

Staff recommends the HPC **approve** the HAWP.

SIGNIFICANCE: Individually Listed Master Plan Site – *Glassie House #35/122*
 STYLE: Arts and Crafts
 DATE: 1910



Figure 1: The Glassie House is on the north side of Bradley Lane.

From Places from the Past:

“The Glassie House is an outstanding example of Arts and Crafts style architecture. Washington architect George Oakley Totten, Jr. designed the house in 1910. Dominating the broad front façade of the two-story house is a wrap-around porch with pergola roof and oversized supporting columns. Henry Haywood Glassie, an influential Washington attorney, lived in the house and served as a special assistant to the Attorney General.”

PROPOSAL

The applicant proposes to construct an addition at the rear, replace an existing door, and alter existing wood decks.

APPLICABLE GUIDELINES

Proposed alterations to individual Master Plan Sites are reviewed under Montgomery County Code Chapter 24A (Chapter 24A) and the *Secretary of the Interior’s Standards for Rehabilitation*.

Rehabilitation is defined 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.

Montgomery County Code; Chapter 24A-8

- (a) 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied;

Secretary of the Interior’s Standards for Rehabilitation:

- 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 proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction will 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 DISCUSSION

The subject property is a two-story Arts and Crafts house covered in stucco. At the rear, the one-story kitchen projects from the main mass of the house. There is a small wood deck to the rear of the kitchen; and two wood landings with stairs at the rear.

The applicant proposes to construct an addition above the existing kitchen, construct a new wood deck, replace a landing and rear set of stairs; and replace an existing rear door. Staff finds these changes will

not have a significant impact on the resource and recommends the HPC approve the HAWP. Staff notes the applicant is undertaking additional repair work that does not require a HAWP, but is eligible for the County Historic Preservation Tax Credit.

Building Addition

Above the existing kitchen wing, the applicant proposes constructing a second-floor addition that will contain a closet and bathroom. The proposed addition includes a combination of wood fixed and two-over-two sash windows, a flat roof, and fiber cement shingle siding.

Typically, additions need to be inset from the historic wall plane to help differentiate the historic from the new construction, as required by Standard 9. Because this addition is being constructed directly above the existing kitchen, Staff finds that an inset is not necessary and may even detract from the historic form of the house. Staff finds that utilizing an exterior material other than stucco will help differentiate the new addition from the historic. As new construction, Staff finds that wood siding and most fiber cement products (clapboards, panels, etc.) would be appropriate. After consulting with Staff, the applicant selected Nichishake from Nichila, a fiber cement shake that is 5/16" (five-sixteenths of an inch) thick. This is slightly thicker than HardieShingle and will create stronger shadow lines. Staff finds this siding is appropriate for new construction, at the rear of the house. All other trim pieces are from the James Hardie Company and are appropriate for the house.

Staff finds the wood windows, both the two-lite fixed and two-over-two sash windows are appropriate for the house and recommends approval.

Rear Deck and Stair Replacement

The existing rear deck is little more than a large landing with a wood stair and railing. The other two doors at the rear have wood stairs and landings. None of the rear wood stairs appear to meet current building code requirements.

The applicant proposes constructing a new larger deck at the rear, removing the central set of stairs, and replacing the stairs and landing that provide access to the sunroom (the westernmost set of stairs). The proposed deck will provide access to the kitchen and the entry hall doors. The deck will be wood, with a simply detailed wood railing and a rear-loading set of stairs. The stairs and landing will also be constructed out of wood with a simply detailed wood railing.

Staff finds the two wood decks are compatible with the character of the house (24A-8(b)(2) and will not be visible from the right of way (24A-8(b)(1)).

Rear Door Replacement

The rear wood half-lite door off of the kitchen has degraded and needs to be replaced. The applicant proposes replacing the door with a wood door that matches the material, size, and configuration of the existing door and constitutes an in-kind replacement that does not require a HAWP. Staff notes that this work is eligible for the County Historic Preservation Tax Credit.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application, under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal 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 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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



FOR STAFF ONLY:
HAWP# 968604
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Daniel Pewett

E-mail: danpewett@aol.com

Address: 9 Fairwood Ct.

City: Rockville Zip: 20850

Daytime Phone: 301-221-4864

Tax Account No.: 00465223

AGENT/CONTACT (if applicable):

Name: Kate Adams/Case Design

E-mail: kadams@casedesign.com

Address: 4701 Sangamore Rd., North Plaza, Ste. 40

City: Bethesda Zip: 20816

Daytime Phone: 301-814-2364

Contractor Registration No.: 119848

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-122

Is the Property Located within an Historic District? Yes/District Name

☒ No/Individual Site Name Glassie 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: 4201 Street: Bradley Lane

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

Lot: P5 Block: 10 Subdivision: 0011 Parcel: 0000

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 checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" 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 type="checkbox"/> Other: _____ |

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.

Catherine Adams

5/3/2021

Signature of owner or authorized agent

Date

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

Owner's mailing address

Daniel Pewett
9 Fairwood Ct.
Rockville, MD 20850

Owner's Agent's mailing address

Kate Adams
Case Design
4701 Sangamore Rd.
North Plaza, Suite 40
Bethesda, MD 20816

Adjacent and confronting Property Owners mailing addresses

ALEXANDER CORY B & STACEY A
4203 Bradley Ln.
Chevy Chase, MD 20815

THOMAS LLOYD B
4200 Rosemary St.
Chevy Chase, MD 20815

STEPHENS GRANT J III
4191 Bradley Ln.
Chevy Chase, MD 20815

CHEVY CHASE CLUB INC
6100 Connecticut Ave.
Chevy Chase, MD 20815

COHEN STEVEN B REVOC TR
& RITTER NISSEN REVOC TR
4114 Rosemary St.
Chevy Chase, MD 20815

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

Built in 1910, and still owned by the original family, the house is a large Arts and Crafts style home, with an expansive front porch that wraps around both front corners. The porch was originally an open pergola design, but has since been roofed. The house displays a slate mansard roof with prominent modillions at the eaves. The house is a rectangular center hall design, with a small sunroom extension off the left side and a kitchen extension off the rear. Both extensions have roof decks with decorative concrete block railings. A small one-car garage with painted wood shake siding and asphalt shingle roof sits at the rear, right corner of the backyard.

