

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4201 Jones Bridge Rd., Chevy Chase	Meeting Date:	10/14/2020
Resource:	Contributing Resource Hawkins Lane Historic District	Report Date:	10/7/2020
Applicant:	Mark Pasion Andrea Glasco	Public Notice:	9/30/2019
Review:	HAWP	Tax Credit:	n/a
Case Number:	35/54-20B	Staff:	Dan Bruechert
Proposal:	Driveway Replacement		

STAFF RECOMMENDATION:

- ☒ **Approve**
☐ **Approve with conditions**

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Hawkins Lane Historic District
STYLE: Traditional
DATE: c.1913 w/ significant Post-WW II modifications

The exact date of construction for the subject property is unknown and it appears that all of Hawkins Lane is unplatted. Staff's review of deeds show that the property was originally acquired by James Hawkins in 1983 and was subdivided mostly amongst his family members. The subject property was granted to Samuel Hawkins in 1905 and remained in his family until 2017. The only other change noted in the deeds was a 1953 transfer of a portion of the lot to the County; this was undertaken most likely to accommodate the widening of Jones Bridge Rd.

Tax records date the house to 1913, however Staff does not find that date to be appropriate based on the house form and many of the building materials. Based on the use of CMU block on portions of the building, the stucco finish, and many of the windows, Staff estimates that the current appearance dates to sometime c.1950.



Figure 1: 4201 Jones Bridge Rd. is at the corner of Hawkins Lane and Jones Bridge Rd.

PROPOSAL

The applicant proposes to remove the existing gravel and asphalt drive and install a tinted concrete drive.

APPLICABLE GUIDELINES

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...

The Hawkins Lane Historic District Development Guidelines:

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.

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.

(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. (*Ord. No. 9-4, § 1; Ord. No. 11-59*)

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, space and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

STAFF DISCUSSION

The subject property is at the northeast corner of Jones Bridge Rd. and Hawkins Lane at the entrance to the Hawkins Lane Historic District, facing Jones Bridge Rd. To the west of the subject property is the campus for Walter Reed National Medical Center. Across Jones Bridge Rd. to the south is the north end of the Columbia Country Club golf course.

Access to the subject property is from either Jones Bridge Rd. or from Hawkins Lane. The section of the drive accessed off of Hawkins Lane is gravel that has largely eroded. From Jones Bridge Rd. there is a section of asphalt that changes to gravel along the left side of the house. The applicant proposes to remove the existing asphalt and excavating the gravel and installing a new tinted concrete drive (in Coal Light) in dimensions mating the existing.

The Hawkins Lane Historic District Development Guidelines identifies gravel or dirt as the preferred materials for driveways, parking pads, and walkway surfaces within the district, but notes that both of the houses that face Jones Bridge Rd. are paved. The Guidelines also state that new driveways should be compatible with the existing driveways.

Staff finds that the subject property and the property across Hawkins Lane, 4117 Jones Bridge Rd., are unique within the district because they are oriented towards Jones Bridge Rd. instead of facing Hawkins Lane. This orientation creates a formal presence on the street with sidewalks. Ordinarily, Staff would not recommend approving the installation of a cement driveway within the Hawkins Lane Historic District, because it would negatively impact on the rural character of the historically developed kinship community. In this instance, however, Staff finds that the proposed paving will replace a section of existing paving that is directly connected to Jones Bridge Rd (per 24A-8(b)(1) and (d)). Staff additionally finds the placement of much of the proposed drive will not have a significant impact on the surrounding district. More than half of the proposed drive will run along the western edge of the house, which is the western edge of the historic district. This location is not highly visible from the surrounding district.

The section of the drive that runs in front of the house will be visible when entering the district. The drive and parking area begin where Hawkins Lane transitions from asphalt to gravel. To mitigate the visual impact of the driveway and parking area, the applicant proposes to tint the concrete a darker color, identified as 'Coal Light' in the provided specifications. The darker tint will help the drive to better blend

in with the surrounding landscape and avoid the bright white appearance of modern concrete (like the sidewalk and curb installed along the front of the property along Jones Bridge Rd.) per 24A-8(b)(2) and as noted in the Guidelines. Staff finds that this level of mitigation is sufficient in this instance and recommends the HPC approve the HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), having found that the proposal will not substantially alter the exterior features of the historic resources and is compatible in character with the district and the purposes of Chapter 24A;

