

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3717 Bradley Lane, Chevy Chase	Meeting Date:	6/9/2021
Resource:	Master Plan Site #35/68 (Mill's House)	Report Date:	6/2/2021
Applicant:	Darren Binder	Public Notice:	5/26/2021
Review:	HAWP	Tax Credit:	Yes
Permit Number:	953365	Staff:	Michael Kyne
PROPOSAL: Alteration to install garage door			

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Master Plan Site #35/68, *Mill's House*
STYLE: Italian Renaissance Revival
DATE: c. 1914

Excerpt from *Places from the Past*:

Architecturally, the Mills House is an outstanding example of an Italian Renaissance Revival style residence. The house features a classically framed entry door with projecting bracketed architrave flanked by 24 light casement windows surmounted by projecting arched hood molds. The house is constructed of hollow tile and clad with a stucco finish. Though the architect is unknown, the design is clearly the work of an accomplished professional, and bears similarity, for example, with Waddy Wood residential design, found in Section 2.

The house represents a period of transition in the development of Chevy Chase Land Company's Section 3. While the houses immediately east of Connecticut Avenue (3807, 3803) were built with a greater setback, in line with the 1905 Gherardi House built before Section 3 was platted, the Mills House represents the early Section 3 development. The latter complies with the minimum 30-foot setback established in Section 3 deeds and corresponding with the setback of Section 2 (Village) houses facing directly across Bradley Lane.

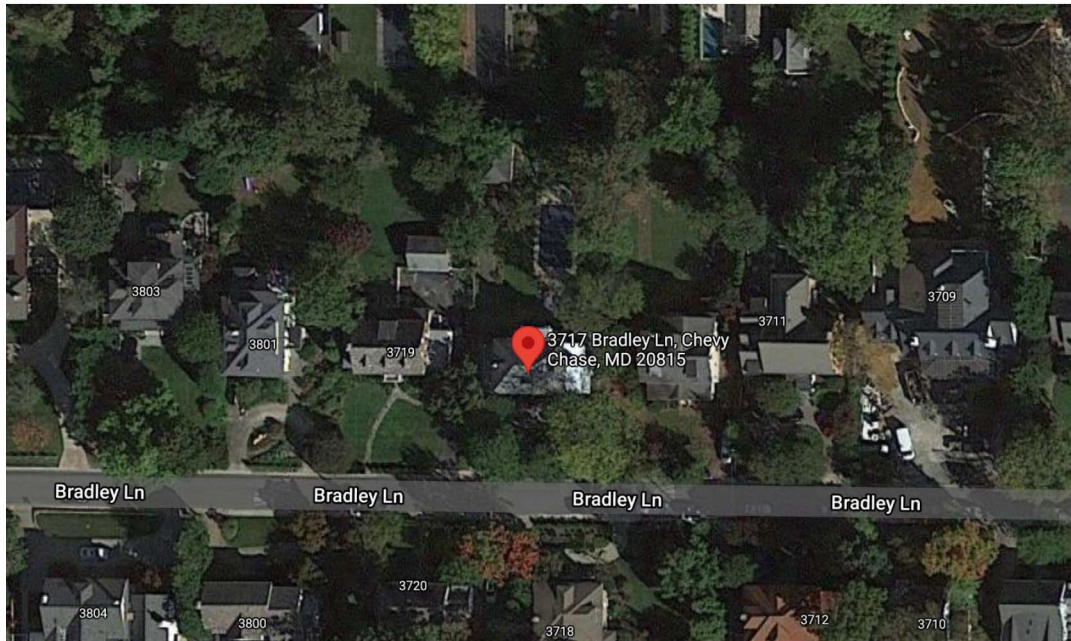


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes to remove one non-original window and one non-original door from the south (front) elevation of the historic garage and install a steel carriage house-style garage door in its place. The garage is present in the 1927 Sanborn Fire Insurance Map, and there is physical evidence (framing) that there was previously a garage door on the south (front) elevation.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

5. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.

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.

Secretary of Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The applicable *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall 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.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), & (2) 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* #2, #9, and #10;

and with the general condition that the applicant shall present **an electronic set 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.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Darren Binder
Address: 61107 Ambassador Dr
Daytime Phone: 202-421-8828

E-mail: dtbinder@gmail.com
City: Bend Zip: OR
Tax Account No.: 00460904

AGENT/CONTACT (if applicable):

Name: _____
Address: _____
Daytime Phone: _____

E-mail: _____
City: _____ Zip: _____
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 Mills House

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: _____ Street: 3717 Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Connecticut Ave
Lot: P19 Block: 2 Subdivision: 010 Parcel: _____

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:

- | | | |
|---|--|---|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input checked="" type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input checked="" type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Restore to original style</u> |

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.

