

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	3807 Bradley Lane, Chevy Chase	<b>Meeting Date:</b>	6/13/2018
<b>Resource:</b>	<b>Gherardi House</b> <i>Master Plan Site #35/66</i>	<b>Report Date:</b>	6/6/2018
<b>Applicant:</b>	Benjamin Rippeon (Nicolle Rippeon, Agent)	<b>Public Notice:</b>	5/30/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Case Number:</b>	35/66-18A	<b>Staff:</b>	Michael Kyne
<b>PROPOSAL:</b>	Fence installation		

**STAFF RECOMMENDATION**

- ☒ **Approve**  
☐ **Approve with conditions**

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Master Plan Site  
**STYLE:** Shingle Style  
**DATE:** c. 1905

**PROPOSAL**

The applicant proposes to install a 102' L x 3' H cedar rail fence at the front of the subject property.

**APPLICABLE GUIDELINES:**

**Montgomery County Code; Chapter 24A-8**

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (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 1 period or architectural style.

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the resource and the purposes of Chapter 24A;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 [michael.kyne@mncppc-mc.org](mailto:michael.kyne@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - 88

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: nsrippeon@yahoo.com Contact Person: Nicelle Rippeon  
Tax Account No.: 00459803 Daytime Phone No.: 202 577 9644  
Name of Property Owner: Benjamin Rippeon Daytime Phone No.: 202 258 3902  
Address: 6134 Nevada Avenue Chevy Chase MD 20815  
Street Number City State Zip Code  
Contractor: TBD for fencing Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Jennifer Horn Daytime Phone No.: 202 573 7581

### LOCATION OF BUILDING/PERMIT

House Number: 3807 Street: Bradley Blvd  
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue  
Lot: \_\_\_\_\_ Block: 2 Subdivision: 0010  
Liber: 46279 Folio: 0006 Parcel: \_\_\_\_\_

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Revitalize  
☐ 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: driveway

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # 35/66-17A

### PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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

4/30/2018  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edt 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

836037

(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:

The Cherardi house is a 2.5 story, 3 bay frame dwelling with a T-shaped plan that is clad in shingles. The house was built in 1905 on the North side of Bradley Lane, adjacent to the Taylor-Britton house.

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

The Historic Preservation Committee previously approved plans for a full renovation of the home. The current application relates to fencing and the driveway location. Please see attached for a full description.

Fencing - SEE ATTACHED

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. 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.

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.



Written Description of Project, continued.

Owners are seeking modifications from an initial HAWP, Case 35/66-17A, approved in February 2017 for ongoing renovations at 3807 Bradley Boulevard. Namely, we are seeking approval to 1) move a tree at the front of the property; 2) modify the angle of the driveway; 3) reduce the pool containment fencing through use of a side yard fence; 4) install a short safety fence at the front of the property; and 5) replace an existing side fence on the east edge of the property. MK

