MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4201 Jones Bridge Rd., Bethesda	**Meeting Date:**	10/11/17
Resource:	Contributing Resource **Hawkins Lane Historic District**	**Report Date:**	10/04/17
Applicant:	Mark Pasion	**Public Notice:**	09/27/17
Review:	HAWP	**Tax Credit:**	n/a
Case Number:	35/54-17A	**Staff:**	Dan Bruechert
Proposal:	Window Replacement, Tree Removal, and Other Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application.

1. The proposed windows in the basement level should be either wood or wood clad. Specifications for these windows should be submitted to Staff for review with final approval authority delegated to Staff.
2. Information regarding the placement of a new railing at the front porch and basement stairwell was not clear. Specific information about the configuration, finish, and location for the railing in these two locations must be submitted to Staff with final approval delegated to Staff.
3. The exposed portion of the chimney must be retained as part of this rehabilitation project.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing to the Hawkins Lane Historic District
STYLE: Traditional
DATE: c.1913

The house is a one-story house with a rough stucco siding, a pyramidal roof and a small concrete block porch. The windows are two-over-two wood sash windows. Most of the windows have non-historic metal awnings. There is a small, non-historic, shed-roof addition to the rear of the house that has a concrete block stoop and entrance.

PROPOSAL

The applicant proposes work in several areas including:

- Removing the non-historic window openings,
- Removing and replacing the wood sash windows with aluminum clad windows,
- Remove the chimney,
- Replace the roof,

- Replace the stairs to the front porch,
- Install new windows and window wells in the basement on the front façade,

The applicant identifies other work to be undertaken, but upon review by Staff, Staff has determined that these are repairs and in-kind replacement that do not need a HAWP. Additionally, the applicant proposes to remove three (3) trees, but as two (2) of them are dead/dying and the other is a hazard, no HAWP is required for their removal.

APPLICABLE GUIDELINES

Proposed alterations to resources listed in the Hawkins Lane Historic District are given review under Hawkins Lane Historic District Characteristics and Development Guidelines (*Guidelines*) Montgomery County Code Chapter 24A (*Chapter 24A*) and the Secretary of the Interior's Standards for Rehabilitation (*Standards*). Rehabilitation is defined 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 following are extensive excerpts from the ***Hawkins Lane Historic District Development Guidelines Handbook***:

Introduction

The Hawkins Lane Historic District is a very special place. Located in a heavily-developed area with a substantial number of large, expensive homes, the district has a quiet, rural atmosphere and its residences are modest in both size and price. District property owners, moreover, are concerned with preserving their community and protecting those features that make it such a special place in which to live.

In 1987, their concern led to the establishment of The Ad Hoc Committee to Save Hawkins Lane. The goal of the Committee (composed of historic district and area property owners) is to maintain and protect the district's existing character while, at the same time, allowing for compatible growth and change. The Committee has a vision of a community in which both the "new" and the "old" coexist compatibly, thanks to careful planning and extensive community involvement in the planning process.

The Hawkins Lane Historic District Development Guidelines Handbook was prepared to help the Committee achieve this vision and to assist district property owners and residents in preserving the quiet, small-scale, intimate character of their community. The Handbook describes those qualities which contribute to the district's visual character; includes information on the County's Historic Preservation Ordinance and the Historic Area Work Permit (HAWP) process; and provides guidelines for district property owners planning alterations or new construction and county agencies (such as the Historic Preservation Commission) which must review and approve such plans.

The development guidelines are general in nature, to allow for flexibility in application, and they are to be used in conjunction with county land use regulations and The Secretary of the Interior's Standards for Rehabilitation, previously adopted by the county's Historic

Preservation Commission (HPC). The Ad Hoc Committee proposes that the Montgomery County HPC also formally adopt the Guidelines for use in reviewing Historic Area Work Permit applications in the Hawkins Lane Historic District.

Establishment of the Historic District

The request for the establishment of a Hawkins Lane Historic District was based on the fact that (as the amendment recommending the district's placement on the county's Master Plan for Historic Preservation notes), the district is "a unique and important historical resource in Montgomery County -an outstanding example of a black 'kinship' community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20th century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family, the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the county's history to be preserved, remembered, and appreciated."

The Hawkins Lane Historic District includes several properties on nearby Jones Bridge Road as well as all of Hawkins Lane, for a total of 3.81 acres; it does not include the Gilliland/ Bloom House at 4025 Jones Bridge Road, or the Hurley/Sutton House at 4023 Jones Bridge Road, each of which has been separately designated as an historic site. The district consists of most of the original three acres acquired late in the nineteenth century by James H. Hawkins, the ex-slave who founded the community, plus several tracts of land acquired by Hawkins' sons in the early decades of the twentieth century.

The History of Hawkins Lane

County land records indicate that the site of the Hawkins Lane Historic District was once part of a 700 acre tract called "Clean Drinking", granted to Colonel John Courts in 1700 by Charles, Lord Baron of Baltimore. The tract was purchased by Charles Jones in 1750, and the association of Clean Drinking (which at one point included some 1400 acres) with the Jones family continued well into the twentieth century; it is memorialized in the names of two area streets, Jones Mill Road and Jones Bridge Road.

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for $10,000 " all that part of a tract of land called Clean Drinking, a total of 400 acres " from Clement Smith, who had acquired the property from a descendant of Charles Jones [Montgomery County Land Records, Y/80]. In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for $300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

Although a relationship has not been definitely established between the "white" and the "black" James Hawkins, the 1853 Montgomery County Slave Census lists a white farmer, James Hawkins, Jr. (probably the son of the James Hawkins who acquired the property in 1825) as owning two slaves named James. It is conceivable that the younger of the two was the James H. Hawkins who bought three acres of Clean Drinking in 1893. (See page 4 of the Hawkins Lane Historic District Inventory Form for additional information).

By 1897, Hawkins had erected a two-story frame house for himself at the southwest corner of what later became Hawkins Lane and Jones Bridge Road. The first residence built on the Lane; it was destroyed by fire in the early 1920's.

After James H. Hawkins' death in 1928, his property was (in accordance with his will) divided equally among his twelve children; the Lane and the adjoining section of Jones Bridge Road were soon populated with homes built by members of the Hawkins family for themselves or for relatives and friends.

It is clear that James H. Hawkins (a truck farmer and part-time Methodist preacher) was determined that his children would be property owners. As a recent study of black communities in Montgomery County observes:

"The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations." (Model Resource Preservation Plan for Historic Black Communities: Haiti-Martin's Lane. Rockville, MD, Draft, Peerless Rockville Preservation, Ltd., July, 1988, p.19.)

The history of the district's association with the Hawkins' family is a lengthy one, continuing to the present. All but six of the houses on the Lane were built by the children of James H. Hawkins for their own use, and they remained in the family for many years. Two of the Hawkins Lane properties are still owned by members of the Hawkins family, and James Hawkins' granddaughter, octogenarian Ella Hawkins, occupies one of them. On Jones Bridge Road, several properties still remain in the Hawkins family, while others were not sold to "outsiders" until the mid-1970's.

Established by a black, with the majority of dwellings built by --and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number of the properties are still black-owned and the Hawkins family is still represented in the district. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

The district continues to be an important link to an earlier period in the county's history, and a tangible record of the efforts of the county's black citizens to establish themselves economically and socially.

Historic District Characteristics and Development Guide

Every neighborhood, whether historic or not, has a visual character of its own. This section of the Handbook describes those features, both man-made and natural, which contribute to the visual character of the Hawkins Lane Historic District and sets forth guidelines for their retention and protection.

Setting: The Surrounding Area

The historic district is bounded on the north, east, and west by heavily- wooded, largely undeveloped, publicly-owned properties which provide a park-like setting and contribute to its quiet, rural character. The setting helps to mitigate, to some extent, the impact of heavily-trafficked Jones Bridge Road, which forms its southern boundary.

The district is located on the north side of Jones Bridge Road near the intersection of Jones Bridge and Connecticut Avenue in North Chevy Chase, Maryland. To the west and northwest are approximately 180 acres of federally-owned property occupied by the U.S. Naval Medical Center (NMC) and the Uniformed Services University of the Health Sciences (USUHS). A chain link fence physically (but not visually) separates the rear yards of the residences on the west side of Hawkins Lane from the scenic USUHS campus.

Adjoining the federal property on the north and surrounding the district to the east are approximately 36 acres of wooded property belonging to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The property is undeveloped except for a recreation center which, in the summer, is screened by vegetation.

Setting: The Historic District

The character of the district is the result of a combination of factors, some natural and some man-made. As noted above, one of the most important is the pleasant setting provided by adjoining publicly-owned properties. In addition, within the district, such factors as vegetation, topography, open space, and the appearance of Hawkins Lane itself all contribute to the district's visual character.

Vegetation and Topography

The district's rural character is enhanced by an abundance of vegetation, particularly on Hawkins Lane, where, in the summer, trees and bushes screen residences from busy Jones Bridge Road and provide a park-like setting. On Jones Bridge Road, where there is less vegetation, heavily-treed rear lots provide a thick green canopy in the summer.

A survey of the vegetation in the district found that the principal hard wood trees are tulip poplars, white oaks, red oaks, box elders, and sugar maples. Ornamental trees include dogwoods, Japanese red maples, and red buds. In addition, a number of evergreens, such as cedars, hemlock, and southern pine, are used to delineate boundaries and to serve as hedges,

Many of these trees, particularly the hard woods, are in excess of 10 inches in diameter and are mature, stately trees that significantly contribute to the rural appearance of the lane and its sense of separateness from the surrounding urban landscape. In addition, these trees serve as a major source of food and shelter for the over 35 species of birds that may be observed in the confines of the historic district. Their preservation is a sine qua non of the district's ambience.

The naturally uneven topography of the district has been retained, particularly on Hawkins Lane, further adding to its rural character.

Guidelines:

Existing trees and major shrubs within the historic district should be maintained.

Plans for new development should provide for the retention of existing vegetation.

Plans for new development or alterations to existing buildings and sites should provide for the retention of the natural topography of the land.

Where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement.

Roads and Sidewalks

Access to the district is from Hawkins Lane, a narrow, two-lane, partially- unpaved, dead-end street which is very rural in appearance and from Jones Bridge Road, a busy four-lane thoroughfare which connects Connecticut Avenue and Rockville Pike. Hawkins Lane, which is a private roadway maintained by district residents, follows the path of the original road cut by Samuel Hawkins, one of James H. Hawkins' sons, in the early decades of the twentieth century.

The Lane begins at the entrance to the district on Jones Bridge Road, runs some 225 yards up a slight incline, and dead-ends at parkland owned by the Maryland-National Capital Park and Planning Commission. Because of the relatively small number of residences on the Lane and the fact that it is a dead-end street with little traffic, existing pedestrian access is adequate. Its rural character is accentuated by the absence of sidewalks and gutters.

