

8822 HAWKINS LANE CHERRY CHASE
[HRC CASE # 35/BA-13A]
HAWKINS LANE H.D.



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairman

Date: June 27, 2014

MEMORANDUM

TO: Diane Schwartz Jones
Department of Permitting Services

FROM: Scott Whipple
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #621158: addition and alterations to house

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with conditions** at the February 13, 2013 Historic Preservation Commission meeting.

- The paired window units in the addition will have a 6" mull between the windows
- Plant a replacement tree to mitigate the removal of the Mulberry tree in the rear of the lot.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Dr. Scott Wallace
Address: 8822 Hawkins Lane, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Scott Whipple at 301.563.3404 or scott.whipple@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ZHIXIONGSHI@gmail.com Contact Person: ZHIXIONG SHI
 Daytime Phone No.: 240 888 3412
 Tax Account No.: 1607-00424473
 Name of Property Owner: ZHIXIONG SHI & XIUMEI CHEN Daytime Phone No.: 240 888 3412
 Address: 13408 Ridge Drive, Rockville MD 20850
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PERMIT

House Number: 8822 Street: HAWKINS LANE
 Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE ROAD
 Lot: 2 Block: _____ Subdivision: 0502
 Liber: _____ Folio: _____ Parcel: P784

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE**
- | | | | | | | | | |
|------------------------------------|--|--|--|---|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> AC | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input checked="" type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input checked="" type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimator: \$ 250,000.-
 1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE ONLY FOR NEW CONSTRUCTION AND EXTENSION/ALTERATION

- 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.
 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] _____ 11/05/12
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: 2/19/13 6.27.14
 Application/Permit No.: 021158 Date Filed: 12/14/12 Date Issued: _____

A. Description of existing structure and environmental setting, including their historical features and significance:

The Hawkins Lane Historic District is comprised of 14 houses, most of them built by Samuel Hawkins (1874-1963), who inherited the land in 1928 from his father James H. Hawkins, a freed slave. The distinct historical features of this district are:

- Rustic character
- Modest structures
- Gravel one-lane driveway

There are several newer houses built in mid-1990 with 1 1/2 level and ranging from 1500 to around 2000 square feet.

The subject home is a 980 square feet, one story structure with hip roof. The house was built in 1928 and currently in a dilapidated condition and uninhabitable. The architecture of the house is very similar to the neighboring house to its south, 8818 Hawkins Lane, which was updated about 9 years ago and HPC seems to refer this house as a guide for design and renovation.

B. General description of project and its effect on the historic resource, the environmental setting and, where applicable, the historic district:

The proposed project follows what's been done to 8818 and try to bring the home up to modern standards while keeping with the unique character of the Hawkins Lane District.

Like what's been done to the 8818 Hawkins Lane, the project will add to the back and to the north side but with unfinished basement. The proposal will also stick with one level, hip-roof structure. The net addition is also similar to what 8818 has done before, about 800 square feet. Here are some of the details:

- Rebuild the foundation of the south and north walls from the footing up to the first floor level with cinder block (exterior finished with stucco). For walls above the first floor level, 6" framing wall with stucco finish will be used to create the same look as the block wall underneath. The existing walls curved out from the middle (see pictures) and the structure is no longer repairable.
- Remove the mulberry tree in backyard because it is dominated by surrounding taller trees and it's out of balance (see pictures and attached arborist's report).

- Replace the existing windows and doors with newer ones of the same sizes and similar characters. Please see attached file "windows and doors schedule" for details.
- Rebuild the two chimneys and keep them aligned on the main ridge line (their exact locations is changed slightly to accommodate the interior design). Raise the heights of the two chimneys over the roof to meet current chimney standards. Inside the house, the front chimney will be connected with range-hood in kitchen. The rear chimney will be a gas/propane fireplace in the family room.
- Extend about 12' to the west to have a 20' rear setback and about 20' to the north side to have a 7' side setback. Also for the north side addition, extend about 15' to the east to create badly needed two bed rooms with width of about 12' each.

Materials used for the project are following:

- The house exterior is stucco finish to match the existing exterior wall.
 - The new roof shingle will be weather grey 20 year to match and to replace the existing roof shingles.
 - The existing windows will be replaced with, also the added windows are, "Siteline Ex Wood Double Hung, Auralast pine" from Jeldwen Windows & Doors. The size and look will match the existing windows' (see picture and quote from Barrens Lumber).
 - Doors will be replaced with "3068 FIR SIMPSON ONE LITE OVER THREE PANAELS" wood panel doors (see pictures and quote from Barrens Lumber). This door style matches the door on the south/left entrance with grilles and front right door without grilles. The other two doors are newer and seem to be replacements.
 - The basement wall will be constructed using 8x8x16 cinder blocks. The same materials will be used to repair/replace the existing side wall from footing up to the first floor level with stucco exterior finish.

C. Site Plans with proposed addition, floor plan and elevations

Please see attached PDF files for the following plans (a total of 8 pages, 10 drawings).

They are in better resolution than the images attached in this document.

These plan drawings are plotted to 1/16" to 1' on 8 x 11 papers.



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Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: February 19, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Karen Theimer Brown, Senior Planner *KTB*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #621158, addition and alterations to house

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1. The paired window units in the addition will have a 6" space between the windows.
2. Plant a replacement tree to mitigate the removal of the Mulberry tree in the rear of the lot.

Applicant: Zhixiong Shi and Ziumei Chen

Address: 8822 Hawkins Lane, Chevy Chase





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301/563-3400

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LOCATION OF PROPOSED PERMIT

House Number: 8822 Street: HAWKINS LANE
Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE ROAD
Lot: 2 Block: _____ Subdivision: 0502
Liber: _____ Folio: _____ Parcel: P784

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate
- Move Install Wreck/Raze
- Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Stair Room Addition Porch Deck Shed
- Solar Fireplace Woodburning Stove Single Family
- Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 250,000.00
1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVE ALTERATIONS

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
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[Signature] _____ Date: 11/05/12
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: [Signature] Date: 2/19/13
Application/Permit No.: 6021158 Date Filed: 12/14/12 Date Issued: _____

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The subject home is a 980 square feet, one story structure with hip roof. The house was built in 1928 and currently in a dilapidated condition and uninhabitable. The architecture of the house is very similar to the neighboring house to its south, 8818 Hawkins Lane, which was updated about 9 years ago and HPC seems to refer this house as a guide for design and renovation.

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MEMORANDUM

TO: Diane R. Schwartz Jones, Director
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FROM: Karen Theimer Brown, Senior Planner *KTB*
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Address: 8822 Hawkins Lane, Chevy Chase





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301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |
- 1B. Construction cost estimator: \$ 250,000
- 1C. If this is a revision of a previously approved active permit, see Permit # N/A

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- 2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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[Signature]
Signature of owner or authorized agent

11/05/12
Date

Approved: _____ For Chairman, Historic Preservation Commission
 Disapproved: _____ Signature: [Signature] Date: 2/19/13
 Application/Permit No.: 6021158 Date Filed: 12/14/12 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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1B. Construction cost estimate: \$ 250,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/ADDITION

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
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RECEIVED

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

FEB 06 2014

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

200-B MONROE STREET, ROCKVILLE, MARYLAND 20850 P: 301.762.5212 F: 301.424.9673 WWW.MILLERMILLERCANBY.COM
All attorneys admitted in Maryland and where indicated.

PATRICK C. MCKEEVER (DC)
JAMES L. THOMPSON (DC)
LEWIS R. SCHUMANN
JODY S. KLINE
ELLEN S. WALKER

JOSEPH P. SUNTUM
SUSAN W. CARTER
ROBERT E. GOUGH
DONNA E. MCBRIDE (DC)
GLENN M. ANDERSON (FL)
HELEN M. WHELAN (DC, WV)

MICHAEL G. CAMPBELL (DC, VA)
SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)
DIANE E. FEUERHERD

February 4, 2014

Mr. Scott Whipple
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

Mr. Joshua Silver
M-NCPPC
8787 Georgia Avenue
Silver Spring, Maryland 20910

RE: Variance Application No. A-6428
8822 Hawkins Lane, Chevy Chase

Dear Scott and Josh:

After some delays (it took five attempts to get the building permit denial action from MCDPS), the variance application for the proposed Wallace residence at 8822 Hawkins Lane, Chevy Chase, has been accepted by the County Board of Appeals and is scheduled for public hearing on March 12, 2014.

Under the Zoning Ordinance, M-NCPPC no longer has a mandatory obligation to comment on variance applications. However, we believe that in this case the Board of Appeals would be particularly interested in receiving comments from the historic preservation planners at M-NCPPC about the applicant's proposal, and the variances required to implement it because of the unique nature of this structure and the entire character of the Hawkins Lane community.

For that reason, we are forwarding to you a complete set of the variance application materials filed with the County Board of Appeals. I have also enclosed in this correspondence a thorough report prepared by Collin McKenzie of McKenzie Engineering Services describing the condition of the existing residence and the proposed stabilization, reconstruction and addition contemplated by Dr. Wallace.

Based upon your review of the attached information, would you please consider submitting a letter to the Board of Appeals with your agency's comments on Dr. Wallace's proposal? You will see in the applicant's statement that the test for the Board of Appeals is whether the strict application of the Zoning Ordinance setbacks would cause an extraordinary or undue hardship to the property owner. We have tried to demonstrate in our application package why Dr. Wallace's proposal will allow for reasonable reuse of an otherwise decrepit structure and why the resulting improvements would be consistent with at least the adjacent residence to the south as well as the overall character of the Hawkins Lane community.

Any information that you can provide to the Board of Appeals relative to this application would be appreciated. If you are inclined to respond to this request, your comments should be submitted to the following:

Montgomery County Board of Appeals
Stella B. Warner Council Office Bldg.
100 Maryland Avenue
Rockville, MD 20850
Ref Variance Application No. A-6428

Of course, if you have any questions, or need more information in order to respond to this request, please feel free to contact any of the design team.

Very truly yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "JODY". The letter "J" is large and stylized, with a horizontal line extending from its top bar across the width of the signature.

Jody S. Kline

JSK:ks

Cc: Dr. Scott Wallace
Mr. Douglas Wallace
Mr. Mike Norton
Mr. T. S. Hamami
Mr. Colin McKenzie
Somerset Cross, Esq.

FEB 06 2014

IN THE MATTER OF THE APPEAL OF
DR. SCOTT WALLACE FOR VARIANCES
FOR 8822 HAWKINS LANE

* HISTORIC PRESERVATION OFFICE
* THE MARYLAND NATIONAL CAPITAL
* PARK AND PLANNING COMMISSION
Case No. A-11-11

APPELLANT'S STATEMENT

Dr. Scott Wallace, the Appellant in this case, provides the following information in support of his appeal for variances that are necessary for rehabilitation of an existing nonconforming residence located at 8822 Hawkins Lane, Bethesda.

EXISTING CONDITIONS

The property located at 8822 Hawkins Lane is also known as Lot 2, in an unrecorded subdivision known as "Clear Drinking". The property is improved with a one story residence, (with a basement) constructed in 1928. The structure has been vacant and unoccupied since approximately 2008. In a report on an Historic Area Work Permit application in 2012 (Case No 35/54-13A), historic preservation planning staff at Maryland-National Capital Park and Planning Commission (M-NCPPC) reported to the Historic Preservation Commission that the existing structure was in "... a dilapidated condition and uninhabitable."

Hawkins Lane is a designated historic district under Chapter 24A of the County Code, and any modification to the existing structure will require the issuance of a Historic Area Work Permit ("HAWP") from the Montgomery County Historic Preservation Commission. Two HAWPs have been previously been approved for the subject property and Dr. Wallace's plans are to implement the second authorized HAWP subject to receiving the necessary variances requested herein.

VARIANCES REQUESTED

The property is located in the R-90 zone. In that zone, the front yard setback for a parcel of land created in 1928 is 25 feet (as compared to 30 feet for a R-90 lot created under current

standards). Because the property has been in the same size and shape since 1958, it will be exempt from platting and will not have to be subdivided as a prerequisite to obtaining a building permit for new construction.

The front porch of the existing structure is almost co-extensive with the front lot line. Therefore, a front yard setback variance of **16.0 feet** is necessary in order to structurally modify the existing building that occupies most of the front yard setback area. (Front porches are allowed to extend into the front yard setback up to nine (9) feet – Section 59-B-3.1(d)).

The rear yard setback for an R-90 lot in this zone is 20 feet (Section 59-C-1.323(b)(2)). The approved HAWP for this property contemplates an addition to the rear of the existing structure, to create a residence identical to what exists on the adjacent lot to the south at 8818 Hawkins Lane. That new construction creates a rear building plane that varies from 15.0 to 17.4 feet from the rear lot line. Therefore, a variance of **5 feet** from strict compliance with the setback of 20 feet is requested.

The lot coverage requirement of an R-90 zone is 30% for the main and accessory buildings. The proposed coverage on the property, after the removal of two existing accessory structures, is 34.9%. A **4.9% lot coverage** variance is requested to allow for the development of this property to a reasonable sized structure with a small shed for outdoor storage.

JUSTIFICATION FOR VARIANCES

1. Few (5 of 17) of the lots fronting on or confronting Hawkins Lane are platted. While most lots/parcels are generally square or rectangular in shape, they vary substantially in terms of size and street frontage. There is, therefore, no well-defined shape for properties located on Hawkins Lane.
2. Of all the lots/parcels on Hawkins Lane, only the subject property at 8822 Hawkins Lane granted or dedicated right-of-way to widen Hawkins Lane. At some point in time in the past, an owner of the subject property conveyed to Montgomery County,

Maryland a strip of land across the front of the subject property thus making Hawkins Lane wider in front of the existing residence than anywhere else along Hawkins Lane.

3. The new boundary line/right-of-way line created by the out conveyance to the County, made the house at 8822 Hawkins Lane a nonconforming structure because the front porch was almost coextensive with the new front lot line and is nonconforming today under existing zoning setbacks. Therefore, a front yard variance is required to structurally rehabilitate the existing building in order to make it habitable, modern and available for use.
4. The size of the existing structure at 8822 Hawkins Lane is only 982 square feet in size. An addition to the existing structure is necessary to make the building function as a viable modern residence.
5. A reasonably sized addition to the existing structure, one that is consistent with the lot to the south and one that has been approved for an Historical Area Work Permit does extend into the rear yard setback of 20 feet required by 5 feet on the southern end and 2.8 feet on the northern end. Without the requested variance, the depth of the addition would be too shallow to create effective living space at the rear of the house for two bedrooms. Therefore, a rear yard variance of a maximum of 5 feet is requested.
6. In the R-90 zone, building lot coverage is 35%. Yet the subject property contains only 5,875 square feet of lot area, less than the required amount of 6000 square feet for a lot in the R-60 zone, for which the coverage limit would be 35%. Because the existing structure contains only 982 square feet of building area, and the size of the addition is limited by the amount of square footage that the Historic Preservation Commission found consistent with the structure's historic character, a modest

- increase of 291 square feet of building area is necessary, and reasonable, and remain below what would be permitted as building coverage in a comparable R-60 lot.
7. The records of the Board of Appeals show that four variances for modifications to existing nonconforming structure on Hawkins Lane have been granted by the Board, those cases being A-951 (1982), A-1502 (1986), A-2699 (1989) and A-2774 (1989). Because of the history of the Hawkins Lane community and the manner in which it was created, variances have been routinely required, and have been granted, to rehabilitate houses along this unique roadway.
 8. The subject property backs up to the former Bethesda Naval Hospital property, now Walter Reed Hospital. Furthermore, there is no improvement on the lot to the north at 8826 Hawkins Lane. Therefore, the granting of variances to allow construction of an historically sensitive addition to the existing structure will have no adverse effect on surrounding properties and would be consistent with the goals of the Bethesda-Chevy Chase Master Plan.

In summary, while the former residence at 8822 Hawkins Lane has sat vacant and deteriorating, two previous parties aspiring to rehabilitate the house gave up because of the daunting task of making this structure habitable. Dr. Wallace has now agreed to take on the challenge presented by this unique set of circumstances. Due to the exceptional shallowness of the subject property, and the limitations imposed by its designation as an historic structure, Dr. Wallace, and the Hawkins Lane community as a whole, will suffer an exceptional and undue hardship unless the requested variances are granted.

RECEIVED

FEB 06 2014

BEFORE THE BOARD OF APPEALS FOR
MONTGOMERY COUNTY, MARYLAND

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

In the Matter of the Petition :
of DR. SCOTT A. WALLACE : Case No.
for Variances :

PETITIONER'S SUMMARY OF PROOF

At the public hearing on the above-captioned Petition for a Variance, Petitioner will prove the following:

1. That by reason of exceptional, shallowness, shape, and other extraordinary situations or conditions peculiar to this specific parcel of property, the strict application of regulations would result in peculiar or unusual practical difficulties to, or exceptional or undue hardship upon, the owner of the property;
2. That the variance is the minimum reasonably necessary to overcome the aforesaid exceptional conditions;
3. That the variance can be granted without substantial impairment to the intent, purpose and integrity of the general plan or the Bethesda-Chevy Chase Plan.
4. That the variance will not be detrimental to the use and enjoyment of adjoining or neighboring properties.

At the public hearing on the Petition for Variance, Petitioner will call the following witnesses who will testify as follows:

1. Dr. Scott Wallace. Dr. Wallace will describe the proposed expansion of the existing structure. He will explain why this addition to the building is needed, and will describe the conditions associated with the site that make this variance application necessary.

2. Mike Norton. Mr. Norton will qualify as an expert in site design. He will testify regarding the physical features of the site and he will provide information about technical subjects related to the petition for variance.

3. Tunc Hamami. Mr. Hamami will qualify as an expert in the field of architecture and building design. Mr. Hamami will describe the features of the existing structure and the proposed additions to the house. Mr. Hamami will testify how the design of the building will be in keeping with the general character of the surrounding neighborhood.

4. Colin McKenzie. Mr. McKenzie will qualify as an expert in structural engineering. He will testify regarding the structural integrity of the existing structure and the reason why a variance is necessary in this unusual case.

Petitioner anticipates that it will need approximately two (2) hours for its presentation.



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: ALBERT J JENKINS

ADDRESS: 8822 HAWKINS LA
CHEVY CHASE, MD 20815-6730

LOT - BLOCK: 2 - N/A

ZONE:R-90

THE VARIANCE REQUEST IS FOR:

- EXISTING STRUCTURE
NON-CONFORMING
NEW SINGLE-FAMILY DWELLING

- PROPOSED STRUCTURE
NON-COMPLYING

TYPE OF CONSTRUCTION:

- ROOM ADDITION
PORCH
SHED
ACCESSORY STRUCTURE
OTHER
SWIMMING POOL
DECK
FENCE/RETAINING WALL
GARAGE/CARPORT

The proposed construction requires a 16.00 ft. variance as it is within 0.00 ft. of the front lot line.
The required setback is 16.00 ft. in accordance with Section 59-C-1.323(a),59-B 3.1.
The required sum of both side yards is 0.00 ft. in accordance with Section 59-.
The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.
The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:
59-B3.1 allows porches to extend 9ft. into front BRL
The proposed construction is a front porch

Handwritten signature of Delvin F. Danek

1/24/2014

Signature

Date



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Diane R Schwartz Jones
Director

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: ALBERT J JENKINS

ADDRESS: 8822 HAWKINS LA
CHEVY CHASE, MD 20815-6730

LOT - BLOCK: 2 - N/A

ZONE:R-90

THE VARIANCE REQUEST IS FOR

- EXISTING STRUCTURE
NON-CONFORMING
NEW SINGLE-FAMILY DWELLING

- PROPOSED STRUCTURE
NON-COMPLYING

TYPE OF CONSTRUCTION:

- ROOM ADDITION
PORCH
SHED
ACCESSORY STRUCTURE
OTHER

- SWIMMING POOL
DECK
FENCE/RETAINING WALL
GARAGE/CARPORT

The proposed construction requires a 5.00 ft. variance as it is within 15.00 ft. of the rear lot line.
The required setback is 20.00 ft. in accordance with Section 59-C-1.323(b)(2).
The required sum of both side yards is 0.00 ft. in accordance with Section 59-.
The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.
The proposed construction requires a variance from the Exemption from Controls, Section 59-B as follows:
N/A
The proposed construction is a one story addition.

Albert L. Daniels (handwritten signature)

1/24/2014

Signature

Date



DEPARTMENT OF PERMITTING SERVICES

Diane R Schwartz Jones
Director

Isiah Leggett
County Executive

BUILDING PERMIT DENIAL

The Department of Permitting Services cannot issue a building permit for the property indicated below without a variance from the Montgomery County Board of Appeals.

NAME: ALBERT J JENKINS

ADDRESS: 8822 HAWKINS LA
CHEVY CHASE, MD 20815-6730

LOT - BLOCK: 2 - N/A

ZONE:R-90

THE VARIANCE REQUEST IS FOR

EXISTING STRUCTURE

PROPOSED STRUCTURE

NON-CONFORMING

NON-COMPLYING

NEW SINGLE-FAMILY DWELLING

TYPE OF CONSTRUCTION:

ROOM ADDITION

SWIMMING POOL

PORCH

DECK

SHED

FENCE/RETAINING WALL

ACCESSORY STRUCTURE

GARAGE/CARPORT

OTHER

The proposed construction requires a 0.00 ft. variance as it is within 0.00 ft. of the lot line.

The required setback is 0.00 ft. in accordance with Section 59-.

The required sum of both side yards is 0.00 ft. in accordance with Section 59-.

The proposed construction reduces the sum of both sides to 0.00 ft., creating a violation of 0.00 ft.

Proposed coverage is 34.9%. 30% is the maximum allowed.

The proposed construction requires a 4.9% coverage variance.sec.59-c-1.328

Robert L. Daniel

1/24/2014

Signature

Date

RECEIVED

**BOARD OF APPEALS FOR MONTGOMERY COUNTY, MARYLAND
LIST OF ADJOINING AND CONFRONTING PROPERTIES**

FEB 06 2014

8822 HAWKINS LANE, CHEVY CHASE

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

NAME	ADDRESS	LOT / PARCEL
Cleveland R. & H C Chambliss	1630 Upshur St. NW Washington, DC 20011	P783
Sherry L. Berg	c/o Devry University 4800 Regent Blvd. Irving, TX 75063	N808
Ana P. Baide	101 N. Phillips Ave. Sioux Falls, SD 57104	N809
Kathryn G. Sessions	8823 Hawkins Ln. Chevy Chase, MD 20815	N810
Stephen M. Grant	8817 Hawkins Ln. Chevy Chase, MD 20815	P811
Suzanne L. & Bradley E. Jones	94-1082 Akaku St. Mililani, HI 96789	P837
United States of America	C St. 18 th & 19 th St. NW Washington, DC 20006	P670

**BEFORE THE BOARD OF APPEALS
FOR MONTGOMERY COUNTY, MARYLAND**

In the Matter of the Petition of :
SCOTT A. WALLACE :
for Variances :

VARIANCES REQUESTED

The following variances are requested to allow the stabilization, modernization and expansion of an existing structure located at 8822 Hawkins Lane:

1. Front yard setback ----- 16.0 feet
2. Rear yard setback ----- 5.0 feet
3. Lot coverage ----- 4.9% (291SF)

**BEFORE THE BOARD OF APPEALS
FOR MONTGOMERY COUNTY, MARYLAND**

In the Matter of the Petition of :
SCOTT A. WALLACE :
for Variances :

TABLE OF CONTENTS

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3. Department of Permitting Services Denial Form
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7. Summary of Proof
8. Tax Map
9. Photographs
10. Site Plan (SP-1)
11. Flood Plans (A-2)
12. Elevations (A-3)
13. Zoning Vicinity Map
14. Check for filing and sign deposit fees

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

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SOO LEE-CHO (CA)
AMY C.H. GRASSO (DC)
DAMON B. OROBONA (DC)
DIANE E. FEUERHERD

JSKLINE@MMCANBY.COM

January 28, 2014

Ms. Katherine Freeman
Montgomery County Board of Appeals
Stella B. Werner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

RE: Petition of Dr. Scott A. Wallace

Dear Ms. Freeman:

Please enter my appearance on behalf of the Petitioner, Dr. Scott A. Wallace, in the above-referenced variance case.

