

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4023 Jones Bridge Rd., Chevy Chase	Meeting Date:	10/23/2024
Resource:	Master Plan Site #35/56 Hurley/Sutton House	Report Date:	10/16/2024
Applicant:	Tatyana Baytler	Public Notice:	10/9/2024
Review:	Preliminary Consultation	Staff:	Dan Bruechert
PROPOSAL:	New Garage and Deck Construction		

STAFF RECOMMENDATION

Staff recommends the applicant make any changes recommended by the HPC and return for a HAWP or a second preliminary consultation.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site (*Hurley/Sutton House #35/56*)
STYLE: Folk Victorian/Vernacular
DATE: c.1907



Figure 1: The subject property is located on Jones Bridge Rd., near the Hawkins Lane HD.

From Places from the Past

“In 1898, James A. Hurley bought a half-acre parcel from the Gilliland heirs. Judging by tax assessment records, Hurley built the house about 1907 when improvements were valued at \$450. The two-story, front-gable residence with Folk Victorian porch bears similarity to Otterbourne’s Welsh House and to the nearby David Hawkins House, in Hawkins Lane Historic District, both dating from the same era. The residence remained in the Hurley family until 1961.”

BACKGROUND

In 2020, the HPC heard two HAWPs at the subject property after a tree fell on the historic house and caused significant damage. The first HAWP included the demolition of a non-historic addition and the construction of a new two-story rear addition.¹ The second HAWP included the construction of a large rear and side deck and a new back door.²

PROPOSAL

The applicant proposes to construct a new garage and to alter the existing deck to create a covered section and enclose another section.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to Master Plan sites three primary documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *amendment creating the Master Plan Site (Amendment)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior’s Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#35/56 Hurley/Sutton House

- The architectural features of the two-story, two-bay, front-gabled, metal-roofed dwelling are characteristic of architecture from the Victorian period. Noteworthy features include a decorative cornice, a one-story porch with turned bracketed posts, and small rectangular windows.
- The Hurley/Sutton House is contemporary with houses in nearby Hawkins Lane, and remained in the Hurley family until 1961.
- The environmental setting is the entire .46 acre parcel.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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 ensure conformity with the purposes and requirements of this chapter, if it finds that:

¹ The HAWP approving the rear addition at 4023 Jones Bridge Rd. is available here:

<https://montgomeryplanning.org/wp-content/uploads/2020/11/I.E-4023-Jones-Bridge-Road-Chevy-Chase.pdf>.

² The HAWP approving the deck and new door are available here: <https://montgomeryplanning.org/wp-content/uploads/2020/12/I.K-4023-Jones-Bridge-Road-Chevy-Chase.pdf>.

- (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
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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:

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall 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.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 subject property is a narrow, two-bay wide, front-gable house located near Jones Bridge Rd. The house has a non-historic rear addition and a rear deck that wraps around the right side of the house (both the addition and deck were approved in December 2020). The lot slopes away from Jones Bridge Rd. The applicant proposes to construct a garage and enclose portions of the rear deck to cover space from the garage to the deck. The design presented appears to be in the conceptual state and Staff's evaluation will focus on the appropriateness, size, and massing of the proposal.



Figure 2: The house is located very close to Jones Bridge Rd.

Garage

Abutting the rear deck, the applicant proposes to construct a one-story, two-car garage with a gable roof. No size for the garage was provided, but Staff's research indicates a standard two-car garage is 24' × 30' (twenty-four feet by thirty feet). The deck at the rear of the house is 12' (twelve feet) wide.

