

3710 Bradley Lane HAWP 95/13-08V
CHEVY CHASE

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3710 Bradley Lane, Chevy Chase	Meeting Date:	9/24/08
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	9/17/08
Applicant:	Robert and Judith Goodwin	Public Notice:	9/10/08
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-08V	Staff:	Anne Fothergill
PROPOSAL:	Construction of a rear addition and deck		

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1921

PROPOSAL

The applicants are proposing to construct a one-story rear addition and a deck. The addition will be 10' x 12' and will be located between two existing rear bumpouts. These sections of the house currently have aluminum siding and stucco. The proposed addition will have Hardie Plank siding and the applicants will replace the siding on the other two rear extensions to match. The new 12' x 28' wood deck will extend off the rear and will have steps to grade. One window will be replaced with a door to access the deck.

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

Non-Contributing/Out-of-Period Resources:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

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.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

Standard #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;

Standard #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

The proposed additions are all at the rear of a Non-Contributing resource and will not have a negative impact on the streetscape or historic district. Staff recommends approval of this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** this 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, 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240 777-6070

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

AIP # 49475
enc
9/3/10

Contact Person: BRIAN CARR
Daytime Phone No.: 703-604-7055

* Tax Account No.: 07-00456491

Name of Property Owner: Robert + Judith Goodwin Daytime Phone No.: 301-985-1798

Address: 3710 Bradley Lane Chevy Chase MD 20815
Street Number City State Zip Code

Contractor: BRC Building + Remodeling Phone No.: 703-604-7055

* Contractor Registration No.: 94056

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

LOCATION OF BUILDING/PREMISE

House Number: 3710 Street: Bradley Lane

Town/City: Chevy Chase Nearest Cross Street: Georgia St.

Lot: 25 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: \$ 80,000

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 *N/A*

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

494755
(3)

**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:

EXISTING STRUCTURES ARE OVER A CRAWL SPACE
TWO REAR BUMP OUTS. ONE 5'-0" x 10'-0" MUD ROOM
WITH ALUMINUM SIDING AND WOOD PORCH RAIL ON TOP.
THE SECOND REAR BUMP OUT IS A 8'-6" x 9'-2" BREAKFAST
ROOM. FIBERGLASS SHEET WILL BE REMOVED TO FACILITATE
CONSTRUCTION OF NEW ADDITION. THIS IS COVERED WITH STUCCO
AND HAS ASPHALT SHINGLES + STUCCO SIDING. IT HAS
ONE WOOD WINDOW THAT DOES NOT FUNCTION + IS ROTTING
I DON'T SEE ANY HISTORICAL FEATURES

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

WOULD LIKE TO BUILD A 10' x 12'-0" ADDITION BETWEEN
THE TWO BUMP OUTS. IT IS AN EYE SINK + COLLECTS WATER
IT WOULD BE USED AS A KITCHEN. THE MUD ROOM SIDING
WOULD BE CHANGED TO CEMENTITIUMS SIDING TO MATCH
ADDITION. I WOULD LIKE TO CHANGE WINDOW IN BREAKFAST TO A DOOR
TO ACCESS DECK + ADD A WINDOW ON ALSO TO BUILD A DECK

**2. SITE PLAN TO ACCESS THE WHOLE BACK TO ACCESS YARD. AND COVER STUCCO
ON BREAKFAST ROOM WITH CEMENTITIUMS SIDING**

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.

NOTE: This survey for title purposes only - not to be used for determining property lines. Property corner Markers Not guaranteed by this survey.

BRADLEY LANE

30' R/W

← 1038.70' TO CORNER
CONNECTICUT AVENUE 497'

5 88° 53' 00" E 70.01'

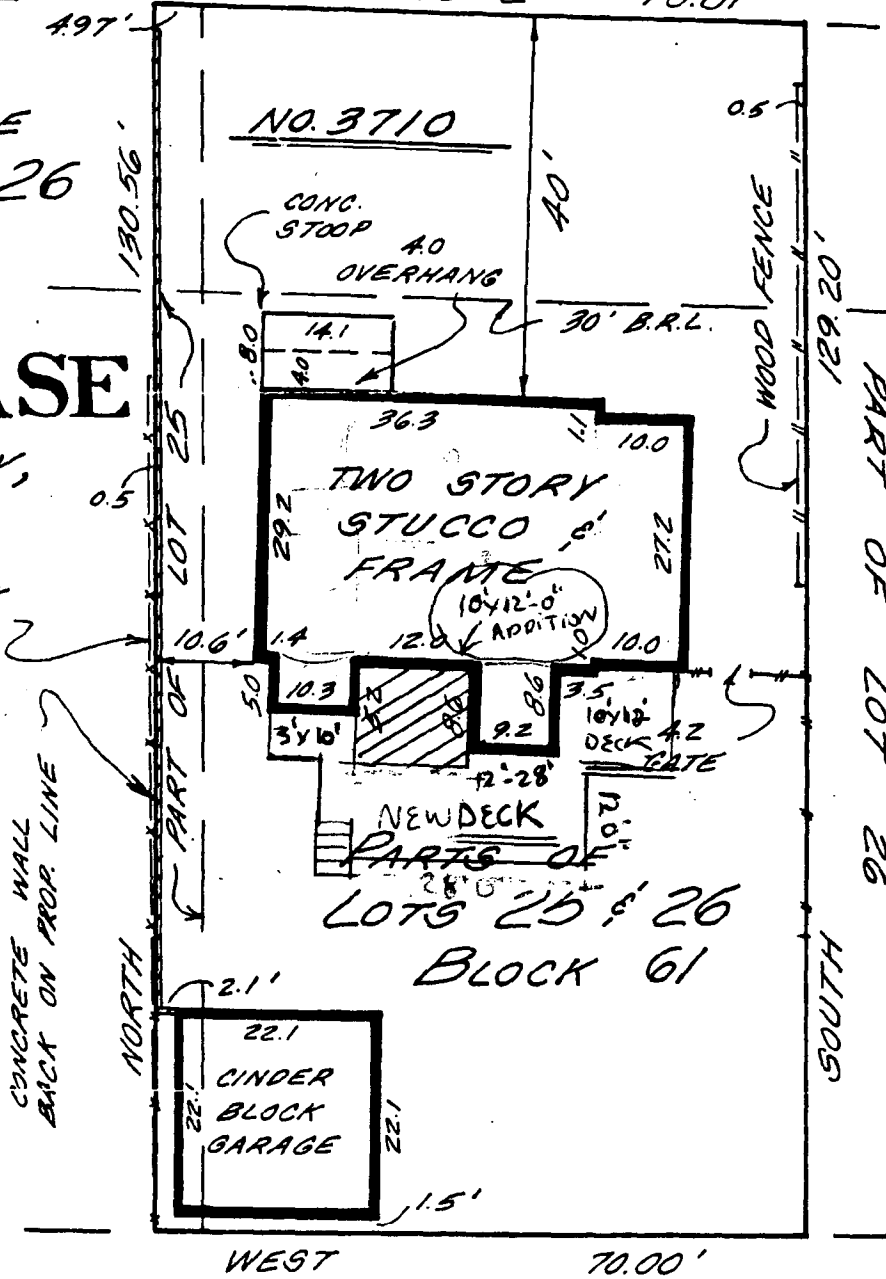
LOCATION OF HOUSE
PARTS OF LOTS 25 & 26
BLOCK 61
SECTION No. 2
CHEVY CHASE
MONTGOMERY COUNTY,
MARYLAND

