

3702 Bradley Lane
Chevy Chase, MD

35/13-08 RR
HAWP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 12/04/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #499820-Window replacement

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 December 3, 2008 meeting.

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: Kirk and Margit Nahra
Address: 3702 Bradley Lane, Chevy Chase

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





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: VERL DYER
Daytime Phone No.: 301-674-5266

Tax Account No.: _____
Name of Property Owner: Kirk & Margit Nahra Daytime Phone No.: 301-718-9614
Address: 3702 Bradley Lane Chevy Chase MD 20815
Street Number City State Zip Code
Contractor: VERL DYER Co. Phone No.: 301-674-5266
Contractor Registration No.: MHC 126236
Agent for Owner: VERL DYER Co. Daytime Phone No.: 301-674-5266

LOCATION OF BUILDING/PREMISE

House Number: 3702 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Brookville Road
Lot: P28 Block: 61 Subdivision: Chevy Chase Village
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: _____
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 _____ 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.

Val Dyer Agent 11/04/08
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 12-4-08
Application/Permit No.: 499820 Date Filed: 11/10/08 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

444820

**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:

*Renovation of existing kitchen including new cabinets,
Appliances & countertops. Replacement of existing
windows over sink area with new pella windows.*

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

*Replacing existing kitchen windows over sink with
new Pella windows.*

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.**

Fothergill, Anne

Subject: FW: 9 Hesketh, 3702 Bradley -- HPC Hearing 12/3/08

LAP Comments for Cases I-B and I-E

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]

Sent: Wednesday, December 03, 2008 3:09 PM

To: Kennedy, Rachel; Fothergill, Anne; Ken Usab (mra); Manarolla, Kevin; Whipple, Scott; Silver, Joshua

Cc: CCV@montgomerycountymd.gov; Bob Elliott; FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@verizon.net); Stephens, Betsy; Wellington, P. (ccv)

Subject: 9 Hesketh, 3702 Bradley -- HPC Hearing 12/3/08

The following are the comments from the Chevy Chase Village LAP for items on the HPC Agenda for 12/3/08:

9 Hesketh St - landscape alterations
Contributing Resource

Resident is proposing landscaping renovations for front and side yards
hardscape replacement materials are proposed to match existing; blue flagstone lead walk, replace asphalt driveway with same, flagstone column caps, cover concrete steps with blue flagstone

Staff recommended Expedited Approval and LAP supports such approval, and we encourage the use of the Expedited process whenever possible

3702 Bradley - window replacement
Contributing Resource
west side widows on kitchen - facing adjacent house

Staff recommended approval citing the proposed design and that this window is only "slightly visible from the street". LAP would also support approval of the proposal. Our Guidelines would permit replacement of even more prominent, visible windows with compatible new materials.

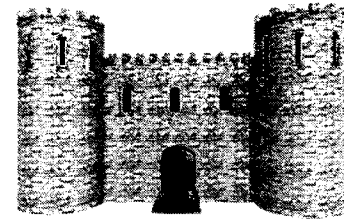
Submitted on behalf of LAP by
Tom Bourke
Chair

PROJECT SUMMARY FOR:
NAHARA RESIDENCE

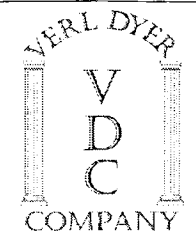
1. REPLACE KITCHEN WINDOW
2. UPGRADE KITCHEN

PROJECT INFO - MONT. CO. MD:
3702 BRADLEY LN
CHEVY CHASE, MD 20815
LOT: P28, BLOCK: 61
MAP: HN41 SUBDIV: 9
LOT SIZE: 10,138

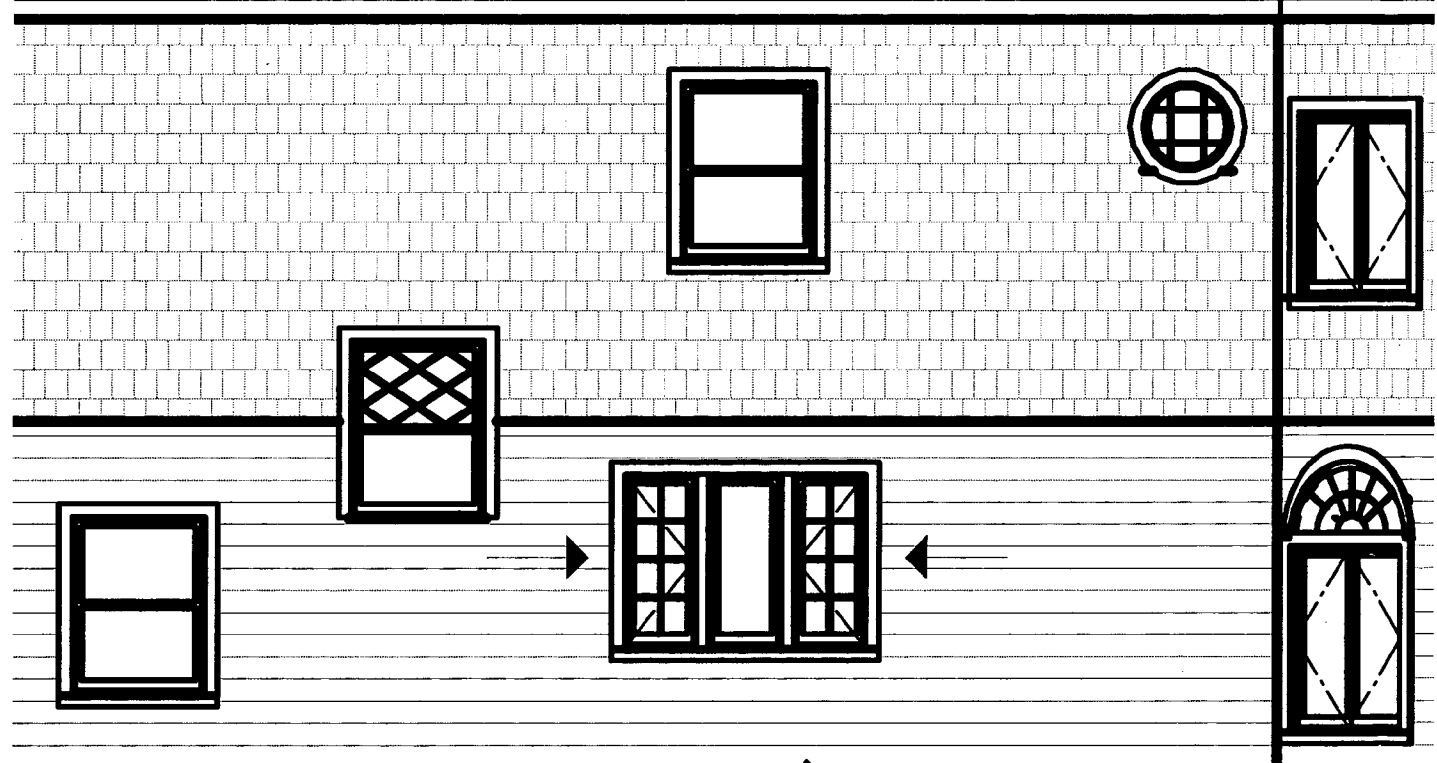
These documents are created for permit submission solely for the convenience of the builder/GC on the behalf of the client(s). These documents should be verified to ensure they are structurally safe and accurate for construction. Castle Golden Design makes no warranty that these documents comply with an building codes, even if they are approved for permit and/or stamped by architect or structural engineer.