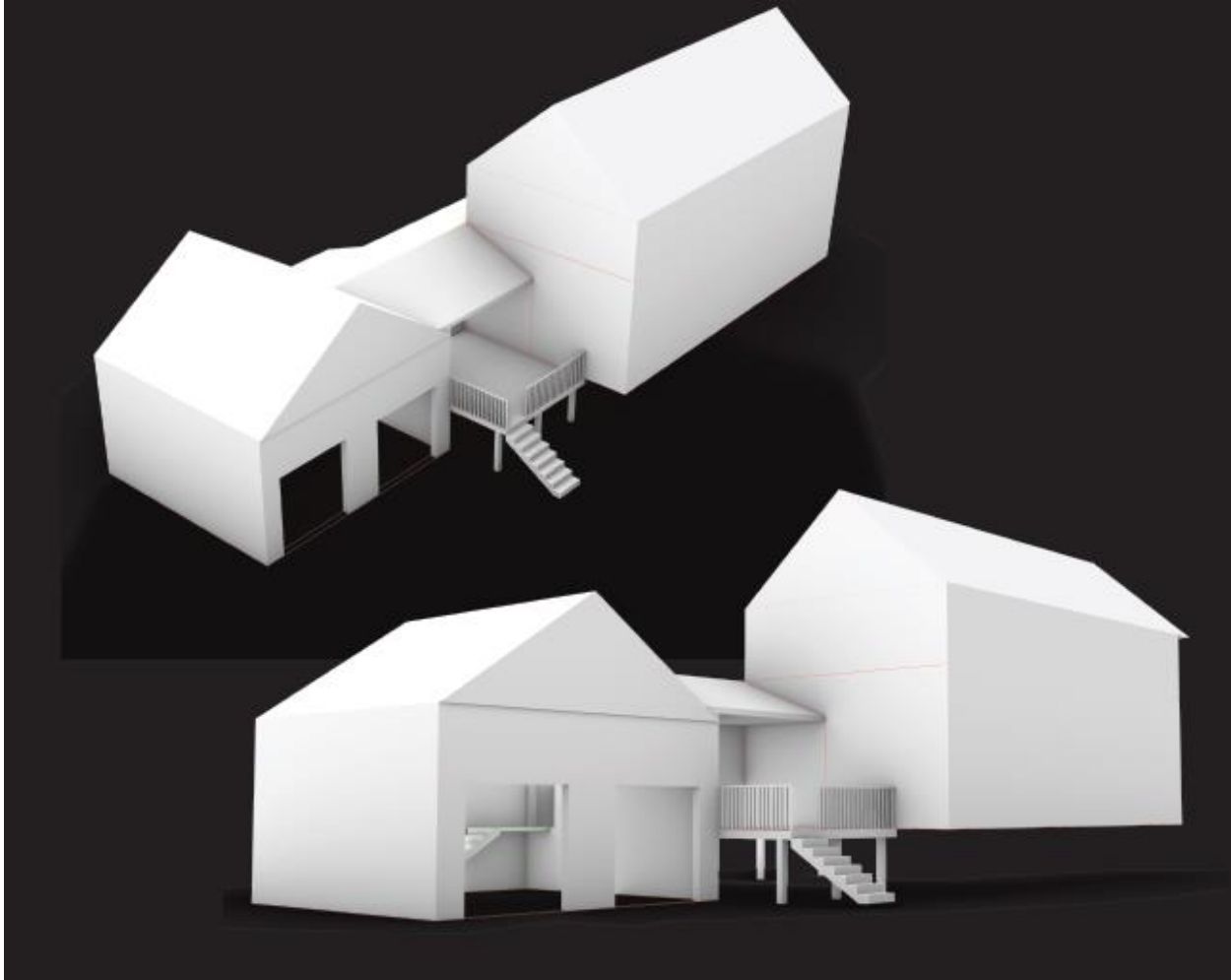


Figure 3: Massing study of the proposed garage and deck covering/enclosure.

Based on the massing study provided, Staff finds the garage is likely too close to the house to be compatible. The placement of the garage is only 12' (twelve feet) and its massing is so large that it visually competes with the historic house. Because of the change in grade, the garage appears to be half a story lower, which does help to reduce the visual impact of the garage's perceived mass.

Staff finds the parcel is big enough that a large garage could be constructed on the property without detracting from the Master Plan Site's historic character; however the applicant should consider other locations further from the house. Placing the garage further from the historic house would also lower its height in comparison to the historic house due to the change in grade.