Copied From MHT Inventory of Historic Properties Form: Chevy Chase Survey District Phase II, M:35/13/4

"4201 Bradley Lane--Town

Henry and Gertrude Glassie House (1910)

Architect: George Oakley Totten, Jr.

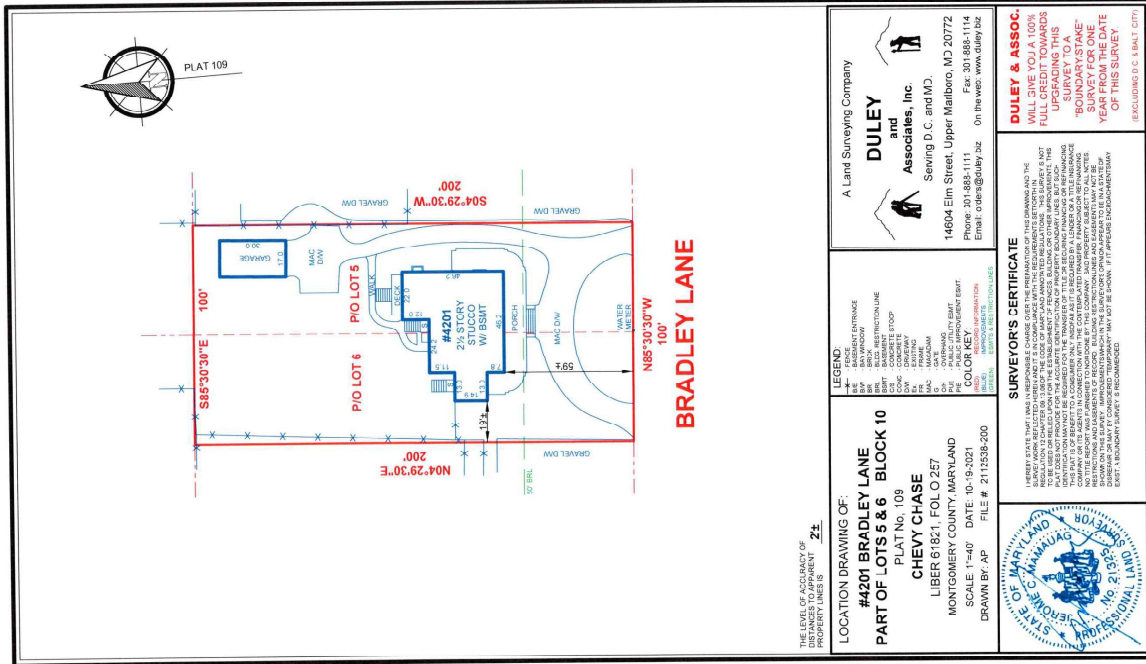
An outstanding example of a large-scale Arts and Crafts style residence, the Glassie House is located on a prominent site on Bradley Lane. The 2 1/2 story three-bay structure has a deck on hip roof with wide eaves adorned with modillions. Pergolas across the main (south) and east facades are supported by paneled bracketed columns. The house is constructed of tile covered with stucco."

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

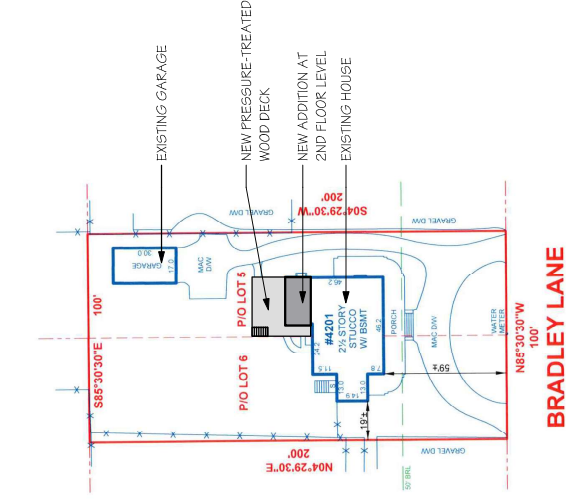
Interior rehabilitation and renovation with exterior rehabilitation as listed:

1. ADDITION - Add a 1-story addition above the existing kitchen wing at rear of house, where there is an existing roof deck. The addition would house a master bathroom and closet, and be located entirely at the rear of the house, where it is not visible from the street. Windows would be sized and specified to match existing styles and openings. The addition would be clad in cementitious shake siding and painted, with a standing seam metal hipped roof.
2. REPLACE (1) existing exterior wood door at rear kitchen entry, with a new half-lite wood door with lower paneling to match existing. A similar door is already existing at another rear hallway.
3. REPLACE (2) existing wood rear porches and stairs with (1) wood and composite deck with composite railings.
4. REPLACE existing wood railings at a third rear porch/stairs with new composite railing to match deck.

EXISTING PLAT:



PROPOSED ARCHITECTURAL SITE PLAN:



DOCUMENT SHEET INDEX:

Sheet No.	Description
A103	Proposed Second Floor Plan
A104	Proposed Third Floor Plan
A105	Proposed Roof Plan
A110	Plan Detail - Basement Bar/Laundry/Bath
A111	Plan Detail - Kitchen & Powder Rm
A112	Plan Details - Bar/che 1 & 2
A113	Plan Detail - Addition/Owner's Bath
A114	Plan Detail - Bath 3
A201	Proposed Right Side Elevation
A101	Proposed First Floor Plan
A102	Proposed Second Floor Plan
A103	Proposed Third Floor Plan
A104	Proposed Roof Plan
A201	Proposed Right Side Elevation
A202	Proposed Rear Elevation
A203	Proposed Left Side Elevation
16	TOTAL SHEETS

PROJECT DATA:

OWNER: DANIEL PEWETT
ADDRESS: 4201 BRADLEY LANE
CHEVY CHASE, MD 20815
MHP INFORMATION: "Gleassie House"
NAME: M-35-122
INVENTORY NO: M-35-122

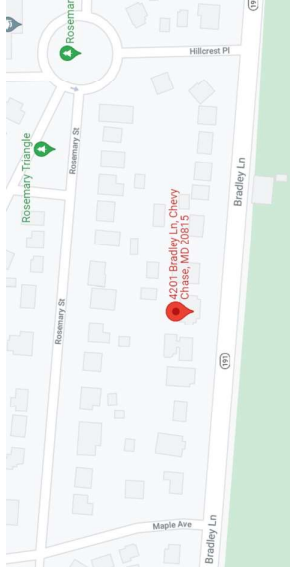
PROJECT DESCRIPTION:
Interior renovation, and addition to historic 2 1/2 story house. Add story addition above existing kitchen, replace existing roof deck. Addition to include new owner's bath and closet. Replace and expand existing rear deck. Replace railings at deck and existing rear stairs.
No change to building footprints.