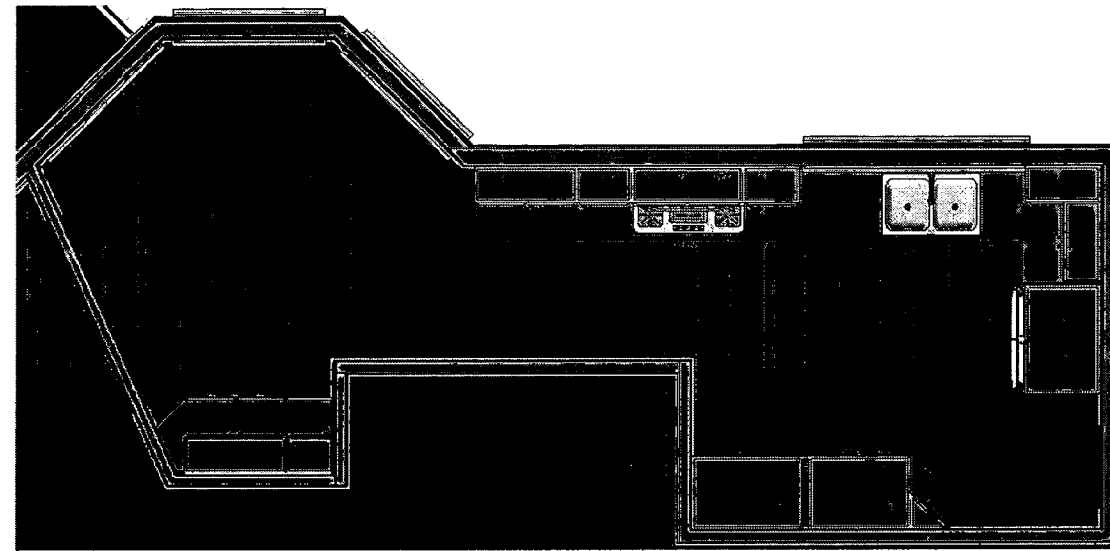
2D/3D MODELING AND DOCUMENTS PREPARED BY
CASTLE GOLDEN DESIGN, LLC
www.castlegoldendesign.com
703-560-1199



VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyercontracting@cox.net



↑ PROPOSED REPLACEMENT:
KITCHEN WINDOW
NOT TO SCALE



↑ PROPOSED REPLACEMENT:
KITCHEN UPGRADE
NOT TO SCALE

DRAWING INDEX

-
- PG-1: COVER SHEET, PROJECT SUMMARY
- PG-2: SURVEY, VICINITY, TAX INFO
- PG-3: SATELLITE VIEW AND KITCHEN ELECTRICAL PLAN
- PG-4: NEIGHBOR/STREET VIEWS
- PG 5: PROPOSED WINDOW - VIEWS AND DETAILS
- PG-6: KITCHEN FLOORPLAN
- PG-7: KITCHEN CABINET VIEWS

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
12-4-08

Approvals

Project
**REPLACE:
KITCHEN WINDOW**
UPGRADE KITCHEN

SET

Revisions	
Date	

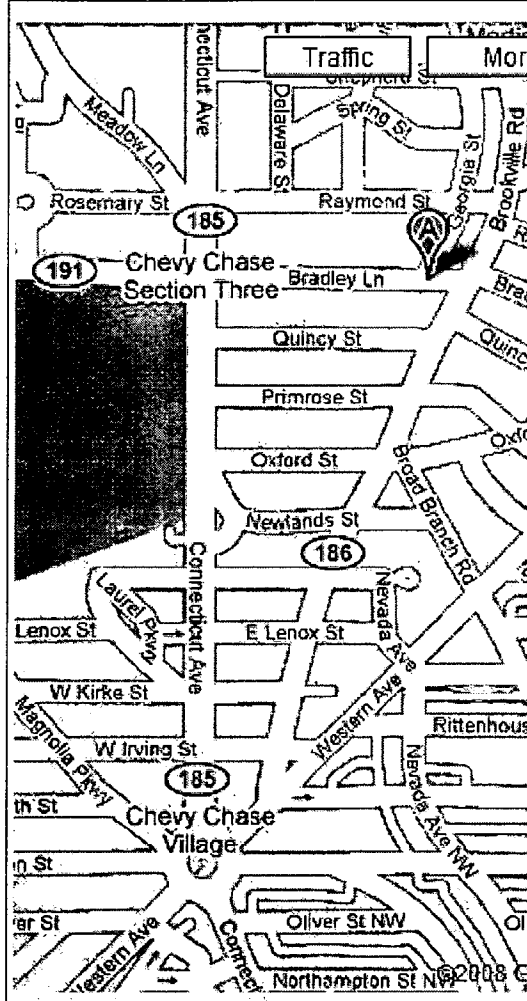
Client
NAHARA RESIDENCE
3702 BRADLEY LN
CHEVY CHASE,
MD 20815