Appropriate materials for a garage at the subject property include architectural shingles or standing seam metal roofing, wood or fiber cement siding, wood or aluminum clad wood windows and doors, and traditionally designed garage doors.

Staff requests feedback from the HPC regarding:

- The appropriateness of the placement of the proposed garage and
- Appropriate materials for a garage at the Master Plan Site.

Porch Modifications

To connect the proposed garage to the house, the applicant proposes to enclose portions of the porch and

to cover other sections of the deck. A large portion of the proposed roofing would connect to the non-historic addition at the rear, not to the historic house massing. The application materials also show an enclosure of the portion of the deck on the right side of the house to create additional occupiable space. This new occupiable space would be 20' × 8' (twenty feet deep by eight feet wide) and have two sash windows with a skylight. No information about materials was included for this space.

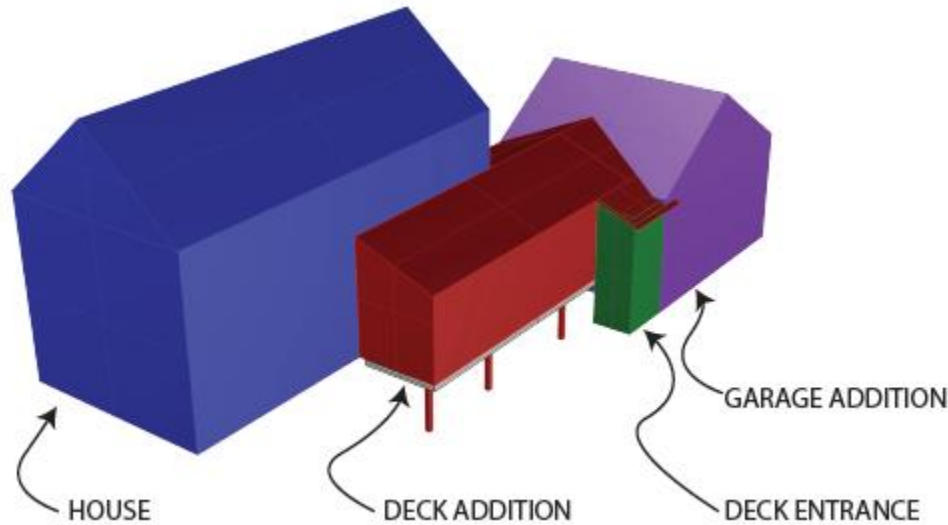


Figure 4: Massing study from the southeast of the house.

Staff finds the modifications to the porch are out of character with the design and time period of the subject property. This house would have stood apart from any accessory buildings. Connecting the house to the garage, effectively creating an attached garage is a feature more associated with mid-20th century architecture.

Staff acknowledges that much of the proposed roofing will not attach to the house's historic fabric. However, the guidance provided in 24A focuses on preserving the architectural character of the resource rather than encasing a historic resource in amber. Staff, and the HPC, found that the rear addition was compatible with the character of the site in 2020. Staff find the proposal to attach the garage with roofing alters the massing to a degree that it would contravene 24A-8(b)(1) and (2) and Standard 9.

Staff additionally finds that enclosing the portion of the deck along the right side of the house would negatively alter the massing of the historic house. The simple, narrow, front-gable house form were specifically identified in the Master Plan Amendment that created the Hurley/Sutton House Master Plan site. If the objective is to create additional space for an office, as labeled in the drawings, or some other function, it could be possible to incorporate that function into a new detached garage, provided its location is appropriate. Staff would not support enclosing this portion of the deck, because of the significant impact it would have on the house massing.

Staff request feedback from the HPC regarding:

- The appropriateness of adding the roof between the house and garage; and
- The appropriateness of enclosing the right-side deck.

STAFF RECOMMENDATION

Staff the applicant to make any revisions recommended by the HPC and return for a HAWP or a second preliminary consultation.