Thank you for your attention to this matter.

Sincerely yours,

MILLER, MILLER & CANBY



Jody S. Kline

stc

Docket No. A-
Date Filed _____
Hearing Date _____
Time _____

**BOARD OF APPEALS
FOR
MONTGOMERY COUNTY, MARYLAND
(240) 777-6600**

RECEIVED

PETITION FOR VARIANCE UNDER ZONING ORDINANCE
(Please Note Instructions on Reverse Side)
(PLEASE PRINT)

FEB 06 2014

Name of Petitioner(s): Scott A. Wallace
Address of Petitioner(s): c/o 200-B Monroe Street City Rockville **HISTORIC PRESERVATION OFFICE**
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
Description of property involved: Lot 2 Block _____ Parcel P784 Subdivision Clear Drinking
Street and No. 8822 Hawkins Ln. City Chevy Chase Zip 20815 Zone Classification R-90
Apellant's present legal interest in above property (check one): Tax Account No. 07-00424473
 Owner (including joint ownership) _____ Other (describe) _____
If not owner, name and address of owner: _____

What variance is requested, and what is the pertinent section of the Zoning Ordinance? _____
See schedule of variances requested attached, and Statement attached

Check existing reason(s) why the Ordinance requirement(s) would result in practical difficulties for property owner:
 narrowness shallowness shape topography other extraordinary
situations or conditions peculiar to this property.

Describe this property's extraordinary situation or peculiar conditions compared to neighboring properties: _____

SEE ATTACHED

How will the peculiar condition described above result in practical difficulty if the requested variance is not granted?

SEE ATTACHED

Date of recording of plat of present subdivision: NA; or, if property is un-subdivided, date on which deed recorded, or state that such deed was first recorded prior to March 6, 1928: 04/17/2013 - Deed 46562/00230

Has any previous variance application involving this property been made to the Board of Appeals?
If so, give Case Number(s): N/A

I have read the instructions on the reverse side of this form and am filing all required accompanying information. I hereby affirm that all of the statements and information contained in or filed with this petition are true and correct.

JODY KLINE
Name of Attorney/Agent (Print Name next to Signature)
Jody S. Kline, Esq.
200-B Monroe St., Rockville, MD 20850
Address of Attorney
301-762-5212
Phone Number

Scott A. Wallace
Signature of Petitioner(s)
c/o 200-B Monroe Street, Rockville, MD 20850
Address of Petitioner
c/o 301.762.5212
Home Phone
Work Phone

(OVER)

Law Offices Of
MILLER, MILLER & CANBY
MM&C
CLIENT FOCUSED. RESULTS DRIVEN.

RECEIVED

FEB 06 2014

HISTORIC PRESERVATION OFFICE
THE MARYLAND NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

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February 4, 2014

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8787 Georgia Avenue
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Stella B. Warner Council Office Bldg.
100 Maryland Avenue
Rockville, MD 20850
Ref Variance Application No. A-6428

Of course, if you have any questions, or need more information in order to respond to this request, please feel free to contact any of the design team.

Very truly yours,

MILLER, MILLER & CANBY

A handwritten signature in black ink that reads "JODY". The signature is written in a stylized, blocky font with a horizontal line above the letters.

Jody S. Kline

JSK:ks

Cc: Dr. Scott Wallace
Mr. Douglas Wallace
Mr. Mike Norton
Mr. T. S. Hamami
Mr. Colin McKenzie
Somerset Cross, Esq.

CHAMBLISS
07-419567
8826 HAWKINS LANE
L. 3604 F. 465

GENERAL NOTES

- 1) WATER CATEGORY - W-1 SEWER CATEGORY - S-1
 - 2) BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY BY:
MERIDIAN SURVEYS, INC., FREDERICK, MARYLAND
 - 3) TOPOGRAPHIC SURVEY INFORMATION BY:
MERIDIAN SURVEYS, INC., FREDERICK, MARYLAND
 - 4) TOTAL TRACT AREA = 5,875 SF
 - 5) LOCAL UTILITIES INCLUDE:
SEWER - WSSC
WATER - WSSC
ELECTRIC - POTOMAC EDISON
TELEPHONE - VERIZON
 - 6) ALL ACCESSORY STRUCTURES ON-SITE ARE TO BE REMOVED.
 - 7) PROPERTY ADDRESS:
8822 HAWKINS LANE
CHEVY CHASE, MD 20815
 - 8) TAX ACOUNT NO. 160700424473
LIBER/FOLIO: 44016 / 0467
5,875SF/0.135 ACRES
ZONE: R-90
 - 9) ZONING STANDARDS FROM 1928 BUILDING RESTRICTION LINES
FRONT: 25.0'
SIDE: 7.0'/7.0'
REAR: 20.0'
 - 9) LOT COVERAGE CALCULATION:
LOT AREA=5,875SF
PROPOSED HOUSE=1,802SF
EXISTING GARAGE TO REMAIN=252SF
TOTAL LOT COVERAGE=2054SF(34.9%)
- *THIS PROJECT IS NOT CONSIDERED INFILL BECAUSE IT IS 1-STORY RECONSTRUCTION

A/p # 308470, 308471, 308472

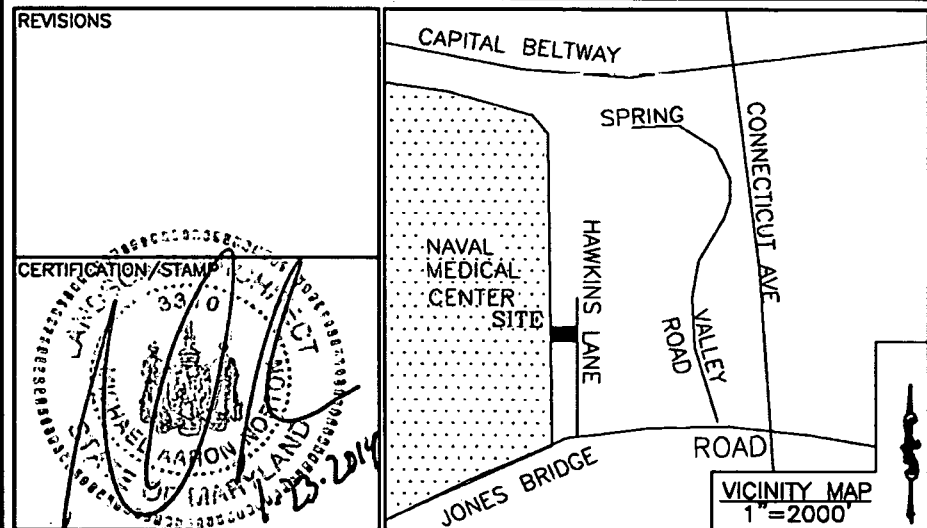
VARIANCE REQUIRED
Montgomery County
Department of Permitting Services
Zoning Class R-90 Page 211NW4
Denial Number _____
Signature [Signature]

TITLE
SITE PLAN FOR SETBACK VARIANCE

PROJECT
WALLACE RESIDENCE

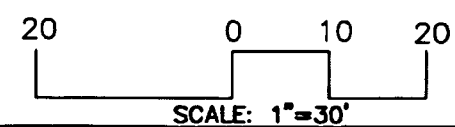
PREPARED FOR/OWNER/APPLICANT
DR. SCOTT WALLACE
11112 ORLEANS WAY
KENSINGTON, MD 20895

NORTON LAND DESIGN
LANDSCAPE ARCHITECTURE + ENVIRONMENTAL PLANNING
17830 NEW HAMPSHIRE AVENUE, SUITE 101 ASHTON, MD 20861
P.240.342.2329 F.240.342.2632 WWW.NORTONLANDDESIGN.COM



LEGEND

- EXISTING PROPERTY
- EX PROP. HOUSE
- BUILDING RESTRICTION LINE (BRL)
- ▨ AREA OF VARIANCE REQUEST



UNITED STATES OF AMERICA
C ST 18TH & 19TH ST, NW
WASHINGTON DC
SITE ADDRESS:
4301 JONES BRIDGE RD
BETHESDA, MD
L. 721 F. 331
07-436700

TO BE REMOVED

N06°08'40"E

N81°36'17"W

68.02'

S08°01'00"W

S81°55'17"E

70.78'

7'SIDE BRL

25'EBL

25

84.86'

EXISTING FRONT PORCH
0' FRONT SETBACK

HAWKINS LANE
VARIABLE WIDTH R/W

15.6

EX. ACCESSORY STRUCTURE
252SF

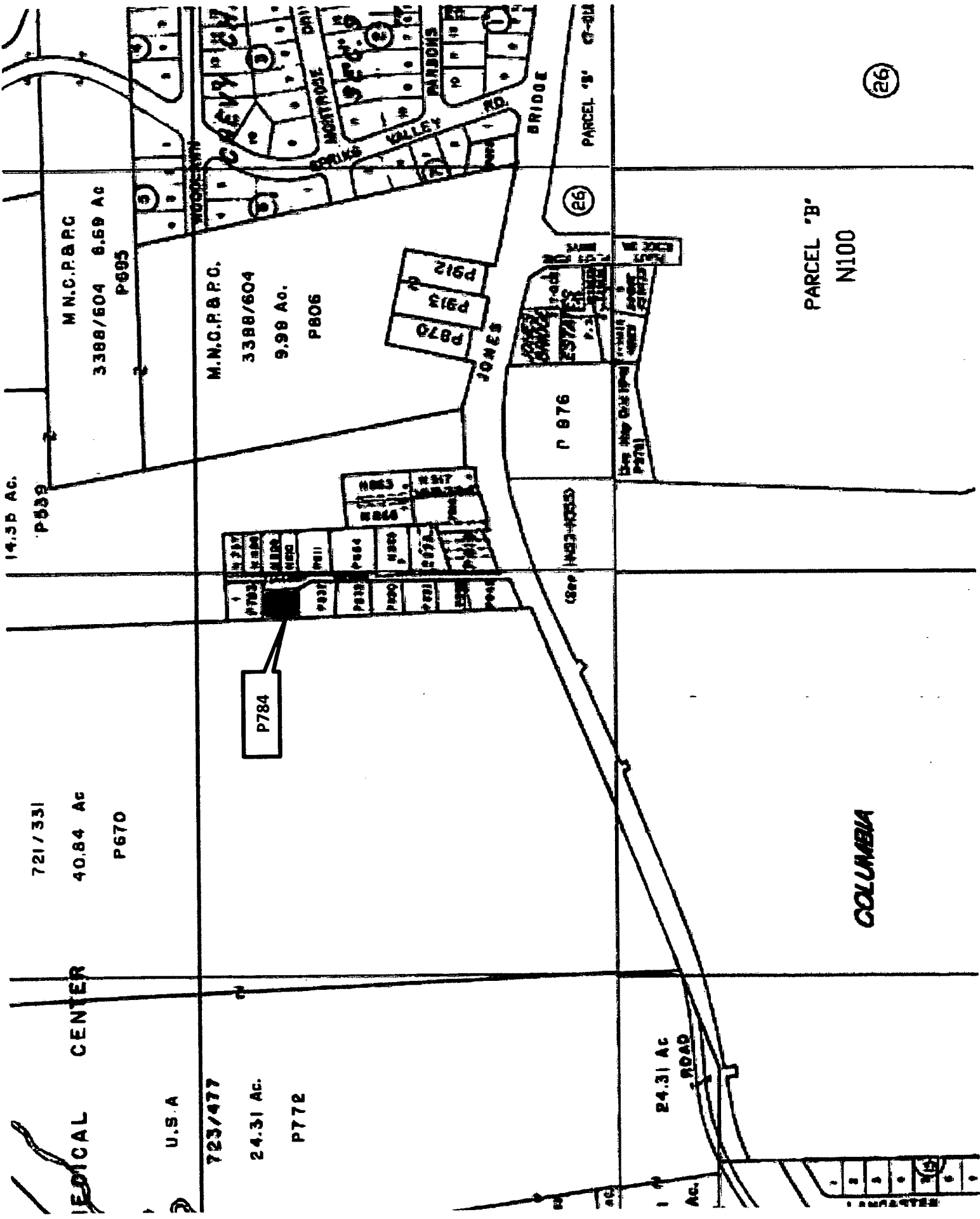
7'SIDE BRL

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8818 HAWKINS LANE
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P783





14.30 AC.
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721/331
40.84 AC
P670

MEDICAL CENTER

U.S.A

723/477

24.31 AC.

P772

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M.N.C.P.B.P.C
3388/604 6.69 AC
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M.N.C.P.B.P.C.
3388/604
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JONES ROAD

BRIDGE ROAD

(See 1483-1083)

P 976

PARCEL 'B' 67-012

COLUMBIA

PARCEL 'B'
N100

26

26

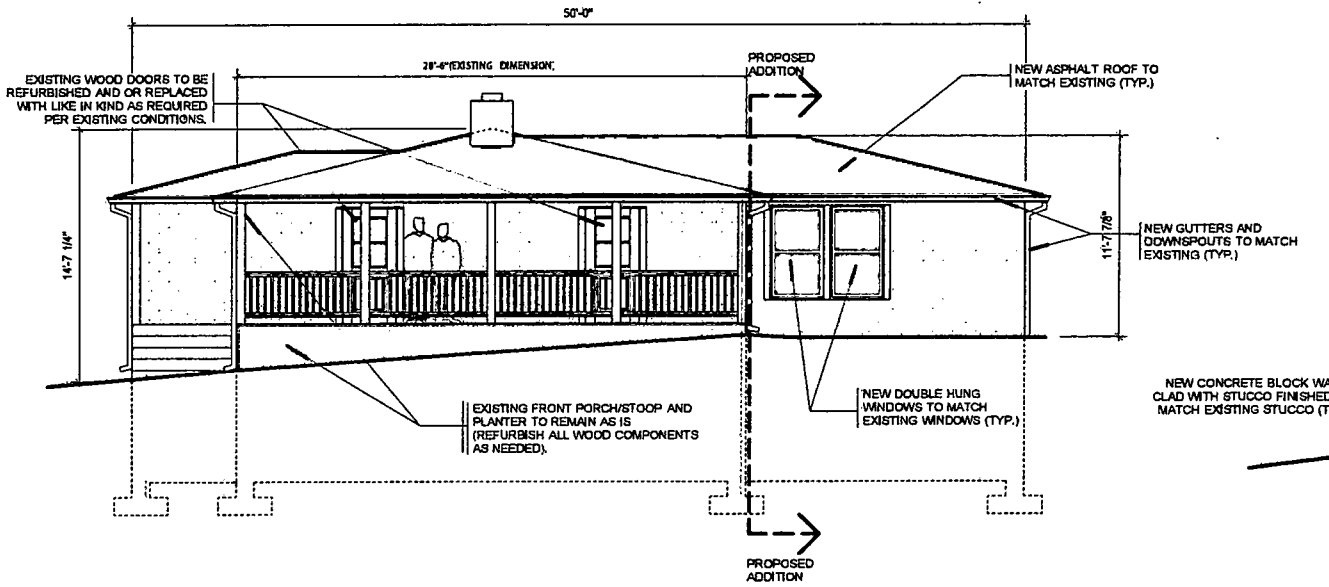


**Petition of Dr. Scott Wallace
Variance
8822 Hawkins Lane**

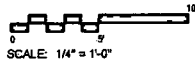
Site Photographs





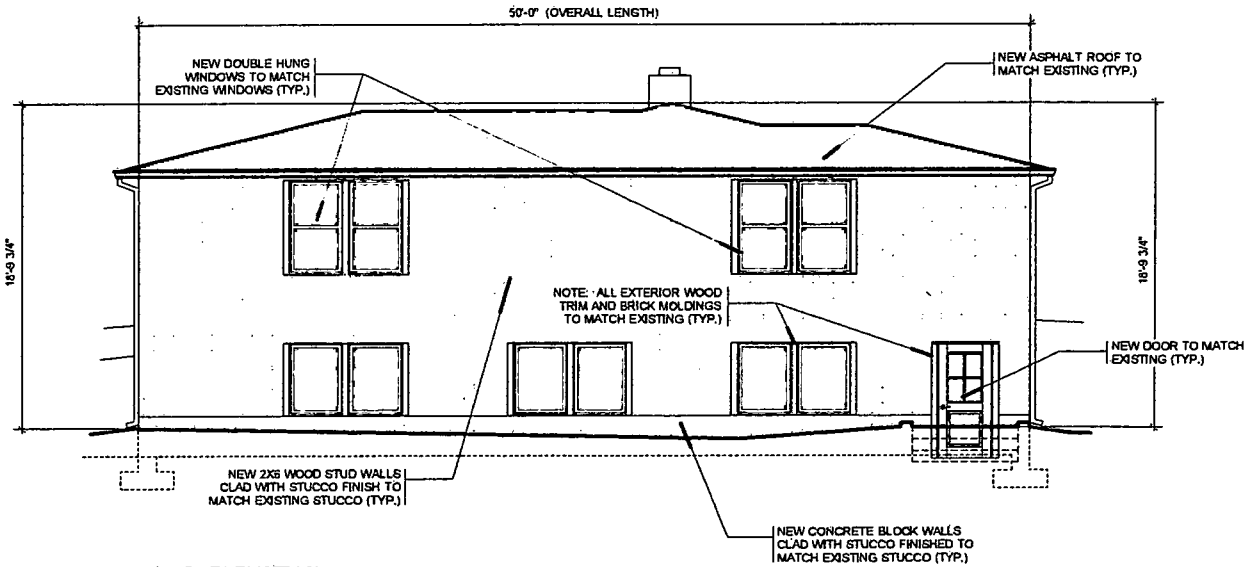


FRONT / EAST ELEVATION (PROPOSED)

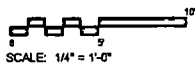


SCALE: 1/4" = 1'-0"

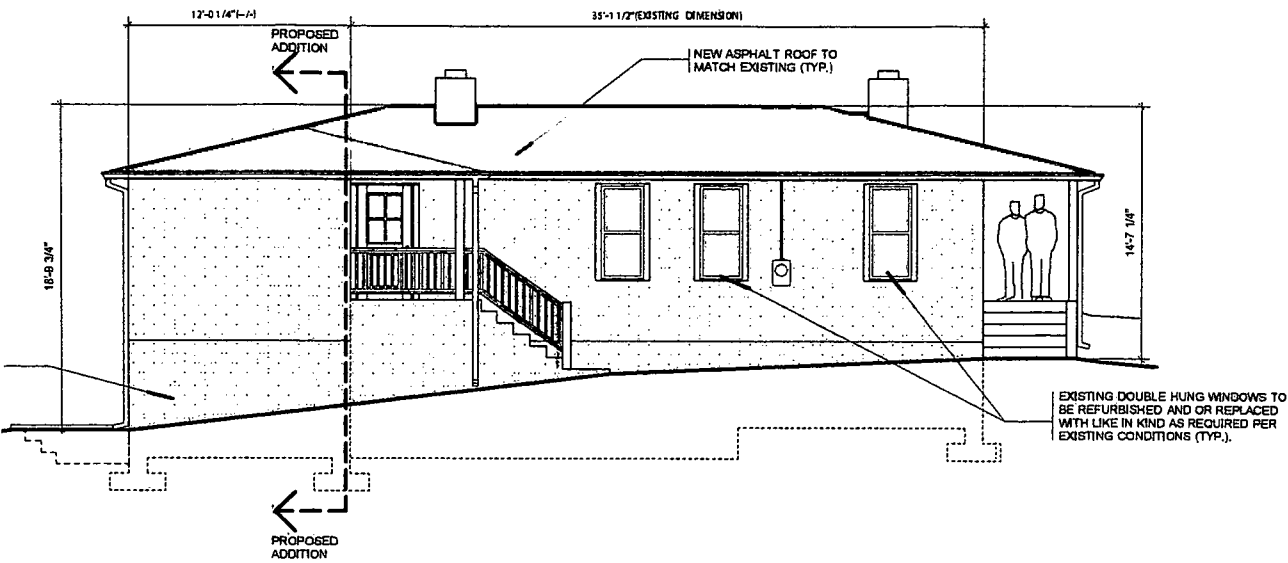
GENERAL NOTE REGARDING STRUCTURE: ALL EXISTING EXTERIOR S AND FINISHES INCLUDING STUCCO, V DOORS AND WOOD TRIM TO BE R REFURBISHED AND OR REPLACED W KIND TO MATCH EXISTING AS REQU EXISTING FIELD CONDITIONS



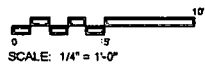
BACK / WEST ELEVATION (PROPOSED)



SCALE: 1/4" = 1'-0"

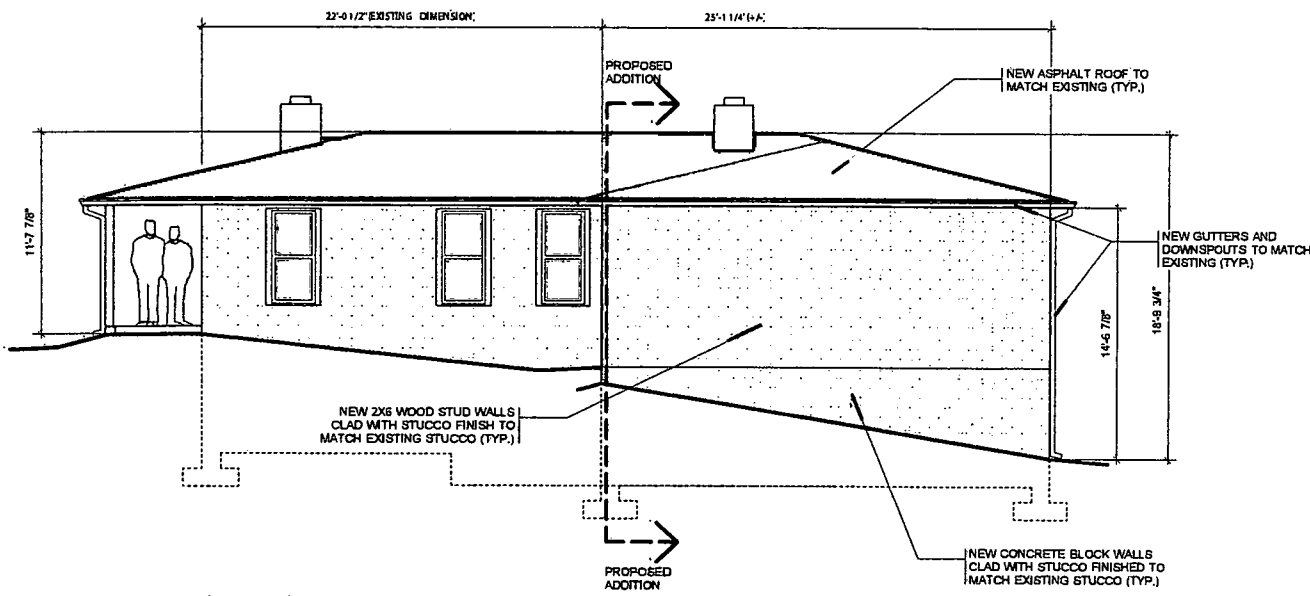


LEFT / SOUTH ELEVATION (PROPOSED)

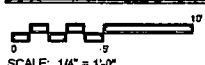


SCALE: 1/4" = 1'-0"

EXISTING SURFACES, WINDOWS, DOORS, TO BE REFINISHED, LIKE IN THE ORIGINAL (TYPICAL).