Title
COVER SHEET

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:53:57

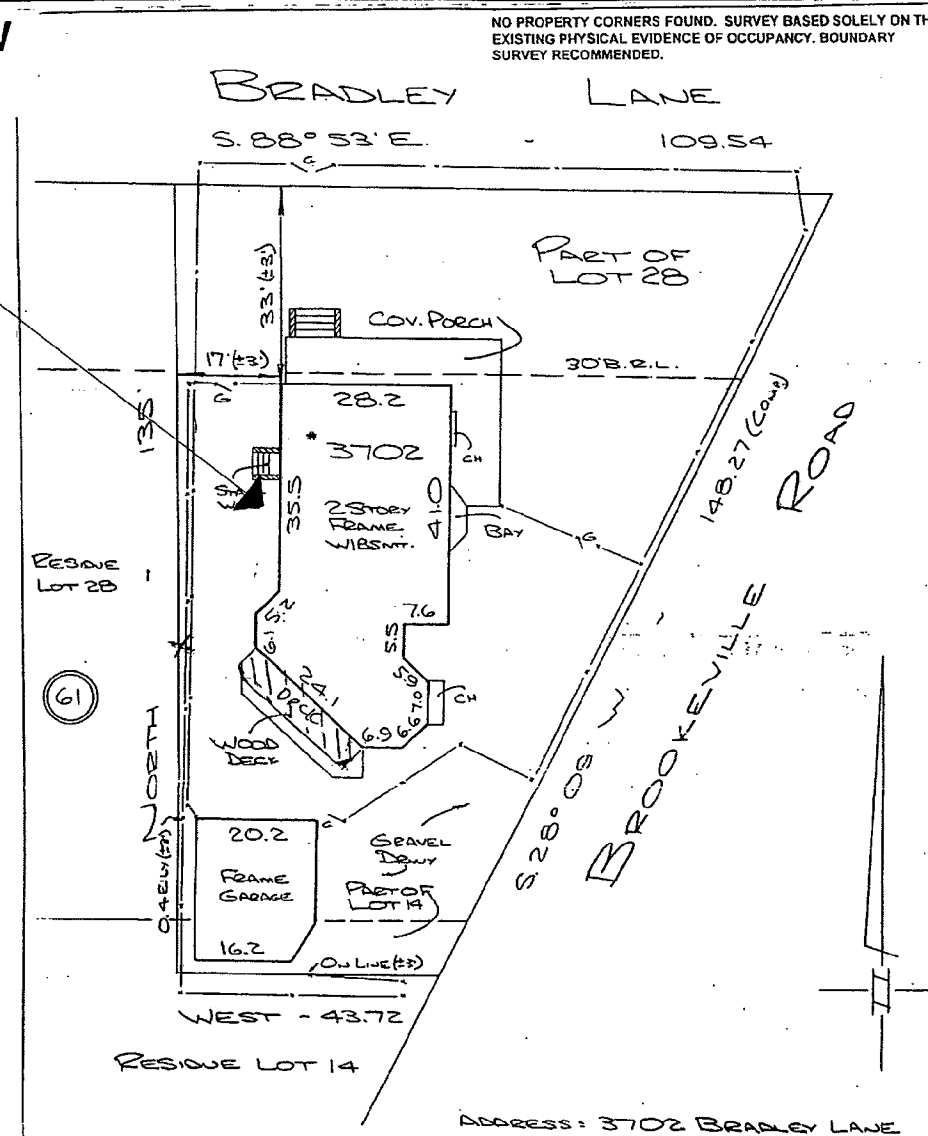
Scale:
1/4" = 1'
EXCEPT AS NOTED

Drawing No.



VICINITY MAP
NOT TO SCALE

PROPOSED KITCHEN WINDOW
TO BE REPLACED



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

Capitol Surveys, Inc.
10762 Rhode Island Avenue
Beltville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

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

LOCATION DRAWING
PARTS OF LOTS 28 & 14 BLOCK G1
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book 2 Plat 106 Scale 1" = 20'
CASE: B12-98 FILE: 58808
DATE: APRIL 22, 1998

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be ascertained by a reasonably diligent inspection.
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.
Maryland Property Line Surveyor No. 522

MONTGOMERY COUNTY
TAX INFO

SURVEY -
SCALE:
1" = 30'

Account Identifier: District - 07 Account Number - 00458650	
Owner Information	
Owner Name: MAHRA, KIRK J. & M. H.	Use: RESIDENTIAL
Mailing Address: 3702 BRADLEY LN CHEVY CHASE MD 20815-4257	Principal Residence: YES Deed Reference: 1) /15853/ 705 2)
Location & Structure Information	
Premises Address: 3702 BRADLEY LA CHEVY CHASE 20815-4271	Legal Description: PT LT 14 CHEVY CHASE SEC 2
Map: HN41	Grid: 9
Parcel: 61	Sub District: P28
Sub Division: 2	Assessment Area: 2
Section: 19	Block: 61
Block: 61	Lot: P28
Assessment Area: 2	Plat No.: 106
Plat No.: 106	Plat Ref: 2
Special Tax Areas: Primary Structure Built 1914	Town Ad Valorem Tax Class: 19
Enclosed Area: 3,078 SF	Property Land Area: 10,138.00 SF
County Use: 111	Stories: 2
Basement: YES	Type: STANDARD UNIT
Exterior: FRAME	

VERL DYER
VDC
COMPANY
VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyercontracting@cox.net

Approvals

Project
REPLACE:
KITCHEN WINDOW
UPGRADE KITCHEN

SET

Revisions	
Date	

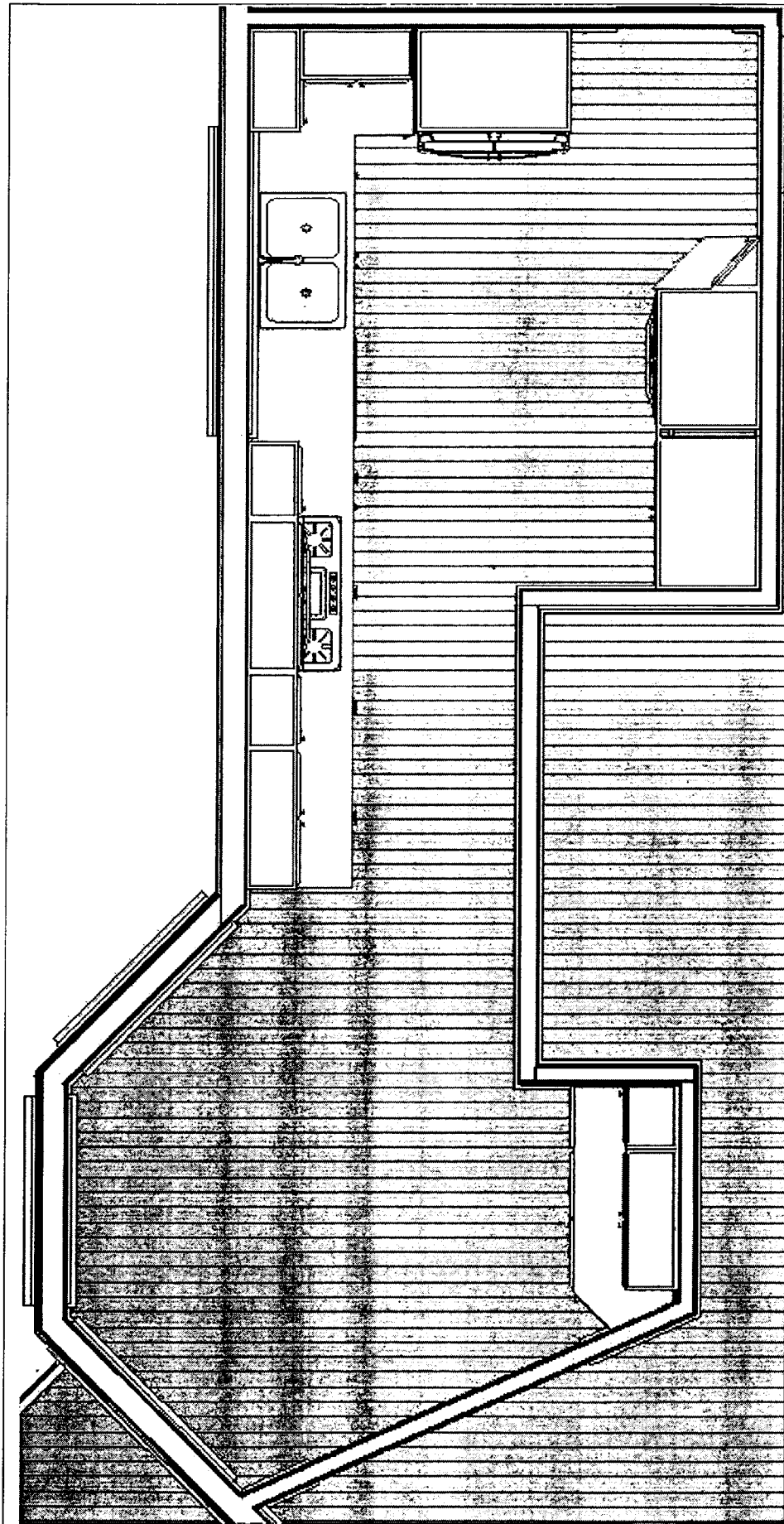
Client
NAHARA RESIDENCE
3702 BRADLEY LN
CHEVY CHASE,
MD 20815

