

35/54-93A 4113 Jones Bridge Road
Hawkins Lane Historic District



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 424462

NAME OF PROPERTY OWNER JOHN C PANI TELEPHONE NO. 301 921 4412
(Contract/Purchaser) BRENDAN C MRENER (Include Area Code)

ADDRESS 12112 DROWS COURT POTOSI MDC STATE MARYLAND ZIP 20854
CITY

CONTRACTOR T.B.S. TELEPHONE NO. _____

PLANS PREPARED BY TONY VELAZQUEZ CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 202 337 2773 (Include Area Code)

REGISTRATION NUMBER 7099-R

LOCATION OF BUILDING/PREMISE

House Number 4113 Street JONES BRIDGE ROAD

Town/City CREVY HURSE MD. Election District 7

Nearest Cross Street WILKINSON AVE

Lot 1 Block _____ Subdivision HAWKINS, 502, BELMONT OUTSIDE

Liber 6232 Folio 718 Parcel 4863

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	Revision	Porch Deck	Fireplace	Shed	Solar	Woodburning Stove
				Fence/Wall (complete Section 4) Other _____					

1B. CONSTRUCTION COSTS ESTIMATE \$ 50-55K

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 (<input checked="" type="checkbox"/>) WSSC	02 () Septic	2B. TYPE OF WATER SUPPLY
03 () Other _____		01 (<input checked="" type="checkbox"/>) WSSC
		02 () Well
		03 () Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet 48 inches

4B. 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 BEHIND GARAGE
- On public right of way/easement _____ (Revocable Letter Required).

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.

Signature of owner or authorized agent (agent must have signature notarized on back) BLIND Date July 8, 1993

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 7-28-93

APPLICATION/PERMIT NO: 930709W82 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

Blank lines for describing the proposed work.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

TYPE OF MATERIALS
DATE OF APPLICATION
OFFICE USE

Handwritten signature and date.

FILED IN
RECEIVED
DATE
FEE

RECEIVED FOR INFORMATION

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4113 Jones Bridge Road Meeting Date: 7/28/93
Resource: Hawkins Lane Historic District Review: HAWP/Alteration
Case Number: 35/54-93A Tax Credit: No
Public Notice: 7/14/93 Report Date: 7/21/93
Applicant: John Pan and Brendan Magner Staff: Nancy Witherell
PROPOSAL: Addition, new garage RECOMMEND: Approve

At its meeting on April 14, 1993, the Commission reviewed and gave general approval to a preliminary consultation for an addition to this property, a historic resource within the Hawkins Lane Historic District. The applicant returns with a HAWP proposal that is virtually identical to the proposal already reviewed by the Commission.

The proposal is for a 23'-long addition to the historic house. A small section at the rear, some of which is early in date but not original, and some of which is more recent in date, would be removed. The side walls and roof ridge of the new addition would be set in from the original planes to distinguish the new construction. New materials, including siding, 2/2 windows, and roofing, would match the existing.

In addition, repair work on the historic house would include some replacement of materials. A new door would be installed (the existing is not original) and wood flooring would be installed over the recent concrete front porch. All first and second story windows would be retained and repaired; the basement hopper windows, which are in poor condition, would be replaced. The applicant proposes replacement of siding and porch posts.

In previous discussions, the Commission has urged the retention of as much of the historic fabric as possible. At the April meeting, several commissioners discussed the retention of the front porch posts specifically. The staff would urge the same, but would reiterate that the porch posts were severely damaged when they were powerwashed about five years ago. If new posts can be lathed to match the existing posts exactly, the staff would recommend that they be deemed acceptable. (Repair or replacement in kind can be done without a HAWP.)

The siding is also unrepairable, in the staff's opinion, in

certain areas where the surface was also powerwashed. The grain of the wood is severely degraded, with deep gashes in the siding boards. In general, however, the staff urges the applicant to retain as much of the fabric as possible. It is neither historically accurate nor aesthetically desirable to have completely smooth, new cladding for the historic house. The surface of the clapboard in the historic house should be stabilized and maintained, but should look almost one hundred years old.

A third aspect of the project is the construction of a garage at the rear of the lot. The driveway would be moved to the west side of the house and extended to the rear of the lot (and beyond, for the two new lots). A 24' by 14' garage, similar in style and material to the house, is proposed. A 4'-high chain link fence enclosing a dog run would be installed behind the garage.

The proposed driveway material is gravel, but the applicant is interested in learning if asphalt would be acceptable. The staff would prefer gravel but would suggest that either is acceptable from a historic preservation perspective. The existing driveway, to be removed, is asphalt; Hawkins Lane itself is unpaved. The new driveway would serve three houses and would include a gentle slope at the sidewalk.

STAFF RECOMMENDATION

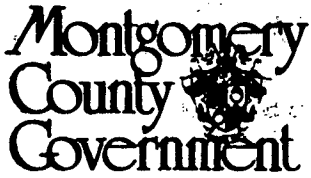
The staff urges the applicant to retain as much of the historic fabric of the house as possible, and prefers gravel but finds either asphalt or gravel to be acceptable for the driveway. The garage is well-designed and -scaled for the historic district. The chain link fence is also acceptable.

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #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.



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APPLICATION FOR HISTORIC AREA WORK PERMIT

Contract

TAX ACCOUNT # 424462

NAME OF PROPERTY OWNER JOHN C PAN TELEPHONE NO. 301 921 4412
 (Contract/Purchaser) BRENDAN C MASNER (Include Area Code)

ADDRESS 12112 DREWS COURT CITY POTOMAC STATE MARYLAND ZIP 20854

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PLANS PREPARED BY TONY VELAZQUEZ CONTRACTOR REGISTRATION NUMBER _____
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Town/City CHEVY CHASE MD. Election District 7

Nearest Cross Street WILKINSON AVE

Lot 1 Block _____ Subdivision HAWKINS, 502, BETHEDA OUTSIDE

Libel 6232 Folio 718 Parcel P 863

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|----------------|-----------|---------------------------------|-------|-------------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Wall (complete Section 4) | Shed | Solar |
| | | | | | Other | Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 50-55K
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NA
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____
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PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | | | | | |
|----|-------------------------------------|-------|-------|--------------------------|--------|
| 01 | <input checked="" type="checkbox"/> | WSSC | 02 | <input type="checkbox"/> | Septic |
| 03 | <input type="checkbox"/> | Other | _____ | | |
- 2B. TYPE OF WATER SUPPLY
- | | | | | | |
|----|-------------------------------------|-------|-------|--------------------------|------|
| 01 | <input checked="" type="checkbox"/> | WSSC | 02 | <input type="checkbox"/> | Well |
| 03 | <input type="checkbox"/> | Other | _____ | | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet 48 inches
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 - On public right of way/easement _____ (Revocable Letter Required).