RIGHT / NORTH ELEVATION (PROPOSED)



SCALE: 1/4" = 1'-0"

EMERITUS O'HANLON
 ARCHITECT
 1000 W. BROADWAY
 ANNAPOLIS, MD 21403
 TEL: 410-261-1234
 FAX: 410-261-1235
 EMAIL: emoh@emoh.com

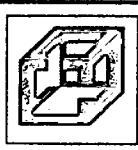
Emeritus Renovations
 Quality Building & Remodeling



MSBC # 131428
 MSBR # 3207

THE WALLACE RESIDENCE

8822 HAWKINS LANE
 CHEVY CHASE, MD 20815



T. S. HAMAMI

DESIGN CONSULTANT
 Residential Design and Planning
 548 Hedy Drive South
 Annapolis, MD 21403
 Tel: 410-480-0515
 email: ts@ts-hamami.com

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DATE: 12/24/11
 DRAWN BY: TSH
 CHECKED BY: TSH
 SCALE: AS SHOWN



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

William Kirwan
Chairperson

February 26, 2014

Catherine G. Titus, Chair
Montgomery County Board of Appeals
Stella B. Warner Council Office Building
100 Maryland Avenue
Rockville, MD 20850

RE: Variance Application No. A-6428

Dear Ms. Titus:

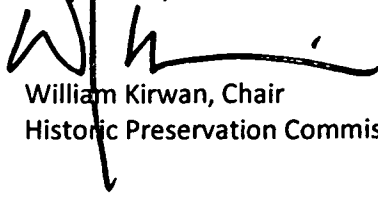
The Montgomery County Historic Preservation Commission (Commission) has reviewed the petition for variance under zoning ordinance request of Dr. Scott A. Wallace, owner of the subject property at 8822 Hawkins Lane, Chevy Chase, and respectfully recommends that the Board of Appeals grant this petition.

The Hawkins Lane Historic District was designated in the Master Plan for Historic Preservation in 1991. The County Council found the district to be "a unique and important historical resource in the county, [which] stands as 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. The district remains one of the few intact, early black communities left in the county. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The buildings in the district are decidedly 'low-scale' or 'small-scale' in appearance and are 'in proportion' to their surroundings. This small scale is important in contributing to the intimate, rural quality of the district. The district, as a whole, is an essential part of the county's history to be preserved, remembered and appreciated."

The Commission recognized that the rehabilitation of the subject property presented significant challenges, given the relatively small size of the house and its deteriorated condition. The design solution, which the Commission approved with conditions on February 13, 2013, sensitively accomplishes the dual goals of preserving a historic resource while providing a small amount of additional living space in a manner the Commission found to be compatible with the Hawkins Lane Historic District and the criteria for approval on a severely constrained lot. As this outcome furthers the purposes of Chapter 24A to protect and preserve historic resources for continued use and enhancement, the Commission supports the petitioner's request for a variance to enable rehabilitation and minor modifications of the house to make it into a livable 21st century residence.



Respectfully submitted,

A handwritten signature in black ink, appearing to be 'W. Kirwan', written over the typed name.

William Kirwan, Chair
Historic Preservation Commission

cc: Jody S. Kline, Esquire

Fothergill, Anne

From: Fothergill, Anne
Sent: Monday, June 24, 2013 12:44 PM
To: 'Michael Norton'; 'tunc@lvele1inc.com'
Subject: 8822 Hawkins Lane

Thanks for coming in today. This should be an interesting and complex project but I will help you work out the historic preservation issues and we will work with the County on the variance and other issues if needed.

Here is a link to our web site with some structural engineers.

<http://montgomeryplanning.org/historic/resources/servicesengineers.shtm>

I know other applicants have used Keast & Hood and Robert Silman for historic resources and you might want to start by contacting Mat Daw - MDaw@keasthood.com

Please keep me posted on what you find and what you decide to do in terms of next steps. There are HPC meetings on July 31, August 21, and September 11 and 25.

I will be out of town next week but will be back on July 8.

thanks,
Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
8787 Georgia Avenue, Suite 206
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8822 Hawkins Lane, Chevy Chase	Meeting Date:	2/13/13
Applicant:	Zhixiong Shi and Ziumei Chen (Raymund Cornejo, Architect)	Report Date:	2/6/13
Resource:	Contributing Resource Hawkins Lane Historic District	Public Notice:	1/30/13
Review:	HAWP	Tax Credit:	Partial
Case Number:	35/54-13A	Staff:	Karen Theimer Brown
PROPOSAL:	Addition and alterations to house		

STAFF RECOMMENDATION

Staff recommends that the HPC approve the application with the following conditions:

1. The paired window units in the addition will have a 6" space between the windows.
2. Plant a replacement tree to mitigate the removal of the Mulberry tree on the rear of the lot.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Hawkins Lane Historic District
STYLE: Vernacular duplex
DATE: 1928 (built by Samuel Hawkins)

The Hawkins Lane Historic District is situated in a heavily wooded area off Jones Bridge Road in Chevy Chase. The district is bordered on the north and west by 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) and the east by parkland owned by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was adopted to the county Master Plan in 1991, representing a Black kinship community.

PROPOSAL

The applicant is proposing to alter the historic house and expand it with a one-story addition at the west (rear) and north (right) side of the house.

The applicants propose to:

- o Rebuild the foundation of the south (left) and north (right) walls.
- o Add a one-story addition to the west (rear) and the north (right) side of the house. The proposed 800 square foot addition has a low hipped roof and a stucco finish to match the existing house. The proposed 12' x 20' addition is set back 21'9" from the front plane of house. The applicants

will demolish part of existing rear and north side walls for the expansion and the construction of the addition on the first floor.

- Remove deteriorated windows and replace with Jeld Wen Sitrine Ex Wood Double Hung windows to match the existing windows (see circle 56)
- Remove all doors and replace with 3068 Fir Simpson one lite over three panels (see circle 58)
- Rebuild the two chimneys and retain their original position on the ridge line. Raise the height of the chimneys to meet current code and chimney standards and clad with stucco.
- Replace roof in-kind with asphalt shingles
- Restore front porch
- Remove the mulberry tree in the backyard (see arborist letter at circle 59-60)
- Demolish two non-historic sheds in the rear of the property

See proposed site plan, elevations, and floor plans in Circles 21-29.

APPLICABLE GUIDELINES

When reviewing alterations and new construction to a *Master Plan* site several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Hawkins Lane Historic District Development Guidelines Handbook (Guidelines)*. The pertinent information in these documents is outlined below.

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 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 one 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:

Standard #1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

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.

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard #10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The following are 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

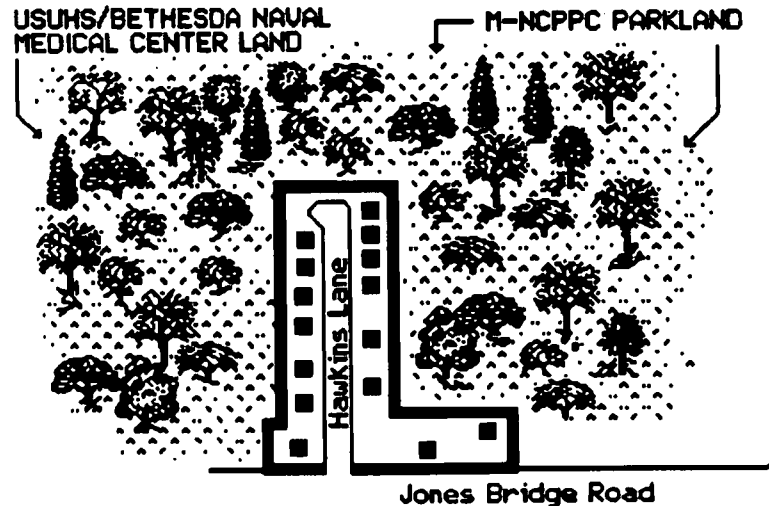
Every neighborhood, whether historic or not, has a visual character of its own. This section of the Handbook describes those features, both man-made and natural, which contribute to the visual character of the Hawkins Lane Historic District and sets forth guidelines for their retention and protection.

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.

Driveways, Parking Areas and Walkways

Both paved and unpaved driveways and parking areas can be found on Hawkins Lane, with the majority being unpaved and covered with gravel; the two driveways serving houses in the district on Jones Bridge Road are paved. On the Lane, driveways range from 10-20 feet in width, with the average being 14 feet. On Jones Bridge Road, one driveway is approximately 8 feet wide, the other approximately 12 feet.

The entrances to some district residences are served by short, paved walkways and, in two instances, houses are surrounded on three sides with a walkway. The general absence of walkways, however, reinforces the rural character of the district.

Guidelines:

New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width, appearance and surface covering, with existing driveways, parking areas, and walkways.

The preferred driveway / parking area / walkway surfacing material on Hawkins Lane is gravel or dirt, since these materials are more compatible with the rural character of the district.

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.

New Construction

New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.

New construction should take into account the vernacular character of existing structures and the wide variety of materials used.

New garages should be detached in keeping with the prevailing style in the district.

Where a new outbuilding is erected, every effort should be made to ensure that it is compatible with residential buildings in terms of scale, massing, and materials.

Siting and Setback

Building siting and setback are important because (as noted above) they help establish a "pattern" of buildings and open spaces in the historic district.

Historic district residences are sited to face the road, both on Hawkins Lane and Jones Bridge Road, an important consideration in planning the siting of new buildings. Outbuildings are generally sited at the rear of lots and garages are, in general, detached. Two exceptions to the latter are the built-in garages at the rear of 8818 and 8822 Hawkins Lane; neither garage is now used for its original purpose.

Distances between buildings on the west side of the Lane are generous, varying from approximately 23 to 60 feet. On the east side, the four small houses at the north end of the lane are approximately 20 feet apart, but large vacant lots currently separate the remaining structures on that side and on Jones Bridge Road east of Hawkins Lane.

Hawkins Lane setbacks range from 10 to 30 feet, with the average approximately 18 feet. On Jones Bridge Road, setbacks vary from approximately 25 to 40 feet.

Guidelines:

New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.

Existing outbuilding siting patterns should be maintained, with new garages and other structures placed at the rear of lots.

New construction should take the siting and setback of adjoining buildings into particular account.

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.

County Zoning and Land Use Recommendations

As noted above, new development in the historic district can damage or destroy the district's character if it is not carefully planned, both in design and setting. The Bethesda-Chevy Chase Master Plan (adopted April, 1990) indicates that there is a 2.5 acre parcel in the district which is a potential development site. Under existing R-90 zoning (Single-Family Detached Residential), approximately three new single family detached homes could be constructed on the parcel; under the R-90 "Cluster Development" option, which is the recommended development alternative in the Master Plan for new subdivisions in the historic district the number could be as high as nine. (See Appendix 1.)

"Clustering" is an innovative approach to land use planning which allows for higher density in return for the preservation of open spaces and trees. In a cluster subdivision (unlike a subdivision governed by traditional zoning), lots can be of varying shapes and sizes and variations in setbacks are permitted. This flexible approach encourages increased preservation of open spaces, trees, and the natural topography of the land. It is an alternative method of development, not a different zoning category.

Proposals for cluster development are subject to the same review procedures as other subdivision plans. The Montgomery County Planning Board, in reviewing such plans, will be guided by existing site plan review procedures and any conditions for development which may have been laid down in the Master Plan.

Guidelines:

In reviewing proposed new subdivisions it should be noted that R-90 Cluster is the development alternative preferred by district residents and recommended in the Bethesda-Chevy Chase Master Plan.

Both cluster and non-cluster subdivision plans should be compatible with the siting, setback, scale, and massing of existing buildings and should preserve the maximum amount of open space, vegetation, and the existing topography.

In a subdivision plan, road cuts onto Hawkins Lane should be kept to a minimum and the existing character (width and paving) of the Lane retained. Curbs, gutters and sidewalks should not be considered for Hawkins Lane.

The number of new units permitted should be determined by the compatibility of the site plan with surrounding structures and the visual character of the district, not by the maximum number of units allowed under existing zoning regulations.

In order to accommodate new development in a manner compatible with the character of the district, it may be necessary for the County Planning Board to waive certain development regulations (such as the requirement for 25 feet of frontage on a public street for each new lot).

New construction should not include the relocation of existing structures, since relocation is not compatible with the preservation of the district's existing character.

STAFF DISCUSSION

As noted above in the "Applicable Guidelines" section, the Hawkins Lane Historic District Development Guidelines Handbook state:

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.

...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.

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.

This house is very similar to the house next door, 8818 Hawkins Lane, which was also a historic duplex converted to a single-family home. The HPC approved a one-story addition to the adjacent house in 2002 and that approved design has been an inspiration to the proposed addition to this property. In April 2012, the HPC considered a preliminary design for a two-story addition on this property that was submitted by a different applicant. At that hearing, the commission discussed the key features associated with the resource and identified elements that are important to retain. The salient points from this discussion are as follows:

1. The chimneys should be retained in their original location on the center line of the ridge. The two chimneys should not be removed. Work the addition around the chimneys and incorporate them into the design and be a part of the design. Part of the symmetry of the duplex is the chimneys.
2. The two front façade doors should be retained as they tell the story as a duplex.
3. Window and door openings should be retained in their original location, and the windows and doors could be replaced when necessary. Proportion of the windows in the addition should be similar to those on the historic block.
4. The addition needs to be subordinate and the roofline should not overwhelm the massing. A 1 to 1 ½ story addition would be more appropriate than a two story addition, much like the addition on the property next door (8818 Hawkins Avenue).
5. The tree in the rear should be preserved if possible
6. Consider the approved design of the addition to the historic house at 8818.

This revised proposal is responsive to the HPC's earlier comments.

Chimneys: The applicant has proposed to retain the chimneys in their original location on the center line of the ridge. The stacks will be elongated to meet current chimney standards and the stacks will be clad in stucco. This treatment was applied to the property at 8818 Hawkins Lane.

Windows and Doors: The position of the two front doors and the windows on the south (left) side and the (north) right side of the historic mass will be maintained. The windows and doors will be retained in their historic location to preserve the rhythm of the openings and the symmetry associated with the duplex. On the north (right) façade, a window was removed and replaced with a shorter window and patched below. The applicants should be commended for their proposal to restore the original opening that matches the other two windows on that façade and preserve the historic window pattern.

The applicant has proposed to replace the 8 existing windows and 4 doors in the historic block due to existing deteriorated conditions. Staff requested that the applicant provide a window and door schedule and condition assessment (See circle __). Staff speculates that 6 of the 8 windows and 2 of the 4 doors are original to the house. Based on the applicant's assessment of the existing condition, they have proposed in-kind replacements that are appropriate to the period and style of the house - one over one wood windows and single light three paneled doors. Staff supports in-kind replacements in this instance because the original openings and pattern of the fenestration will be retained when the walls are rebuilt for structural reasons, and new materials will already be introduced in the historic block in order to preserve the structure. As this is a simple, vernacular house, the windows and doors are not unique examples and may not be character-defining to the property. Further, the design guidelines speak very little about architectural materials but recommend that they "should be compatible". The district is defined by buildings that are simple in design with little architectural ornamentation. In-kind replacements in their original location allow the property to 'retain their original appearance' and are compatible with the Hawkins Lane Historic District design guidelines.

Tree: The Design guidelines state that tree's preservation is a 'sine qua non' of the district's ambience.

There are a number of trees on and around this lot, and it appears that the largest trees are on the edge of the lot and will be retained as part of this plan. The design guidelines state that where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement. The applicant has provided a letter from an arborist that recommends removal of the 28.5" diameter Mulberry Tree in the rear of the property. The tree has a strong lean towards the house and the lower trunk indicates decay near the ground, and thus the arborist has recommended removal. Staff recommends that the owner plant a replacement tree to mitigate the removal of the Mulberry.

Structural improvements: The applicant is also proposing to restore the structural deficiencies associated with the property. The stucco walls on the sides of the historic block will be rebuilt from the footing up to the first floor level with cinder block and parged with stucco. For walls above the first floor level, 6" framing wall with stucco finish will be used to create the same look.

Front porch: The applicant will retain the simple style of the house and original porch with a replacement railing which will have plain wood pickets and support beams.

Addition: The Guidelines state that "the buildings in the Hawkins Lane Historic District are decidedly low scale or small scale in appearance and are in proportion to their surroundings. The small scale is important to contributing to the intimate rural quality of the district." The guidelines also state: "The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it." In its previous deliberation, the HPC stressed the value and importance of preserving that small sense of scale and place, and that an addition should be subordinate and not overwhelm the historic mass. To that effect, the applicant has designed the addition to meet the spirit and intent of the guidelines by being modest in scale and by retaining as much of the historic block as possible. The proposed design of the addition is simple and compatible with the type of architecture found within the historic district. The applicant should be commended for responding to staff concerns and further pushing the addition back to preserve the historic window openings on the north side so that most of that façade remains intact, and thus further reducing the mass of the addition. Inspired by the addition to the property next door, the addition will be one story, with a low hipped roof, and stuccoed to match the historic block. The windows will be compatible with those in the historic block but will be arranged in pairs. Staff recommends as a condition to the approval that the pairs maintain at least 6" between the window units.

Sheds: the two non-historic sheds in the rear will be removed.

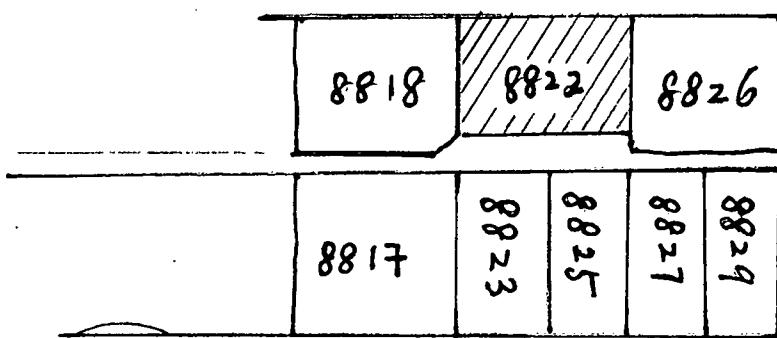
STAFF RECOMMENDATION

Staff recommends that the Commission **approve with two conditions** the HAWP application as being consistent with Chapter 24A-8(b)(1) and (2);

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

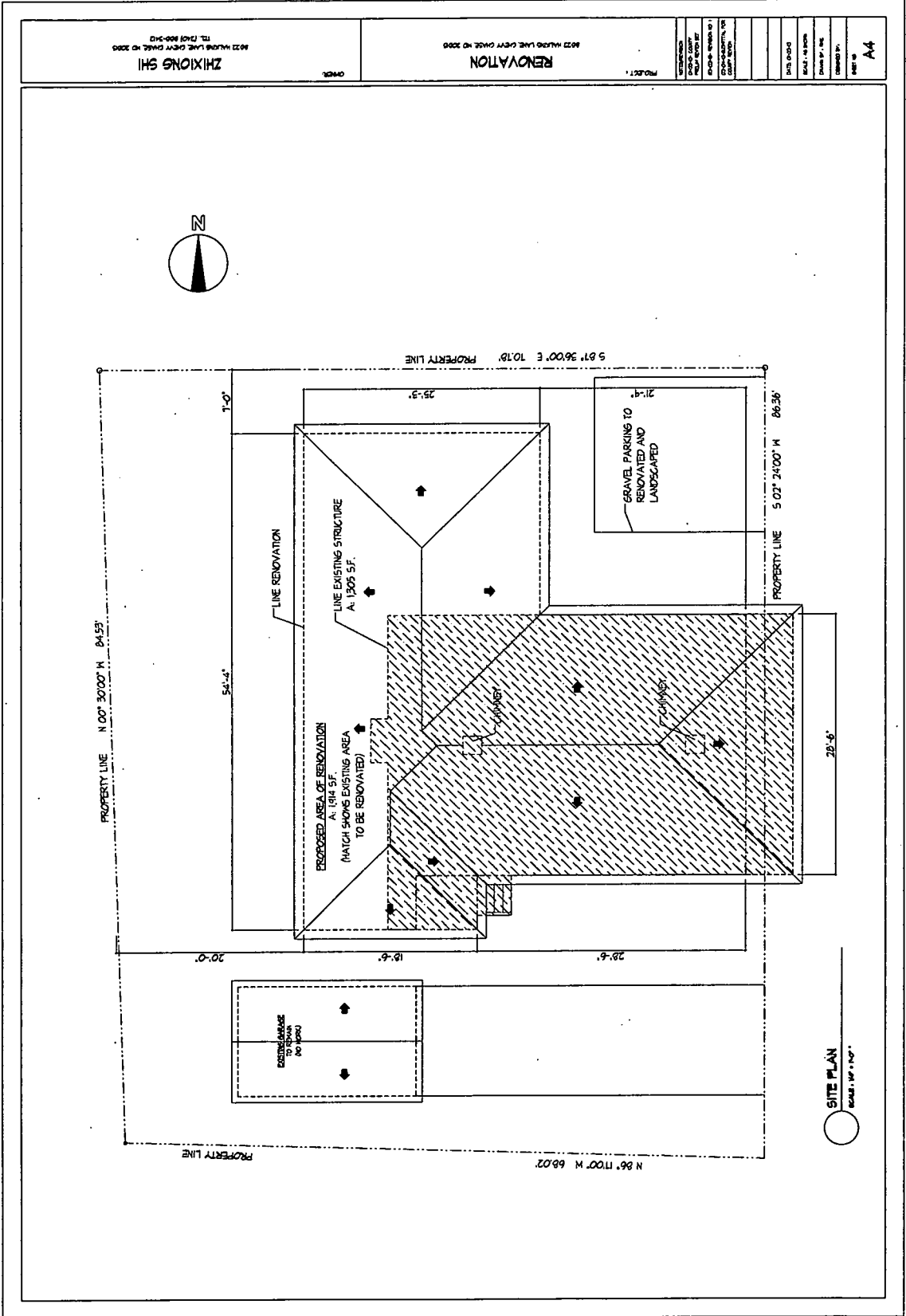
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 to schedule a follow-up site visit.