ZONING DATA:
ZONE: R-60
MAP: HM42
SUBDIVISION: 001
NEIGHBORHOOD: 723001.16
LOT: P5
BLOCK: 10
YEAR BUILT: 1911
ABOVE GRADE AREA: 4,342 SF
PROPERTY LAND AREA: 20,000 SF

STREETFRONT PHOTO:



VICINITY MAP:



CONTRACT

11/22/2021	Scale: 1/4" = 1'-0"
04/08/2021 - Measure	04/20/2021 - Case Study
Drawing Log	

Proposed Residence - Gleassie House	Proposed Addition & Interior Renovation	4201 Bradley Lane, Chevy Chase, MD 20815
Cover Sheet		

Project No: 26-07-0366	Design: CA
Developments: AA	Management: GP

CASE
Architects & Remodelers
1701 Shawmut Road
Bethesda, MD 20814
(301) 223-9500
1327 N. Washington St.
Washington, DC 20004
(202) 223-9500
1703 N. Washington St.
Arlington, VA 22209
(703) 544-0207
207 Park Avenue
Arlington, VA 22204
(703) 544-0207

CONTRACT

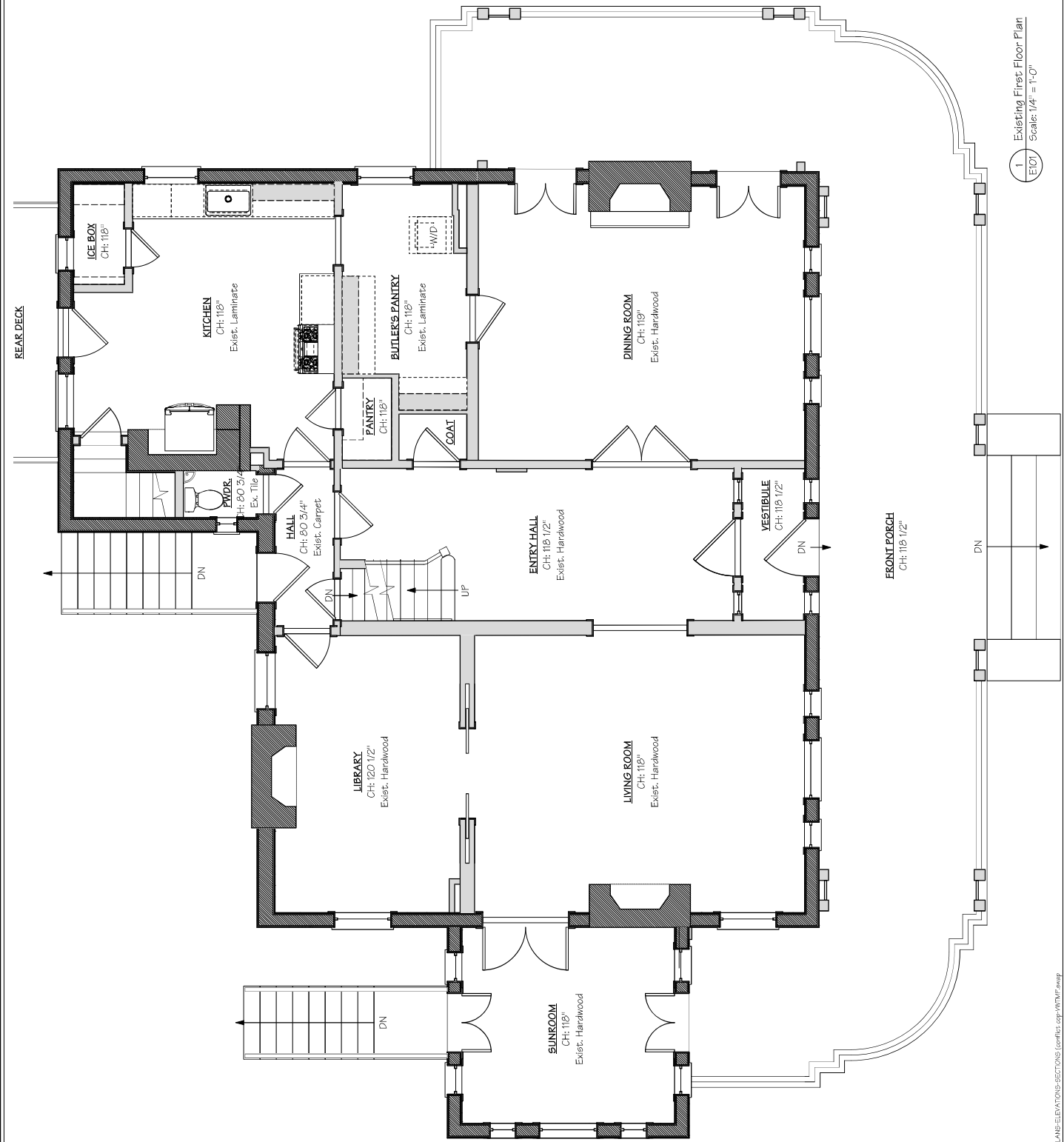
Sheet: 06
E100 16
11/22/2021
Scale: 1/4" = 1'-0"

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Existing First Floor Plan

Project No: 26-07-0366
Design: CA
Management: GP
Development: AA

Architects & Remodelers
CASE
1701 Slaughter Road
Bethesda, MD 20816
North Branch, Suite 40
Washington, DC
1227 14th Street NW
Washington, DC 20005
1207 Park Avenue
Arlington, VA 22246
110 N. Washington St.
Alexandria, VA 22304
1207 Park Avenue
Arlington, VA 22246
1207 Park Avenue
Arlington, VA 22246
1207 Park Avenue
Arlington, VA 22246