A

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.

Bled

July 8, 1993

Signature of owner or authorized agent (agent must be...)

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

House is in need of full restoration,
surrounded by parkland and designated
in the Hawkins Lane Historic District.

- b. General description of project and its impact on the historic resource(s), the environmental setting, and, where applicable, the historic district:

THE RESTORATION OF THE EXISTING STRUCTURE
TO INCLUDE AN ADDITION OF SMALL SCALE TO
INCLUDE A KITCHEN, BATH, FIREPLACE, NEW
SYSTEMS. THE ENVIRONMENTAL IMPACT IS
MINIMAL, THE HOME PLANS WERE APPROVED
BY THE H.P.C. PREVIOUSLY MEETING OF THEM.

(B)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

MATCH EXISTING SIDING, WINDOWS 394 SQUARE
FOOT ADDITION TO FLOOR #1 312' ADDITION TO FLOOR
#2. CREATING MORE GREEN SPACE ON RT. SIDE OF HOME
WITH DRIVEWAY FILL IN.

- b. the relationship of this design to the existing resource(s):

COMPLIMENTS - ADDS SECOND STORY TO EXISTING
ADSK ~~ADSK~~ ~~ADSK~~ CREATING KITCHEN SPACE AND
ONE BEDROOM/BATH WITH MINIMAL IMPACT TO EXISTING
STRUCTURE.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PLANS HAVE BEEN APPROVED PRELIMINARY AT
H.P.C. MEETING

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name ROBERT S & ACE H SU ETAL PARCEL P864
 Address 6817 MILWOOD ROAD LOT # 5
 City/Zip BETHESDA MARYLAND 20817
2. Name JOSEPH J & K.M. O'CONNOR PARCEL P866
 Address 8807 HAWKINS LANE
 City/Zip CHRY CHASE MD. 20815



3. Name HELEN T. FAIRFAX PARCEL P-916
Address 34 DEERFIELD BLVD.
City/Zip HAMPTON, VA. 23666

4. Name MN CP & PC PARCEL P-539
Address 3787 GEORGIA AVE
City/Zip SILVER SPRING MD. 20910

5. Name _____
Address _____
City/Zip _____

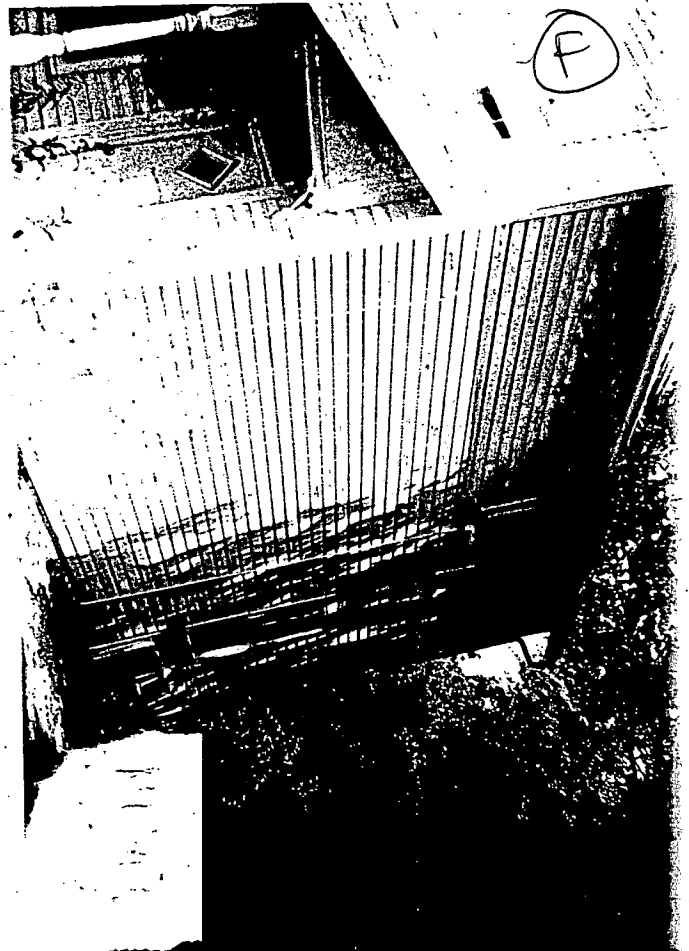
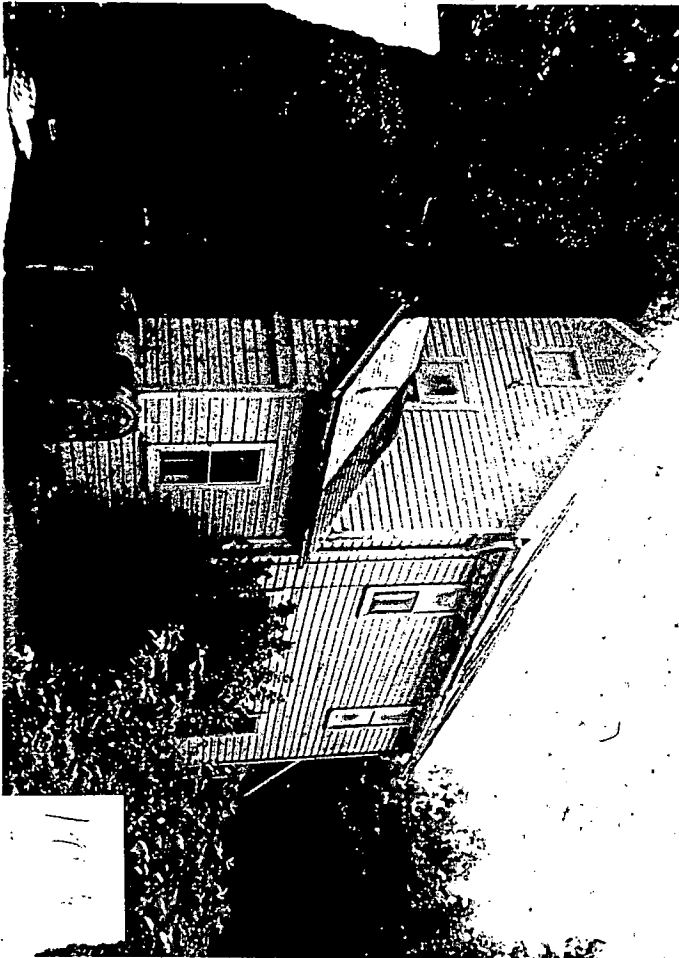
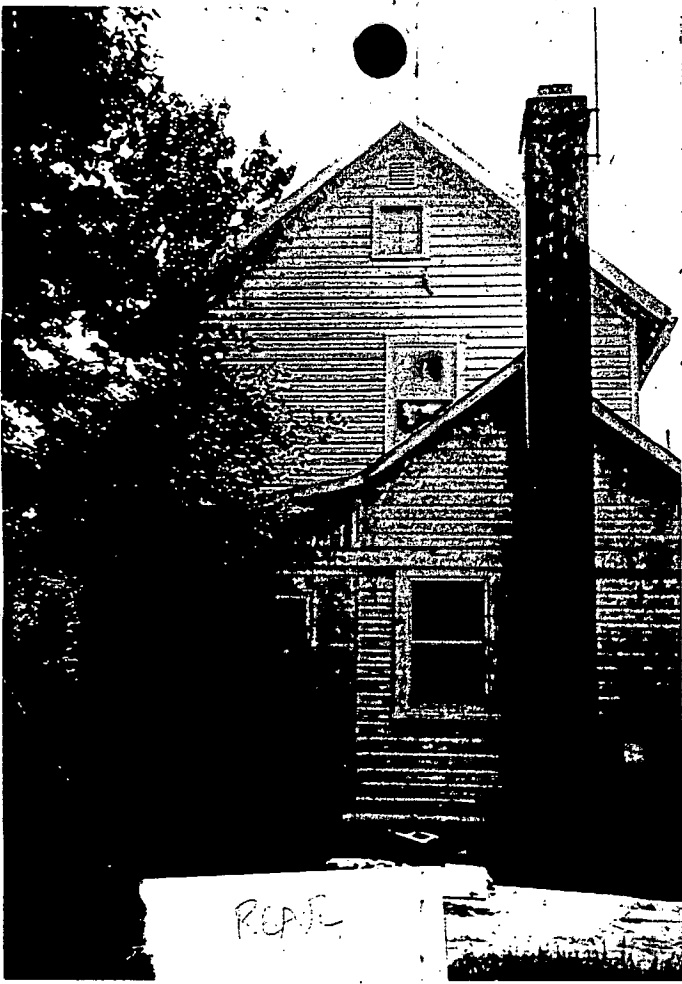
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

