

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	3710 Bradley Ln., Chevy Chase	Meeting Date:	4/22/2026
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	4/15/2026
Applicant:	Robyn Segal	Public Notice:	4/8/2026
Review:	Preliminary Consultation	Staff:	Dan Bruechert
Proposal:	Partial Demolition, Building Addition, Accessory Structure Modifications, Tree Removals, and Hardscape Alteration		

STAFF RECOMMENDATION

Staff recommends that the applicant make any revisions recommended by the HPC and returns for a HAWP.

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1932



Figure 1: The subject property is located in the northeast corner of the Chevy Chase Village Historic District.

PROPOSAL

The applicant proposes to remove the non-historic left and rear additions and deck and construct new additions. Additionally, the applicant proposes modifications to the existing garage.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (*Guidelines*), *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The porch is also reviewed under the HPC's *Policy 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

Non-Contributing/Out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the district's primary period of historical importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

Demolition of non-contributing/out-of-period resources should be permitted. However, any new building should be reviewed under the guidelines for new construction that follow.

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 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.

POLICY 24-01: ADOPTED POLICY FOR THE APPROPRIATENESS OF SUBSTITUTE MATERIALS FOR PORCH AND DECK FLOORING

5. Non-Contributing Resources/Secondary/Spatial – These were constructed after the district's period of significance or have been so heavily modified that they no longer contribute to the historic district's character. These resources do not need to use traditional materials. New porch flooring/decking materials for these resources do not need to satisfy the criteria for compatible substitute material.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where a substitute material is acceptable under this policy, the material must satisfy the following criteria:
 - It must match the dimensions and installation method (i.e.) of the existing material or a historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
 - It must be millable;
 - It can be painted without voiding the product warranty; or,
 - Has a uniform appearance consistent with painted wood;
 - It has a minimal (or no) stamped or embossed texture on the surface; and,
 - It has a finished edge that appears as a cut solid board.

STAFF DISCUSSION

The subject property is a modified stucco-sided, side-gable Colonial Revival House. On the right side of the front elevation, there is a front gable addition supported by wood columns. There is a one-story sunroom addition, measuring 9'6" × 26' 10" (nine feet, six inches by twenty-six feet, ten inches), covered by a shed roof along the left elevation. At the rear of the property, there is a brick front gable, a two-car garage with metal doors (the district designation identifies this garage as a non-contributing

outbuilding). The applicant proposes a substantial rehabilitation of the entire house that includes demolishing the existing left addition, demolishing the non-historic rear addition, and constructing new additions to the left side and rear, replacing all of the windows, installing new siding, installing new shutters, and replacing the existing roof. Additionally, the applicant proposes to renovate the garage to a one-car garage with a storage area. At least two trees will be removed from the front of the property.

House Alterations

The applicant proposes to demolish the non-historic additions on the left side of the house and at the rear. Because the *Design Guidelines* support the wholesale demolition of Non-Contributing Resources, Staff finds that demolishing these elements should be approved as a matter of course.

The applicant proposes to construct new additions to the left side and rear of the house, construct a front porch, and unify the house design by replacing the windows, siding, and installing shutters. The applicant also proposes to underpin the basement and lower the floor height by 24" (twenty-four inches). The underpinning is not subject to HPC review; however, the applicant proposes to install new windows on secondary elevations, which do need to be included with the final HAWP application.

The existing windows are a mix of one-over-one and six-over-six wood sash windows. The applicant proposes to remove all of the existing windows and to install six-over-six and nine-over-nine Pella Lifestyle aluminum clad sash windows. The first-floor windows at the front will be removed and relocated so they are evenly spaced to align with the second-floor windows (see Fig. 2, below). Staff finds the existing windows may be removed without justifying their condition, as the Design Guidelines allow for the entire demolition of the building. Staff finds the new clad windows are an appropriate material for Contributing and Non-Contributing Resources in the Chevy Chase Village Historic District and that the multi-lite sash pattern is consistent with the house's Colonial Revival Architecture. Staff would recommend that HPC approve the window replacement in a HAWP application.

The applicant proposes to install smooth profile fiber cement siding over the existing house and the proposed additions. Staff finds the proposed siding is compatible with the general character of the house and surrounding neighborhood and notes that the HPC has approved infill construction with fiber cement clapboards in the Chevy Chase Village Historic District. Staff would recommend that the HPC approve the siding change in a HAWP application.

The applicant proposes to install operable shutters on all of the window openings on the front elevation of the house. The shutter material was not included in the submitted application materials. Staff finds that shutters are appropriate for the design of the house and that material and design specifications need to be submitted before Staff can make a recommendation as to their appropriateness. Staff notes that the HPC has considered composite shutter materials on a case-by-case basis and supports wood shutters. Staff also recommends that the shutters be wide enough that, when closed, they would fully cover the windows.

On the front-facing roof slope, the applicant proposes to install a shed roof dormer with three diamond-patterned casement windows.

The existing front door is covered by a second-story, front gable addition. The applicant proposes to enclose the area below the addition, creating a recessed opening, entered through an arch. New siding will be fiber cement and match what is proposed for the rest of the house. Staff finds the existing entrance is not a traditional form and that it does not contribute to the district's historic character. On the east (left) elevation, the applicant proposes to eliminate most of the window openings. On the left side of the house, the applicant proposes to construct a 17' (seventeen-foot) wide addition (see Fig. 2, below). The roof line over the addition is an extension of the main gable, matching its height and pitch. This section of the addition also has a front-facing gable, slightly smaller than the existing front gable over the entrance on the right side. The applicant proposes to construct a front porch, covered by a

hipped roof supported by columns, with a Trex Transcend railing.



Figure 2: Existing front elevation (left) and proposed (right).

On the rear of the house, the applicant proposes to demolish a non-historic, one-story rear addition and construct a large two-story rear-gable addition with a rear gable screened-in porch (see Fig. 3, below). The proposed addition is approximately 20' (twenty feet) deep and extends across almost the full width of the rear. Proposed windows are a mix of six-over-six and nine-over-nine sash windows, with a multi-light sliding glass door providing access to the screened-in porch.



Figure 3: Existing rear addition (left) and proposed (right).

On the west (right) elevation, the applicant proposes to relocate one window in the existing portion of the house and to narrow the two rear-most window openings. The proposed addition has blank walls, except for one first-floor west-facing nine-over-nine sash window.



Figure 4: Existing west elevation (left) and proposed (right).

Staff finds that under the lenient level of review dictated by the Design Guidelines, the proposed revisions are consistent with the character of the Chevy Chase Village Historic District. Additionally, Staff finds the materials proposed are compatible with the house's Colonial Revival architecture and are typically considered appropriate for building additions and new construction in the historic district.

The primary reason for this Preliminary Consultation is an evaluation of the appropriateness of the size and mass of the proposed additions. The Design Guidelines for Non-Contributing Resources call for a very lenient review except for additions that affect the surrounding streetscape and impair the character of the district as a whole.

Staff finds the rear addition will not be visible from the public right-of-way, so it will therefore not impact the character of the surrounding streetscape. Staff supports the construction of the rear addition under the Design Guidelines.

