

3712 Bradley Lane, Cherry Chase
(HPC Case No. 35/13-084)
Cherry Chase Village Historic District



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HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: April 24, 2008

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #481585, garage door installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the April 23, 2008 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

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: Bill and Rebecca Senhauser

Address: 3712 Bradley Lane, Chevy Chase

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



Hist. Master



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: REBECCA SENHAUSER

Daytime Phone No.: 301-654-0954

Tax Account No.: 00456423

Name of Property Owner: Bill & Rebecca SENHAUSER Daytime Phone No.: 301-654-0956

Address: 3712 ~~Cherry Chase~~ Cherry Chase, Bridleway Lane 20815
Street Number City Street Zip Code

Contractor: Gaitersburg Garage Doors, Inc Phone No.: 301-990-6200

Contractor Registration No.: _____

Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3712 Street: Bridleway Lane

Town/City: Cherry Chase Village Nearest Cross Street: Connecticut Ave

Lot: P24 Block: 61 Subdivision: 9

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE DOOR

1B. Construction cost estimate: \$ 10,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

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

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

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

[Signature]
Signature of owner or authorized agent

4-2-08
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 4/25/08

Application/Permit No.: _____ Date Filed: 4/2/08 Date Issued: _____



You are now viewing



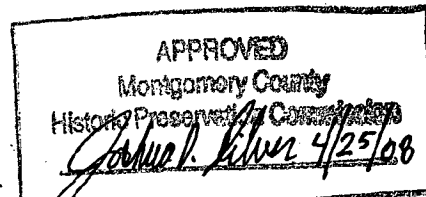
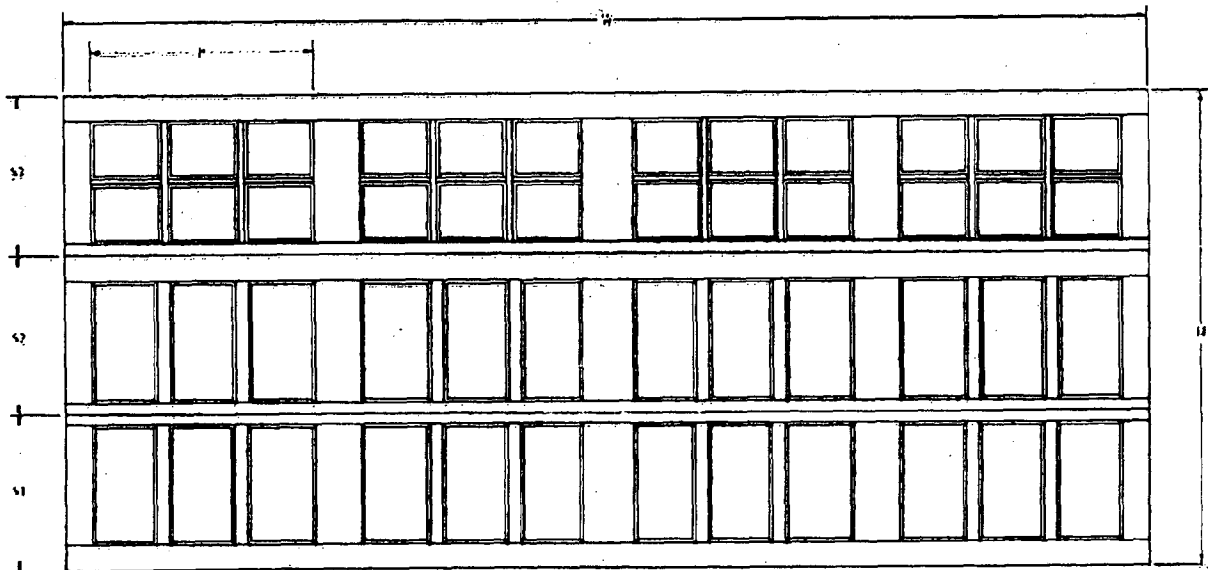
Please select your desired Door Model, Width, Height and Top Section, then click the "display drawing" button...

