

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3807 Bradley Ln., Chevy Chase	Meeting Date:	4/3/2024
Resource:	Individually Listed Master Plan Site (Gherardi House #35/66)	Report Date:	3/27/2024
Applicant:	Nicolle Rippeon Allie Connell, Agent	Public Notice:	3/20/2024
Review:	HAWP	Staff:	Dan Bruechert
Permit No.:	1060929	Tax Credit:	n/a
Proposal:	Shed Installation and Fence Relocation		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP with **one (1) condition:**

1. The proposed fence shall be wood and have an open picket design. Final approval authority to verify this condition has been satisfied is delegated to Staff.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #35/66 **Gherardi House**
STYLE: Shingle Style
DATE: 1905

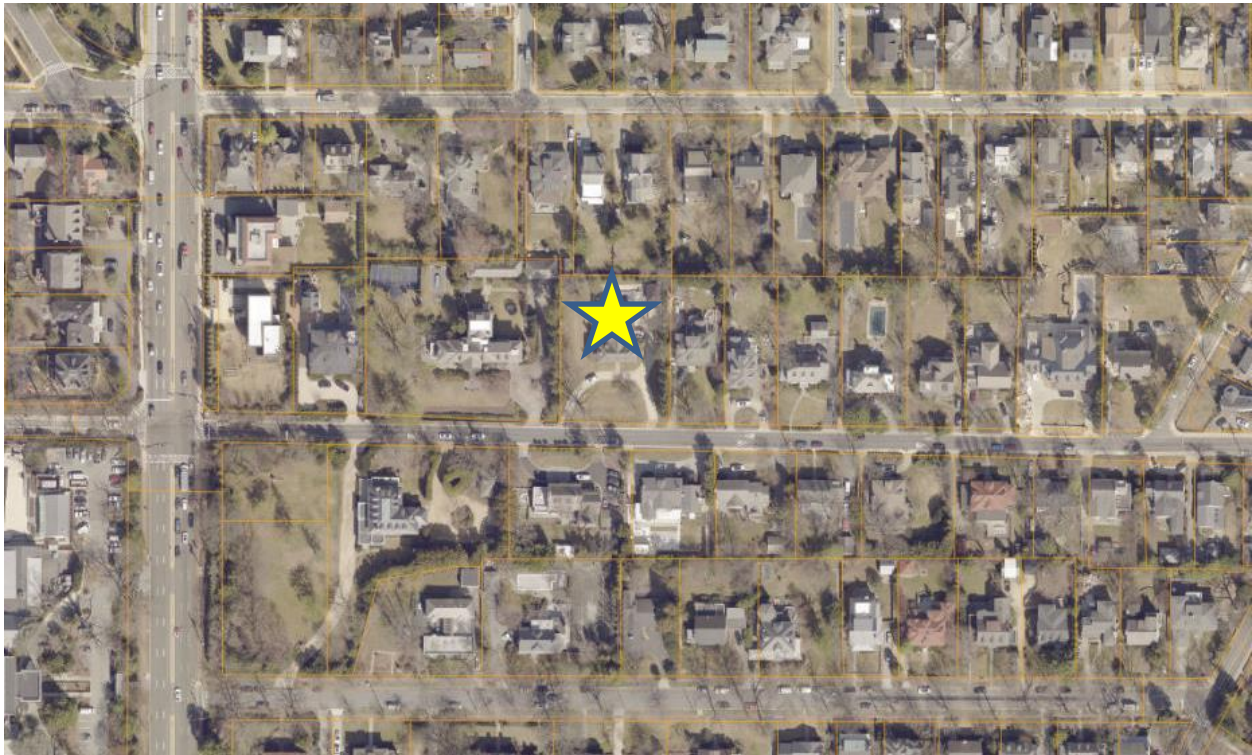


Figure 1: The subject property is on a large lot, setback further from Bradley Ln. than its neighbors.

From *Places from the Past*:

“The Gherardi (pronounced Gare-AR-dee) residence was the first one constructed in what is now Section 3, on property purchased from the Land Company, yet constructed months before the section was platted. Walter Rockwell Gherardi and Neville Taylor Gherardi had the house built immediately after they purchased the 0.6 acre lot in October 1904. Neville’s parents, Henry Clay and Mary McGuire Taylor, had purchased the adjacent land the same year. The Gherardi House was built one year before the Taylor-Britton House.