Jones Bridge Road (which is shown on early 19th century maps of the area) is a busy arterial road measuring approximately 48 feet wide from curb to curb; the sidewalks on either side are approximately 4 feet in width. Right-of-way standards for arterial roads allow for a total width of 80 feet, for road pavement and sidewalks. Sufficient right-of-way exists, therefore, to widen Jones Bridge Road further, but widening of the northernmost lane, in particular, would have an extremely detrimental effect on the district.

Guidelines:

In order to protect the district's rural character, the existing appearance and configuration of Hawkins Lane should be maintained.

The Lane should not be paved or widened or have curbs, gutters, or sidewalk added.

If there is new construction, driveway cuts onto Hawkins Lane should be kept to a minimum in order to preserve the Lane's existing character and to reduce traffic.

Plans for alterations to Jones Bridge Road (particularly an increase in the number of lanes) should take into account the potentially adverse impact on district residences on the north side of the Road. Road widening projects should be limited to the south side.

Open Space

The rural character of the district is enhanced by the large proportion of open space created by vacant lots on Hawkins Lane and Jones Bridge Road, the generous "side-lots" between buildings on the west side of the Lane, and, (as noted above) the fact that rear yards "now into" adjoining properties which are largely undeveloped.

Much of the vacant land in the district is part of the 2.5 acre parcel which investors have targeted for development, but the Ad Hoc Committee would like to see some of it used for other purposes. On the east side of Hawkins Lane, for instance, the large, overgrown lot between 8815 and 8823 was once a well-tended garden. Because of its central location in the district, the Committee has discussed acquiring the lot for use as a community park and garden, utilizing both private and public funds, where possible (i.e.: state "Green Space Program" monies).

Similarly, the vacant lot at the northern end of the district on the west side of Hawkins Lane (not part of the 2.5 acre parcel mentioned above) is now used as a parking area and car "turn-around" by district residents. The Committee has also discussed the possibility of community acquisition to continue this use, since such a step would provide additional off-street parking and preserve existing open space.

The west side of Hawkins Lane is more densely developed, with only one vacant lot at the north end of the road. The east side (as noted above) has considerably more vacant land, a small part of which is heavily overgrown while the rest is relatively clear of vegetation.

Guidelines

Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.

New construction should be designed and sited so as to maximize the amount of open space retained.

The size of existing side-lots on the west side of Hawkins Lane should be approximated if there is new construction on the Lane.

Site Details

"Site Details" are those visual features associated most directly with district buildings and the sites on which they are located. Site details include building architecture or style, materials, scale, and massing; building siting and setback; fences and other property markers; residential driveways, parking areas, and walkways; and landscaping. Building "side-lots" and rear yards (discussed above, under "open space") are also noteworthy site details.

On Hawkins Lane, the rural character of the district is reinforced by the fact that property boundaries are, for the most part, unmarked except by shrubs and other vegetation; landscaping around buildings is informal, and, in some cases, minimal; and there are a significant number of unpaved driveways and walkways, where they exist at all. In addition, the buildings are small-scale and exhibit a range of styles, materials, and massing more frequently associated with the unplanned development of rural areas than with the suburbs. The "patterns" created by building siting and setback also contribute to the visual character of the historic district.

Site details must be taken into account in planning for changes to buildings and/or the landscape or for new construction, if the visual character of the historic district is to be preserved.

Buildings: Architecture and Materials

Architectural style is, of course, very important to determining the historic district's visual character. Stylistically, the residential structures in the district are early-to-mid-twentieth century "vernacular" buildings, that is, they incorporate architectural elements from a wide range of styles rather than being of any single style or type. Such structures have been labeled "American folk housing" by one architectural historian, since they reflect local materials and craftsmanship but differ in appearance from region to region.

There are fifteen residences in the district, twelve on Hawkins Lane and three on Jones Bridge Road, and one or more "outbuildings" (sheds or garages) behind some of the houses. Simple in design, with little architectural ornamentation, district residences are one to three stories in height, with low hipped or gabled roofs. They are covered in a wide variety of materials, including wood shingle, aluminum and wood siding, and brick and stucco. On the whole, they have retained their original appearance and setting, with alterations generally limited to deck or room additions at the rear or side and changes to front porches.

A few of the buildings exhibit a more specific architectural style. Some are much-simplified versions of mid-nineteenth century rural cottages; others are characteristic of the bungalows and so-called "four-square" houses popular in the early decades of the twentieth century. In addition, one of the Jones Bridge Road structures is an excellent example of an early twentieth century Victorian vernacular farmhouse of the type once widely found in the rural

parts of the county. Characterized by strong vertical lines, a front-gabled metal-covered roof, and a front porch with turned and bracketed posts, few such structures remain in the Bethesda-Chevy Chase area. At the rear of this structure is a partially-demolished wood shed which is historically significant because it appears to date from the same early period as the house.

The remaining garages and sheds (primarily of wood or metal) are all of more recent vintage, dating from the mid-late twentieth century and (except in one case) detached and located at the rear of lots. The outbuildings contribute to the overall character of the district by creating a particular "pattern" of building placement and style (i.e.: detached rather than attached garages).

Buildings: Scale and Massing

Building scale is one of the most important factors in determining the character of the historic district. While a building's "size" can be defined as its dimensions in whole or in part, building "scale" is the size of a building "in proportion to" neighboring buildings, or to a passing pedestrian, or to its surroundings in general. That is, building scale is determined not by actual size but by how large it appears in relationship to people, other buildings, and the community.

Based on this definition, the buildings in the Hawkins Lane Historic District are decidedly "low-scale" or "small-scale" in appearance and are "in proportion" to their surroundings. Their small scale is important in contributing to the intimate, rural quality of the district.

Residents of the historic district are particularly concerned at the large scale of recent residential construction on the south side of Jones Bridge near Hawkins Lane. Incompatibly-scaled new construction in the district would destroy its visual character. It is extremely important, therefore, that scale is considered in planning for new construction and that new buildings are in scale with existing structures and the district as a whole.

Similarly, it is essential that additions to existing buildings or new construction be compatible in "massing" with existing structures and the district as a whole (massing can be defined as the "shape" or "form" of a building or its parts). Does the massing of an addition, for example, obscure or radically alter the form of the original structure or is a new building incompatible in massing with other buildings in the district? These are important considerations in planning for changes in the historic district.

Guidelines:

Existing Buildings

Exterior alterations and additions should be compatible in scale and massing and materials with existing buildings.

The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.

Architectural elements which contribute to a building's character, including front porches, should be retained.

Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive.

Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.

Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

Landscaping

Landscaping in the historic district is informal, with most lots having small front lawns and a variety of foundation or boundary plantings.

Guideline:

Landscaping around new construction or existing buildings should be informal, in keeping with existing landscaping.

Fences and Other Property Markers

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. There are also several metal fences and, in front of one house, a low, stuccoed concrete block wall.

On Jones Bridge Road, property lines are marked only by vegetation and there are no fences or walls separating houses from each other or from the road.

Guidelines:

Property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.

Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(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 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; 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

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.

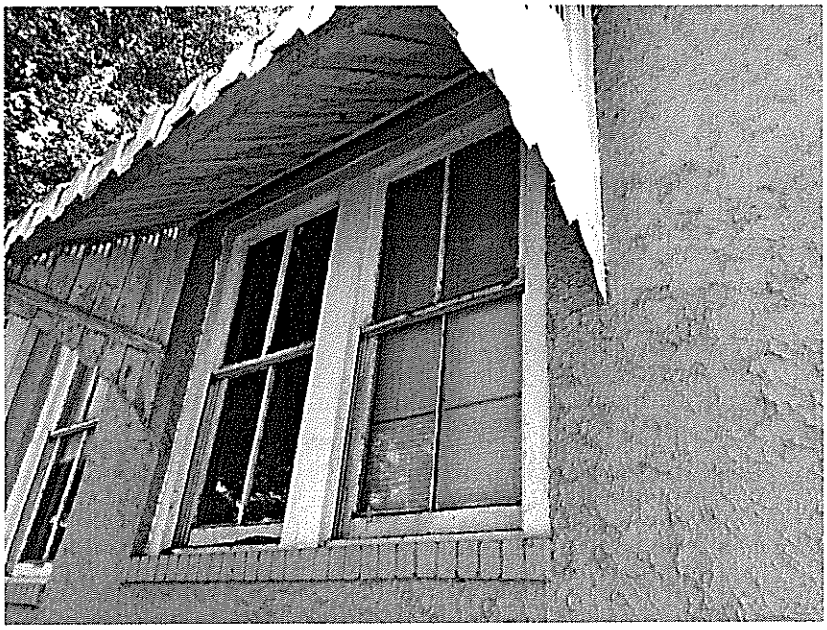
STAFF DISCUSSION

The applicant is proposing work in several areas related primarily to the treatment and access of doors and windows. Specifically, the applicant is proposing to removal the non-historic window opening, replace all of the first-floor windows with new aluminum clad windows, installing new egress complaint basement windows and window wells at the front, and to replace the front porch steps and skim coat the steps. Additionally, the applicant is proposing remove the

chimney and cover the opening in a new three-tab shingle roof. Lastly, the applicant is proposing to replace to alter the basement entrance by introducing a new door and railing and expanding two of the windows.

Window Awnings
The windows on the east, south, and west facades have non-historic metal window awnings. The applicant proposes to remove them all. The removal of these window openings should be supported as it will reveal the full façade. While it is possible that there was some type of awning over the window openings on this house near the time it was built, the current configuration is not in keeping with the historic character and it will only be improved by their removal.

Window Replacement
The applicant is proposing to remove and replace 14 windows on the first floor of the house. The windows (with one exception) are wood two-over-two sash windows. To the right of the front door there is a window opening that contains two four-over-four lite windows flanking a fixed casement window. This appears to have been a recent alteration. The applicant is proposing to replace these wood windows with aluminum clad windows that match the dimensions and configuration of the existing.



Based on observations at a site visit, staff found that a significant number of the windows were showing signs of damage. Staff was not able to determine if these windows had degraded beyond repair as Standard 6 dictates, specifically, that materials should be repaired rather than replaced. However, the *Guidelines* stress the impact changes will have to the setting of the surrounding district. While Staff would generally prefer the applicant more fully demonstrate the need for window replacement, based on Staff's observations and its interpretation of the Guidelines, Staff supports the replacement windows.

