MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION  
STAFF REPORT

Address: 3718 Bradley Lane, Chevy Chase  
Meeting Date: 5/7/2019

Resource: Contributing Resource  
Chevy Chase Village Historic District  
Report Date: 4/30/2019

Applicant: Mary Beth Donnelly  
(Michael Dombo, Architect)  
Public Notice: 4/23/2019

Tax Credit: N/A

Review: HAWP  
Staff: Michael Kyne

Case Number: 35/13-19M

PROPOSAL: Porch alteration

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION

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

Fig. 1: Subject property.

PROPOSAL

The applicants propose the following alterations at the subject property:

• Convert an existing deck at the rear (south side) of the house to a screened porch.
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 Guidelines

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 and 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:

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.

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 1 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.

#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 applicant proposes to convert an existing deck at the rear (south side) of the subject property to a screened porch. An existing set of stairs to grade at the west side of the existing deck will be removed, a shed roof with asphalt shingles to match the historic house will be added, the existing wooden deck posts will be converted to columns and extended to the roof, and removable screens will be added between the columns.

Staff is supportive of the applicants’ proposal. According to the Guidelines, “[e]nclosures 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.” Additionally, the proposed new screened porch will not be visible from the public right-of-way, and it should be reviewed with lenient scrutiny.

According to the Guidelines:

“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 and compatibility.

Staff finds that the proposed porch enclosure is compatibly designed, and there are no problems with massing or scale, making the proposal consistent with the Guidelines. In accordance with the Standards, the proposal will not remove or alter character-defining features of the subject property or surrounding historic district.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district 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@montgomeryplanning.org to schedule a follow-up site visit.
HISTORIC PRESERVATION COMMISSION
301/583-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Michele Donnelly
Daytime Phone No.: 202-781-1177

Name of Property Owner: Mary Beth Donnelly
Daytime Phone No.: 

Address: 3718 Chevy Chase Blvd
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor:
Contractor Registration No.:
Agent for Owner:
Daytime Phone No.:

LOCATION OF BUILDING PREMISES
House Number: 3718
Street: Bradly Lane
Town/City: Chevy Chase
Nearest Cross Street: 
Lot: 38
Block: 
Subdivision: 

Filer:
Parcel:

PART A. COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

1A. CHECK ALL APPLICABLE
☐ Construct ☐ Expand ☐ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Level
☐ Revision ☐ Repair ☐ Revoice

1B. Construction cost estimate: $40,000

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

PART B. COMPLETE ONLY FOR RENOVATION W/ WALL

2A. Type of sewage disposal:
☐ 01 SEWS or single family
☐ 02 Septic
☐ 03 Other:

2B. Type of water supply:
☐ 01 SEWS or single family
☐ 02 Well
☐ 03 Other:

PART C. COMPLETE ONLY FOR EROSION 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 property line/property line
☐ Entirely on land of owner
☐ On public right of way/assurance

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
3/29/19

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:

Applications/Permit No.: Date Filed: Date Issued:

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

      There is an existing deck with features - we are trying to extend existing screen porch. See picture.

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

      Adding screen porch to existing deck. Structure - continuing with details on trim etc. that are already there.

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:
   a. the scale, north arrow, and data;
   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. Submittal of 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 resources and the proposed work.
   b. Elevations (façades), 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 façade 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 façade 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.

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 UNTO MAILING LABELS.
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
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<tbody>
<tr>
<td>3718 Bradley Lane</td>
<td>3724 Northampton St NW</td>
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<td>Chevy Chase MD</td>
<td>Washington DC 20015</td>
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BRADLEY LANE SCREENED PORCH
3718 Bradley Lane
Chevy Chase, MD

EXISTING SITE PLAN

PROPOSED SITE PLAN
BRADLEY LANE SCREENED PORCH
3718 Bradley Lane
Chevy Chase, MD

SITE PLAN

AERIAL VIEW
GENERAL NOTES

DESIGN:
1. 2013 INTERNATIONAL RESIDENTIAL CODE
2. STRUCTURAL LOAD - 10 PSI
3. FLOORS & CEILING - 40 PSI
4. ROOF VENT LOAD - 25 PSI

