

8822 Hawkins Lane
Hawkins Lane #12

2012 Prelim

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8822 Hawkins Lane, Chevy Chase	Meeting Date:	4/11/12
Applicant:	Albert Jenkins Estate (Ray Izadi, Architect)	Report Date:	4/4/12
Resource:	Contributing Resource Hawkins Lane Historic District	Public Notice:	3/28/12
Review:	Preliminary Consultation	Tax Credit:	None
Case Number:	N/A	Staff:	Anne Fothergill
PROPOSAL:	Alterations and additions to house		

STAFF RECOMMENDATION

Staff recommends that the applicants revise the plans based on the Commissions' comments and return for a Historic Area Work Permit application.

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 two-story addition at the rear right side of the house.

The proposed changes to the house include:

- rebuild stucco walls due to structural issues
- remove two doors from front elevation of historic block; install two windows and new door in new openings
- remove two windows on right side of historic block and replace one with a door and install a new brick chimney on right side in historic block
- remove all windows on left side of historic block and install new windows in new openings
- remove two chimneys from historic block

The proposed 500 SF footprint addition has a low hipped roof and stucco to match the existing house. The new roof ridge is approximately 9' taller than the roof ridge. The proposed 23' x 34' addition is set back 25' from the front porch (20' from 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. The elevations show a few different window types and the material for windows and doors is not noted.

The applicants also proposed to demolish and 8' x 12' shed behind the house and another shed

See existing and proposed site plans, elevations, and floor plans in Circles 19-28.

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. [emphasis added]

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.

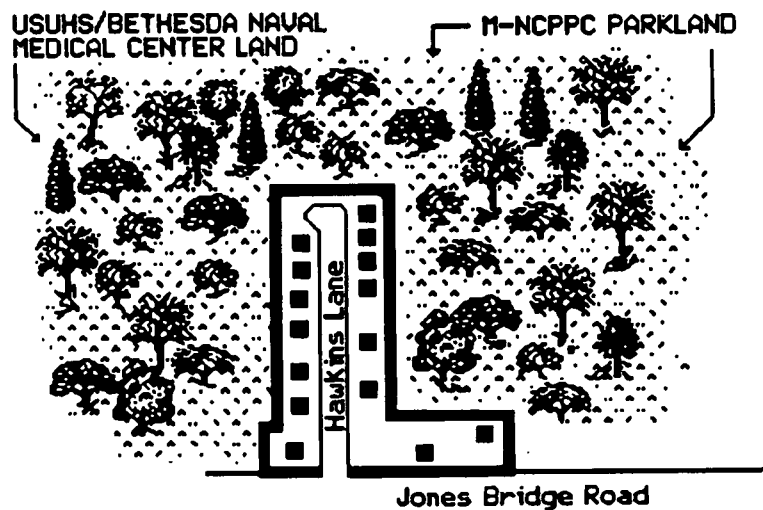
Historic District Characteristics and Development Guide

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 chainlink 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 (ie: 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 be considered in planning for new construction and that new buildings be 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 I.)

"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:

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.

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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.

The applicants should be commended for proposing the rehabilitation of this house after staff received numerous inquiries about demolition of this long-neglected and deteriorated house. This house is very similar to the adjacent house, which was also a duplex converted to a single-family home. The HPC approved a one-story addition to the adjacent house in 2002.

While staff supports the rehabilitation of this house, using the *Guidelines* and the *Standards*, staff has some concerns about the proposal and its impact on the historic house and the historic district. Numerous changes are being proposed to the existing house and it is important to retain the original features of this house. Specifically, staff is concerned about:

- the removal of two chimneys and the introduction of a new chimney on the north side of the historic block
- the removal of windows on all sides and the creation of new window and door openings; it may be possible to replace windows if they are deteriorated beyond repair but staff recommends that the original fenestration be retained and that wood windows be installed in this house
- the house was designed as a duplex and the two front doors should remain

A rear addition is generally allowable. In this case the applicants are restricted by front and rear setback issues and have found this is the only location for the addition. Protection of a tree was also a factor in the location of the addition. The addition is set back from the street which will help reduce its visibility but it will be visible as one approaches the house from the south.

Staff's concern is with size, scale, and massing of the two story addition. The new addition overwhelms the historic house and the *Guidelines* specifically state: "The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it." There are other two story houses in this historic district but at this end of the street the houses are relatively small and the adjacent house has a one story addition. The *Guidelines* state that the "small scale is important in contributing to the intimate, rural quality of the district."

Staff recommends that the addition be reduced to a 1 ½ stories and perhaps the second floor of the addition could be behind the rear of the historic house with a side extension only on the first floor. Additionally, staff recommends that the number of window types in the addition be reduced so the windows are more consistent with the historic house.

The Commission should provide the applicant with feedback on the proposal and whether it meets the review criteria. If the Commission supports the proposed two story addition the applicants can proceed to

review criteria. If the Commission supports the proposed two story addition the applicants can proceed to a HAWP. If the Commission finds that certain changes need to be made in order to make this proposal approvable, the applicants can make revisions based on the feedback and then return for a HAWP.

STAFF RECOMMENDATION

Staff recommends that the applicant make changes based on the HPC's recommendations and return with an application for a Historic Area Work Permit.

HIST. PERMIT # 594163



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: rayizadi@gmail.com Contact Person: RAY IZADI, AIA, LEED A
Daytime Phone No.: 301-654-9299
Tax Account No.: 1607-00424473
Name of Property Owner: ALBERT J. JENKINS Daytime Phone No.: 301-984-1212
Address: 910 L. KENT 6259 EXECUTIVE BLVD. ROCKVILLE, MD. 20852
Street Number City Street Zip Code
Contractor: ARCON/LEED DESIGNED BUILT Phone No.: 301-654-9299
Contractor Registration No.: MHC 3831540/BC3511
Agent for Owner: RAY IZADI Daytime Phone No.: 240-876-4441

LOCATION OF BUILDING/PREMISE

House Number: 8822 Street: HAWKINS LANE
Town/City: CHERRYCHASE Nearest Cross Street: JONES BRIDGE RD.
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 A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 300,000.00

1C. If this is a revision of a previously approved active permit, see Permit # NONE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

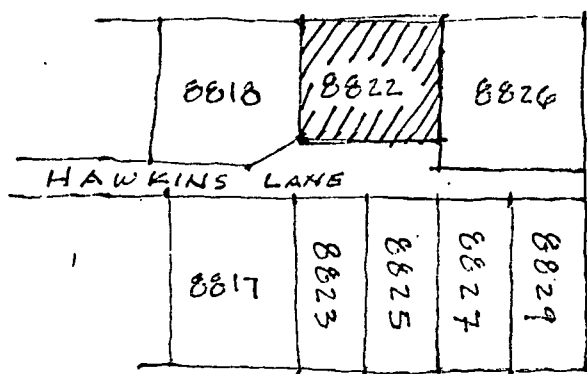
2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCES/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] 7-20-2012
Signature of owner or authorized agent Date

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



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

Owner's mailing address	Owner's Agent's mailing address H. Ray Izadi 4711 Rosedale Ave Bethesda, MD. 20814
Adjacent and confronting Property Owners mailing addresses	
<u>8818</u> Suzanne L Jones, Bradley E 94-1682 Akaku St. Mililani HI 96789	<u>8826</u> Cleveland Chambliss 1630 Upshur St. N.W. Wash. D.C. 20011
<u>8817</u> Robert D. Camps 8817 Hawkins Lane Chevy Chase, MD. 20815	<u>8823</u> Kathryn G. Sessions 8823 Hawkins Lane Chevy Chase, MD. 20815
<u>8825</u> Baide Ana P P.O. Box 11701 Newark NJ 71010	<u>8827</u> Sherry L Berg C/O Derry Univ. 75063 4800 Regent Blvd. Irving, TX,

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

The Hawkins Lane Historic District is comprised of a single lane and houses built by Samuel Hawkins (1874-1963), who inherited the land in 1928 from his father James H. Hawkins, a freed slave and Methodist minister. Samuel Hawkins had worked in the construction trade and built many of the houses on Hawkins Lane over a 40 year period.

The uniqueness of this district is rooted in the economic and social segregation faced by African-Americans in the pre-civil rights era. To cope with the societal inequities, enclaves such as Hawkins Lane provided close knit and self reliant communities. Distinct historical features of this district are:

- Rural character
- Modest structures
- Mature landscaping

While the societal inequities of segregation have subsided, and the neighborhood is no longer predominantly black, the sense of community prevails. The Hawkins Lane District has an active community association and stands distinct from the surrounding suburbs. Several of the homes in the district are newer construction built as late as 1995. The standard set by the more recent structures is that of a 1600 square foot, 3 or 4 bedroom, 3.5 bath house.

The subject home, 8822 Hawkins Lane, is a 980 square foot, one story, structure built in 1928. The home is in a dilapidated condition and is currently uninhabitable.

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

The proposed project is to rehabilitate 8822 Hawkins Lane to bring the home up to modern standards while keeping with the unique historic character of the Hawkins Lane District. The proposed design seeks to maintain the modest structure and rural character of the lane, by envisioning what Samuel Hawkins would build by today's standards, family and community needs. The construction plan seeks to preserve and extenuate the views to the mature landscaping. Finally, in keeping to the self-reliant spirit of the Hawkins Lane development, the new structure will be developed to LEED Gold standards.

1) The design and elevations to match historic character:

The proposed plan aims to restore the original structure of 8822 Hawkins, keeping the rustic and modest street view and feel of the structure while also bringing the home up to more modern standards of space and family life through the addition of a family room and living quarters in the rear corner of the structure. The addition mimics the style and roofline of the original design, while providing a living space and second floor that provide open space and better views of the landscaping. Our design plan is to consult with the community association on external trim, material and color scheme.

2) Preservation and use of mature landscaping:

8822 Hawkins Lane boasts a mature tree in the back yard. The proposed construction plan includes blocking off of the entire drip line of the tree prior and throughout construction so as to prevent construction activity or equipment from disturbing the tree's root structure. Two old sheds in the rear of the property will be removed to extenuate the view of the tree. The rear-side addition of a family room opens windows to the rear yard and front garden, allowing better incorporation and integration of the outside views into the house.

3) Reinterpretation of the spirit of self reliance through sustainability:

The burdens of segregation necessitated the original Hawkins community to develop self reliance. While the burden that necessitated the original design has been ameliorated, a modern cultural and societal challenge that we face is environmental sustainability. The proposed design seeks to reinterpret the original spirit of Hawkins Lane as a self-reliant community through sustainable design. The proposed construction is intended to meet LEED Gold standards as set forth by the U.S. Green Building Council. As such, the historic character of the house in the communal setting is married with a new approach towards sustainability and integration with the environment.

The project aims to preserve and extenuate the historic resources and the environmental setting, incorporating the original structure into the renewed design, while also paying homage to the spirit of the original development and its character.

March 30, 201

Ms. Anne Fothergill
Montgomery County Planning Department
1400 Spring Street, suite 500
Silver Spring, MD.

Re: 8822 Hawkins Lane, Chevy Chase, MD

Hi Anne,

For additional information that you requested, please find two copies of the attached plans and photos. In Response to your comments:

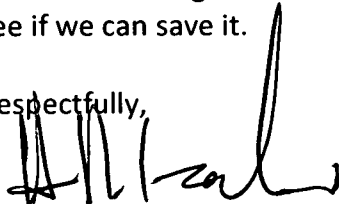
1. Existing Floor plans are attached
2. Existing elevations needed to be field measured for better accuracy; I hope that photos would do.
3. I have revised the proposed elevations based on the existing roof form that you had sent photo of.
4. The proposed floor plans have been revised to properly reflect and coordinate the doors / windows shown on elevation.

The tall windows shown on the first floor family room and living room are floor to ceiling windows that look like doors in order to continue the porch line and harmony of the existing house as well as offering better space to the interior.

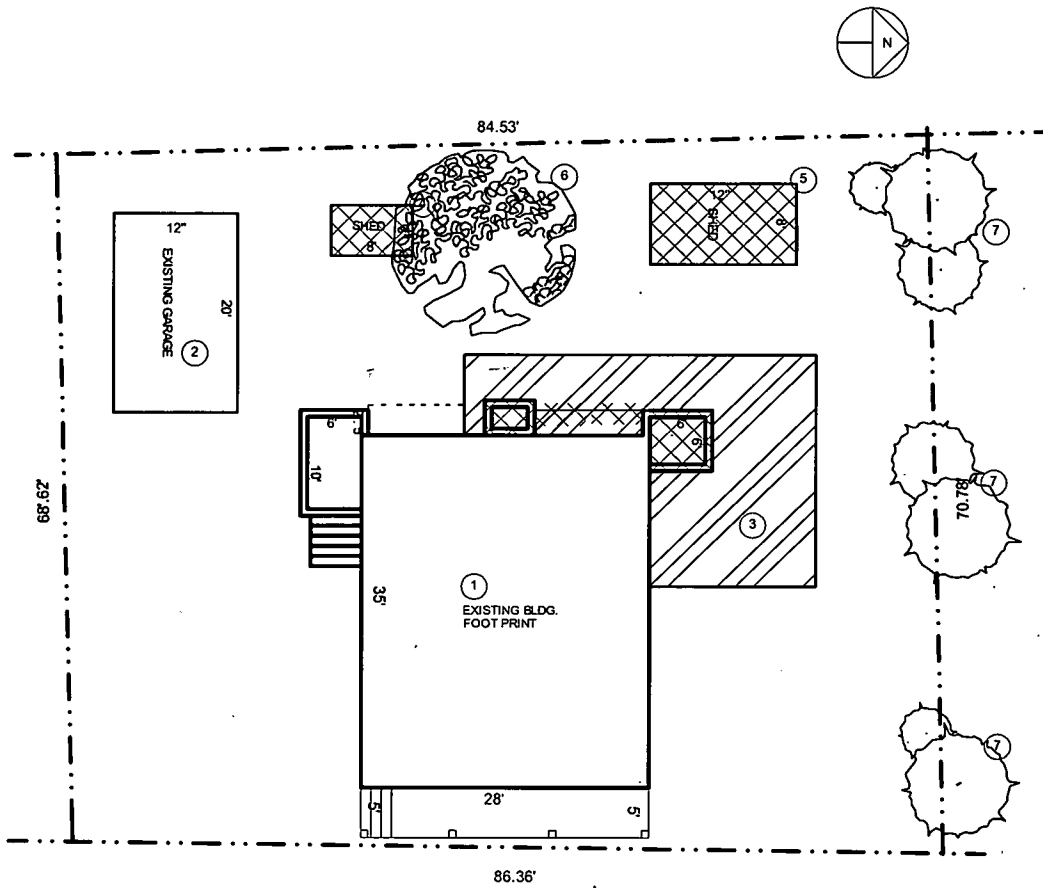
5. The additional two rooms located in the Attic Floor are badly needed space. Due to the roof form which is basically flat, it is not possible to have a half floor showing. The second level has been pushed back 25 feet from the front line of the existing house which not only satisfies the zoning front set back requirement, but also hides the added mass of the addition in the far back right corner of the house which is not as visible from Hawkins Lane, particularly the way the site slopes work. I also didn't want to add the addition to the entire back of the house for three reasons.