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

Owner's mailing address ZHIXIONG SHI XIUMEI CHEN 13408 Ridge Dr Rockville MD 20850	Owner's Agent's mailing address zhixiong shi 13408 Ridge Dr Rockville MD 20850
Adjacent and confronting Property Owners mailing addresses	
8818 Jones, Suzanne & Bradley E 94-1082 AKAKU ST MILILANI, HI 96789	8826 Cleveland Chambliss 1630 Upshur ST. NW Washington D.C. 20011
8817 Grant, Stephen M 8817 Hawkins Ln Cherry Chase MD 20815	8823 Kathryn G Sessions 8823 Hawkins Ln Cherry Chase MD 20815
8825 Baige, Ana P PO Box 11701 Newark NJ 71010	8827 Sherry L Berg C/O DEVRy UNIVERSITY 4800 Regent Blvd IRVING TX 75063-2439

- **Site plan drawing(A4_SITE AND ROOF PLAN.pdf);**
- **Roof plan drawing(A4_ROO PLAN.pdf);**
- **Demolition plans (A0_EXISTING DEMO PLAN.pdf);**
- **Existing and proposed plan (A1_EXISTING AND PROPOSED.pdf);**
- **Proposed First level plan (A2_PROPOSED PLAN.pdf);**
- **Proposed lower level plan (A3_PROPOSED BASEMENT PLAN.pdf);**
- **Front and Left Elevation plans(A5_FRONT AND LEFT SIDE ELEVATION.pdf);**
- **Rear and Right Elevation plans(A6_REAR AND RIGHT SIDE ELEVATIONS.pdf);**
- **Section Plans (A7_SECTIONS.pdf).**



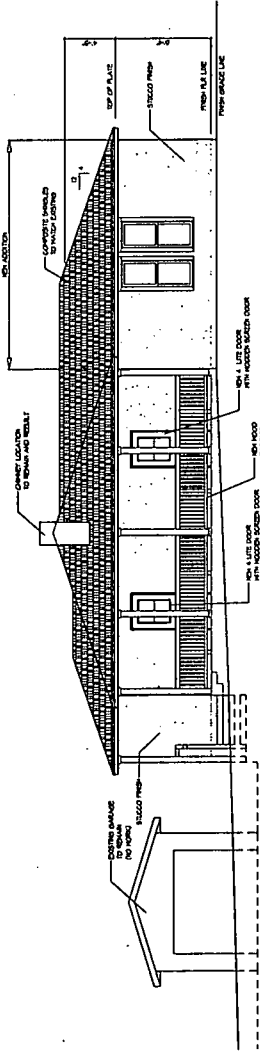
HAWKINS LANE

ZHIXIONG SHI
 1022 MADISON LANE GREY CHASE, MD 20898
 TEL: (301) 943-9444

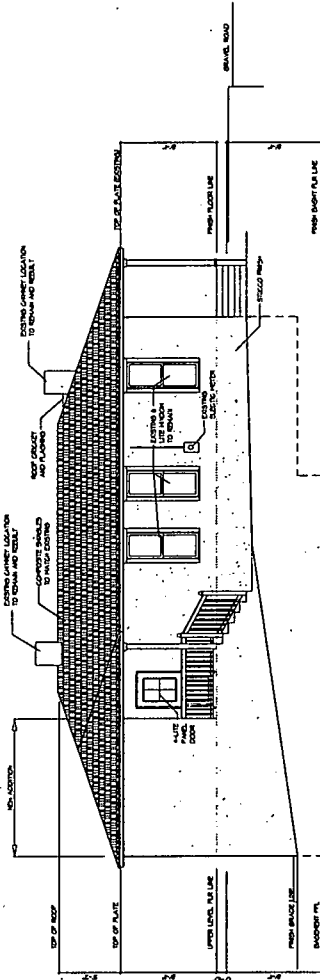
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FRONT ELEVATION
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LEFT SIDE ELEVATION
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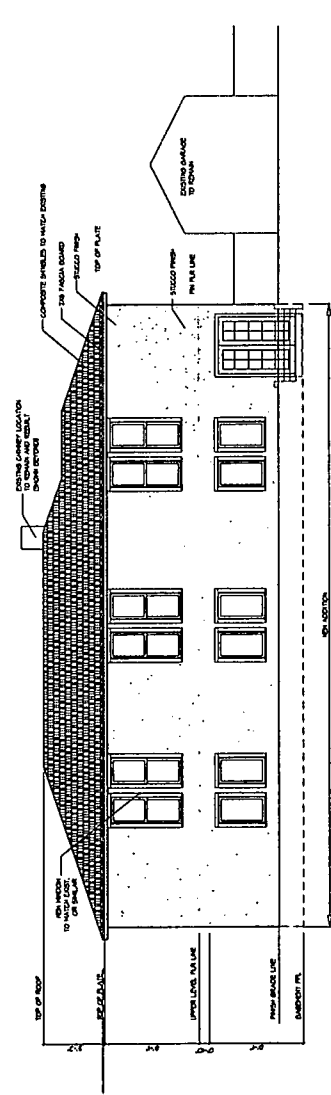
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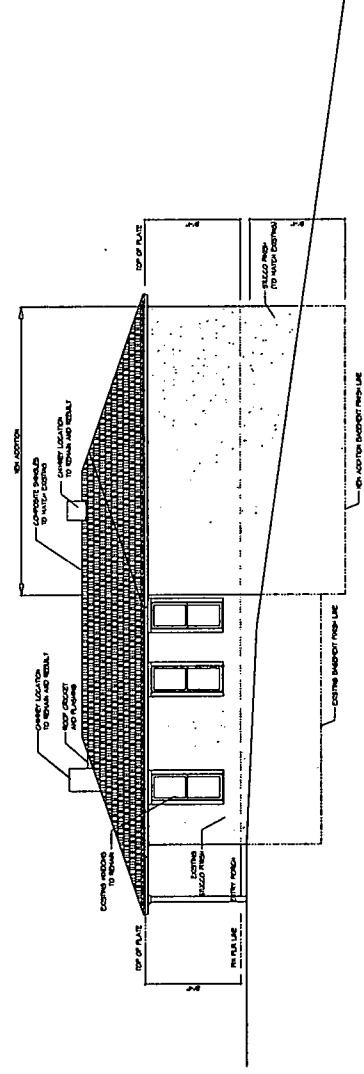
ZHIXIONS SHI
8022 MULLEN LANE CRYSTAL CITY, VA 22009
TEL: (703) 800-5142

RENOVATION
8022 MULLEN LANE CRYSTAL CITY, VA 22009

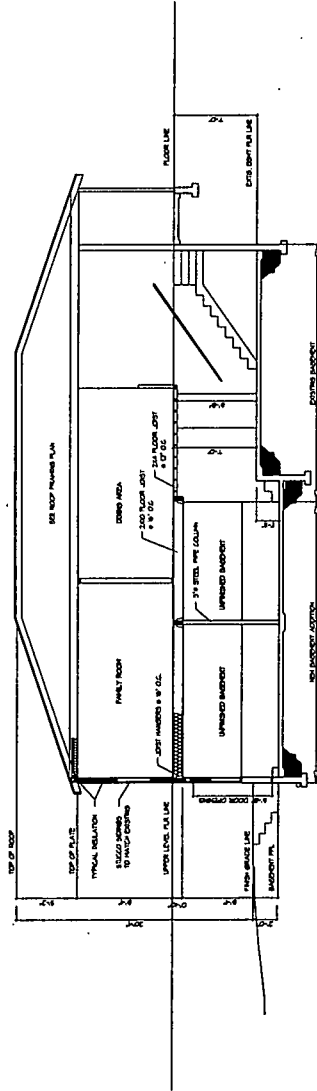
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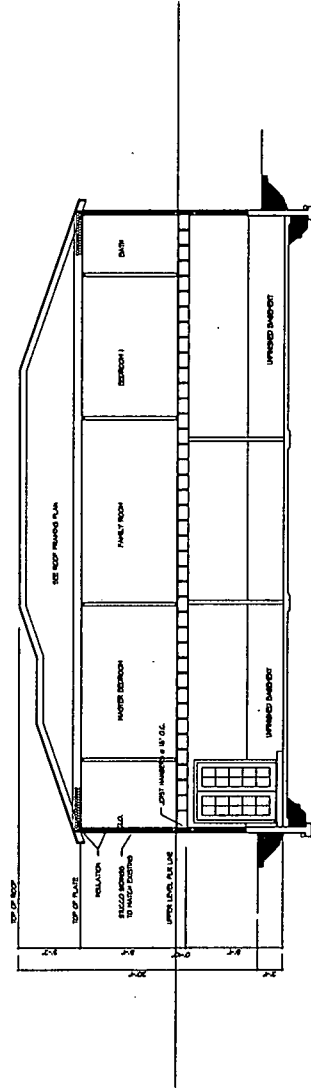
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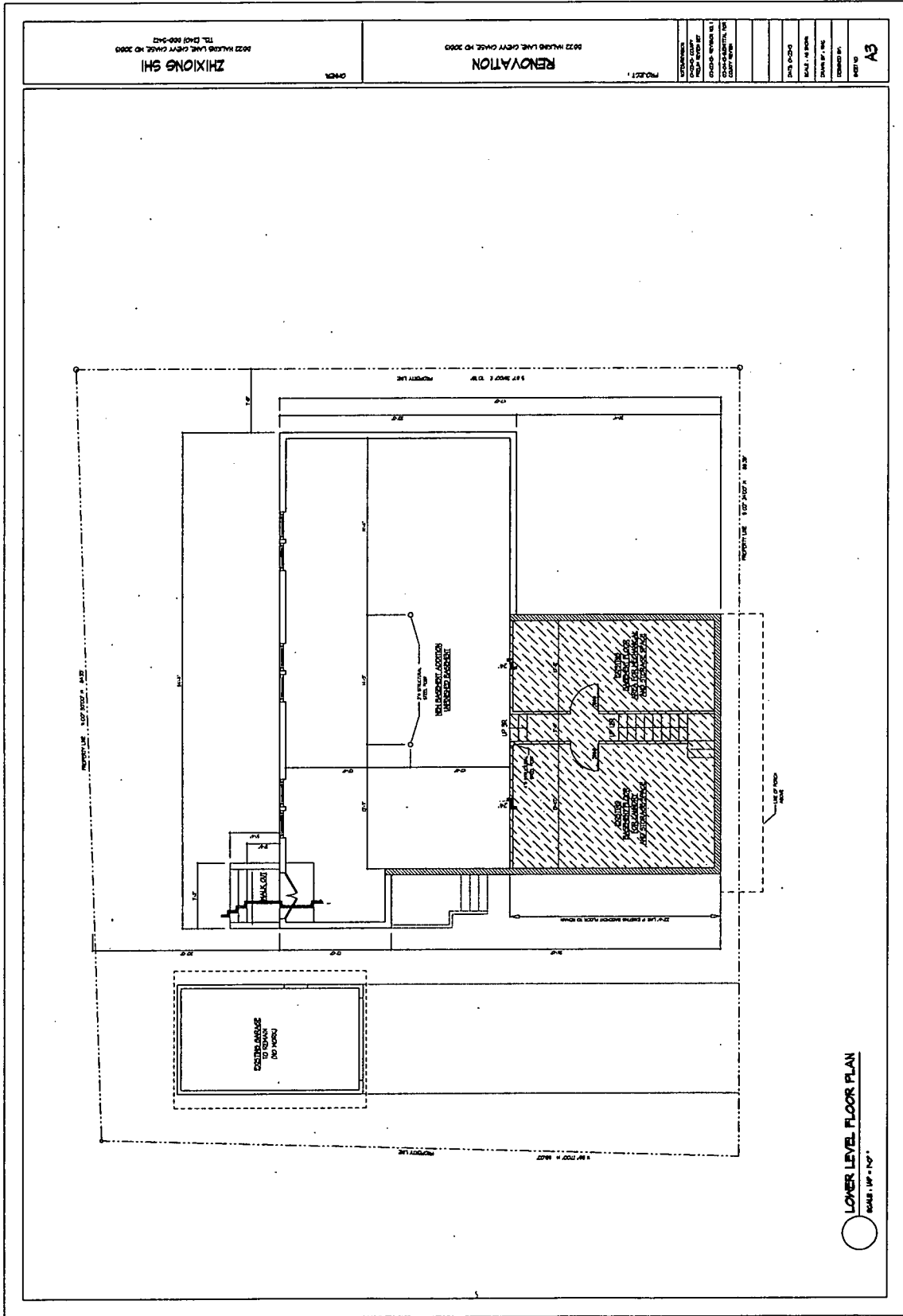
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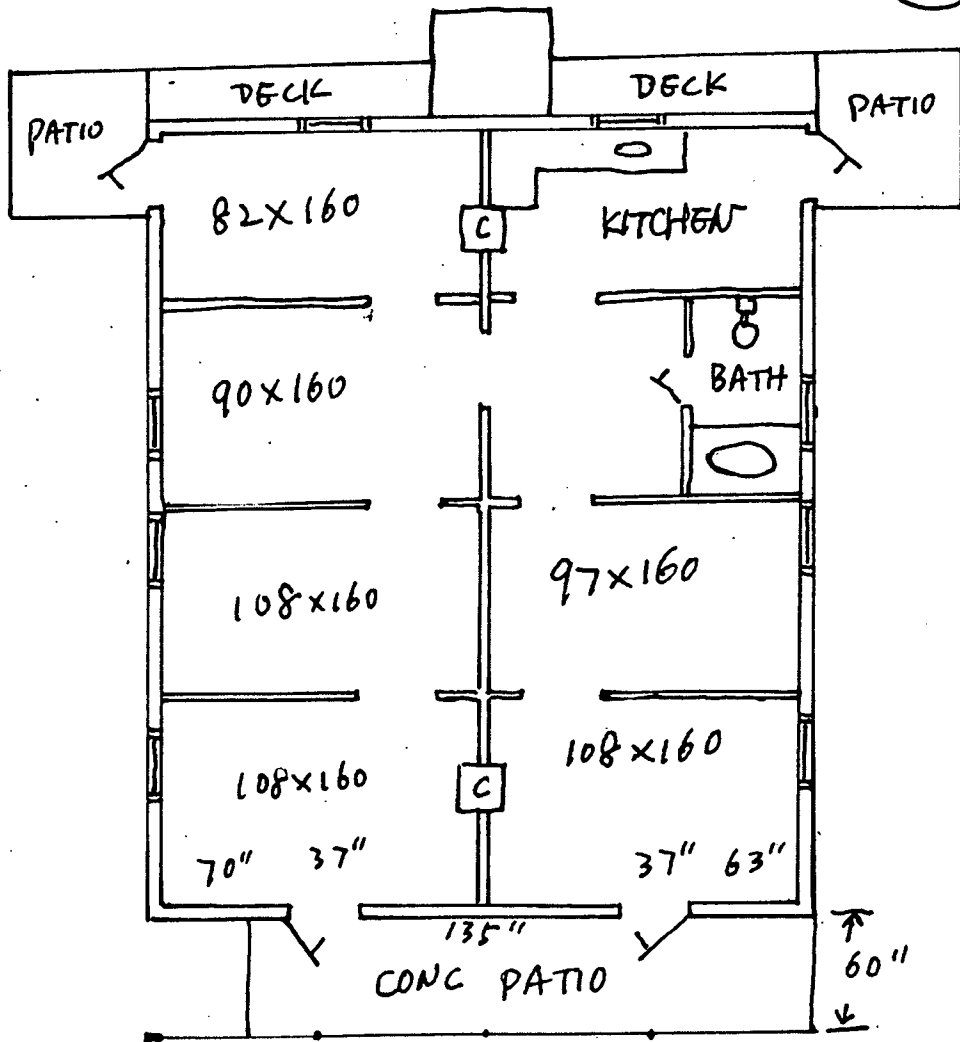


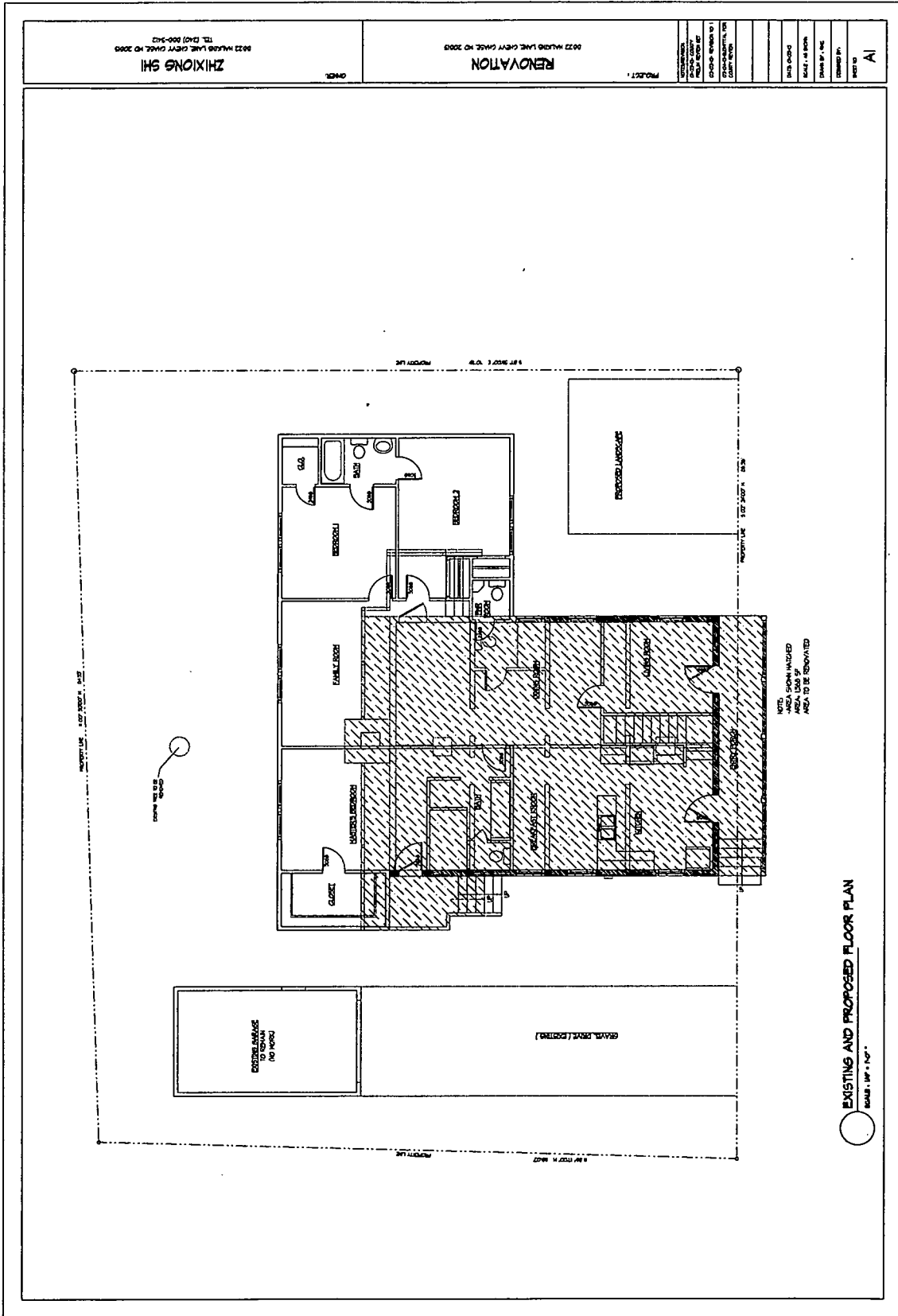
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EXISTING FLOOR PLAN

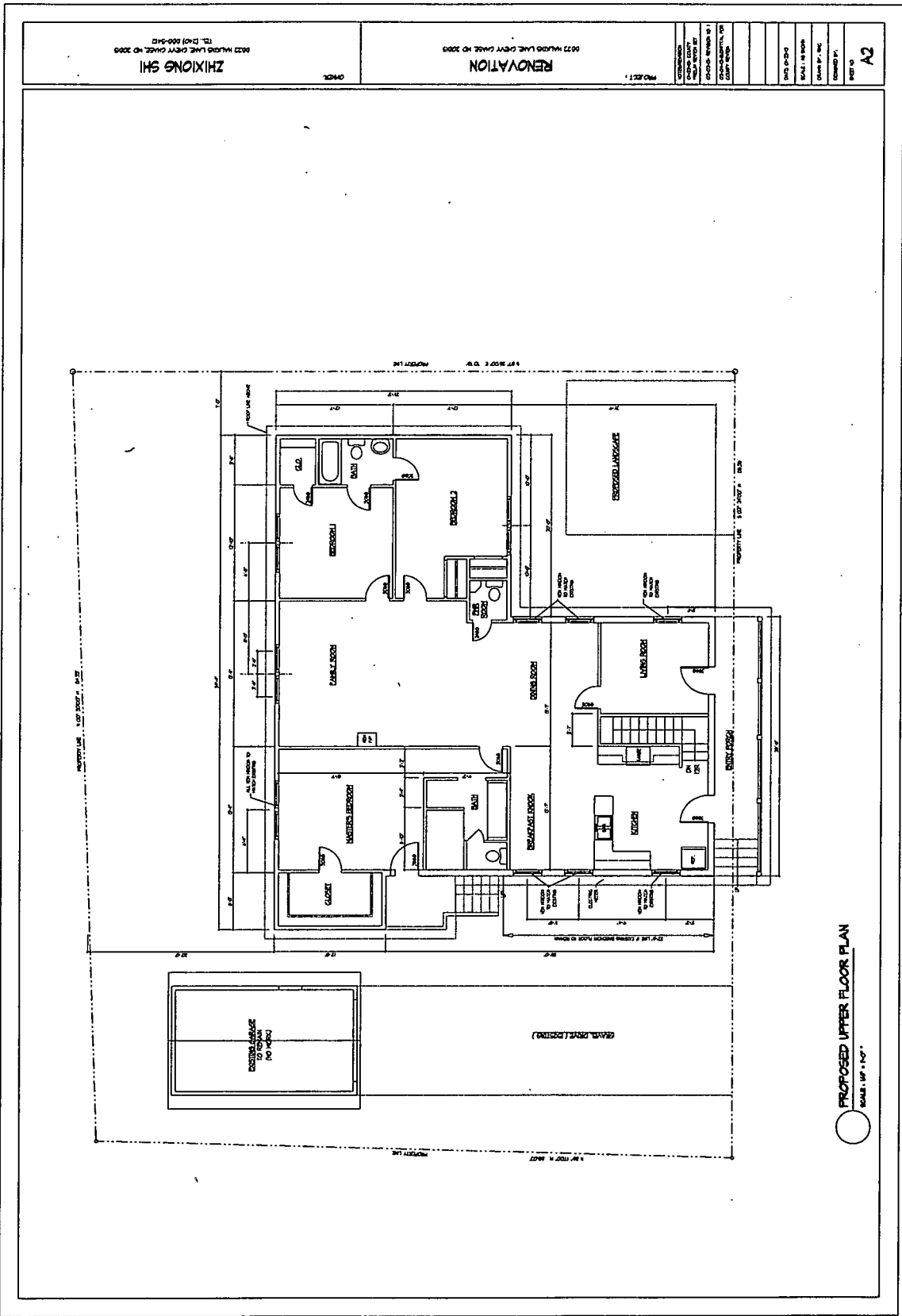
1. FRONT PATIO 5'X24'6"
2. TWO REAR PATIO 6'X6' EACH
3. TWO DECKS 31"X12' EACH
4. ALL WINDOWS 3'X6'. BATH ROOM WINDOW 3'X3'
5. EXTERIOR DOORS (4) 3'X7'
6. CHIMNEY (2) 2'X2'. ALL SEALED UP.
7. PATIO POSTS 4"X4"
8. MAIN STRUCTURE 28'6"X35' 