3



JOHN C. & KATHERINE T. PAN
L. 6232 718

LOT 5

N 02° 34' 00" W

315

Monument Found

TAX PARCEL
P-866

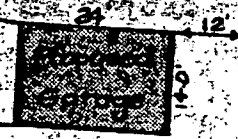
583° 13' 00" W 64.75'

TAX PARCEL
P-916

Pipe Found

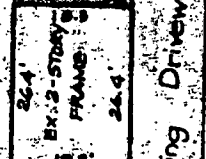
159.93'

Crushed Stone Driveway



Conc. Patio

Porch



EX. 2-STORY
FRAMES

conc. porch
with roof

Remove Existing Driveway

N 02° 34' 00" W

S 02° 34' 00" E

Pipe Found

R=74.07'

A=65.3'

Montgomery Co.
Conc. Sidewall

Montgomery County
Std. 23F
Conc. Driveway Apron

Conc. Curb & Gutter

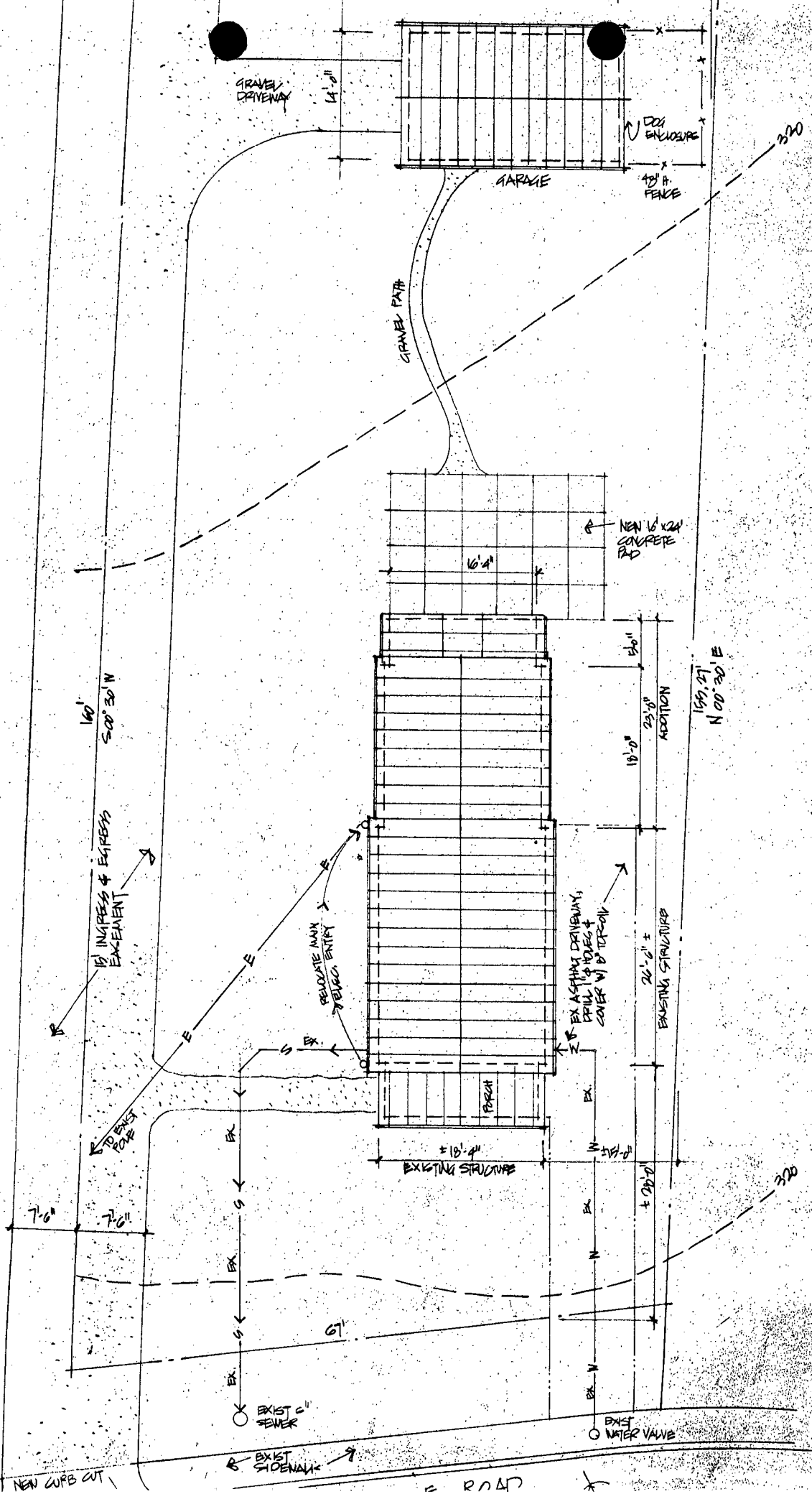
JONES
BRIDGE

ROAD

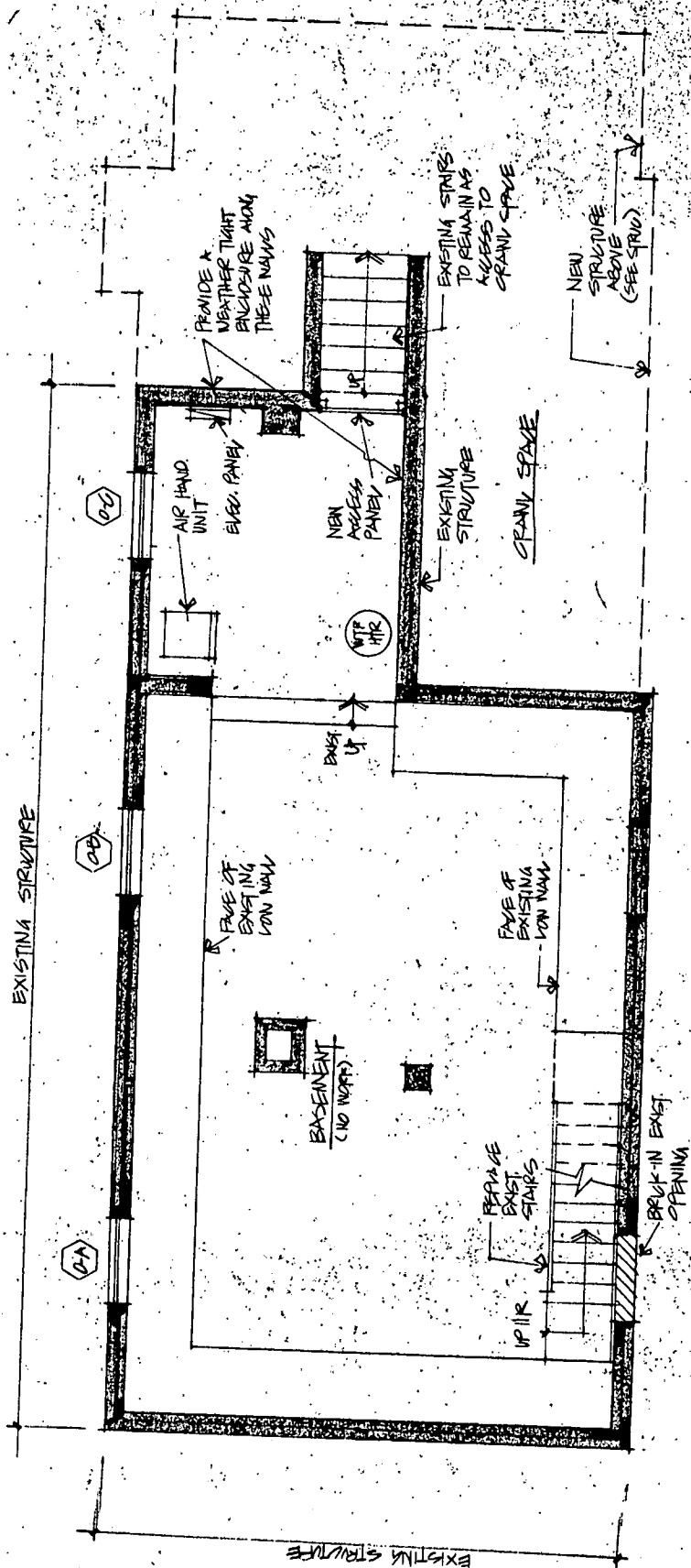
MARYLAND NATIONAL CAPITAL PARK & PLANNING COMMISSION
F. 604
L. 3388

320.05'