Darren Todd Binder05/18/21

Signature of owner or authorized agent

Date

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

From Maryland Historical Trust Maryland Inventory of Historic Properties Form:

The Mills House, built in 1914, is located on the north side of Bradley Lane in Section 3 of Chevy Chase. A semi-circular drive frames a large magnolia tree located on axis to the house and provides direct access to the house from Bradley Lane. The two-story, three-bay structure is designed in an Italian Renaissance Revival style, characterized by a low hipped roof with wide, overhanging, boxed eaves, arched window openings, a classically framed entry door and a single-story closed porch with a balustrade above. The house is constructed of hollow tile and clad with a stucco finish.

The primary elevation, facing Bradley Lane, is three bays wide with a central entry flanked by windows on the first story, and three window openings on the second story. The entry, raised above ground level and reached by a set of stairs, consists of a double wood door above which projects a bracketed architrave. The 24-light casement windows to either side are



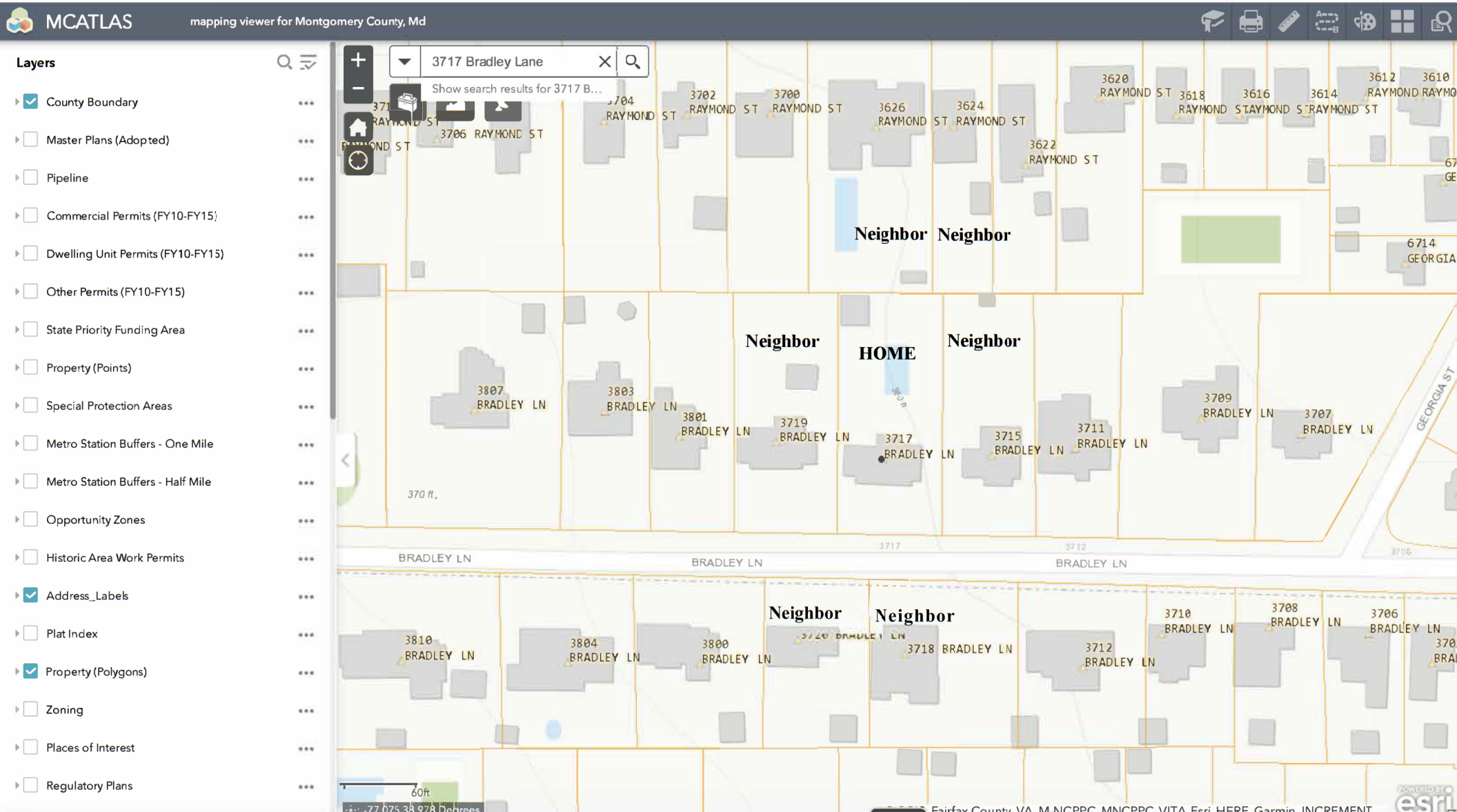
Description of Work Proposed: Please give an overview of the work to be undertaken:

