MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 3804 Bradley Ln., Chevy Chase
Meeting Date: 1/8/2020

Resource: Contributing Resource
Chevy Chase Village Historic District
Report Date: 12/31/2019

Applicant: David Wodlinger
(Phillip Long, Architect)
Public Notice: 12/24/2019

Review: HAWP
Tax Credit: No

Case Number: 35/13-20A
Staff: Michael Kyne

PROPOSAL: Siding alterations

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Craftsman
DATE: 1892-1916

Fig. 1: Subject property.

1 1 The Chevy Chase Village Historic District (Guidelines) classify the building as Craftsman-style; however, this may be a typo as the building is better classified as an excellent example of the Colonial Revival-style. For the purposes of this report, staff will use the style classification noted in the Amendment.
**PROPOSAL:**

The applicant proposes to install a painted brick veneer on an existing two-story rear (south) addition and previously enclosed one-story rear/right (southwest) porch. The addition and porch are currently clad with 4” clapboard siding, while the main house is painted brick.

**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:

**Exterior trim** (such as moldings on doors and windows) on contributing resources should be subject to
moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

**Gutters** are not currently subject to review and should not be reviewed.

**Roofing materials** should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. In general, materials differing from the original should be approved for contributing resources.

**Siding** should be subject to moderate scrutiny if it is visible from the public right-of-way, lenient scrutiny if it is not.

**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 ensure 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 subject property is a c. 1892-1916 Craftsman-style Contributing Resource within the Chevy Chase Village Historic District. The applicant proposes to install a painted brick veneer on an existing two-story rear (south) addition and previously enclosed one-story rear/right (southwest) porch. The addition and porch are currently clad with 4” clapboard siding, while the main house is painted brick.

![Diagram](image_url)

Fig. 2: Subject property, as depicted in the 1927 Sanborn Fire Insurance Map.

Other aspects of the proposal include installation of new copper flashing, flat seam copper roofing, and built in composite/copper gutters on the one-story porch, as well as installation of fiber cement panels below the second floor windows and installation of a decorative attic vent in the gable of the two-story addition. The current proposal does not include window replacement, which will be the subject of a future HAWP application.

Staff supports the applicant’s proposal. The proposed alterations consist of compatible alterations to existing additions and/or previously altered features, which are primarily at the rear of the subject property, where they will be minimally visible from the public right-of-way, at best. The proposal will not
remove or alter character defining features of the subject property, in accordance with Standards #2 and #9.

After full and fair consideration of the applicant’s submission staff finds the proposal, as revised, 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 #2, #9, and #10, and Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application only for alterations to the main house under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), 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 #2, #9, and #10;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: David Wodlinger
Address: 3804 Bradley Lane
Daytime Phone: 202-337-7500

E-mail: phil@cas-dc.com
City: Chevy Chase
Zip: 20815
Tax Account No.: 07-02104451

AGENT/CONTACT (if applicable):

Name: Phillip Long
Address: 10 S. Bentz Street
Daytime Phone: 301-703-2340/240-418-3204

E-mail: phil@cas-dc.com
City: Frederick
Zip: 21701
Contractor Registration No.: 

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? __Yes/District Name ____________
__No/Individual Site Name __________________

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals/Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.) If YES, include information on these reviews as supplemental information.

Building Number: 3804
Street: Bradley Lane

Town/City: Chevy Chase
Nearest Cross Street: Connecticut Avenue

Lot: 35 Block: 61 Subdivision: Parcel: n/a

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

☐ New Construction ☐ Shed/Garage/Accessory Structure
☐ Addition ☐ Solar
☐ Demolition ☐ Tree removal/planting
☐ Grading/Excavation ☐ Hardscape/Landscape
☐ Roof ☐ Window/Door
☐ Other: new brick veneer/facade

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

______________________________
Signature of owner or authorized agent

______________________________
Date 12/14/19
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

detached single-family home built circa 1913

Description of Work Proposed: Please give an overview of the work to be undertaken:

Exterior alteration of existing house to include new brick veneer at the master suite and main floor family room
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<th>Work Item 1: <strong>see attached plans</strong></th>
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## HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
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<tbody>
<tr>
<td>3804 Bradley Lane</td>
<td>Phillip Long</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>CAS Engineering</td>
</tr>
<tr>
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<td>16 S. Bentz St.</td>
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<tr>
<th>Stephen &amp; Kristen Best</th>
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<tr>
<th>Michael &amp; Holly Meeks</th>
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<tr>
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