

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3717 Bradley Lane, Chevy Chase	Meeting Date:	3/20/2024
Resource:	<i>Master Plan Site #35/68,</i> Mills House	Report Date:	3/13/2024
Applicant:	Abigail Barnes (Luis Ramirez, Agent)	Public Notice:	3/6/2024
Review:	HAWP	Tax Credit:	No
Case #:	1059048	Staff:	Chris Berger
PROPOSAL:	Swimming pool and patio demolition and swimming pool, walkway, and patio construction		

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve with two conditions** the HAWP application:

1. The applicant shall provide specifications for all pavers to be installed.
2. The applicant shall add the dimensions of the patio and walkways to the plans.

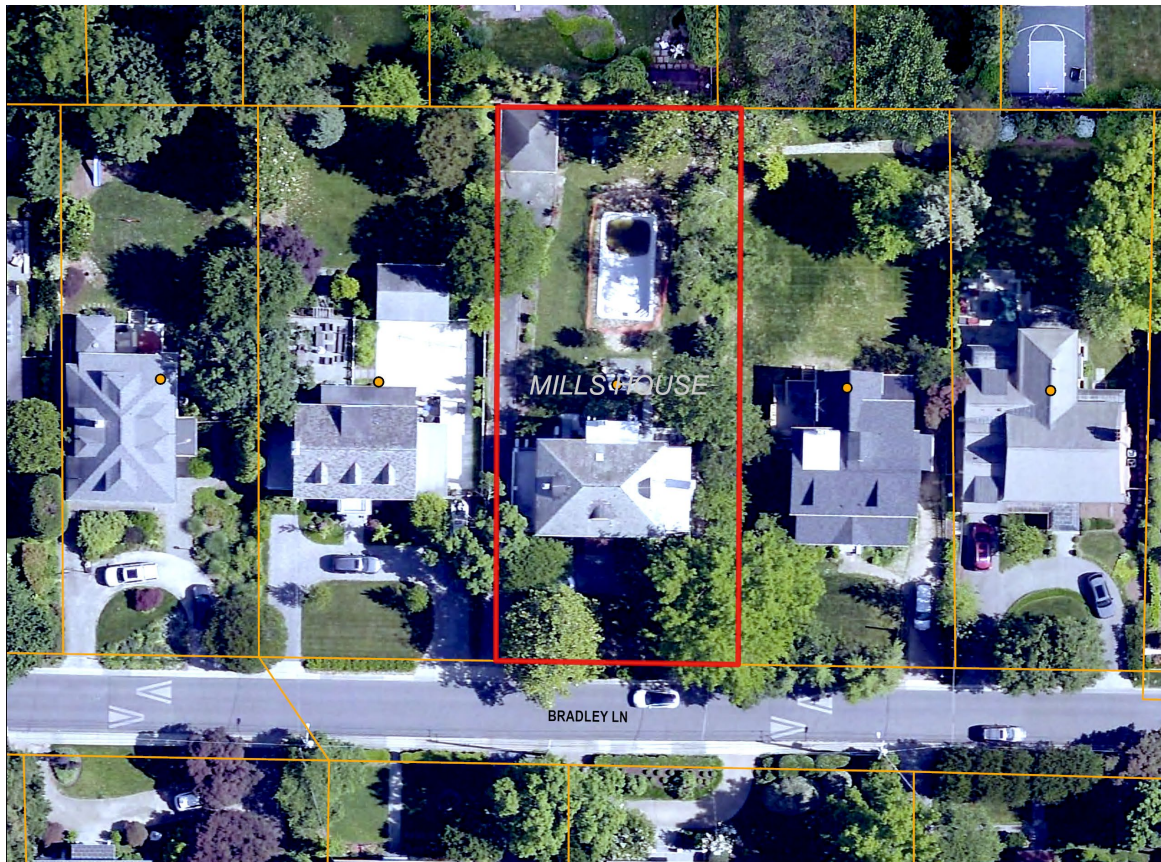


Figure 1: The Mills House Master Plan Historic Site is outlined in red.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: *Master Plan Site #35/68, Mills House*
 STYLE: Italian Renaissance Revival
 DATE: 1914

The house is described follows in *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.

PROPOSAL:

The applicant proposes to replace the existing 20-by-40 foot pool with a pool of the same size and add a 518-square-foot paver patio and walkways around the pool to replace the existing concrete and stone patios.