Title
SURVEY AND
VICINITY VIEW
AND TAX INFO

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:53:58

Scale:
1/4" = 1'
EXCEPT AS NOTED

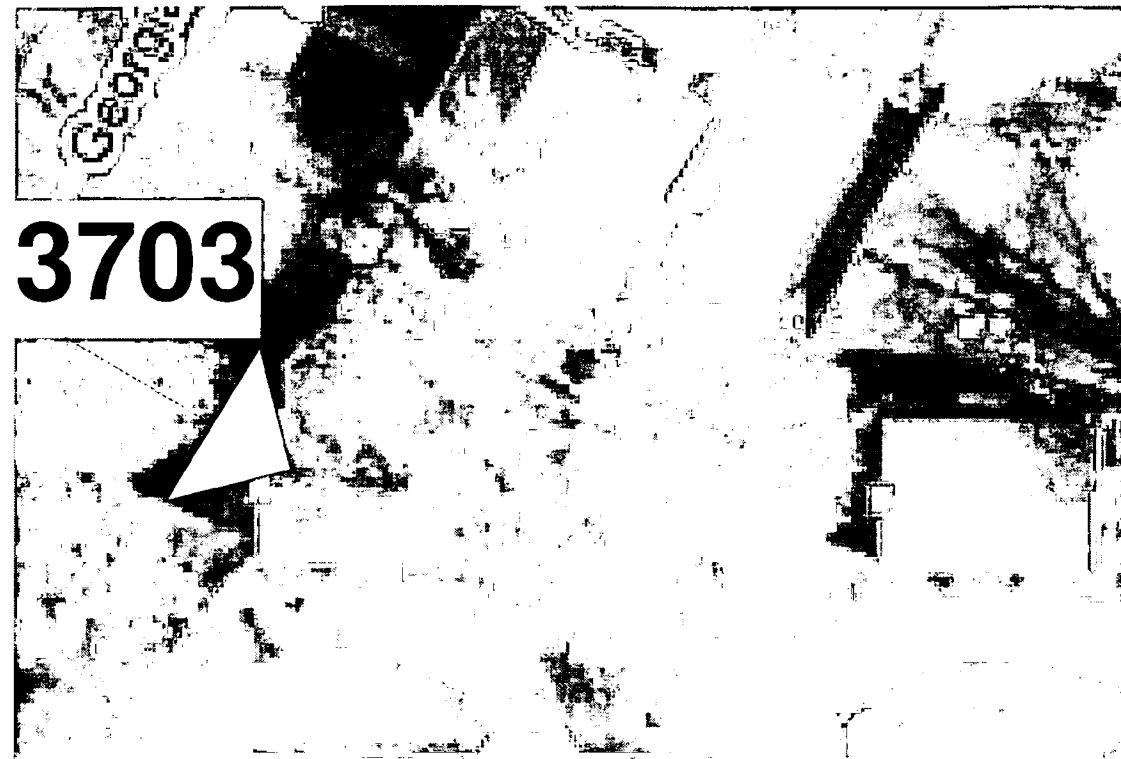
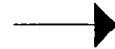
Drawing No.
2



**KITCHEN
OVERVIEW**



**SATELLITE
OVERVIEW**



3703

3704

Bradley Ln



3702

**PROPOSED KITCHEN WINDOW
TO BE REPLACED**

VERL DYER
V
D
C
COMPANY

VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyercontracting@cox.net

Approvals

Project
**REPLACE:
KITCHEN WINDOW**
UPGRADE KITCHEN

SET

Revisions
Date

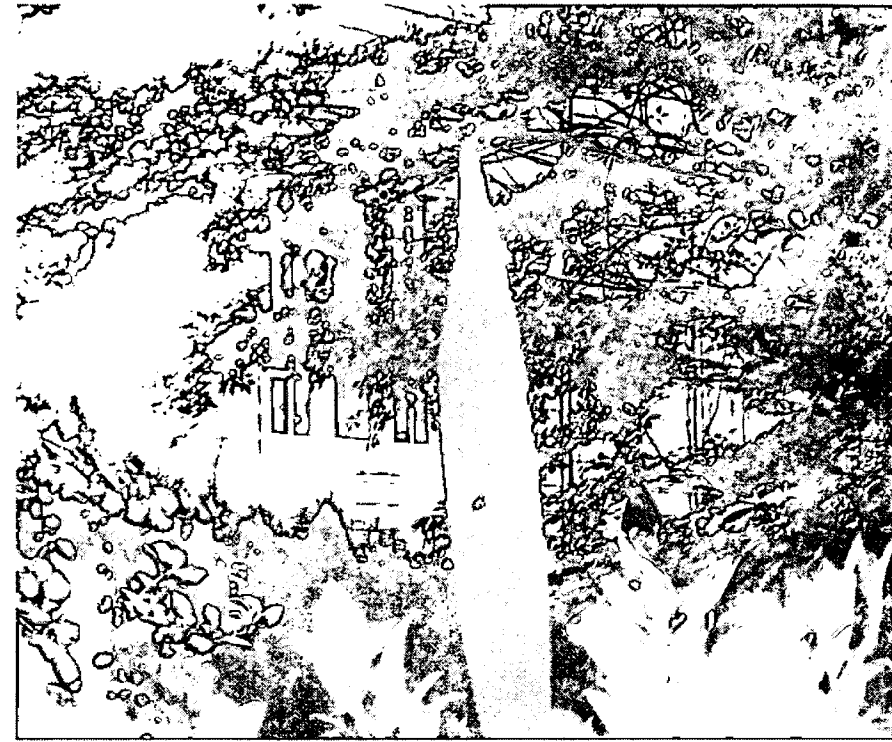
Client
NAHARA RESIDENCE
3702 BRADLEY LN
CHEVY CHASE,
MD 20815

Title
**SATELLITE VIEW
AND KITCHEN
ELECTRICAL PLAN**

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:53:58

Scale:
1/4" = 1'
EXCEPT AS NOTED

Drawing No.