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: MARKPASION.D03@AMH1 Contact Person: MARK PASION
Daytime Phone No.: 301-807-9331
Tax Account No.: 424495
Name of Property Owner: MARK PASION Daytime Phone No.: _____
Address: 4201 JONES BRIDGE RD BETHESDA 20815
Street Number City State Zip Code
Contractor: VARIOUS - waiting on final pricing Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: ANDREA GLASCO Daytime Phone No.: 301-580-6368

LOCATION OF BUILDING PREMISE

House Number: 4201 JONES BRIDGE ROAD
Town/City: BETHESDA Nearest Cross Street: HAWKINS LANE
Lot: N/A Block: N/A Subdivision: MAP HP31 Parcel P945
Liber: _____ Folio: _____ Parcel: P945

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Raze
☒ Revision ☒ Repair ☐ Reversible

CHECK ALL APPLICABLE:

- ☒ AC ☒ Stab ☐ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: TREES

1B. Construction cost estimate: \$ 50,000

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVATIONS

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other: _____
2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

REPLACE EXISTING RETAINING WALL

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- ☐ On party line/property line ☒ Entirely on land of owner ☐ On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Andrea Glasco
Signature of owner or authorized agent

8/29/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____



I.A

DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Mitra Pedoeem
Director

HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 8/17/2020

Application No: 923750
AP Type: HISTORIC
Customer No: 1303318

Affidavit Acknowledgement

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

Primary Applicant Information

Address 4201 JONES BRIDGE RD
CHEVY CHASE, MD 20815

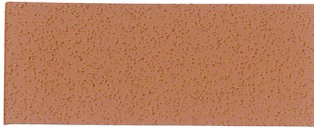
Homeowner Pasion

Homeowner Pasion (Primary)

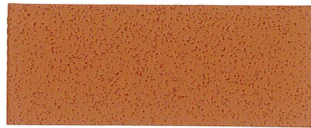
Historic Area Work Permit Details

Work Type ALTER

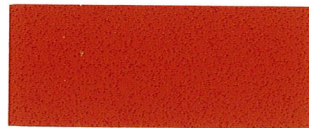
Scope of Work Replace existing gravel/asphalt driveway with concrete driveway.



Terra Cotta Light



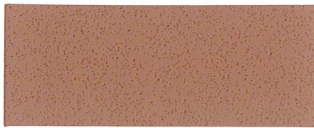
Terra Cotta Medium



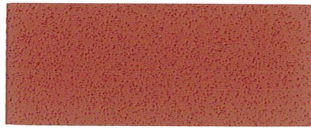
Terra Cotta Dark



Terra Cotta Deep



Merlot Light



Merlot Medium



Merlot Dark



Merlot Deep



Wheat Light



Wheat Medium



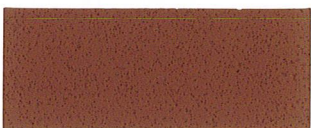
Wheat Dark



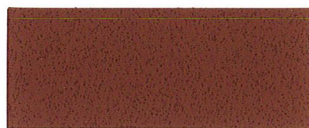
Wheat Deep



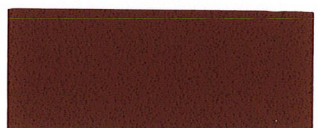
Brownstone Light



Brownstone Medium



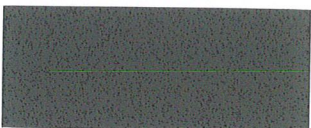
Brownstone Dark



Brownstone Deep



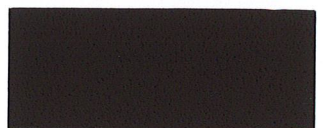
Coal Light



Coal Medium



Coal Dark



Coal Deep



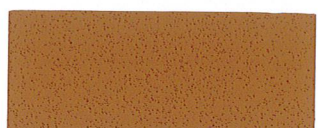
Acorn Light



Acorn Medium



Acorn Dark



Acorn Deep



Mocha Light



Mocha Medium



Mocha Dark



Mocha Deep

The color of raw materials or a sample strip is subject to variation from the color chip reproduction above. Colors above are as accurate as can be produced using the finest materials of reproduction. Job site variations from the above color may occur due to the differences in the local raw materials and methods of application. Before final color selection is made, a job site panel should be erected and approved.

