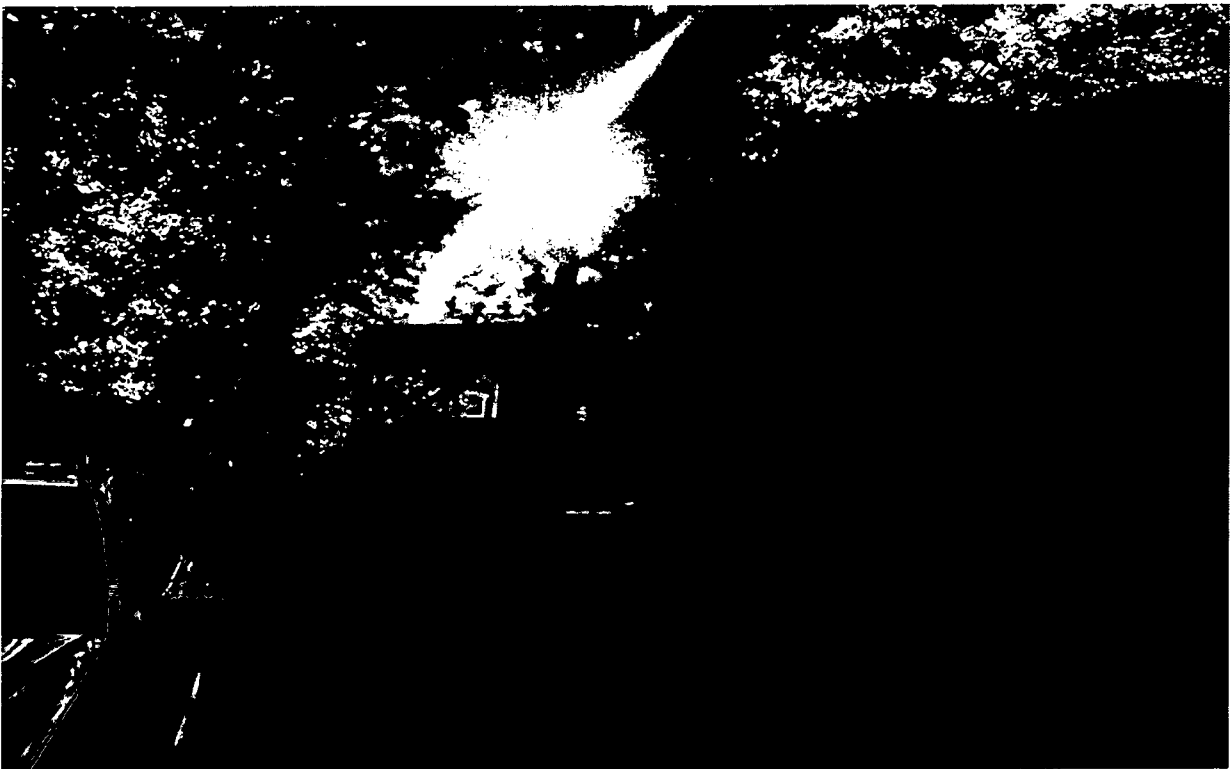
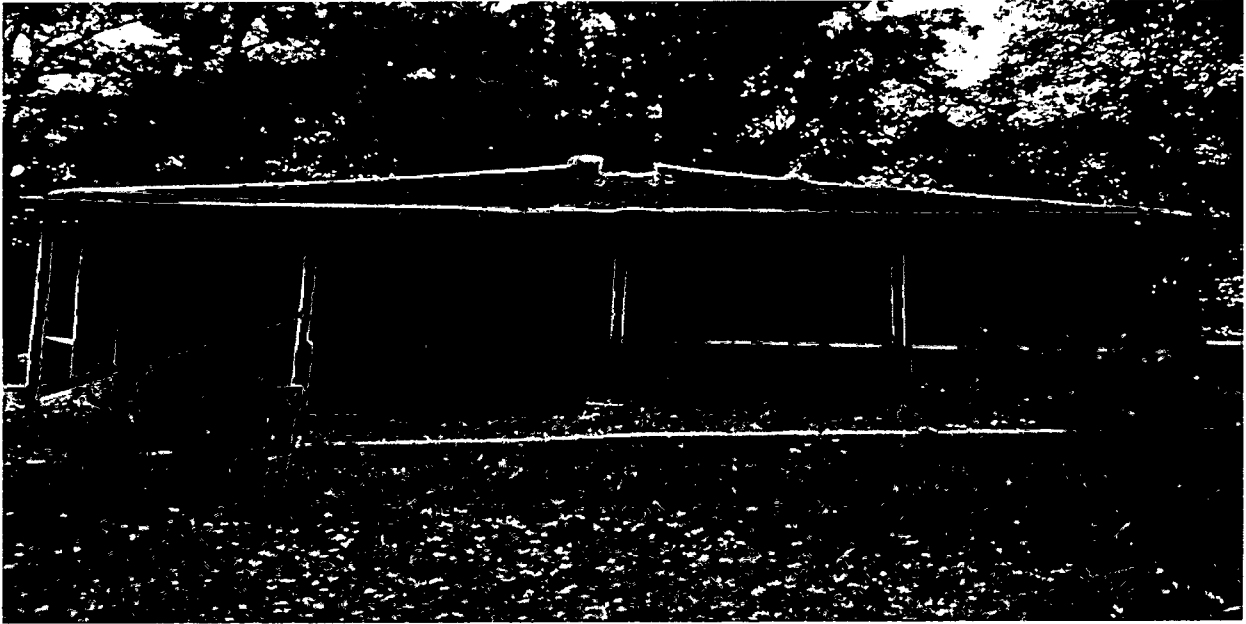
EXISTING AND PROPOSED FLOOR PLAN

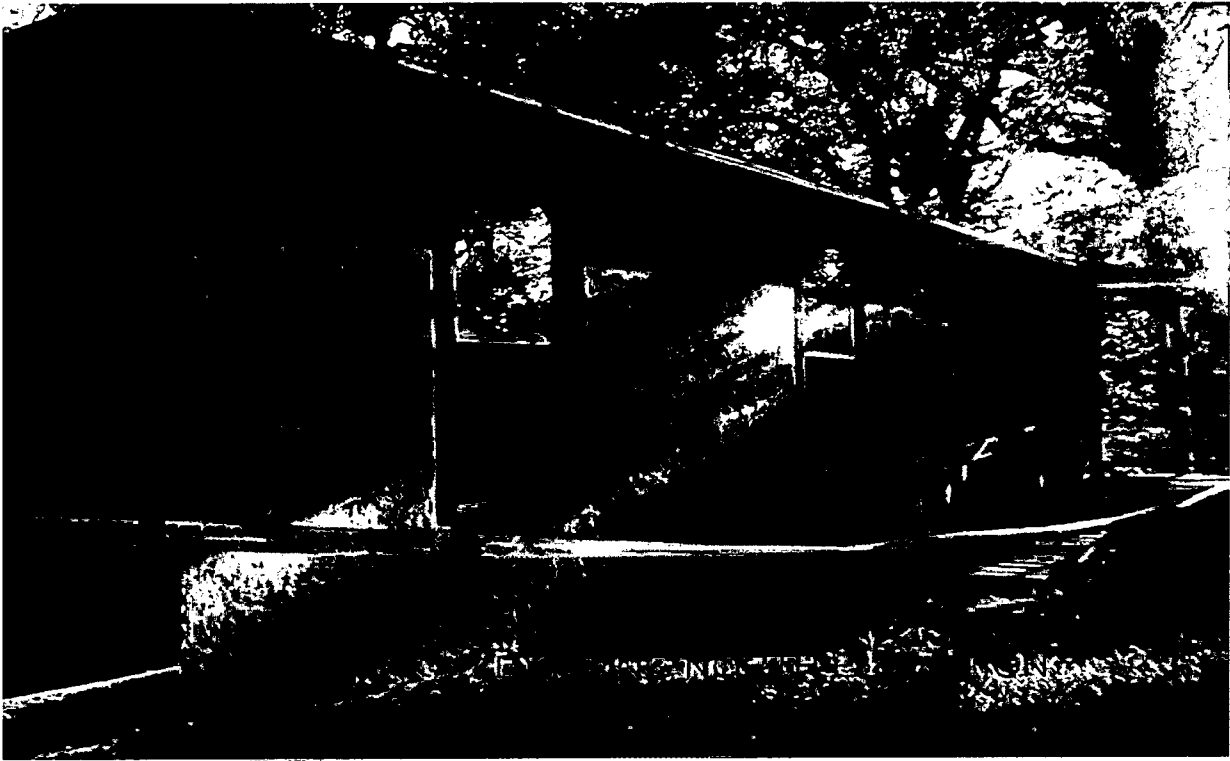
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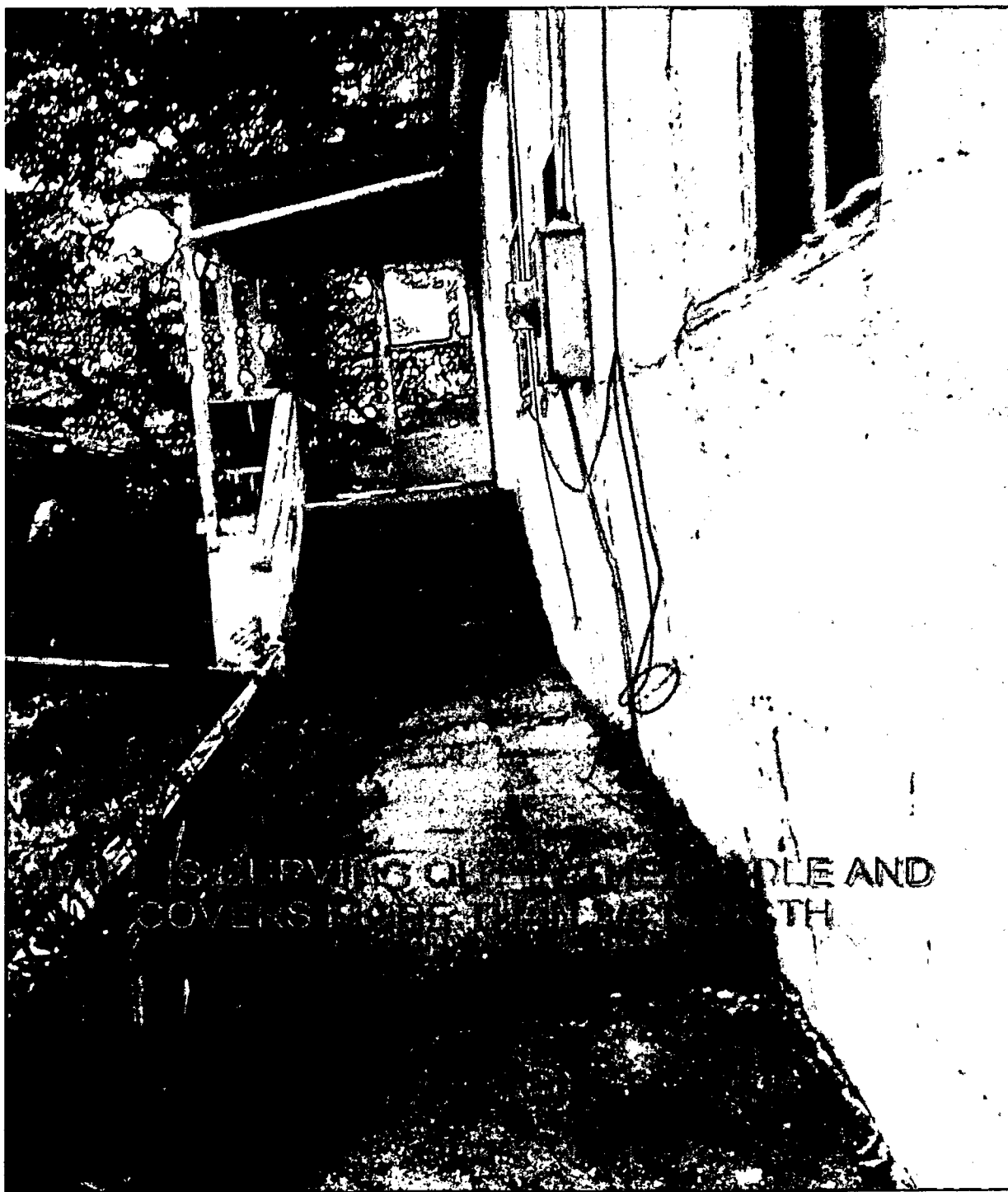
D. Existing Property Condition Photographs

Detail # 1: Existing Elevations

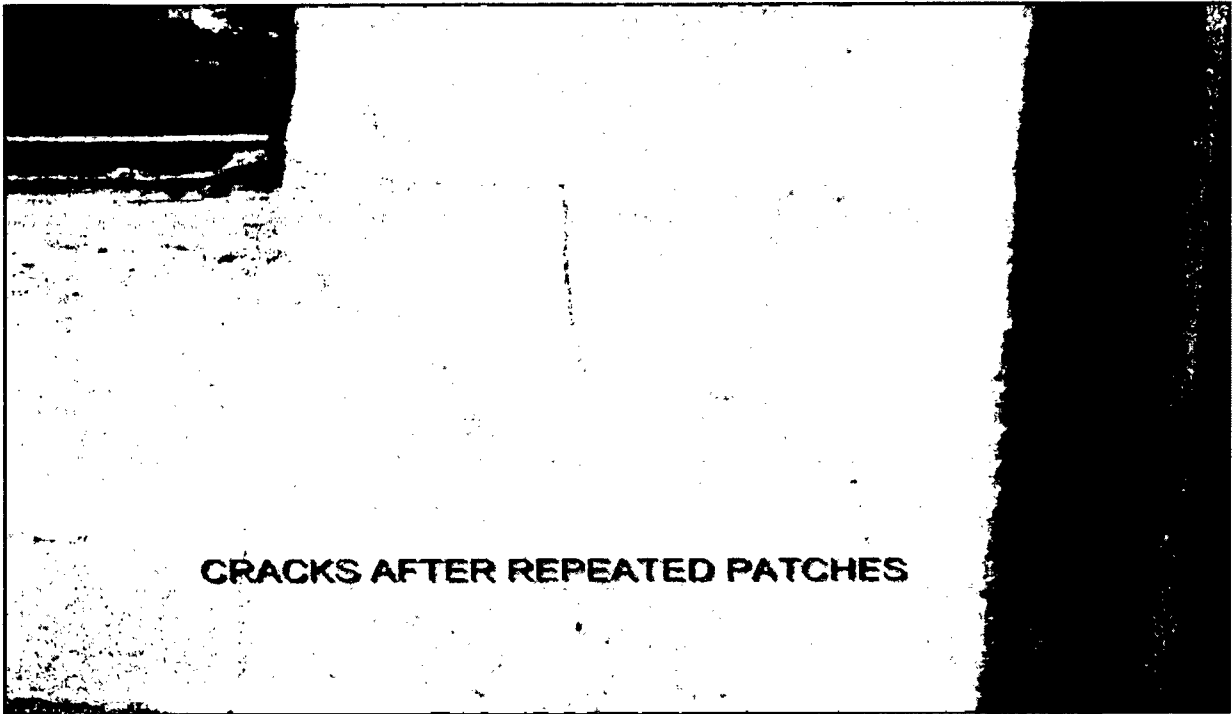




Detail # 2 South Wall curves in the middle and cracks inside and out. Patches have been applied multiple times.

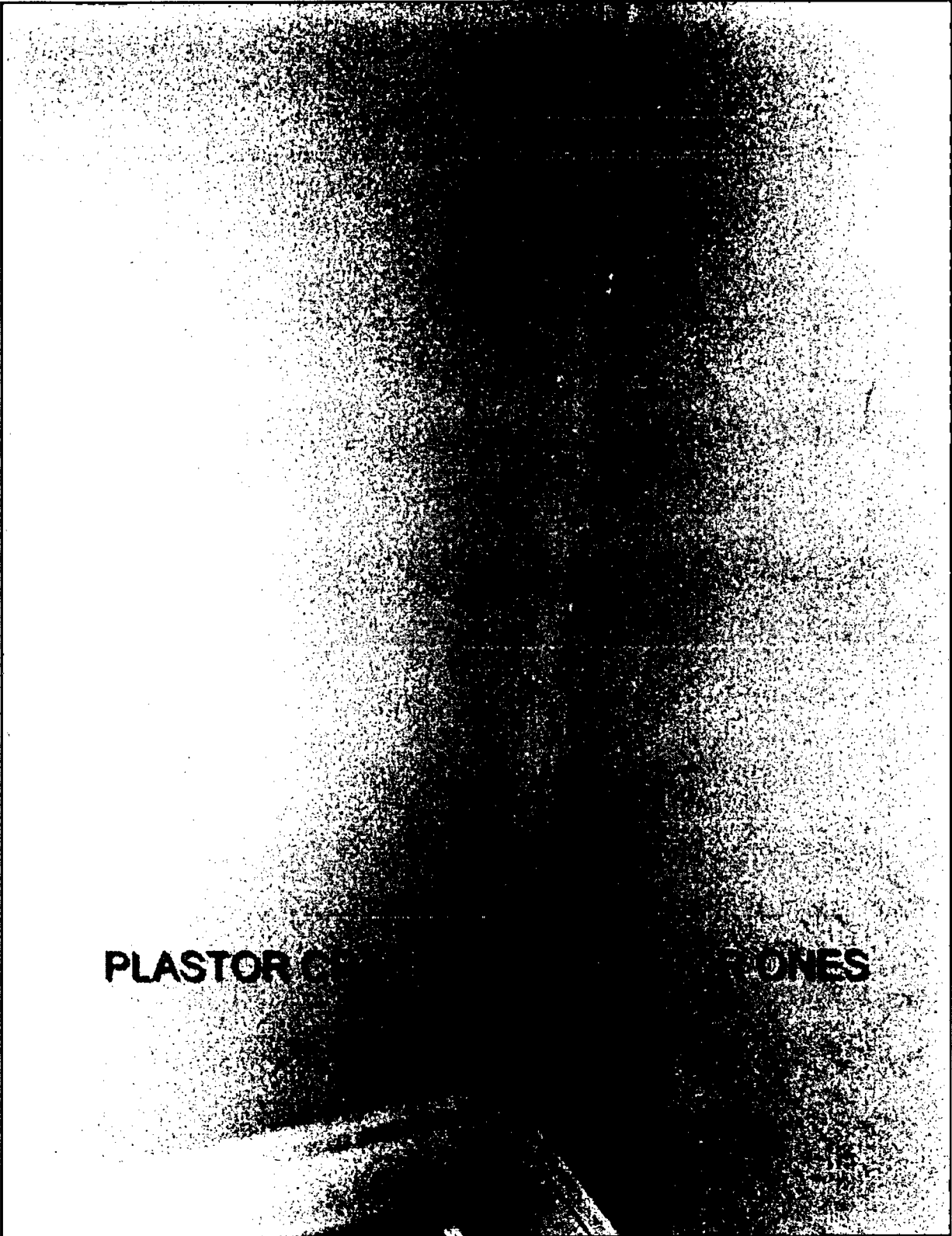


SAVING OF THE WALL AND
COVERS FOR THE SOUTH



CRACKS AFTER REPEATED PATCHES





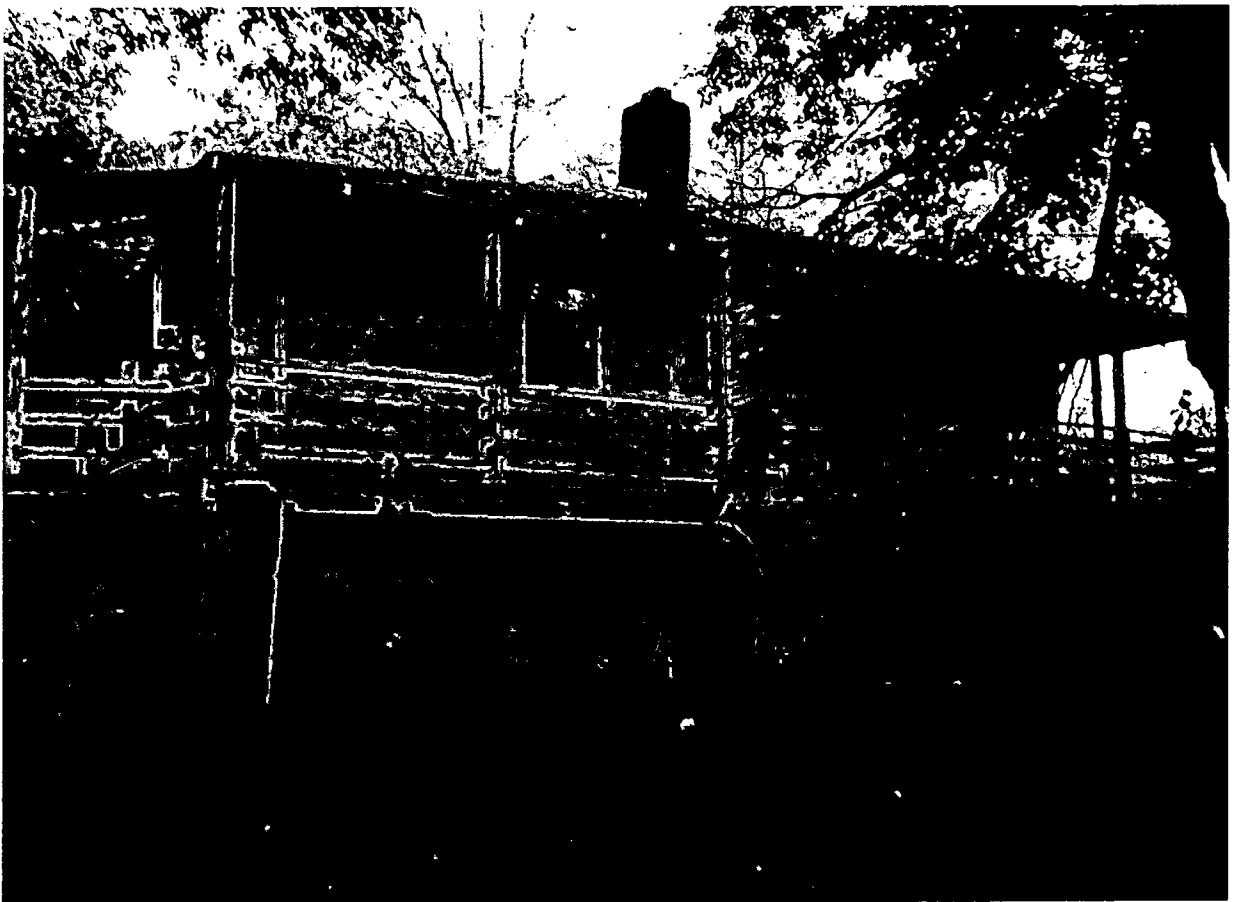
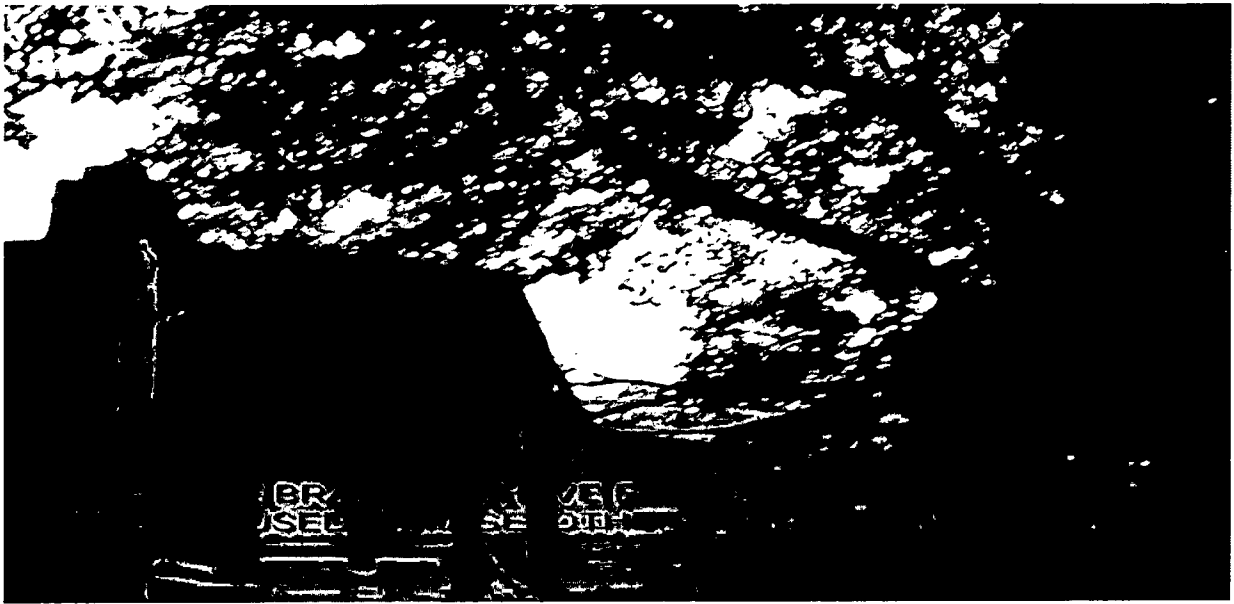
PLASTOR ONES

Detail # 3. NORTH Side wall also has repeated patches inside. Like the south side, the wall curved out in the middle by more than 2".



Detail # 4. Mulberry Tree in backyard leans on top of house. Branches are falling. The tree is dominated by the nearby bigger, taller trees.





Detail # 5. None of the chimneys are functioning. Inside portions are all sealed off. The portion over the roof is not up to the standard.



Windows and Doors Report

- **Door inventory:** There are currently 4 exterior doors: two front entry doors and one door on each side. Here are the pictures of them.
1. Left side door. This seems to be original albeit in very bad shape.