FOR STAFF ONLY:
HAWP# 1089570
DATE ASSIGNED _____



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Tatyana Baytler
Address: 7505 redland park pl
Daytime Phone: 4435274375

E-mail: TBaytler@gmail.com
City: Derwood Zip: 20855
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 4023 Jones Bridge rd

Is the Property Located within an Historic District? Yes/District Name _____
X 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: 4023 Street: Jones Bridge rd
Town/City: Chevy chase Nearest Cross Street: Connecticute
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 checked="" type="checkbox"/> Deck/Porch | <input 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 checked="" type="checkbox"/> Other: <u>garage with screened porch</u> |

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.

T. Baytler
Signature of owner or authorized agent

dotloop verified
09/28/24 2:46 PM EDT
ARFT-YW4N-LUVZ-ZMNW

09/28/2024
Date

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address 7505 redland park place Derwood MD 20855	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
4025 Jones Bridge Road Chevy Chase MD 20815	8812 Platt Ridge Drive Chevy Chase MD 20815
4021 Jones Bridge Road Chevy Chase MD 20815	
8810 Platt Ridge Drive Chevy Chase MD 20815	

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

4023 Jones Bridge RD chevy chase MD 20855

Property had to be rebuild after large tree fell on the roof in 2021. Deck at the back was added. We would like to add two car garage at the back behind the deck and connect deck with garage.

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

We proposing to build two car garage at the end of the driveway behind the house and connect by stairs to the deck.

Work Item 1: _____	
Description of Current Condition: there is no garage.	Proposed Work: build garage

Work Item 2: _____	
Description of Current Condition: just a deck	Proposed Work: add screens to the deck and make connection to the deck from garage.