Like his father-in-law, Walter Rockwell Gherardi attained the prestigious rank of Rear Admiral in the U.S. Navy, and he served, in the 1930s, as Chief of the Navy’s Bureau of Hydrography. At the time he built this house, Gherardi had already received signal distinction, receiving gold medal awards for heroism in the saving of human lives on four occasions. Gherardi was the son of Rear Admiral Bancroft Gherardi who was a Civil War hero instrumental in the capture of New Orleans. The house was owned by the Gherardi’s until 1939 when Walter died just months short of his retirement.

The Gherardi House is an outstanding example of Shingle Style architecture, evidenced in its robust massing, smooth shingle cladding, strips of multi-pane windows, and stacked bays. The residence bears striking similarity in fenestration and sheathing with McKim, Mead, and White’s Low House, in Rhode Island, which is recognized as a national landmark Shingle Style house.”

BACKGROUND

The HPC approved a large rear addition to the property in 2017.¹ That HAWP included the construction of a swimming pool, rear patio, and associated fencing and hardscaping.

PROPOSAL

The applicant proposes to construct a shed in the northwest corner of the property and relocate a section of fence installed on the property.

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 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 ensure conformity with the purposes and requirements of this chapter, if it finds that:

¹ The 2017 Staff Report and application materials are available here: <https://montgomeryplanning.org/wp-content/uploads/2017/02/I.H-3807-Bradley-Lane-Chevy-Chase.pdf>. The hearing for the HAWP is available here: https://mncppc.granicus.com/player/clip/1635?publish_id=3be73f68-f9d5-11e6-ad57-f04da2064c47&redirect=true and begins at 3:25.

- (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

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-and-a-half story Shingle style house on a large lot. To the north of the house, there is a swimming pool surrounded by a 5' (five foot) tall black aluminum fence. The applicant proposes to construct a small shed in the northwest corner of the lot and to relocate a section of fencing from the west side of the house to the west property line. Staff finds the proposed work is appropriate and recommends the HPC approve the HAWP.

Shed Construction

In the northwest corner of the lot, setback 5' 1" (five feet, one inch) from the north and west property boundaries, the applicant proposes to construct a shed measuring 10' × 14' (ten feet by fourteen feet). The shed, which is 9' (nine feet) tall, has a side gable architectural shingle roof, with painted cedar siding and wood trim. The south elevation has two six-over-six clad sash windows and wood carriage doors on the east elevation.

Staff finds the shed's proposed location is far away from the public right-of-way and from the historic house so that its appearance will not detract from the historic resource. Staff further finds the design and materials are compatible with the historic shingle style house with its painted shingle exterior, multi-light sash and casement windows. While a foundation material was not identified in the application materials, Staff finds either a poured concrete or gravel foundation would be appropriate for the proposed structure and Staff recommends the HPC approve the proposed shed under 24A-8(b)(2) and Standards #2, #9, and #10.

Fence Relocation

At the northwest corner of the house, there is a 5' (five foot) tall aluminum fence that extends north to the north property line. This fence, which was approved in the 2017 HAWP, satisfies the code requirement for pool enclosures. The applicant proposes to remove this fence from the rear yard and relocate west side yard extending off of the northwest corner of the historic side porch. The side porch is shown in the 1927 Sanborn Map (*Figure 2*, below). There will be a single 4' (four foot) wide, flat-topped fence in the middle of the fence. While the HAWP review is to be conducted in the absence of vegetation, the

satisfy the requirements of Chapter 24A or Standard #2.² Though the application states evergreen bushes will be planted between the proposed fence and the public right-of-way, the administrative regulations governing Chapter 24A require the HPC to review the proposed work in the absence of vegetation. Staff does find the proposed location of the fence is appropriate and would support enclosing the side yard with a fence in this location. Staff would go so far as to accept a fence that was up to 5' (five feet) tall in the proposed location if that height was necessary to satisfy County code, provided the fence was constructed using traditional materials and had an open picket design. Staff recommends the HPC approve the fence with the condition that the fence be constructed using wood and the fence has an open picket design. With the recommended condition, Staff supports approval of the fence under 24A-8(b)(2) and Standard #2.