2. Front door (left, picture taken from inside). This one appears to be much newer and in different style.



3. Front door (right side). This door is similar to the door #1 but with no grille. This appears to be an interior door.



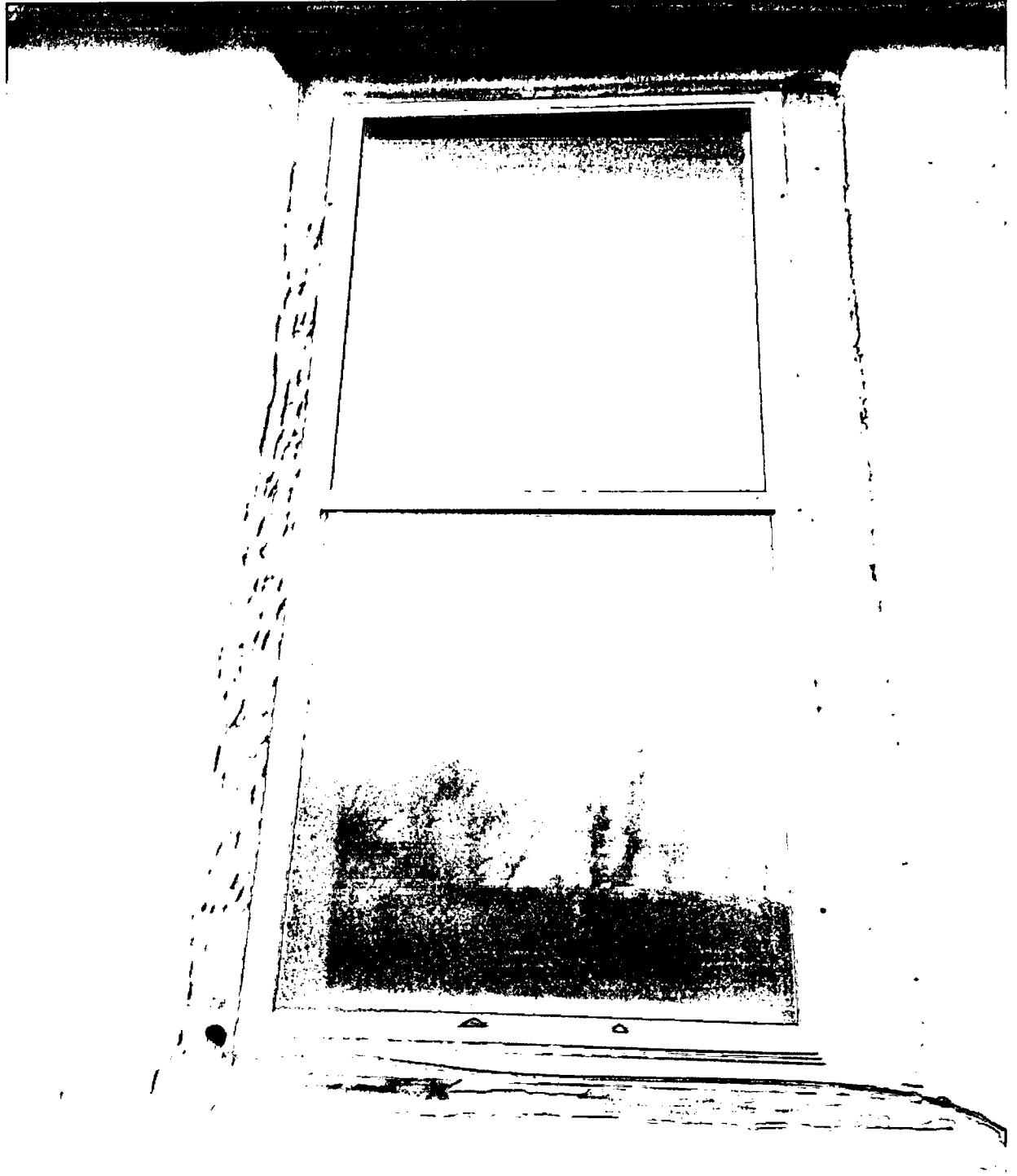
4. Right side door. This door surface is sanded plywood and it appears to be newer than door #1&3.



42

➤ **Window Inventory:** There are a total of 8 windows for this house and here are the pictures.

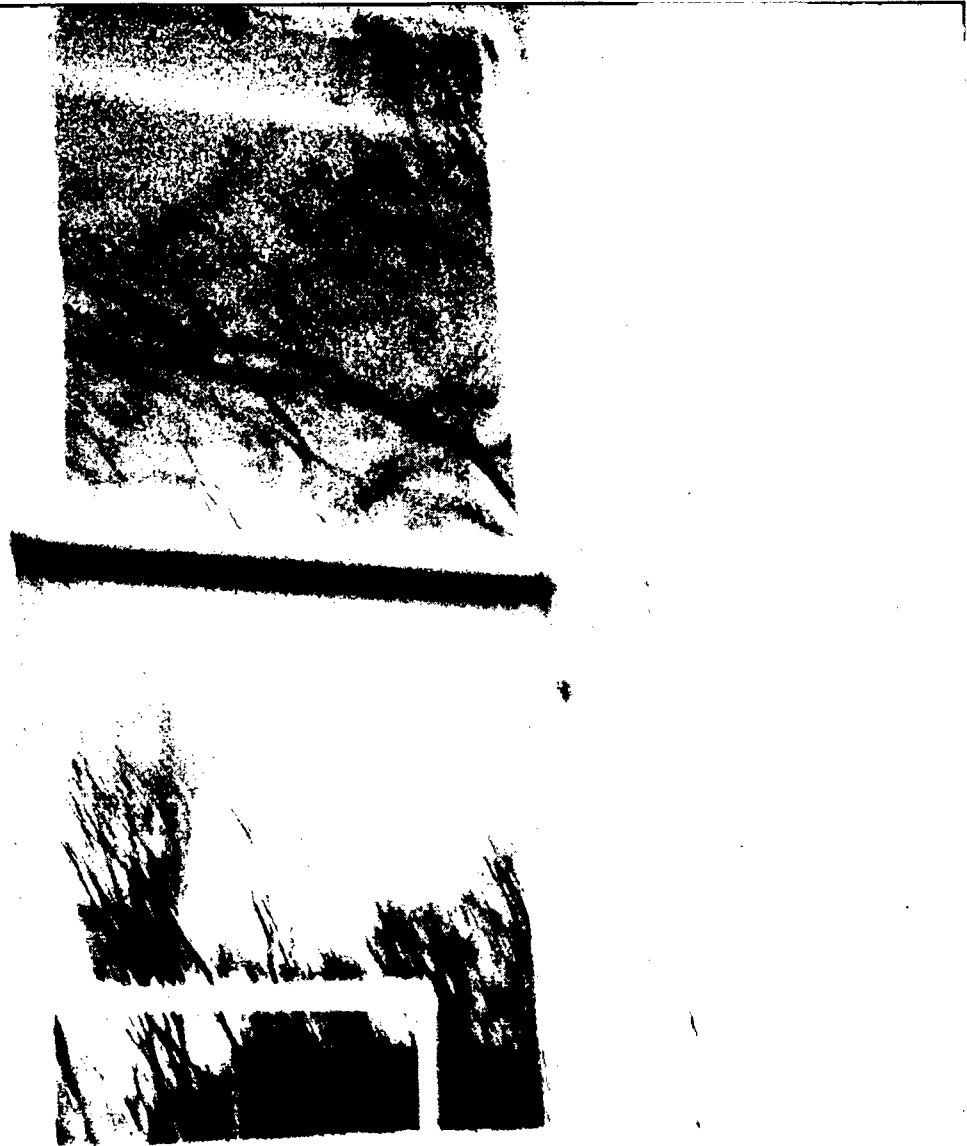
1. **Left rear window. The attached screen frame is very new.**



2. Left side middle window. The inside window frame are broken off and window frame are rotted and very soft.



3. Left side front window. This window glass was broken and the replacement is a plastic.



4. Right side front window. The aluminum window screen frame appears to be attached at a later time but older than the frames for window #1,2.



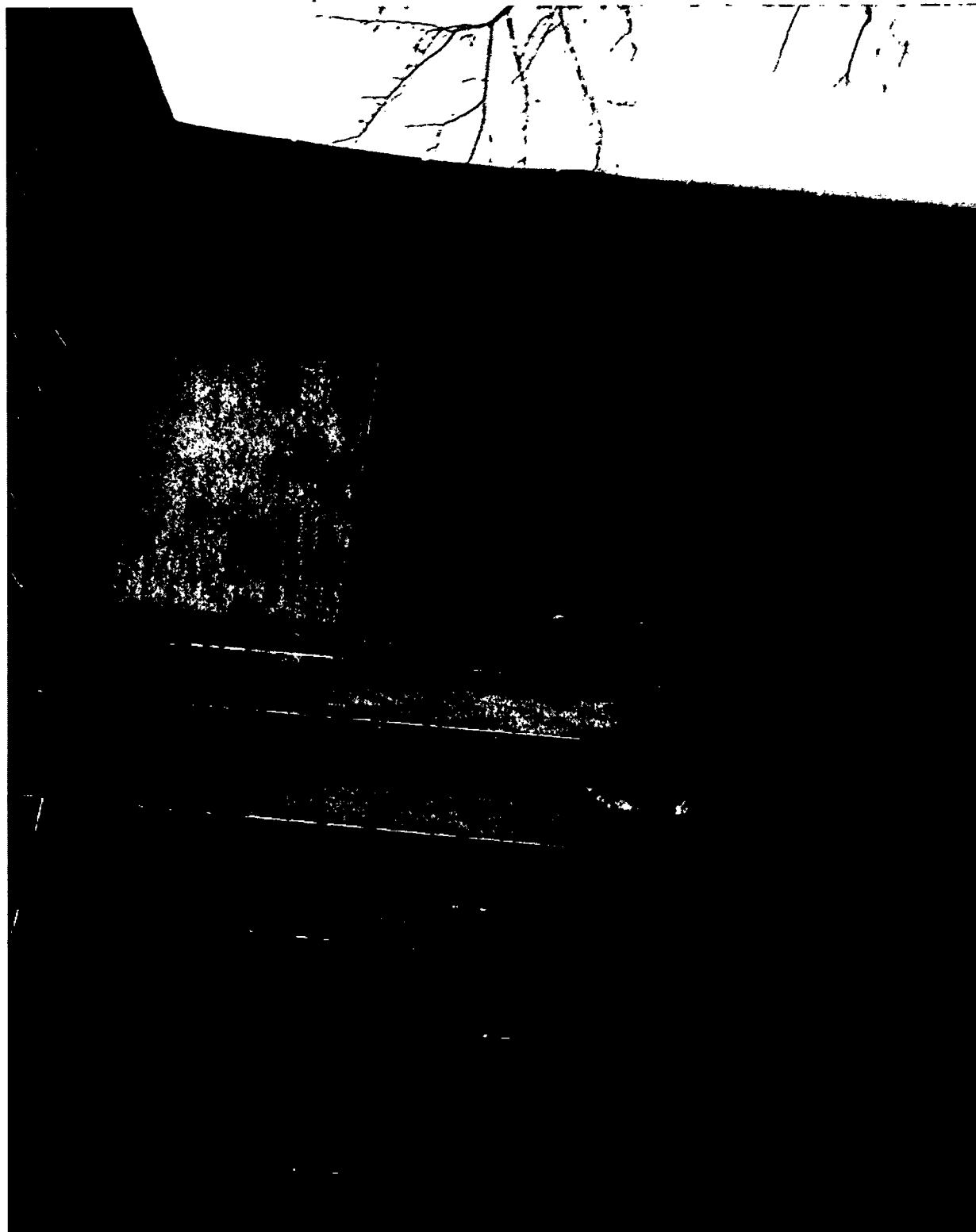
5. Right side middle and rear windows. The smaller size rear window was installed at a later time and the replacement is different from the other windows.

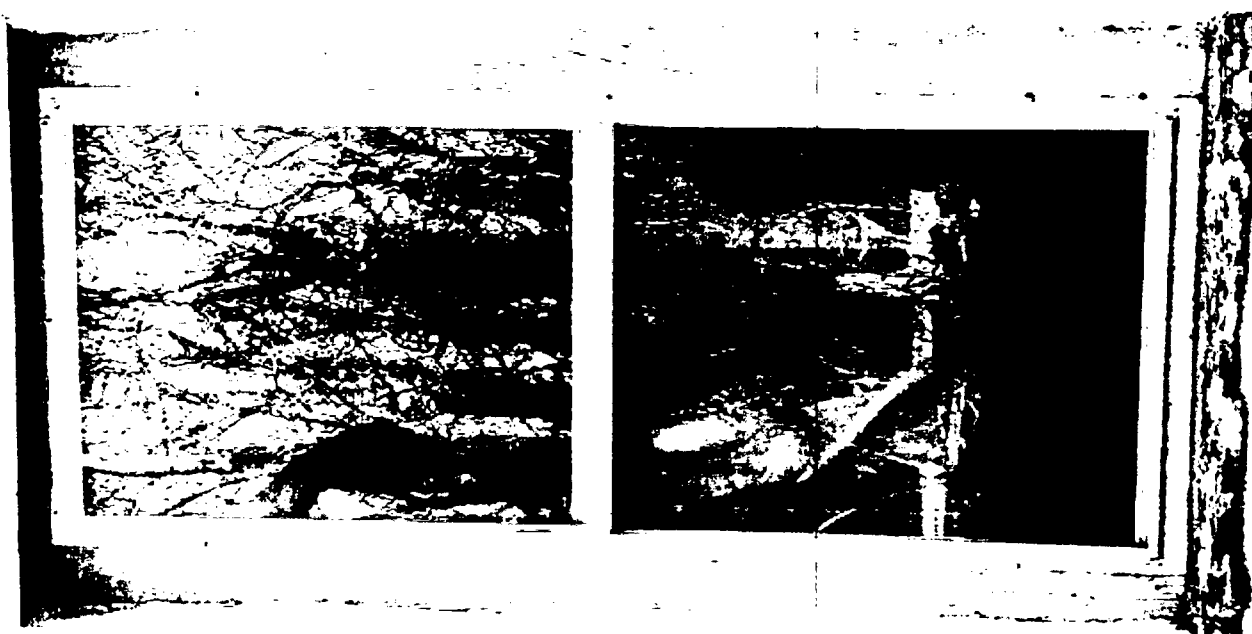


6. Rear window at the right side. This is also a much newer window and is a replacement. Size is smaller (3' x 5').

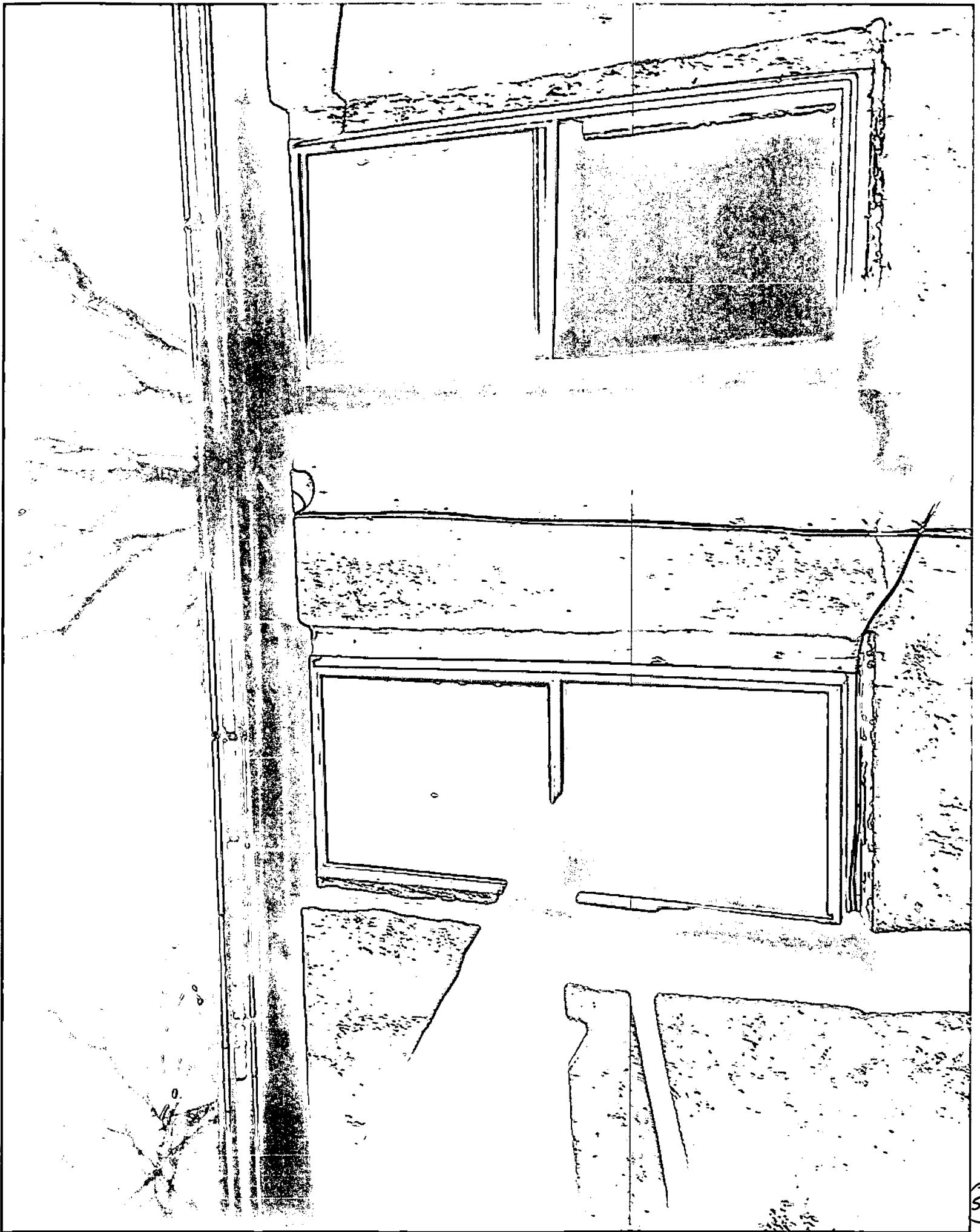


7. Rear window at the left side. This one looks and measures the same as window # 1-5. It is covered with stucco instead of paint as other windows were.

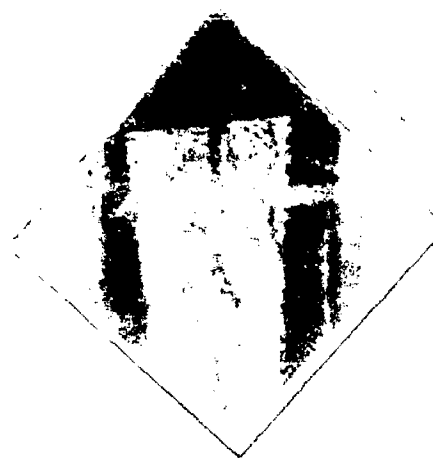












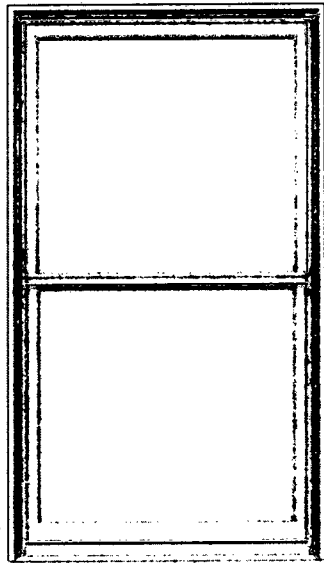
Handwritten text, possibly a date or reference number, located on the left side of the page. The text is oriented vertically and appears to read "1975" followed by some less legible characters.



Home » Windows » Siteline EX Wood » Double-Hung » Siteline EX Wood Double-Hung Window

SITELINE EX WOOD DOUBLE-HUNG WINDOW

+ ADD TO MY PROJECT + SHARE + PRINT



Options Price Range: \$\$

Model

Clad Exterior

Grille Designs

No Grille

Color Options

Brilliant White

Got questions? A service representative is standing by.

Call customer service:
1.800.535.3936
Mon - Fri, 6am - 4:30pm (PST)

PRODUCT DETAILS

Built from AuraLast® Wood (Pine) for superior protection against decay and termites. Other species include Alder and Douglas Fir. Other options include 21 clad colors, grilles, and ENERGY STAR®.

FEATURES

- **Custom Capabilities:** size, shape, glass, grille design
- **Color Options:** 21 clad exterior colors, 7 anodized clad exterior colors, 10 wood interior finishes
- **Wood Options:** pine exterior and pine, alder, douglas fir interior
- **Trim Options:** exterior clad and wood trim profiles, interior wood trim profiles
- **Glass Options:** energy efficient, protective, textured, tinted
- **Hardware Options:** Window Opening Control Device (W OCD) option available
- **Maintenance Level:** moderate
- **Project Type:** new construction and replacement
- **ENERGY STAR® Qualified Options:** yes
- **Sustainable Solutions:** AuraLast® Wood (pine) with reduced VOCs is standard. Two wood-source certification options are available on AuraLast® Wood: Sustainable Forestry Initiative® (SFI) or Forest Stewardship Council™ (FSC®).
- **Warranty:** limited 20-years

56





[Print](#)



Traditional Sash

117

Series: Exterior French & Sash

Type: Exterior French & Sash

Standard Features

Available in Any Wood Species

Available in Virtually Any Size

Textured Glass Options

Try the Glass Taste Test

Available with UltraBlock® Technology,

5-year warranty

Privacy Rating: 1

Panels: 3/4" Double Hip-Raised Panel

Moulding: na

Glass: 1/8" Single Glazed

Caming: na

View Insulated Glazing (IG)
version

Customer Service: 1-800-SIMPSON (746-7766)

Email: SimpsonCustomerService@brandner.com

58



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Mr. Zhixiong Shi
13408 Ridge Drive
Rockville, MD 20850

January 21, 2013

240.888.3412
zhixiongshi@mail.com

Job Location – 8822 Hawkins Lane, Chevy Chase, MD, 20815

TREE INSPECTION REPORT

TREE(S): Common Mulberry, 28.5" diameter

LOCATION: Rear yard behind house at 8822.

DATE OF INVESTIGATION: 01/16/2013

ARBORIST: Timothy D. Zastrów, ISA Board Certified Master Arborist #MA-0043,
MD-DNR Tree Expert #390, Certified Tree Risk Assessor #1076

FINDINGS & RECOMENDATIONS

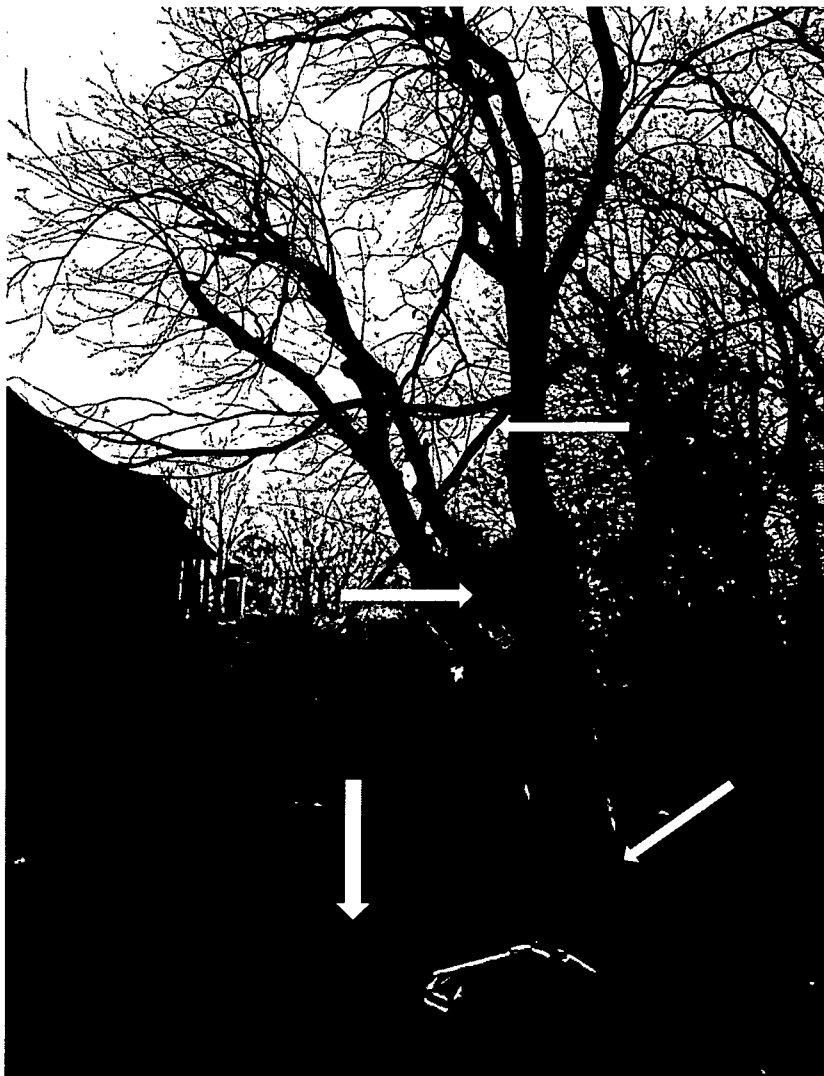
At Mr. Shi's request I inspected this mulberry tree to determine if it was a candidate for preservation when the property is re-developed. This tree had a diameter of 28.5". It was located 14' from the back of the house and 13' from the fence along the back property line. It had a strong lean, of about 15 degrees, to the east with 90% of the crown east of the lower trunk. About 10% of the crown was comprised of dead branches. The largest dead branch was 6" diameter. There was a large broken limb (about 6" dia.) lodged in the crown as well. The trunk divided into three main stems about 6' above the ground. The middle stem had a large area of missing bark and significant decay. Sounding the lower trunk indicated decay near the ground.

