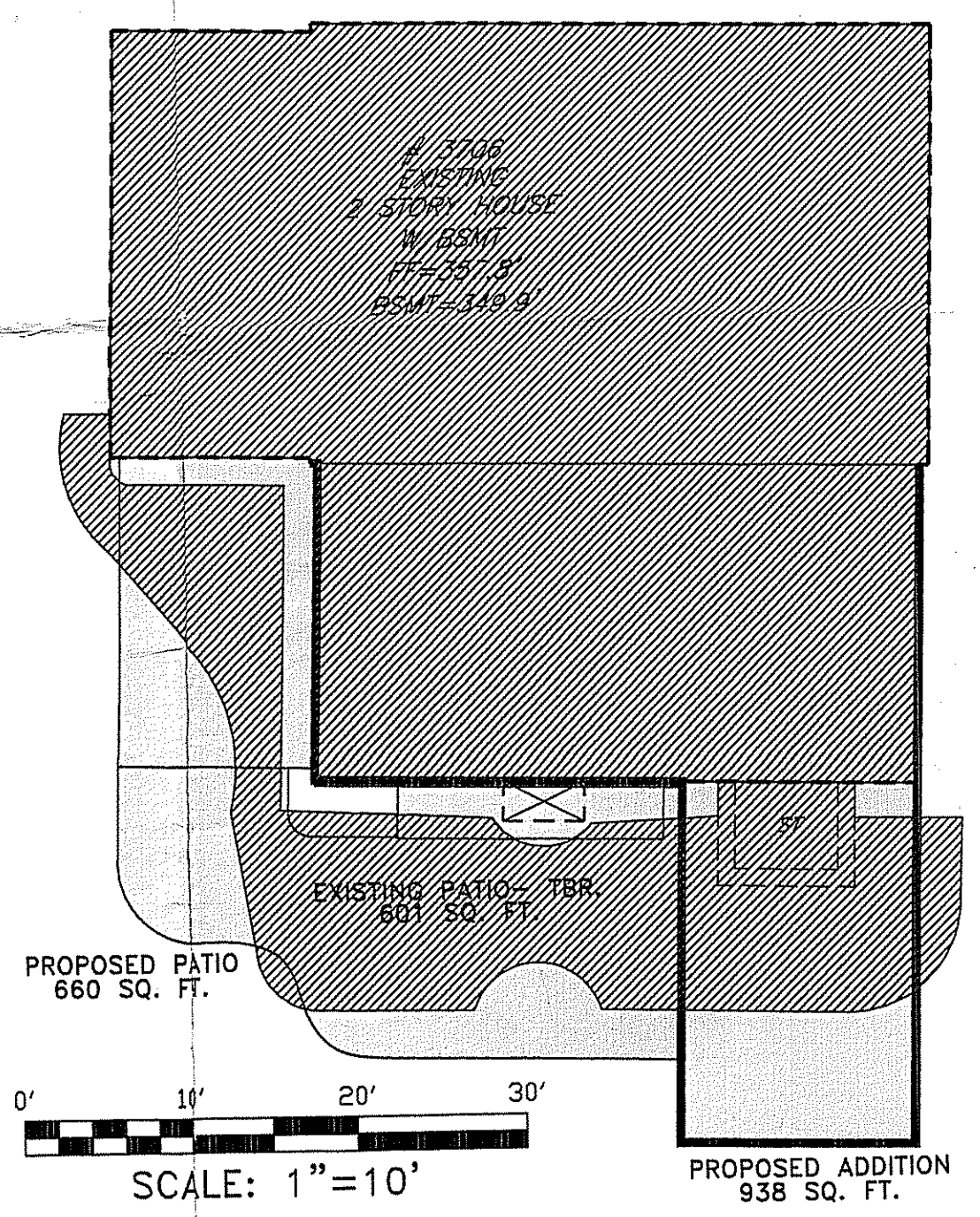
SEDIMENT CONTROL:
 - STABILIZED CONSTRUCTION ENTRANCE SHALL BE PLACED AS NEEDED DURING CONSTRUCTION BY THE AUTHORIZED M.C.D.P.S. REPRESENTATIVE(INSPECTOR)