CHAIN LINK FENCE

PART OF LOT 25

CONCRETE WALL BACK ON PROP. LINE

SCALE: 1" = 20'



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

Harry A. Blanchard
REGISTERED LAND SURVEYOR MD. # 7180

REFERENCES

PLAT BK. 2
PLAT NO. 106
LIBER 4643
FOLIO 766

ELDON E. SNIDER & ASSOCIATES



LAND SURVEYORS
LAND PLANNING CONSULTANTS

2 PROFESSIONAL DRIVE
GAITHERSBURG, MD.
SUITE 216 948 5100

DATE OF SURVEYS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: RCS

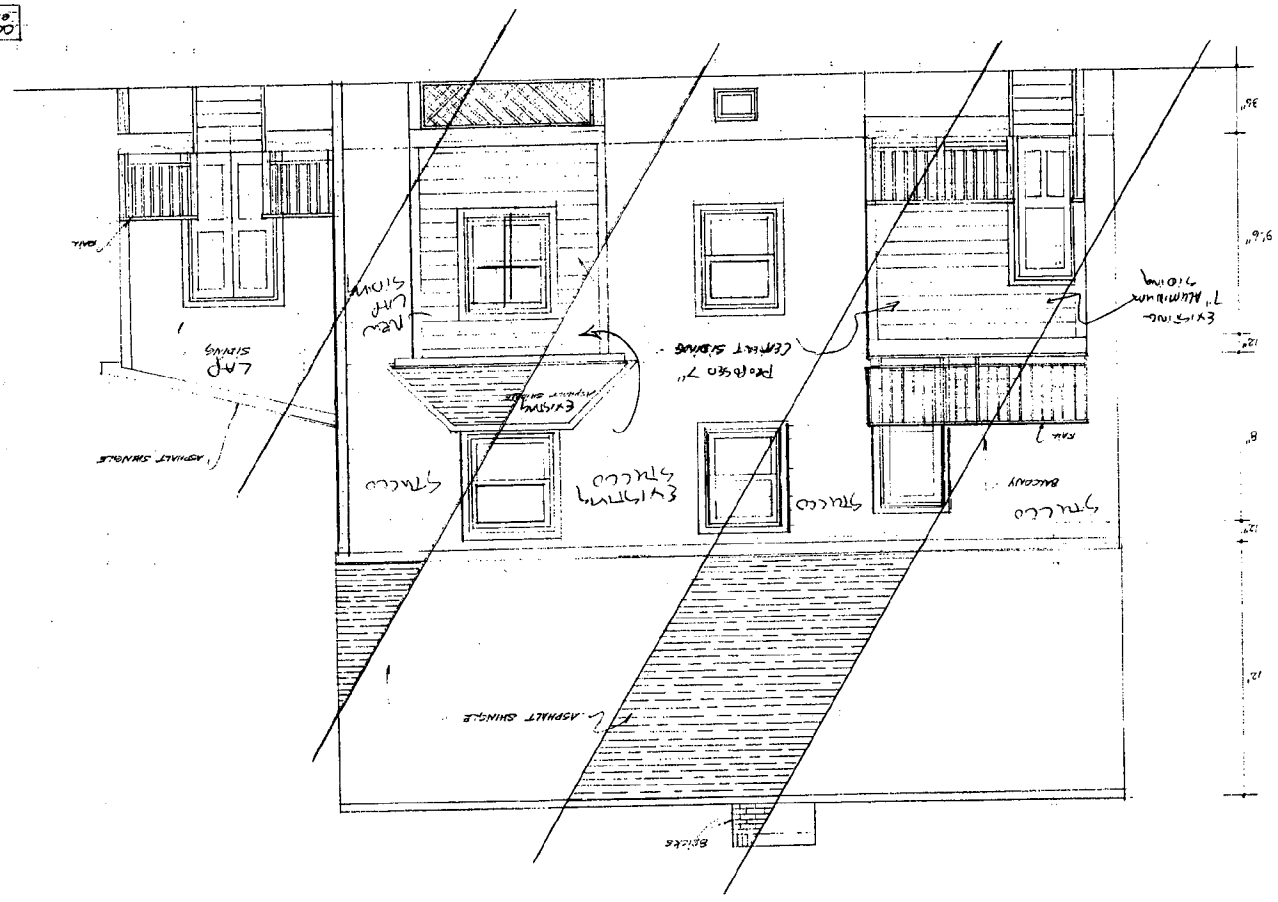
HSE. LOC.: 3-22-76

BOUNDARY:

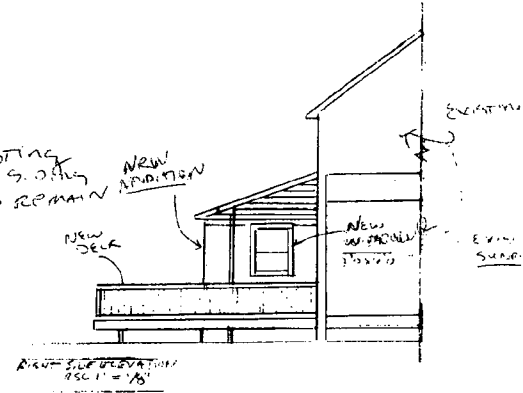
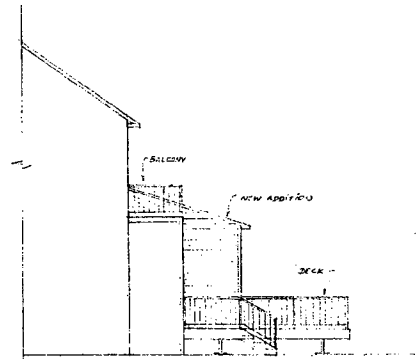
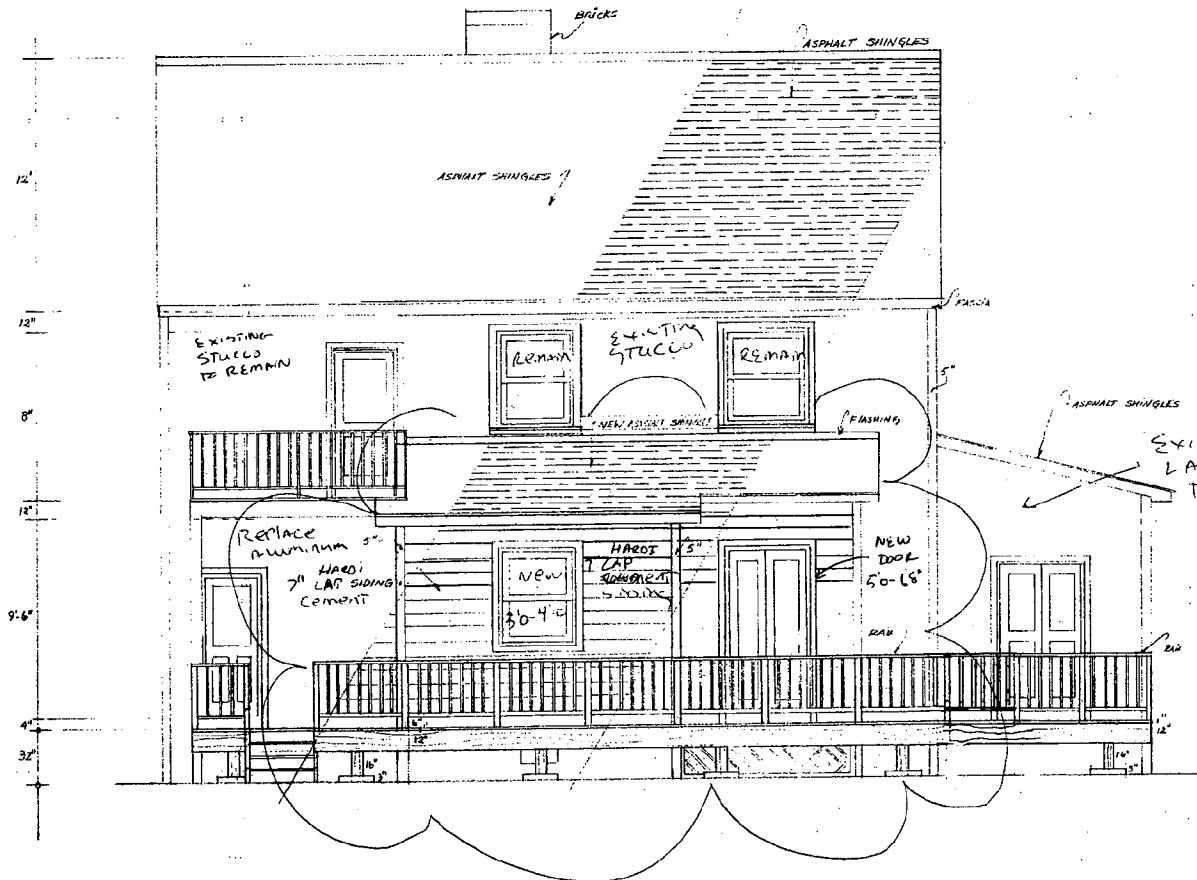
JOB NO.: 76-361

EXISTING

OLD BACK ELEVATION
SEC. 11 1/4" AUG. 2008 JAU



36"
9'-6"
12"
8'
12"
12'