If this tree is to be preserved it will need to have protection established 10' from the center of the tree on house (east) side, and 15' from the trunk on the south, west, and north sides. If the ground must be disturbed any closer the tree should be removed. It will also



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need to be pruned to remove the dead and decayed limbs, and the crown spread on the east side must be severely reduced to make room for construction. However, in light of the strong lean towards the proposed new house and probable lower trunk decay, keeping this tree is not prudent since it will have an increasing risk of structural failure.



Vertical arrow shows limit of disturbance if tree is to be preserved. Horizontal arrows show stem that must be removed due to decay, broken hanging branch, and probable location of decay in lower trunk.





HAWKINS LANE
↓ (off JONES BRIDGE ROAD)



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63
~~70~~

8822



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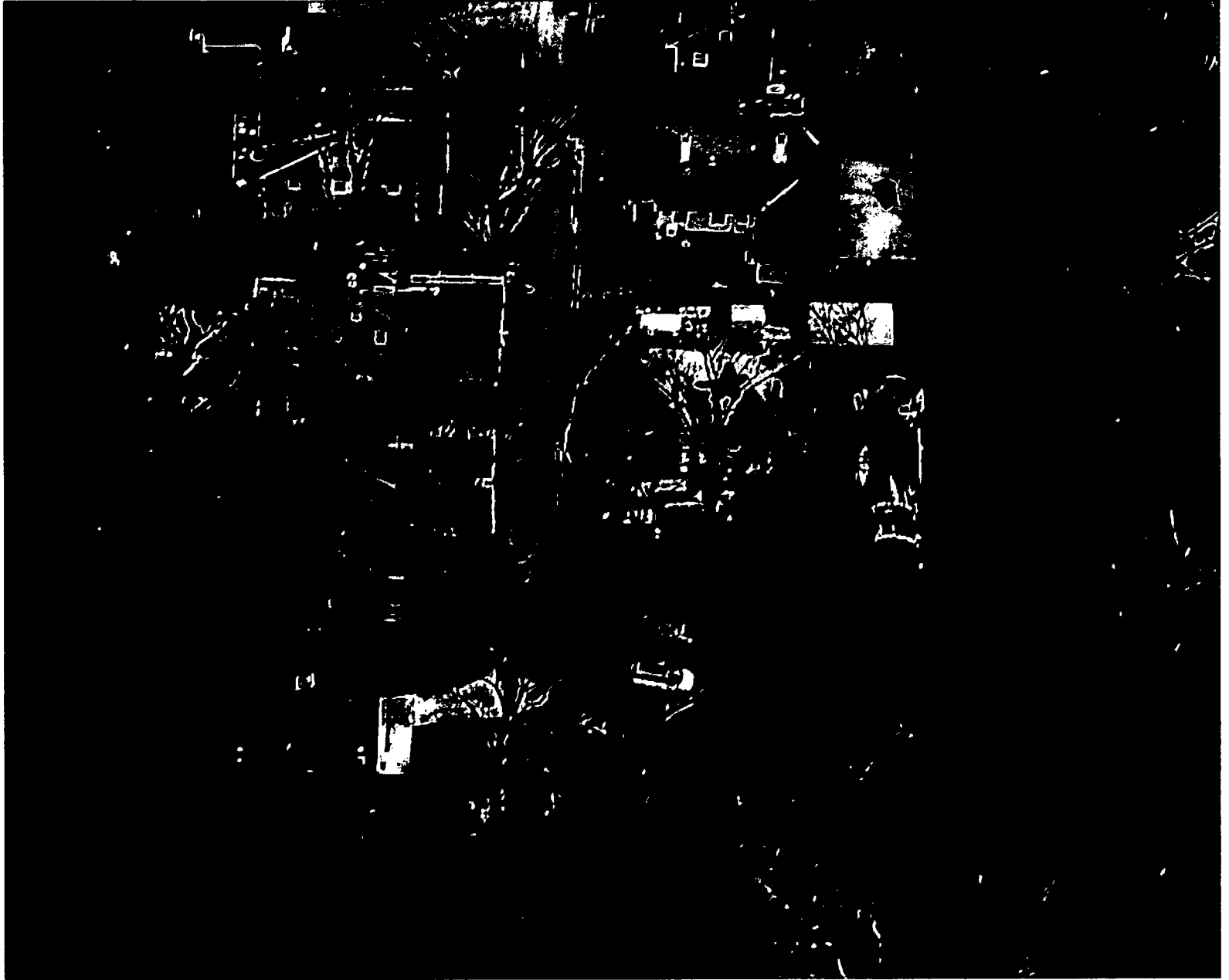
64
~~31~~



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65
352

north end of Hawkins Lane



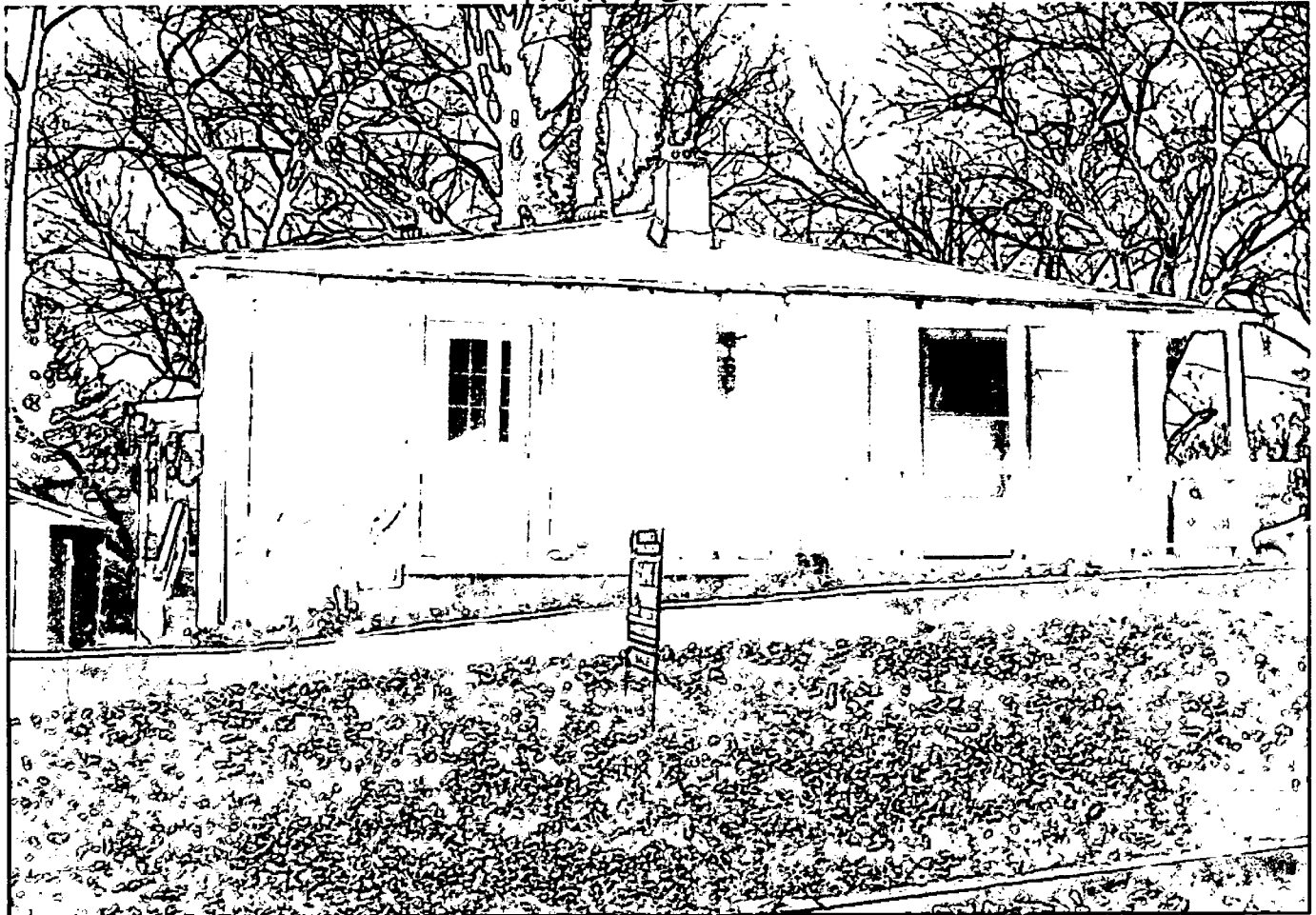
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66
33

South side



front / east



67
34

north



rear / west



68
35



8188

8822

looking north up Hawkins Lane

69
~~36~~



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: ZHIXIONGSHI@gmail.com Contact Person: ZHIXIONG SHI
 Daytime Phone No.: 240 888 3412
 Tax Account No.: 1607-00424473
 Name of Property Owner: ZHIXIONG SHI & XIUMEI CHEN Daytime Phone No.: 240 888 3412
 Address: 13408 Ridge Drive, Rockville MD 20850
Street Number City State Zip Code
 Contractor: _____ Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/REWER

House Number: 8822 Street: HAWKINS LANE
 Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE ROAD
 Lot: 2 Block: _____ Subdivision: 0502
 Liber: _____ Folio: _____ Parcel: P784

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input checked="" type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input checked="" type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 250,000.-

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIVATIONS

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

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
 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] _____ Date: _____
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

8818	8822	8826		
8817	8823	8825	8827	8829

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

Owner's mailing address ZHIXIONG SHI XIUMEI CHEN 13408 Ridge Dr Rockville MD 20850	Owner's Agent's mailing address Zhixiong Shi 13408 Ridge Dr Rockville MD 20850
Adjacent and confronting Property Owners mailing addresses	
8818 Jones, Suzanne & Bradley E. 94-1082 AKAKU ST MILILANI, HI 96789	8826 Cleveland Chambliss 1630 Upshur ST. NW Washington D.C. 20011
8817 Grant, Stephen M 8817 Hawkins Ln Chevy Chase MD 20815	8823 Kathryn G Sessions 8823 Hawkins Ln Chevy Chase MD 20815
8825 Baige, Ana P PO Box 11701 Newark NJ 71010	8827 Sherry L Berg C10 DEVRV UNIVERSITY 4800 Regent Blvd IRVING TX 75063-2439

A. Description of existing structure and environmental setting, including their historical features and significance:

The Hawkins Lane Historic District is comprised of 14 houses, most of them built by Samuel Hawkins (1874-1963), who inherited the land in 1928 from his father James H. Hawkins, a freed slave. The distinct historical features of this district are:

- Rustic character
- Modest structures
- Gravel one-lane driveway

There are several newer houses built in mid-1990 with 1 1/2 level and ranging from 1500 to around 2000 square feet.

The subject home is a 980 square feet, one story structure with hip roof. The house was built in 1928 and currently in a dilapidated condition and uninhabitable. The architecture of the house is very similar to the neighboring house to its south, 8818 Hawkins Lane, which was updated about 9 years ago and HPC seems to refer this house as a guide for design and renovation.

B. General description of project and its effect on the historic resource, the environmental setting and, where applicable, the historic district:

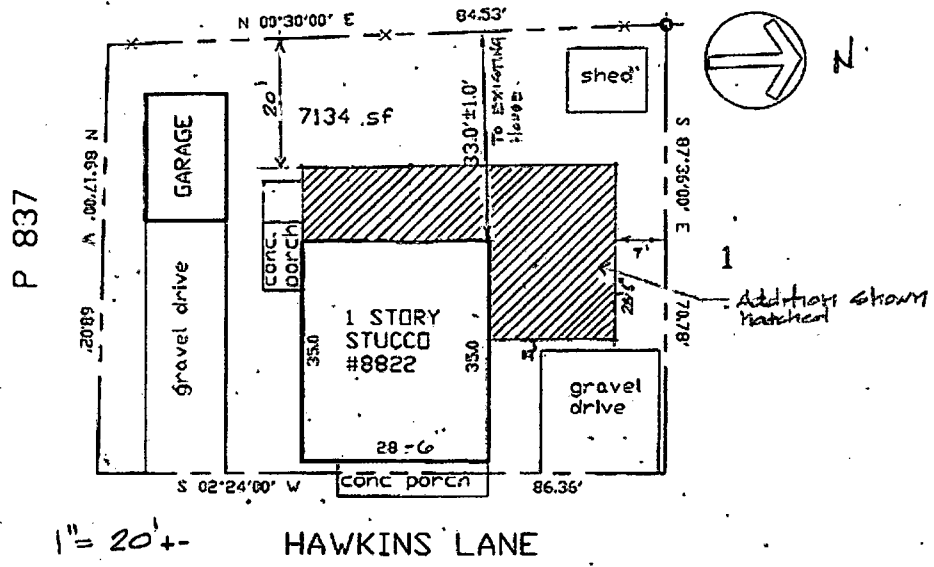
The proposed project follows what's been done to 8818 and try to bring the home up to modern standards while keeping with the unique character of the Hawkins Lane District.

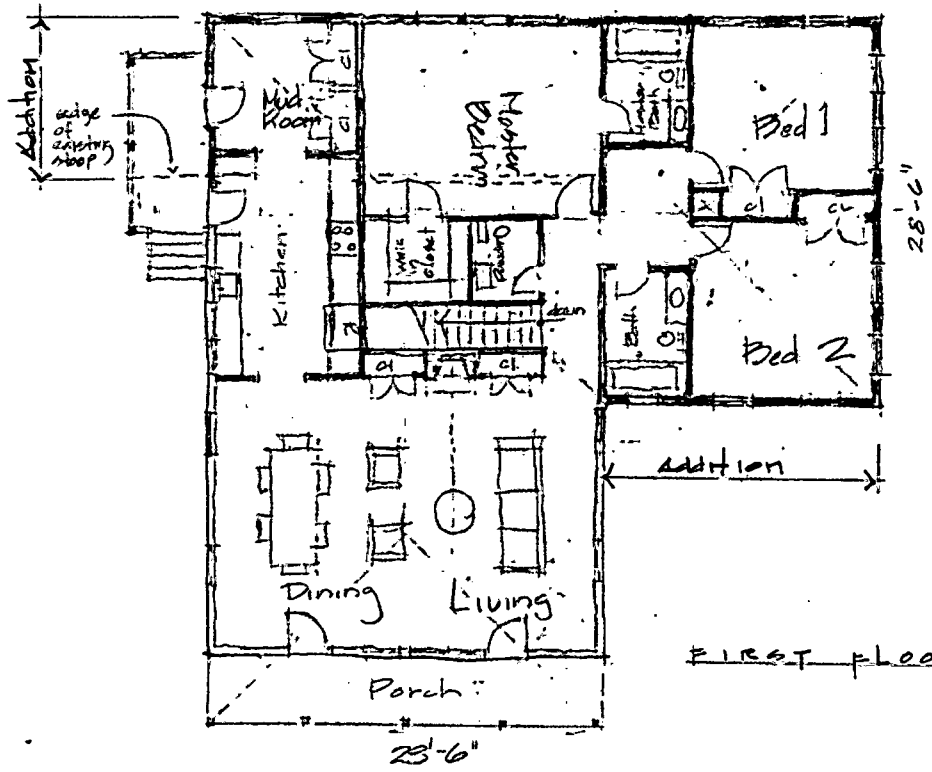
Like what's been done to the 8818 Hawkins Lane, the project will add to the back and to the north side but with unfinished basement. The proposal will also stick with one level, hip-roof structure. The net addition is also similar to what 8818 has done before, about 800 square feet. Here are some of the details:

- Rebuild the foundation of the south and north walls from the footing up to the walls. The existing walls curved out from the middle (see pictures) and the structure is no longer repairable.
- Remove the mulberry tree in backyard because it is dominated by surrounding taller trees and it's out of balance (see pictures).
- Replace the existing windows and doors with newer ones of the same sizes and similar characters.
- Replace the two non-functioning chimneys with one new chimney in between.

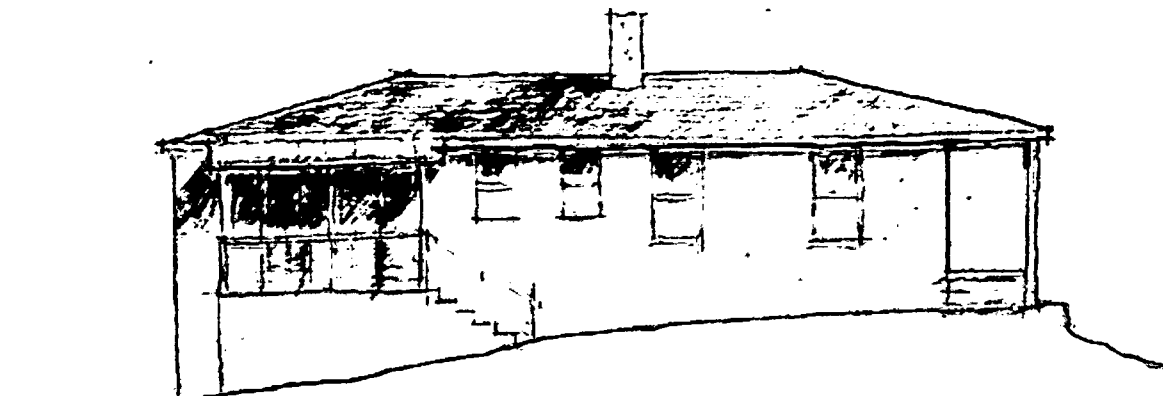
C. Site Plans with proposed addition, floor plan and elevations