1 Existing First Floor Plan
E101 Scale: 1/4" = 1'-0"

CONTRACT

E102 16
Sheets: 06
11/22/2021
Scale: 1/4" = 1'-0"

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy

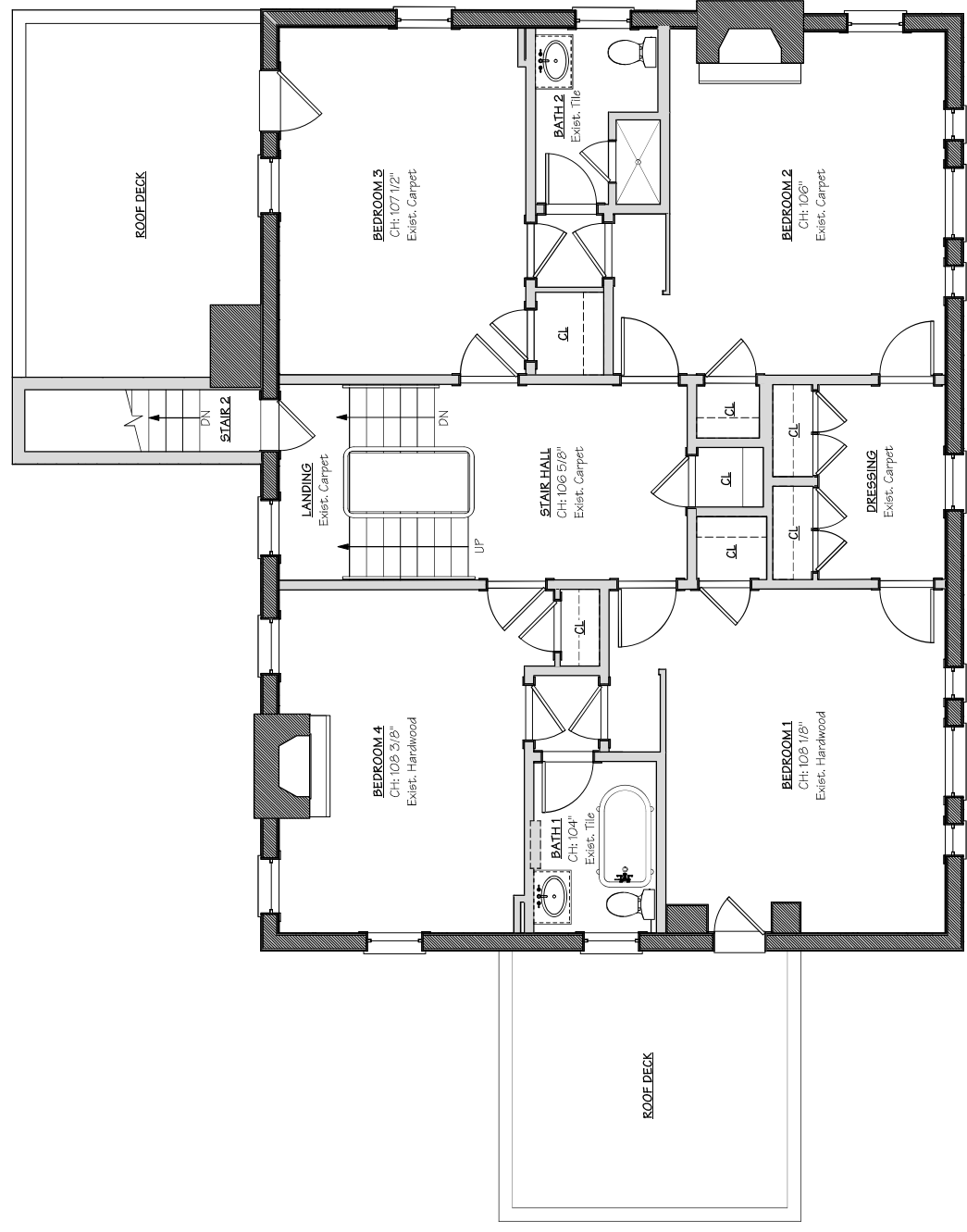
Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Existing Second Floor Plan

Project No: 26-07-0966
Design: KA
Management: GP
Development: AA

Architects & Remodelers
CASE
1327 North Street NW
Washington, DC 20005
(202) 223-9155