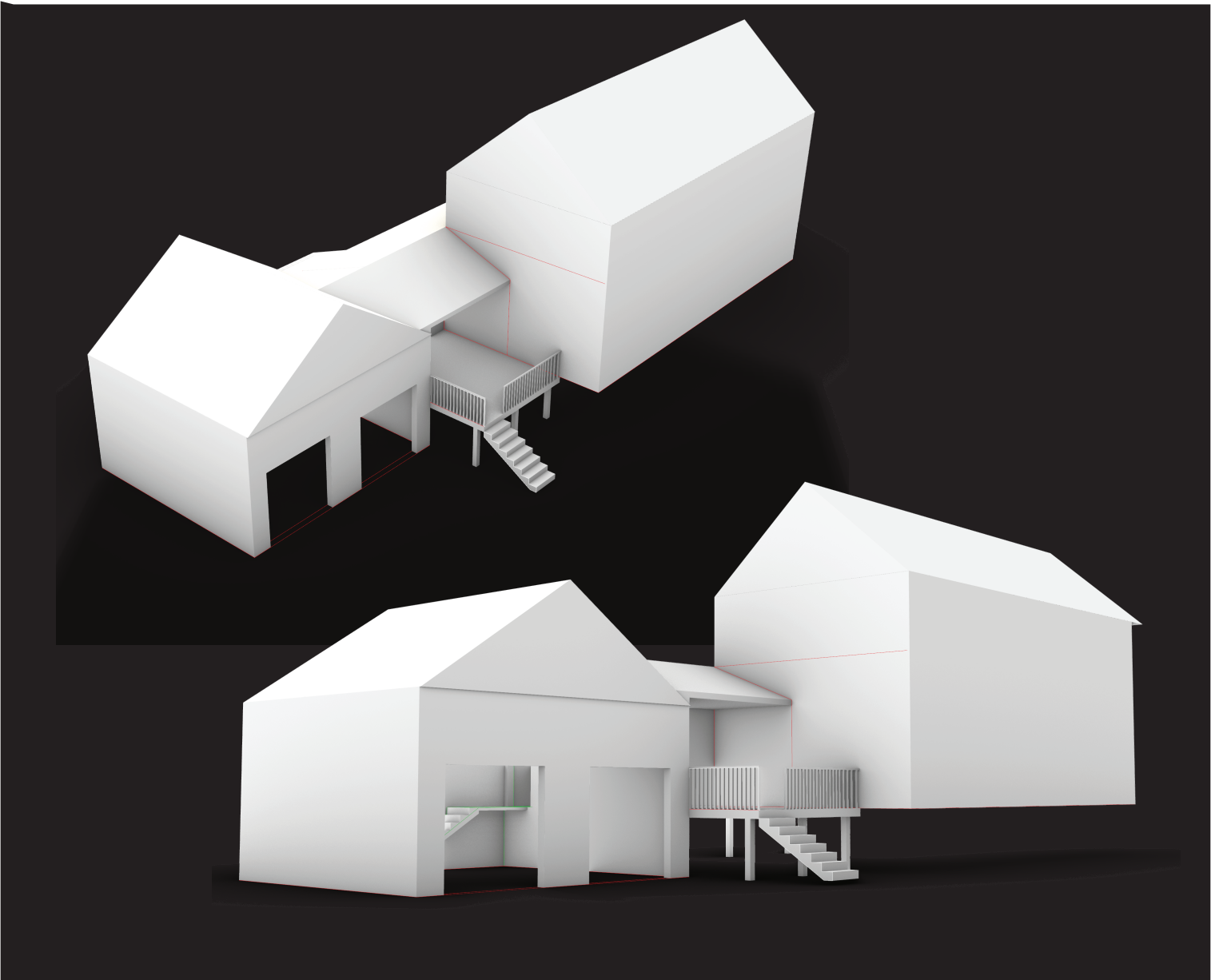
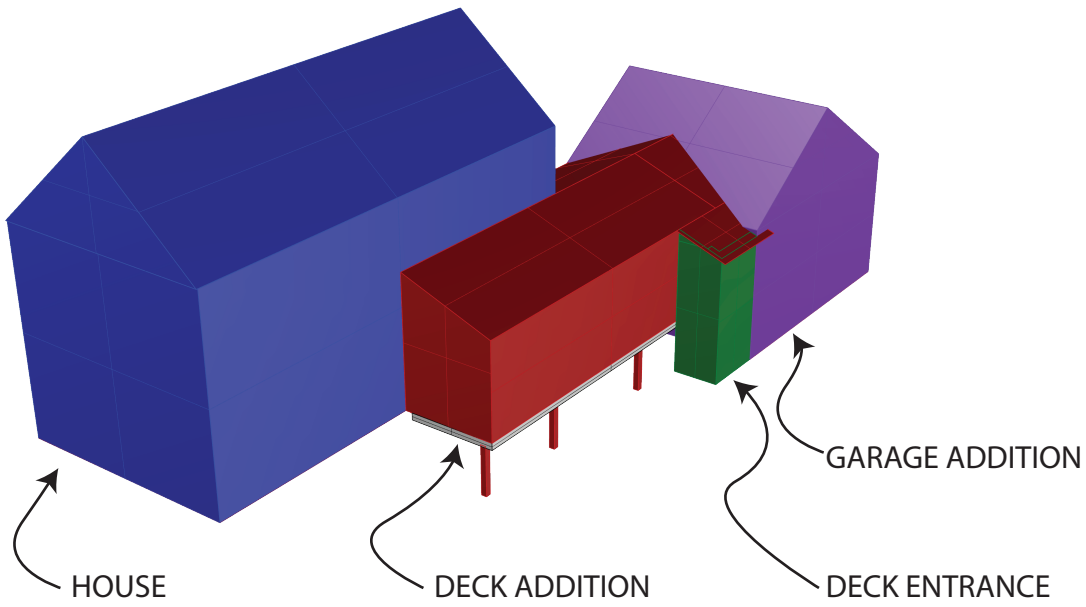
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