8822 Hawkins Lane

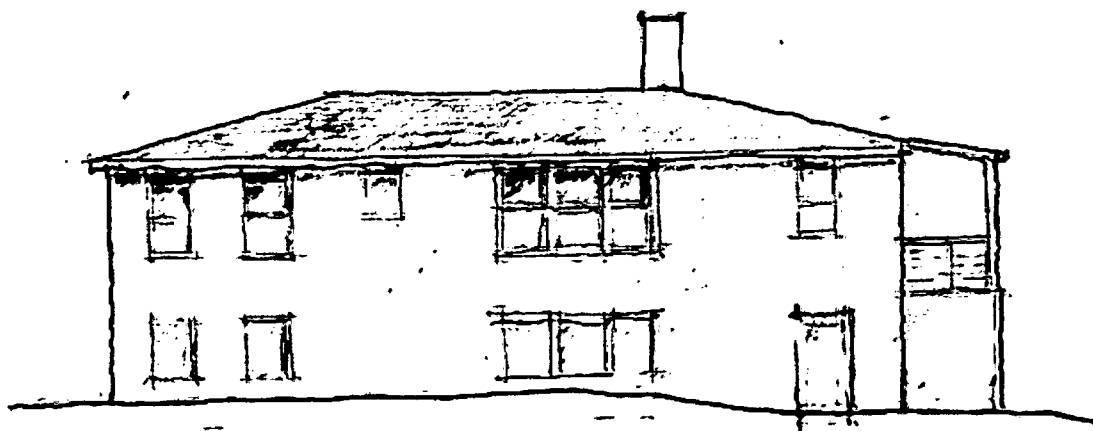




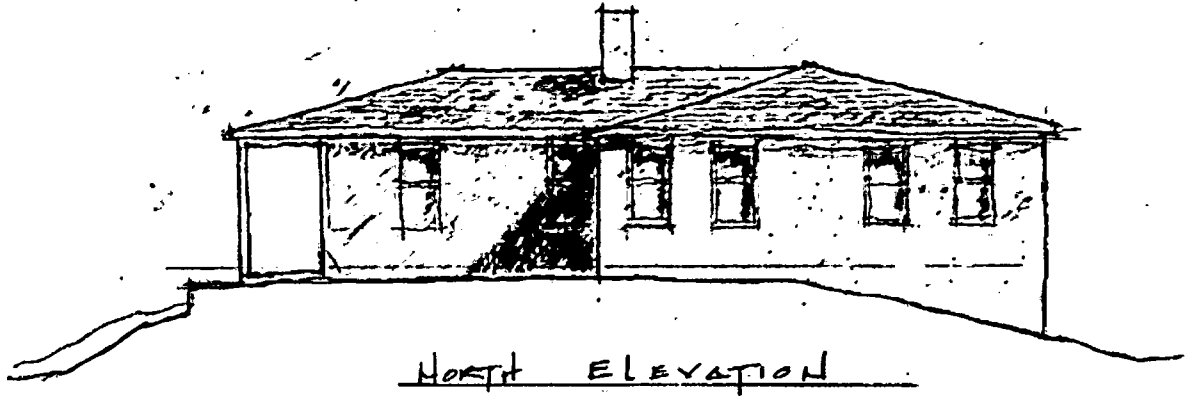
FIRST FLOOR PLAN



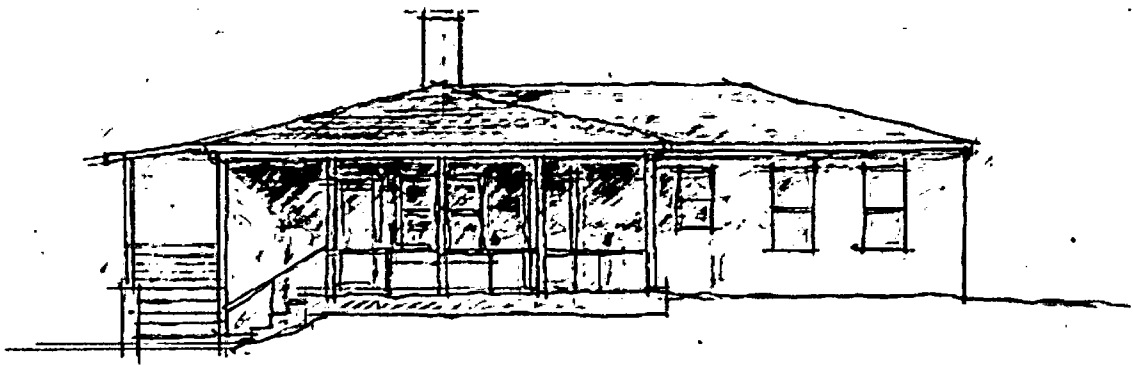
SOUTH ELEVATION



WEST ELEVATION



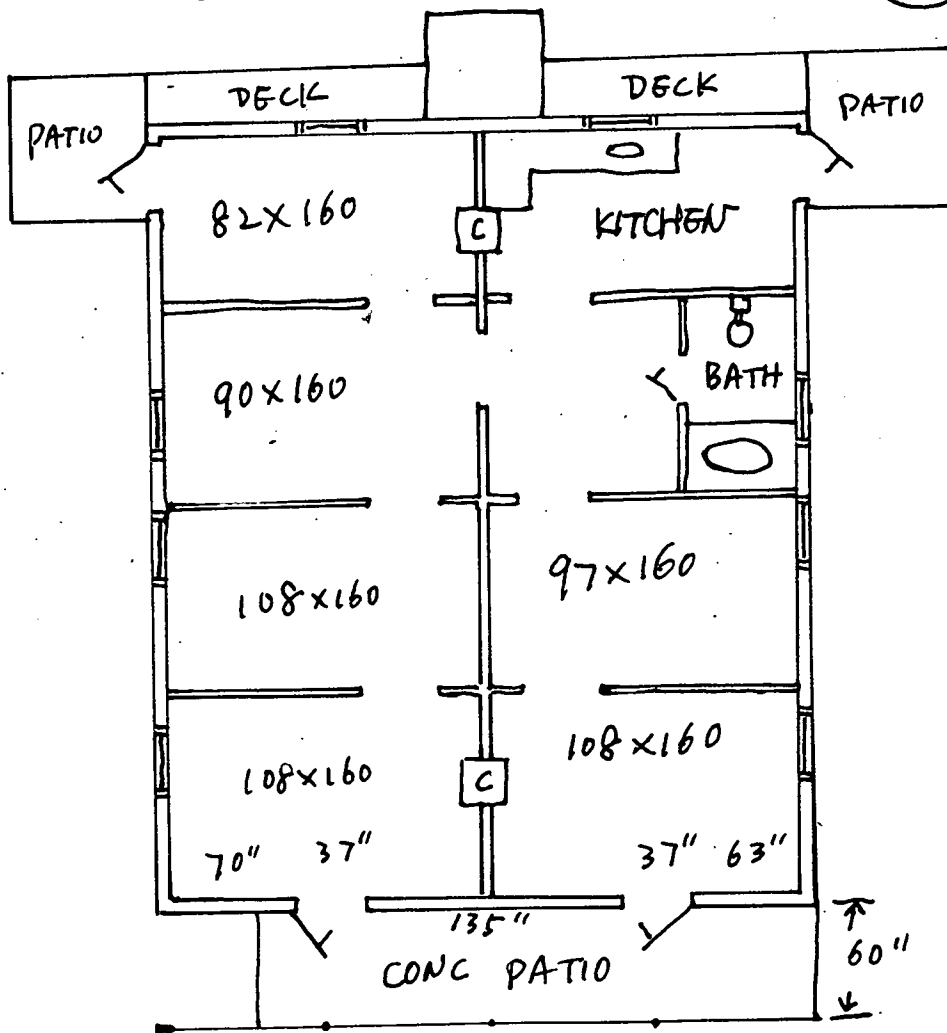
NORTH ELEVATION

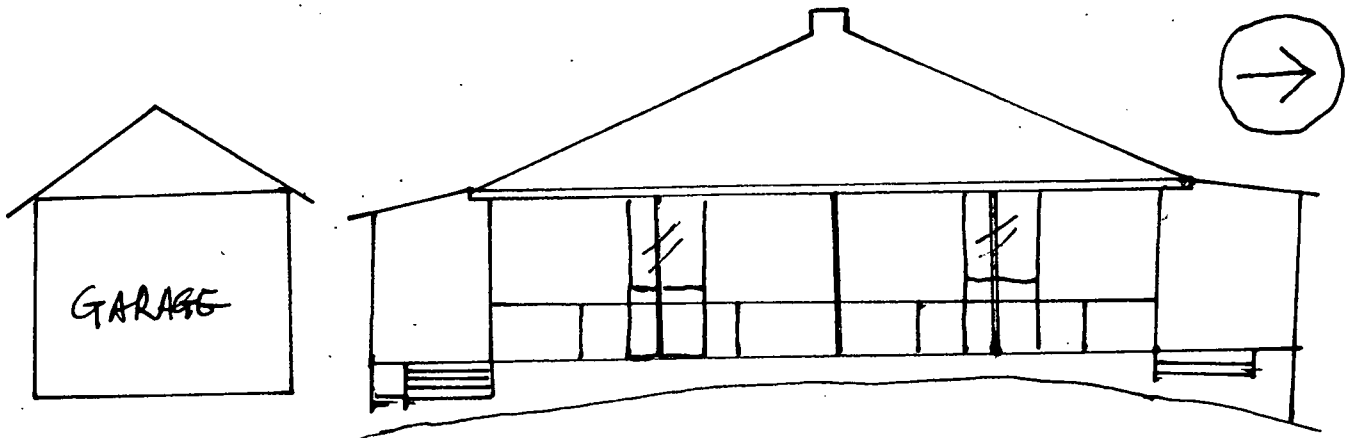


EAST ELEVATION

EXISTING FLOOR PLAN

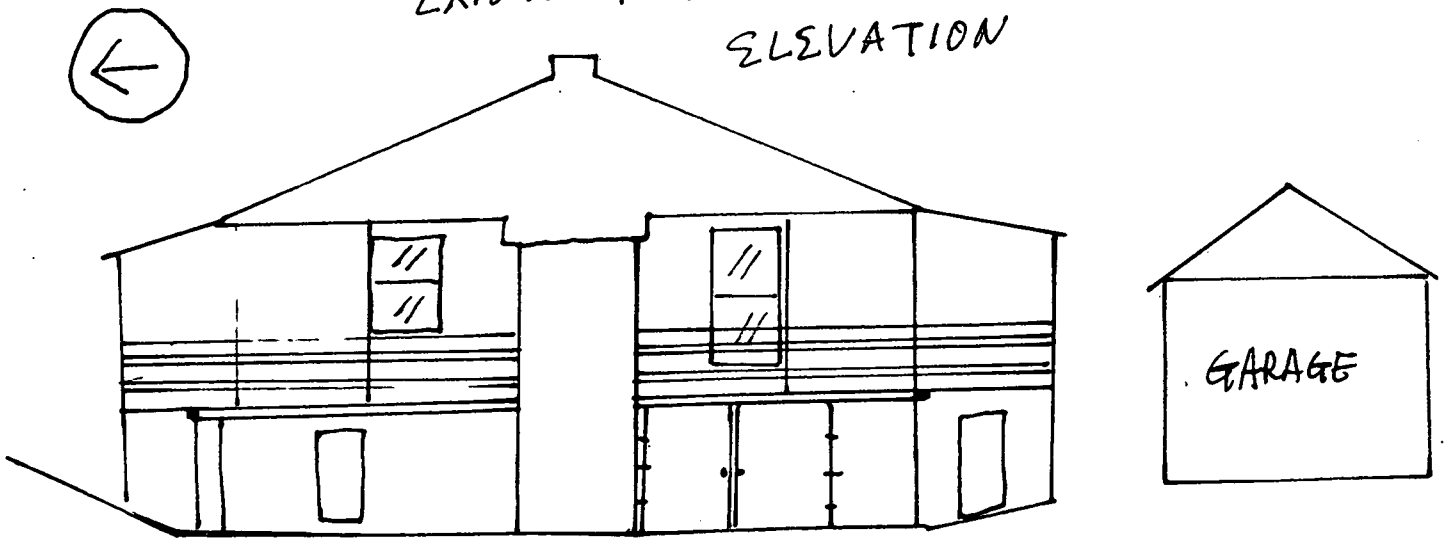
1. FRONT PATIO 5'X24'6"
2. TWO REAR PATIO 6'X6' EACH
3. TWO DECKS 31"X12' EACH
4. ALL WINDOWS 3'X6'. BATH ROOM WINDOW 3'X3'
5. EXTERIOR DOORS (4) 3'X7'
6. CHIMNEY (2) 2'X2'. ALL SEALED UP.
7. PATIO POSTS 4"X4"
8. MAIN STRUCTURE 28'6"X35'

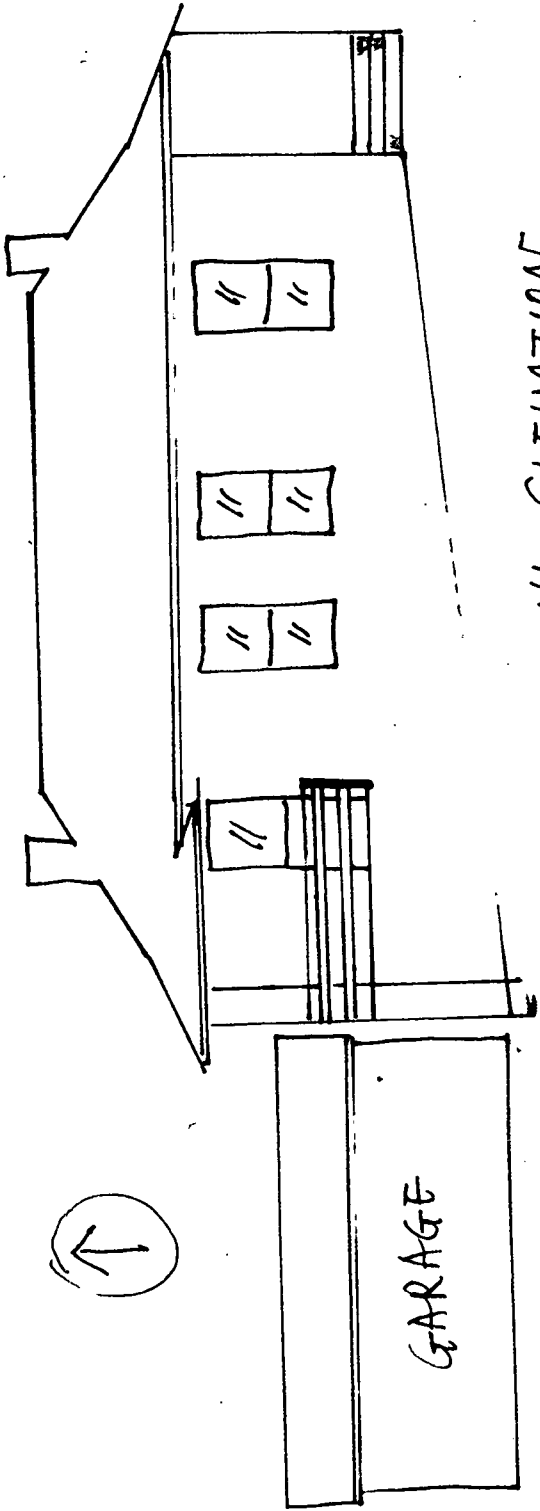




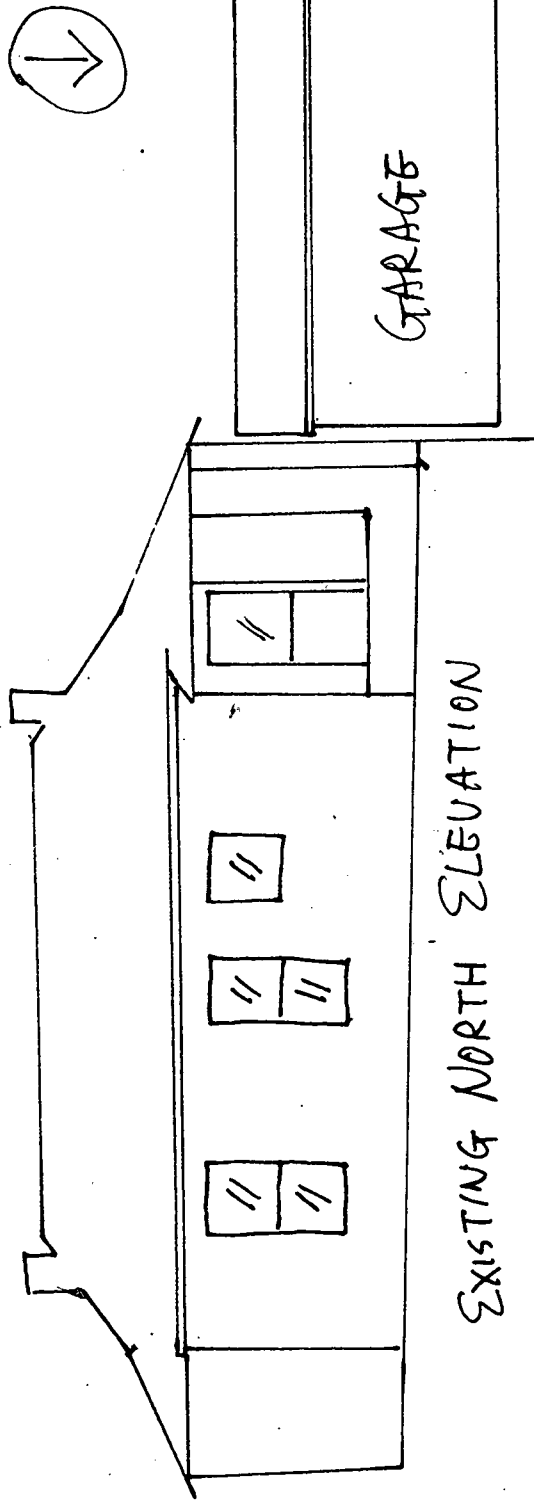
EXISTING FRONT (EAST)
ELEVATION

EXISTING REAR (WEST)
ELEVATION





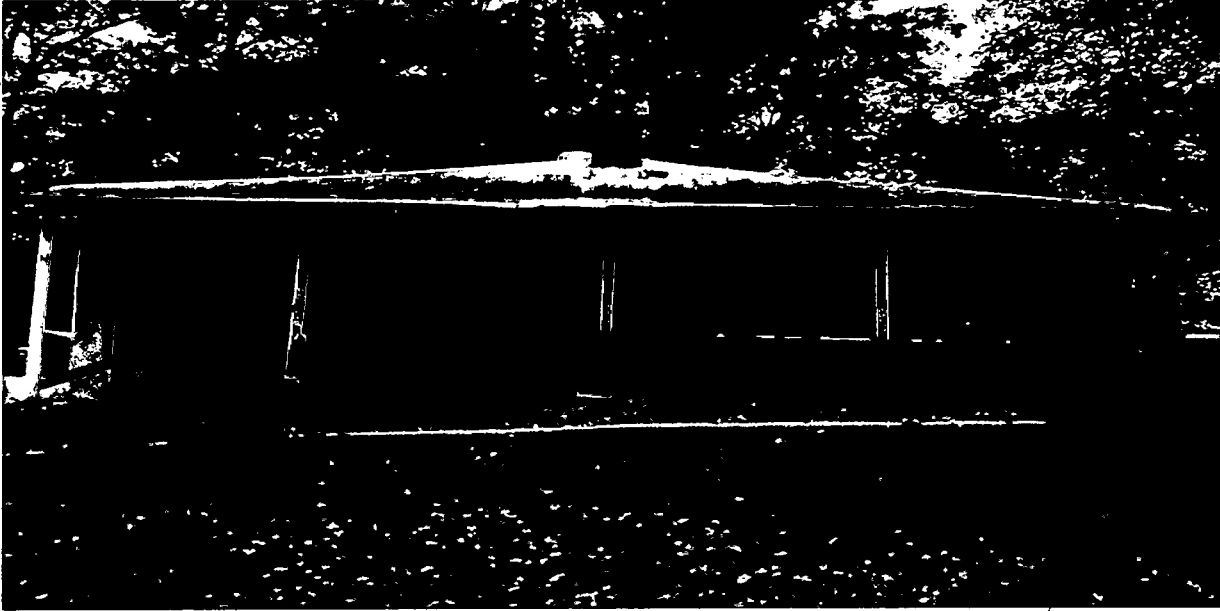
EXISTING SOUTH ELEVATION



EXISTING NORTH ELEVATION

D. Existing Property Condition Photographs

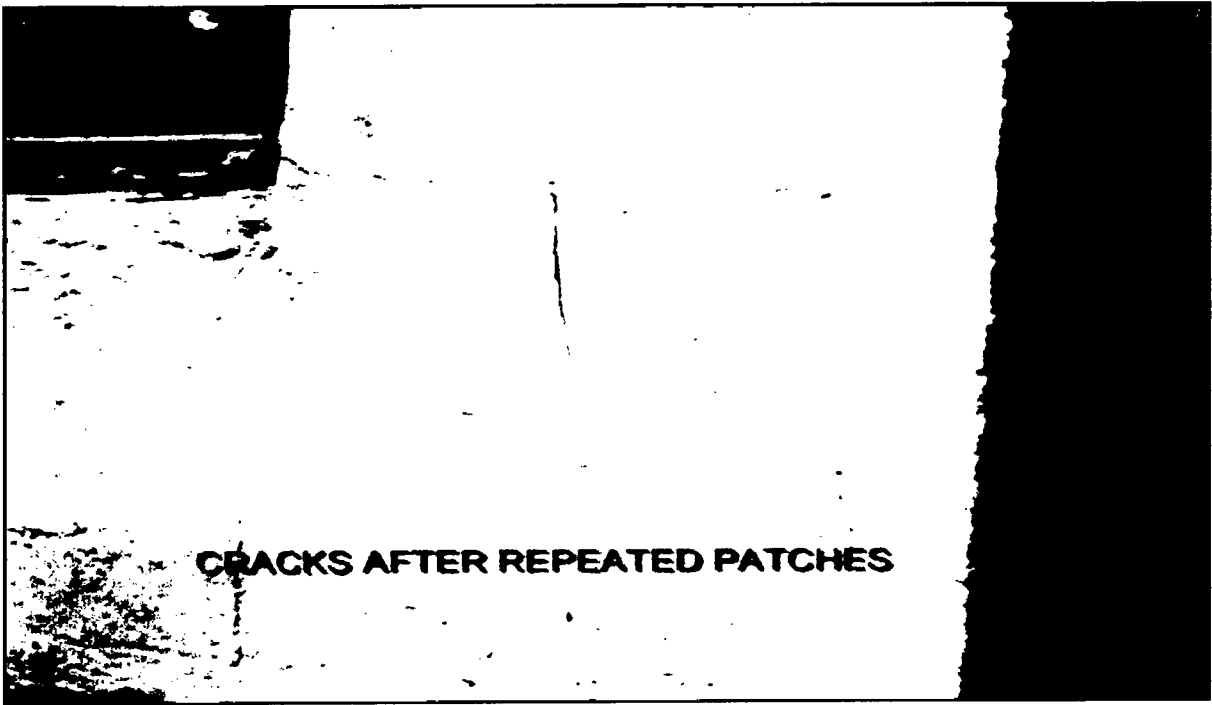
Detail # 1: Existing Elevations





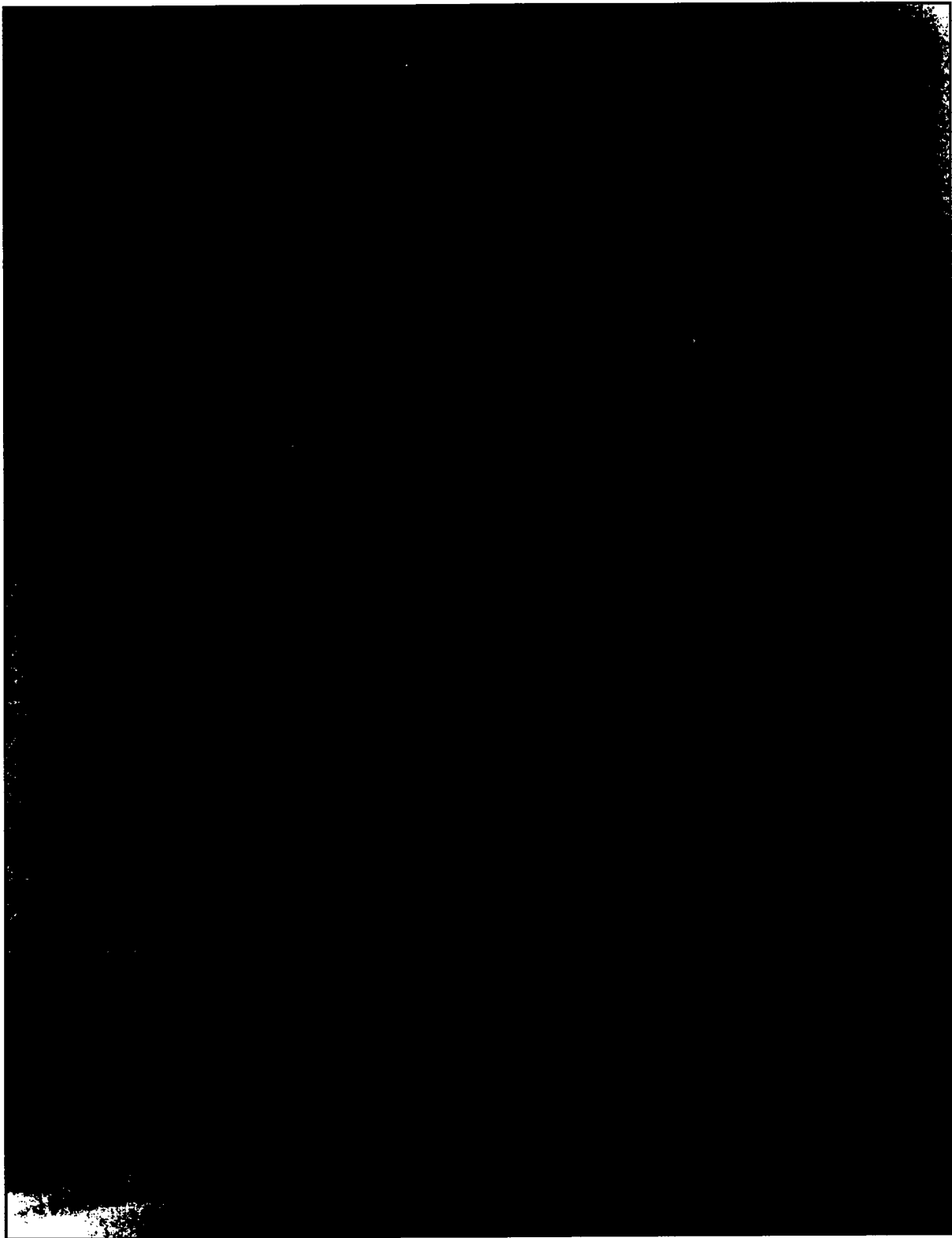
Detail # 2 South Wall curves in the middle and cracks inside and out. Patches have been applied multiple times.





CRACKS AFTER REPEATED PATCHES



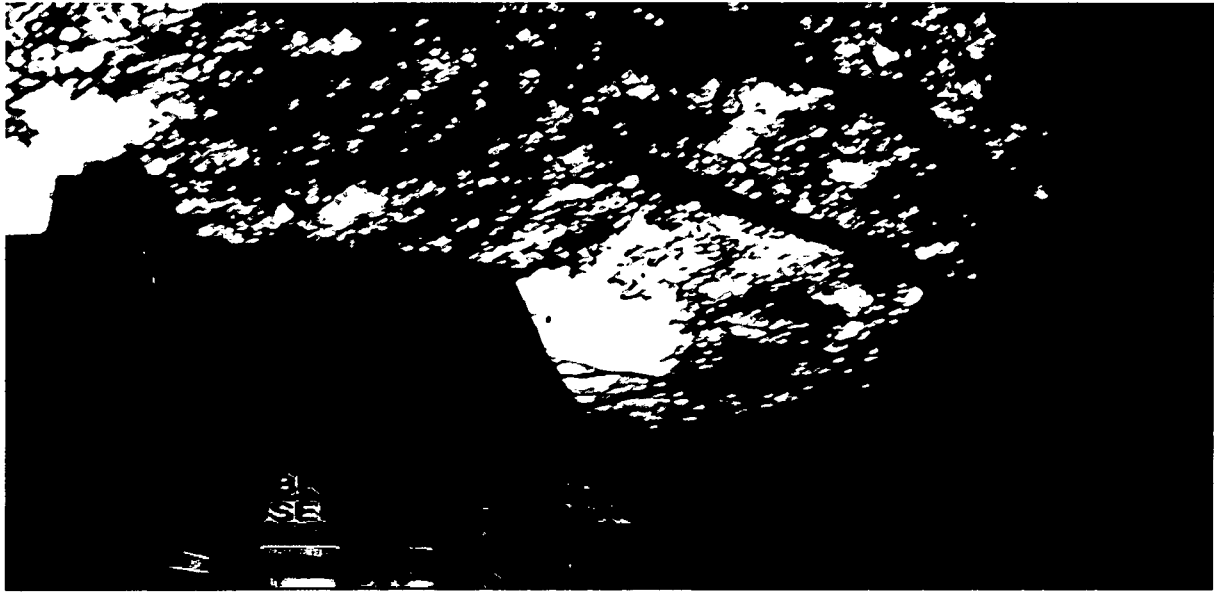


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