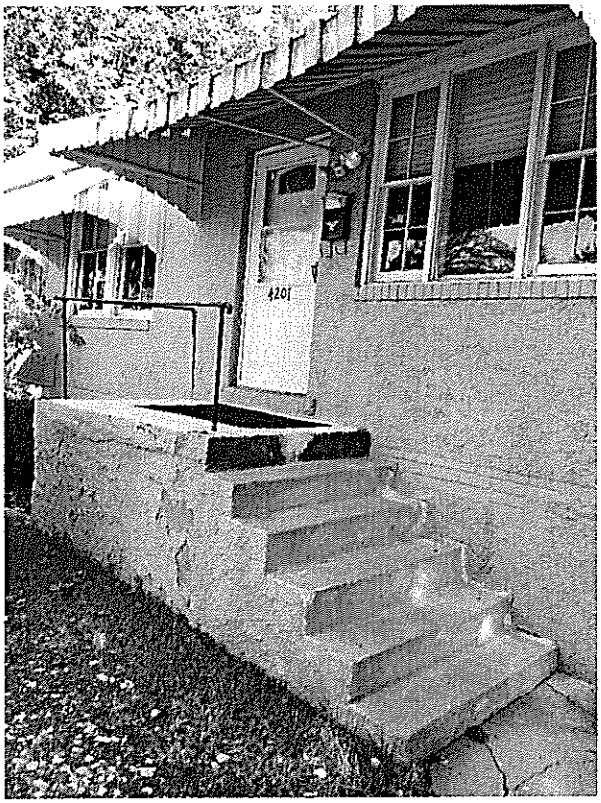
Below-Grade Windows and Window Wells
The house has a number of non-historic vinyl windows at the basement level. They are not code-compliant and do not contribute to the historic character of the house. The applicant is proposing to replace these windows and to install new window wells and code compliant windows to create an occupiable space in the basement.

Staff does not feel that this change will be significantly alter the historic character of the house and will be mostly below grade and not visible from the public right-of-way. The proposed windows will be one-over-one vinyl sash windows with the lower sash below grade. The exposed portion of the window will not be a significant alteration and will generally retain the current appearance of the house. While the exiting basement windows are vinyl, Staff feels that the replacements should either be wood or clad, matching the proposed replacement windows. The profile of and reflectivity of vinyl windows are not in keeping with the character of the house. In Staff's opinion, the highly reflective, white frames are incompatible with the character of the house and will create a visual distraction from the character of the house. Staff supports approval of the new windows and window wells on the condition that the window is an aluminum clad window, not the proposed vinyl.

Front Porch
The front porch steps are constructed out of poured concrete and have settled to the point where a gap has developed between the steps and the concrete block porch. These steps and the porch are likely later alterations to the building. Both the porch and the steps have a rough stucco finish that matches the stucco the walls (Staff has been unable to determine if the stucco finish is historic).

The applicant proposes to replace the concrete block porch and the stairs using new concrete blocks, constructing a code-compliant railing, and applying a skim coating to the surface. Staff is generally supportive of this proposal.

The current porch is failing and needs to be replaced. Staff cannot find documentation to determine when the stucco was applied to the house and is not convinced it is the historic finish for the house. The replacement porch will be simply detailed in keeping with the more vernacular appearance of the house. The applicant only provided Staff with specifications for one railing and has not indicated that this is the railing to be used for both the reconstructed basement entrance and the front porch. Staff recommends approval of the front porch on the condition that the applicant provide specific information for the railing on the front porch with final approval authority delegated to Staff.



Chimney Removal
There is a small, red brick chimney visible from the front of the house. As part of the interior renovation of the house the applicants are proposing to remove the fireplace and the supports in the basement. Staff believes that the chimney is a character defining feature and is in the "small scale" identified in the *Guidelines,* and breaks up the massing of the house and that it should be retained in some way as part of this rehabilitation. In meeting with the applicant, Staff suggested that the chimney could be reconstructed and capped, retaining only the visible portion of the chimney.

Basement Entrance
On the east side of the house there is an entrance to the basement. The stairwell and retaining wall will be reconstructed and will not result in a visual or material change and do not require a HAWP. The applicant is additionally proposing to replace the non-historic door and to widen the window openings. The building code dictates that the applicant will need to construct a new railing at this opening.

The proposed basement door is generally in keeping with the character of the building and is an improvement over the single-panel hollow core door. The proposed enlarged window openings are approximately double the size of the existing openings. Much of the enlargement of these windows occurs below grade and will not be visible from the public right-of-way. As with the basement windows at the front of the house, the applicant is proposing to install vinyl windows in this location. In this location the applicant proposes to use a two-lite slider window. Staff supports the enlargement and configuration of the proposed windows, but does not support a vinyl window in this location. Staff recommends approval on the condition that the windows be

either wood or aluminum clad to match the first floor of the house.

Staff has been unable to confirm with the applicant if the railing included in the supplemental materials is proposed for the basement stairwell or the front porch or both. Staff recommends approval with the condition that the applicant provide specific information for the railing on the front porch with final approval authority delegated to Staff.

STAFF RECOMMENDATION

Staff recommends the HPC **approve with three (3) conditions** the HAWP application;

1. The proposed windows in the basement level should be either wood or wood clad. Specifications for these windows should be submitted to Staff for review with final approval authority delegated to Staff.
2. Information regarding the placement of a new railing at the front porch and basement stairwell was not clear. Specific information about the configuration, finish, and location for the railing in these two locations must be submitted to Staff with final approval delegated to Staff.
3. The exposed portion of the chimney must be retained as part of this rehabilitation project.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present *3 permit sets* of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: MARKPASION.DD3@GMAIL 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 (Street Number) BETHESDA (City) (State) 20815 (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 Street: 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 ☐ A/C ☑ Slab ☐ Room Addition ☑ Porch ☐ Deck ☐ Shed

☐ Move ☑ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family

☑ Revision ☑ Repair ☐ Revocable ☐ 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 EXTENSIONS

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.

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:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

   SEE ATTACHED

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

   SEE ATTACHED

2. **SITE PLAN**

   Site and environmental setting, drawn to scale. *You may use your plat. Your site plan must include:*

   a. the scale, north arrow, and date;

   b. dimensions of all existing and proposed structures; and

   c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

   You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

   a. ***Schematic construction plans,*** with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.

   b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.

4. **MATERIALS SPECIFICATIONS**

   General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

   a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

   b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

   If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

WRITTEN DESCRIPTION OF PROJECT

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

Subject property contains a one-story, wood framed residence over a basement. It was constructed in 1954. The exterior walls are brick and block, covered by a cementitious plaster. The basement is partially below grade and contains 8 existing windows and an exterior stairwell with a retaining wall constructed of CMU block. There are 14 existing windows on the main level of the house, one of which is covered with plywood boards. In addition, there is a concrete slab porch on the front of the house and an enclosed concrete slab porch on the back of the house. The rear yard contains 3 trees.

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

See attached spreadsheet.

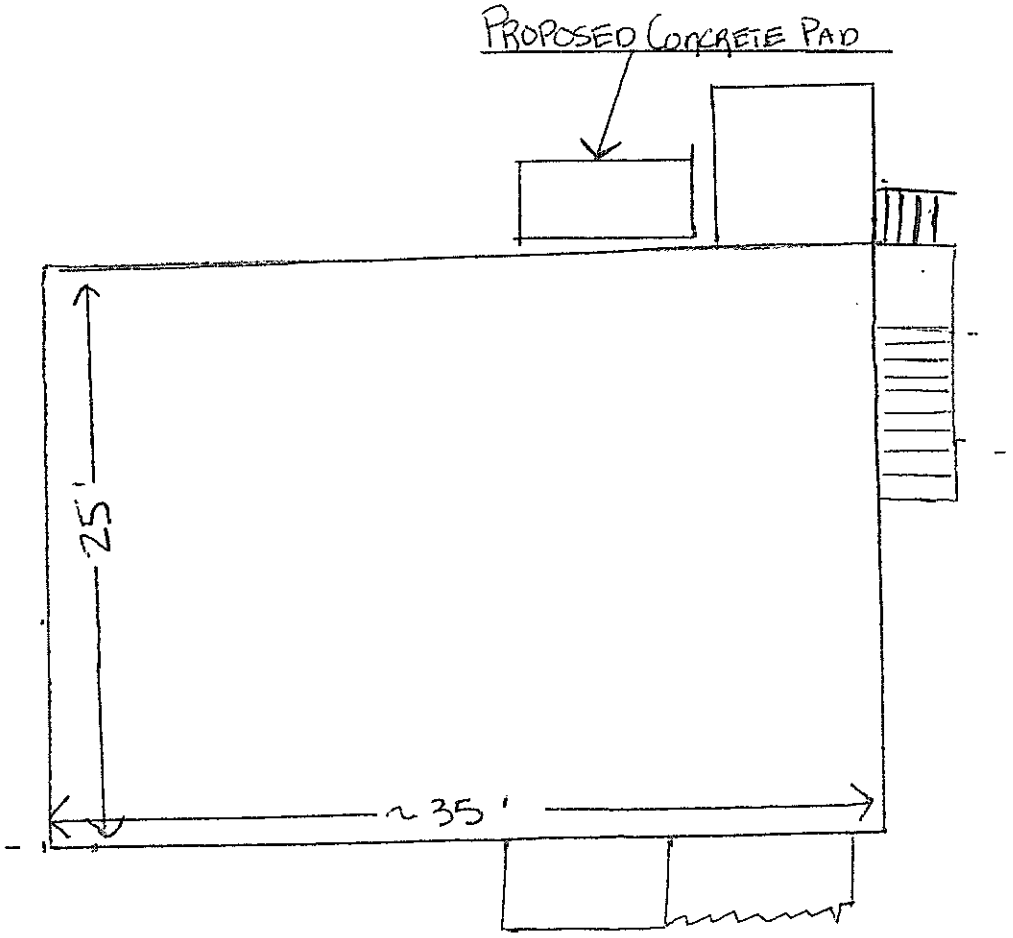
4201 JONES BRIDGE ROAD

	Project	EFFECT ON THE HISTORIC RESOURCE	ENVIRONMETAL SETTING	HISTORIC DISTRICT	NOTE
1	Remove 3 trees in the rear yard (based on arborist survey)	N/A	increase safety	N/A	See Site Plan, Figures 1-4, and package from Arborist
2	Add a concrete pad in the rear of the house for placement of new HVAC equipment	N/A	N/A	improve overall appearance	See Site Plan
3	Remove chimney (as a result of removing the inefficient existing natural vented fuel burning HVAC system and associated fireplace to upgrade to new high efficiency HVAC system)	N/A	improve environmental footprint	N/A	See Figure 5
4	Remove window awnings	N/A	N/A	improve overall appearance	See Figure 5
5	Replace windows with white aluminum clad/vinyl, double-pane, double hung, windows with lites to match existing		create an environment for efficient temp control and insulated house	improve overall appearance	See Figures 6-7
6	Replace exterior CMU walls of the exterior stairwell	N/A	improve safety and integrity	improve overall appearance	See Figures 8-9
7	Replace exterior stairs to basement	N/A	improve safety and access	improve overall appearance	
8	Replace sidewalk between the front porch and the side basement entrance	N/A	improve water drainage away from foundation	improve overall appearance	
9	Repair masonry around the basement entrance door, replace door, lintel, and door frame.	N/A	N/A	improve overall appearance	
10	Repair/replace concrete porch slab, adjacent stairs, railings and walls (on rear porch only)	N/A	improve integrity feature	improve overall appearance	
11	Replace roof and gutters	N/A	create proper weather protection for house	improve overall appearance	
12	Remove window awnings to allow an increase in natural light inside of the house.	N/A	N/A	improve overall appearance	See Figures 5-7
13	Installation of 2 window wells on the front of the house with egress approved windows	N/A	create proper egress	N/A	See Figure 5
14	Point up façade defects on all sides of the exterior	N/A	N/A	improve overall appearance	