BASEMENT COVER CALCULATIONS
 STARTING AT THE N.W. HSE. COR. RUNNING CLOCKWISE

PERIMETER (DIMENSION AROUND HOUSE IN FEET)	AVERAGE GRADE	TOTAL
12.0'	355.2'	4,262.40
0.5'	355.3'	177.65
36.6'	355.5'	13,011.30
26.0'	355.4'	9,240.40
0.5'	355.1'	177.55
39.4'	355.5'	14,006.70
13.9'	356.0'	4,948.40
21.3'	356.2'	7,587.06
21.7'	356.4'	7,733.88
18.1'	356.5'	6,452.65
0.3'	356.6'	106.98
0.3'	356.6'	106.98
12.0'	356.6'	4,279.20
25.2'	355.9'	8,968.68
227.8' TOTAL		81,059.83/227.8' = AVERAGE GRADE=355.83'

- 2) AVG. BASEMENT/CELLAR ELEVATION = 355.83'
 3) AVG. HGT. OF AVERAGE GRADING ABOVE BSMT./CELLAR = 8.73'
 4) AVG. DIST. FROM BSMT. FLOOR TO BTM. OF 1st FLR. = 7.6'
 5) JOISTS(SHOT. OF WALL + SILLPLATES) = 3.8'
 6) AVG. MIDPOINT OF FOUNDATION WALL = 3.8'
 #3 (6.73') IS GREATER THEN #5 (3.8') CELLAR: TRUE
 *** FOR THE PURPOSE OF DETERMINING BUILDING STORY, AT NO POINT MUST THE FINISHED GRADE BE HIGHER THAN THE PRE-DEVELOPMENT GRADE.