The proposed left-side addition only widens the house by 4' (four feet) but adds two floors to the existing massing. The submitted site plan shows the side setback is 10' 4" (ten feet, four inches), and while there is a portion of the neighboring house outlined, Staff finds the information is insufficient to make a determination on the overall impact of the enlarged massing on that resource and the surrounding streetscape. Based on Staff's experience, the most effective way to evaluate the appropriateness of new construction or visible additions is through a streetscape study.

Staff seeks the HPC's feedback on the:

- Appropriateness of the proposed alterations, including:
 - The windows;
 - The fiber cement siding, and
 - The recessed front door.
 - The appropriateness of the rear addition.
- Staff's assessment that the submitted materials are insufficient to evaluate the appropriateness of the side projecting addition.
- Any other requested materials, in addition to the streetscape study, that are necessary to evaluate the massing compatibility.

Accessory Structure Modification

In the southeast corner of the subject property, there is a painted brick, two-car garage with a metal roll-up door. The Master Plan Amendment establishing the historic district categorizes the garage as Non-Contributing. Approximately 8' (eight feet) of the garage will be demolished, leaving a one-bay garage and a small shed-roofed storage area. The roof of the garage will be reconstructed, lowering the ridge height by approximately 3' (three feet). Additional changes include installing new siding and trim to match the house, a pair of doors to the storage area, new carriage style garage doors, and a half-lite door and six-over-six window. The new siding will leave a small overhang exposing a portion of the existing brick siding. Architectural roof shingles and half-round gutters will also match the materials proposed for the house.

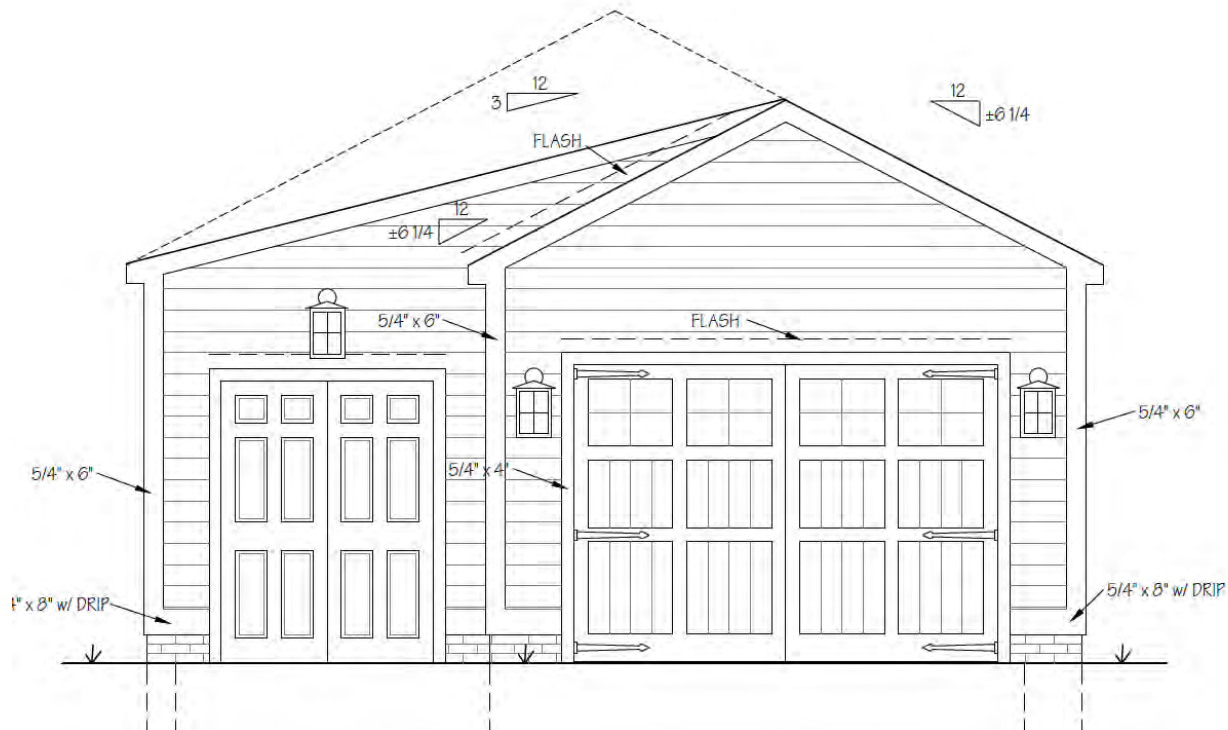


Figure 5: The proposed garage modifications, with the existing roofline shown as a dashed line.

As a Non-Contributing Resource, the *Design Guidelines* allow for extensive alterations up to and including demolition. Based on the guidance provided in the *Design Guidelines*, most alterations to Non-Contributing garages should be approved as a matter of course. Nevertheless, Staff finds the proposed changes to the garage are in keeping with the character of the site and surrounding historic district. Staff finds detailed specifications for the garage doors and exterior lighting are required for a complete HAWP application.

Staff requests feedback from the HPC on the proposed alterations to the garage.

Tree Removal

The submitted site plan shows the removal of four trees: a 7” d.b.h. (seven-inch diameter at breast height) dogwood, a 13” d.b.h. (thirteen-inch diameter at breast height) Japanese Maple, a 12” d.b.h. (twelve-inch diameter at breast height) Pine, and a 15” d.b.h. (fifteen inch diameter at breast height) Oak. No other information about the trees' health or proposed tree replanting was included in the application materials. The applicant has received an approved tree removal permit from Chevy Chase Village and proposes to pay a fee in lieu of replanting trees on site.

Staff finds removing the trees will not substantially alter the character of the site or surrounding historic district. Staff does not find that requiring additional tree planting on site should be a condition of HAWP approval, especially in light of Chevy Chase Village’s determination.

Staff requests feedback on the proposed tree removal and Staff recommended mitigation.

Hardscaping Alterations

There is an asphalt driveway with a poured-in-place concrete retaining wall along the western property line. As part of the site stormwater management plan, the applicant proposes to remove the existing driveway and retaining wall and reconstruct them, creating positive drainage away from the

house. Material specifications were not provided for the new driveway or site wall.

Staff finds that the existing driveway and retaining wall are not historically or architecturally significant, and their removal should be approved as a matter of course. Staff finds that the replacement driveway and site wall should not be constructed out of bright white concrete and that a darker and/or textured surface is more compatible with the character of the historic district. Staff recommends exposed aggregate concrete, tinted concrete, stone block, or gravel.

Staff requests feedback on the removal of the driveway and retaining wall, and their replacement.

STAFF RECOMMENDATION

Staff recommends the applicant make revisions recommended by the HPC and return for a HAWP.