WIND RESISTANCE:
1. ULTIMATE (50-YEAR) WIND SPEED: 115 MPH

FLOORING:
2. ALL FIRST FLOOR TO BE UNFINISHED OR POF APPROVED EQUALL
3. ALL OAK SANDING TO BE COMPLETED PRIOR TO INSTALLATION
4. ALL TRIM TO BE PAINTED OR STAINED PRIOR TO INSTAL
5. ALL FINISHES TO BE IN ACCORDANCE WITH POF SPECIFICATIONS
6. ALL MATERIALS TO BE IN ACCORDANCE WITH POF SPECIFICATIONS
7. ALL FINISHING TO BE IN ACCORDANCE WITH POF SPECIFICATIONS

PROPOSED PORCH:
8. ALL PORCH MOLDING ON THE FIRST FLOOR IS WOODEN TREATED WOOD

A002
GENERAL NOTES

DESIGN LOADS:
1. FLOOR LOADS:
   - 20 PSF for living areas
   - 10 PSF for storage areas
2. ROOF LOADS:
   - 20 PSF
3. GRAVEL ROOF LOADS:
   - 50 PSF
4. GROUND WIND LOAD: 30 PSF

WIND DESIGN CRITERIA:
5. ULTimate Dru Design Wind Speed: 110 MPH

Framed:
6. All joist hangers to be Simpson Strong Tie, or approved equivalent.
7. All framing to be Southern Pine or LP Smart Siding.
8. Plastic sheeting to be used for all exterior framing (when indicated).
9. All windows and doors to be installed by a licensed contractor.
10. All framing wood on the first floor is pressure treated wood.

SECTION DETAIL

Rear

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

ROOF FRAMING PLAN

EXHISTING MEAN HEIGHT

12' HIGH SHED IN WING

12' HIGH SHED IN WING

12' HIGH SHED IN WING

GRADE

RAILING DETAIL

NOT TO SCALE

Bradley Lane
Screened Porch
3718 Bradley Lane
Chevy Chase, MD

CONSTRUCTION JOINER

Guardrails shall be constructed as shown in Figure 28 and Figure 29. The guardrail posts can be attached
to the exterior of the beam post (Figure 28), as shown at the cornice of Figure 31. Installation of the through
beams and guardrail horizontal rails as indicated above. Lag bolts can be omitted with connectors installed at
the top and bottom of posts. Such as box Fasten or similar brands capable of withstanding 400 pounds per
foot. A manufactured guardrail system requires a construction plan submission accompanied by a product
specification evaluated by the manufacturer with an approved engineering agency.

SECTION AND ROOF PLAN

A005
EXISTING REAR

SCOPE OF WORK

The property owner is requesting a permit to construct a screened area to enclose a portion of an existing deck.

EXISTING REAR

SCOPE OF WORK

The property owner is requesting a permit to construct a screened area to enclose a portion of an existing deck.
BRADLEY LANE SCREENED PORCH
3718 Bradley Lane
Chevy Chase, MD

SITE PLAN

AERIAL VIEW
GENERAL NOTES

DESIGN CODE
1. 2015 INTERNATIONAL RESIDENTIAL CODE

WIND DESIGN SPEED: 115 MPH

FRAMING:
1. ALLJoIST HANGERS TO BE Simpson STRONG TIE, OR APPROVED EQUAL
2. ALL FRAMING TO BE BETWEEN PIECE OR BETTER
3. ALL JOISTS TO BE 2x6 AT 14" OC, UNLESS OTHERWISE NOTED
4. ALL STUDS TO BE IN ACCORDANCE WITH 2015 IRC TABLE R1011
5. WALLS SHALL HAVE A CONTINUOUS BOTTOM AND CONTINUOUS DOUBLE TOP
6. ALL FRAMING TO BE PRESSURE TREATED WOOD

SECTION DETAIL

ROOF FRAMING PLAN

SCALE 1/4" = 1'-0"

EXISTING ROOF PLAN

PROPOSED ROOF PLAN

RACING DETAIL

NOT TO SCALE