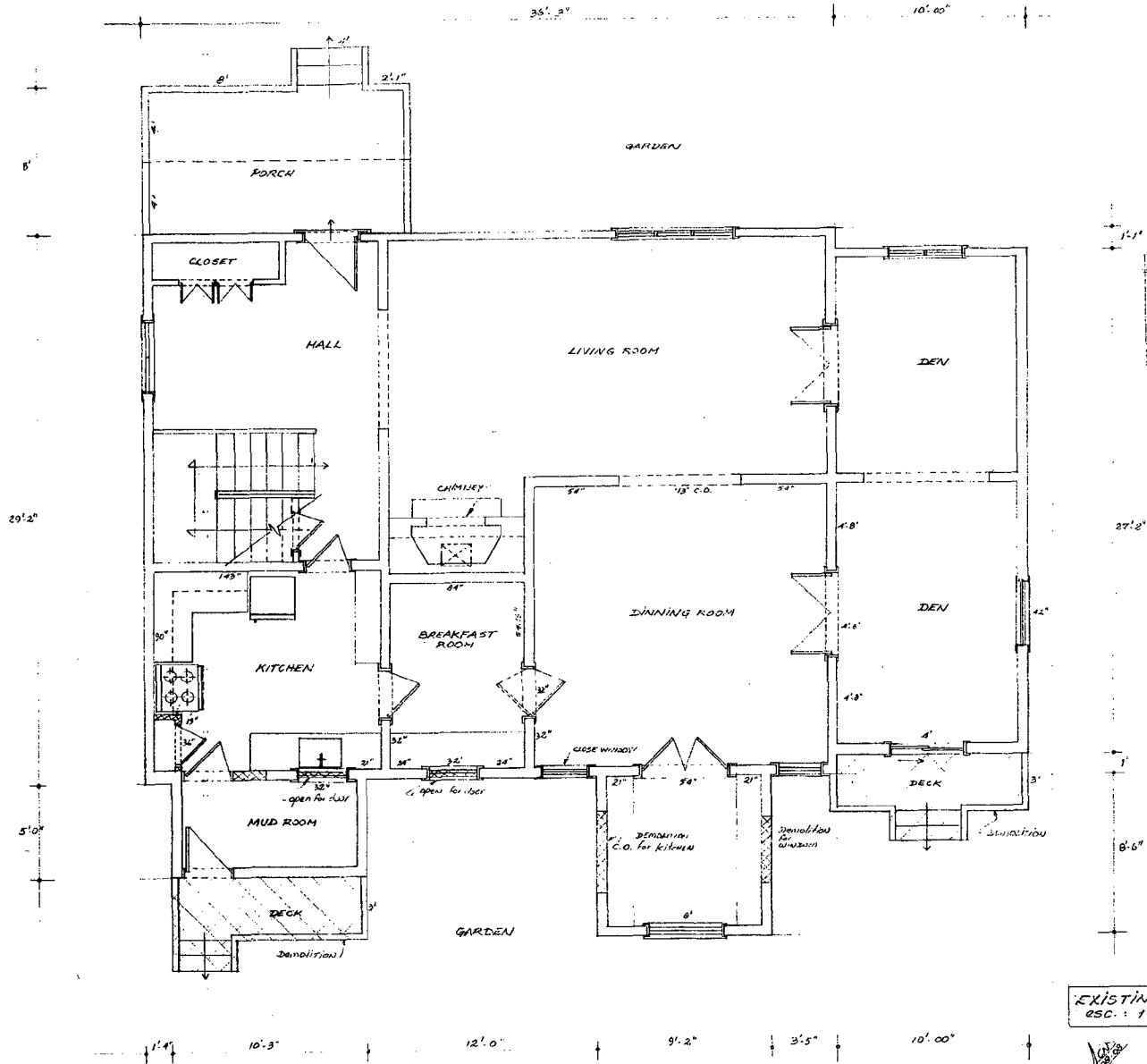


NEW BACK ELEVATION
 25C: 1" = 1/8" | AUG. 2008: A.C.N.

DATE: 8/15/08

Proposed

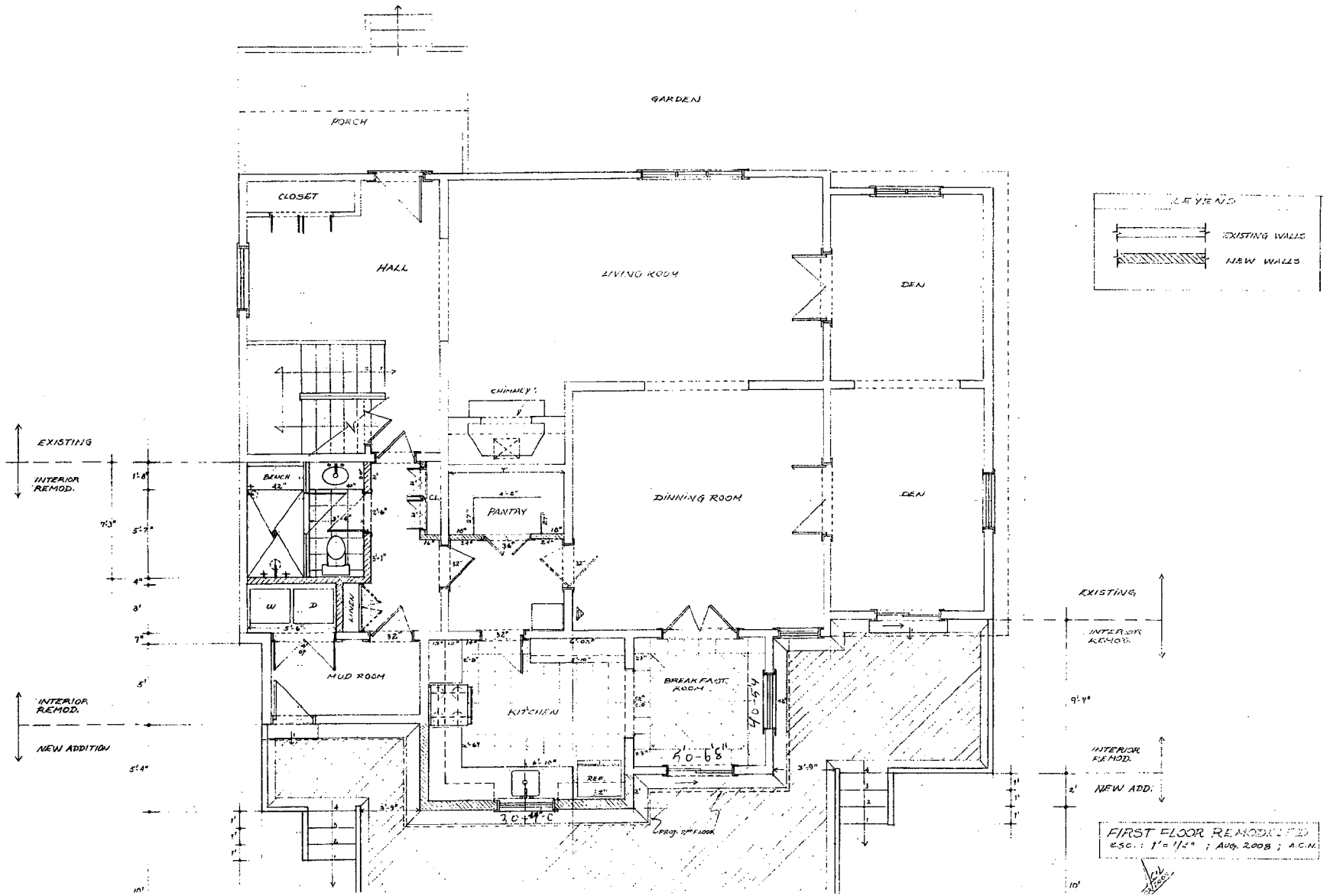
4



EXISTING FIRST FLOOR
 ESC. 1" = 1/4" AUG. 28

EXISTING

2



proposed

(b)

would like to build rear bump out on crawl
 space between existing structures below. would
 like to remove aluminum siding + cover with same
 7" LAP BUT MATERIAL would be HARDI PLANK Composite
 siding. Also would like to change twin windows to
 a pair to gain access to DECK AND YARD
 SHEED TO BE REMOVED

Existing Property Condition Photographs (duplicate as needed)

REAR VIEW



Detail:

LEFT
 SIDE
 REAR

would like
 to remove
 aluminum
 siding +
 replace with
 7" smooth
 HARDI PLANK
 siding



11

11

WANT TO ADD AMMOSSON WOOD YAC BEES WITH
WHITE CLEANING TO MATCH NEW KITCHEN + BREAKFAST
ROOM DOORS. ALSO COVER STAIRS WITH HARDI PLANK
7" LAP SMOOTH SIDING TO MATCH LAP SIDING ON EXISTING
SUNBURN (on right) WITH SAME color PAINT.



Site Plan

RIGHT
SIDE
REAR

3710 Bradley



A



HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

BOB + JUDITH Goodwin
3710 BRADLEY LANE
CHEVY CHASE, MD 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Mr + Mrs David Isbell
3709 Bradley Lane
Chevy Chase, MD 20815

Mr + Mrs William Senhouser
3712 Bradley Lane
Chevy Chase, MD 20815

Ms Evelyn Prettyman
3708 Bradley Lane
Chevy Chase, MD 20815

Mrs. Raphael Semmes
31 Quincy St,
Chevy Chase, MD 20815

9/25/08

Hi Anne,

It was nice meeting you last night

Here are the cleaned up version of the

Goodwin project. I was planning to take

them Friday to the County. Please let

me know what is a good time to pick them

up. Much appreciated Brian Carr Rec Cont.

cell -703-609-7055 Thanks Again.



