



Montgomery Planning

Historic Preservation

9/23/2020

Agenda item IJ

# Historic Area Work Permit

4201 Jones Bridge Rd., Chevy Chase









# Hawkins Lane Historic District

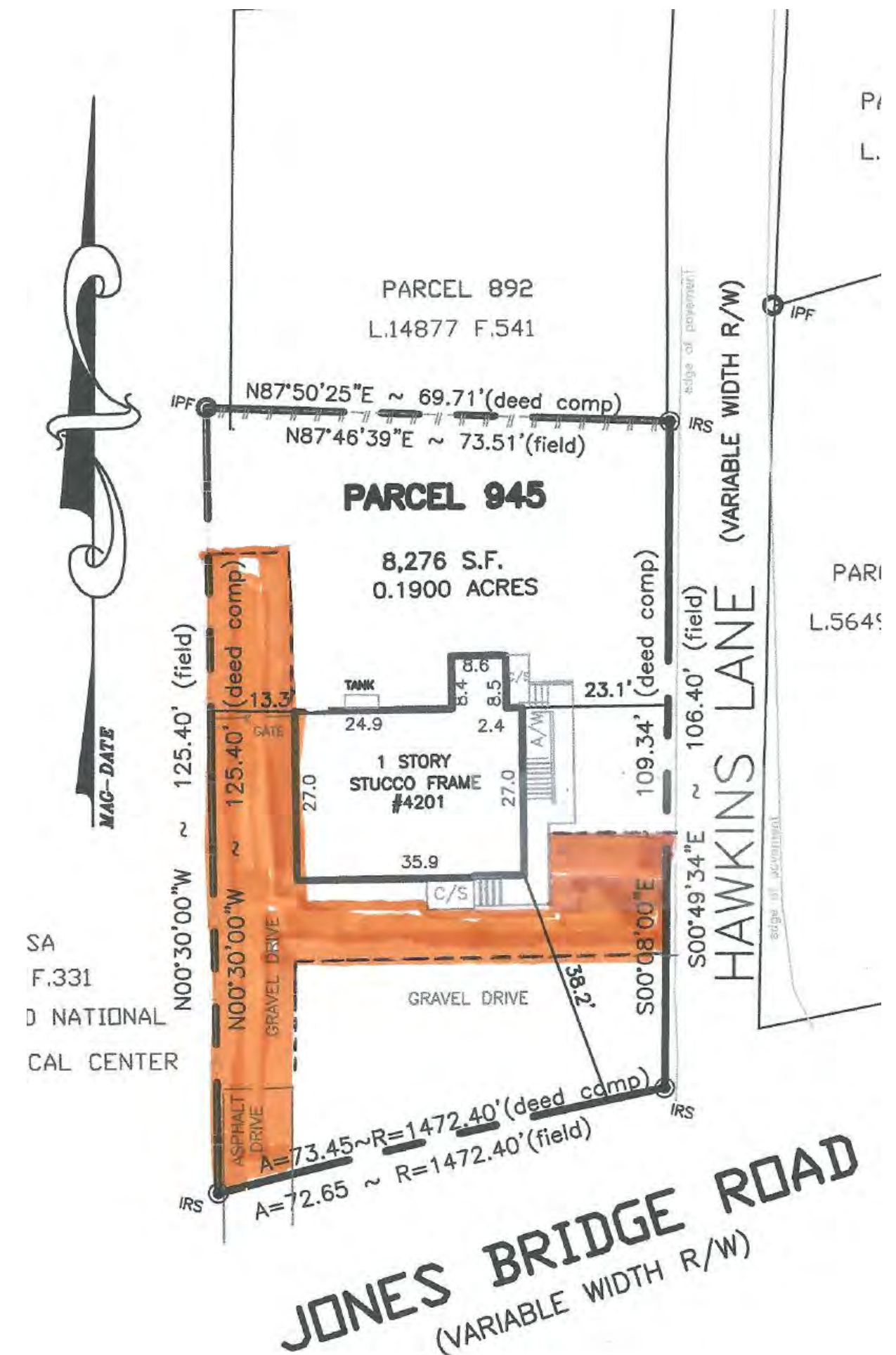
Constructed c. 1925 w/ significant modifications post-WWII

## Reviewed under

- Secretary of the Interior's Standards
- Chapter 24A
- The Hawkins Lane Historic District Development Guidelines
  - Both paved and unpaved driveways and parking areas can be found on Hawkins Lane, with the majority being unpaved and covered with gravel; the two driveways serving house on Jones Bridge Road are paved...
  - New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width, appearance and surface covering, with existing driveways, parking areas, and walkways.
  - The preferred driveway/parking area/walkway surfacing material on Hawkins Lane is gravel or dirt, since these materials are more compatible with the rural character of the district.