STAFF RECOMMENDATION

Staff recommends the HPC **approve the HAWP with one condition:**

1. The proposed fence shall be wood and have an open picket design. Final approval authority to verify this condition has been satisfied is delegated to Staff; under the Criteria for Issuance in Chapter 24A-8(b)(2) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* #2;

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.

² While Staff generally supports the re-use of materials on ecological grounds, the appropriateness of the work proposed must be reviewed only under 24A and the Secretary of the Interior's Standards for Rehabilitation.



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

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Nicolle Rippeon

nsrippeon@yahoo.com

Name: _____
3807 Bradley Lane

E-mail: _____
Chevy Chase 20815

Address: _____
2025779644

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____
#35/66

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name _____
 No/Individual Site Name Gherardi 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.

3807

Bradley Lane

Building Number: _____
Chevy Chase

Street: _____
Connecticut Avenue

Town/City: _____
2

Nearest Cross Street: _____
0010

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="radio"/> New Construction | <input checked="" type="radio"/> Deck/Porch | <input checked="" type="radio"/> Shed/Garage/ Accessory Structure |
| <input checked="" type="radio"/> Addition | <input type="radio"/> Fence | <input checked="" type="radio"/> Solar |
| <input checked="" type="radio"/> Demolition | <input checked="" type="radio"/> Hardscape/Landscape | <input checked="" type="radio"/> Tree removal/planting |
| <input checked="" type="radio"/> Grading/Excavation | <input checked="" type="radio"/> Roof | <input checked="" type="radio"/> Window/Door |
| | | <input type="radio"/> 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.

Nicolle Rippeon

2129/2024 _____

Signature of owner or authorized agent

Date

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

<p>Owner's mailing address Benjamin and Nicolle Rippeon 3807 BRADLEY LANE CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Lee and Barbara Buchanan 3803 Bradley Lane CHEVY CHASE MD 20815</p>	<p>3815 Bradley Lane Revocable Trust 3815 Bradley Lane CHEVY CHASE MD 20815</p>
<p>Stephen and Kristen Best 3810 Bradley Lane CHEVY CHASE MD 20815</p>	<p>David Wodlinger and Elizabeth Dale 3804 Bradley Lane CHEVY CHASE MD 20815</p>
<p>3704 Raymond Street, Chevy Chase MD 20815</p> <p>3706 Raymond Street, Chevy Chase MD 20815</p>	<p>3708 Raymond Street, Chevy Chase MD 20815</p>

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

The Gherardi House is a 2.5 story house built in 1905. The property's primary feature is the shingle clad home. It contains a small garage building in the NE corner, a semicircular drive, a cedar split-rail fence in the front of the property, as well as metal fencing at the rear and east side of the property around a pool.

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

We propose to move a portion of the existing fence to the west side yard and to install a 12x12 garden shed at the NW corner of the property. We believe that this work should be considered by staff without hearing pursuant to Section 1.6(d) of the Historic Preservation Regulations. The fencing is being reused and was previously approved for use on property by the full commission in 2018. Additionally, the shed will be substantially smaller than the permissible 250 square feet, as Section 3 regulations allow a maximum 144 square feet, and will be shielded from public right of way view with significant evergreen plantings.