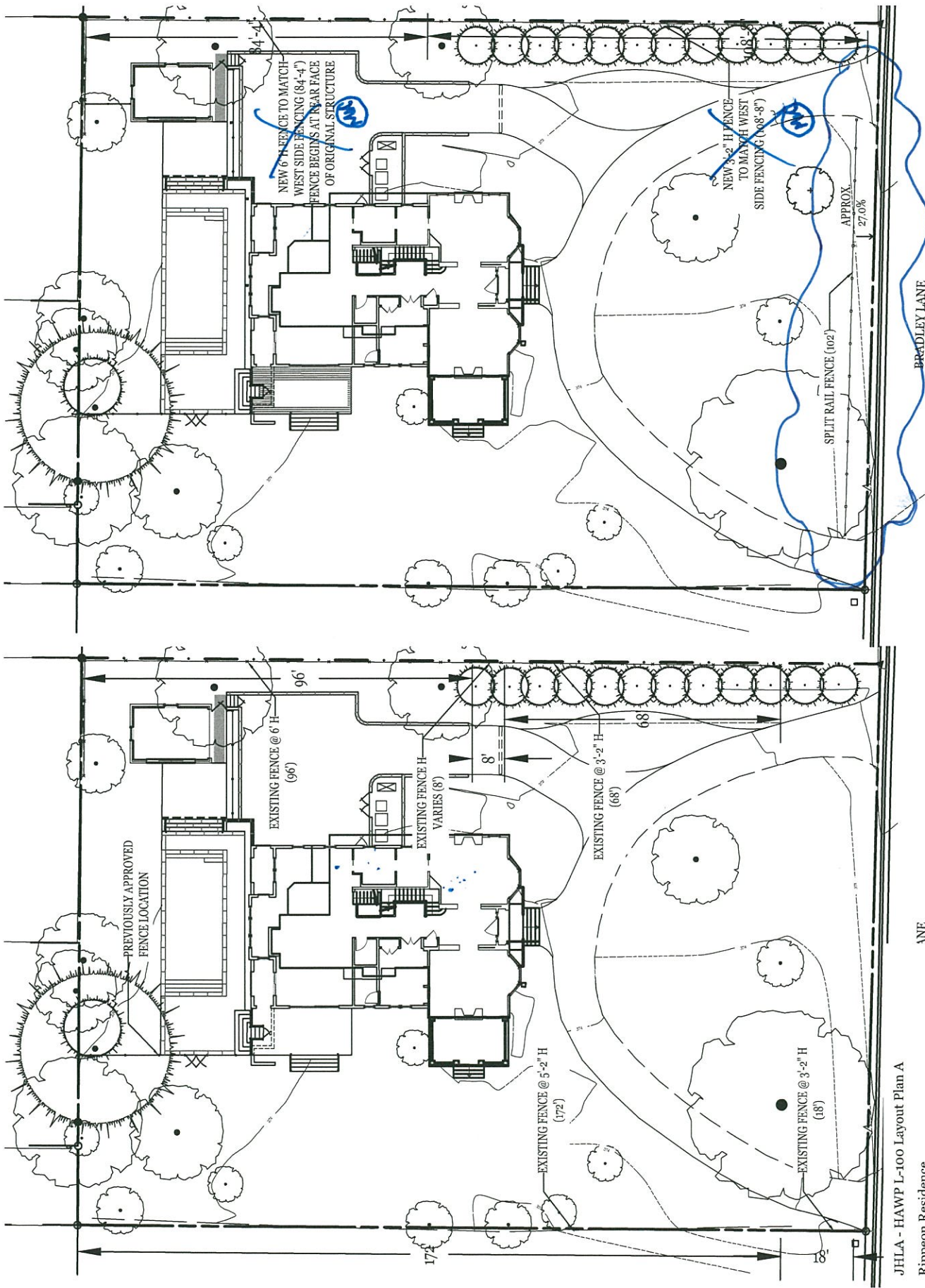
1. We previously removed a dead 24" maple tree from the southeast corner, or right side, of the front yard. As detailed in the attached landscape drawings, we propose moving the 9" maple currently located at the top of the driveway near the house to the right side of the front yard, very near to the location of the original 24" maple tree. This will balance the large oak on the southwest corner, or left side, of the front yard, better framing the home. Additionally, it will protect the tree root from potential harm due to gas line work that will be required near the current location of the maple. We have consulted with a Maryland licensed tree expert and certified arborist who advises that the maple can be successfully transplanted.

2. In our original application, we proposed significantly modifying the existing driveway. According to the records, two reasons for denial of the request were that 1) we failed to demonstrate that the current driveway was not original in its location, and 2) it would have impacted the mature crabapple tree in the front yard. Attached is a copy of early architectural drawings of the home that clearly show how the original location of the front porch and steps is incompatible with the current location of the circular driveway, which comes quite close to the home. We propose to modify the angle of the circular driveway, pulling it away from the house slightly. As indicated on the plans, we would replace the existing asphalt with gravel similar to that used in other historic properties in the neighborhood and exposed aggregate on the driveway apron. These modifications can be accomplished without affecting the crabapple.

3. The original HAWP included a pool containment fence immediately adjacent to the pool deck area. We propose to reduce the overall amount of fencing on the property by installing a pool containment fence in the west side yard, which would use plantings to hide the fence from view. Given that the fence will be hidden from view, we have proposed using a chain link style fence with a black aluminum gate, also hidden from view by a turn in the hedge. We are happy to discuss these or alternative materials with the Commission.

4. As evidenced by the attached photographs, the slope of the front yard immediately adjacent Bradley Boulevard is quite steep, at an approximate 27% slope, which culminates in an elevation drop of approximately 3.5 feet over a distance of just 5 feet. We propose installing a 3 feet high split rail fence on the front of the property. The location of the fence would be part way down the slope so as to reduce its overall height and accommodate the site lines of the house from the street. The fence would also support additional plantings along the front slope.

5. The fence along the east side of the property is dilapidated, falling down in places, and needs replacing. We would replace in the same location a similar wooden fence in the same style used by our adjacent neighbor at 3815 Bradley Boulevard. MK