1201 JONES BRIDGE

N

SITE PLAN



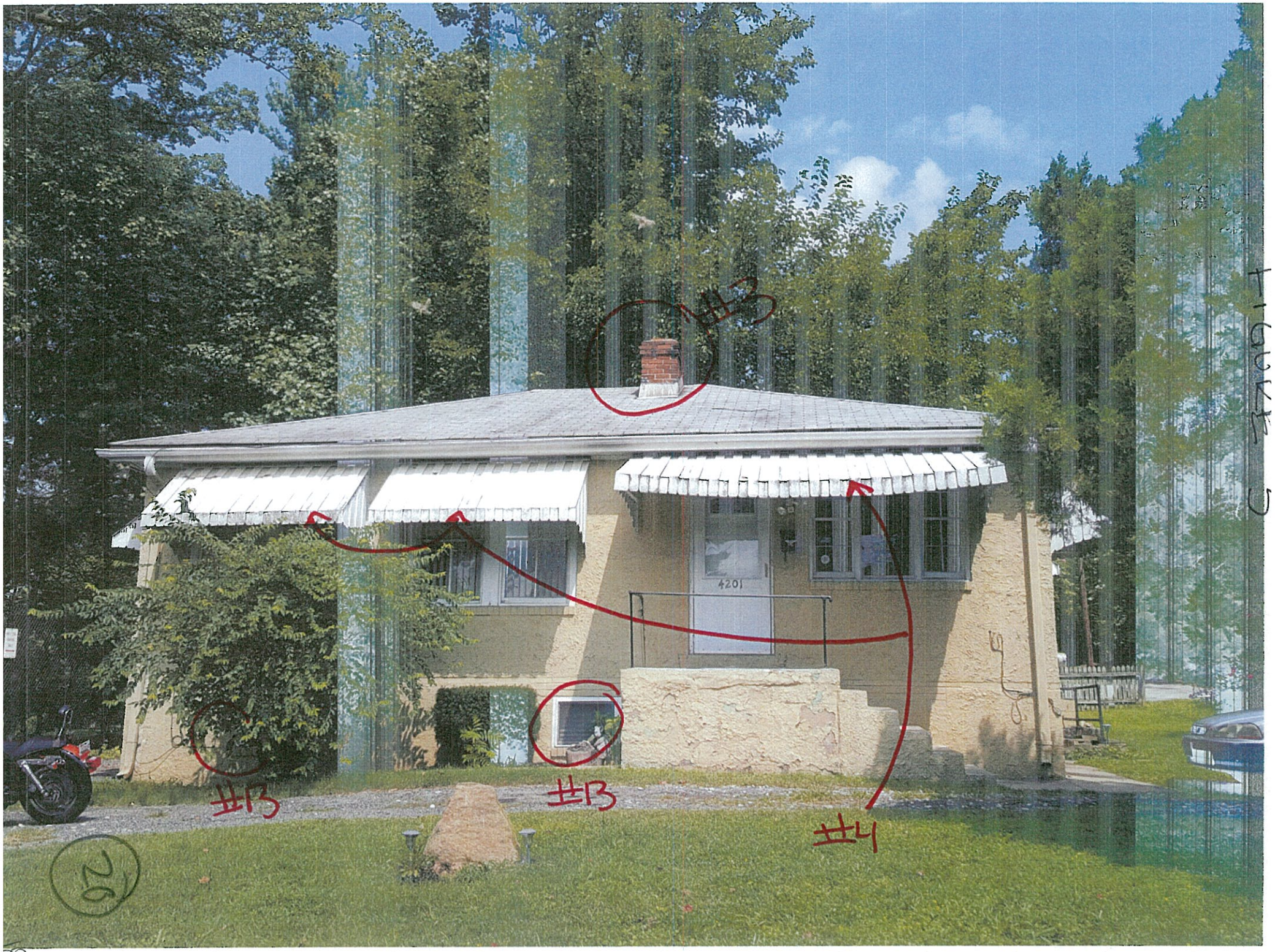
HAWKINS LANE

FRONT OF HOUSE

TREE

SCALE 1" = 8'

JONES BRIDGE RD.


#3
4201
#3
#3
#4
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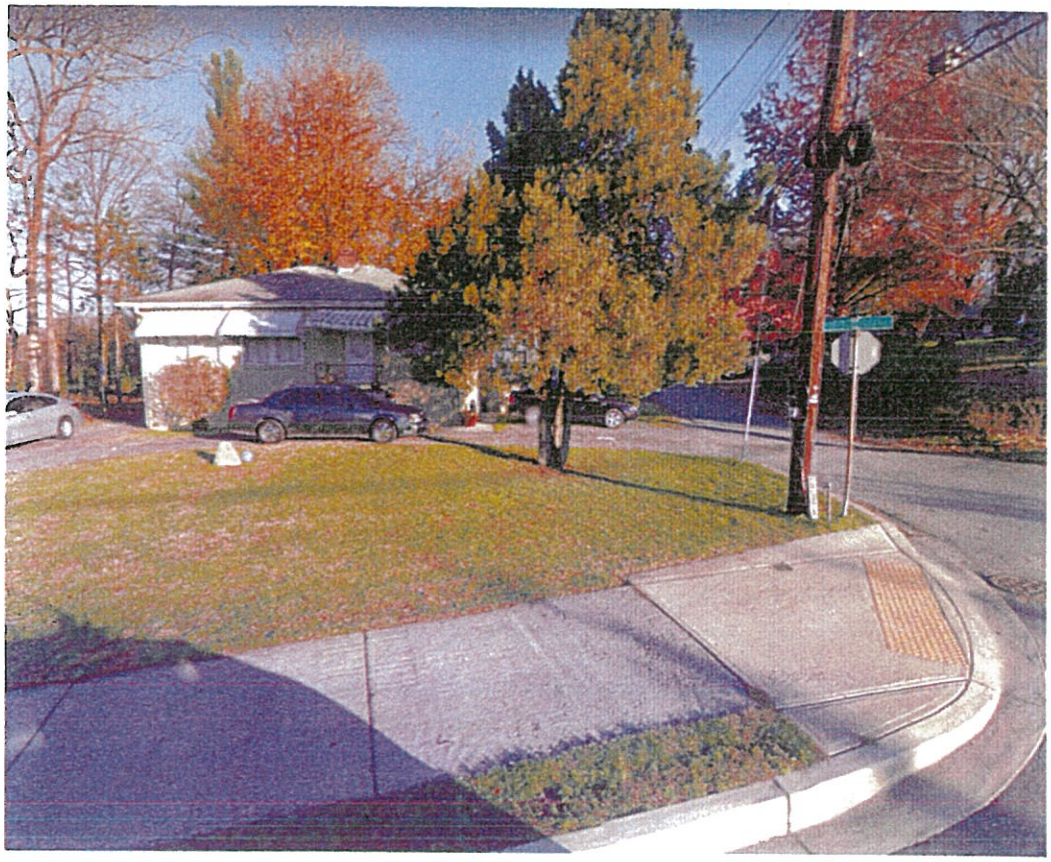
View from Jones Bridge



View from Hawkins Lane

14320 Poplar Hill Road
Germantown, MD 20874
August 27, 2017

Mark Pasion
4201 Jones Bridge Road
Bethesda, MD 20814

Dear Mr. Pasion;

I visited your property on 8/26/2017 to assess the condition of the trees and shrubs. Below please find that assessment:

Starting in the northwest corner of the property there are three trees. Found at the intersection of what appears to be the back and side property lines there is a Common Pear (*Pyrus communis*, DBH 16"). This tree is completely engulfed with English Ivy (*Hedera* helix) to the point that the tree has only a few branches left. Areas of decay were sighted at the base of some of the remaining branches. There is risk of failure, close proximity to structures, and removal is advised.

Closer to the house and against the side property line is a Tulip Poplar (*Liriodendron tulipifera*, DBH 21"). This tree is demonstrating irregular regrowth from the loss of the crown some years ago. The resulting branching shows very poor limb attachment with the possibility of water holding cavity formation. It exhibits a significant lean (approximately 10°). There is evidence of compaction in the root area (use as a driveway, gravel and asphalt debris). There is a risk of failure, close proximity to structures, and removal is advised

The tree closest to the dwelling is a White Mulberry (*Morus alba*, DBH 26"). This tree has a severe lean towards the house with major branching already touching and is over the roof. This major limb has multiple horizontal cracking. The tree overall has several areas of decay that indicate heart rot. There is a very high risk of failure, is already touching the dwelling, and immediate removal is strongly advised.

There are several other woody plants of interest on this property. On the south side of the property there are two Amur Honeysuckle (*Lonicera maackii*), one near the front of the house and one by the driveway. These shrubs are considered invasive species of concern in the state of Maryland and will be included in the tier 1 invasive plant restrictions in February of 2018. Their removal is strongly suggested as it is doubtful that these were planted for their ornamental characteristics and most likely were the result of bird deposited seed

In the southwest corner of the property is a multi-trunked Eastern Red Cedar (*Juniperus virginiana*, DBH 15.7"). Though this tree is beginning to encroach onto the utility lines, it is in good health and needs only minor trimming to keep it out of the wires. It is over-mulched and this should be removed so the root flare of the tree is exposed to insure its continued good health.

On the west side of the house is a Big Leaf Hydrangea (Hydrangea macrophylla) and a line of shrubs including a small Crape Myrtle (*Lagerstromia indica* hybrid), a Rose of Sharon (*Hibiscus syriacus*), and a Flowering Quince (*Chaenomeles japonica*). These old fashioned shrubs are in good shape, though this area should be monitored for any invasive, weedy plants and they should be removed. Bedding out and mulching this area would be of benefit to the shrubs.

I have attached four documents for your reference: USDA Community Tree Risk Evaluation, Invasive terrestrial plants of concern in Maryland, Invasive plant list being assessed by the Maryland Department of Agriculture, and Invasive Plant Lists and Requirements which explains the invasive plant status of tier 1 and tier 2 in the state of Maryland.

Please let me know if you have any questions.