1; The addition will be more visible from the south elevation. 2; the zoning rear set back is 20' and we will be very close to it. 3; there is an existing mature tree that we want to stay away from. Where we have added to the back is over the existing lines and hard surfaces. Although the tree is not in a good shape and we need to have an arborist to see if we can save it.

Respectfully,



H. Ray Izadi, AIA, Leed AP



1 EXISTING , DEMO PLAN
SCALE 1:20

DEMOLITION NOTE:

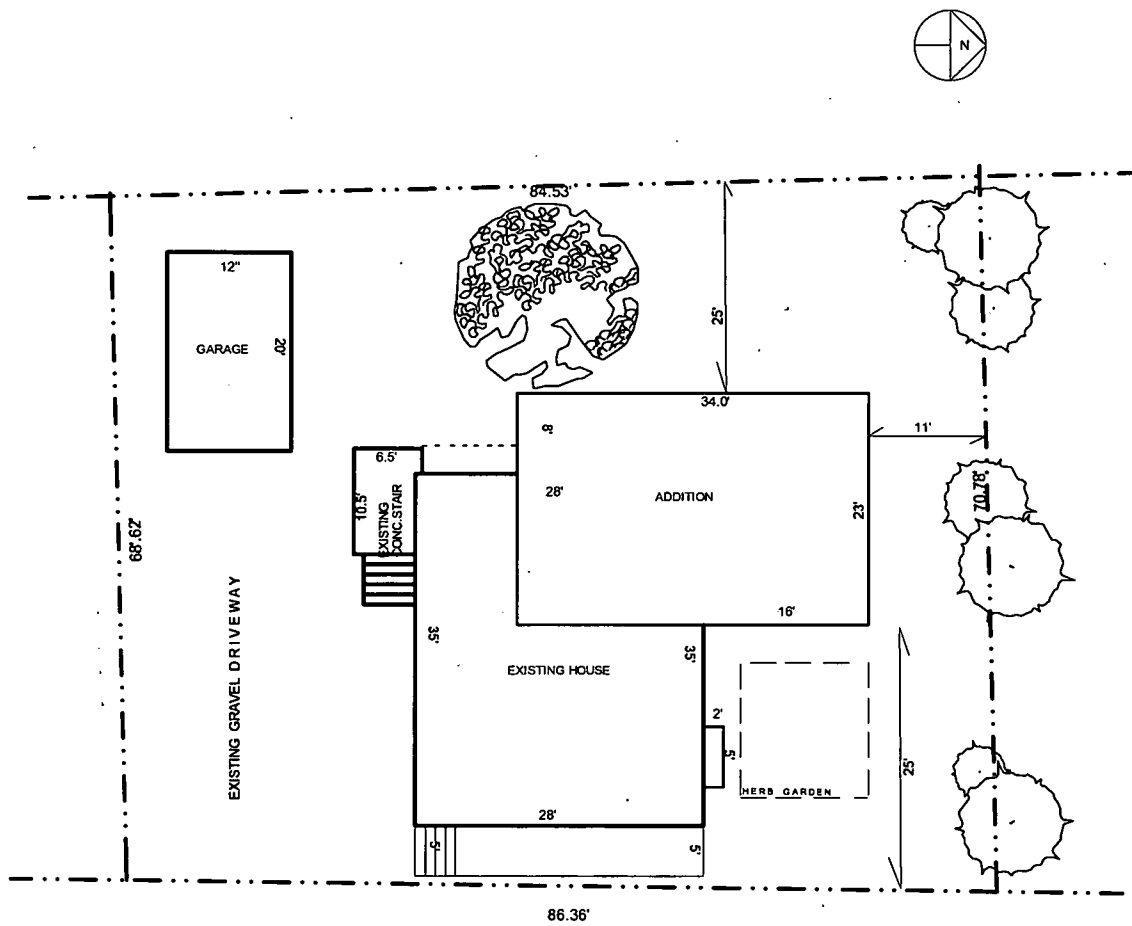
1. EXISTING ONE STORY WITH CELLAR BLDG.
2. EXISTING GARAGE TO REMAIN
3. TWO STORY & BASEMENT ADDITION
4. SHED TO BE REMOVED
5. SHED TO BE REMOVED
6. EXISTING TREE AT BACK YARD
7. EXISTING MAZUNE TREE

19

C2	EXISTING , DEMO PLAN
	8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSDALE AVENUE BETHESDA, MD. 20814 TEL: (301) 654 0200 FAX: (301) 652 0423





Proposed
1 SITE PLAN
 C1 SCALE 1:20'

LOT COVERAGE TABULATION

NO.	STRUCTURE	EXISTING	PROPOSED
1	BUILDING FOOTPRINT	1270 SQFT.	1170 SQFT.
2	GARAGE	236 SQFT.	236 SQFT.
3	ADDITION		500 SQFT.
4	SHED 1	100 SQFT.	0 SQFT.
5	SHED 2	50 SQFT.	0 SQFT.
TOTAL		1656 SQFT.	1906 SQFT.

BUILDING FLOOR PLAN AREA

AREA	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	1050 SQFT.	496 SQFT.	1546 SQFT.
SECOND FLOOR	0 SQFT.	736 SQFT.	736 SQFT.
CELLAR	850 SQFT.	496 SQFT.	1346 SQFT.

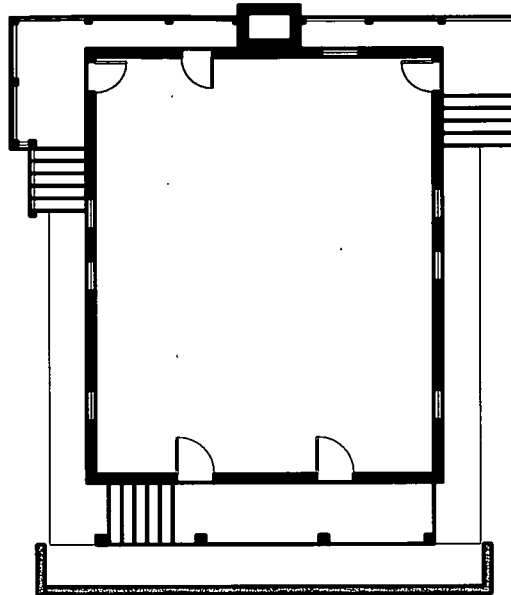
20

C1

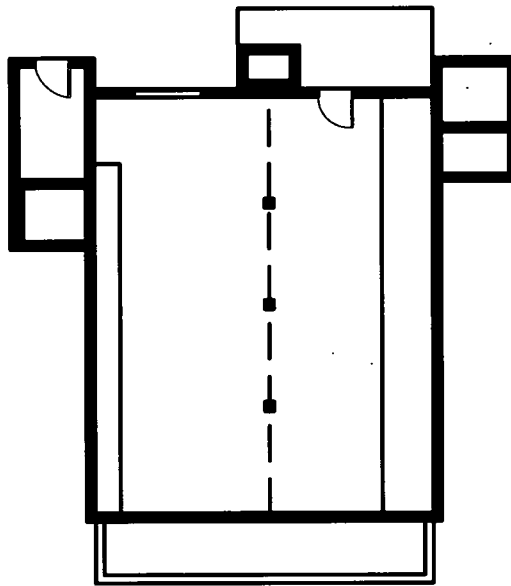
SITE PLAN
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 604 8299 FAX: (301) 652 9423





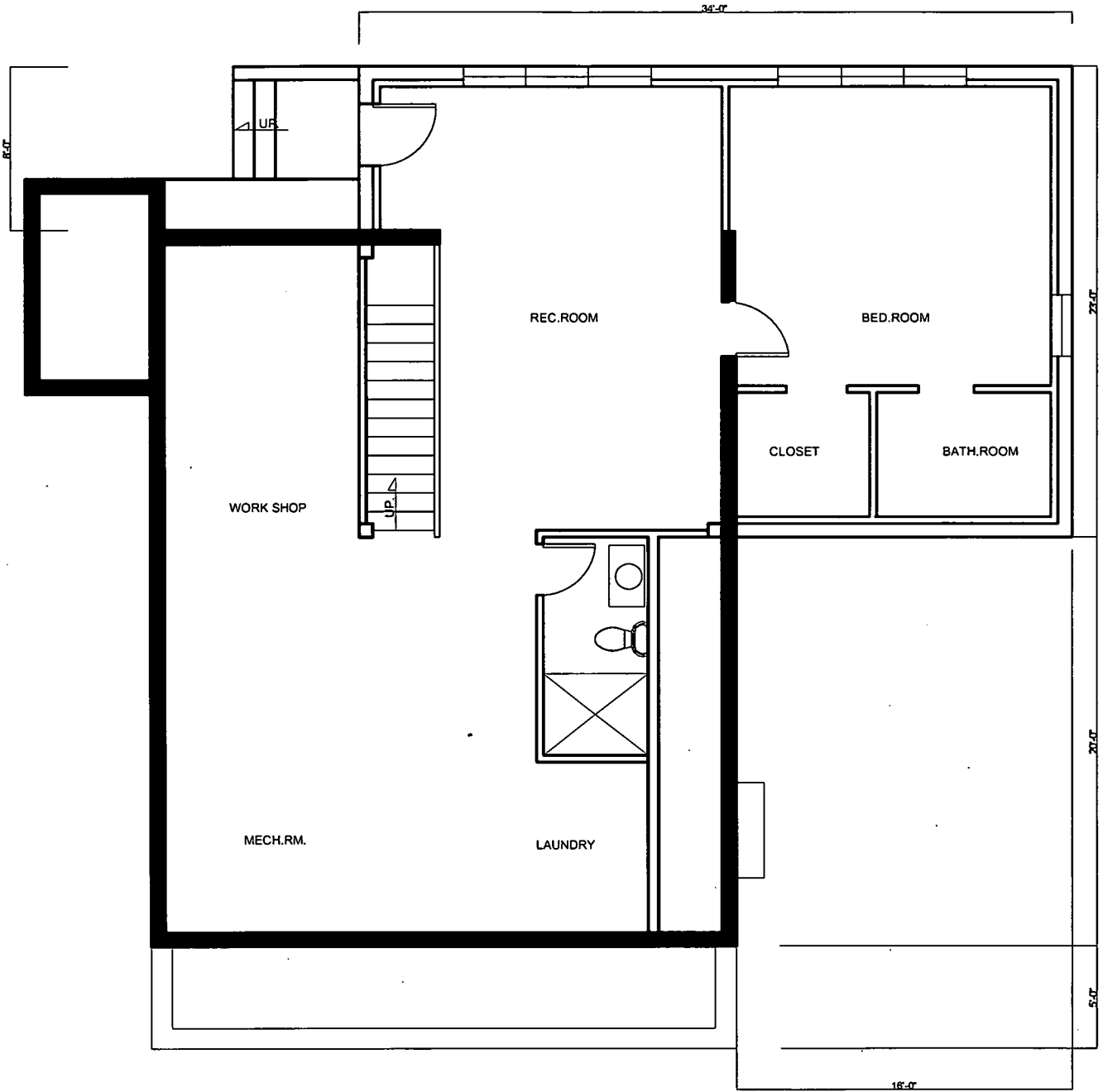
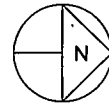
1 EXISTING FIRST FLOOR PLAN
 D1 SCALE 1/16"=1'-0"