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	*	*	*	*	*		*

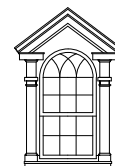


SCALE: 1/8" = 1'-0"

FRONT ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **12**

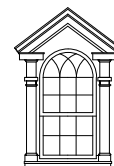


SCALE: 1/8" = 1'-0"

REAR ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **13**



SCALE: 1/8" = 1'-0"

RIGHT ELEVATION

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **14**



SCALE: 1/8" = 1'-0"

LEFT ELEVATION

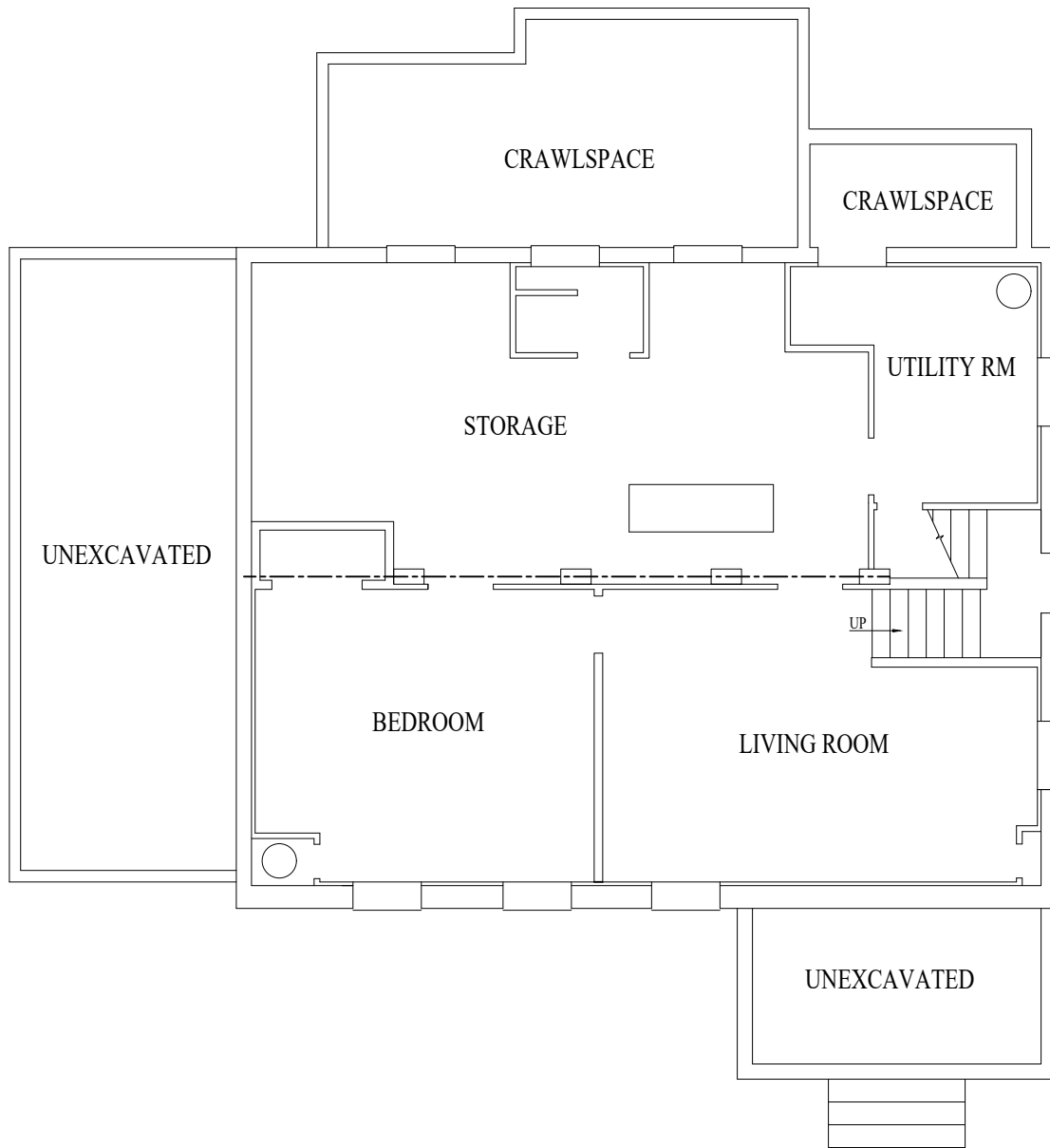
3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **15**



SCALE: 1/8" = 1'-0"

BASEMENT FLOOR PLAN

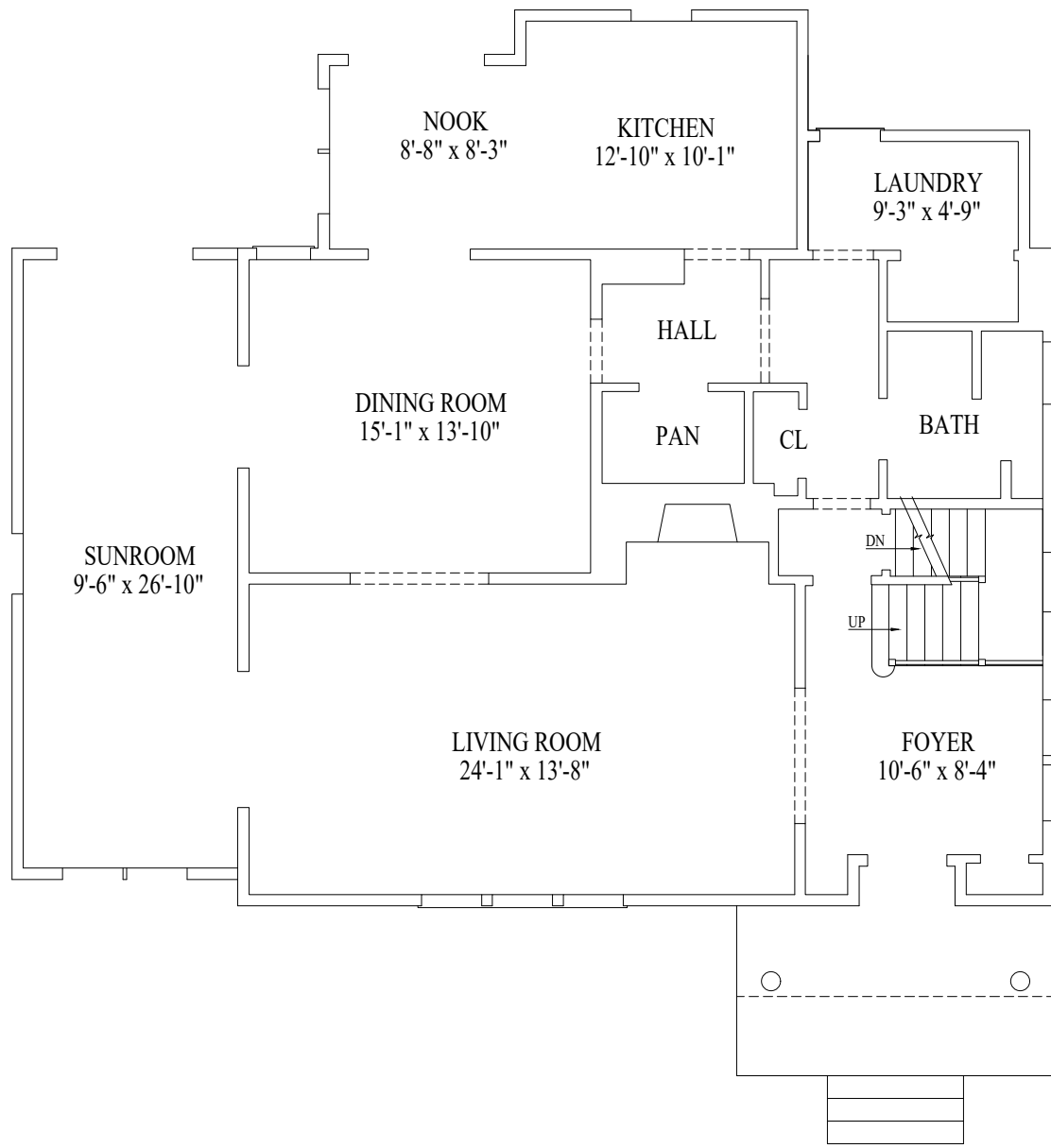
3710 BRADLEY LANE
CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **16**



SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN

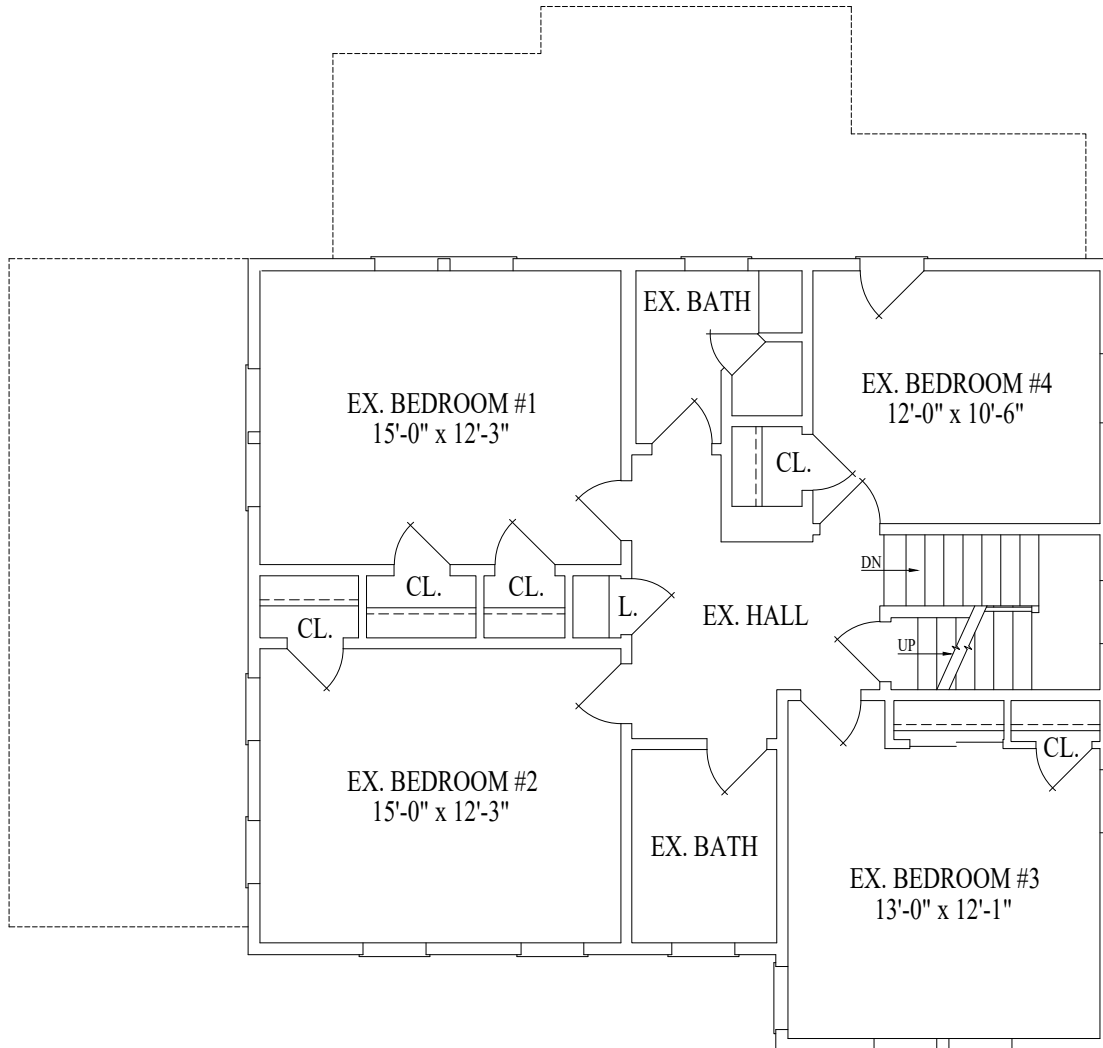
3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **17**



SCALE: 1/8" = 1'-0"

SECOND FLOOR PLAN

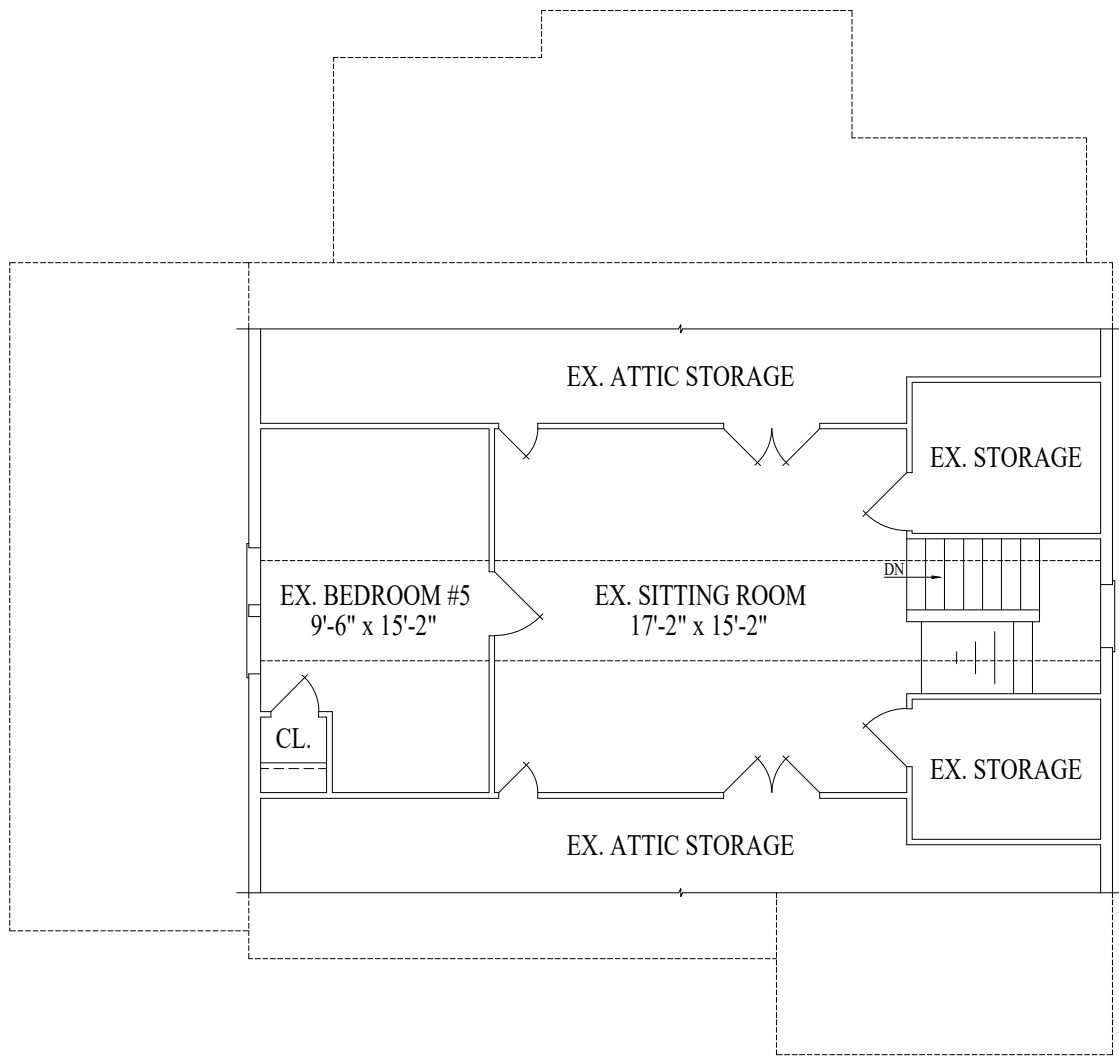
3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **18**