320

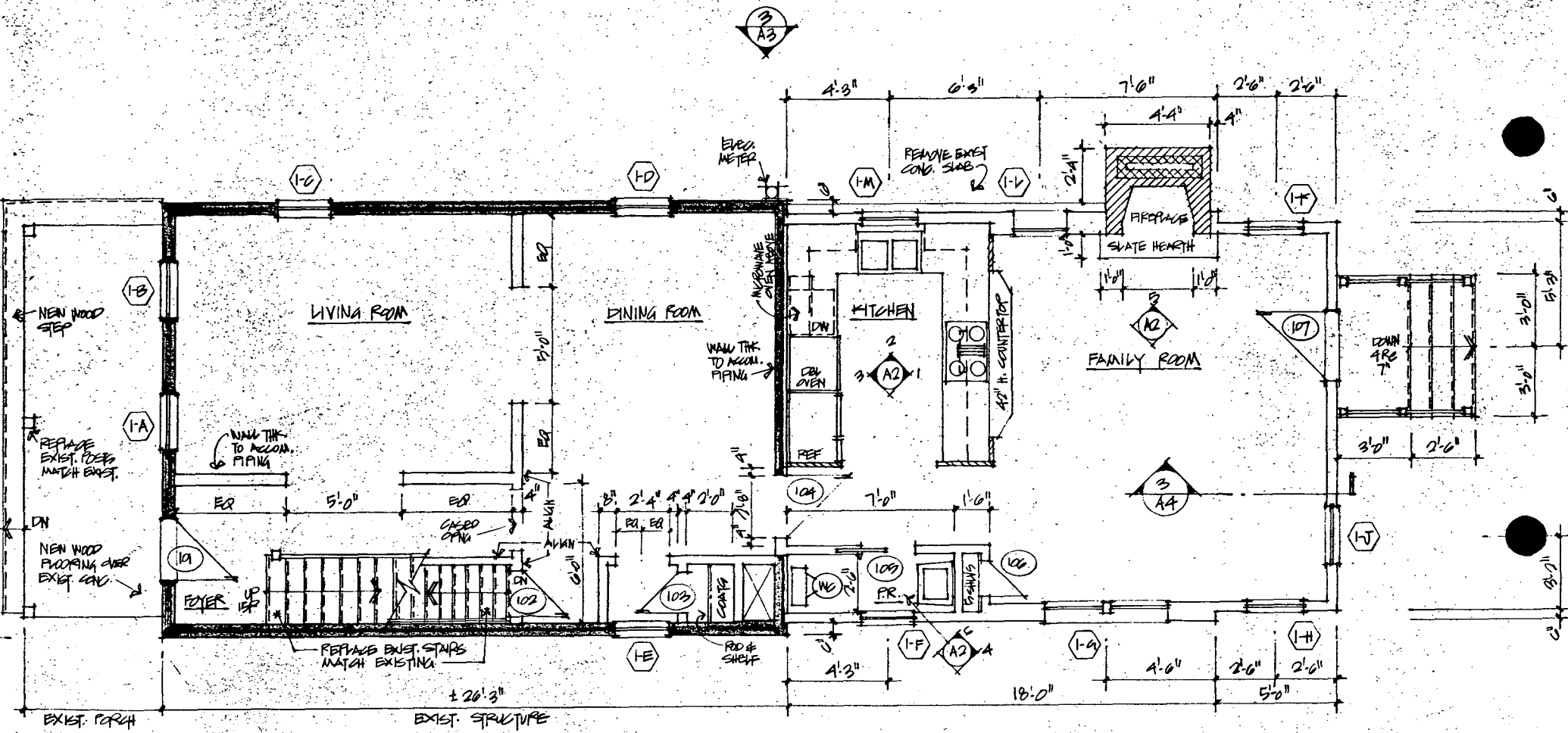


1



Floor Plan / Basement
 Scale: 1/4" = 1'-0"

2

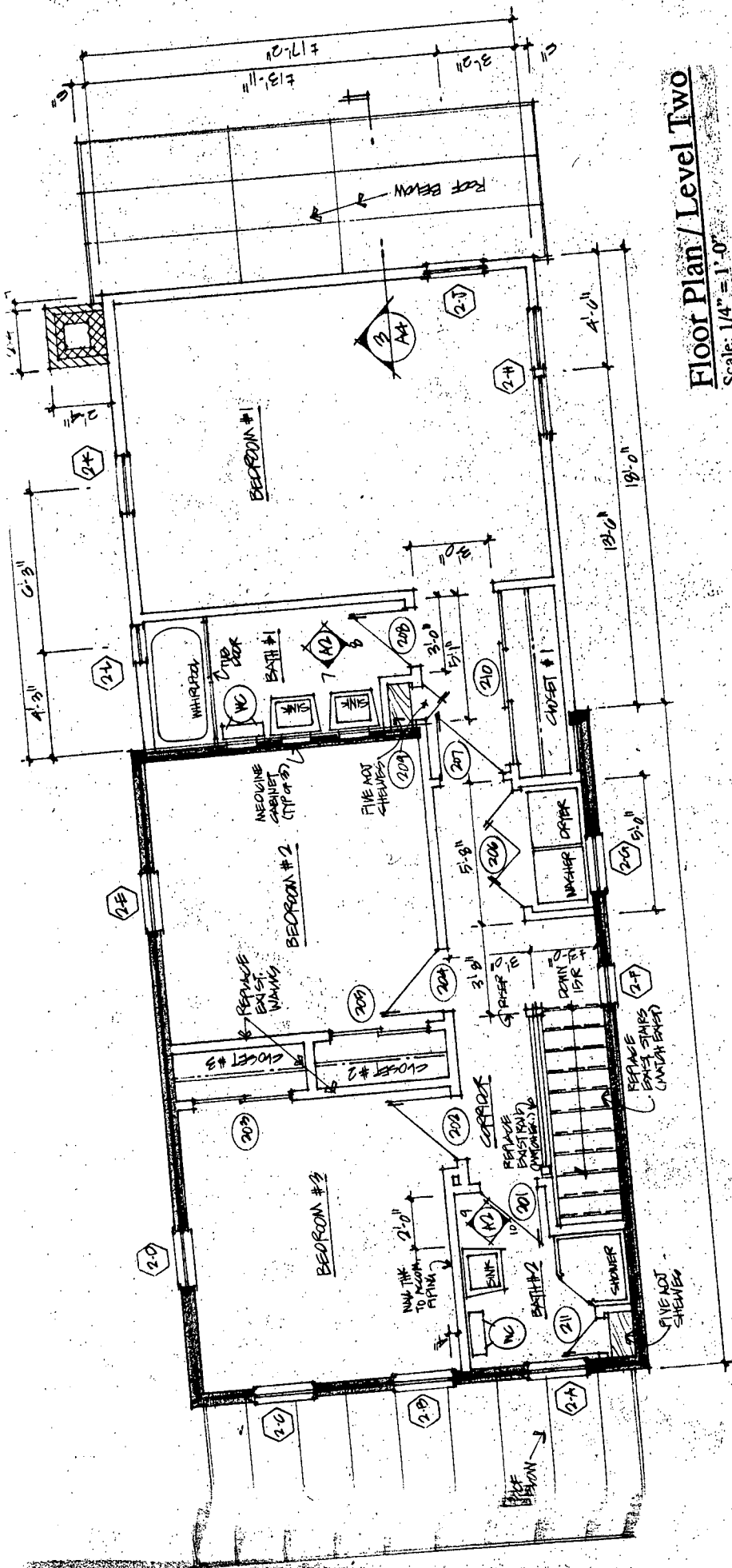


Floor Plan / Level One
 Scale: 1/4" = 1'-0"