2 EXISTING CELLAR FLOOR PLAN
 D1 SCALE 1/16"=1'-0"

21





1 PROPOSED CELLAR PLAN
A1 SCALE 1/8"=1'-0"

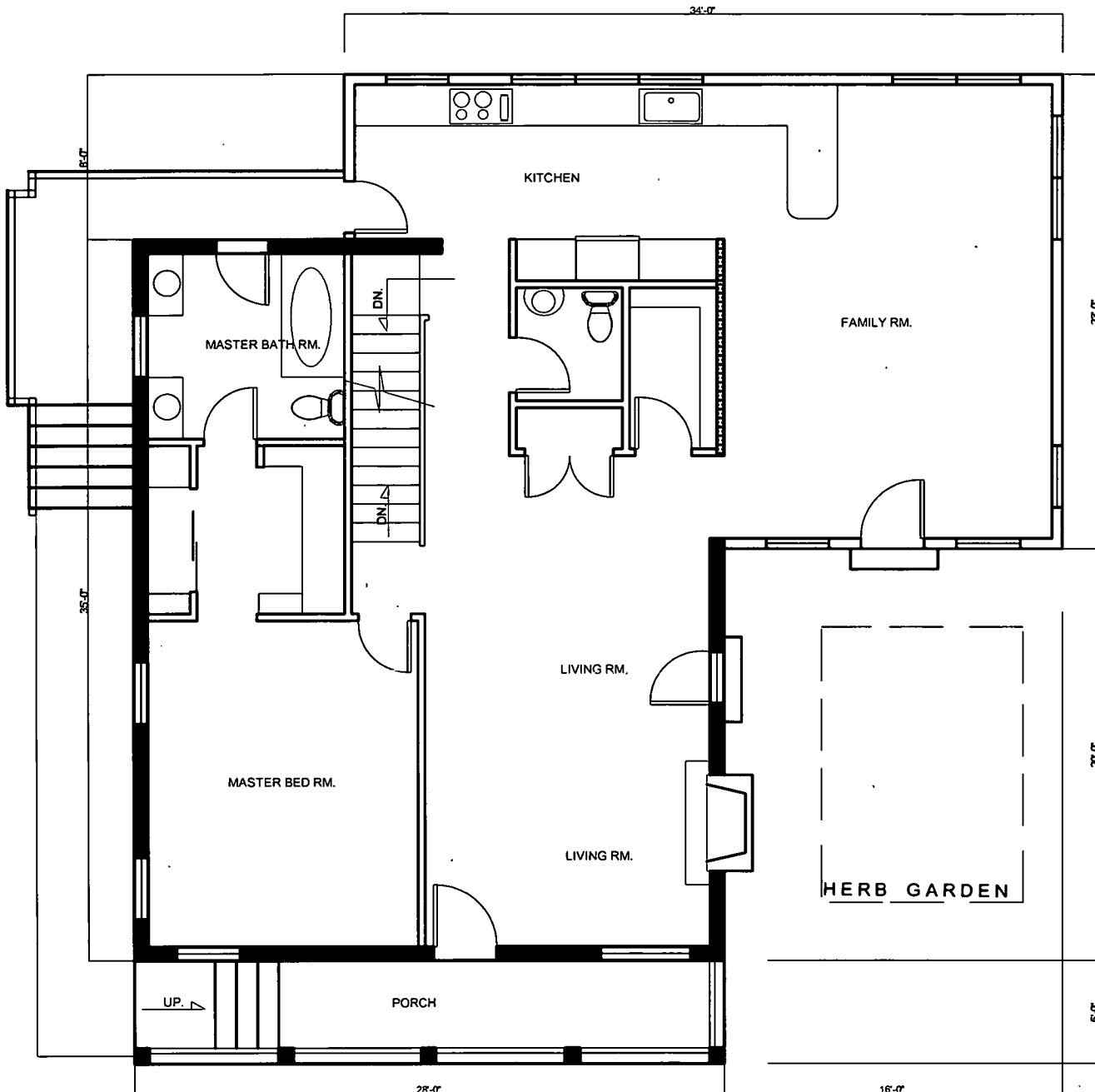
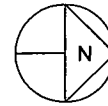
22

A1

CELLAR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSEDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 654 9200 FAX:(301) 652 9423





1 PROPOSED FIRST FLOOR PLAN
 A2 SCALE 1/8"=1'-0"

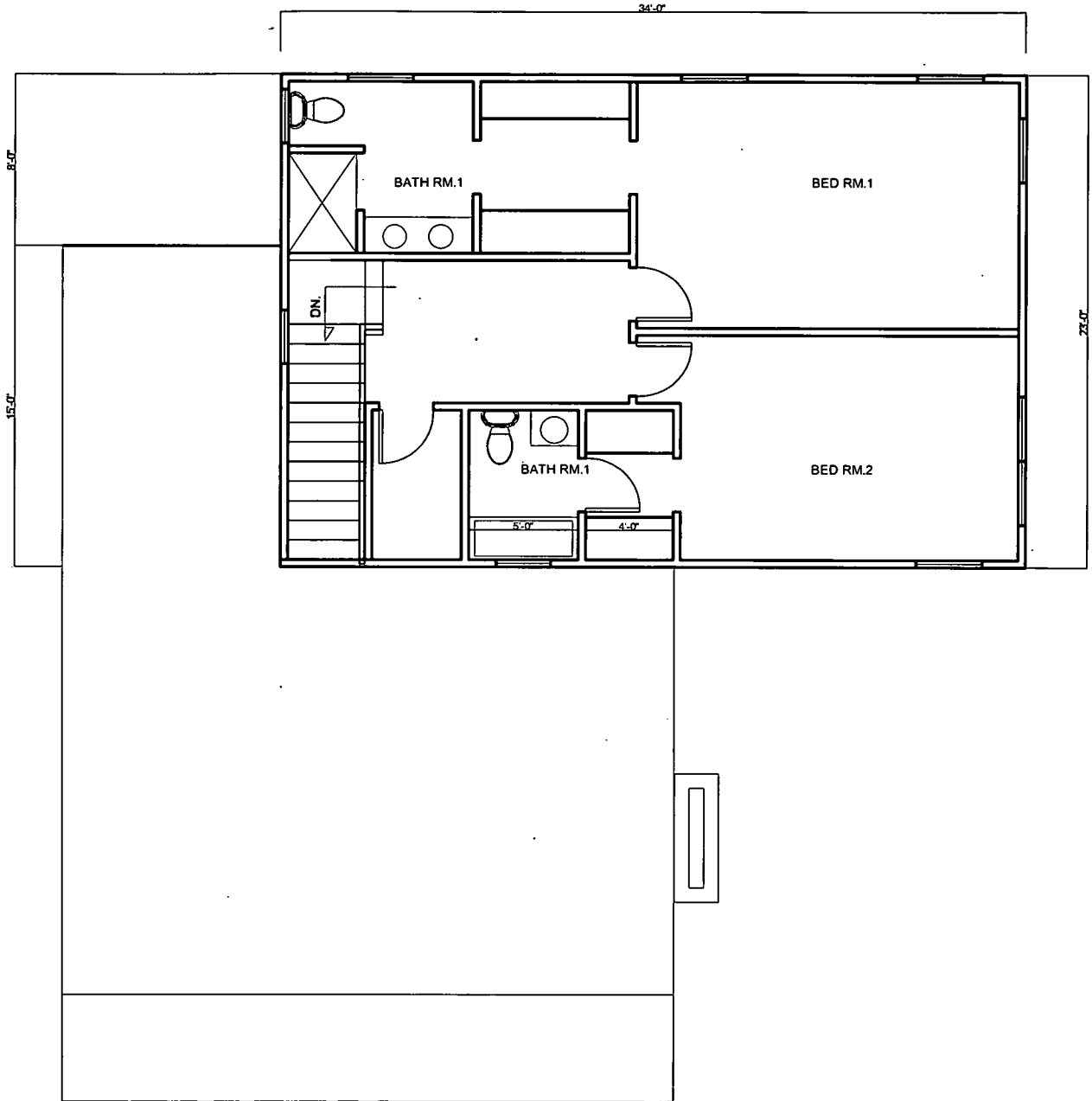
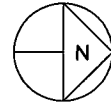
23

A2

FIRST FLOOR PLAN
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROBEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654 0200 FAX: (301) 652 0423





1 PROPOSED ATTIC FLOOR PLAN
A3 SCALE 1/8"=1'-0"

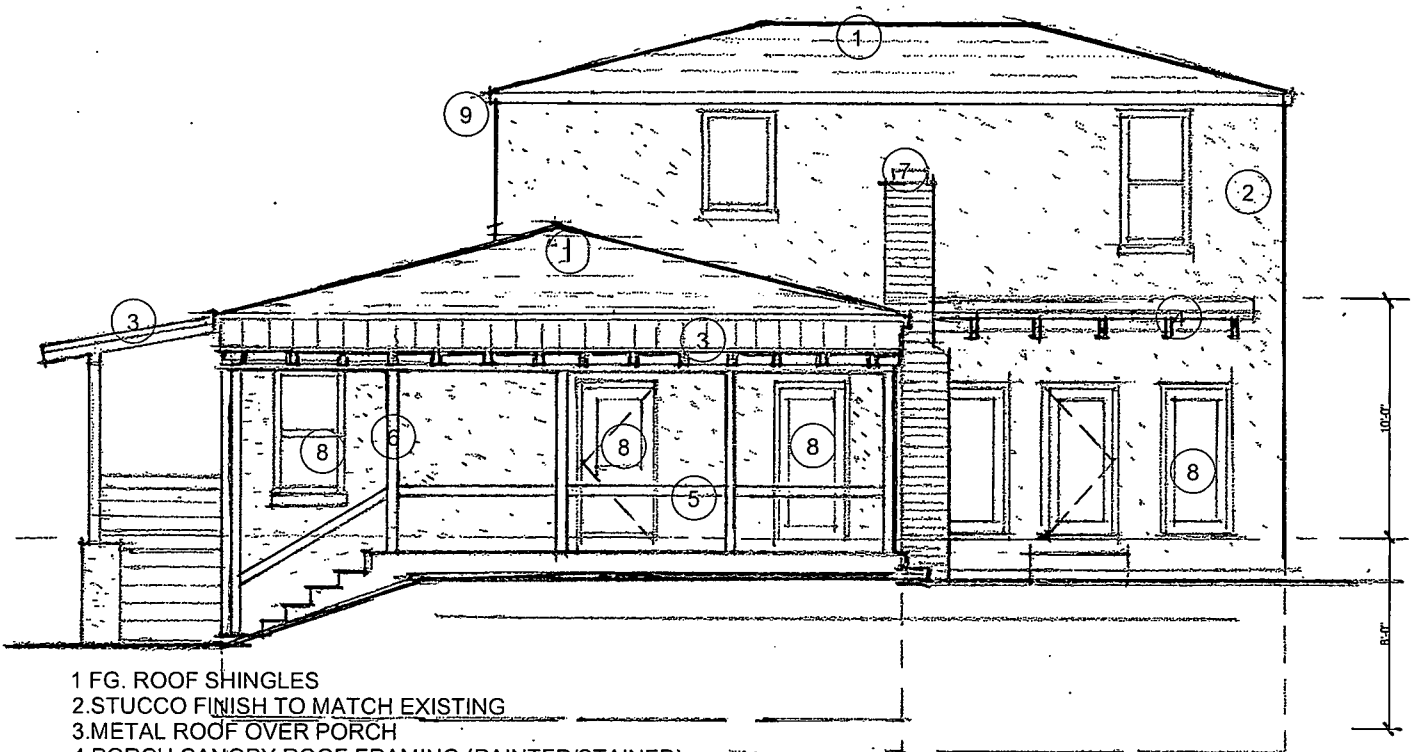
24

A3

ATTIC FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROBESDALE AVENUE
BETHESDA, MD, 20814
TEL:(301) 654 9200 FAX:(301) 652 9423





- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 FRONT ELEVATION
 A4 SCALE 1/8"=1'-0"

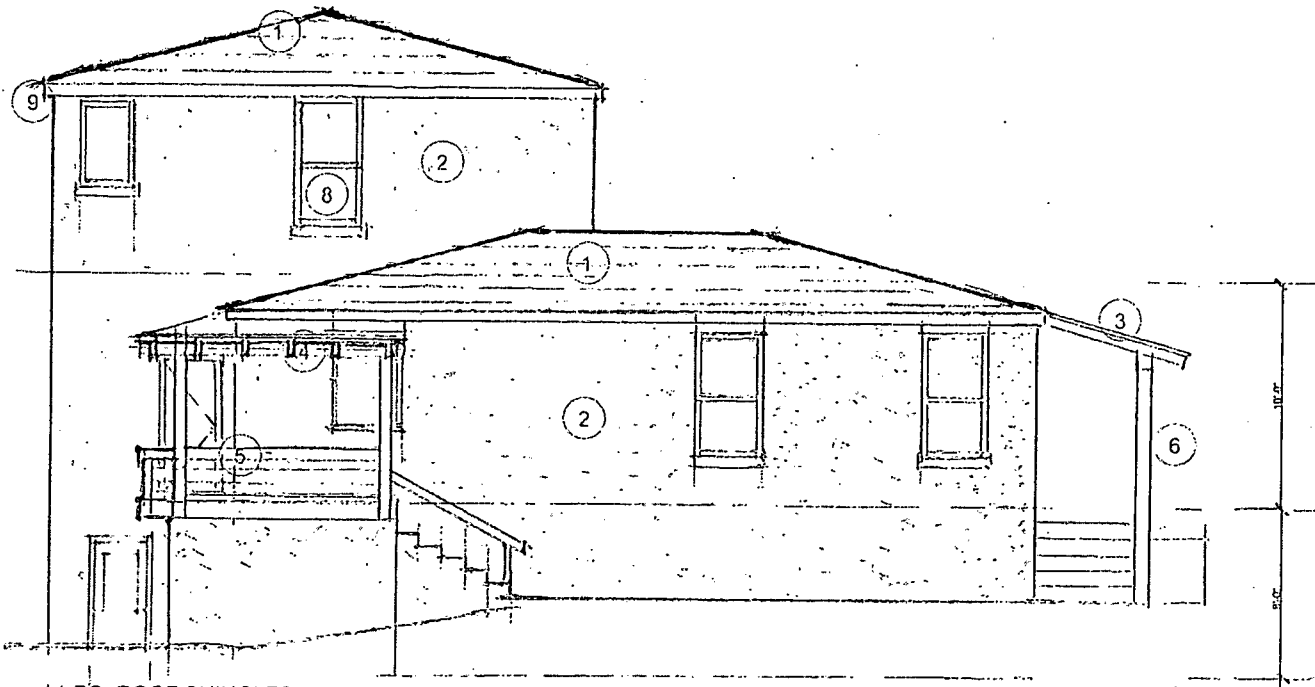
R. 3-30-12

25

A4	EAST FRONT ELEVATION
	8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd. <small>4711 ROSEDALE AVENUE BETHESDA, MD. 20814 TEL: (301) 654 9269 FAX: (301) 652 6423</small>