Sincerely,

Carol Allen

Horticulturist and ISA Certified Arborist, M-4656A

USDA COMMUNITY TREE RISK EVALUATION FORM
Example Form *

Location: BETHESDA, MD Date: 8/26/2017 Inspector(s): C. ALLEN

Tree #	Species	DBH	Location (Street Address)	Defect Code(s)	1 Probability of Failure	2 Size of Defective Part(s)	3 Probability of Target	4 Other Risk Factors (Optional)	Description of Other Risk Factors	Risk Rating (Sum of Columns 1-4)	Corrective Action Code(s)	Action Completed	
					1-4 pts	1-3 pts	1-3 pts	0-2 pts		3-12 pts		Date	Initials
1	Pyrus Communis	16"±	4201 JONES BRIDGE RD	DECAY POOR TREE ARCH.	4	3	3	2	COMPLETELY ENGULFED WITH Hedera helix	12	REMOVE		
2	Liriodendron tulipifera	21"	"	POOR TREE ARCH.	3	3	3	1	SIGNIFICANT LEAN CROWN DAMAGE ROOT ZONE COMPACTION	11	REMOVE		
3	MORUS ALBA	26"	"	DECAY POOR TREE ARCH	4	3	3	2	SIGNIFICANT LEAN HEART ROT LIMB SPLIT	12	REMOVE		

* This is an *example* form adapted from various sources by the US Forest Service, Northeastern Area Hazard Tree Training Team. The US Forest Service assumes no responsibility for conclusions derived from the use of this form. Managers should construct their own forms, based on need and experience. Revised: 4/03

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HOME
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Calendar of Events
Invader of the Month
In the News
Invasive Species of Concern in Maryland
Insects
Other Invertebrates
Vertebrates
Aquatic Plants
Terrestrial Plants
Viruses, Fungi and Other Organisms
Information and Resources

Invasive Species of Concern in Maryland: Terrestrial Plants

* Red Alert species: Species not yet established in Maryland but considered to be of high risk.

Key Code	Scientific Name	Common Name	Details
2	*Acer platanoides*	Norway Maple	
2, 3	*Ailanthus altissima*	Tree of Heaven	
2	*Alliaria petiolata*	Garlic Mustard	
1, 3	*Allium vineale*	Wild Garlic	
2, 3	*Ampelopsis brevipedunculata*	Porcelain Berry	
2, 3	*Artemisia vulgaris*	Mugwort	
2	*Berberis thunbergii*	Japanese Barberry	
2	* *Cardamine impatiens*	Narrowleaf Bittercress	
1, 2, 3	*Carduus acanthoides*	Plumeless Thistle	
1, 2, 3	*Carduus nutans*	Musk Thistle	
2	*Celastrus orbiculatus*	Oriental Bittersweet	
2	*Centaurea stoebe* ssp. *micranthos*	Spotted Knapweed	
1, 2, 3	*Cirsium arvense*	Canada Thistle	
1, 2, 3	*Cirsium vulgare*	Bull Thistle	
2	*Elaeagnus umbellata*	Autumn Olive	
2	*Euonymus fortunei*	Winter Creeper	
2, 3	*Fallopia japonica*	Japanese Knotweed	
2, 3	*Ficaria verna*	Lesser Celandine	
2, 3	* *Frangula alnus*	Glossy Buckthorn	
2	*Hedera helix*	English Ivy	

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2	*Hemerocallis fulva*	Daylily
1, 4	*Heracleum mantegazzianum*	Giant Hogweed
2	*Humulus japonicus*	Japanese Hops
1, 2, 3	* *Imperata cylindrica*	Cogongrass
2	*Lonicera japonica*	Japanese Honeysuckle
2	*Lonicera maackii*	Amur Honeysuckle
2	*Lonicera morrowi*	Morrow's Honeysuckle
2	* *Lonicera standishii*	Standish's Honeysuckle
2	*Lonicera tatarica*	Tatarian Honeysuckle
1, 2	*Lythrum salicaria*	Purple Loosestrife
2	*Microstegium vimineum*	Japanese Stiltgrass
2	*Miscanthus sinensis*	Chinese Silvergrass
2	*Morus alba*	White Mulberry
2	*Murdannia keisak*	Marsh Dayflower
2	*Oplismenus undulatifolius*	Wavyleaf Basketgrass
2	*Paulownia tomentosa*	Princesstree, Paulownia
2, 3	*Perilla frutescens*	Perilla
2	*Persicaria perfoliata*	Mile-a-minute
2	*Phalaris arundinacea*	Reed Canarygrass
1, 2, 3	*Phragmites australis*	Phragmites
2	*Phyllostachys* spp.	Running Bamboos
2, 3	*Pueraria montana* var. *lobata*	Kudzu
2, 3	*Pyrus calleryana* 'Bradford'	Callery/Bradford Pear
2, 3	* *Rhamnus cathartica*	Common Buckthorn
2	* *Rhodotypos scandens*	Jetbead
2, 3	*Rosa multiflora*	Multiflora Rose
1, 2, 3, 4	* *Rottboellia cochinchinensis*	Itchgrass
2	*Schoenoplectus mucronatus*	Bog Bulrush
1, 3	*Sorghum bicolor*	Shattercane
1, 2, 3	*Sorghum halepense*	Johnsongrass
2, 3, 4	* *Tribulus terrestris*	Puncturevine

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2	*Wisteria sinensis* *Wisteria floribunda*	Chinese Wisteria Japanese Wisteria	▶

Invasive Plant Lists and Requirements

Tier 1 Invasive Plants

The following plants are designated as Tier 1 invasive plants in Maryland April 11, 2016. Effective immediately a person may not acquire a new Tier I invasive plant. According to phase-in provisions these plants are subject to the restrictions below as of April 12, 2017.

Ficaria verna (fig buttercup)
Geranium lucidum (shining cranesbill)

Iris pseudacorus (yellow flag iris)

The following plants are designated as Tier 1 invasive plants on February 13, 2017. According to phase-in provisions these plants are subject to the restrictions below as of **February 14, 2018**.

Euonymus fortunei (wintercreeper)
Lonicera maackii (Amur honeysuckle)

Restrictions - Except as provided below, a person may not propagate, import, transfer, sell, purchase, transport, or introduce any living part of a Tier 1 invasive plant in the State. These restrictions do not apply to the transfer, lease, sale, or purchase of real property on which an invasive plant is located.

Exemptions - A person may conduct a prohibited activity if:

The person receives approval from the Secretary before conducting the activity;

- Tier I Request Form
- The activity is for the purpose of:
  - Disposing of the invasive plant
  - Controlling the invasive plant
  - Using the invasive plant for research or educational purposes; or
  - Exporting the invasive plant out of the State.

Tier 2 Invasive Plants

The following plants are designated as Tier 2 invasive Plants in Maryland , effective April 11, 2016

.

According to phase-in provisions,

these plants are subject to the restrictions below as of **July 12, 2016.**

Euonymus alatus (burning bush)
Ligustrum obtusifolium (blunt-leaved or border privet)

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Wisteria sinensis (Chinese wisteria)
Wisteria floribunda (Japanese wisteria)
Wisteria x formosa (floribunda x sinensis hybrids)

The following plants are designated as Tier 2 invasive plants on February 13, 2017. According to phase-in provisions these plants are subject to the restrictions below as of **May 14, 2017**.

Cytisus scoparius (Scotch broom)
Nandina domestica (heavenly bamboo)

Restrictions

- A person may not sell or offer for sale at a retail outlet a Tier 2 invasive plant unless the retail outlet posts in a conspicuous manner in proximity to all Tier 2 plant displays, a sign identifying the plants as Tier 2 plants. Required insignia can be found under Information for Nursery & Landscape Professionals on the right hand side of this page.
- A person may not provide landscaping services to plant or supply for planting a Tier 2 invasive plant unless the person provides to its customer a list of Tier 2 invasive plants.

Declassification

A person that requests a declassification of a plant as a Tier 1 or Tier 2, including cultivars of specific plants presently listed, must submit a written request to the Secretary that includes:

- Name of the Requestor
- Contact Information
- Scientific name of the plant
- Detailed justification of the request

Penalties

- The Secretary may impose a civil penalty not to exceed $500 for each violation.
- Title 12 Criminal Penalties

Legal Authority: Md. AGRICULTURE Code Ann. § 9.5-101 et. seq.

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INVASIVE PLANT LIST

(BEING ASSESSED BY THE MARYLAND DEPARTMENT OF AGRICULTURE)

For more information please visit the Maryland Invasive Plants Web page:
http://mda.maryland.gov/plants-pests/Pages/maryland_invasive_plants_prevention_and_control.aspx

Species Name	Common Name	Tier	Regulations Effective Date
Akebia quinata	chocolate vine		
Albizia julibrissin	mimosa or silktree		
Aralia elata	Japanese angelica tree		
Berberis thunbergii	Japanese barberry		
Cytisus scoparius	Scotch broom	2	5/14/2017
Dioscorea oppositifolia	Chinese yam or cinnamon vine		
Elaeagnus umbellata	autumn olive		
Euonymus alatus	burning bush or winged euonymus	2	7/12/2016
Euonymus fortunei	wintercreeper	1	2/14/2018
Ficaria verna	fig buttercup or lesser celandine	1	4/12/2017
Geranium lucidum	shining geranium	1	4/12/2017
Humulus japonicus	Japanese hop		
Imperata cylindrica *	cogongrass		
Imperata cylindrica 'Red Baron' *	Japanese bloodgrass		
Iris pseudacorus	yellow flag, pale yellow iris, water flag	1	4/12/2017
Ligustrum obtusifolium	border privet	2	7/12/2016
Ligustrum sinense	Chinese privet		
Ligustrum vulgare	European privet		
Lonicera maackii	Amur honeysuckle	1	2/14/2018
Lonicera japonica	Japanese honeysuckle		
Lythrum salicaria	purple loosestrife		
Miscanthus sinensis	Chinese silvergrass		
Nandina domestica	Nandina or sacred bamboo	2	5/14/2017
Oplismenus undulatifolius	wavy leaf basketgrass		
Paulownia tomentosa	Empress tree, Princess tree		
Phellodendron amurense	Amur cork tree		
Phyllostachys aurea	golden bamboo		
Phyllostachys aureosulcata	yellow groove bamboo		
Pyrus calleryana	Callery pear		
Rhodotypos scandens	Jetbead		
Tetradium daniellii	bee bee tree		
Triadica sebifera	Chinese tallow		
Wisteria floribunda	Japanese wisteria	2	7/12/2016
Wisteria sinensis	Chinese wisteria	2	7/12/2016
Wisteria x formosa	floribunda x sinensis hybrid	2	7/12/2016

Shading indicates TIER 1
Shading indicates TIER 2
Shading indicates assessment in progress
* Federal Noxious Weed, permit required for interstate movement