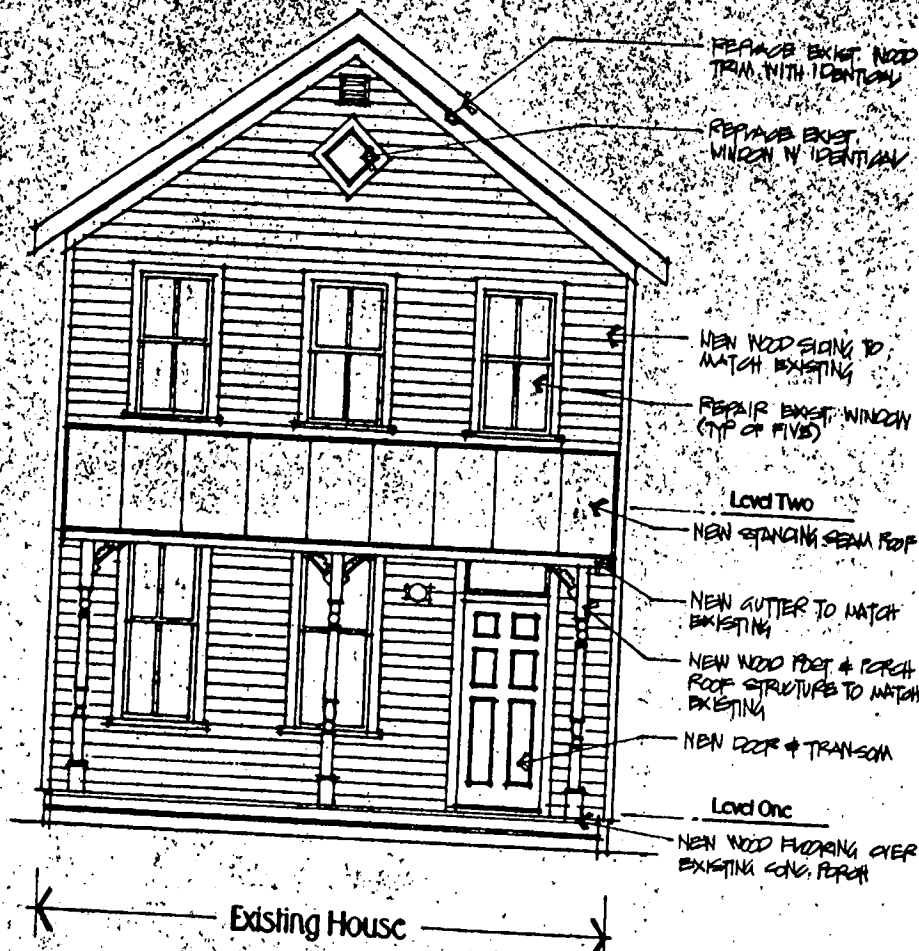
3

2
A3

1
A3



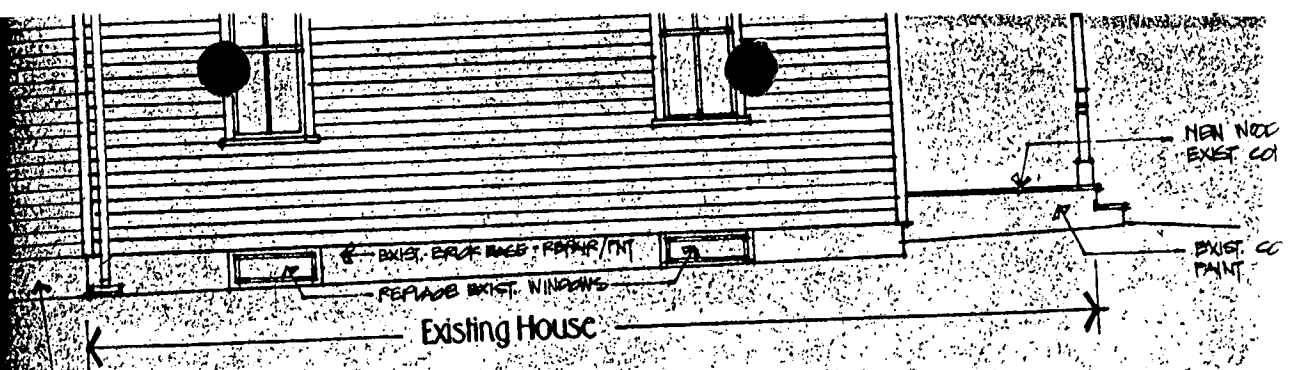
Floor Plan / Level Two
 Scale: 1/4" = 1'-0"



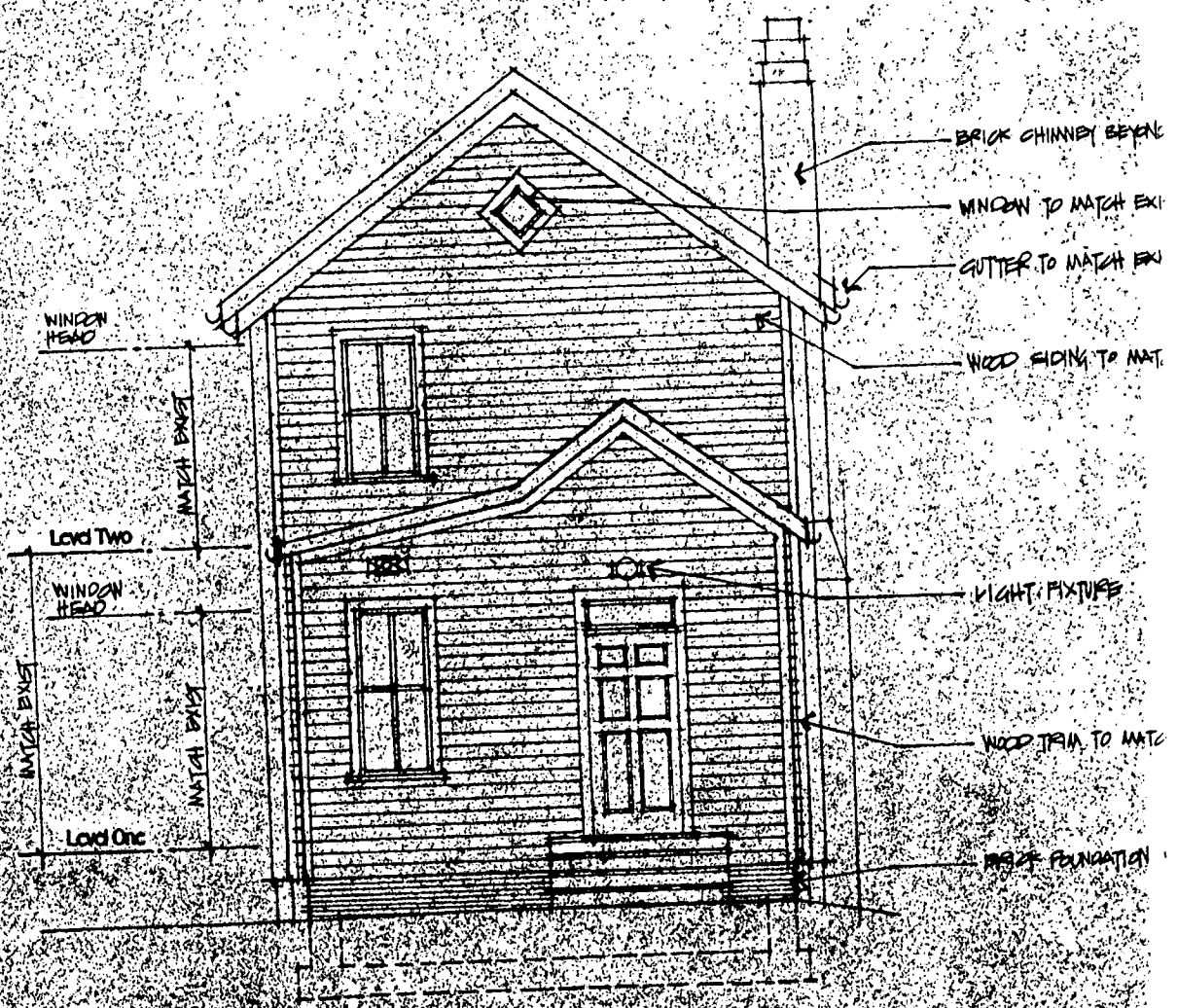
Front Elevation (4)
 Scale: 1/4" = 1'-0"