HISTORIC PRESERVATION COMMISSION

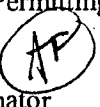
Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 09/25/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #494755 – Rear addition.

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 September 24, 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: Robert and Judith Goodwin
Address: 3710 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.



A



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

AIP # 49475
Emm
9/3/10

Contact Person: BRIAN CARL
Daytime Phone No.: 703-609-7055

Tax Account No.: 07-00456491

Name of Property Owner: Robert + Judith Goodwin Daytime Phone No.: 301-985-7298

Address: 3710 Bradley Lane Cherry Chase MD 20815
Street Number City Street Zip Code

Contractor: BRC Building + Remodeling Phone No.: 703-609-7055

Contractor Registration No.: 94056

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

LOCATION OF BUILDING/PREMISE

House Number: 3710 Street: Bradley Lane

Town/City: Cherry Chase Nearest Cross Street: Georgia St.

Lot: 25 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: \$ 80,000

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

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

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

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3A. Height _____ feet _____ inches N/A

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

AP Approved by HPC 9-25-08

AIP # 49475

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

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ROOM. FIBERGLASS SIDING WILL BE REMOVED TO FACILITATE
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AND HAS ASPHALT SHINGLES + STUCCO SIDING. IT HAS
ONE WOOD WINDOW THAT DOES NOT FUNCTION + IS ROTTING
I DON'T SEE ANY HISTORICAL FEATURES

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WOULD BE CHANGED TO CEMENTITIOUS SIDING TO MATCH
ADDITION. I WOULD LIKE TO CHANGE WINDOW IN BREAKFAST TO A DOOR
TO ACCESS DECK + ADD A WINDOW ON ALSO TO BUILD A DECK

2. SITE PLAN

TO ACCESS THE WHOLE BACK TO ACCESS YARD. AND COVER STUCCO
ON BREAKFAST ROOM WITH
Cementitious siding

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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.

Fothergill, Anne

Subject: FW: LAP comments for 9/24/08: 5 Quincy; 3710 Bradley; 8 Newlands

LAP Comments for Cases D, E, and I

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

Sent: Wednesday, September 24, 2008 3:23 PM

To: Fothergill, Anne; 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: LAP comments for 9/24/08: 5 Quincy; 3710 Bradley; 8 Newlands

The following are the comments by the Chevy Chase Village LAP for items on the HPC agenda for 9/24/08

5 Quincy: fencing installation

Contributing Resource

Staff Recommends approval of fencing to shield trash , a/c equipment , etc.

LAP concurs with staff approval

3710 Bradley: rear addition

Non-contributing Resource

Staff Recommends approval and LAP concurs

8 Newlands rear addition and alterations

Contributing Resource

Staff approved but required door and window schedule

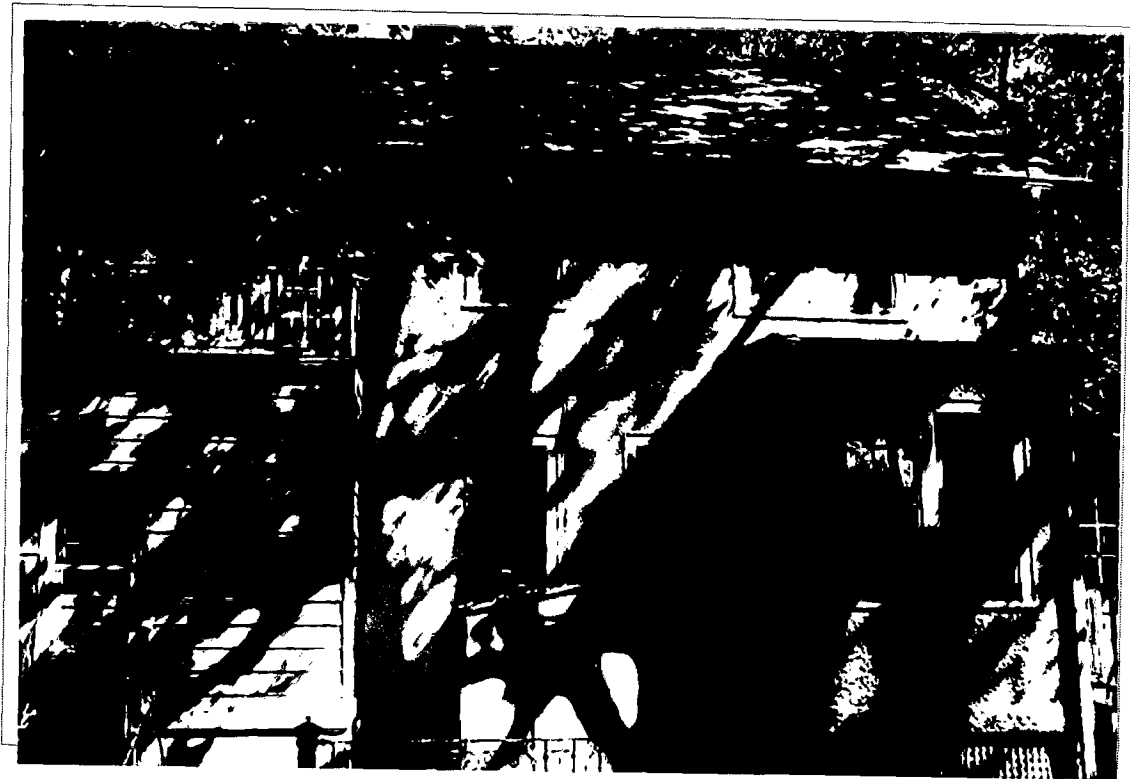
LAP concurs with staff approval and urges ' lenient scrutiny ' of doors and windows since these are not readily visible from the street and public areas.