# Proposal:

- Remove existing asphalt and gravel drive and install tinted concrete drive.







































































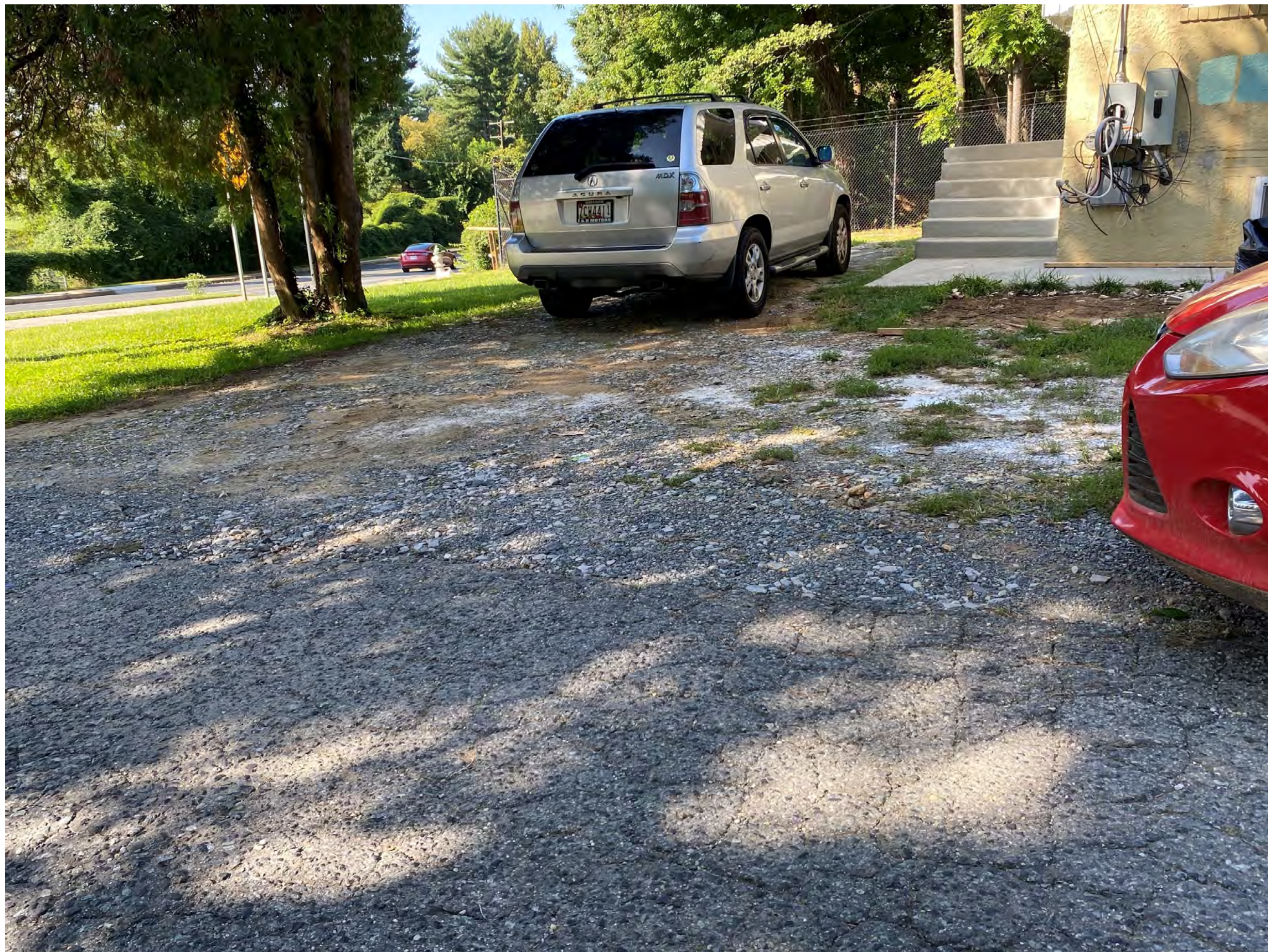














# Staff Findings and Recommendation

- Staff finds the houses within the Hawkins Lane HD that Face Jones Bridge Rd. have a different character than houses that face the Lane.
- The subject property lacks the “rural character” identified in the Master Plan Amendment establishing the district.
- The ‘Coal Light’ tinting will help the concrete blend in with the surrounding district.
- The majority of the paving will occur along the western edge of the site and will not be highly visible from the right-of-way within the district.



# Staff Findings and Recommendation

Staff recommends the HPC approve the proposal under

- 24A-8(b)(1), (2), and (d) and
- *Standards* 2, 9, and 10.



# Questions for Staff?