The current stand alone garage in the backyard has an inexpensive door and window that was installed at some point prior to our ownership. It appears based upon framing that there was once a large garage door there so we would essentially be restoring the garage back to how it was originally used. We plan to install an Amarr Classica Collection/carriage house steel door, which is Classica Northampton with Thames Windows and Canterbury Handles and Hinges, in White.

Work Item 1: <u>Replacement of Door</u>	
Description of Current Condition: Non-original entry door and window installed at some previous point (inexpensive materials, not in good condition)	Proposed Work: Elimination of non-original door and window with Amarr Classica Collection/carriage house steel door, which is Classica Northampton with Thames Windows and Canterbury Handles and Hinges, in White.
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

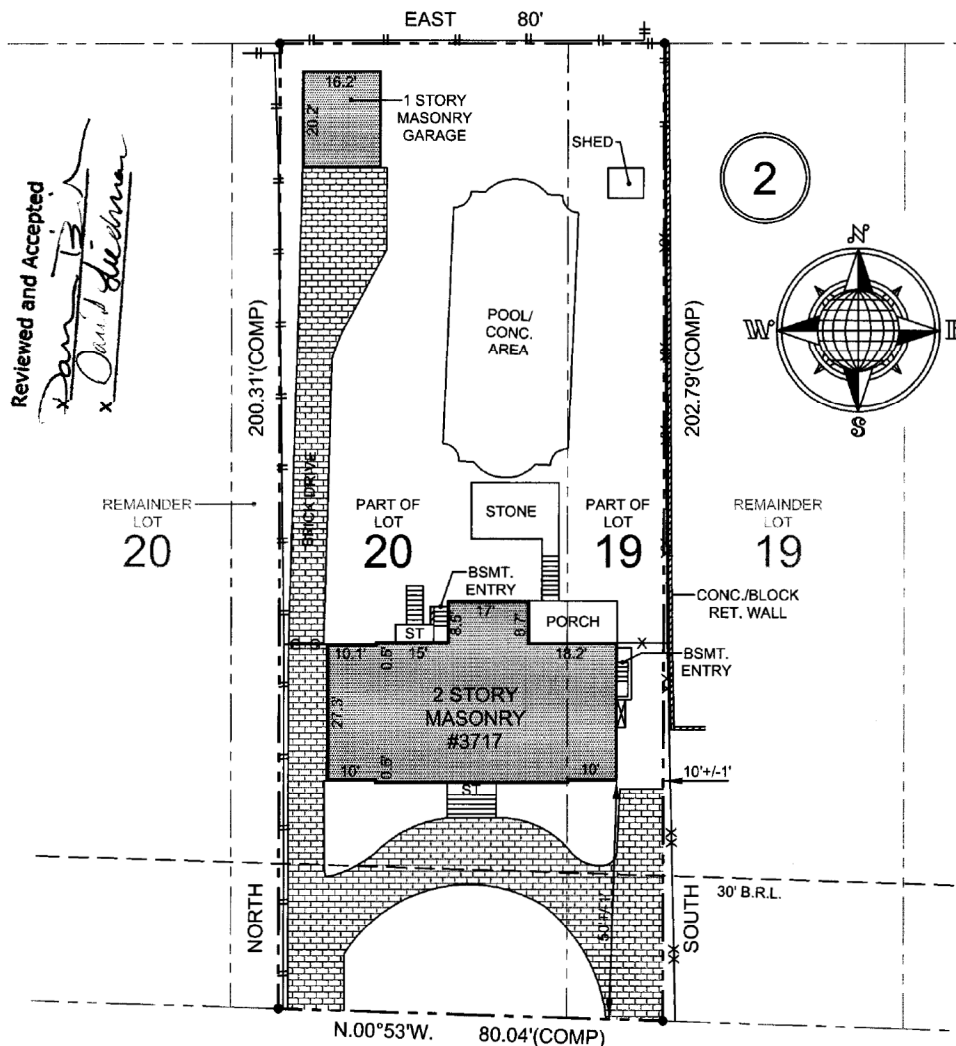
	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



3626 Raymond St, Purvis & Pacholski
3624 Raymond St, Murchison
3719 Bradley Ln, Leggett
3715 Bradley Ln, Armstrong
3718 Bradley Ln, Donnelly
3720 Bradley Ln, Nichols

Landtech Associates, Inc.

