

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4117 Jones Bridge Rd., Chevy Chase	Meeting Date:	9/9/2019
Resource:	Contributing Resource Hawkins Lane Historic District	Report Date:	9/2/2019
Applicant:	Ronald Chatman	Public Notice:	8/26/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/54-20A(Retroactive)	Staff:	Dan Bruechert
Proposal:	Accessory Structure Installation		

STAFF RECOMMENDATION

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Hawkins Lane Historic District
STYLE: Colonial Revival
DATE: 1932

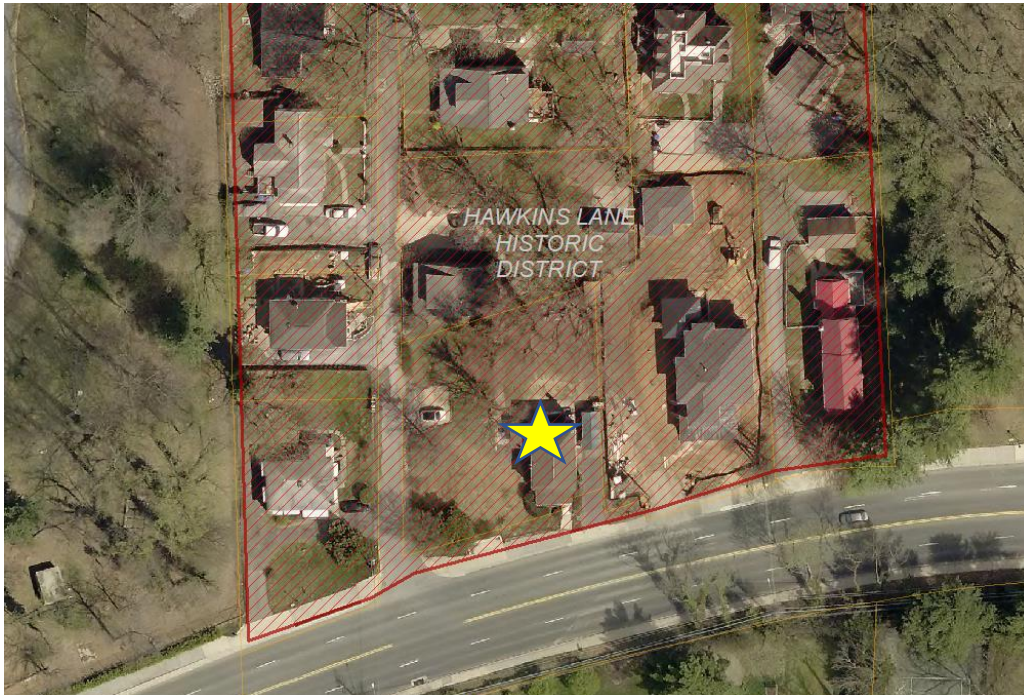


Figure 1: 4117 Jones Bridge Rd. is located at the northeast corner of Jones Bridge Rd. and Hawkins Lane.



Figure 2: 4117 Jones Bridge Rd. is adjacent to a c.2014 infill house.

PROPOSAL

The applicant proposes to remove an existing, degraded, prefabricated shed with T1-11 siding and install a new prefabricated shed with T1-11 siding on an existing concrete pad. Were it not for the relocation of the accessory structure, Staff would have evaluated this as an in-kind replacement. Staff finds that the removed shed was not a historic feature that contributed to the historic character of the site or the surrounding district. Staff additionally finds that the new shed is compatible with the site and surrounding district, and its location to the rear of the property is the appropriate location for a small accessory structure on the site and recommends the HPC approve the HAWP.



Figure 3: Photo showing the new shed installed on the existing concrete pad.

APPLICABLE GUIDELINES

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

The Expedited Staff Report format may be used on the following type of cases:

2. Removal of accessory building that are not original to the site or otherwise historically significant.
- 14 Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.

Hawkins Lane Historic District Development Guidelines

Hawkins Lane residences are generally separated from one another and from the road by bushes and other vegetation rather than fences or walls. In a few instances, property lines are marked by low fences in a variety of materials and styles, the most prevalent being wood picket.

Where a new outbuilding is erected, every effort should be made to ensure that it is compatible with residential buildings in terms of scale, massing, and materials.

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.

Secretary of the Interior's Standards for Rehabilitation

3. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (6), and (d), having found that the proposal, is consistent with and compatible in character with the purposes of Chapter 24A; The Hawkins Lane Historic District Design Guidelines;

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 the **3 permit sets 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.



FOR STAFF ONLY:
HAWP# 923019
DATE ASSIGNED

APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Ronald N. Chatman
Address: 4117 Jones Bridge Rd.
Daytime Phone: 6787688858

E-mail: rchatman005@gmial.com
City: Chevy Chase Zip: 20815
Tax Account No.:

AGENT/CONTACT (if applicable):

Name:
Address:
Daytime Phone:

E-mail:
City: Zip:
Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property M: 35-54

Is the Property Located within an Historic District? Yes/District Name Hawkins Lane Historic District
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 checked="" 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

08/11/2020

Date

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

Home with yard perfect for your vegetable garden and outdoor entertaining. Renovated kitchen with granite and SS. Renov. baths. Original wood trim and hardwood floors. Formal living room and dining room. Corner lot with plentiful parking

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

Replacement of shed on the property. Original shed was old, had a lot of rot, water damage and fell apart when the fence was being installed.

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:

Landtech Associates, Inc.

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

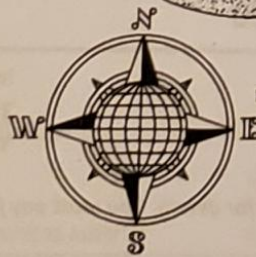
Phone: 410-290-8099 Fax: 410-290-8299

NOTE: NOT TO BE USED FOR ISSUANCE OF PERMITS

Reviewed and Accepted

Hawkins Lane
N.01°02'07"W. 115.45'

NOTE:
SURVEY BASED UPON
MARKERS FOUND.



Jones Bridge Road
Also known as - Jones Mill Road

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.

License Expires: 3/28/2020

Graden A. Rogers

GRADEN A. ROGERS- Propt. L.S. MD. Lic. No 119

LIBER: 47493

FOLIO: 144

LOT:

BLOCK:

SECTION:

PLAT:

PLAT ENTITLED:

RECORDED IN: Montgomery County, Maryland

PLAT BOOK:

PAGE:

PLAT NO:

4117 Jones Bridge Road

SCALE: 1"=20' CASE NO: 180692PM

DATE: 7/16/18 JOB NO: LT2181138



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/11/2020

Application No: 923019
AP Type: HISTORIC
Customer No: 1371224

Affidavit Acknowledgement

The Homeowner is the Primary applicant
This application does not violate any covenants and deed restrictions

Primary Applicant Information

Address 4117 JONES BRIDGE RD
CHEVY CHASE, MD 20815

Othercontact Chatman (Primary)

Historic Area Work Permit Details

Work Type ALTER
Scope of Work shed replacement