(5)

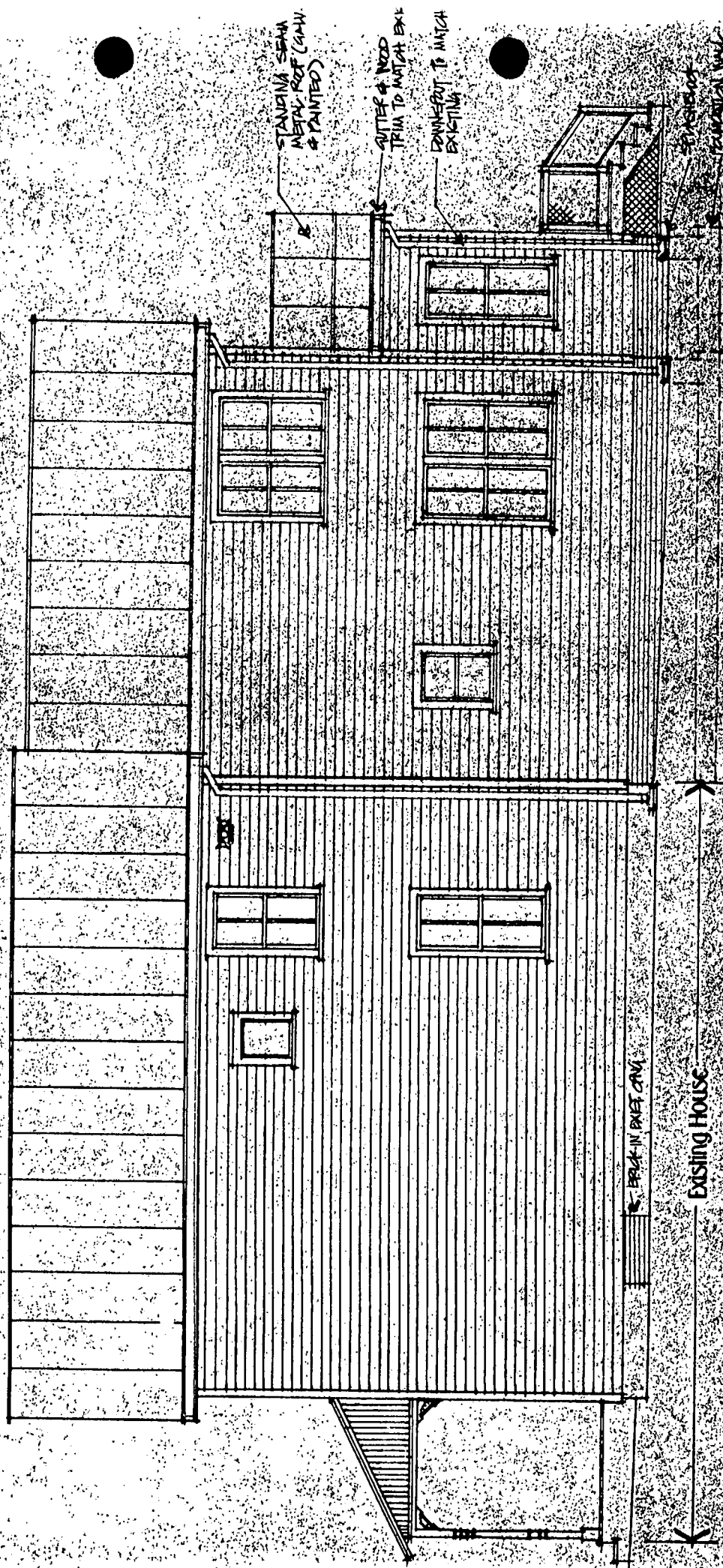




Left Side Elevation (3)
 Scale: 1/4" = 1'-0"



Front Elevation (4)



STANDING SEAM
METAL ROOF (GALV.
& PAINTED)