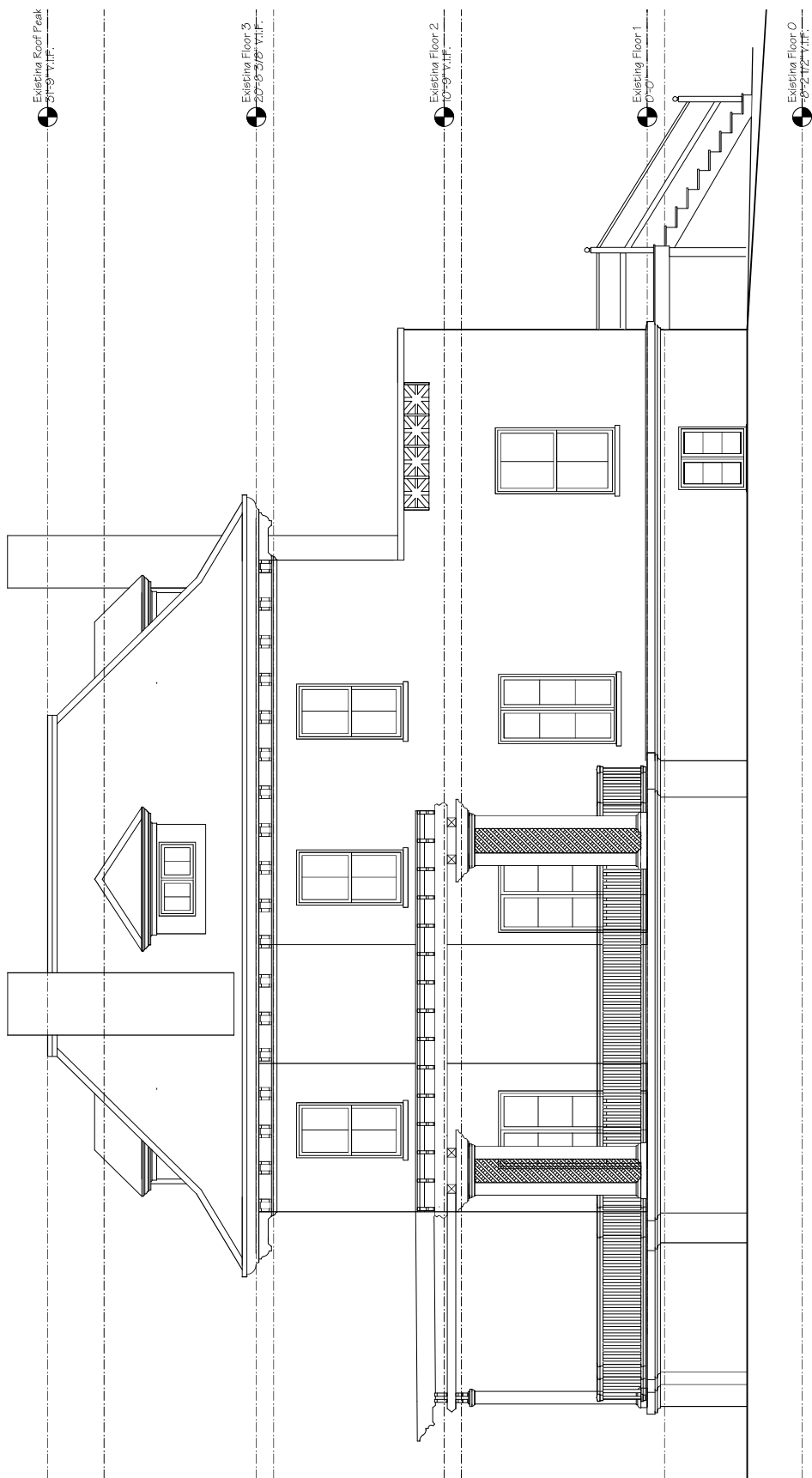
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1 Existing Second Floor Plan
E102 Scale: 1/4" = 1'-0"



Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815

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1 Existing Elevation - Right Side
E201 Scale: 1/4" = 1'-0"

CONTRACT

1 Existing Elevation - Rear
E202 Scale: 1/4" = 1'-0"

E202 16	
Sheet:	06
Date:	11/22/2021
Scale:	1/4" = 1'-0"

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy

Pewett Residence - Glassie House	
Proposed Addition & Interior Renovation	
4201 Bradley Lane, Chevy Chase, MD 20815	
Existing Rear Elevation	

Project No:	26-07-0966
Design:	CA
Development:	AA
Management:	GP



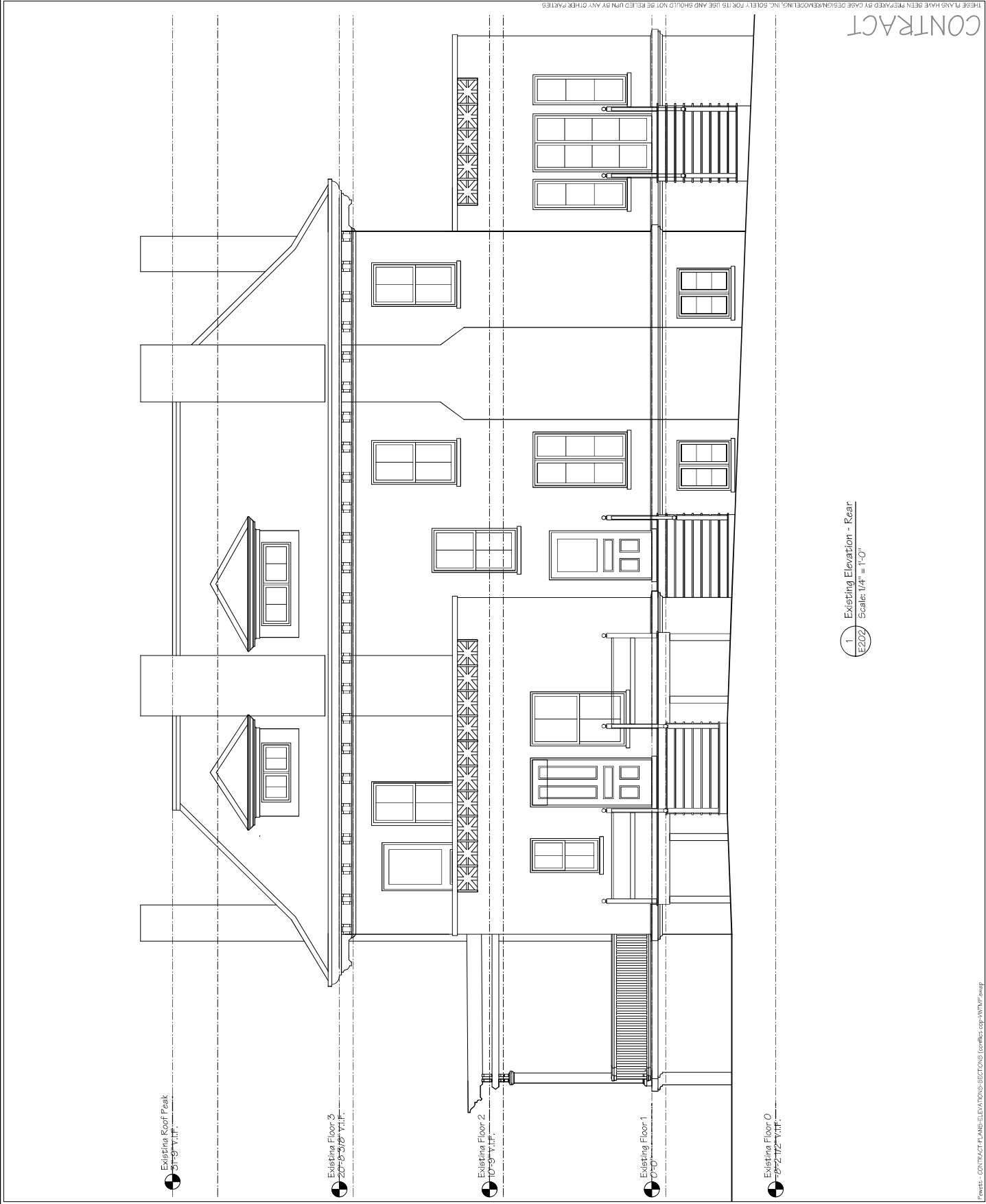
CASE
Architects & Remodelers

4701 Sangerman Road
Bethesda, MD 20814
(301) 223-1955

1227 14th Street NW
Washington, DC 20005
(202) 223-3195

701 Park Avenue
Alexandria, VA 22304
(703) 554-0207

100 N. Washington St.
Arlington, VA 22204
(703) 000-0001



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Power - CON | RAC | FLANG-ELEVATION-SEC | ON'S (CONFLICT CAP-WVIMF) emp