Choose Door Design	Choose Wood Type	Choose Panel Style	Choose Door Width	Choose Door Height	Choose Top Section	Multiplier
Design 3	Hemlock	Smooth Paint Grade	16'	7'	SQ23	1.4

Drawings not to exact scale

S1=28 S2=28 S3=28 S4=N/A P=39.625 Dimensions=16x7

Windows
→



Approved x

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3712 Bradley Lane, Chevy Chase	Meeting Date:	4/23/2008
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/16/2008
Applicant:	Bill and Rebecca Senhauser	Public Notice:	4/9/2008
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08H	Staff:	Josh Silver
PROPOSAL:	Garage door installation		

STAFF RECOMMENDATION:

Staff is recommending that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Mediterranean Revival/Four-Square
DATE: 1916-27

The subject house is a three bay, 3 -story, hipped roof, Mediterranean Revival/Four-Square dwelling. The house is constructed of stone, and contains 6/1 double-hung windows and a pantile roof.

The property also contains a contributing garage located on the right (west) rear side of the house that is missing the front door.

HISTORIC CONTEXT

Chevy Chase Village was Montgomery County's first and most influential streetcar suburb planned and developed between 1892 and 1930. It was the most visionary investment in Montgomery County real estate in the late nineteenth and early twentieth century - representing the Chevy Chase Land Company's prototype for a planned suburb and setting the tone for early twentieth century neighborhoods throughout northwest Washington and southern Montgomery County. Architecturally, Chevy Chase Village contains the county's highest concentration of outstanding architect-designed and builder vernacular suburban houses rendered in post-Victorian styles of the period 1890-1930. Together, the surviving plan and architecture of Chevy Chase Village represents one of the most intact and important examples of suburban planning and architectural expression built in the region before World War II.

PROPOSAL:

The applicants are proposing to install a custom made garage door in the existing garage door opening. The garage presently contains no door. The proposed door will be all wood and contain four six-light window pane sections along the upper part of the door.

APPLICABLE GUIDELINES:

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

Chevy Chase Village Historic District Master Plan

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

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

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

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

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

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

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

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

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

Doors should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resource, they should be subject strict scrutiny if they are visible from the public right-of-way. Addition of compatible storm doors should be encouraged.

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.

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 of 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 a property will be avoided.
- #9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed garage door installation project. The proposed work is consistent with the *Guidelines and Standards* for alterations to a contributing outbuilding within the Chevy Chase Village Historic District. The proposed materials and design of the door are in agreement with the style of the garage and main house. *Staff is recommending that the HPC approve this HAWP.*

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Hist. Master



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-8370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: REBECCA SENHAUSER
Daytime Phone No.: 301-654-0954

Tax Account No.: 00456423

Name of Property Owner: Bill & Rebecca SENHAUSER Daytime Phone No.: 301-654-0956
Address: 3712 ~~Street~~ Cherry Chase, Bradley Lane 20815
Street Number City Street Zip Code

Contractor: GAITHERSBURG GARAGE DOORS, INC Phone No.: 301-990-6200

Contractor Registration No.: _____
Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 3712 Street: Bradley Lane
Town/City: Cherry Chase Village Nearest Cross Street: Connecticut Ave
Lot: P24 Block: 61 Subdivision: 9
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: GARAGE DOOR

1B. Construction cost estimate: \$ 10,000

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

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

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

[Signature] 4-2-08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 481585 Date Filed: 4/2/08 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

stand alone garage built of granite with
a red tile roof

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

We wish to install a garage door. There is
no existing door. New door would be
16' x 6'9", all wood with 4 windows. Painted
to match house trim color

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

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 NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

Owner's mailing address	Owner's Agent's mailing address
Rebecca & Bill SENHAUSER 3712 Bradley Lane Cherry Chase, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
Rollie & Mattie Olson 3718 Bradley Lane Cherry Chase, MD 20815	Stephen Hill 29 Quincey Street Cherry Chase, MD 20815
Bob & Judy Goodwin 3710 Bradley Lane Cherry Chase, MD 20815	
David & Brenda Pivorotto 3711 Bradley Lane Cherry Chase, MD 20815	
Christopher Landave 27 Quincey Street Cherry Chase, MD 20815	

Date.