- 1. EG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 SIDE, SOUTH ELEVATION
SCALE 1/8"=1'-0"

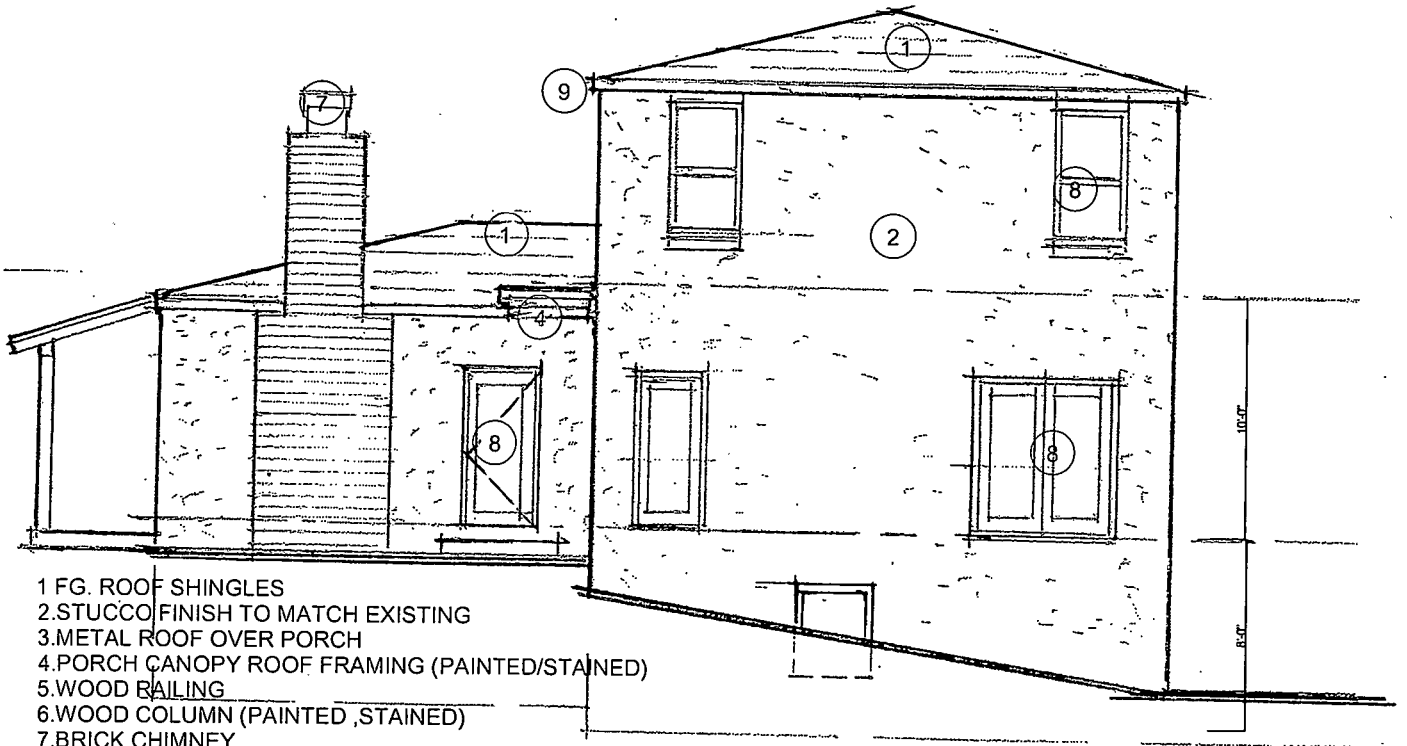
R. 3030 12

A5	SOUTH ELEVATION
	8522 Hawkins In. Chevy Chase, MD 20315

ARCON, Ltd. <small>4771 FORECASTLE AVENUE 2211 - BELLEVILLE, MO. 63103 TEL (314) 537-6228 FAX (314) 537-6423</small>
--



26



- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 SIDE NORTH ELEVATION
 A7 SCALE 1/8"=1'-0"

R. 3-30-12

A7	NORTH ELEVATION
	8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd. <small>4711 ROSDALE AVENUE BETHESDA, MD. 20814 TEL: (301) 654 9200 FAX: (301) 652 9423</small>
--



27



- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 REAR, WEST ELEVATION
 A6 SCALE 1/8"=1'-0"

A6

WEST, REAR ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654-9200 FAX: (301) 652-9423



R. 3-30-12

28



29

C3

VICINITY MAP
 8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 684 8289 FAX: (301) 682 8422



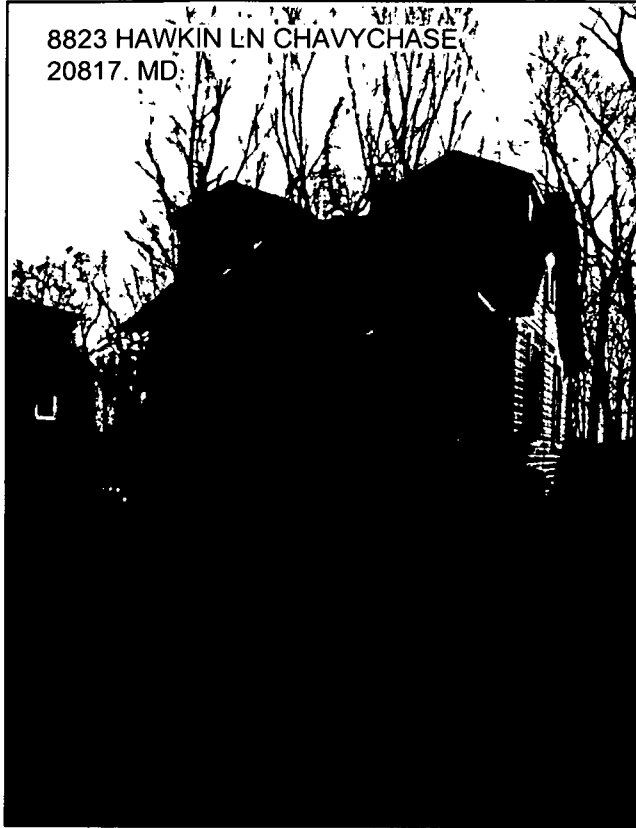
8813 HAWKIN LN CHAVYCHASE
20815. MD.



8813 HAWKIN LN CHAVYCHASE
20815. MD.



8823 HAWKIN LN CHAVYCHASE
20817. MD.



8825 HAWKIN LN CHAVYCHASE
20817. MD.



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

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GLENN M. ANDERSON (FL)
HELEN M. WHELAN (DC, WV)

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

JSKLINE@MMCANBY.COM

March 24, 2014

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

RE: Variance Application No. A-6428,
Petition of Lt. Scott Wallace, M.D.;
8822 Hawkins Lane, Chevy Chase

Dear Josh,

Thanks for grabbing me at the Planning Commission on Friday to ask about the Variance Application for 8822 Hawkins Lane. I'm sorry that I didn't call you right after the hearing (March 12th) to let you know that the Board unanimously approved the variance application. In its deliberations, the Board noted that historic designation was one of the features that could cause an unusual or extraordinary hardship to a property owner and that the Board felt comfortable granting the variance in light of the letter received from the Historic Preservation Commission. Thank you for your efforts in helping us get our points across to the Board of Appeal.

I am presently awaiting publication of an Opinion by the Board of Appeals, a copy of which I will send to you when it is made available to the public.

In the meantime, I will encourage the architect, structural engineer and owner to schedule a meeting with you to confirm the scope of the proposed improvements so that you can make a final determination whether the scope of work requires a new HAWP, a consent review by the HPC or only Staff review and issuance of an HAWP to cover the work on Dr. Wallace's property.

Again, thanks for your past and anticipated future assistance in this matter.

Sincerely yours,

MILLER, MILLER & CANBY

~~_____~~
Jody

Jody S. Kline

JSK/blm

cc: Mr. Scott Whipple
Lt. Scott Wallace, M.D.

April 11, 2012
transcript

MS. MILES: All right, our next matter is for an addition and alterations to the house at 8822 Hawkins Lane in the Hawkins Lane Historic District. If the applicants could come forward and do we have a staff report?

MS. FOTHERGILL: We do. This is a contributing resource in the Hawkins Lane Historic District. And, for those of you who are not familiar with the Hawkins Lane Historic District, this is an aerial photo that can help orient you. That's Jones Ridge Road, which is the entrance point to this part of the historic district, and it is at the southern end and then the gravel road runs north. We included information about the historic district from the Hawkins Lane Historic District Development Guidelines Handbook because it is a very unique historic district in Montgomery County and in Chevy Chase, and I thought that the commission would really benefit from a lot of background information.

This house was built in 1928. It's a vernacular duplex built by Samuel Hawkins, one of the original Hawkins family members. The historic district was adopted to the county master plan in 1991 representing a black kinship community. The commission doesn't review a lot of applications for this historic district, and so it's always exciting when we get to review one.

The house that we are reviewing tonight is the last house at the end of Hawkins Lane. There is a buildable lot adjacent to it, but it is vacant and this is the house. So now we are looking north, so it is the last house on the west side at the north end of the lane. The house is not in good shape and it has been on the market and a lot of prospective buyers called wanting to demolish it. So the applicants are proposing to rehabilitate it and expand it, so that is commendable after so many calls about demolition.

And here is another view of the house. This is looking up Hawkins Lane and that is the subject property at the far left of the lane in the center of the photo. And the -- I'm just getting closer to the house. So here's the front and the applicant is proposing to rebuild the stucco walls due to major structural issues, and then in terms of changes to the historic block, there are a number, which you can see in the plans that I'll show in a minute. But essentially, they want to remove most of the doors and

the windows and change the openings.

They want to remove two chimneys from the historic block and add a new chimney on the historic block, and then they are proposing a 500 square foot footprint addition that is two-story and at the rear right of the house. It has a low hipped roof and is stucco to match the existing house. The new roof ridge is approximately nine feet taller than the existing roof ridge, and it is 23 by 34 feet and it's set back 25 feet from the front porch or 20 feet from the front plane of the house to meet setback requirements.

The applicants also propose to demolish an 8 by 12 shed behind the house and another shed that's behind the house. So, looking at photos, these are the existing conditions and one thing to note, and I expect there will be a lot of discussion tonight, is that the Hawkins district guidelines talk at length about the scale in this historic district. And 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. And the guidelines state that their small scale is important in contributing to the intimate rural quality of the district.

As you can see, these are the other houses across from the house we're discussing tonight, and they are small with some expansions, as you can see here. But they are definitely of that small scale, low scale. This house is adjacent to the subject property and is not a twin, but is very similar and was originally a duplex as well. And the commission did approve alterations and additions to this house. You can see a one-story rear addition that was constructed when it was done a few years ago. And these are just other houses at this end of the block.

Here is what the applicant is proposing. There you can see the existing house and then 25 feet back the two-story block that they are proposing at the rear right corner of the house. This is the south side which is most visible as you approach the house coming up Hawkins Lane. And there again you see the proposed changes in fenestration and then the two-story block behind the house. Here is the rear, and here is the north side which right now is adjacent to a vacant lot, but some day

there will be a house constructed, theoretically next to it.

Staff's concerns are the changes to the historic house, the removal of the chimneys, the introduction of a new chimney within the historic block, the removal of the windows, creation of new window and door openings, and then changes that are sort of impacting possible character defining features such as the two front doors indicating it was originally constructed as a duplex. In terms of the rear addition, as I mentioned, the applicants are restricted by front and rear setback issues, and they have determined that this is the only building location for the addition and there was also a tree that they wanted to protect.

The two-story block is set back from the street, which will help reduce its visibility. But it will be visible as you approach the house. And since the guidelines are so specific about scale and they state the massing of the new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it, so staff is concerned about the size, scale and massing of the two-story addition. Staff would recommend that the addition be reduced to one and a half stories, perhaps tucked behind the house, you know, where the setbacks allow it, if possible, and that maybe there be a one-story extension similar to what was allowed to the adjacent similar house and that more of the bulk be put on the first floor rather than in the second story.

I think that's my last slide, so that concludes the staff report, unless the commission has any questions for me.

MS. MILES: Thank you, Anne. Shall I presume the two sheds are not historic that are proposed for demolition?

MS. FOTHERGILL: That's right. And the commission approved a garage on this property a few years ago, and that is to be retained.

MS. MILES: Does anyone have any question for staff?

MS. WHITNEY: Anne, are there any other two-story additions on that street, on Hawkins Lane?

MS. MILES: I can't say for sure. There's definitely been infill that's one and a half story, and at the other end there are a few two-story houses, but it really, the overall feel is of the maximum one and a half stories. I can't say for sure that no one has constructed a two-story addition, but not at this end of the street.

MR. RODRIGUEZ: Do we have existing floor plans that show location of the chimney and fireplaces?

MS. FOTHERGILL: No. We don't have anything other than what's here.

MR. RODRIGUEZ: Okay, because what is submitted in the package is not descriptive. If there are two fireplaces, where are they located in this plan?

MS. FOTHERGILL: Commissioner Rodriguez is referring to Circle 21, so I guess the applicants can address that.

MR. CORATOLA: Anne, do you have a photograph of the back, whether it's showing the grade or where the garage --

MS. FOTHERGILL: I don't. The applicant provided the photo in Circle 35 and then we have the aerials.

MS. MILES: Commissioner Heiler?

MS. HEILER: Staff had suggested a one and a half story rather than two-story addition and with the idea that on the side would be a one-story addition. Are you suggesting that it would be the equivalent of two additions, a one-story to the side and one and a half story to the rear to get the needed space?

MS. FOTHERGILL: I mean, I had not sketched it out, but yes, that was the idea.

MR. VAN BALGOOY: Anne, a question on the house's, its significance itself. If you could talk a little bit about that more. Can you tell me about who built it, what was the relationship to the original, the former ex-slave that had owned this property and, sort of, its disposition over time. I'd really appreciate that.