JHLA - HAWP L-100 Layout Plan A

Rippeon Residence

Scale:  $\frac{1}{32}'' = 1'-0''$

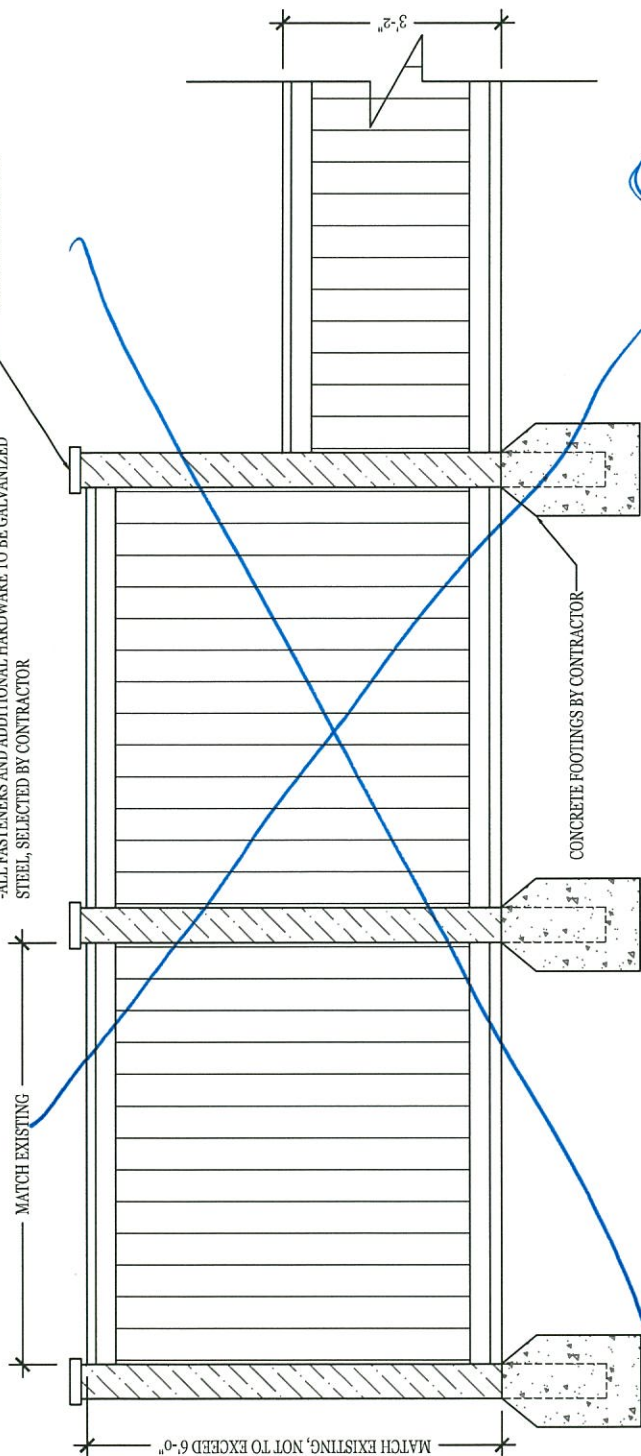
Issue Date: April 27, 2018

Drawn By: RH Checked By: JH

Revisions: May 22, 2018, May 29, 2018

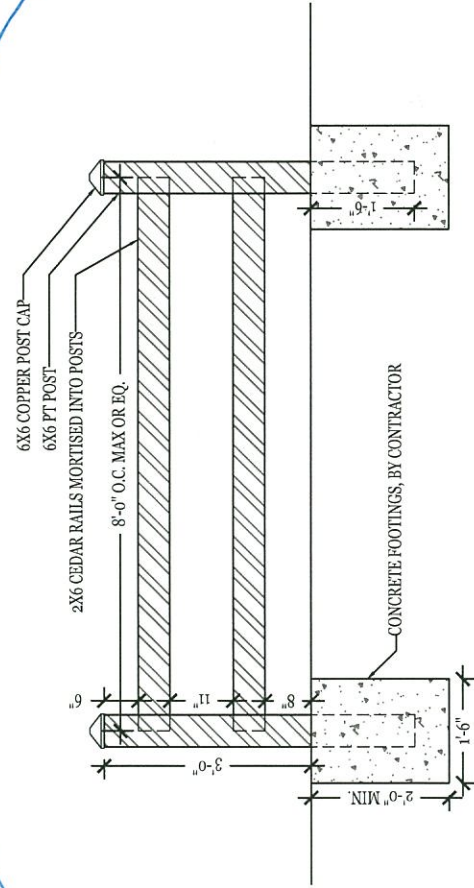


NOTE:  
 -CONTRACTOR TO FIELD CONFIRM ALL FENCE HEIGHTS AND  
 DIMENSIONS TO ENSURE FENCE MATCHES EXISTING  
 -ALL FASTENERS AND ADDITIONAL HARDWARE TO BE GALVANIZED  
 STEEL, SELECTED BY CONTRACTOR