Last updated: April 18, 2017

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FIGURE 1

FIGURE 2

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FIGURE 3

FIGURE 4

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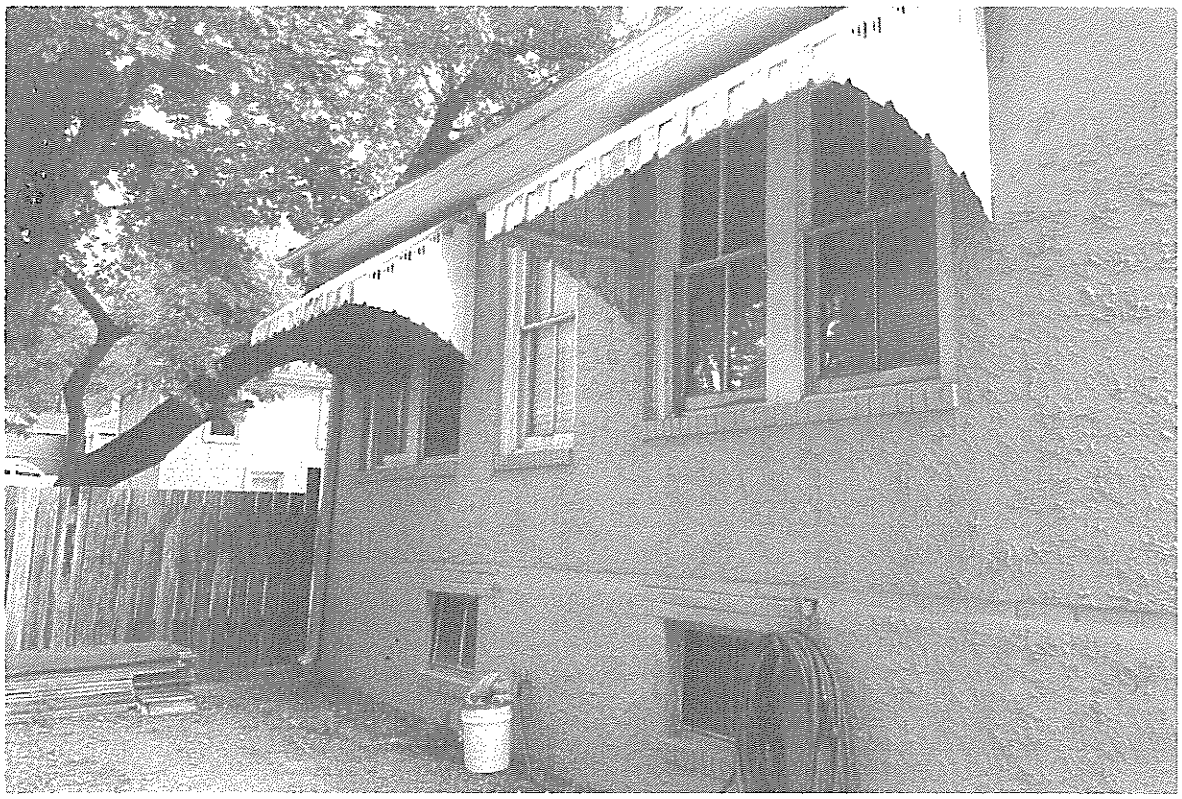
FIGURE 6



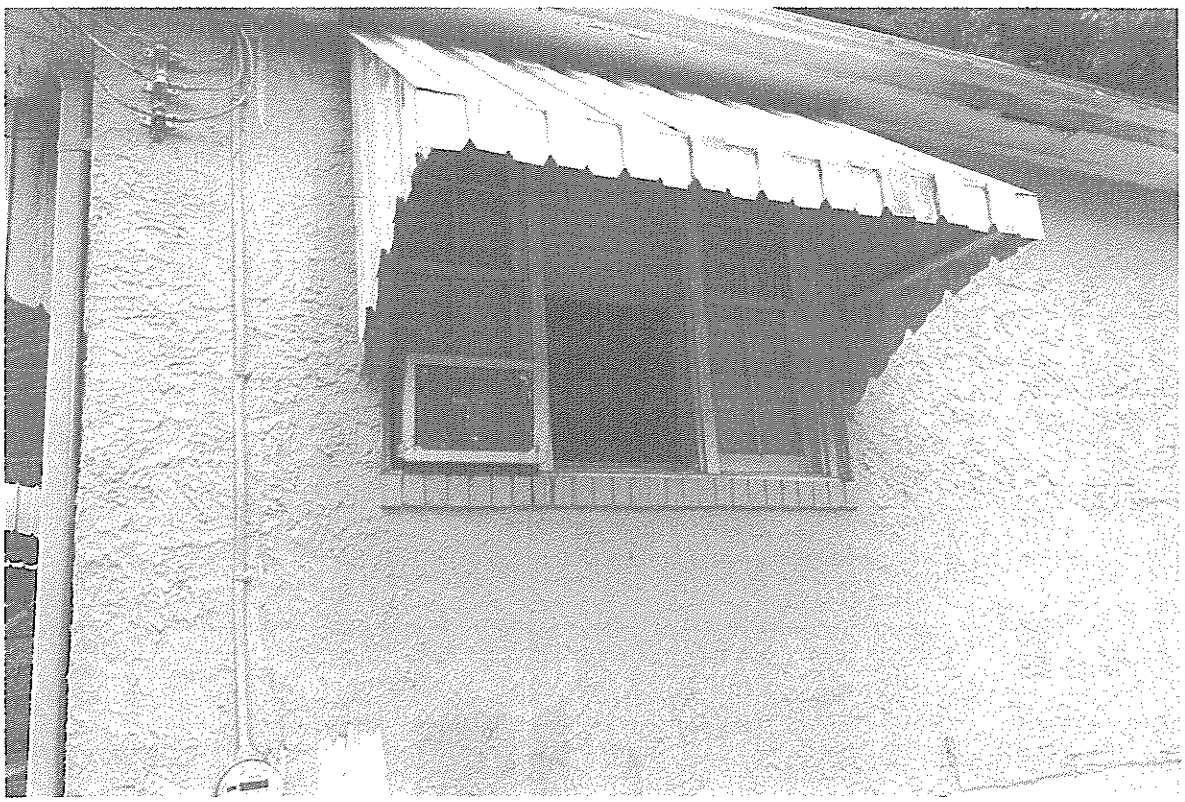


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FIGURE 7

FIGURE 8

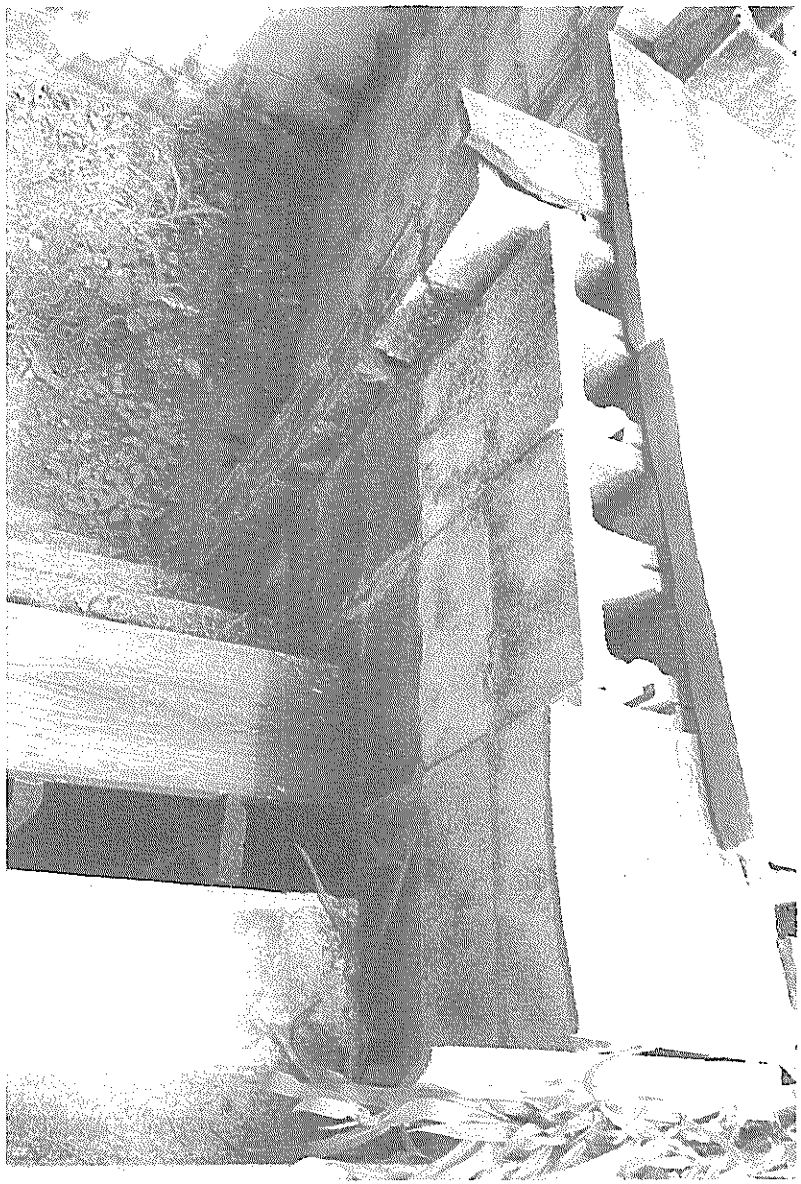
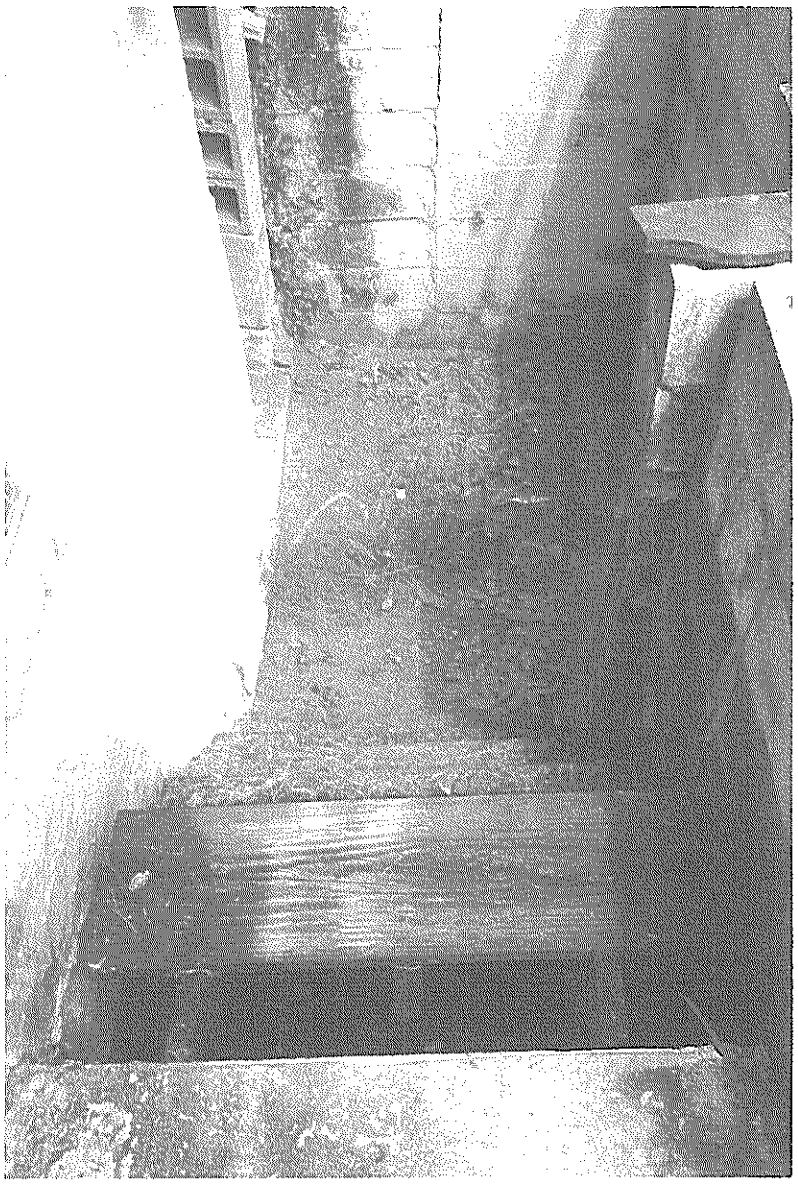
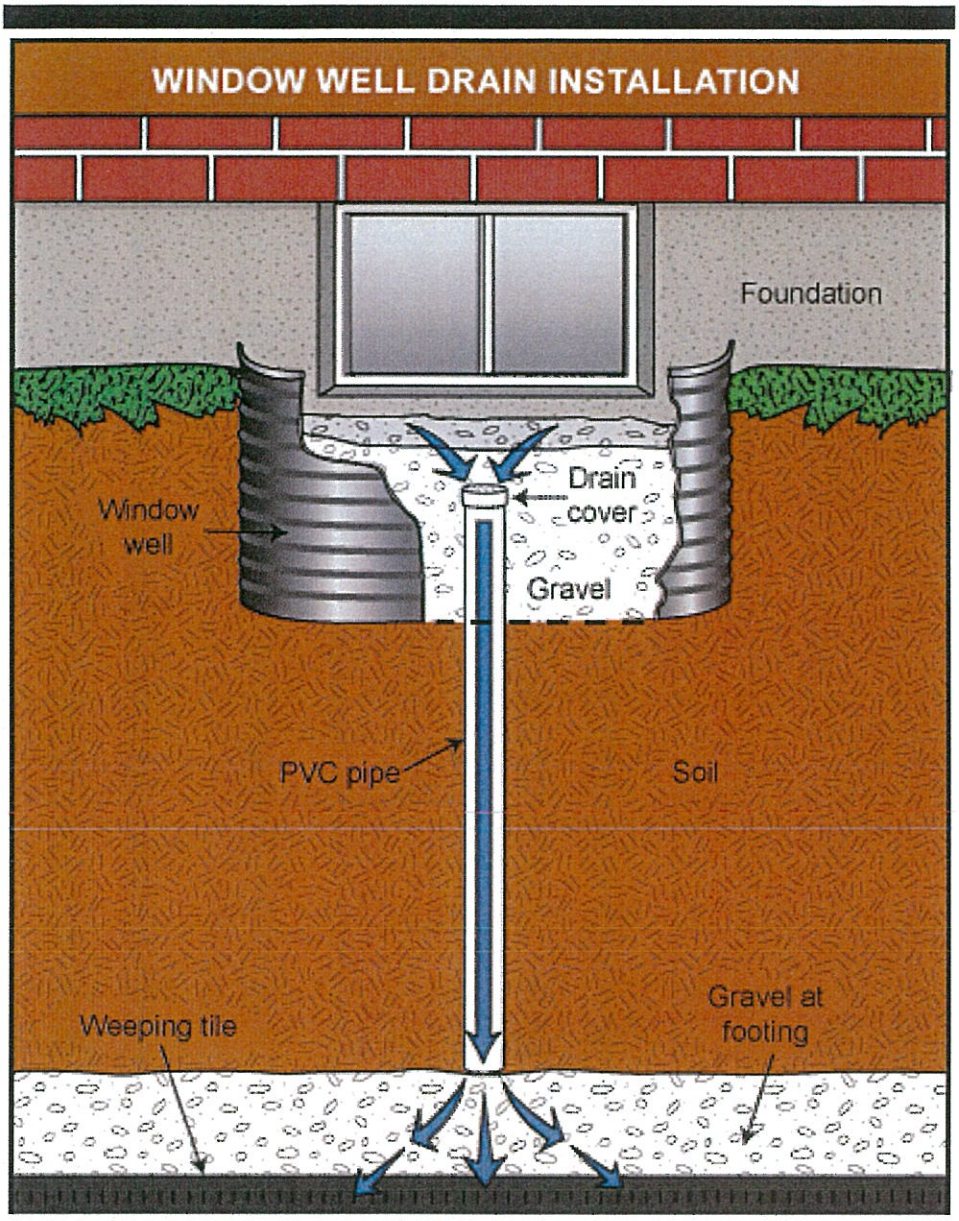


