

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3717 Bradley Lane, Chevy Chase	Meeting Date:	4/3/2024
Resource:	<i>Master Plan Site #35/68,</i> Mills House	Report Date:	3/27/2024
Applicant:	Abigail Barnes (Chris Scango, Agent)	Public Notice:	3/20/2024
Review:	HAWP	Tax Credit:	No
Case #:	1061611	Staff:	Chris Berger
PROPOSAL:	Driveway removal.		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** the HAWP application:

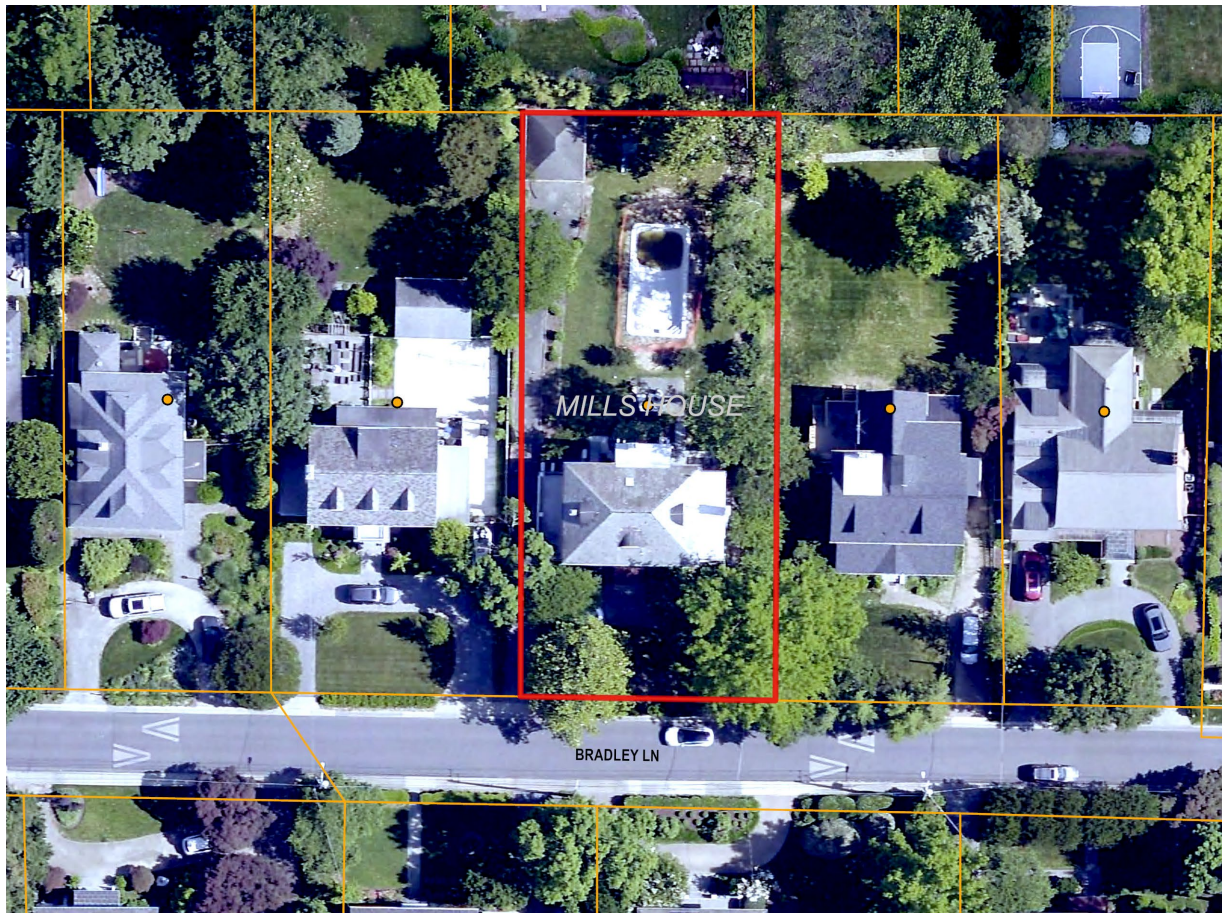


Figure 1: The Mills House Master Plan Historic Site is outlined in red.