APPLICABLE GUIDELINES:

In accordance with Section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97), in developing its decision when reviewing a HAWP application for an undertaking at a Master Plan site the Commission uses Chapter 24A-8 of the Montgomery County Code (*Chapter 24A-8*), *the Secretary of the Interior's Standards for Rehabilitation (Standards)*, and pertinent guidance in applicable master plans. The pertinent information in these documents, incorporated in their entirety by reference herein, is outlined below.

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;

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 *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 shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic 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 DISCUSSION:

Staff supports the proposed replacement pool and construction of the patio and walkways and recommends approval. The work will be located approximately 100 feet from front property line in the rear yard and not be visible from the right of way. The pool will be same size as the existing and in the same location. The patio appears to be larger than the existing. Walkways will be installed from the rear of the residence and around the pool. Staff seeks a condition that the applicant add the dimensions of the patio and walkways to the site plan. Staff seeks a second condition that the applicant provide specifications for all the pavers.

In accordance with Chapter 24A-8(b)(1), the exterior features of the historic site will not be substantially altered, and in accordance with Chapter 24A-8(b)(1), the proposal is compatible in character and nature with the historic site. The proposal meets the *Standards* because the historic character of the property will be retained and preserved; the new construction will not destroy historic materials that characterize the property; will be differentiated from the old; and will be compatible with the existing features and protect the historic integrity of the property and its environment; and the essential form and integrity of the historic property and its environment will not be impaired if removed in the future.

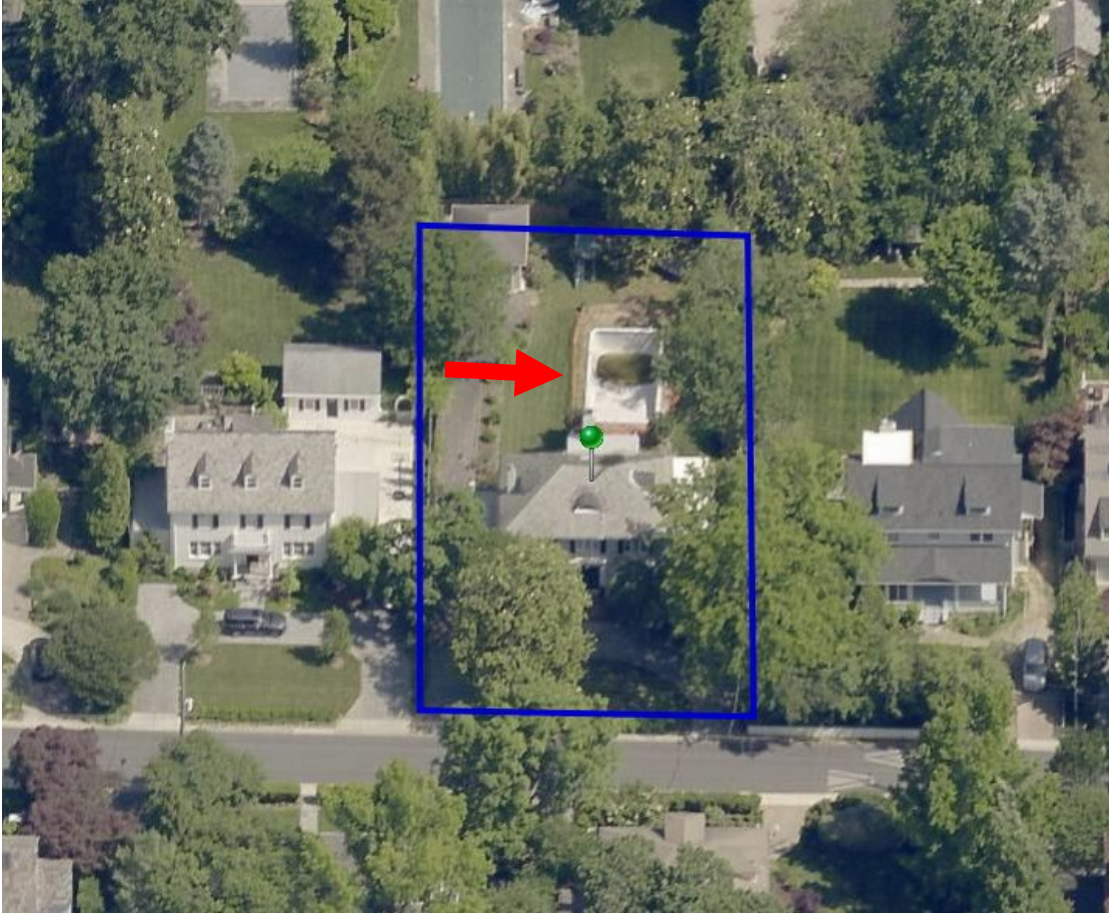


Figure 2: The subject property is outlined in blue. The existing pool is evident in the rear yard indicated by a red arrow.