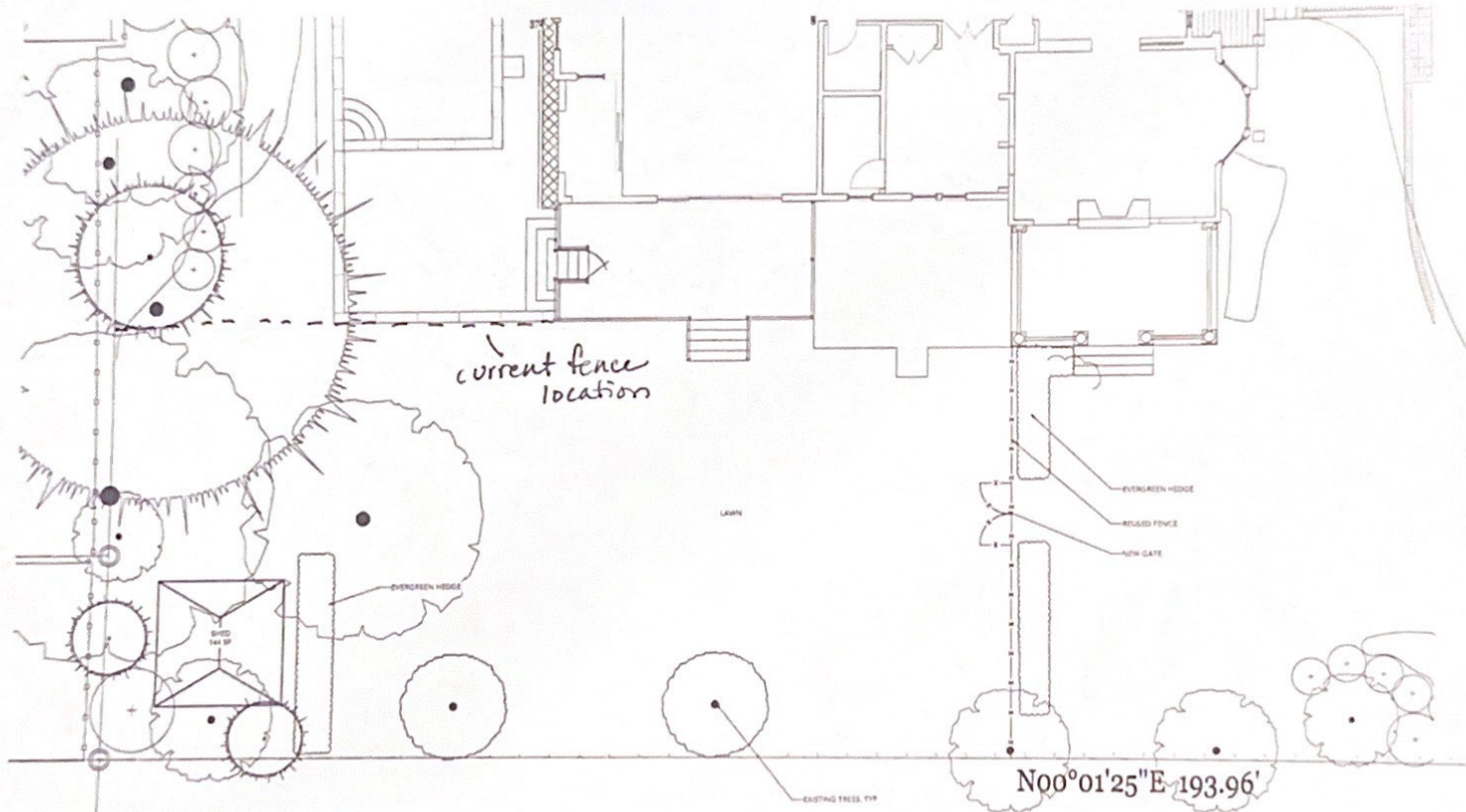
<p style="text-align: center;">Install Garden Shed</p> <p>Work Item 1: _____</p>	
<p>Description of Current Condition:</p> <p>A trampoline currently sits in the NW corner of the property as seen in Photo 1 and Photo 4.</p>	<p>Proposed Work:</p> <p>In accordance with Section 3 regulations, we propose to install a 12x12 garden shed 5' from the rear and side property lines in the NW corner of the lot, roughly in the same location as the trampoline currently sits. We have not yet finalized a selection for the exact shed, it will be a simple wooden design, similar to that in Photo 5, stained dark so as to blend into the surroundings. We will plant the front of the building with hedges to further shield it from view. The proposed fence and hedge planting detailed in Work Item 2 offer additional shielding. The shed will not impact any trees more than 6" in diameter.</p>