Submitted for the LAP by Tom Bourke, Chair

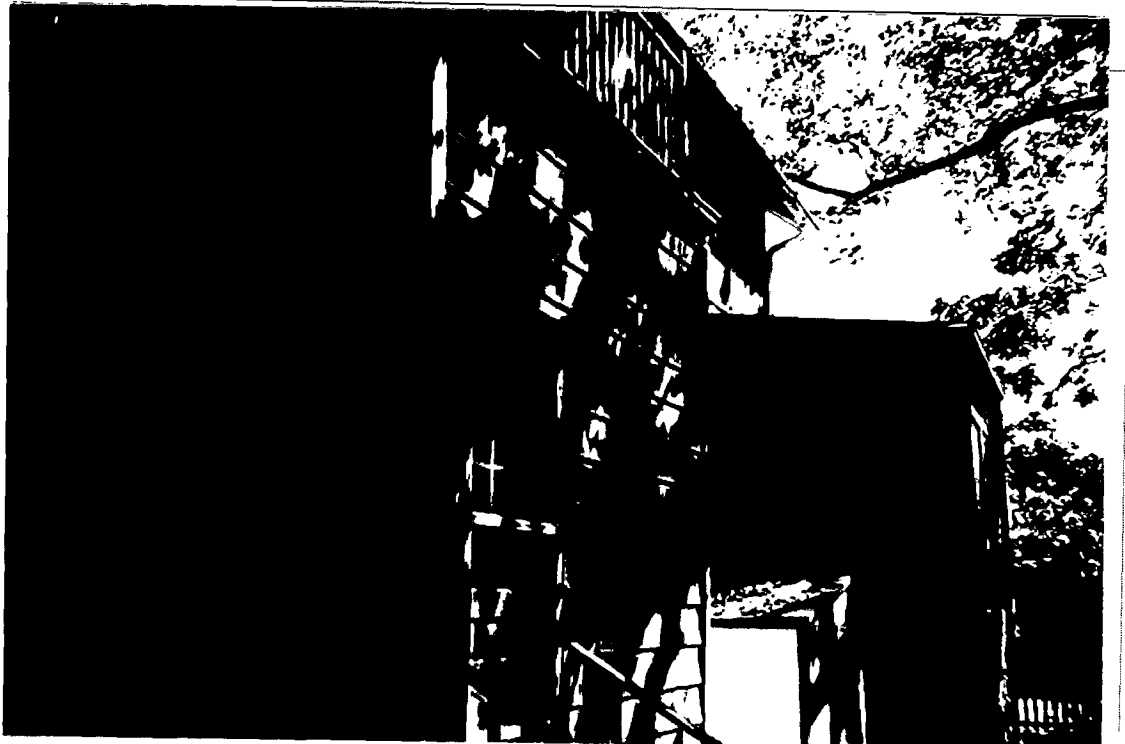
would like to build REAR BUMP OUT ON CRAWL SPACE BETWEEN TO EXISTING STRUCTURES BELOW. would like to REMOVE ALUMINUM SIDING + COVER WITH SAME 7" LAP BUT MATERIAL WOULD BE HARDI PLANK COM. ENTITIOUS SIDING. ALSO WOULD LIKE TO CHANGE TWIN WINDOWS TO A DOOR TO GAIN ACCESS TO DECK AND YARD STEP TO BE REMOVED

Existing Property Condition Photographs (duplicate as needed)

REAR VIEW



Detail:



LEFT
SIDE
REAR

would like
to remove
ALUMINUM
SIDING +
REPLACE WITH
7" SMOOTH
HARDI PLANK
SIDING

RIGHT
SIDE
REAR

Site Plan



WANT TO ADD ANDERSON WOOD 400 SERIES WITH
WHITE CLADDING TO MATCH NEW KITCHEN + BREAKFAST
ROOM DOORS. ALSO COVER STUCCO WITH HARDI PLANK
7" LAP SMOOTH SIDING TO MATCH. LAP SIDING ON EXISTING
SUNROOM (ON RIGHT) WITH SAME COLOR PAINT.



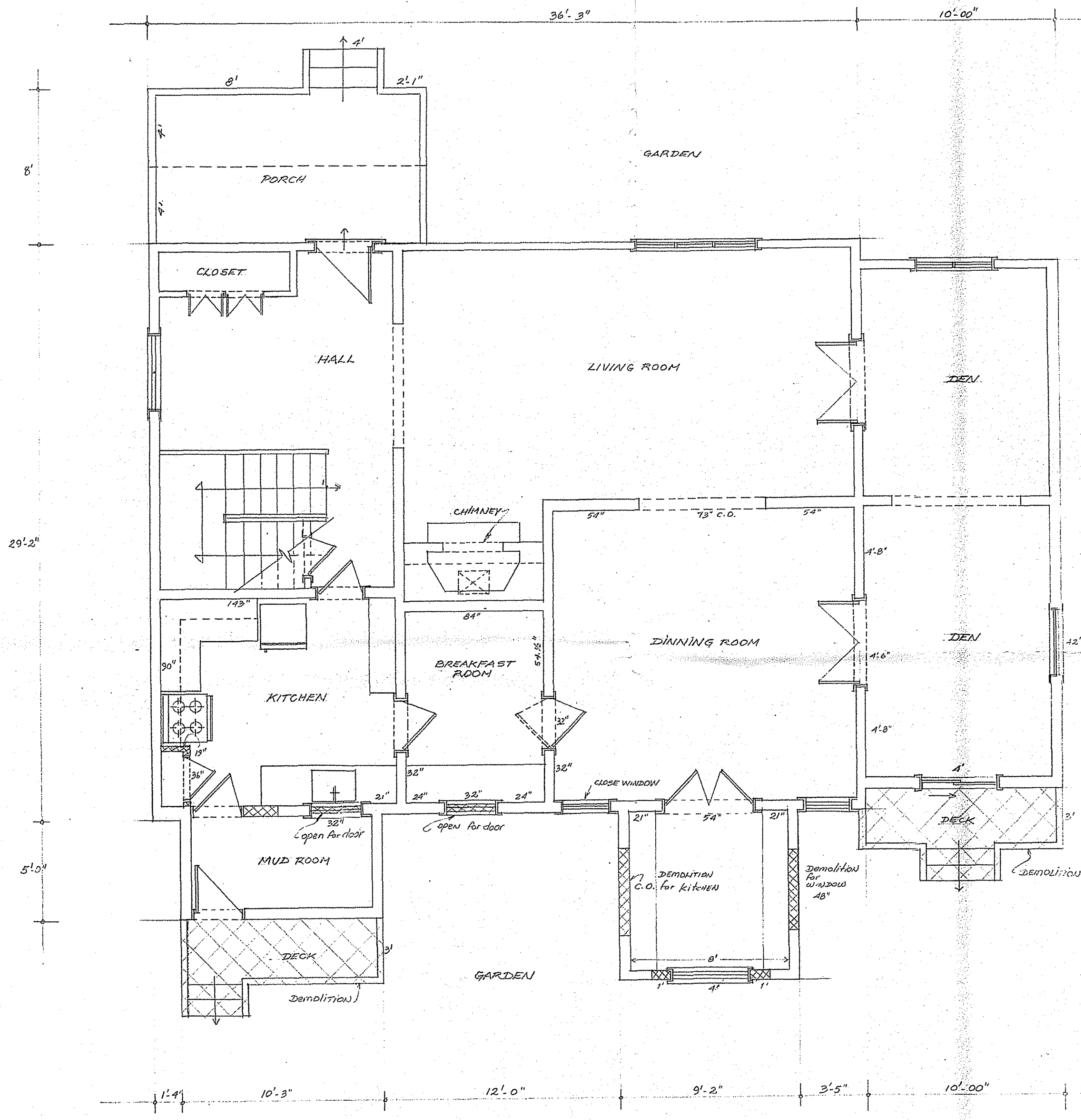


OLD BACK ELEVATION
 ESC. : 1" = 1/4" ; AUG. 2008 ; A.C.U.