FIGURE 9




WINDOW WELL DRAIN INSTALLATION
Foundation
Drain cover
Window well
Gravel
PVC pipe
Soil
Weeping tile
Gravel at footing

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	**Owner's Agent's** mailing address
MARK PASION 4201 JONES BRIDGE RD BETHESDA, MD 20815	
Adjacent and confronting Property Owners mailing addresses	
CHERYL + CLARENCE ELLISON 8806 HAWKINS LN. CHEVY CHASE MD 20815	MELISSA GIVENS 4117 JONES BRIDGE RD CHEVY CHASE MD 20815

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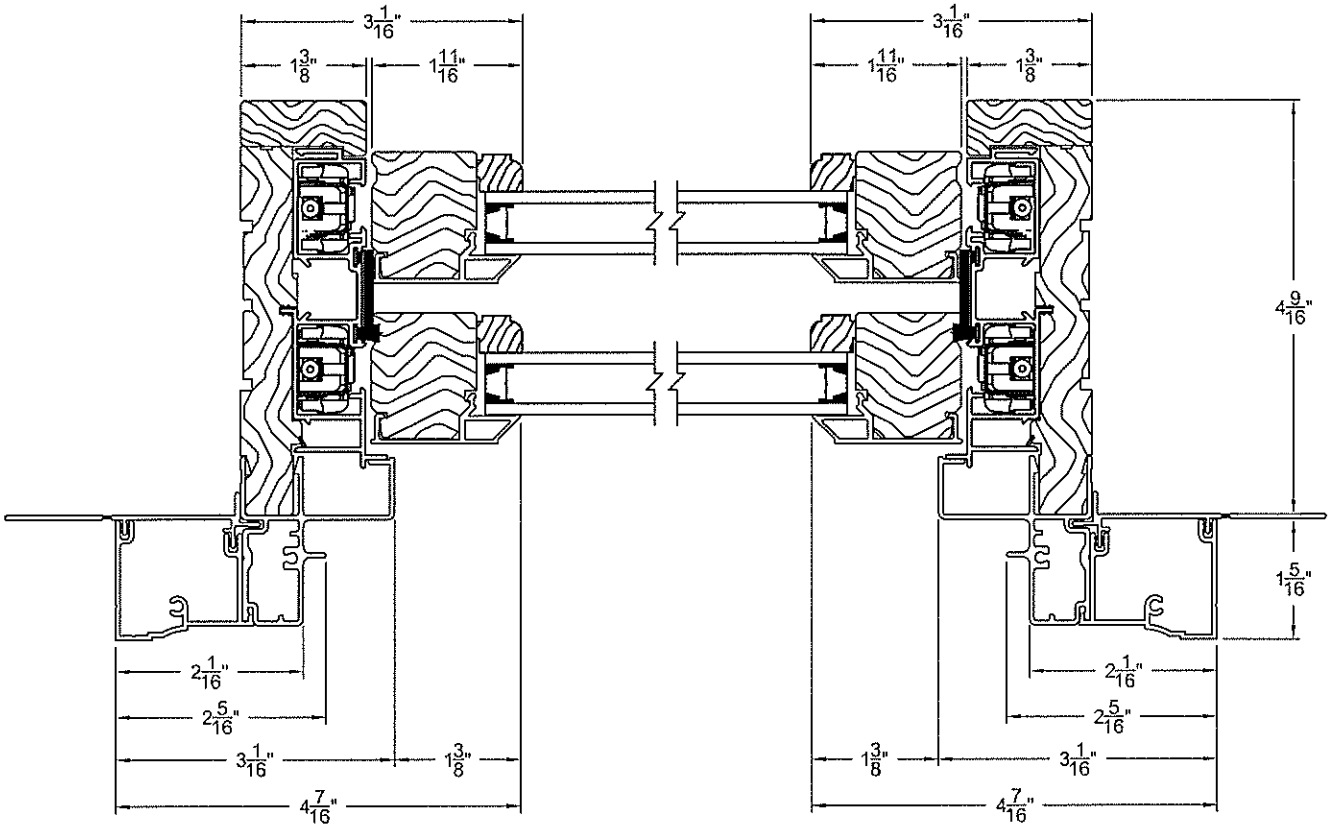
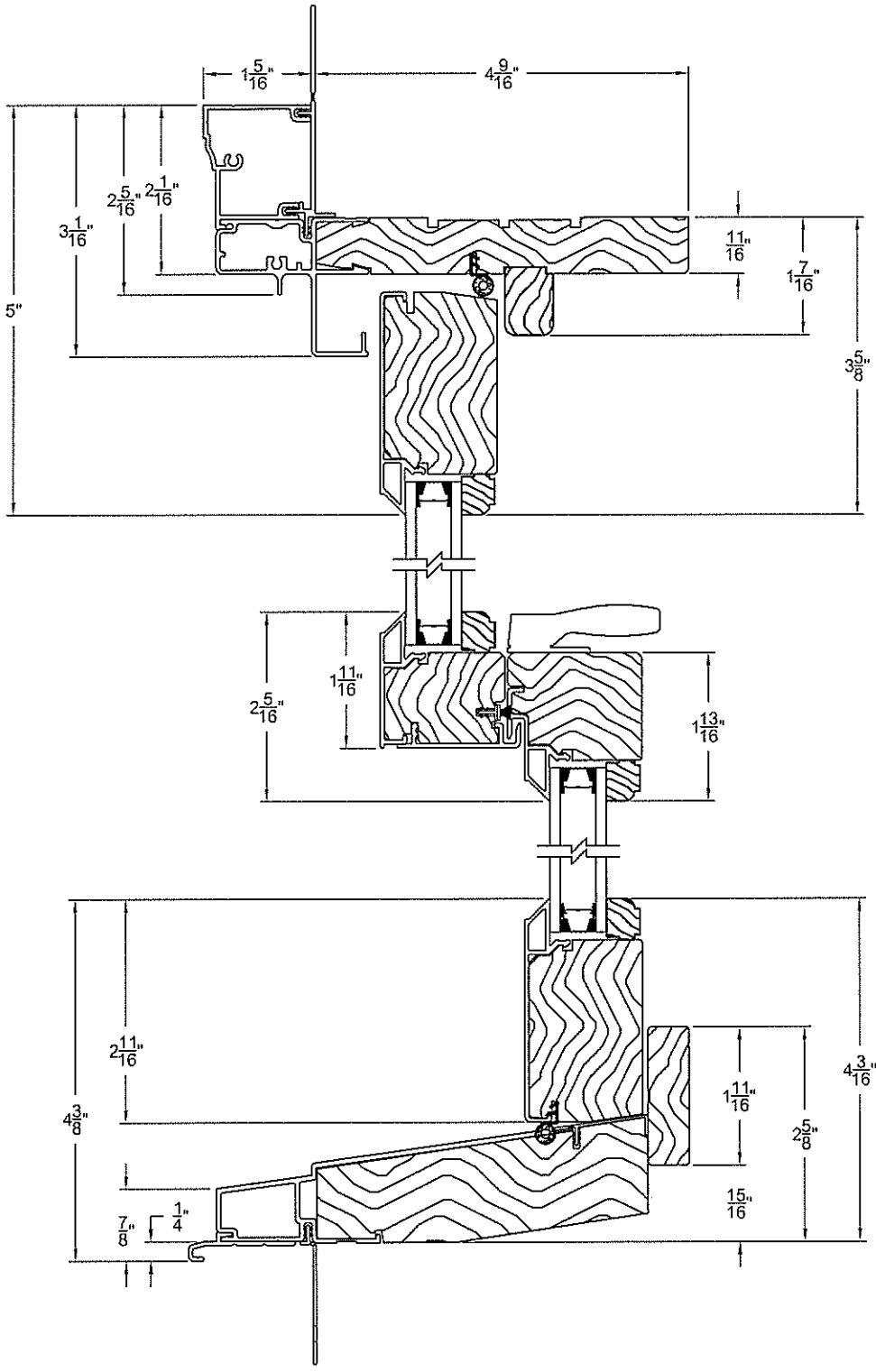


CLAD DOUBLE HUNG - STANDARD JAMBLINER
2" CLAD BRICKMOULD - HORIZONTAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.