Figure 3: These real estate listing photos show the existing pool and patio to be replaced with the same-sized pool and larger patio. Walkways also will be added from the house and around the pool.

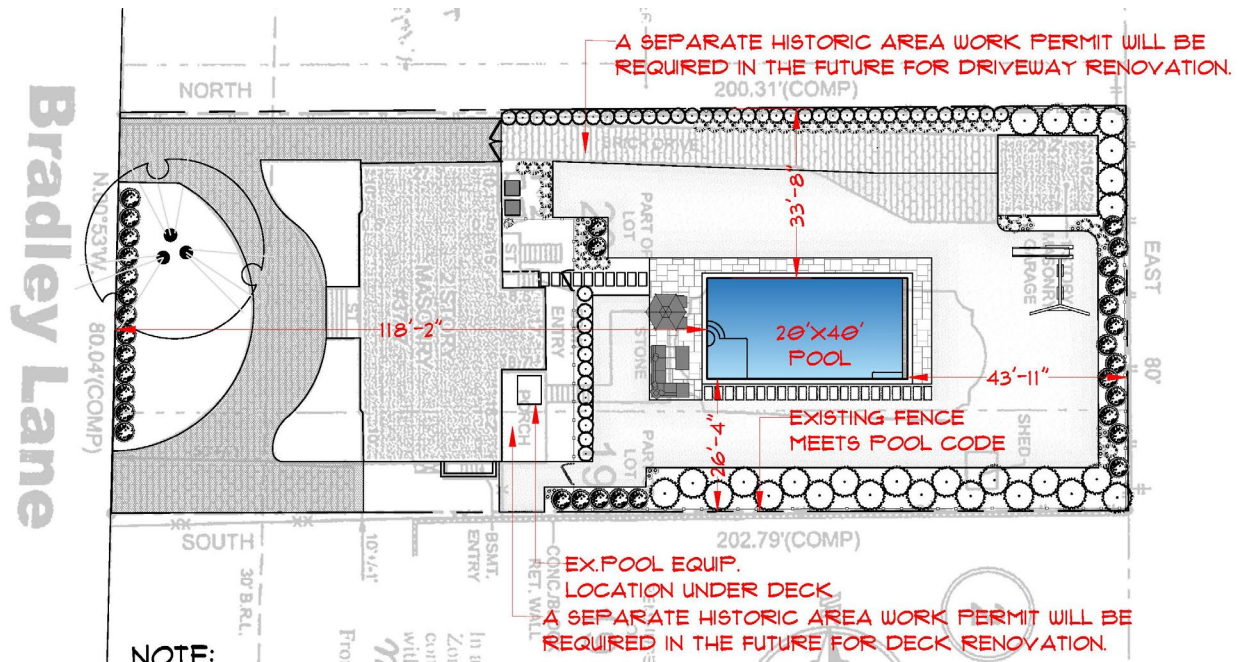


Figure 4: The proposed site plan shows the locations of the pool, patio, and walkways.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve with two conditions** the HAWP application:

1. The applicant shall provide specifications for all pavers to be installed.
2. The applicant shall add the dimensions of the patio and walkways to the plans.

under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal, as modified by the condition, is compatible in character with the site 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 301-495-4571 or chris.berger@montgomeryplanning.org to schedule a follow-up site visit.