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	*	*	*	*	*		*

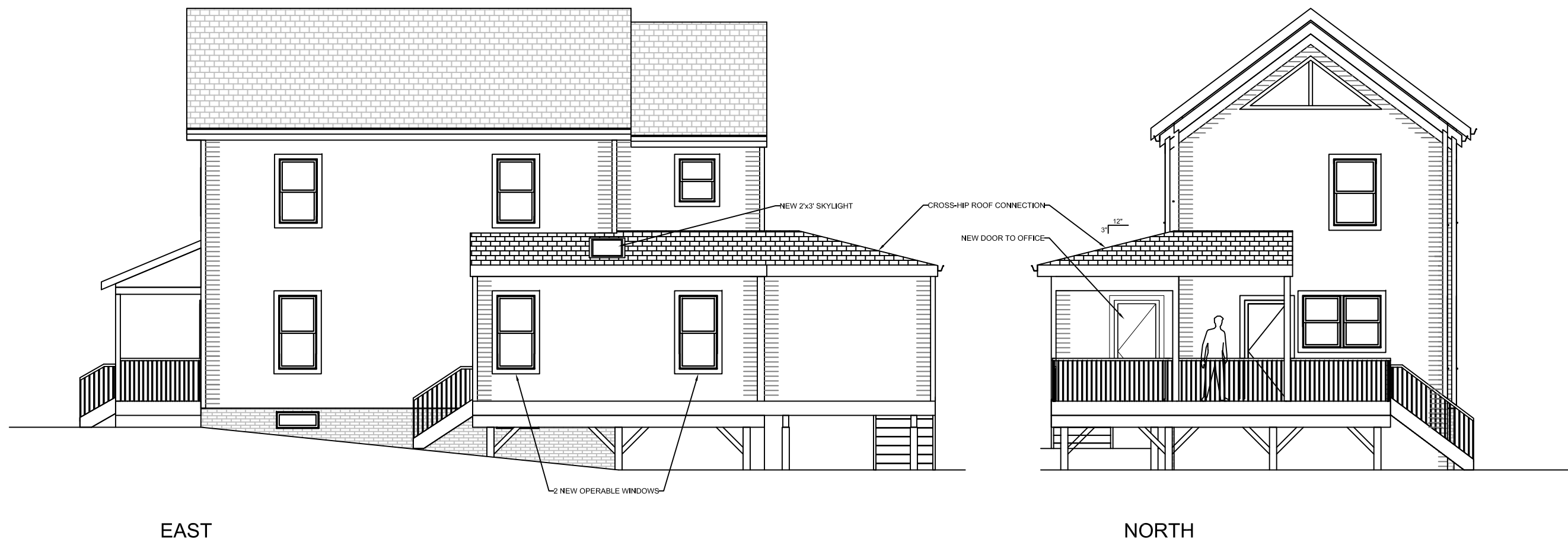
Conceptual Models

CHRISTENSON KANTSLER

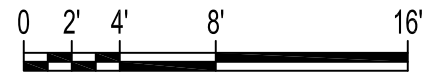


GENERAL NOTES:

1. Existing dwelling drawings are based off previous architect's drawings
2. All additions are proposed on existing raised deck



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



	Proj. Title: BAYTLER DRAFTING	Date	Revisions		PROPOSED ADDITION ELEVATION	<h1>A301</h1>
	Location: 4023 Jones Bridge Rd	06.24	2 proposed operable windows at Office			
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EXISTING ELEVATIONS