10260 Old Columbia Road Rivers Center - Suite "J"
Columbia, Md. 21046
Phone: 410-290-8099 Fax: 410-290-8299
NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



Bradley Lane

Property Line survey recommended to determine exact configuration of property, exact location of improvements, and extent of encroachments, if any.

NOTES:

- 1) This plat is of benefit to the 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.
- 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements.
- 3) This plat does not provide for the accurate identification of property lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
- 4) No title report furnished.
- 5) Property line survey recommended to determine the exact location of improvements and/or encroachments, if any.
- 6) Property subject to any / all rights-of-way, easements, and / or covenants of record and / or imposed by law.



License Expires: 3/28/2018

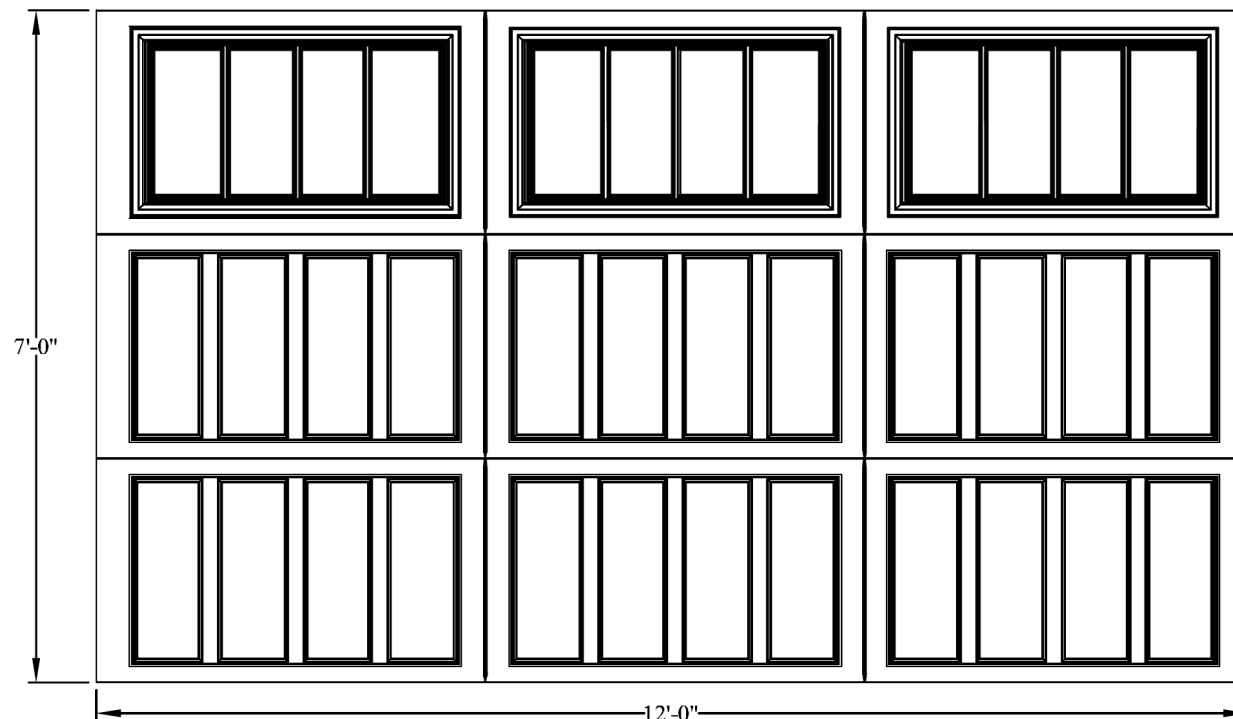
Certification: This is to certify that the improvements indicated hereon are located as shown.

Graden A. Rogers

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER:	FOLIO:	3717 Bradley Lane	
LOT: Part of 19,20	BLOCK: 2		
SECTION: 3	PLAT:		
PLAT ENTITLED: Chevy Chase		SCALE: 1"=20'	CASE NO: 170005PM
RECORDED IN: Montgomery County, Maryland		DATE: 1/9/17	JOB NO: LT2170009
PLAT BOOK: 1	PAGE:	PLAT NO: 90	

Classica Collection



Classica NorthHampton N10

Elevation

Scale: 1/2" = 1'



Images shown for most models are based on the door width and height selected. Images for Amarr Carriage Court models are 8' or 16' wide by 7' tall - design patterns may vary on other widths and heights.

*Door color and glass transparency may vary from actuals; **ask your dealer for samples before***

 Zoom In

 Rotate Image