SCALE: 1/8" = 1'-0"

THIRD FLOOR PLAN

3710 BRADLEY LANE
 CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
 ARCHITECTS
 301-881-6856

3-30-26 **19**

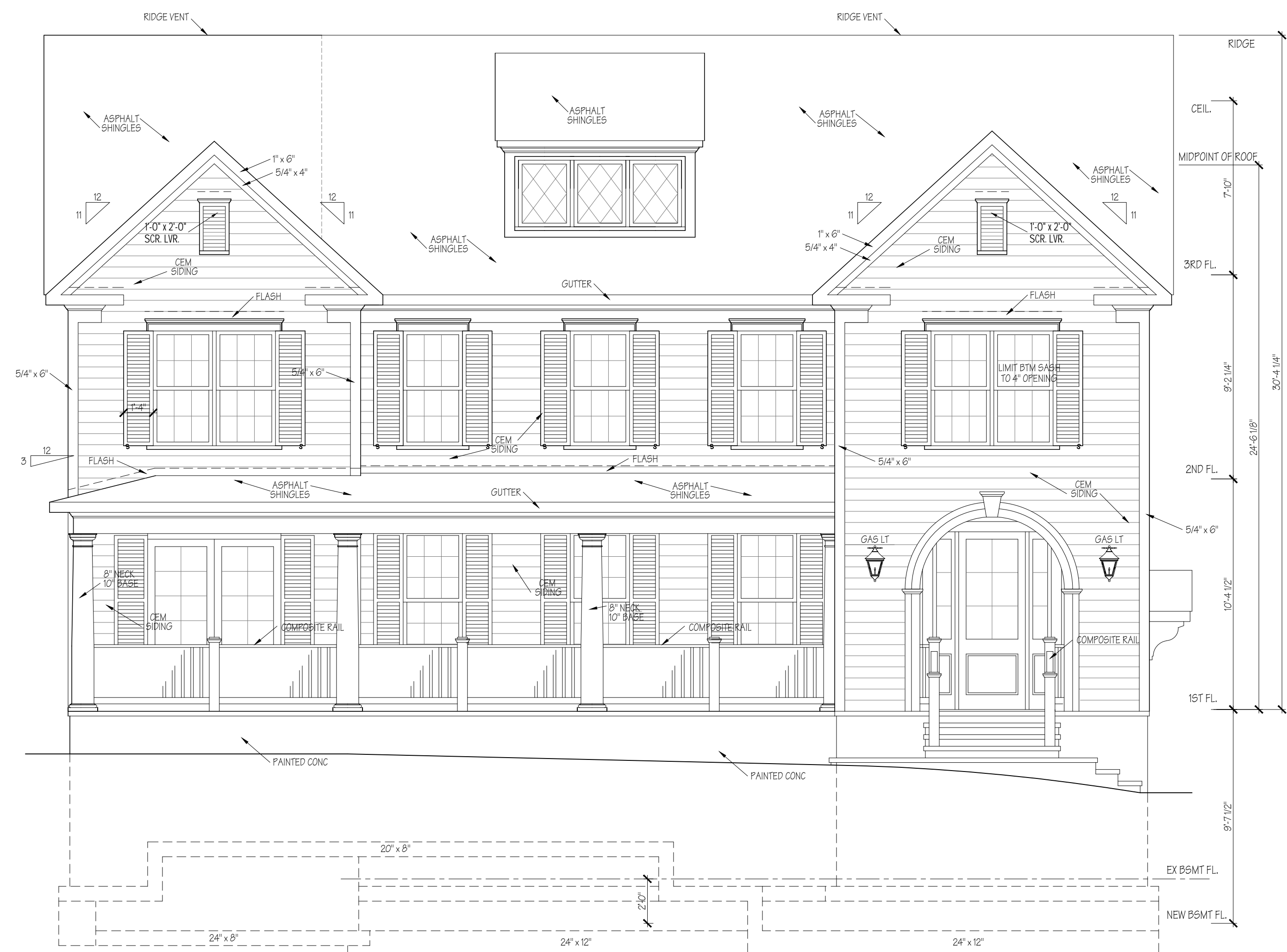
3710 Bradley Lane Materials & Finishes



**Illustrative purposes, bottom windows are 9 over 9. This image shows 6 over 6. Additionally, the landing & stairs to the front door are going to be oriented towards the driveway like the current layout

Roof

- GAF TIMBERLINE HDZ® SHINGLES, color is Pewter Gray



FRONT ELEVATION
1/4"=1'-0"



RIGHT ELEVATION
1/4"=1'-0"

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE# 7603-R, EXPIRATION DATE 04-26-2027

CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS & CONDITIONS IN FIELD PRIOR TO START OF CONSTRUCTION.

NOTIFY ARCHITECT OF ANY DISCREPANCIES.

ALL INTERIOR WALL DIMENSIONS TO BE 3 1/2" UNLESS NOTED OTHERWISE.