A100 16

Sheet: 05

Date: 11/22/2021

Scale: 1/4" = 1'-0"

04/20/2021 - Measure
04/20/2021 - CaseStudy

Drawing Log

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815

Proposed Basement Plan

Project No: 26-07-0566
Design: KA
Management: GP
Development: AA

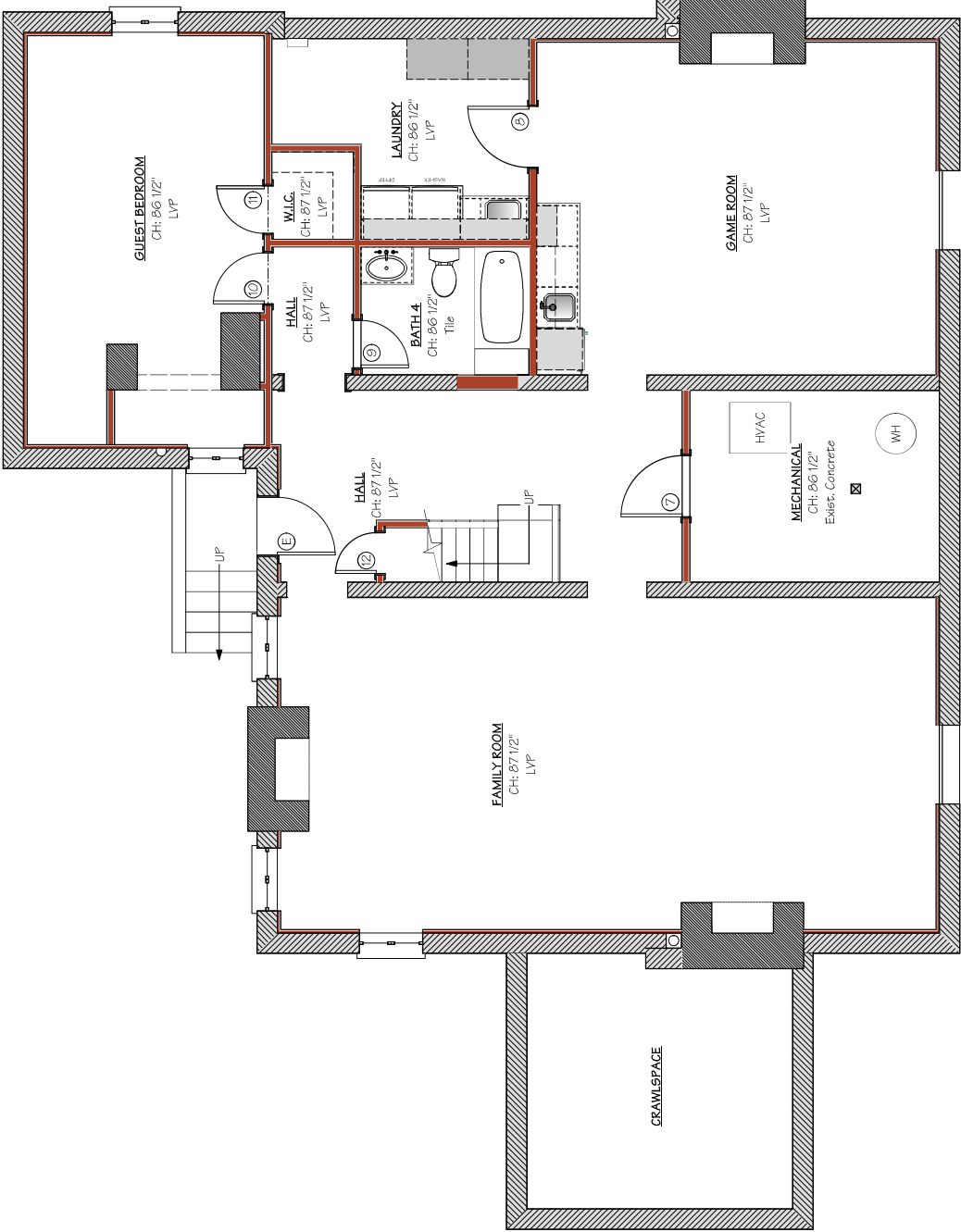
Architects & Remodelers
CASE
4701 Sangamon Road
Bethesda, MD 20814
(301) 223-9165

Associates
193 N. Washington St.
Washington, DC 20001
(202) 223-9165

Associates
193 N. Washington St.
Washington, DC 20001
(202) 223-9165

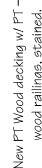
CONTRACT

1 Proposed Basement Plan
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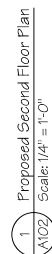


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1 Proposed First Floor Plan
A102 Scale: 1/4" = 1'-0"