[Handwritten signature]

APPROVED
 Montgomery County
 Historic Preservation Commission

9-26-08

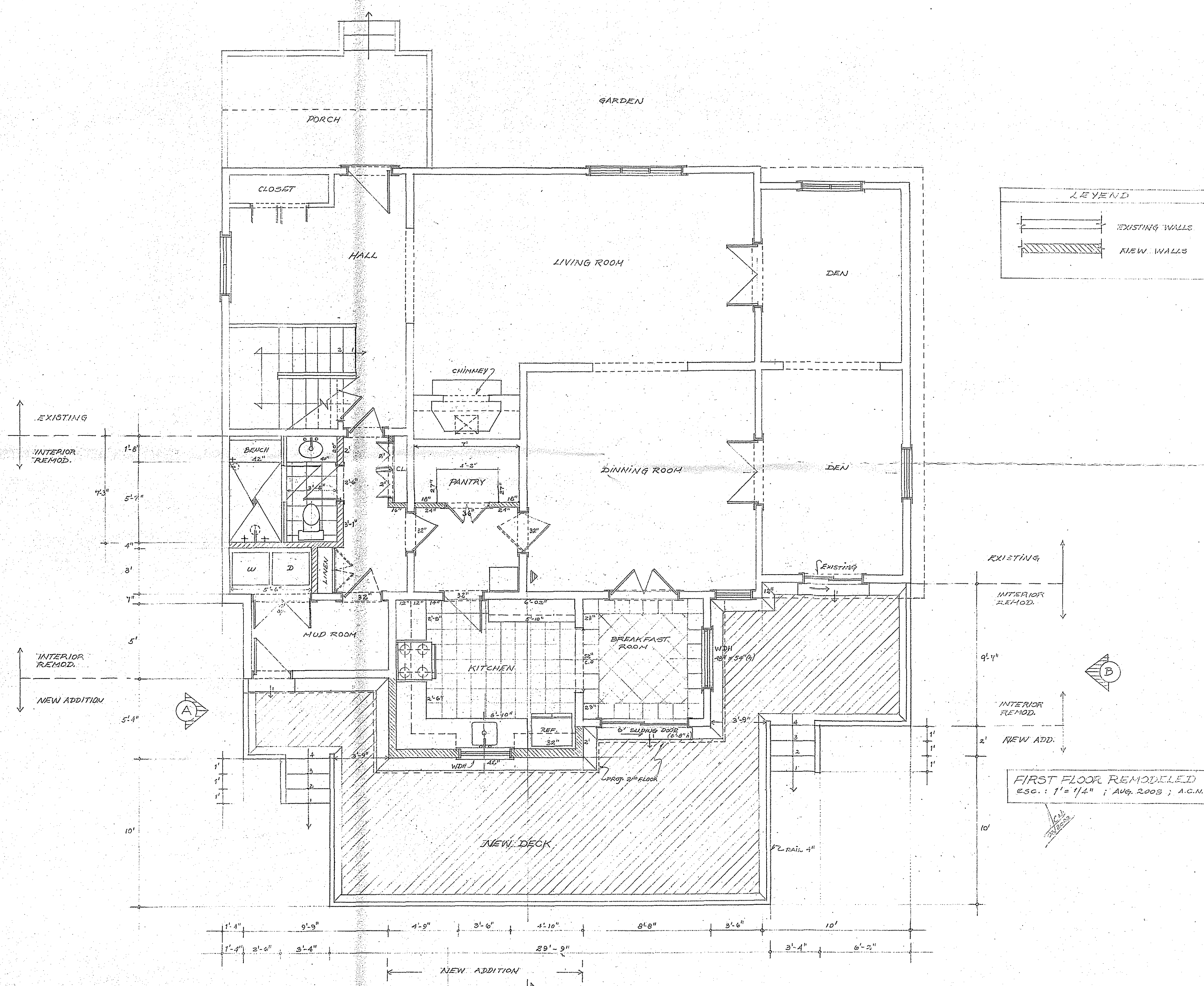


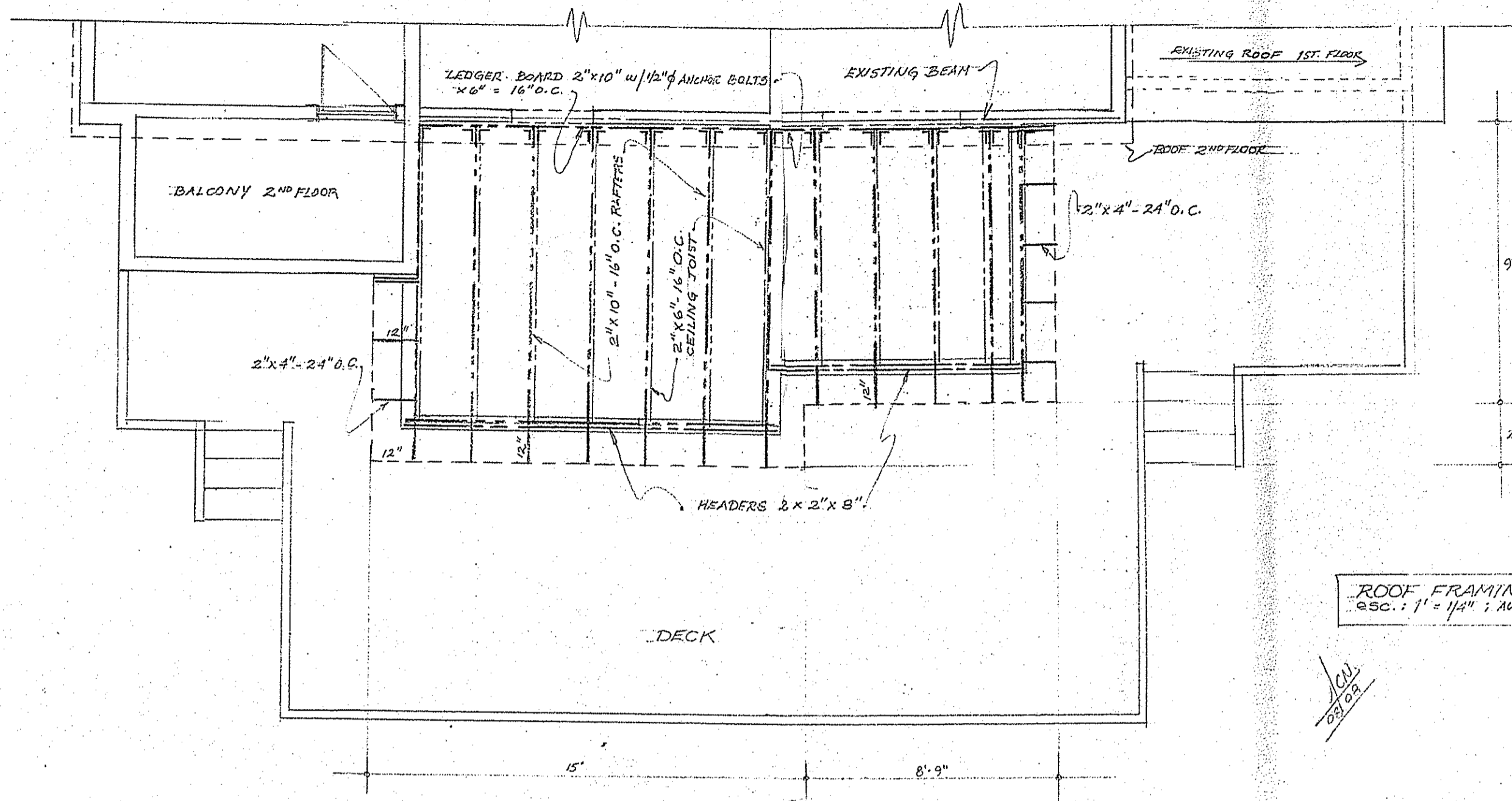
LEYEND

	EXISTING WALLS
	SECTION WALL FOR DEMOLITION

EXISTING FIRST FLOOR