<p style="text-align: center;">Relocate Fence</p> <p>Work Item 2: _____</p>	
<p>Description of Current Condition:</p> <p>The current metal fence sits exposed at the northwest rear edge of the house. See Photo 4. A fence of identical material and proposed planting treatment was previously approved by the full Historic Commission and sits on the eastern side of the house, visible from the front sidewalk. See Photo 2 and Photo 3.</p>	<p>Proposed Work:</p> <p>We propose to move the fence to the west side of the house with a planted hedge similar to that of the existing fence on the east side of the house. The fence will sit behind the historic portion of the home, most notably behind the side sitting porch at the southwest corner of the home. See Photo 6. The fence is not intended to be a feature and will therefore be screened as much as possible with plantings. The purpose of the fence is to protect the vegetable garden from deer and provide enhanced privacy to the rear area of the home. The fence will not impact any tree more than 6" in diameter.</p>

<p>Work Item 3: _____</p>	
<p>Description of Current Condition:</p>	<p>Proposed Work:</p>

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Site plan / plans



HORN & Co.

Landscape Architecture
 1408 N Fillmore St, Suite 17 Arlington VA 22201
 hornandco.com 202 573-7581



RIPPEON RESIDENCE

FENCE/SHED REVIEW, 2024-02-26
 3807 BRADLEY LANE
 CHEVY CHASE, MD 20815

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Street view 1

Photo 1



P1

Sheet view 2

Photo 2



Photo 3

existing fence east side of property with hedge screen.



Photo 4 existing fence to be moved.

Trampoline - location of proposed shed



Photo 5
Sample
style
shed



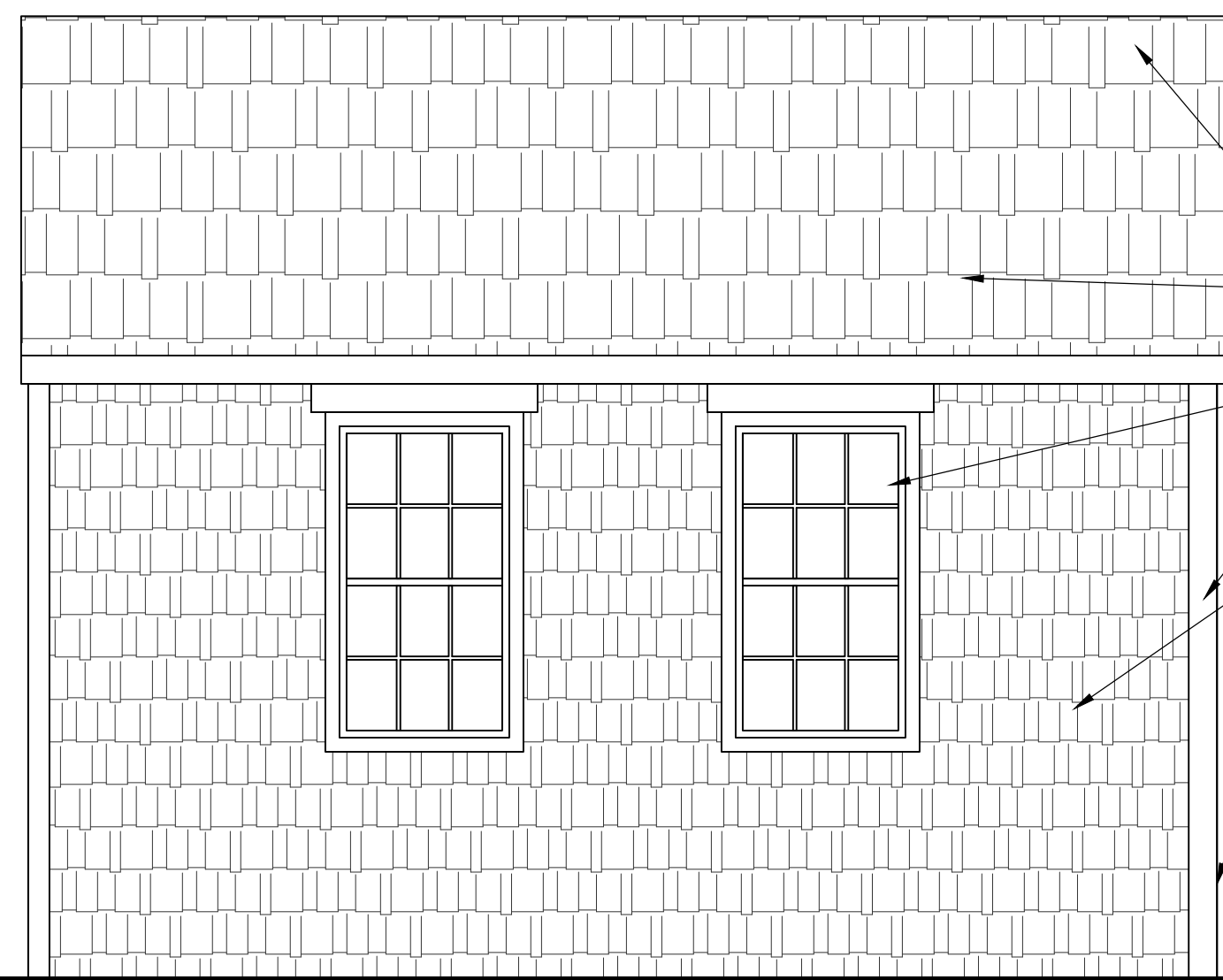
Photo 6 existing west side of property: proposed location for fence re-use