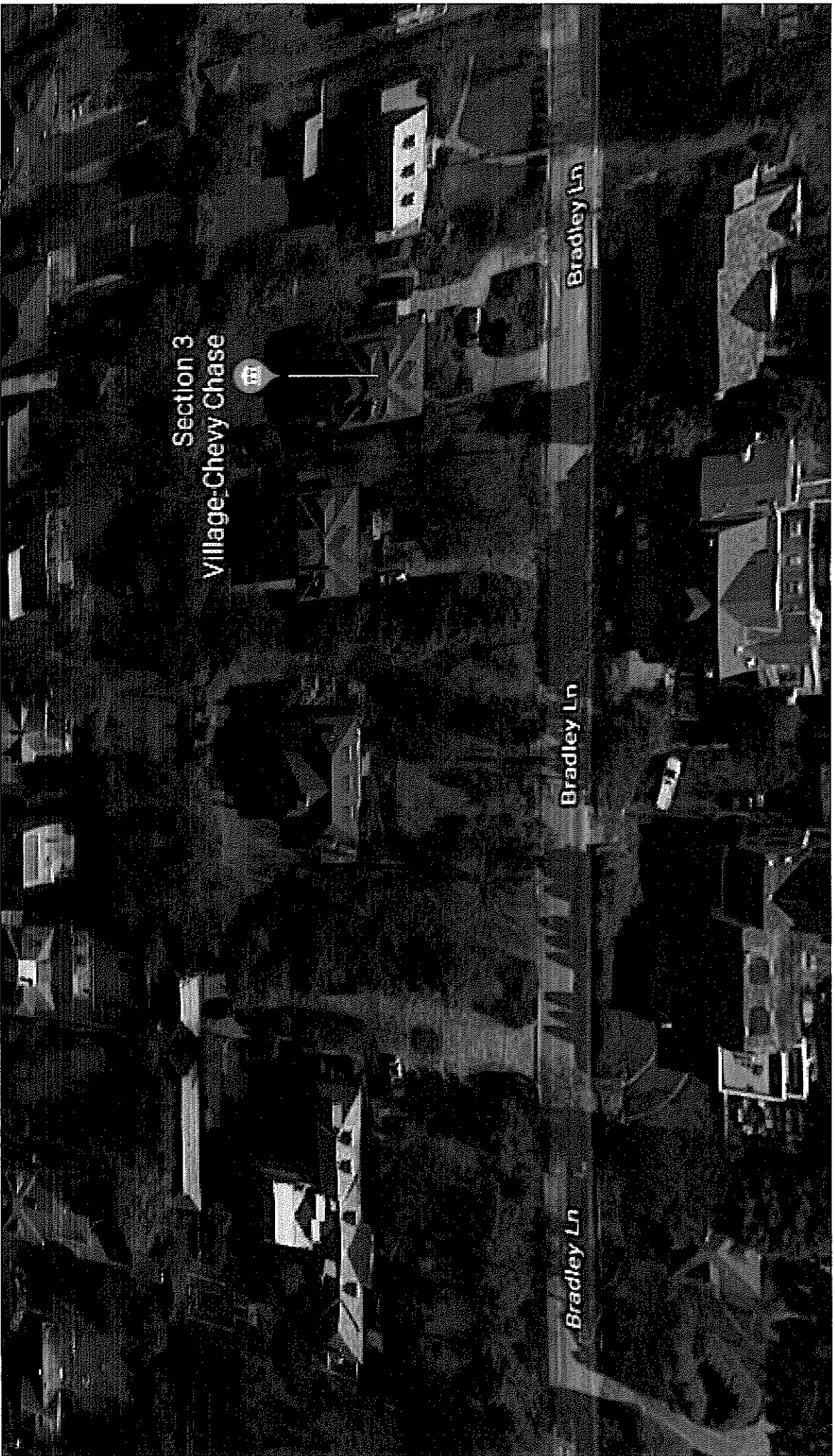
1  
 103  
 PRIVACY FENCE  
 SCALE:  $\frac{3}{8}$ " = 1'-0"

7



2  
 103  
 SPLIT RAIL FENCE  
 SCALE:  $\frac{3}{8}$ " = 1'-0"

JHLA - HAWP L-103 Details  
 Rippeon Residence  
 Scale: As Noted  
 Issue Date: April 27, 2018  
 Drawn By: RH Checked By: JH  
 Revisions: May 22, 2018

















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

**Owner's mailing address**

Benjamin and Nicolle Rippeon  
6134 Nevada Avenue  
Chevy Chase, MD 20815

**Owner's Agent's mailing address**

Jennifer Horn  
Jennifer Horn Landscape Architecture LLC  
2221 S. Clark Street, 12th Floor  
Arlington VA 22202

**Adjacent and confronting Property Owners mailing addresses**

Herbert and Barbara Buchanan  
3803 Bradley Lane  
Chevy Chase, MD 20815

3815 Bradley Lane Revocable Trust  
3815 Bradley Lane  
Chevy Chase, MD 20815

Stephen and Kristen Best  
3810 Bradley Lane  
Chevy Chase, MD 20815

David Wodlinger and Elizabeth Dale  
3804 Bradley Lane  
Chevy Chase, MD 20815