LAPP & ASSOCIATES ARCHITECTS, LLC EXPRESSLY RESERVES ITS COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS AND DRAWINGS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF CLAUDE C. LAPP ARCHITECTS, LLC



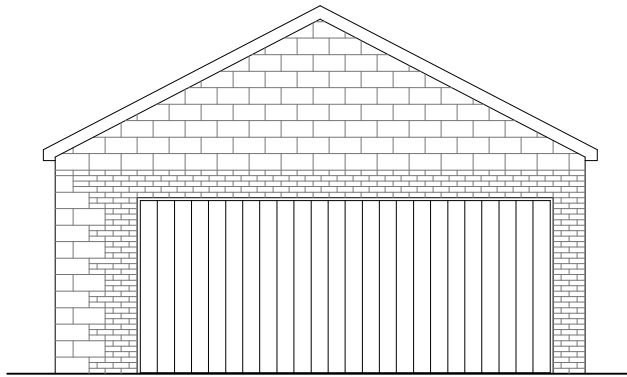
7361 CALHOUN PLACE
SUITE 205
ROCKVILLE, MD 20855
T-(301) 881-6856
INFO@CCLARCHITECTS.COM
WWW.CCLARCHITECTS.COM

RENOVATION FOR:
MARSHALL RIFKIN & ROBYN SEGAL
3710 BRADLEY LANE, CHEVY CHASE, MD 20815

DRAWING TITLE:
FRONT & RIGHT ELEVATIONS

DRAWN BY: JS
CHECKED BY: CCL
PAGE: 1 OF 3

DATE: 03-11-26
SHEET NO.: A200



SCALE: 1/8" = 1'-0"

3710 BRADLEY LANE
CHEVY CHASE, MD 20815

GARAGE ELEVATION

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
— ARCHITECTS —
301-881-6856

3-30-26 **26**

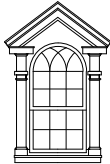


SCALE: 1/8" = 1'-0"

GARAGE PLAN

3710 BRADLEY LANE
CHEVY CHASE, MD 20815

RENDERING ONLY: DIMENSIONS MAY VARY



LAPP & ASSOCIATES, LLC
— ARCHITECTS —
301-881-6856

3-30-26 **27**

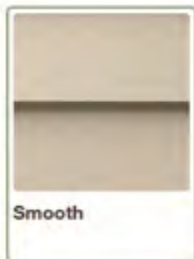


We
protect
what
matters
most™



Siding

- Smooth, pre-primed. 6" exposure
- Color: Gray Mist Benjamin Moore (warm white / beige)



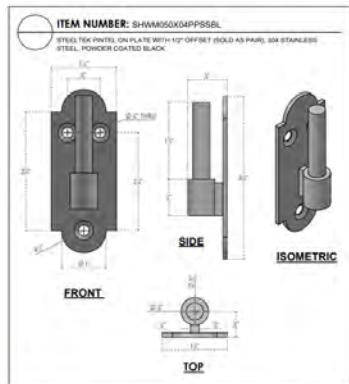
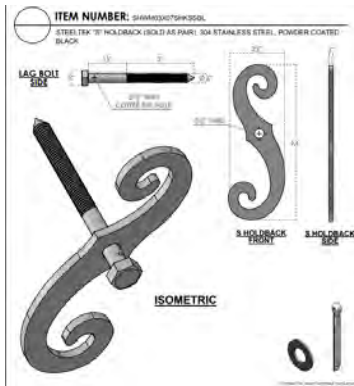
Shutters

- Plantation style Shutters. To be painted.

- Color: Benjamin Moore Gray Pintstripe (Warm, grayish blue color)



Shutter Dogs



Railings:

- Composite Trex Transcend Railing

Stone Details:

- Bluestone: Natural. On the side and front of steps it will be a natural stone veneer. The patio will be bluestone natural.
- Current front patio will match:



Front Door:

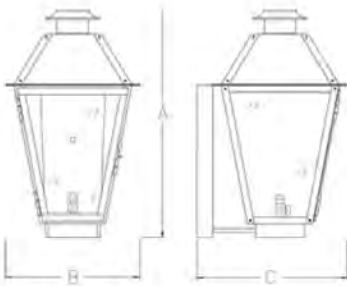
- Painted Door: Knoxville Gray Benjamin Moore (A deeper dark blue / green / gray)





Gas Lantern

- Tower Lighting gas lantern. Scale according to render.



	A	B	C
Mini	16	9 ¾	10 ½
Small	19 ¾	11	12 ½
Medium	23 ¾	12 ¾	14 ¾
Large	29 ½	14 ¾	16 ¾
Grande	32 ½	17 ½	20 ¾

Column Details

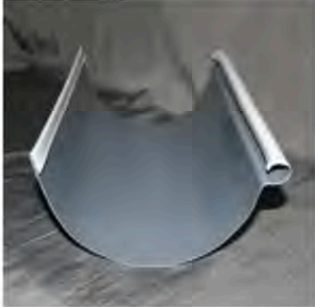
- 10" round tapered column

Gutters

- 6" Half Round Gutters
- 4" half Round Downspouts
- Half round Hidden Hangers

- Supplier Service Partners
- Color: Bronze

Half Round Material



6" Half Round Gutter

Item Code: HRGUTTER6(color)

Classic half round gutter with "reverse bead" available in all standard colors and copper. Standard .027 gauge.



Round Downspout

Item Code: DSR410(color)-LF

Plain smooth 4" round downspout available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.



Round Elbows

Item Code: ER4(color)

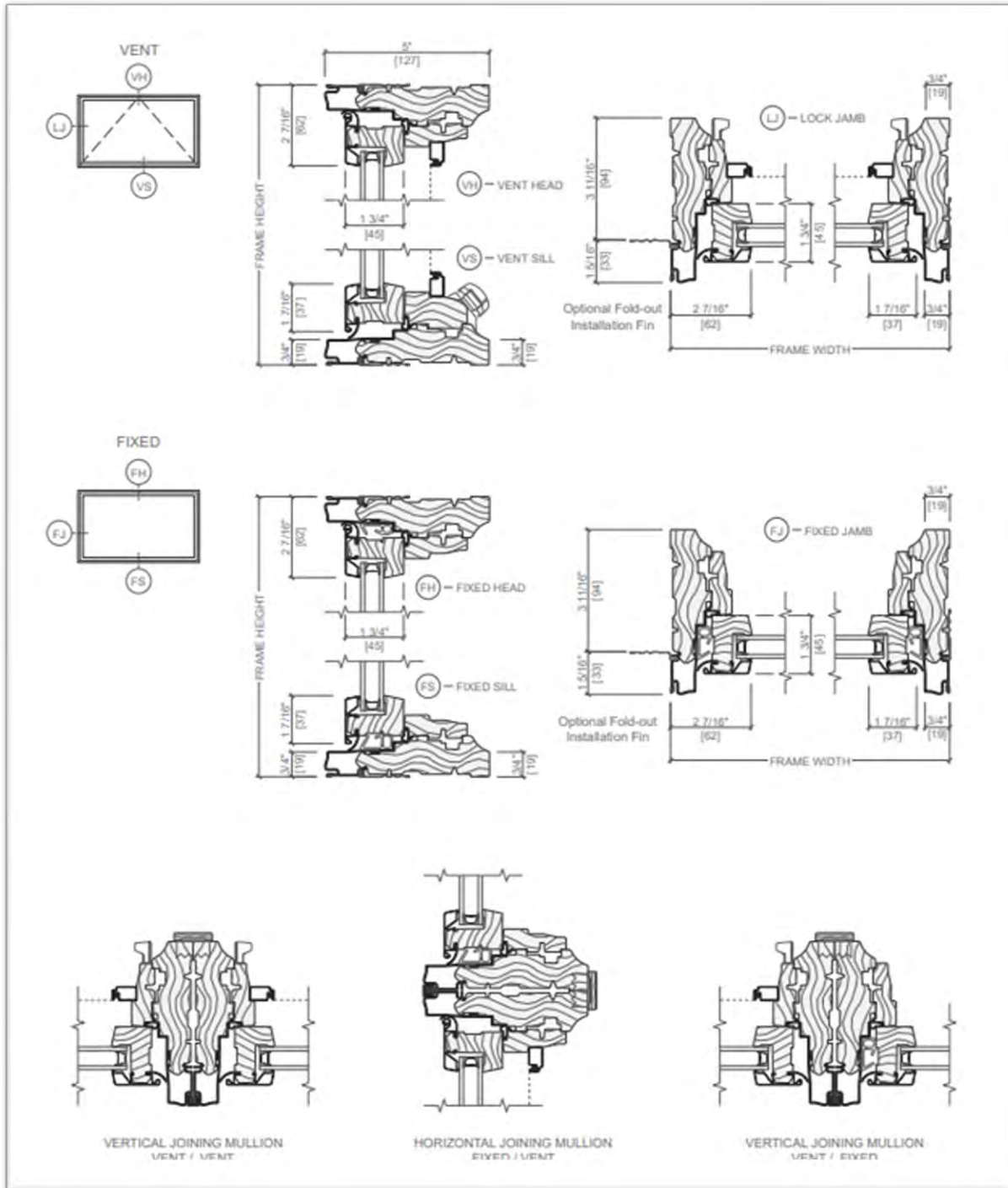
Plain smooth 4" round elbow available in all colors in .019 aluminum and copper.