Case

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

APPROVED *Stephens* DATE *10/25/54*

ZONING CLASS *R60* PAGE *308NW04*

BOARD OF APPEALS CASE *487 Fence*

Surveyor's Certificate

We hereby certify that we have carefully surveyed the improvements on the property as shown by transit and tape and there are no encroachments other than shown.

Plat Book

SHEPHERD & WORTHINGTON
Land Surveyors

Plat

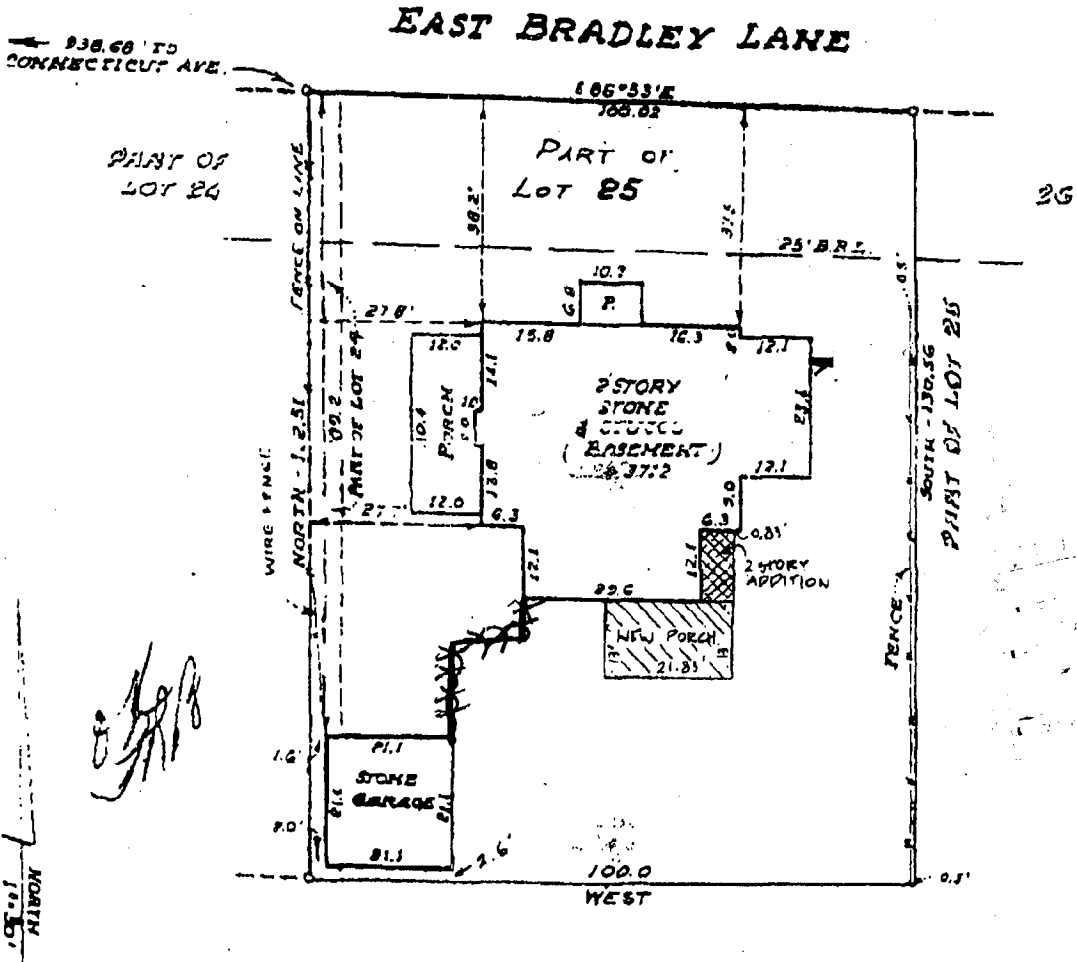
Recertification:

We hereby certify that all additions and changes have been made to this plat as of June 26, 1957.