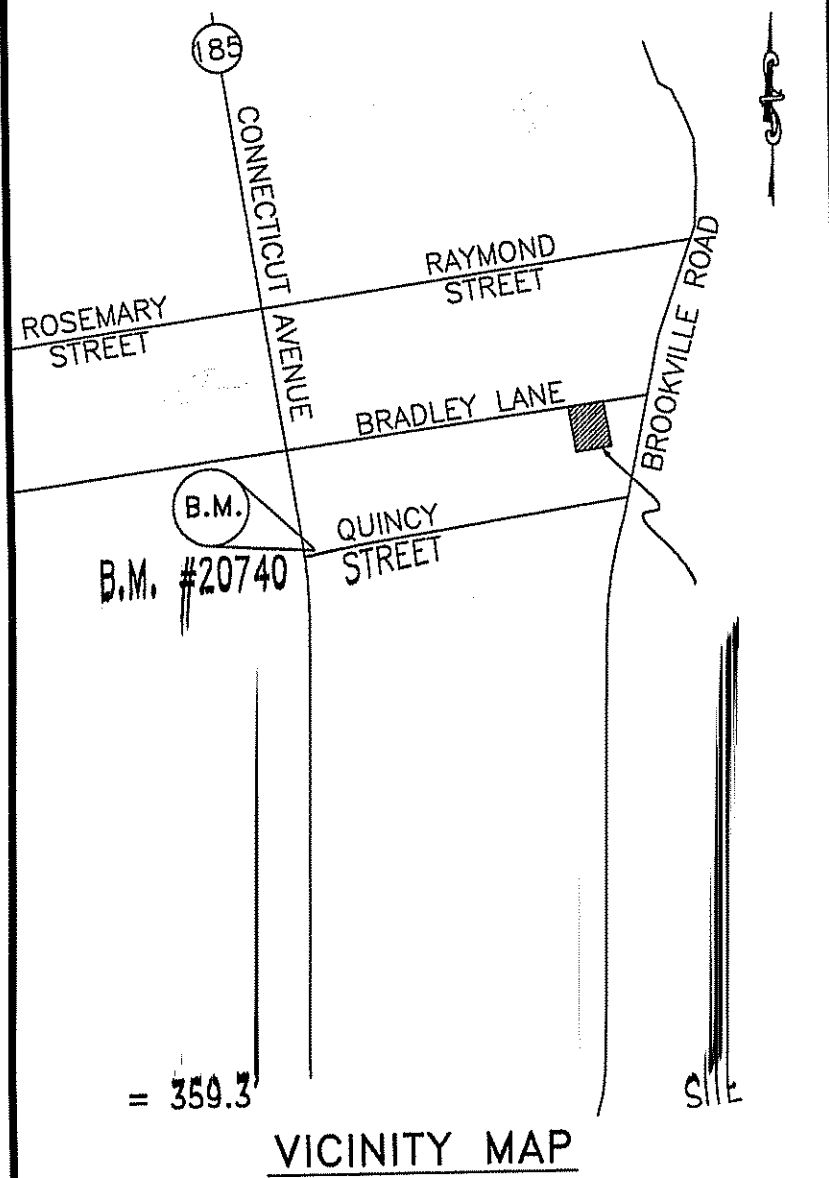
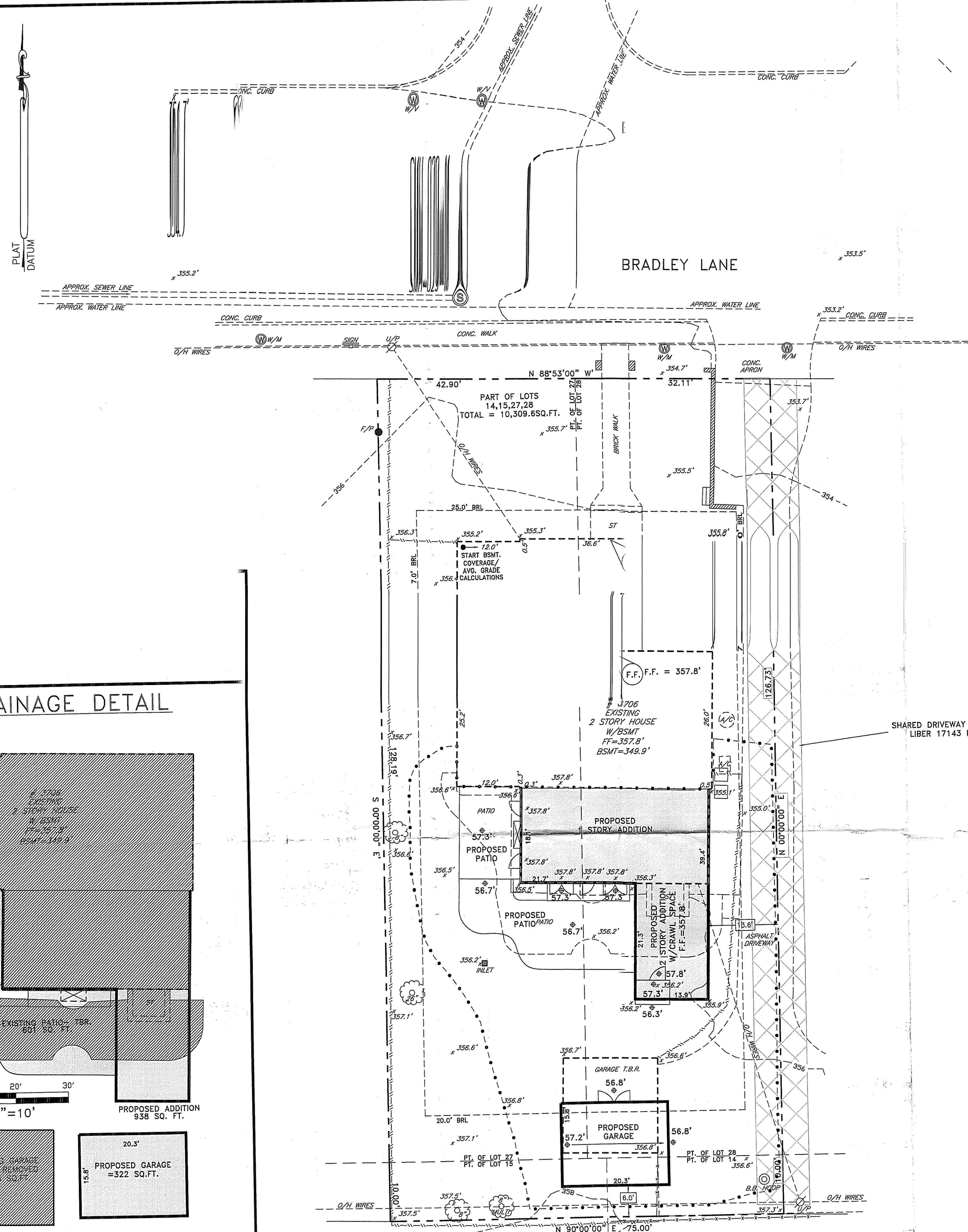
DRAINAGE DETAIL