 25C.: 1' = 1/4"; AUG. 08

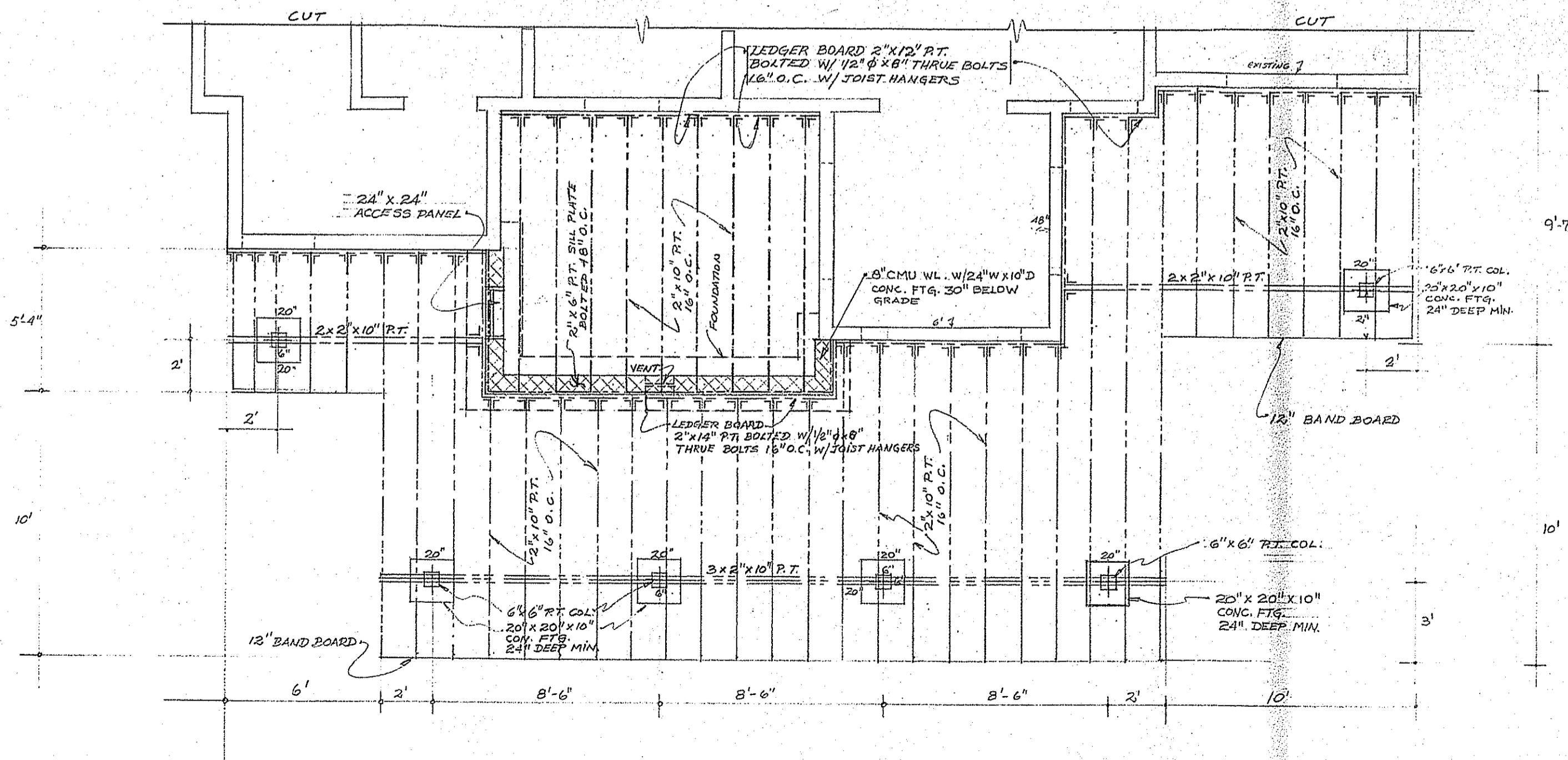
C. J. [unclear]
 1908





ROOF FRAMING
 ESC.: 1" = 1/4" ; AUG, 2003 ; A.C.N.

CN
 09/03



FOUNDATION & FLOOR FRAMING
 ESC.: 1" = 1/4" ; AUG, 2003 ; A.C.N.

CN
 09/03