**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ 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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 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 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.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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

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

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*







Reviewed and Accepted
David Friedman

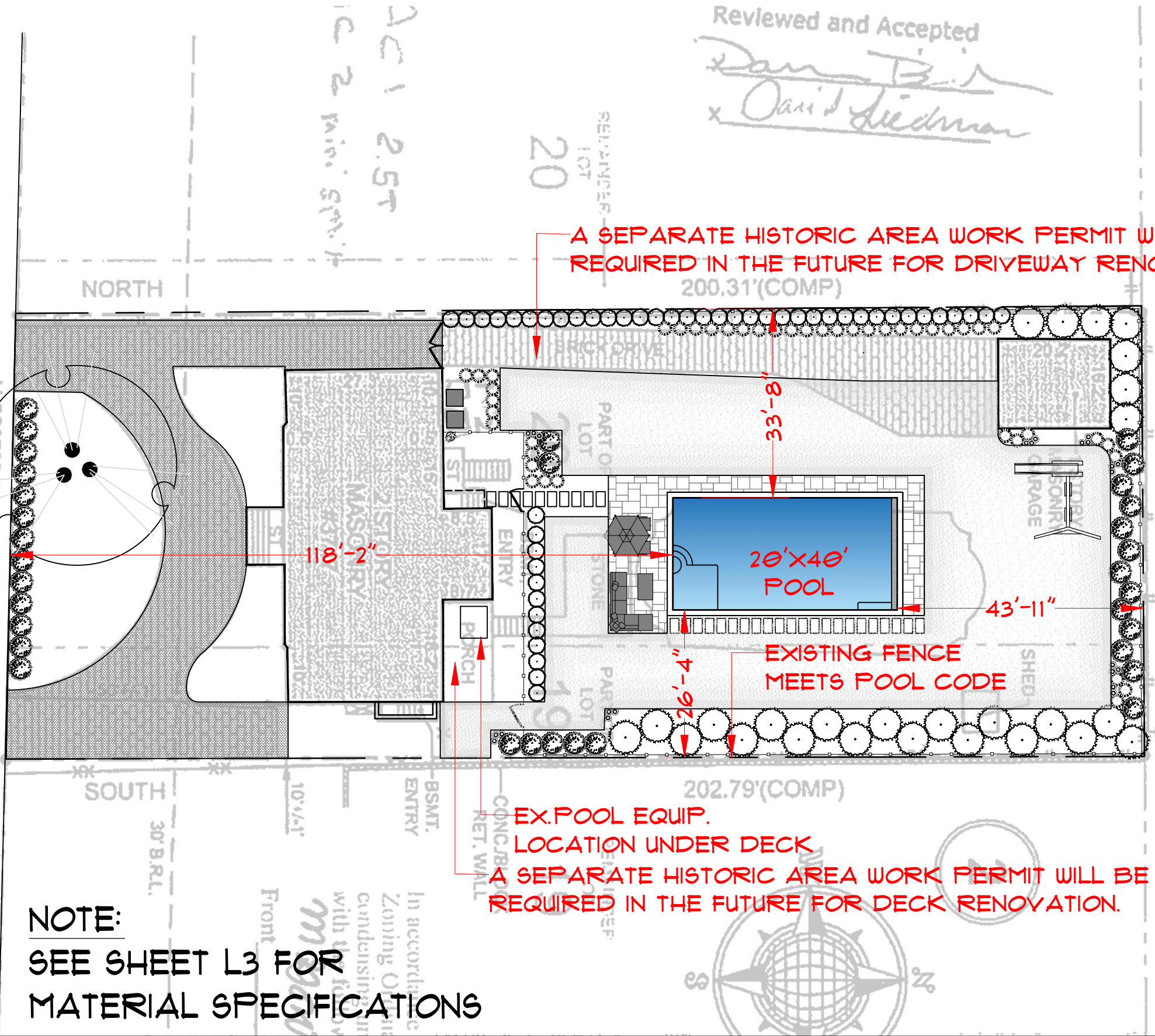
Landtech Associates, Inc.

10260 Old Columbia Road
 Columbia, Md. 21046
 Rivers Center - Suite "J"

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.



NOTE:
 SEE SHEET L3 FOR MATERIAL SPECIFICATIONS

KACZMAREK RESIDENCE

3111 BRADLEY LANE
 CHEVY CHASE, MD 20815

Elite Pools
 400 EAST PRATT STREET, SUITE 800
 BALTIMORE, MARYLAND 21202
 410-494-1946 OFFICE
 WWW.ELITEPOOLS.COM

NO.	REVISIONS	DATE
1	REVISIONS	2.28.24
	REVISIONS	DATE

PERMIT	SHEET:
DATE: 02/28/2024	L2
SCALE: 1"=20'-0"	

artistic conception

VIP3D



Elite Pools

KACZMAREK RESIDENCE
CONCEPTUAL RENDERINGS

artistic conception

VIP3D



Elite Pools

KACZMAREK RESIDENCE
CONCEPTUAL RENDERINGS