4023 JONES BRIDGE RD CHEVY CHASE MD 20815

STAPLE EDGE

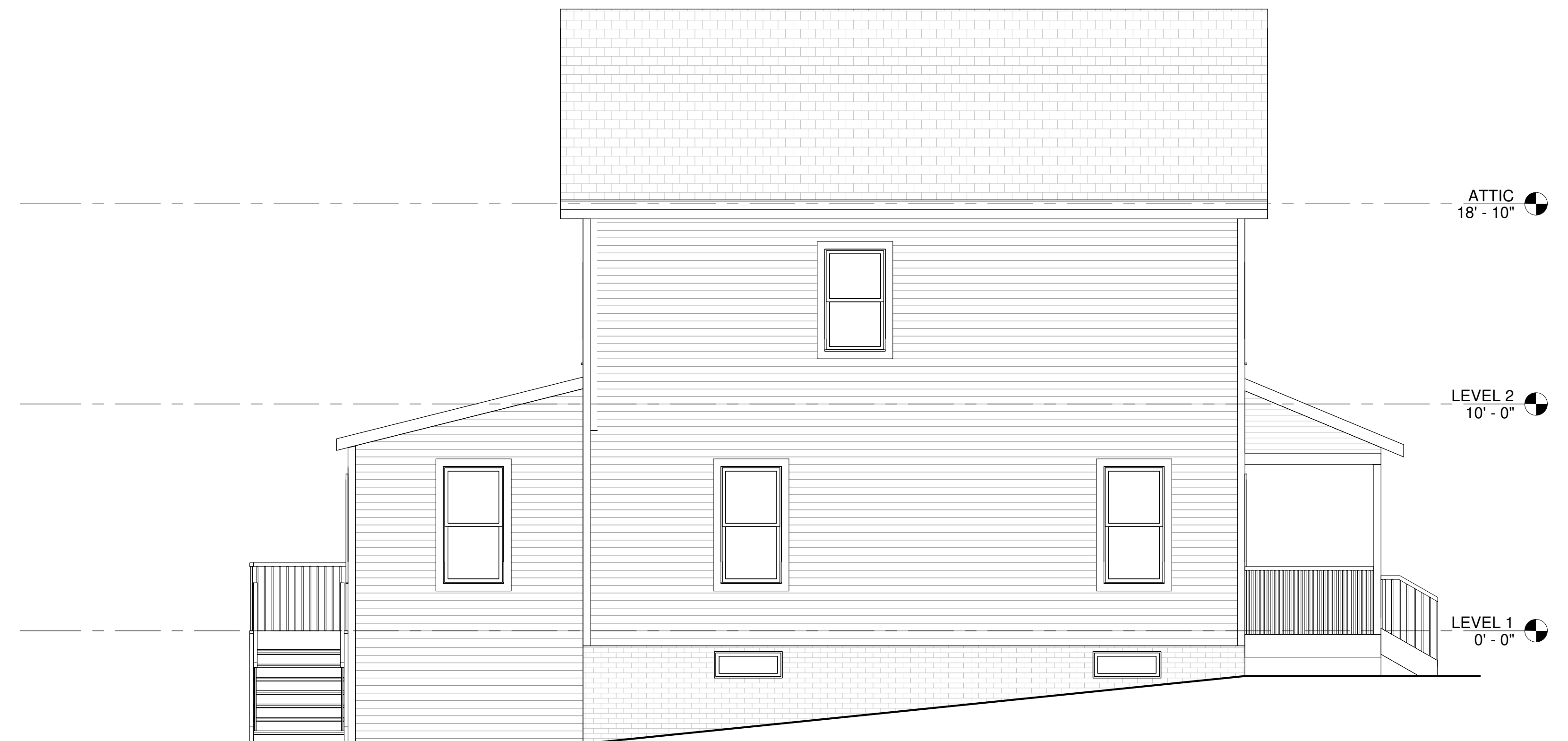


B2 EAST
1/4" = 1'-0"