Thicker gauges available up to .032 aluminum.

SERVICE
PARTNERS

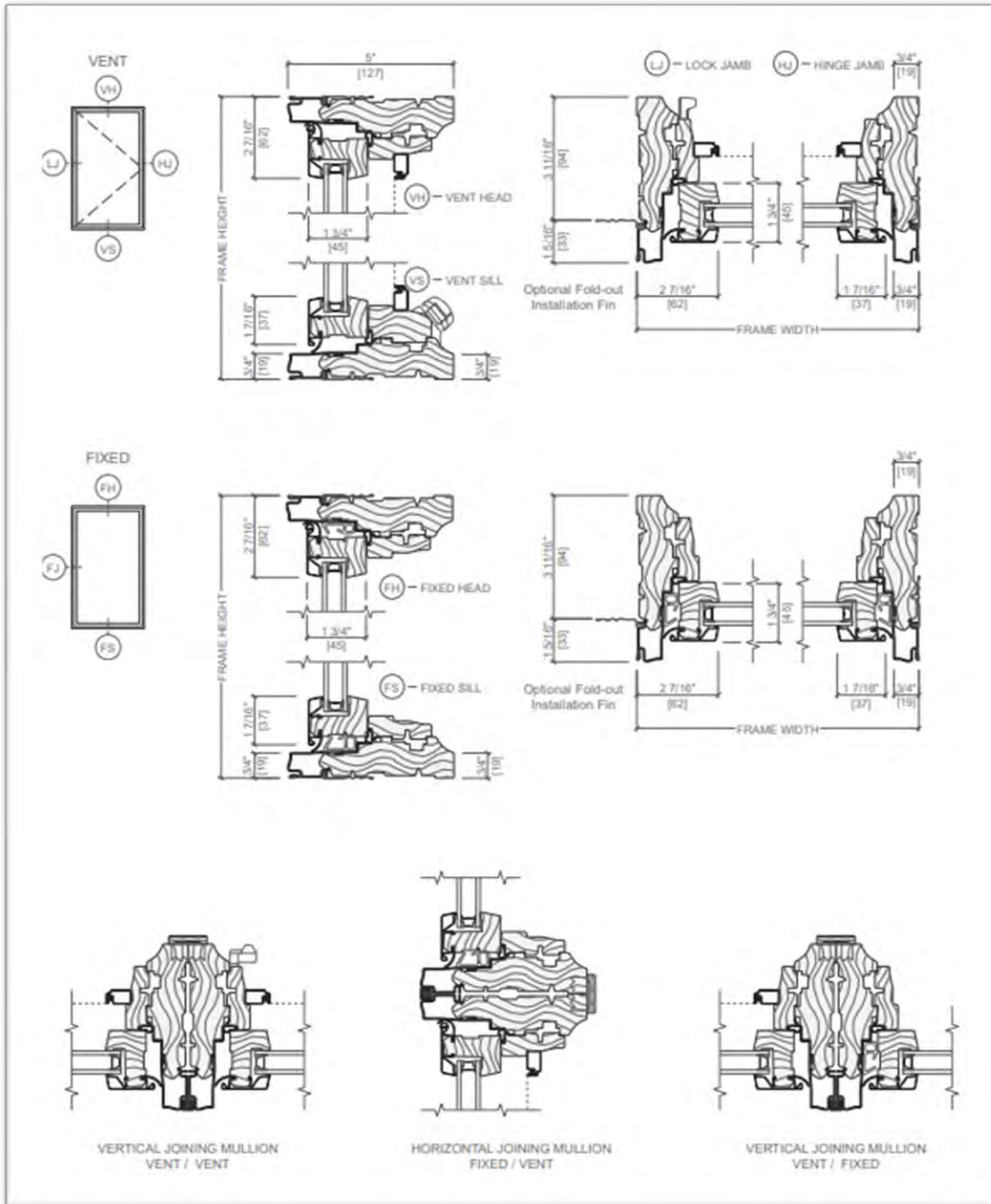
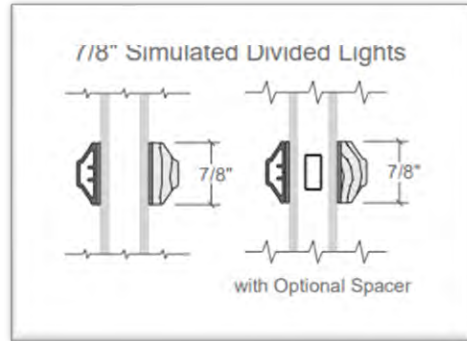
Pella Lifestyle Awning Windows

- Dual Pane Vent
- SDL Grilles w/ Optional Spacer
- Traditional 6-Light or Diamond Pattern (Front Elevation)