E. J. Shepherd, Jr.

E. J. Shepherd, Jr.
Md. Reg. No. 2539

E. J. Shepherd, Jr.



File No. **57-389**



PRO-SERIES

You are now viewing



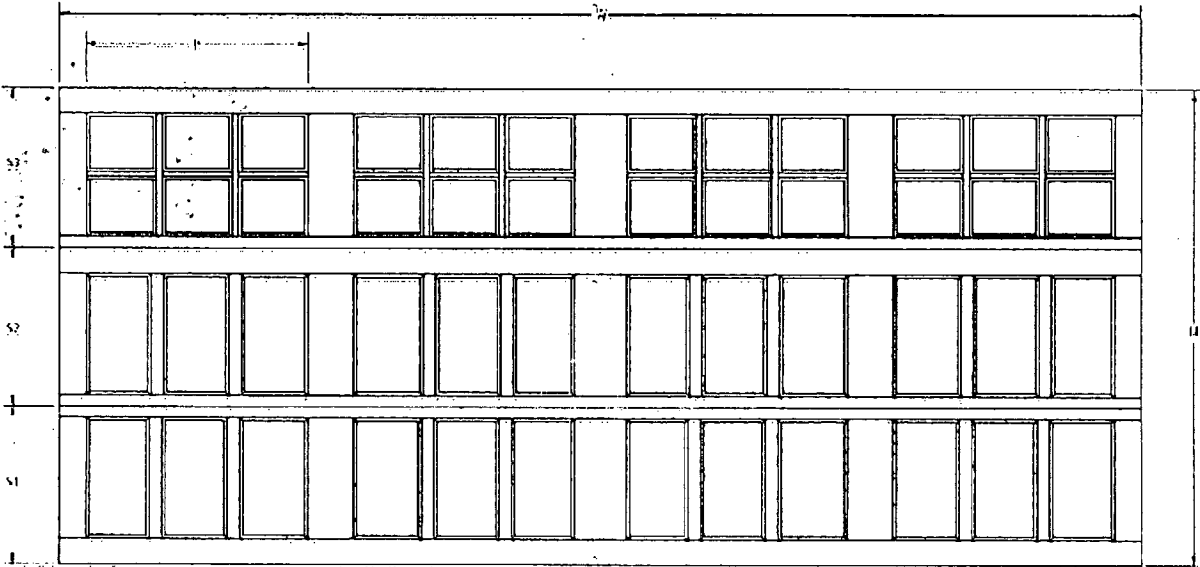
Please select your desired Door Model, Width, Height and Top Section, then click the "display drawing" button...

Choose Door Design	Choose Wood Type	Choose Panel Style	Choose Door Width	Choose Door Height	Choose Top Section	Multiplier
Design 3	Hemlock	Smooth Paint Grade	16'	7'	SQ23	1.4

Drawings not to exact scale

S1=28 S2=28 S3=28 S4=N/A P=39.625 Dimensions=16x7

Windows
→



Approved x



133800
SUNSHINE
SUNSHINE
SUNSHINE
SUNSHINE
SUNSHINE

133800

3712 Bradley Lane, Chevy Chase
Chevy Chase Village Historic District



(b.)

3712 Bradley Lane, Chevy Chase
Chevy Chase Village Historic District





3712 Myndion Lane Garage - Door 16 x 7

11