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 asphalt driveway and curb in the rear yard and replace with grass.

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.

STAFF DISCUSSION:

Staff supports the proposed removal of the asphalt driveway and concrete curb and recommends approval. The asphalt driveway section measures approximately 100 feet long and covers an estimated 1,100 square feet, so it will return a significant portion of the yard into green scape in the form of grass. It is unlikely the driveway was originally asphalt, and it was likely added in recent decades. The paver section of driveway that extends from the sidewalk to the rear left-side corner of the residence will remain intact.

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)(2), 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 by the non-historic asphalt driveway’s removal.



Figure 2: The driveway is indicated with a red arrow in these aerials from the front, left, and rear. Source: CONNECTExplorer



Figure 3: The existing driveway and curb is shown in these photos.

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, 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*.

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

PAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: Abigail Barnes
Address: 3717 Bradley Lane
Daytime Phone: 301-318-3599

E-mail: scottkabigailb@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: Chris Scango, Capitol Hardscapes
Address: PO BOX 30372
Daytime Phone: (240) 375 -2637

E-mail: cscango@capitolhardscapes.com
City: Bethesda Zip: 20824
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-68

Is the Property Located within an Historic District? Yes/District Name _____
X 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: 3717 Street: Bradley Lane
Town/City: Chevy Chase Nearest Cross Street: Georgia St.
Lot: Pt19&2C Block: 2 Subdivision: 3 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 checked="" 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.

February 21, 2024

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

<p>Owner's mailing address 3717 Bradley Lane Chevy Chase, MD 20815</p>	<p>Owner's Agent's mailing address Chris Scango Capitol Hardscapes PO BOX 30372 Bethesda MD 20824</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Richard and Christine Leggett 3719 Bradley Ln Chevy Chase, MD 20815</p>	<p>Brian Armstrong and Ashley Hoppin 3715 Bradley Ln Chevy Chase, MD 20815</p>
<p>James and Mary Donnelly 3718 Bradley Ln Chevy Chase, MD 20815</p>	<p>Paul and Sharon Nichols 3720 Bradley Ln Chevy Chase, MD 20815</p>
	<p>3624 Raymond Street, Chevy Chase MD 20815 3626 Raymond Street, Chevy Chase MD 20815 3700 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:

Mills House is an Italian Renaissance Revival style residence. It was built in 1914 according to the Maryland Inventory of Historic Properties, although the Maryland property records suggest 1896. It has 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.

There is a non-historic asphalt driveway in the backyard in poor condition.

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

Demolish asphalt driveway in backyard and replace with turf.

Demolish driveway	
Work Item 1: _____	
Description of Current Condition: Paver driveway in front of house meets 1100 square feet of asphalt driveway in the backyard, behind the house. Asphalt driveway is cracked due to tree roots and in poor condition.	Proposed Work: Demolish and remove asphalt and gravel subbase from site Install clean dirt backfill and stabilization matting Install sod or grass seed

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

From: [Scott Kaczmarek and Abby Barnes](#)
To: [Berger, Chris](#)
Cc: cscango@capitolhardscapes.com
Subject: Re: 3717 Bradley Lane, Chevy Chase (HAWP #1061611)
Date: Saturday, March 16, 2024 2:53:35 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Hi Chris,

Great, thank you for the update! The asphalt driveway is approximately 98 feet long. It is mostly 8 feet wide but 17 feet wide by the garage.

Yes, we plan to remove the concrete curb as well.

We have no plans to install a new driveway at this time.

Thanks, Abigail

On Fri, Mar 15, 2024 at 4:45 PM Berger, Chris <Chris.Berger@montgomeryplanning.org> wrote:

Good afternoon,

Your driveway removal project is scheduled for review at the April 3 Historic Preservation Commission meeting. Staff supports the project, and we anticipate it will be on the consent agenda and not require a hearing, which means that no project representative would need to attend.