VIEW FROM SIDEWALK - 1

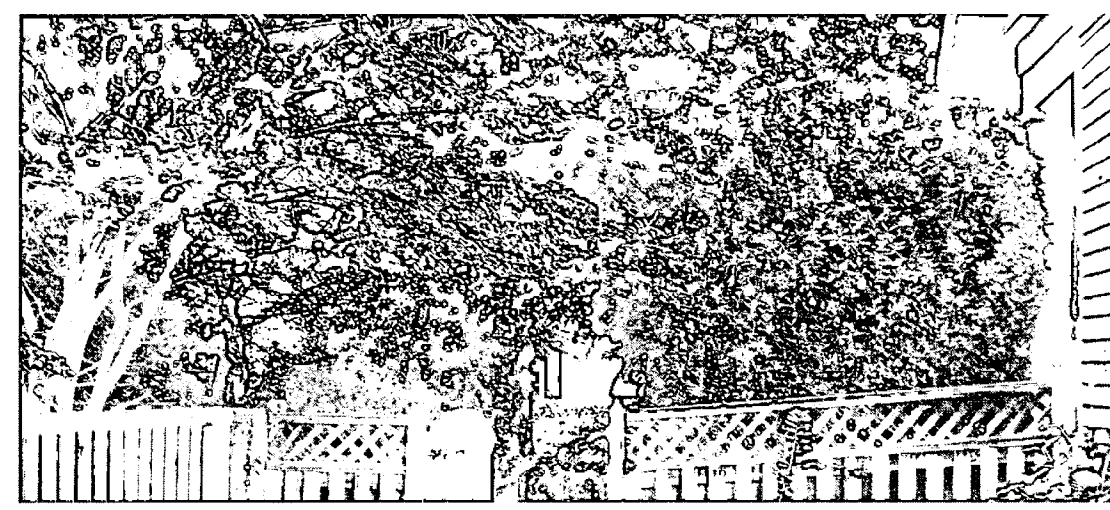


VIEW FROM SIDEWALK - 2

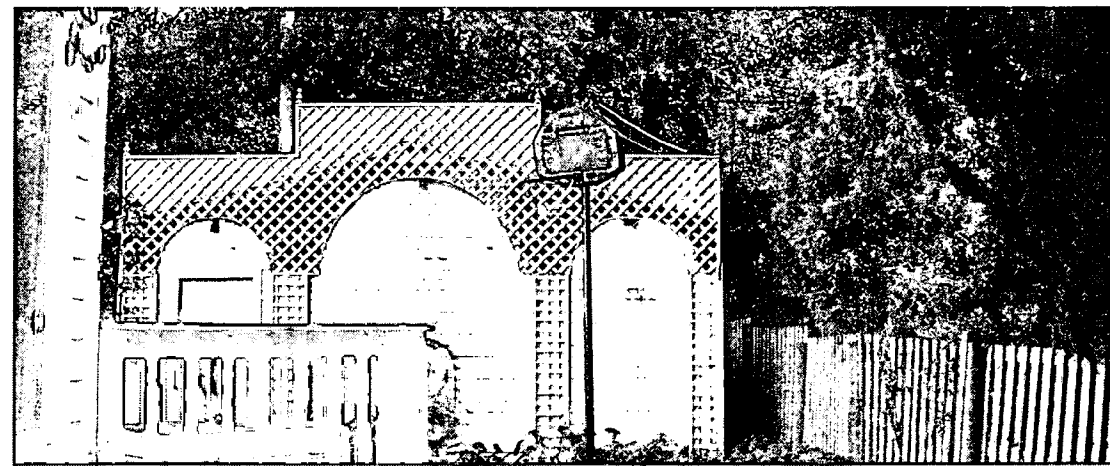
NEIGHBOR -
3704 BRADLEY LN
ONLY NEIGHBOR WITH
VIEW OF PROPOSED
KITCHEN WINDOW



NEIGHBOR -
3703 BRADLEY LN
VIEW OF PROPOSED
KITCHEN WINDOW
IS BLOCKED



NEIGHBOR VIEW
FROM REAR IS
BLOCKED



VERL DYER
V
D
C
COMPANY
VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyercontracting@cox.net

Approvals

Project
**REPLACE:
KITCHEN WINDOW**
UPGRADE KITCHEN

SET

Revisions	
Date	

Client
NAHARA RESIDENCE
3702 BRADLEY LN
CHEVY CHASE,
MD 20815

Title

**NEIGHBOR AND
SIDEWALK VIEWS**

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:54:00

Scale:
1/4" = 1'
EXCEPT AS NOTED

Drawing No.



**EXISTING
KITCHEN
WINDOW**



**VERL DYER
VDC
COMPANY**
VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyercontracting@cox.net

Approvals

Project
**REPLACE:
KITCHEN WINDOW**
UPGRADE KITCHEN

SET

Revisions

Date	

Client
NAHARA RESIDENCE
3702 BRADLEY LN
CHEVY CHASE,
MD 20815

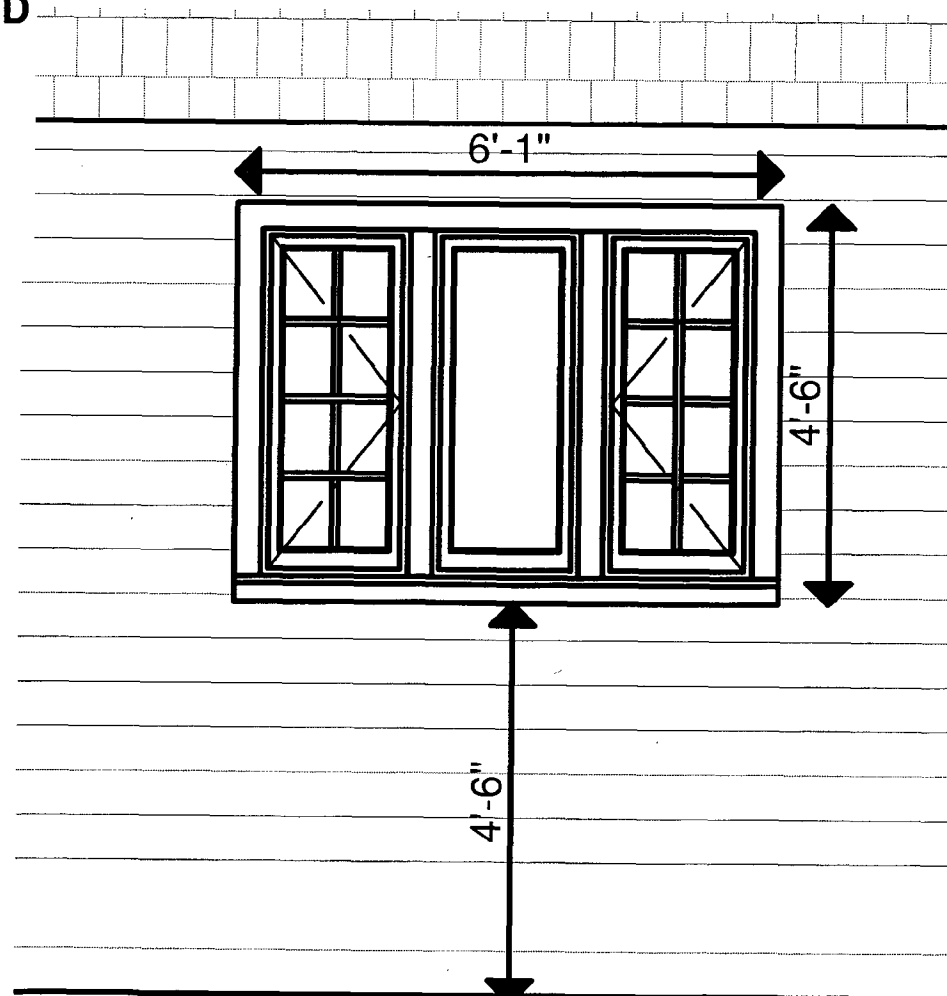
Title
**PROPOSED WINDOW
VIEWS AND DETAILS**