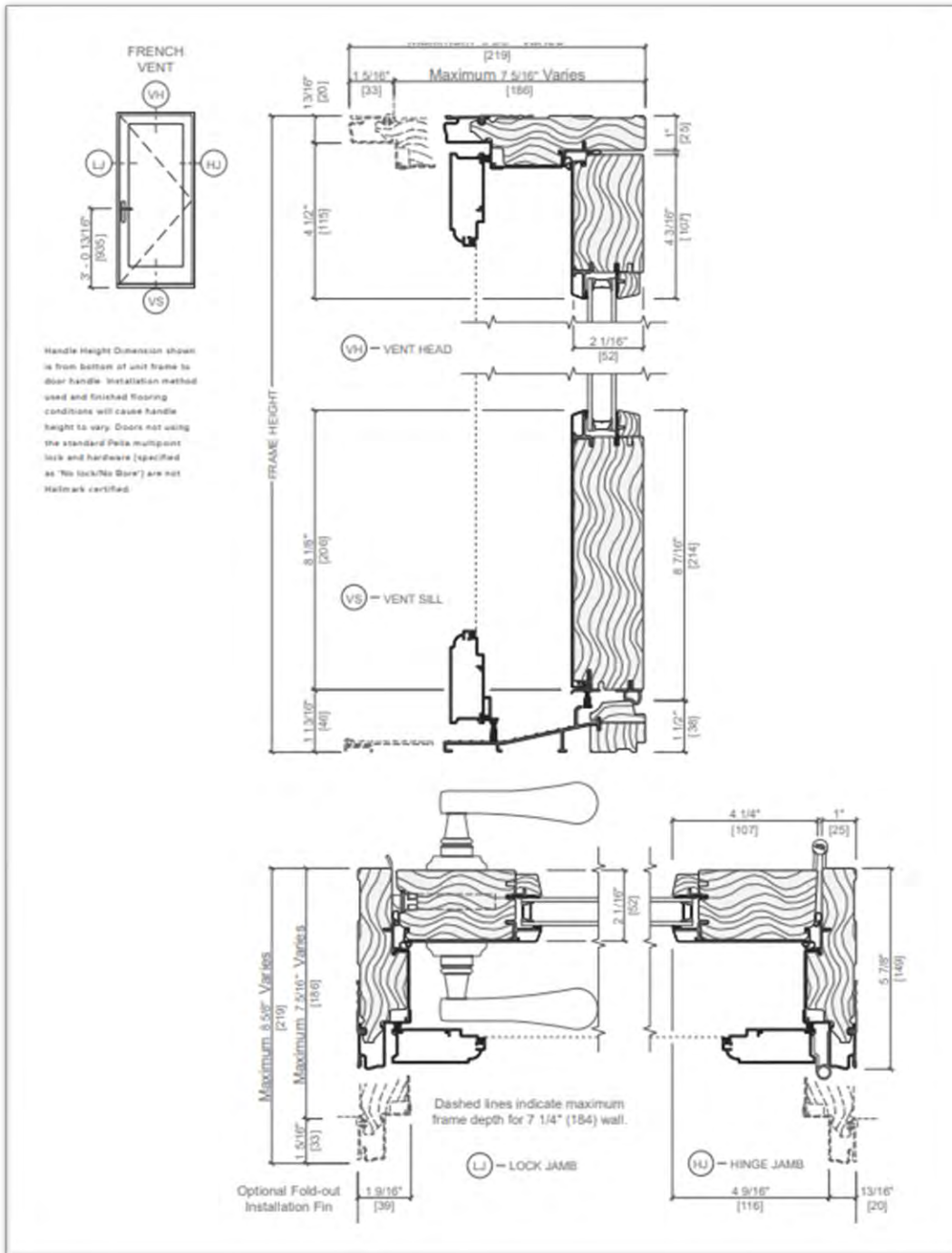
Pella Lifestyle Casement Windows

- Dual Pane Vent
- SDL Grilles w/ Optional Spacer
- Traditional 8-Light Pattern



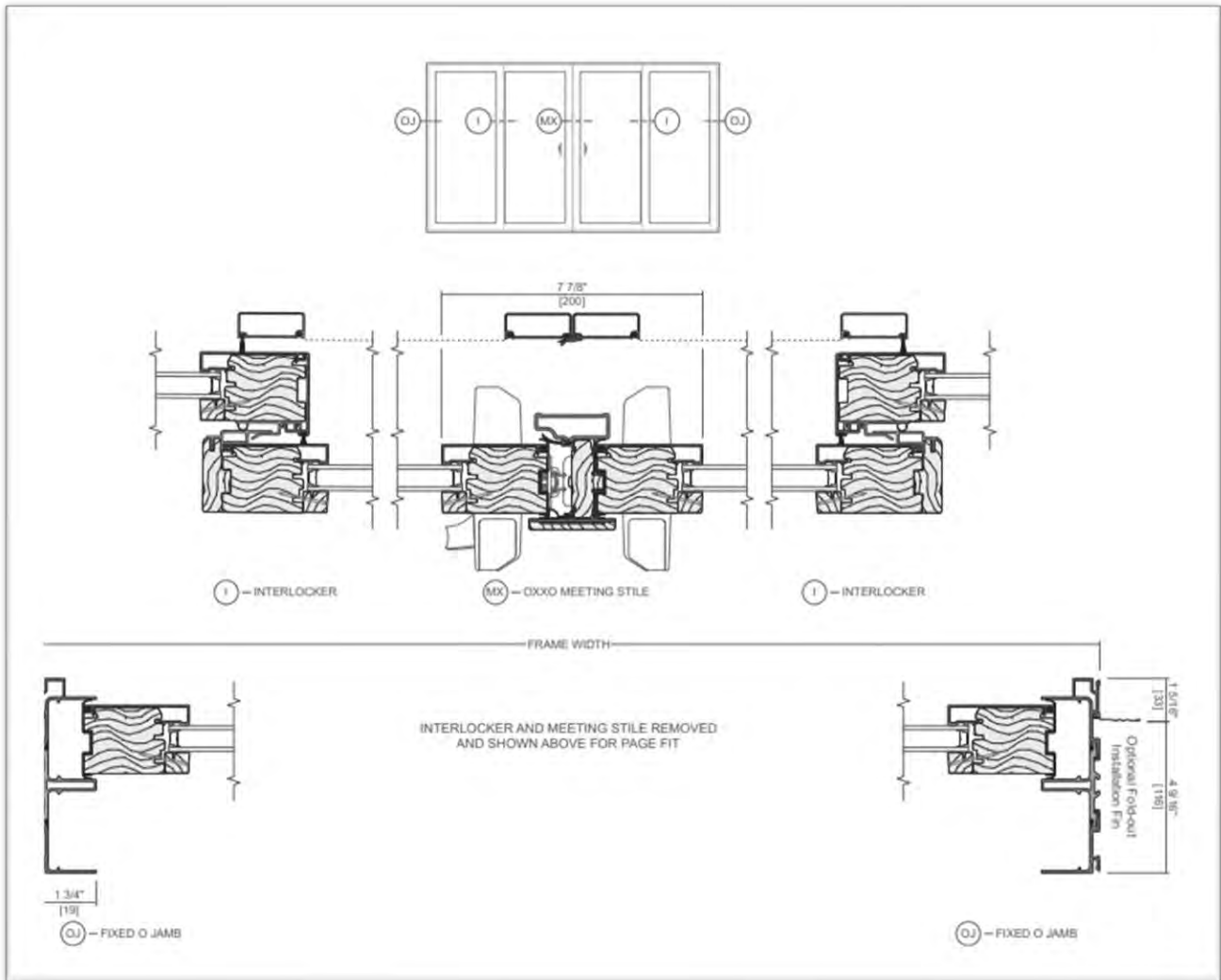
Pella Lifestyle In-Swing Patio Doors

- Dual Pane
- SDL Grilles w/ Optional Spacer
- Traditional 6 or 8-Light Pattern



Pella Lifestyle Sliding Patio Doors

- Dual Pane
- SDL Grilles w/ Optional Spacer
- Traditional 12-Light Pattern







3710















3710



3710



















3710



3710



3710



3710



3710





3710

