GUTTER & WOOD
TRIM TO MATCH EXISTING

DOWNSPOUT TO MATCH
EXISTING

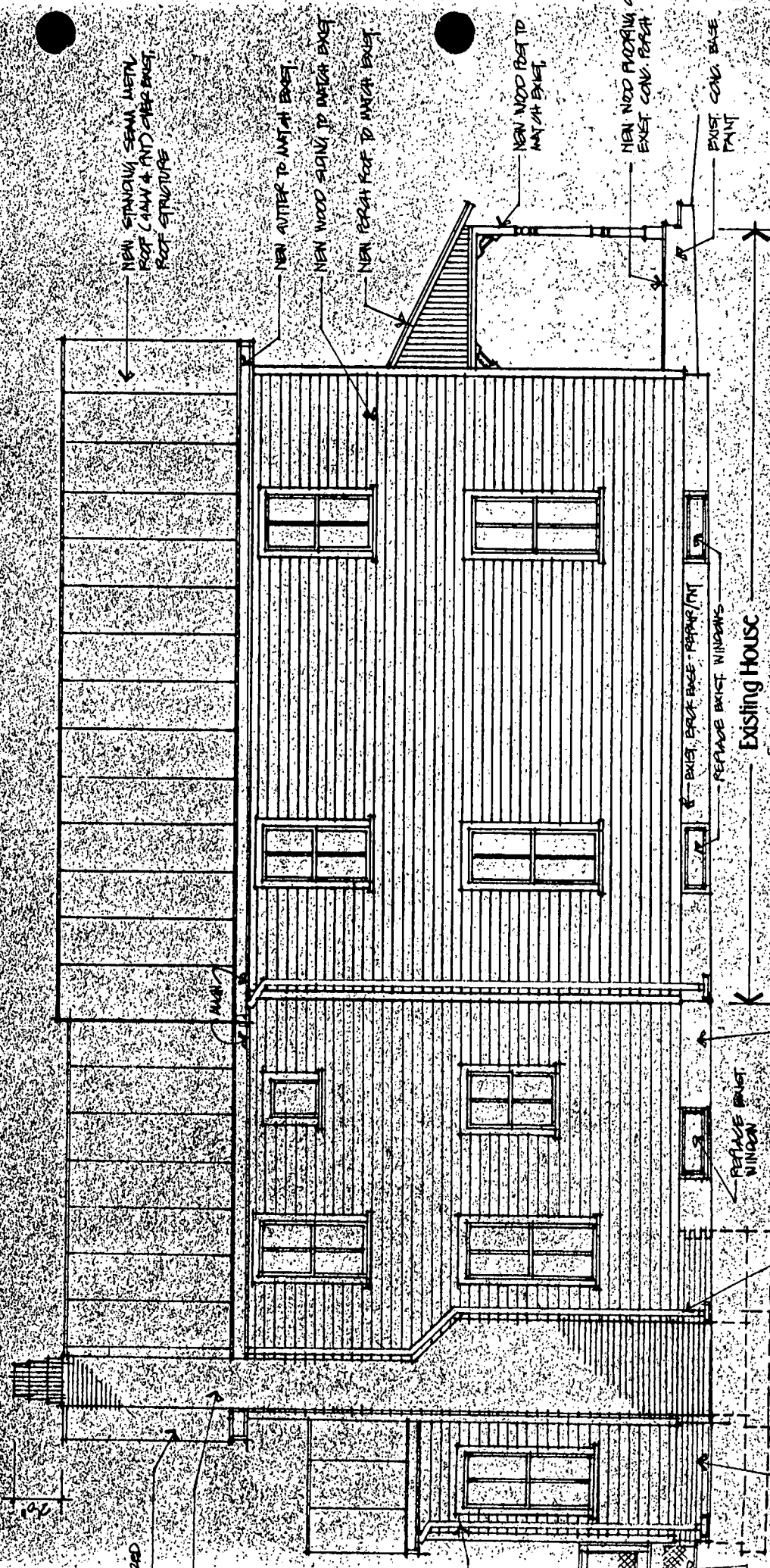
EXISTING
FOUNDATION WALL

FRANK IN EXIST. CRY.

EXISTING HOUSE

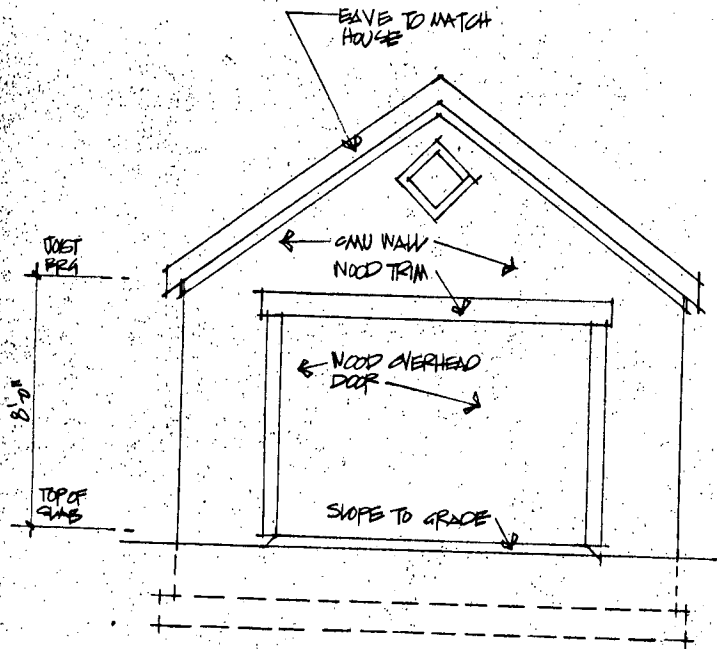
RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

2

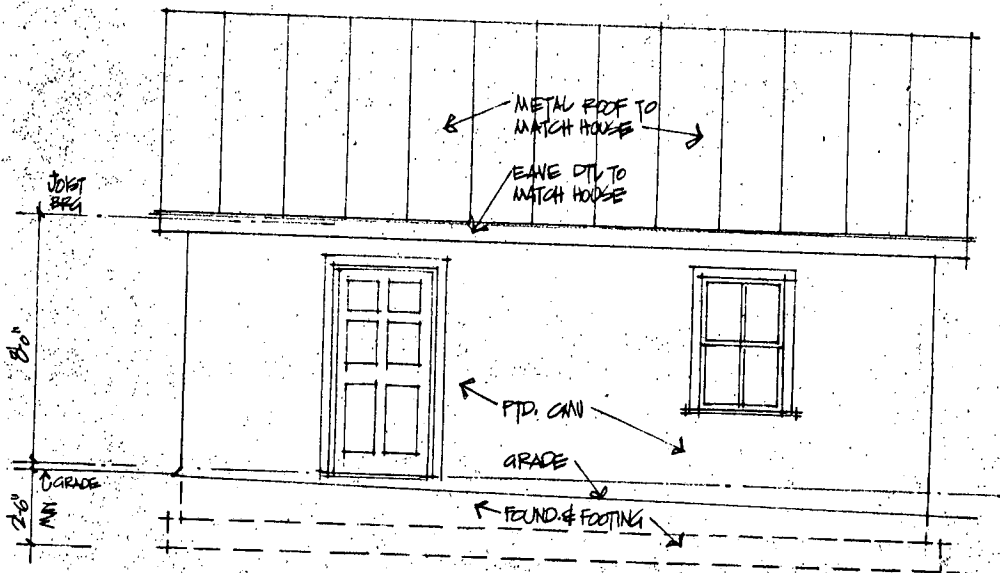


Left Side Elevation
 Scale: 1/4" = 1'-0"

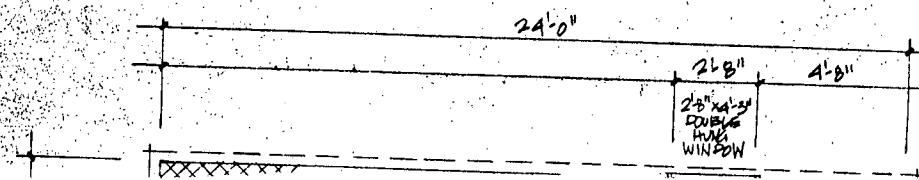
(10)



Garage Front Elevation (2)
 Scale: 1/4" = 1'-0"



Garage Side Elevation (1)
 Scale: 1/4" = 1'-0"



(9)

ALL DRAWINGS AND APPEARING HEREIN CO AND UNPUBLISHED WORK AND MAY NOT BE USED WITHOUT PRIOR CONSENT
 GVELAZQUEZ/TONY

Addition & Renovation
 4113 Jones Bridge Road

REVISIONS:

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**