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:54:00

Scale:
1/4" = 1'
EXCEPT AS NOTED

Drawing No.

**PROPOSED
KITCHEN
WINDOW
SCALE:
1/2" = 1'**



**PROPOSED
KITCHEN
WINDOW
SPECS**

Outside View	Item No.	Qty.
Picture Not Available	Item# 10	Qty: 1
	Location: Kitchen	
	R.O: 5' 6-1/2" X 4' 0-7/8"	
	Jamb Depth: 6-9/16"	
	WallCond-1: 4-3/16"	
	WallCond-2: 4-3/16"	
	WallCond-3: 4-3/16"	

Summary Description
3-Wide Casement with 3-1/4" Spread Mulls
A: Left Hinge Casement, Frame: 19-3/4 X 47: Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, White Screen, White Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High=04), Std Primed Interior
B: Fixed Casement, Frame: 19-3/4 X 47: Architect Series, Wood, Model 1, Primed Wood, 5/8" InsulShld IG Glazing, Std Primed Interior
C: Right Hinge Casement, Frame: 19-3/4 X 47: Architect Series, Wood, Model 2, Primed Wood, 5/8" InsulShld IG Glazing, White Screen, White Hardware, 7/8" ILT Traditional Grille (Grille Lites Wide=02, Grille Lites High=04), Std Primed Interior
Value Added Items: 2" J/E = 3-1/2" PER FOOT APPLIED - Qty 19
Subsill per foot applied (csmt & dh) - Qty 7
Custom spread up to 4" - Qty 2
DISTRIBUTOR ASSEMBLED COMPOSITE - Qty 1
5/4 x 6 Ext Trim per foot loose - Qty 15

Notes: 6-9/16" J/E Applied with 1-1/8" Std Subsill.
5/4 x 6 FLAT Exterior Brickmould with Rabbett Slipped LOOSE.

Shop to Assemble with 3-1/4" Spread between unit.

NO Grilles in Center Fixed Casement.



VERL DYER
 7418 LEIGHTON DRIVE
 Falls Church, VA 22043
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 vdyccontracting@cox.net

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SET

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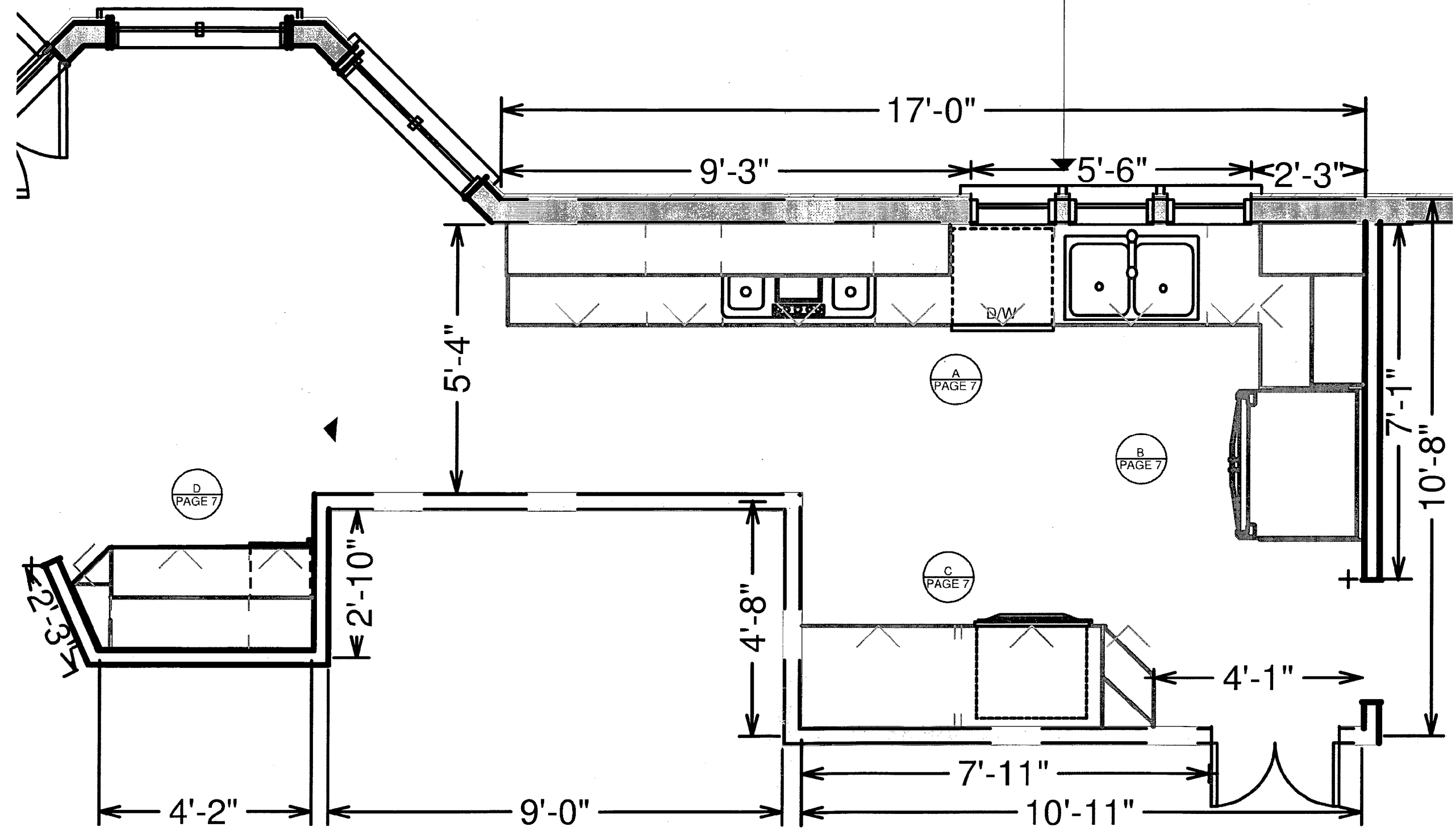
Title
**KITCHEN
 FLOORPLAN**