SHED POSITIONED WHERE BLUE TRAMPOLINE IS CURRENTLY LOCATED,
CURRENT TREES OBSCURE VIEW OF PROPOSED SHED FROM THIS ANGLE. PROPOSED FENCE AND HEDGE WOULD OBSCURE FURTHER



STREET VIEW ELEVATION



- WHALPOLE VINEYARD OVERHANG SHED 10' X 14'
- STANDARD ASPHALT SHINGLES TO MATCH EXISTING HOUSE
- TWO STANDARD WINDOWS WITH DARK GRAY PAINTED TRIM
- TRIM TO BE PAINTED DARK GRAY
- CEDAR SHINGLES PAINTED GRAY TO MATCH EXISTING HOUSE
- DOOR ACCESS ON SIDE ELEVATION

SHED POSITIONED WHERE BLUE TRAMPOLINE IS CURRENTLY LOCATED,
CURRENT TREES OBSCURE VIEW OF PROPOSED SHED FROM THIS ANGLE. PROPOSED FENCE AND HEDGE WOULD OBSCURE FURTHER



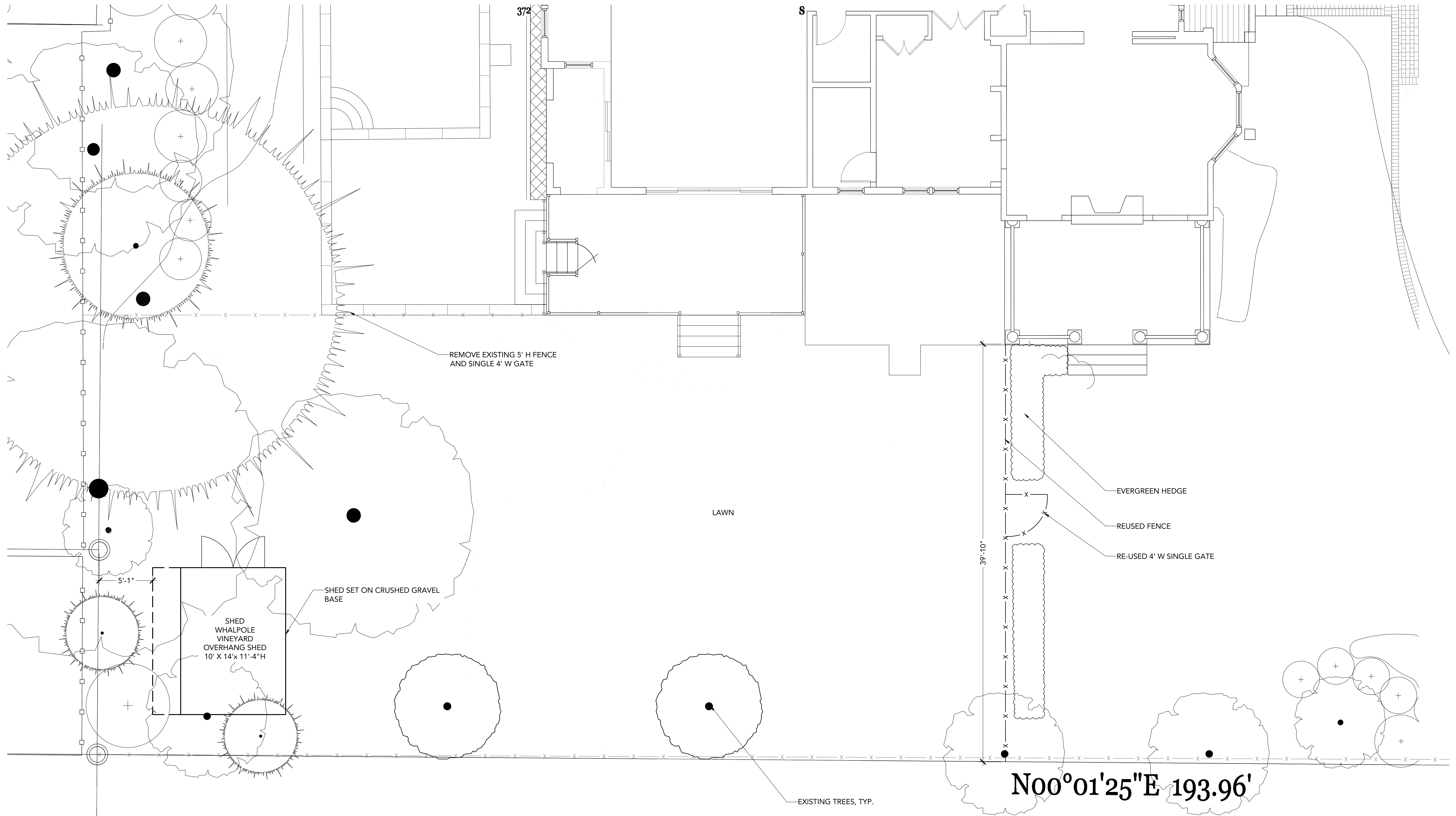
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RIPPEON RESIDENCE

