

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4117 Jones Bridge Rd., Chevy Chase	<b>Meeting Date:</b>	3/10/2021
<b>Resource:</b>	Contributing Resource <b>Hawkins Lane Historic District</b>	<b>Report Date:</b>	3/3/2021
<b>Applicant:</b>	Ronald Chatman	<b>Public Notice:</b>	2/24/2021
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	n/a
<b>Permit Number:</b>	941369	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Hardscape Alteration		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP.

**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 construct a fixed awning with hardscaped/support piers at the rear of the house.

## **APPLICABLE GUIDELINES**

### **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.

### **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;
- (c) 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

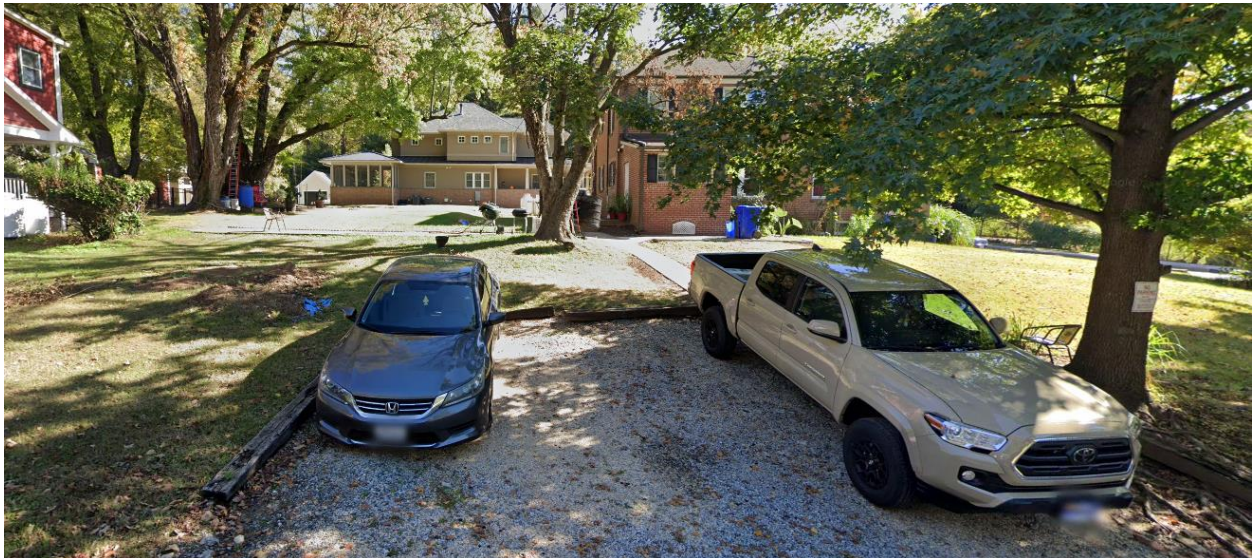


be avoided.

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 proportions, 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.

### **STAFF DISCUSSION**

The awning will be anchored to the house using eye bolts, installed into the mortar; and will be supported by three 8' (eight-foot) tall metal poles. The base of the poles will be covered in dressed stone topped by a single course of brick, with concrete footers sunk below grade. The applicant is installing the structure to address some drainage issues, and while Staff is not convinced this will alleviate that issue, Staff finds that proposal is appropriate for the site.



*Figure 3: View of the rear of the subject property from Jones Bridge Rd.*

The Hawkins Lane Design Guidelines repeat the goal of preserving the open space in vegetation found in the one-block historic district. Additionally, the guidelines encourage retaining the massing of the existing houses. The proposal will not have an impact on either of those character-defining features of the District. In fact, the fabric canopy, supported by only three poles, will be largely transparent and will not change the sense of openness found throughout the District.

Staff finds the proposal will be easily reversible. By anchoring the canopy to the house in the mortar and having the metal support poles installed at the rear of the existing concrete patio, the whole canopy can be removed at a future date without leaving any lasting impacts on the house or site. The dressed stone pillars are unobtrusive and will have no impact on the character of the District due to their small size and location set deeply within the lot.

### **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, 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 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](mailto:dan.bruechert@montgomeryplanning.org) to schedule a follow-up site visit.



FOR STAFF ONLY:  
HAWP# 941369  
DATE ASSIGNED \_\_\_\_\_

**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

**APPLICANT:**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Tax Account No.: \_\_\_\_\_

**AGENT/CONTACT (if applicable):**

Name: \_\_\_\_\_

E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ Zip: \_\_\_\_\_

Daytime Phone: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_

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:**

☐ New Construction

☐ Deck/Porch

☐ Shed/Garage/Accessory Structure

☐ Addition

☐ Fence

☐ Solar

☐ Demolition

☐ Hardscape/Landscape

☐ Tree removal/planting

☐ Grading/Excavation

☐ Roof

☐ Window/Door

☐ 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

\_\_\_\_\_  
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:

**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:



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Mitra Pedoeem  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 2/7/2021

Application No: 941369  
AP Type: HISTORIC  
Customer No: 1371224

## Comments

Back patio awning

## 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  
Homeowner Chatman (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Awning installation on the back of the house.



8 Ft

31K  
metal  
Pole

36 in tall

20x20 in

3 Ft

8 Ft

31K  
metal  
Pole

36 in Tall

20x20 in

3 Ft

8 Ft

31K  
metal  
Pole

36 in

20x20 in

3 Ft









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Item #1572529 Model #320133

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