Job No.
 Project No.
 Drawn By:
 Checked By:
 Date 10/27/2008 22:54:01

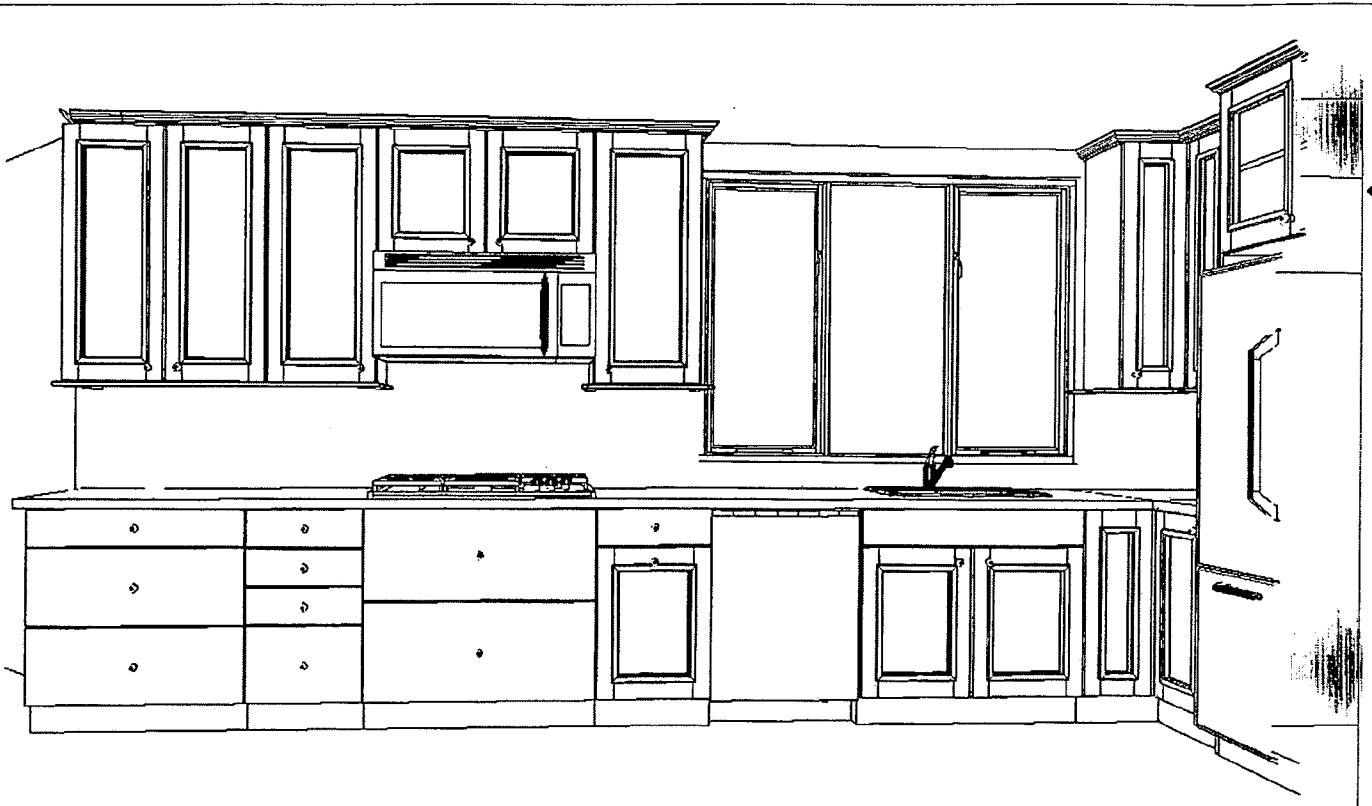
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Drawing No.