1400 W. TAYLOR ST. Merrill,WI 54452 (715) 536-2461



CLAD DOUBLE HUNG - WIDE RAILS
2" CLAD BRICKMOULD - VERTICAL SECTION
SCALE: 6" = 1' 0"

LINCOLN WOOD PRODUCTS, INC.
1400 W. TAYLOR ST. Merrill,WI 54452 (715) 536-2461

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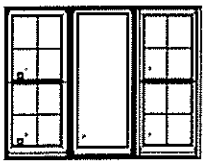
Line # 1 RIGHT OF DOOR



R.O. 69-1/2" x 56-1/8"
U.D. 71-3/4" x 57-1/4"
M.O. 72" x 57-1/2"
O.A. Box Size 69x55-5/8"

- DBLH-1; White Alum Clad
  AAMA.2605; LoE-272
  Box Size: 23x55-5/8
  Custom Width
  Custom Height
  1 Full White Screen(s) Applied
  BETTERVUE Mesh
  Custom Screen
  Preserve Glass (Top)
  Silver Spacer
  7/8" SDL (Top) (2W2H) Profiled Interior - With Mill Finish Internal Grids
  Preserve Glass (Bottom)
  Silver Spacer
  7/8" SDL (Bottom) (2W2H) Profiled Interior - With Mill Finish Internal Grids
  Coppertone Hardware
  Beige Jambliners
  Interior Double Prime Finish
  Divided Lite Interior Double Prime Finish
  Wide Rail Double Hung (Glass Size:17-5/8x23-9/16)

  Sash 1
  U-Factor=0.32
  SHGC=0.27
  Visible Transmittance=0.46
  PG=LC-PG35-H
  Single Unit Rating Only

- DBLH-STUDIO-1; White Alum Clad AAMA.2605; LoE-272
  Custom Width
  Custom Height
  Preserve Glass
  Silver Spacer
  Box Size: 23x55-5/8
  Interior Double Prime Finish
  Wide Rail Double Hung Studio (Glass Size:17-5/8x48-11/16)

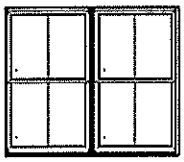
  Sash 1
  U-Factor=0.3
  SHGC=0.32
  Visible Transmittance=0.54
  PG=CW-PG50-FW
  Single Unit Rating Only

- DBLH-1; White Alum Clad
  AAMA.2605; LoE-272
  Box Size: 23x55-5/8
  Custom Width
  Custom Height
  1 Full White Screen(s) Applied
  BETTERVUE Mesh
  Custom Screen
  Preserve Glass (Top)
  Silver Spacer
  Tempered Glass (Top)
  7/8" SDL (Top) (2W2H) Profiled Interior - With Mill Finish Internal Grids
  Preserve Glass (Bottom)
  Silver Spacer
  Tempered Glass (Bottom)
  7/8" SDL (Bottom) (2W2H) Profiled Interior - With Mill Finish Internal Grids
  Coppertone Hardware
  Beige Jambliners
  Interior Double Prime Finish
  Divided Lite Interior Double Prim Finish
  Wide Rail Double Hung (Glass Size:17-5/8x23-9/16)

  Sash 1
  U-Factor=0.32
  SHGC=0.27
  Visible Transmittance=0.46
  PG=LC-PG35-H
  Single Unit Rating Only

  2 DBLH Mull Charge(s)
  4-9/16" Jamb
  Applied Casing Base Charge
  1/4" Extended Clad Sill Nosing (Die# 12174)
  2" Applied Clad Brickmould

Line # 5 REAR CORNER



R.O. 74" x 65-5/8"
U.D. 80-1/4" x 68-3/4"
M.O. 80-1/2" x 69"
O.A. Box Size 73-1/2x65-1/8"

- DBLH-1; White Alum Clad
AAMA.2605; LoE-272
Box Size: 36-3/4x65-1/8
Custom Width
Custom Height
1 Full White Screen(s) Applied
BETTERVUE Mesh
Custom Screen
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (2W1H) Profiled Interior - With Mill Finish Internal Grids
Preserve Glass (Bottom)
Silver Spacer
7/8" SDL (Bottom) (2W1H) Profiled Interior - With Mill Finish Internal Grids
Coppertone Hardware
Beige Jambliners
Interior Double Prime Finish
Divided Lite Interior Double Prime Finish
Wide Rail Double Hung (Glass Size:31-3/8x28-5/16)

  Sash 1
  U-Factor=0.32
  SHGC=0.27
  Visible Transmittance=0.46
  PG=LC-PG35-H
  Single Unit Rating Only

- DBLH-1; White Alum Clad
AAMA.2605; LoE-272
Box Size: 36-3/4x65-1/8
Custom Width
Custom Height
1 Full White Screen(s) Applied
BETTERVUE Mesh
Custom Screen
Preserve Glass (Top)
Silver Spacer
7/8" SDL (Top) (2W1H) Profiled Interior - With Mill Finish Internal Grids
Preserve Glass (Bottom)
Silver Spacer
7/8" SDL (Bottom) (2W1H) Profiled Interior - With Mill Finish Internal Grids
Coppertone Hardware
Beige Jambliners
Interior Double Prime Finish
Divided Lite Interior Double Prime Finish
Wide Rail Double Hung (Glass Size:31-3/8x28-5/16)

  Sash 1
  U-Factor=0.32
  SHGC=0.27
  Visible Transmittance=0.46
  PG=LC-PG35-H
  Single Unit Rating Only

(16) - 7" Installation Clips Applied
1 DBLH Mull Charge(s)
4-9/16" Jamb
Applied Casing Base Charge
1/4" Extended Clad Sill Nosing (Die# 12174)
4" Applied Flat Casing

Specifications

Dimensions

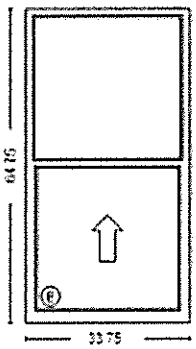
Product Depth (in.)	2.5
Product Height (in.)	36

Details

Color/Finish	Black
Includes	Brackets,Rails,Spindles
Interior/Exterior	Interior/Exterior
Material	Aluminum

Front basement window specs

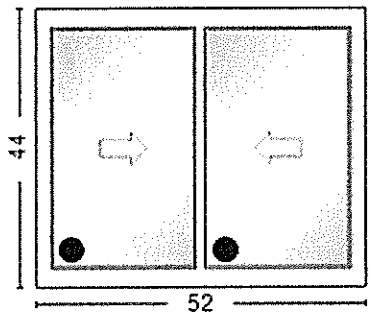
Line Item: 100-1 None Assigned
Quantity: 1
RO Size: 34.25" X 65.25"
Unit Size: 33.75" X 64.75"



*** PRODUCT ***
Row 1 S-3500 Single Hung - Vent - 1 Units - 33.75W x 64.75H
*** DIMENSIONS ***
33.75W x 64.75H
*** FRAME ***
Vinyl, Frame Type - Finless, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Glass Strength - SSB
*** SCREEN ***
Screen - Half, Screen Mesh Type - Charcoal Fiber, Screens Packed Separately - No
*** WRAPPING ***
Extension Jambs - None, Frame Trim - None
*** NFRC ***
Series S3500::SingleHung, U-Factor::0.34, SHGC::0.32, VT::0.57

Basement Windows – next to exterior basement stairs

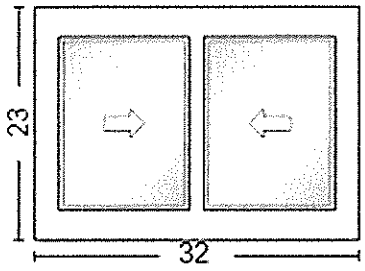
Line Item: 400-1 RIGHT SIDE
Quantity: 1
RO Size: 52.5" X 44.5"
Unit Size: 52" X 44"



*** PRODUCT ***
Row 1 1685 2 Lite Double Slider - XX-LT - 1 Units - 52W x 44H
*** DIMENSIONS ***
52W x 44H
*** FRAME ***
East, Vinyl, Frame Type - Fin, Order by Package, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Tempered Location - Full, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity
*** WRAPPING ***
Extension Jambs - None, J-Channel - None
*** NFRC ***
Series 1685::DoubleSlider, U-Factor::0.27, SHGC::0.27, VT::0.51
*** Performance ***
Series 1685::DoubleSlider, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::1685 SLIDER2, Rating Type::DesignPressure, Structural Rating::LC-PG35*, Water Rating::5.43, FL ID::N/A

Basement windows- left and rear of house

Line Item: 300-1 RIGHT SIDE
Quantity: 1
RO Size: 32.5" X 23.5"
Unit Size: 32" X 23"



*** PRODUCT ***
Row 1 1685 2 Lite Double Slider - XX-LT - 1 Units - 32W x 23H
*** DIMENSIONS ***
32W x 23H
*** FRAME ***
East, Vinyl, Frame Type - Finless, Order by Package, Foam Tape, Exterior Color - White
*** GLASS ***
Glazing Type - Insulated, Glass Tint - Clear, Low-E, Argon Gas, Glass Strength - DSB
*** SCREEN ***
Screen - Extruded Half, Screen Mesh Type - Clarity
*** WRAPPING ***
Extension Jambs - None
*** NFRC ***
Series 1685::DoubleSlider, U-Factor::0.27, SHGC::0.27, VT::0.51
*** Performance ***
Series 1685::DoubleSlider, Calculated Positive DP Rating::35.09, Calculated Negative DP Rating::35.09, DP Rule ID::1685 SLIDER2, Rating Type::DesignPressure, Structural Rating::LC-PG35, Water Rating::6.06, FL ID::N/A

BASEMENT EXTERIOR DOOR: 36" X 80 " 6- Panel Door