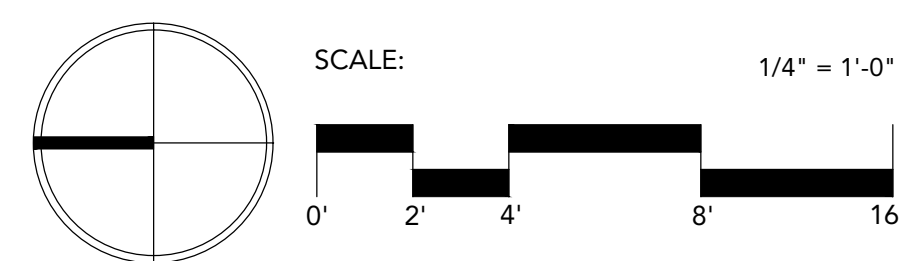
Shed Preliminary Detail, 2024-03-19

3807 BRADLEY LANE
CHEVY CHASE, MD 20815



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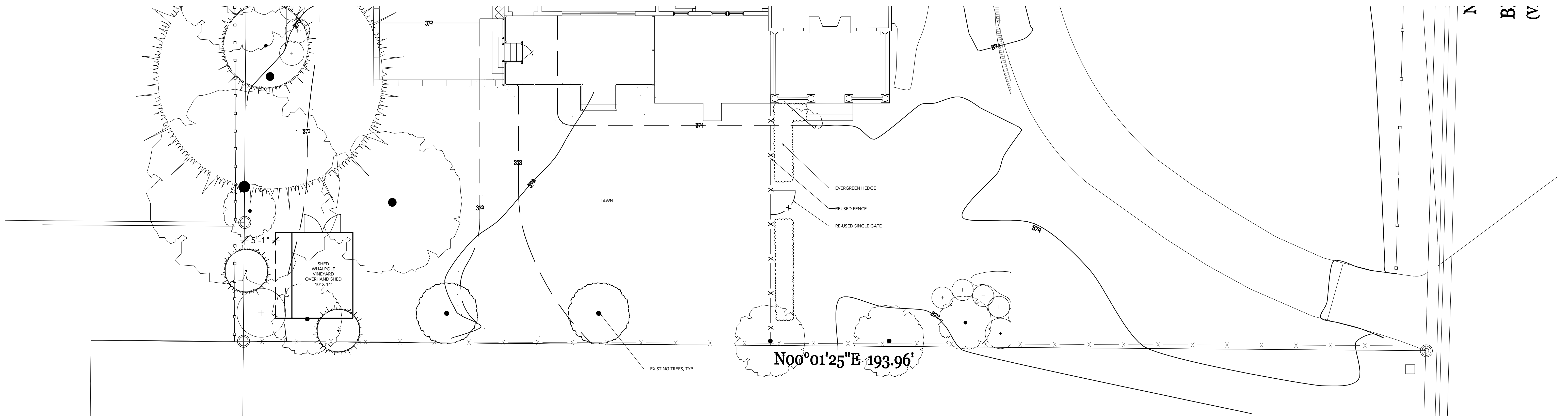
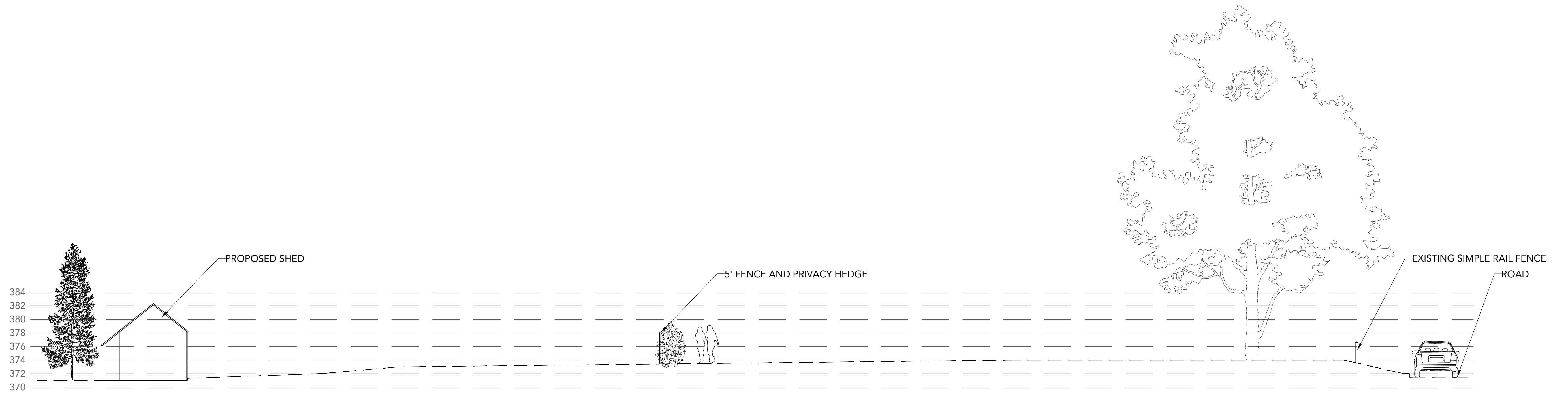
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RIPPEON RESIDENCE

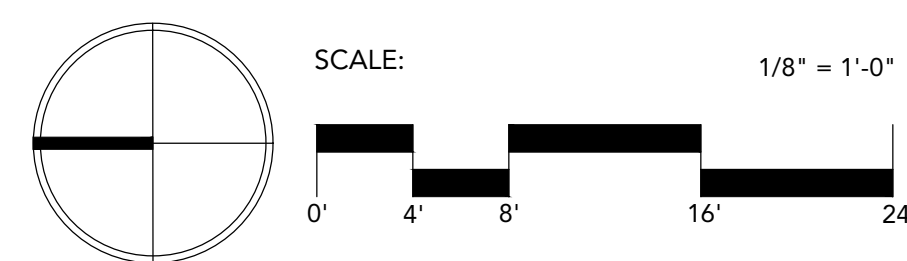
FENCE/SHED REVIEW, 2024-03-15

3807 BRADLEY LANE
 CHEVY CHASE, MD 20815



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RIPPEON RESIDENCE

Permit Section, 2024-03-19

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 CHEVY CHASE, MD 20815