MS. FOTHERGILL: As you can tell, this is a unique historic district where it was not designated for its significant architecture and so its significance is in its history, in its role in the community. In Circle 4 there's a history. It was originally owned by James Hawkins and then his family members built on it and so Samuel is, I believe, one of his sons, and then the house next door, the twin, I believe, is the Ella Hawkins house who was one of the daughters. I need to skim this a little closer to be entirely sure, but that's my recollection.

MR. VAN BALGOOY: And then the house is built in 1928 as you note here and that's when, it's the same year that James Hawkins dies. So that's a transition from one generation to the next. Because it's hard to tell sometimes when you look at these houses, they're so simple, why they're significant or what their date of construction is or how they relate to the people that were involved. But this is actually related to the Hawkins.

MS. FOTHERGILL: That's correct.

MR. VAN BALGOOY: And it's a second generation house.

MS. FOTHERGILL: That's correct. This and that adjacent house both were definitely constructed by the Hawkins.

MR. VAN BALGOOY: By the family. Great, thank you.

MS. MILES: Okay, if there's no other questions for staff, the applicants can make a presentation of no more than seven minutes or you can respond to questions, whichever you prefer, and just please identify yourselves and do activate the microphone, press the large button and let go, and the red light will come on.

MR. IZADI: I'm Ray Izadi, architect and also the applicant.

MR. RAY: My name is James Ray and I'm the architect and energy consultant, passive house.

MR. IZADI: The staff has done a great job presenting it so I'll just take any questions.

MS. MILES: I just want to point the commission to the issues that were raised. We want

to discuss the changes in fenestration, including the relocation and alteration of the two front doors and other windows on the various elevations, the chimneys that are proposed to be added and removed, and the massing and scale which, per the guidelines for Hawkins Lane Historic District, are intended to defer to the original structure. So if you could please ask questions that focus on those issues and let's begin. Commissioner Heiler?

MS. HEILER: I have a question about the replacement of the doors and windows and essentially changing the pattern. Can you talk at all about whether you've given any consideration to trying to preserve the existing windows or to replicate them much more closely to their style and why you feel like you need to change the locations?

MR. RAY: Since I've been involved, our intention is to restore the windows, and we're going to air seal the building and put interior storm windows in order to meet the infiltration rate to become a passive, certified passive house. And our discussion is to mimic the detailing of the existing windows for all proposed new windows.

MS. HEILER: Thank you for answering the question and thank you for doing what I think is a great idea.

MS. MILES: Any other questions?

MR. VAN BALGOOY: Mr. Izadi, I believe, this should be more directed to you since you did the design. Can you explain to me -- you're familiar with the guidelines for Hawkins Lane, I assume?

MR. IZADI: Yes, sir.

MR. VAN BALGOOY: This addition you're constructing, can you explain to me how you feel that it is compatible in scale and massing and it doesn't obliterate or overwhelm the original historic house?

MR. IZADI: We had added the second floor basically toward the far end of the house, the house being situated on top of the hill. It may not be as visible to the street as possible but, the other issue doing it one and a half story, I think it's a great recommendation by the staff, we'll take a

look at it and see if we can break it. The problem is with the particular style of the house and the low pitch roof, which is close to a Mission style or turn of the century style, it wasn't quite workable to get a one and a half story but, I think we may be able to be creative a little bit by adding additional porches on the first floor and breaking the second floor in order to reduce the massing on the second scale.

MS. WHITNEY: Can you explain the demolition of two chimneys and replacing them with one?

MR. IZADI: Frankly, there wasn't much thought given to that. I think even if we have to keep it for the appearance, we'll be glad to keep them so we can keep the history, and also the chimneys will be used, I guess James can explain that better.

MR. RAY: The masonry chimneys are several bridges that conduct the temperature of the outside into the envelope of the building, so if we rebuild the chimneys we would do them with thermal bricks. I believe they're brick and the prior, the image of the home down the street had stucco chimneys, maybe if that was to be a consideration it would benefit the energy aspect of the building.

MR. CORATOLA: In studying the design in the original building, did you ever look at stepping the addition down? By the photographs and what I could see when I was out there, it looks like the natural grade to the rear drops off to where you might be able to get the one and a half story look.

MR. IZADI: No, unfortunately we didn't. Frankly, what happened we had a completely different scheme and design and a few days before the submission deadline, we reviewed it with the zoning, we had issues with it and we had to redesign a second one. So, I think, you know, frankly, we're not very happy with the massing on the second floor so we will take the recommendations to break it down.

MR. TRESEDER: Can you tell me a little bit about this tree that we're -- I'm really glad that you're deferring to that tree because it's, obviously vegetation is an important part of the historic district. What's shown on the plan, is that a fairly accurate rendition of the drip line, and have you had

an arborist look at it to see how close you can get your excavation to that and how realistic, whether this addition intrudes too much or conversely whether it could intrude more?

MR. IZADI: Where we limit the footprint of the addition is where the existing hard surfaces are. That's why we didn't pass where the existing hard surfaces exist in the back of the house. There are some other photographs which I could pass it around that shows the other pieces of chimney and hard surfaces in the back of the house that will be demolished. So we tried to keep the extent of the addition to the existing hard surfaces. The tree itself, to my opinion, is not in a great shape. I think an arborist should take a look at it and see if we can preserve it. But the intention is to preserve the tree.

MR. TRESEDER: So the fact that you've set this, you show a 25 foot rear yard setback which is greater than the minimum of 20, I believe.

MR. IZADI: That's right, 20, the minimum is 20.

MR. TRESEDER: Right. But did you do that because of the distance of the tree?

MR. IZADI: Staying away from the tree and keeping the edge to where the existing hard surfaces were.

MS. MILES: Can I just clarify. It's your intention not to alter the fenestration and the door openings now? Did I understand you correctly?

MR. IZADI: Now, we would like to keep the fenestration as close as possible. However, changing the location of the fenestrations it may really not affect the building itself or the design of the building. The structures of this wall is, the existing exterior walls is a terra cotta wall which has a crack right down the middle where the base of all the windows are, and also from the basement has been tilted. I have some photographs in the basement that the whole structural wall has been tilted and they have put a secondary masonry wall in order to hold the existing structure. And, it is going to take a lot of efforts in order to save the existing walls. I know James have a great idea of utilizing the cavity between the terra cotta in order to send the, you know, and recirculate the heat and all the other things

we'd like to do but, --

MS. MILES: But if I understand you --

MR. IZADI: -- we cannot take the same window and put it in the same opening exactly without doing a lot of structural work to the terra cotta wall. So if you wanted to repair the existing walls, you know, so moving the windows a little bit here and there, and we keep the same windows, the same style of window, the same fenestrations, but definitely the existing windows have to come off. You know, the walls need to be structurally sound and then placed back in place.

MS. MILES: But that's what I'm not understanding. Is there a reason they can't be removed, the walls reconstructed and repaired as necessary and the windows returned to their original locations?

MR. IZADI: Based on the design and the layout of the floor plans they are near the original locations within a foot off, and this is what we have. But, if we are forced to keep them in the original location, we'll keep it at the original location.

MS. MILES: Okay, thank you.

MR. IZADI: An alter the floor plans is not a problem.

MS. MILES: All right. Commissioner Swift?

MR. SWIFT: I'd like to ask a question about the addition. Maybe I've missed it, but why is it pushed so far to the north? Is there any reason it couldn't move south?

MR. IZADI: It could not move -- it could move further south. I think what we may have to do, as the staff recommended, move the addition further to the south and try to but the second story behind the building itself where the north side would not, it would be basically the porch style, a one-story building.

MR. SWIFT: That's where I was going. I think that would be appropriate. And thanks for your work on working on a house that doesn't have a lot going for it.

MR. IZADI: Well, we like challenging stuff and see what we can do in terms of the

energy efficiency and what can come out of the house. Maybe we can make an example out of it where the historic meets green.

MS. MILES: If there are no other questions, thank you very much and we'll begin deliberations. I'm going to let Commissioner Heiler off the hook and turn to my right and ask Commissioner Treseder to begin.

MR. TRESEDER: It sounds to me like you're going to come back to us with a significantly revised design, so I don't want to beat this particular design too hard. So I'll just say I think that keeping the historic block as close to the original and even where you have two doors, leaving the two doors, making one of them functional, and making one of them into a tall window of some sort, would really help a lot to protect the historic structure.

And then putting the addition toward the back as you've done is appropriate. If you could find a way to make the addition, at least the two-story part of it, smaller. To me, looking at the floor plan, there seems to be a lot of sort of, it seems to me you could accomplish a lot of your same goals in fewer square feet and maybe reduce the mass. You could get the two bedrooms and bathroom and staircase in a smaller mass.

And you also might consider letting this addition go further toward the rear to reduce its impact from the front, it's width in the front. I think that with the careful root pruning and careful excavation you can build a little bit close to that tree and to the extent that you put the square footage further back it would have less impact from the street. I think the front elevation, I think, concerns me. It's very massive and overwhelms the historic mass.

MR. RODRIGUEZ: I think it's very commendable to try to restore the house. I believe that the greenest building is the building that is already there, that has already been built because all the resources required has been already displaced. However, I think in this case the distinction or the scale and they show the historic value of this building in particular associated with the historic of the district lane.

In that case I think two things are extremely important to retain. One is the massing, the placing the windows associated to the massing. The second is features that define the massing like the chimneys. I will be opposed to remove them. I think you should try to work around them and work with them to incorporate it into the design and be part of the design. And I think the addition needs to be revised in terms of the scale. I think it is too tall, is too large. I won't be opposed to an addition that protrudes to the north side a little bit if the scale is much, much lower.

So either is one and a half stories high or is one story but the scale of the footprint has to be reduced to work around the scale of the house. You are trying to preserve the house, then don't negate that. I think you have to use the house as a resource to define the sizing of what you want to add.

MR. CORATOLA: I agree with the two commissioners' previous comments. The heart of this is restoring the main block of the house and as far as, you know, what was there, what probably was there, I would take clues from the neighbor at 8818 because it looks like they've, you know, hit all the right pieces. They've got the doors, the fenestrations repaired and it looks like it's the original structure. So I would recommend taking clues from that house for this house because they look to be the same house.

I also agree with the comments about the scale of the addition. And that's why I'd asked about studying the grade change. You might be able to accomplish, and again, I can't tell without seeing additional drawings, but you might be able accomplish a two-story addition with the grade change, or a one and a half story. But again, the details, the massing, those are very important. Proportions of the windows on the addition should be similar to the proportions that are on the main house. The details of those windows should be the same.

I'd also look at the door placement that you have on the addition that faces the front street, because we're looking at keeping the two original doors or some form of that, then to introduce another set of doors, this house will look like it has three entrances. So I think you really need to study -

- I don't think that I would recommend introducing a prominent entrance like you have on this addition. Again, look at the details of the original house. Look at the scale of the original house. Those are your cues. Maybe this addition isn't directly engaged with the house. If you need the space, you know, study some way to disengage the addition with some sort of connector that's of scale, and then study the materials.

Again, as the guidelines state, you know, the massing of the original house should not be overwhelmed, and we obviously have that going on here. You need to look at the placement of the addition, maybe that, where your left corner of the addition is more towards the south just off the center line, it probably would need to be moved more towards the north so it is on center. That's all I have to add.

MR. KIRWAN: Thank you. I too want to commend you for tackling such a difficult problem of this house and its renovation in such an important historic district. I think the issue, I think the staff report in general has identified the issues with the proposal that's before us tonight. I think scale is critical in this district. These are one and one and a half story houses predominantly, and that's something that's very important for any response to this house to address that issue of scale.

Also, when you look at the program that you're proposing for the house, you're proposing a four bedroom, four and a half bath house with a family room. And that's a large program in this kind of district. You know, you have a full basement that is, on the west side of the house, is almost fully exposed. So I think more advantage could be taken of that basement in the project you're proposing and that will help address some of the issues of scale we have up in the second story.

To address specifically the staff concerns, I agree that the two chimneys should not be removed. I think they should be worked around. I think that's an important, they're important elements, you know, sort of running down the center line of the ridge of the house that are going to be important to maintain. I think on the front and both sides of the existing house you should maintain the existing window openings and door openings and just replace the windows and doors where that's

necessary, and staff can work with you on that determination.

I think, you know, the house was designed as a duplex so I think those two front doors are very important, and has already been recommended, those should be preserved. Now they don't both have to be operable doors, but I think their location and scale should be preserved. I think the rear addition is the right approach to this. Again, something very similar to the neighboring house given that it is sort of the sister house to this one. I think that's the correct approach that was taken on that project, and that's what should be done here as well.

I think I would personally allow for you to build a little more toward the rear and possible a little more toward the front to help you with getting the size of the program that you need in the house. But I would not support a project that would add a second story to this house. I think it has to respect the existing room and ridge line of the house for me to approve a future HAWP for this. And I think that covers all the issues that I had. Thank you.

MS. WHITNEY: It's all been said. There's not a whole lot for me to add. But I do want to commend not just the project but the fact that it's going green. So, thank you for that. I'm always the first one on this panel to approve anything that has to do with solar power, etcetera. So, thank you for adding those to this poor, poor house.

And while it does have a sister house, it doesn't necessarily have to be the little sister. It can be the big sister. I, as well, cannot approve a two story addition, but you have that nice big walkout basement, and I think you can add a lot back there without impeding upon the tree too much. And again, thank you for considering that tree that has lived there probably as long as the house. And, I'm looking forward to seeing what you're going to come back with next. Thank you.

MR. VAN BALGOOY: Thank you very much for tackling this project and I especially appreciate, you know, this is obviously an historic area and to set the standard pretty high to go after lead gold is great. But I will say that with many of my colleagues here that, this house is the second generation of this family that lived here and so for me it's a significant site and respecting that original

house as much as possible, even though it's very simple, is quite important.