Staff has the following questions:

- What is the approximate length and width of the asphalt driveway to be removed?
- Will the concrete curb along the right side of the driveway also be removed?
- Do you plan to install a new access path to the garage as part of a future HAWP application?

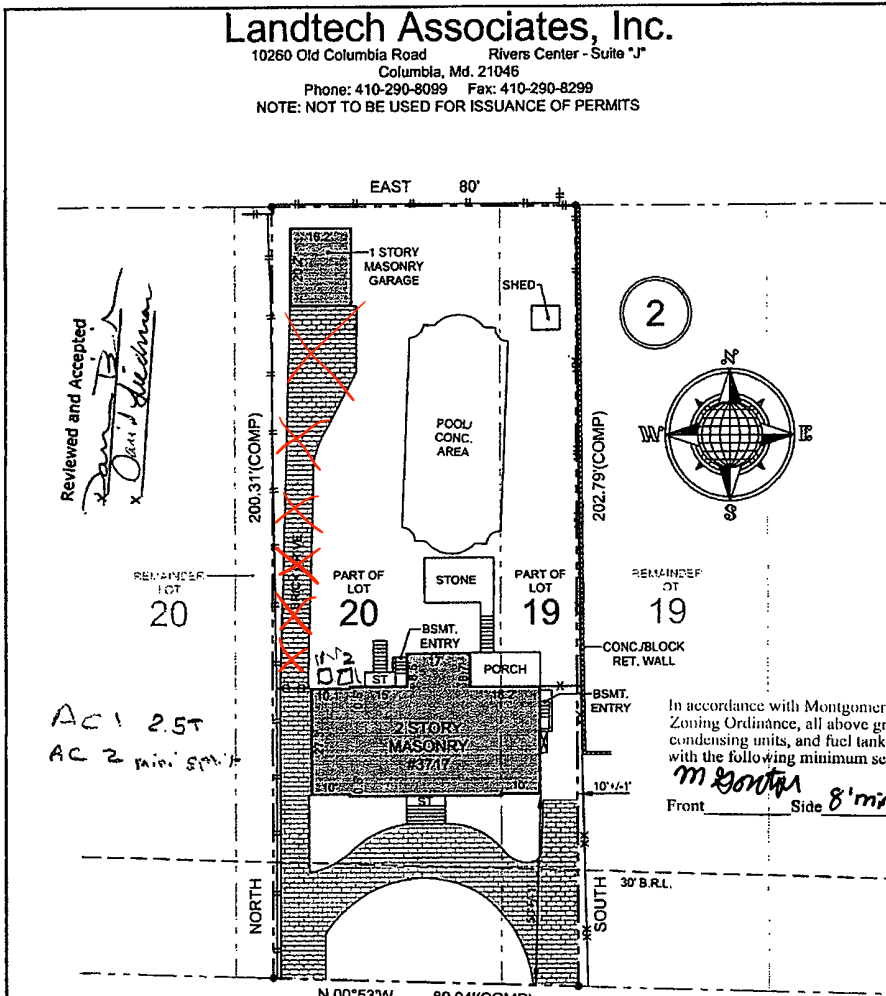
Chris Berger, AICP

Cultural Resources Planner III

Montgomery County Planning Department

Landtech Associates, Inc.

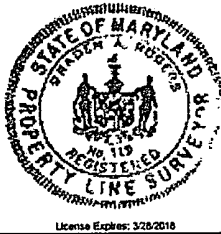
10260 Old Columbia Road Rivers Center - Suite "J"
 Columbia, Md. 21046
 Phone: 410-290-8099 Fax: 410-290-8299
 NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS



In accordance with Montgomery County Zoning Ordinance, all above ground generators, condensing units, and fuel tanks must comply with the following minimum setbacks:
 Front 8' min
 Side 8' min
 Rear 5' min
 R-60

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.

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

Braden A. Rogers

GRADEN A. ROGERS- Prop. 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		
RECORDED IN: Montgomery County, Maryland		SCALE: 1"=20' CASE NO: 170005PM
PLAT BOOK: 1	PAGE:	PLAT NO: 90 DATE: 1/9/17 JOB NO: LT2170009