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CONTRACT

1 Proposed Third Floor Plan
A103 Scale: 1/4" = 1'-0"

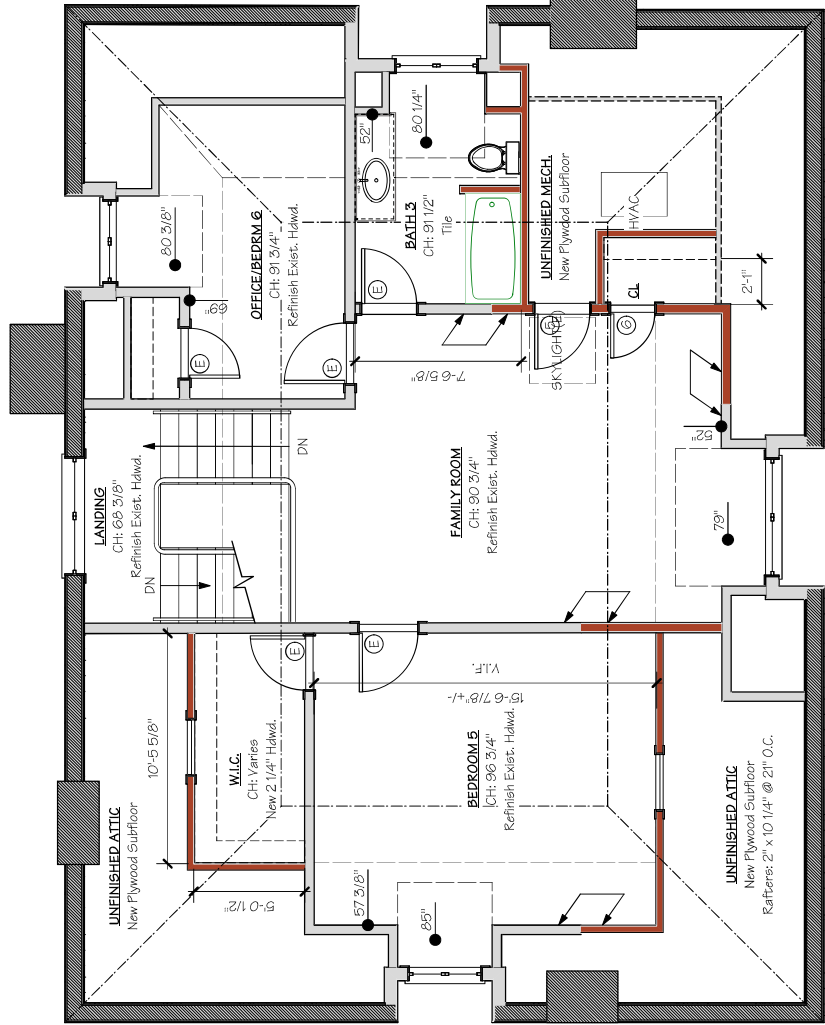
A103 16
Sheets
05
11/22/2021
Date:
1/4" = 1'-0"
Scale:

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Proposed Third Floor Plan

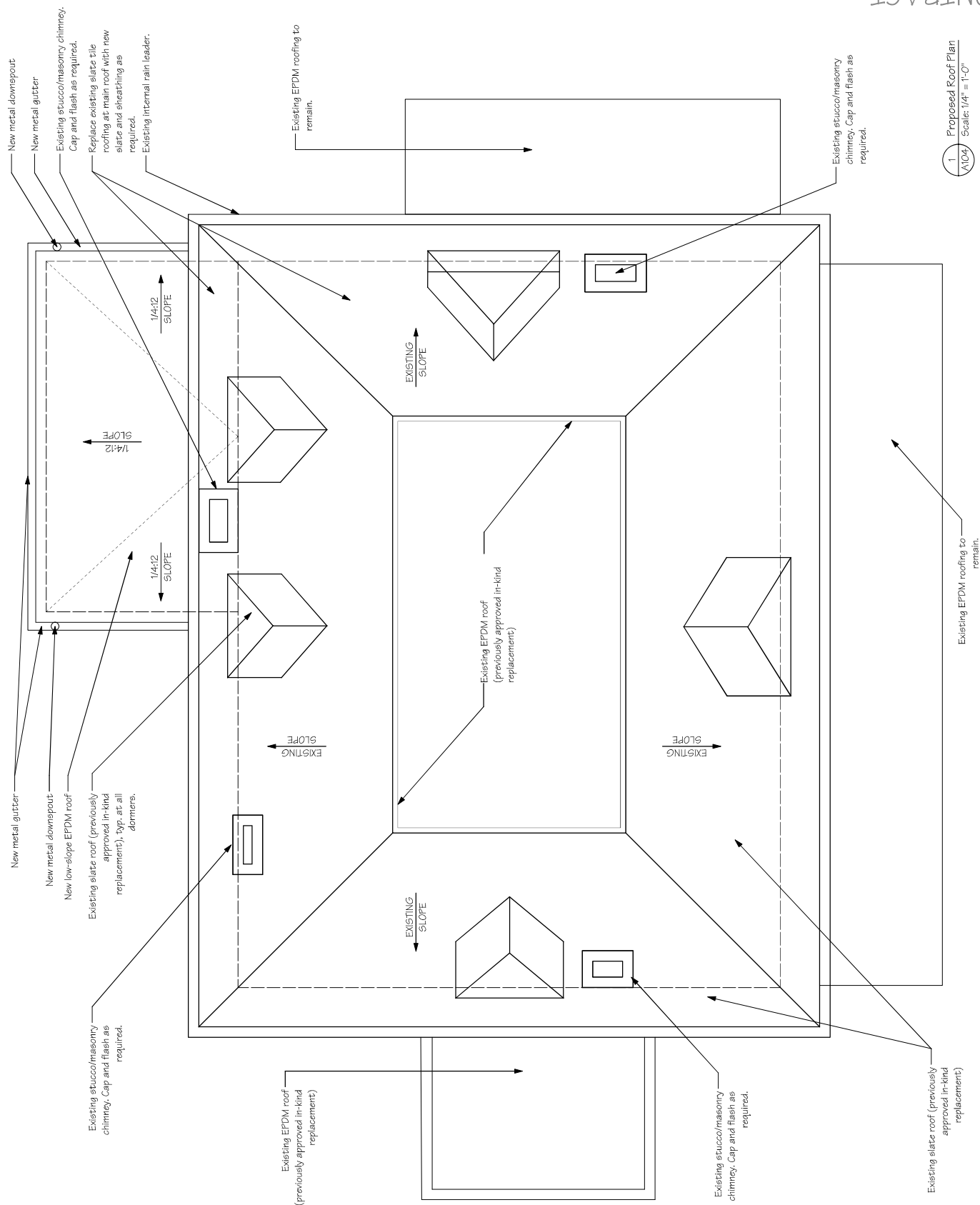
Project No: 26-07-0366
Design: KA
GP
Management: AA
Developments:

CASE
Architects & Remodelers
Bethesda, MD 20814
1701 Sangamore Road
North Bethesda, MD 20814
(301) 223-2155
Alexandria
110 N. Washington St.
Washington, DC 20004
(202) 223-2155
Falls Church
707 Park Avenue
Falls Church, VA 22046
(703) 514-2275
Falls Church
(703) 514-2275