Particularly, this is a duplex and the symmetry of that original house is really important, and thinking about the rhythm of the windows on the sides is equally important. So, I'd ask you to consider that and preserve all the windows and doors in their locations as much as possible using the same materials so it reflects that period. Along with that symmetry is also the chimneys. Again, smack dab along the ridge and they should remain there and not have the chimney on the side which then makes the building asymmetrical and sort of lopsided.

I'll also concur with my colleagues that the addition proposed here is out of scale and overwhelms the original building, so it needs to be brought down significantly. One and a half stories is perhaps the maximum limit, but I asked because you have the grade, that falls down at the back. Looking at the other houses in the neighborhood, they've taken advantage of that to move the additions down there and to concentrate in that area to add space and not overwhelm the original building. So, but otherwise, thanks again for tackling this project and helping renew an historic resource in the community.

MR. SWIFT: I don't have much to add to the staff report or previous comments. I think I'm generally in agreement. I, personally, the two chimneys don't strike me as a particularly important part of this house, but I may be one of the only ones, so I wouldn't go with that when you make your final design so, thank you.

MS. HEILER: I think you need to keep the two chimneys. I think you've done an admirable job of imitating the roof line and the materials using stucco. I would agree with Commissioners Kirwan and Whitney that a one-story addition or one and a half to two, where the roof line is continuous but you drop the extra story down into the lower grade and probably take advantage of the large basement area. I think it is important in your addition that you retain the style and generally the spacing of the windows and doors from the original house. Whatever cues you can take from the original house and repeat them in the addition I think is important.

MS. MILES: Again, I think we have unanimity of view. I would align myself with Commissioner Kirwan and Rodriguez especially, I would urge you to make your addition subordinate to the main house. Meaning that the roof line should not overwhelm and the massing should not overwhelm, and retain the fenestration, the chimneys and the doors. So I think you've got a pretty good idea of where to go. But do you have any questions?

MR. IZADI: Yes. It's a philosophy question. I'm a lifetime resident of Annapolis, Maryland and Historic Annapolis, they like to see additions distinctly different from the original character of the historic dwelling. What is your opinion of that?

MS. MILES: We don't answer abstract questions. Be guided by the guidelines and come back and bring us a -- no, we don't answer hypotheticals -- but come back and bring us a design and we'll react to it. But, every historic district has its own guidelines on that score and we will react to design. Okay, thank you very much.

Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 29, 2012 2:12 PM
To: 'Ray izadi'
Subject: RE: 8822 Hawkins

Also, please check the windows:

on the front elevation there is a window on the rear addition to the left (maybe in the bathroom) but that is not on the floor plan

on the front and north elevations—the first floor of the addition shows doors or are those floor to ceiling windows?

On the first floor plan next to the chimney there is what appears to be a door with an entry stoop but it shows on the floor plan as a window.

On the rear elevation first floor there are double doors but they aren't on the floor plan

On the rear elevation 2nd floor there is a double window in the bathroom floor plan but it's not on the elevation

On the south elevation there are two windows on the 2nd floor but in the attic floor plan there are none on that side.

Thanks,
Anne

From: Fothergill, Anne
Sent: Thursday, March 29, 2012 1:01 PM
To: 'Ray izadi'
Subject: RE: 8822 Hawkins

Also, please see attached photo. I am not sure the south elevation reflects the correct roof form. If not, that should be corrected on both existing and proposed plans. Thanks, Anne

From: Fothergill, Anne
Sent: Thursday, March 29, 2012 12:54 PM
To: 'Ray izadi'
Subject: RE: 8822 Hawkins

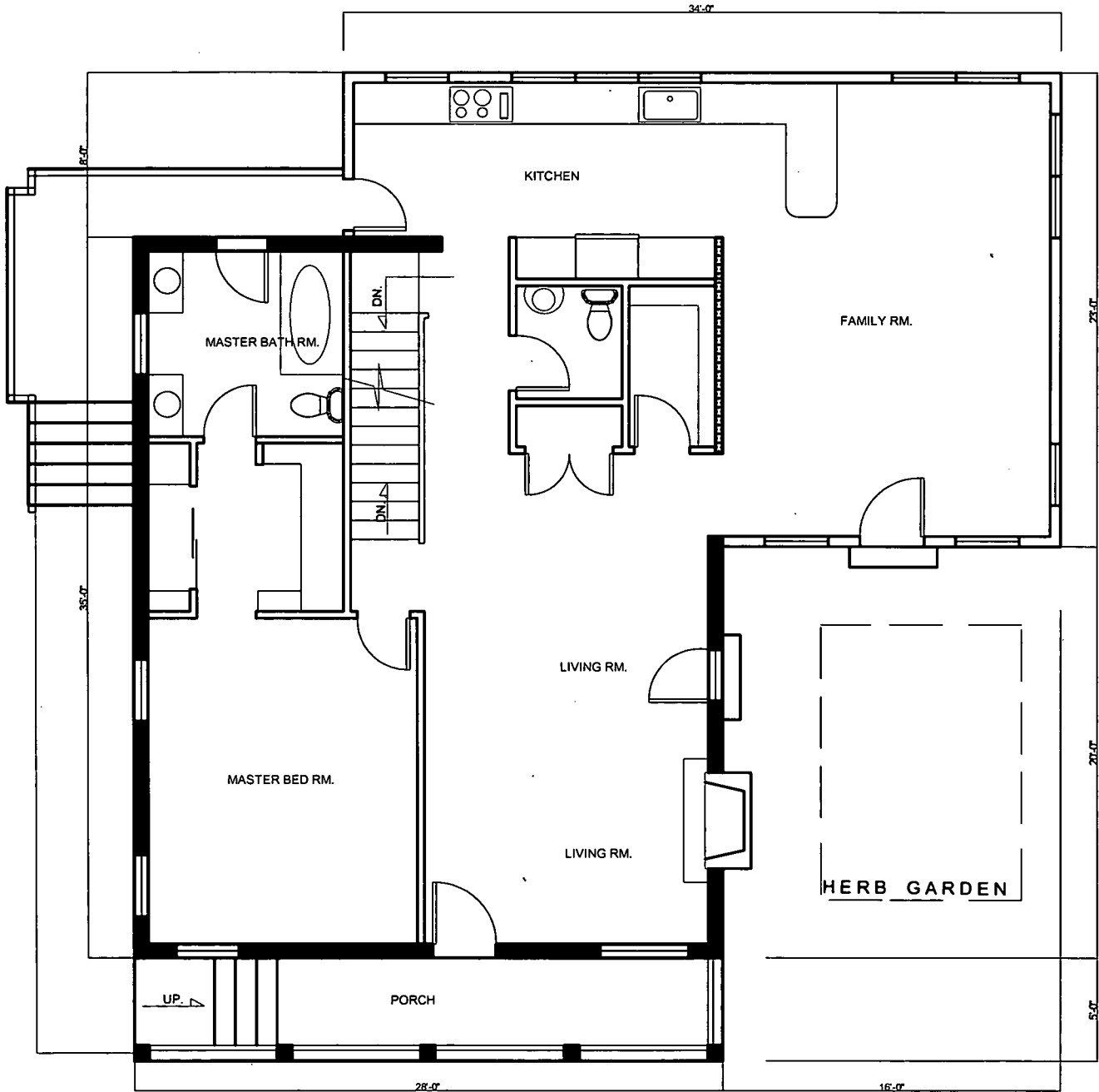
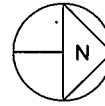
Can you please send me the existing elevations and floor plans, separate from the proposed plans? Thanks!
Also, if you have any more photos of the house than the two that were submitted, please send those too.

thanks,
Anne

From: Ray izadi [<mailto:rayizadi@gmail.com>]
Sent: Monday, March 26, 2012 3:14 PM
To: Fothergill, Anne
Subject: Re: 8822 Hawkins

Thanks again
I will be delivering copies of these plans to Dr. Robert Camp, president of the home owner association.

Sent from my phone



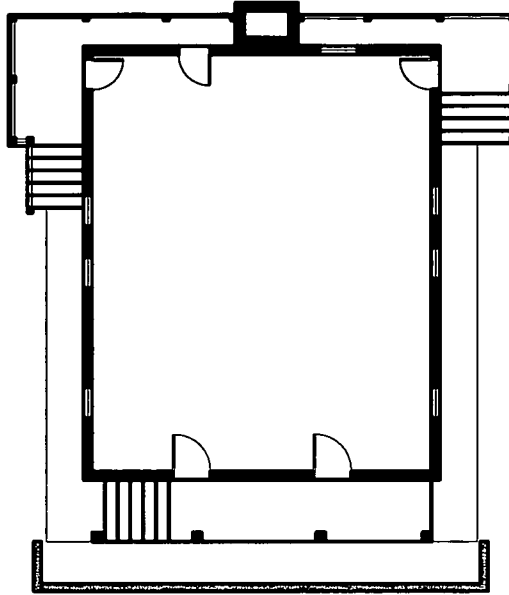
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A2 SCALE 1/8"=1'-0"

A2

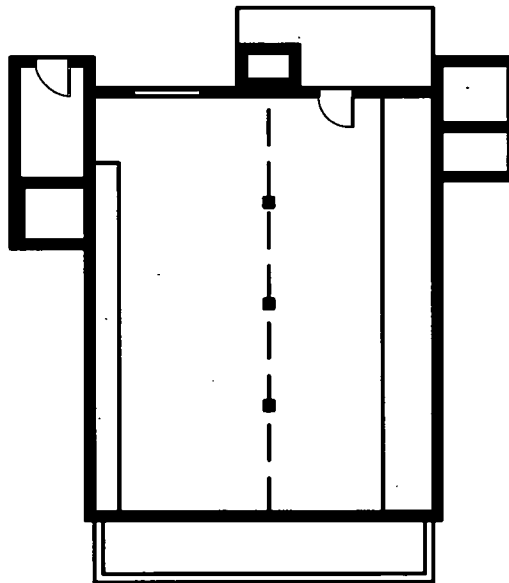
FIRST FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSEDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 654 0209 FAX: (301) 652 0423

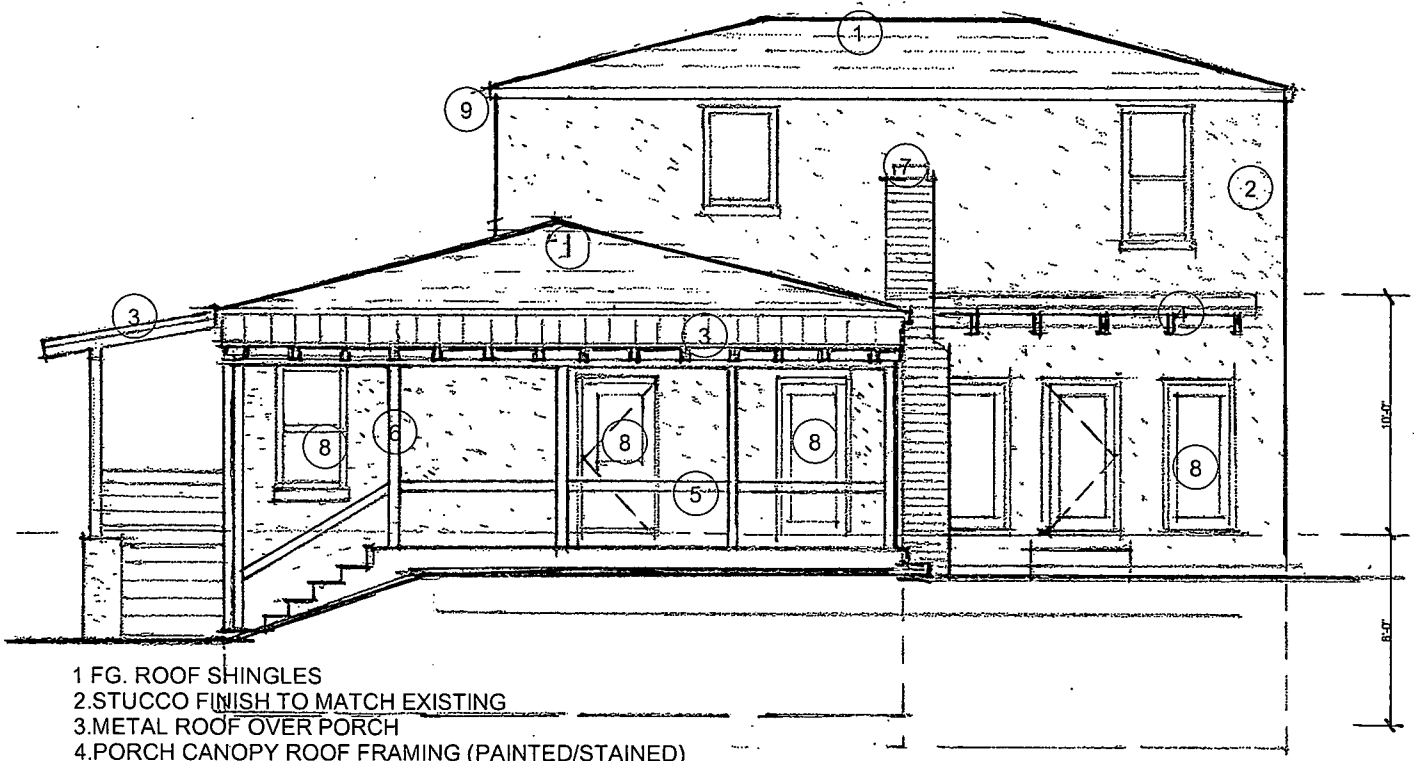




1 EXISTING FIRST FLOOR PLAN
D1 SCALE 1/16"=1'-0"



2 EXISTING CELLAR FLOOR PLAN
D1 SCALE 1/16"=1'-0"



- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 FRONT ELEVATION
 A4 SCALE 1/8"=1'-0"