IMPERVIOUS AREA CALCULATIONS

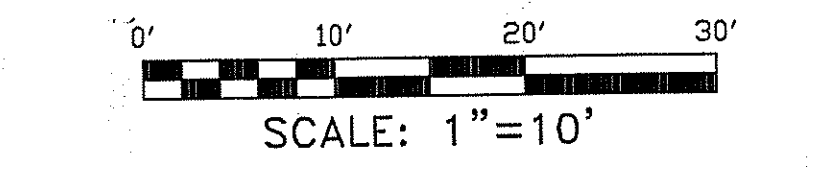
- EXISTING PATIO TO BE REMOVED	= 601 SQ.FT.
- EXISTING GARAGE TO BE REMOVED	= 328 SQ.FT.
- TOTAL OF EXISTING IMPERVIOUS AREA TO BE REMOVED	= 927 SQ.FT.
- PROPOSED ADDITION	= 296 SQ.FT.
- PROPOSED PATIO	= 660 SQ.FT.
- PROPOSED GARAGE	= 322 SQ.FT.
- TOTAL OF PROPOSED IMPERVIOUS	= 1,278 SQ.FT.
- PROPOSED IMPERVIOUS	= 927 SQ.FT.
- EXISTING IMPERVIOUS	= 1,278 SQ.FT.
- NET TOTAL ADDITIONAL IMPERVIOUS T.B.R.	= 351 SQ.FT.

IF ADDITION IS LESS THAN 400 SQ.FT. NO DRAINAGE PLAN REQUIRED



LEGEND

- EXISTING CONTOURS = [Symbol]
- EXISTING SPOT GRADE = [Symbol]
- PROPOSED CONTOURS = [Symbol]
- PROPOSED SPOT GRADE = [Symbol]
- PROPOSED SILT FENCE = [Symbol]
- PROPOSED LIMIT OF DISTURBANCE = [Symbol]
- ITEMS TO BE REMOVED = TBR
- DOWNSPOUTS = [Symbol]
- DRAINAGE PATH = [Symbol]
- STABILIZED CONSTRUCTION ENTRANCE = [Symbol]
- PROPOSED UNDERGROUND DRAIN PIPE = [Symbol]
- RETAINING WALLS = [Symbol]



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON ARE BASED ON ACTUAL FIELD MEASUREMENTS AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.
 DAVID P. MCMILLAN
 MARYLAND PROFESSIONAL LAND SURVEYOR #21138
 DATE: 08/15/08

REVISIONS

DATE	REVISION
11-25-08	ADDITION ADJUSTED PER ARCHITECTS REQUEST

THIS PLAN PREPARED FOR: TREAUCY EAGLEBURGER ARCHITECTS
 3335 CONNECTICUT AVENUE N.W. WASHINGTON, D.C. 20008
 ATTN: JANE TREAUCY
 PHONE: 202-362-5226

JOB No. 007-035
 DATE: 08-14-07
 DRAWN BY: BJ
 SCALE: 1"=10'

SITE PLAN
 3706 BRADLEY LANE
 CHEVY CHASE-SECTION 2
 PT. OF LOTS 14,15,27,28
 BLOCK 61
 PLAT No.106
 MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
 19960 FISHER AVENUE
 POOLESVILLE, MARYLAND
 1-888-349-5090

APPROVED
 Montgomery County
 Historic Preservation Commission
 12-11-08