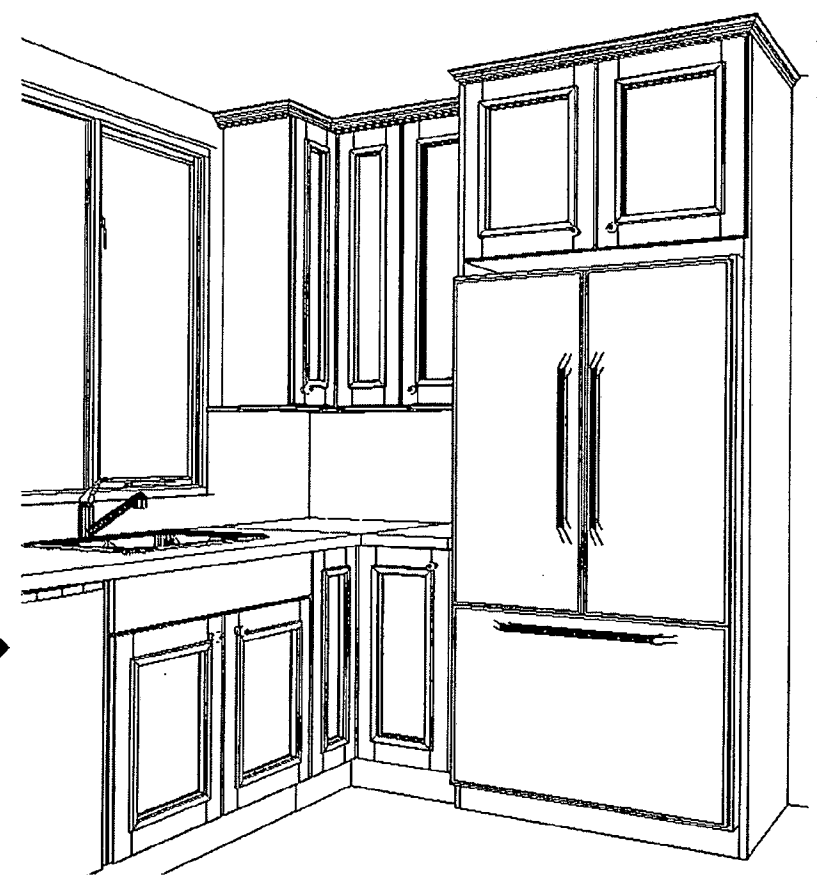
**PROPOSED
 WINDOW**



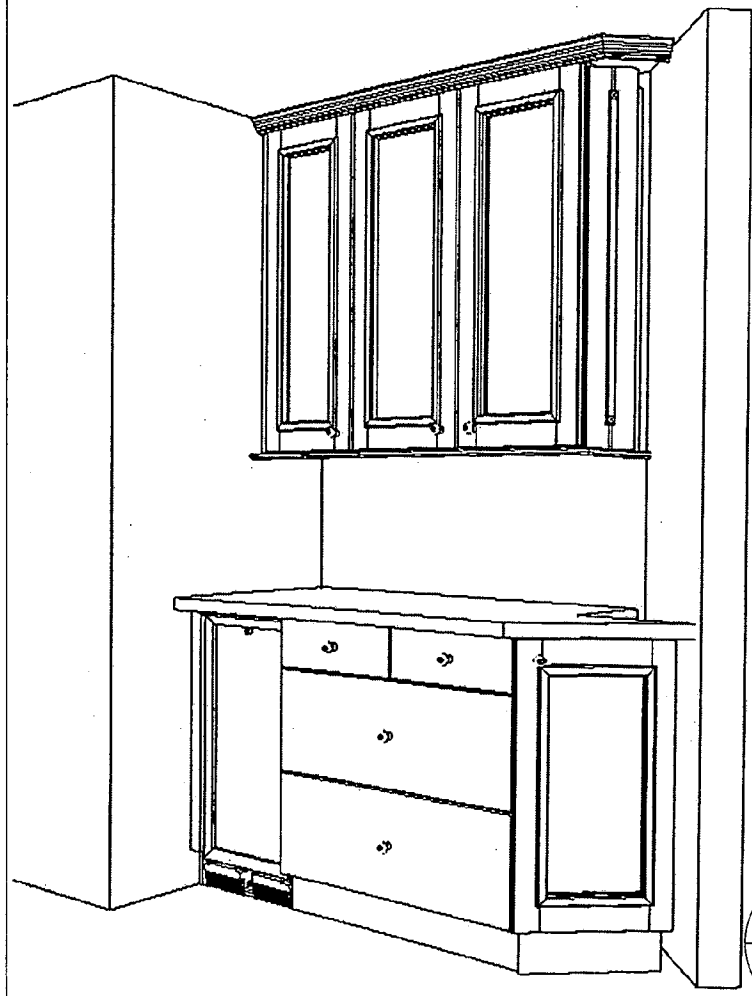
**EXISTING AND
 PROPOSED KITCHEN
 OVERVIEW**



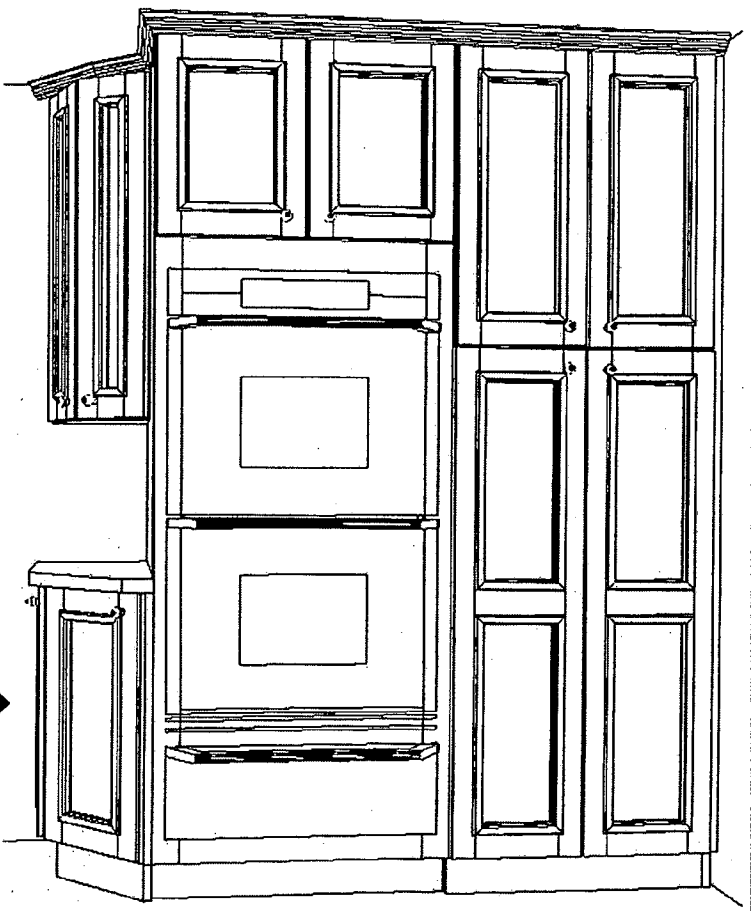
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PAGE 6

CABINET VIEWS
NOT TO SCALE



VERL DYER
7418 LEIGHTON DRIVE
Falls Church, VA 22043
Phone: 301-674-5266
vdyccontracting@cox.net

Approvals

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**REPLACE:
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UPGRADE KITCHEN

SET

Revisions	
Date	

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CHEVY CHASE,
MD 20815

Title
**KITCHEN
CABINET
VIEWS**

Job No.
Project No.
Drawn By:
Checked By:
Date 10/27/2008 22:54:02

Scale:
1/4" = 1"
EXCEPT AS NOTED

Drawing No.

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3702 Bradley Lane, Chevy Chase	Meeting Date:	12/03/08
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	11/26/08
Applicant:	Kirk and Margit Nahra (Verl Dyer, Agent)	Public Notice:	11/19/08
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08AA	Staff:	Anne Fothergill

PROPOSAL: Window replacement

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman Bungalow
DATE: 1914

PROPOSAL

The applicants are proposing to replace an existing wood, true divided light triple casement window on the right side elevation with a new wood, true divided light triple casement window. The new window will match in overall design and size but will have insulated glass for better energy efficiency.

See proposed plans and photos in Circles 9-17.

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 historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *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

The Guidelines define an Outstanding Resource as "A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details and/or historic associations that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or it must be especially unique within the context of the district."

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.

Specifically, the *Guidelines* state:

- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

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.
- #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.

STAFF DISCUSSION

Preservation principles support the retention of original windows and window openings. Staff discussed with the applicants the possibility of retaining this window, repairing it, and installing interior storm windows to gain energy efficiency but the window is not in good condition and they would prefer to replace it with a replacement window that appears almost identical to the existing.

However, it is unclear if this triple casement window is an original window. There is some anecdotal evidence that this window was installed when the rear addition was built and numerous changes were made to the historic house about 25 years ago. Also, it is noteworthy that this is the only window of this type in the historic massing and that the predominant window type in the historic massing is a distinct design with a diamond muntin pattern in the upper sash of the double hung windows.

In this case, as noted under *Applicable Guidelines*, the Chevy Chase Village Historic District Master Plan Amendment requires that moderate scrutiny be applied to any proposed alterations to this window because it is visible from the public right-of-way. The guidelines state:

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.

The proposed new window is only slightly visible from the street as it is on the side elevation, not the front. The new window will be wood, will be installed in the existing opening, and is a compatible material and design. With the new window, the house will still contribute to the historic district. Staff is recommending approval of this replacement side window.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter

24A-8(b)1:

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

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

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

29



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17