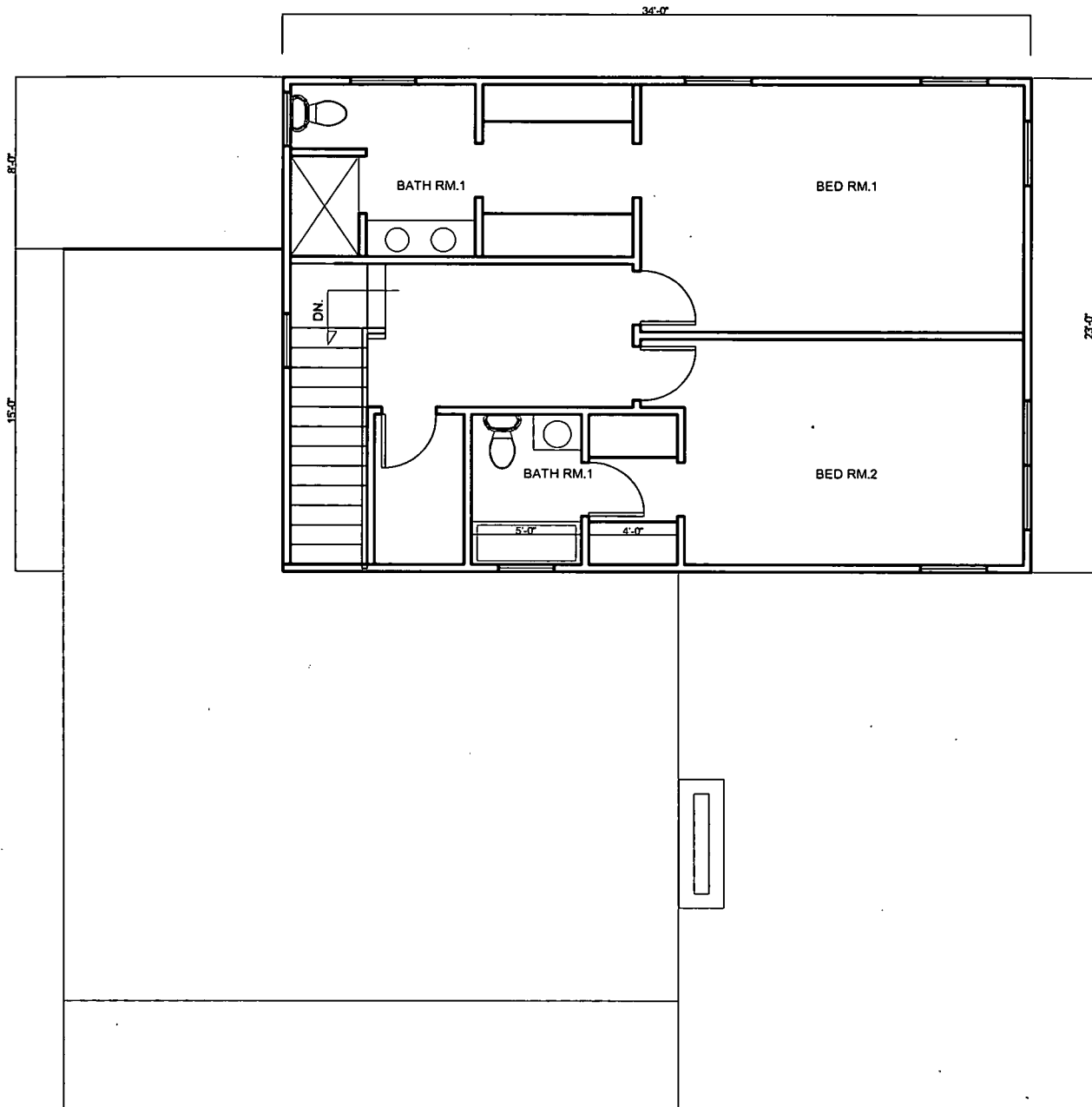
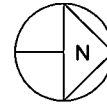
R. 3-30-12

A4

EAST FRONT ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROBESDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654-9209 FAX: (301) 652-9423





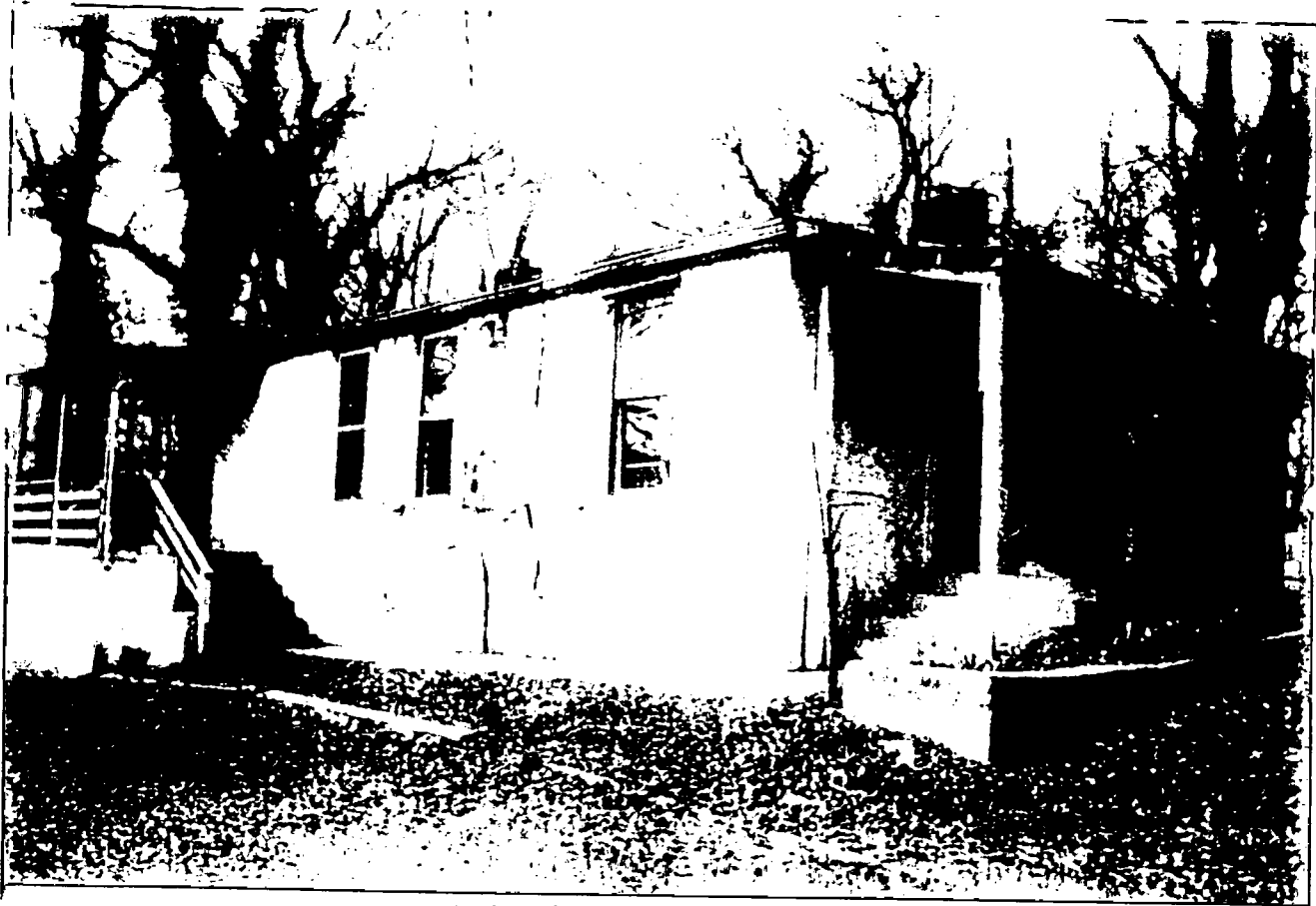
1 PROPOSED ATTIC FLOOR PLAN
A3 SCALE 1/8"=1'-0"

A3

ATTIC FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSDALE AVENUE
BETHESDA, MD, 20814
TEL:(301)654-0299 FAX:(301)652-9423



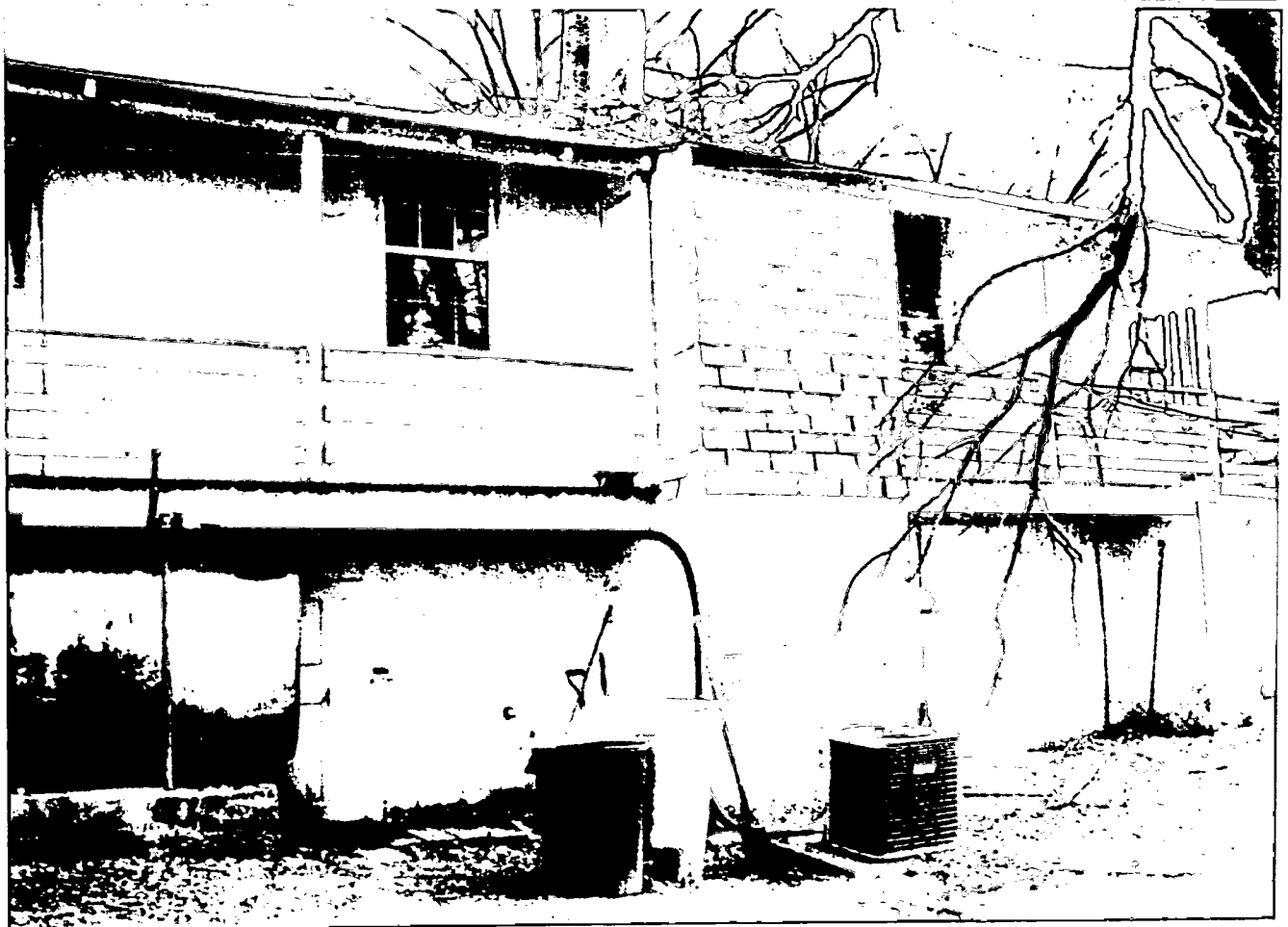
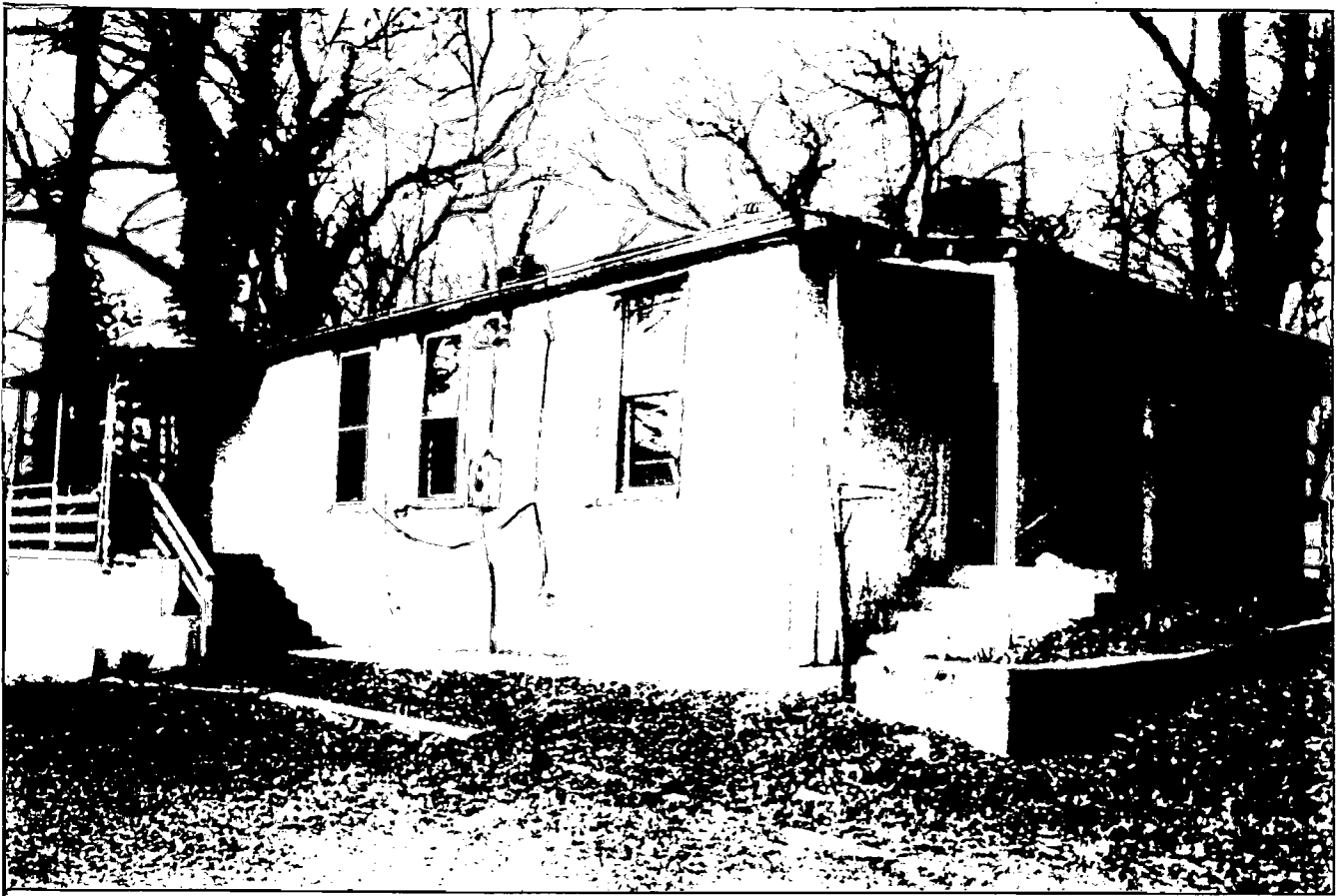