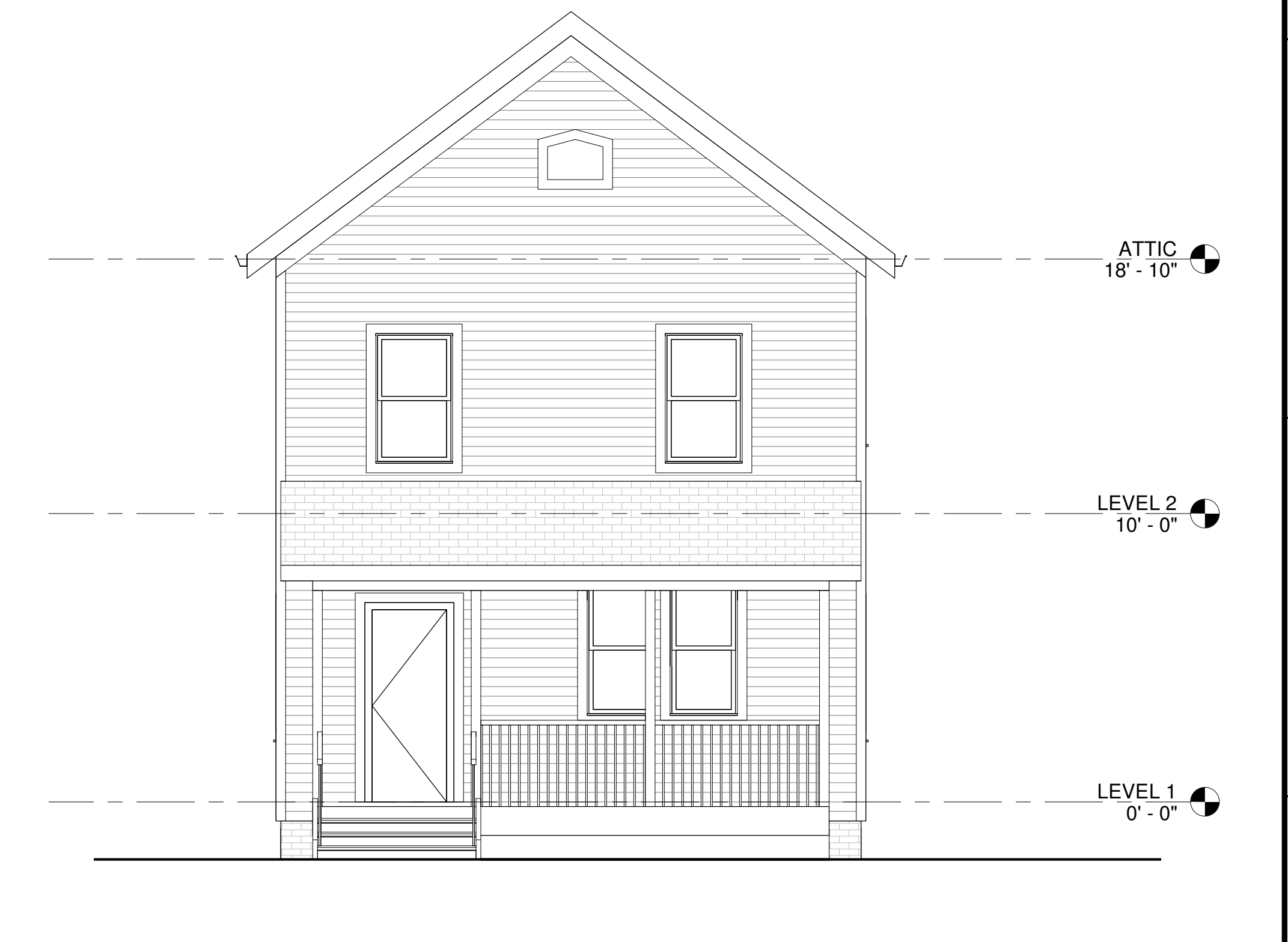


B1 NORTH
1/4" = 1'-0"

STAPLE EDGE



A2 WEST
1/4" = 1'-0"



A1 SOUTH
1/4" = 1'-0"

REVISIONS		
NUMBER	DESCRIPTION	DATE

EXISTING ELEVATIONS	
Date	11/10/2020
Scale	1/4" = 1'-0"
Job No.	XXXX
Drawn By	DA

ELEVATIONS



DEPARTMENT OF PERMITTING SERVICES

Marc Elrich
County Executive

Rabbiah Sabbakhan
Director

BUILDING RESIDENTIAL PERMIT APPLICATION

Application Date: 10/10/2024

Application No: 1089570
AP Type: BUILDING
Customer No: 1364487

Affidavit Acknowledgement

Primary Applicant Information

Address 4023 JONES BRIDGE RD
CHEVY CHASE, MD 20815

Homeowner Baytler (Primary)

Building Residential Permit Details

Fast Track Y

New Shed Y

Work Area 576

Estimated Cost \$ 10000

Scope of Work Garage to be build at the back of the property.

Use Code SHED