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1 Proposed Roof Plan
Scale: 1/4" = 1'-0"



A201 16

Sheets: 26

11/22/2021
Scale: 1/4" = 1'-0"

Drawing Log
01/06/2021 - Measure
04/20/2021 - CaseStudy

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Proposed Right Side Elevation

Project No: 26-07-0366
Design: CA
Management: GP
Development: AA

CASE
Architects & Remodelers

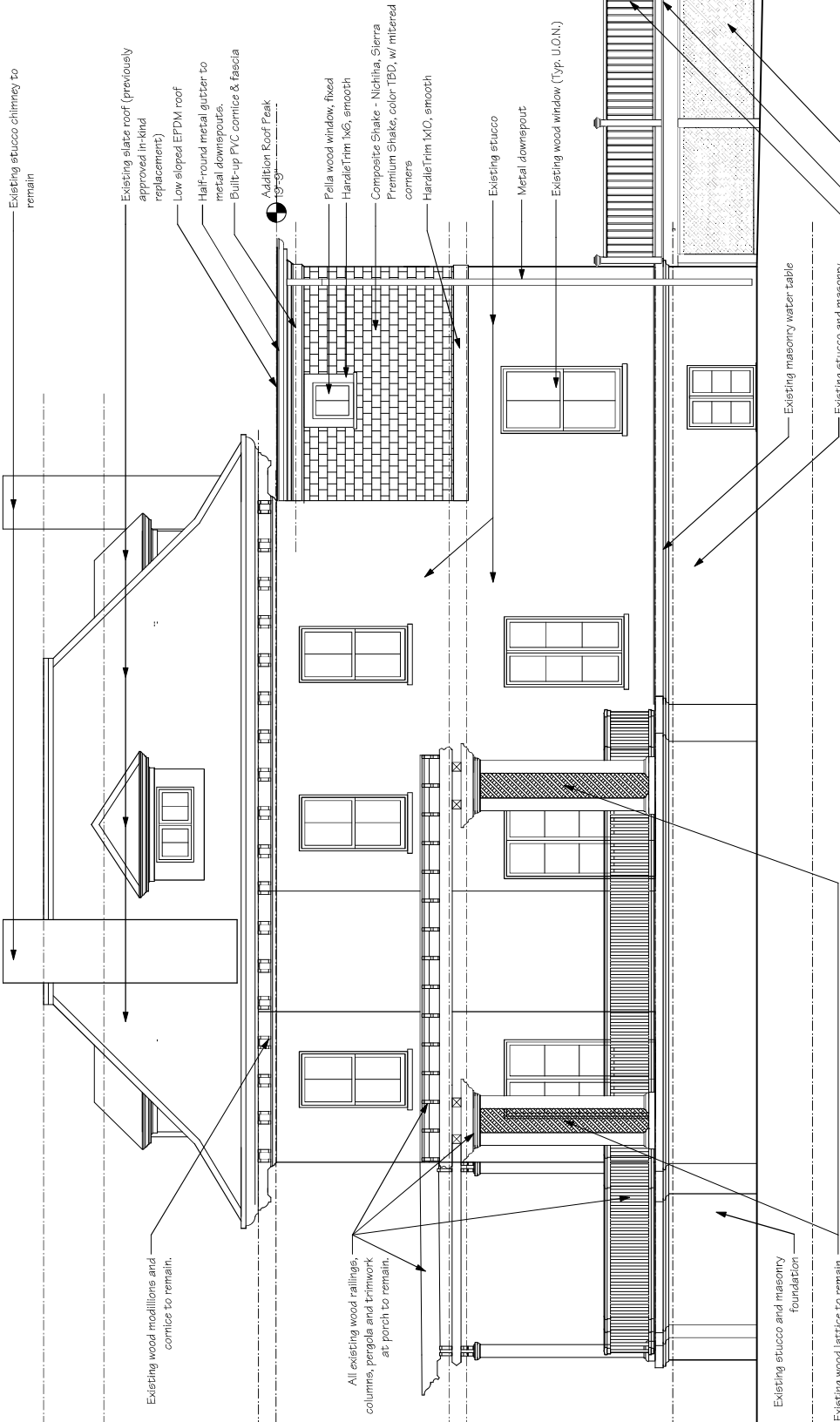
4701 Shaugnessy Road
Bethesda, MD 20814
(301) 223-6600
1207 Park Avenue
Washington, DC 20035
(202) 223-9595

CONTRACT

1 Proposed Elevation - Right Side
Scale: 1/4" = 1'-0"

- GENERAL NOTES:
- ALL EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED.
 - ALL EXISTING EXTERIOR DOORS TO REMAIN UNLESS OTHERWISE NOTED.

Pewett - CONTRACT PLANS ELEVATIONS SECTIONS (corrections) - 01/01/2021



A203 16

Sheets 05

Date: 11/22/2021
Scale: 1/4" = 1'-0"

Drawing Log
01/08/2021 - Measure
04/20/2021 - CaseStudy

Pewett Residence - Glassie House
Proposed Addition & Interior Renovation
4201 Bradley Lane, Chevy Chase, MD 20815
Proposed Left Side Elevation

Project No: 26-07-0966
Design: CA
Management: CP
Architects & Remodelers

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1701 Sangamon Road
Bethesda, MD 20816
(301) 223-6000
1227 North Street NW
Washington, DC 20005
(202) 338-2725
193 N. Washington St.
Alexandria, VA 22304
(703) 836-2000
707 Park Avenue
Fairfax, VA 22034
(703) 836-2000
10000 Wilshire Blvd.
Beverly Hills, CA 90210
(310) 276-1000

CONTRACT

1 Proposed Elevation - Left Side
Scale: 1/4" = 1'-0"

- GENERAL NOTES:
- ALL EXISTING WINDOWS TO REMAIN UNLESS OTHERWISE NOTED.
 - ALL EXISTING EXTERIOR DOORS TO REMAIN UNLESS OTHERWISE NOTED.

FIGURE 1 - CONTRACT PLANS/ELEVATIONS/SECTIONS (CONTINUED) (SHEET 16 OF 16)