C4

PHOTO
8822 Hawkins ln. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSDALE AVENUE
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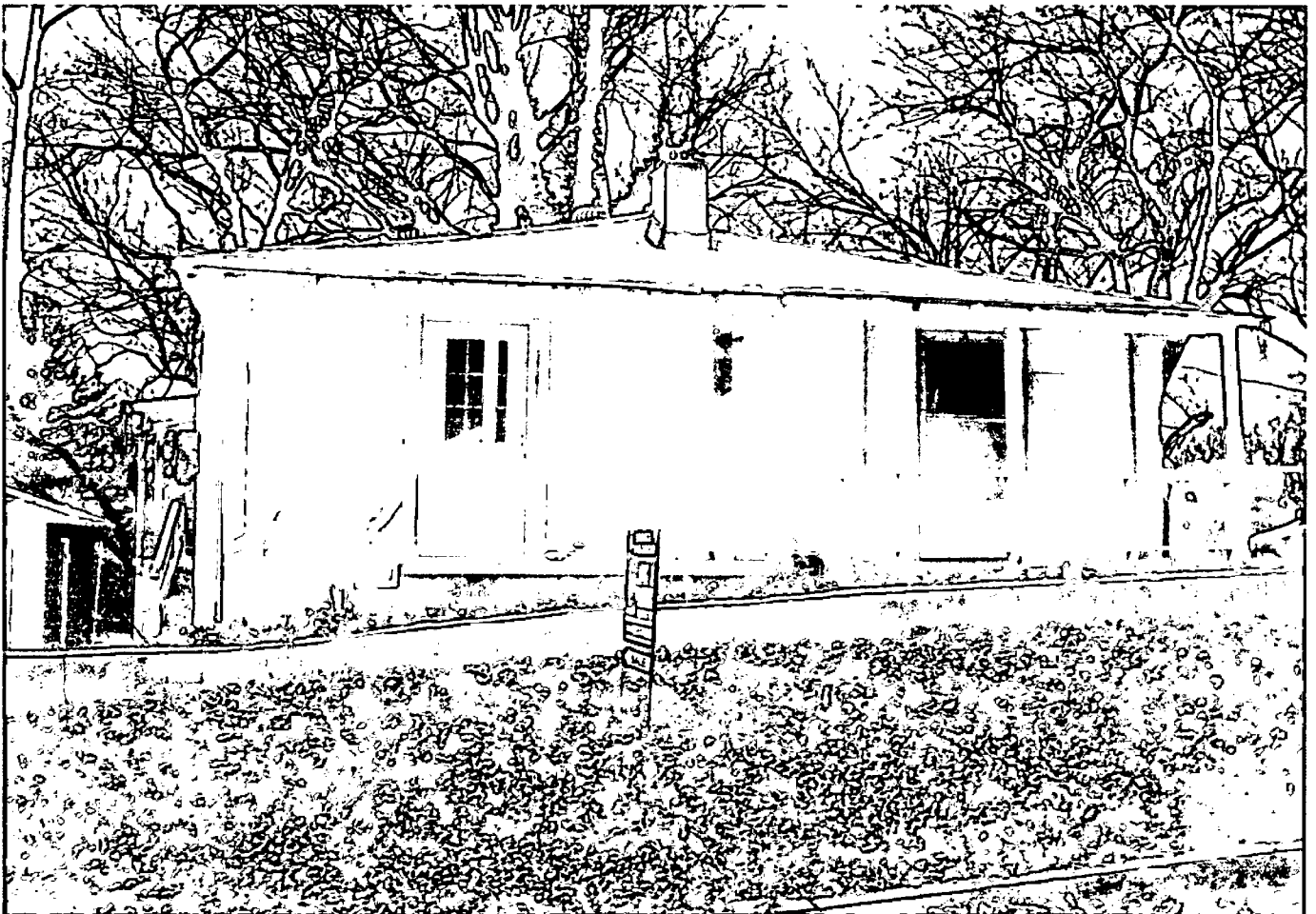
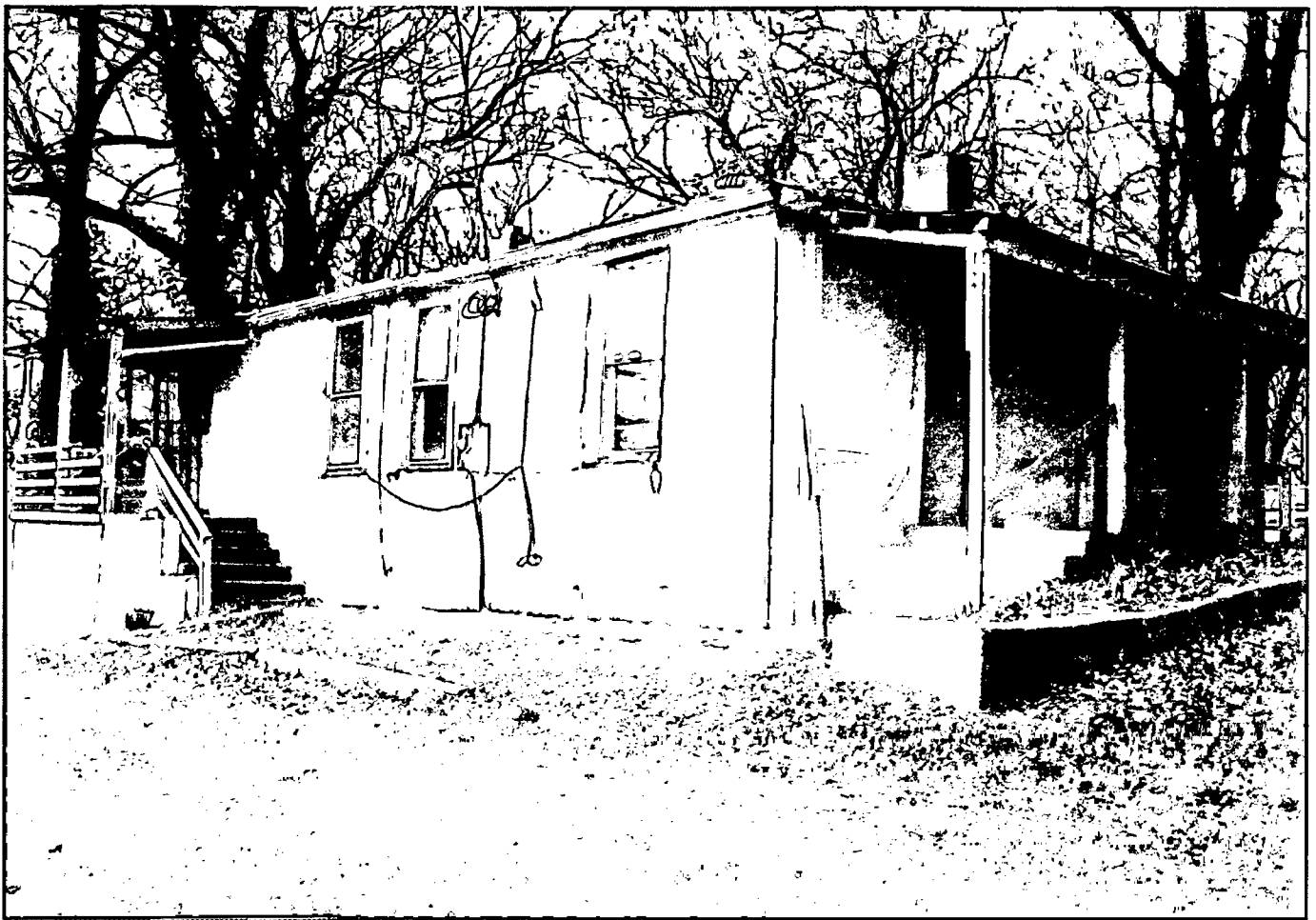


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PHOTO
8822 Hawkins Ln. Chevy Chase, MD 20815

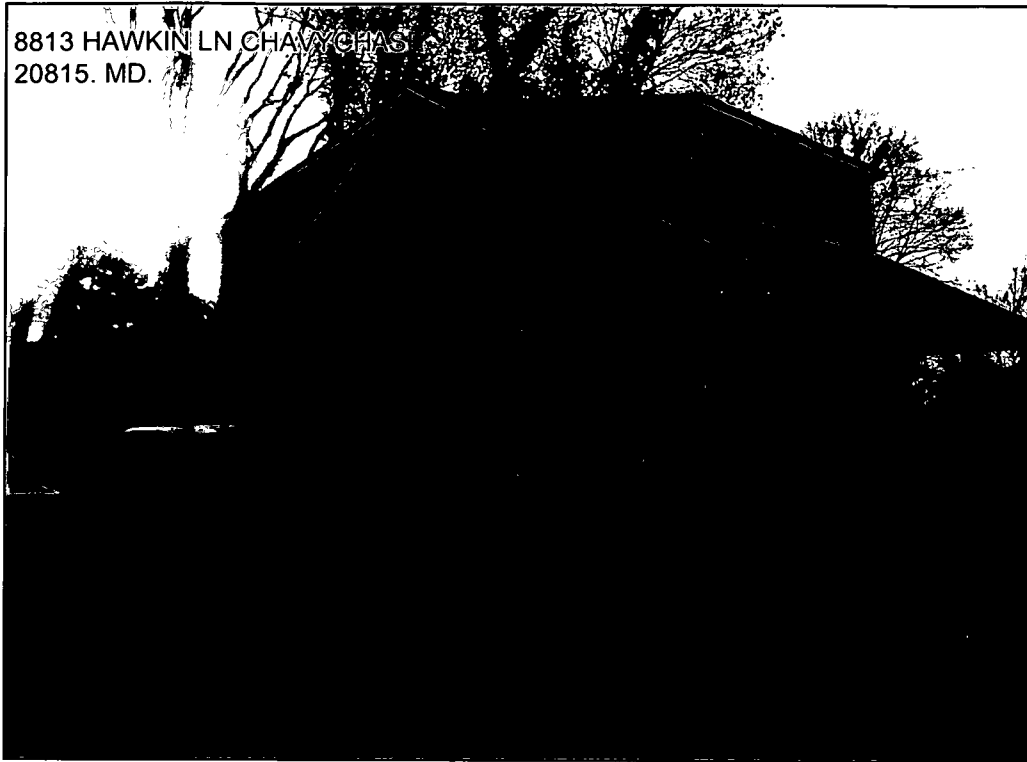
ARCON, Ltd.
4751 ROSDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 854 8280 FAX:(301) 852 9423







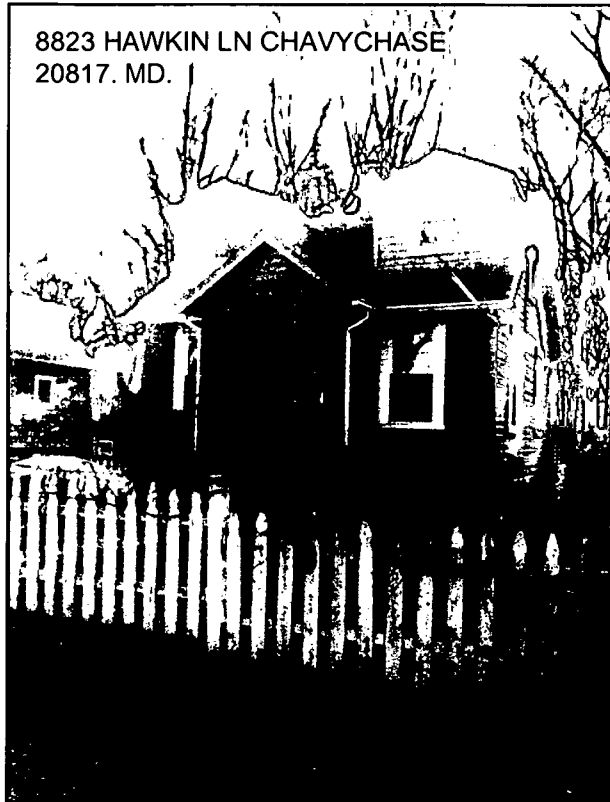
8813 HAWKIN LN CHAVYCHASE
20815. MD.



8813 HAWKIN LN CHAVYCHASE
20815. MD.

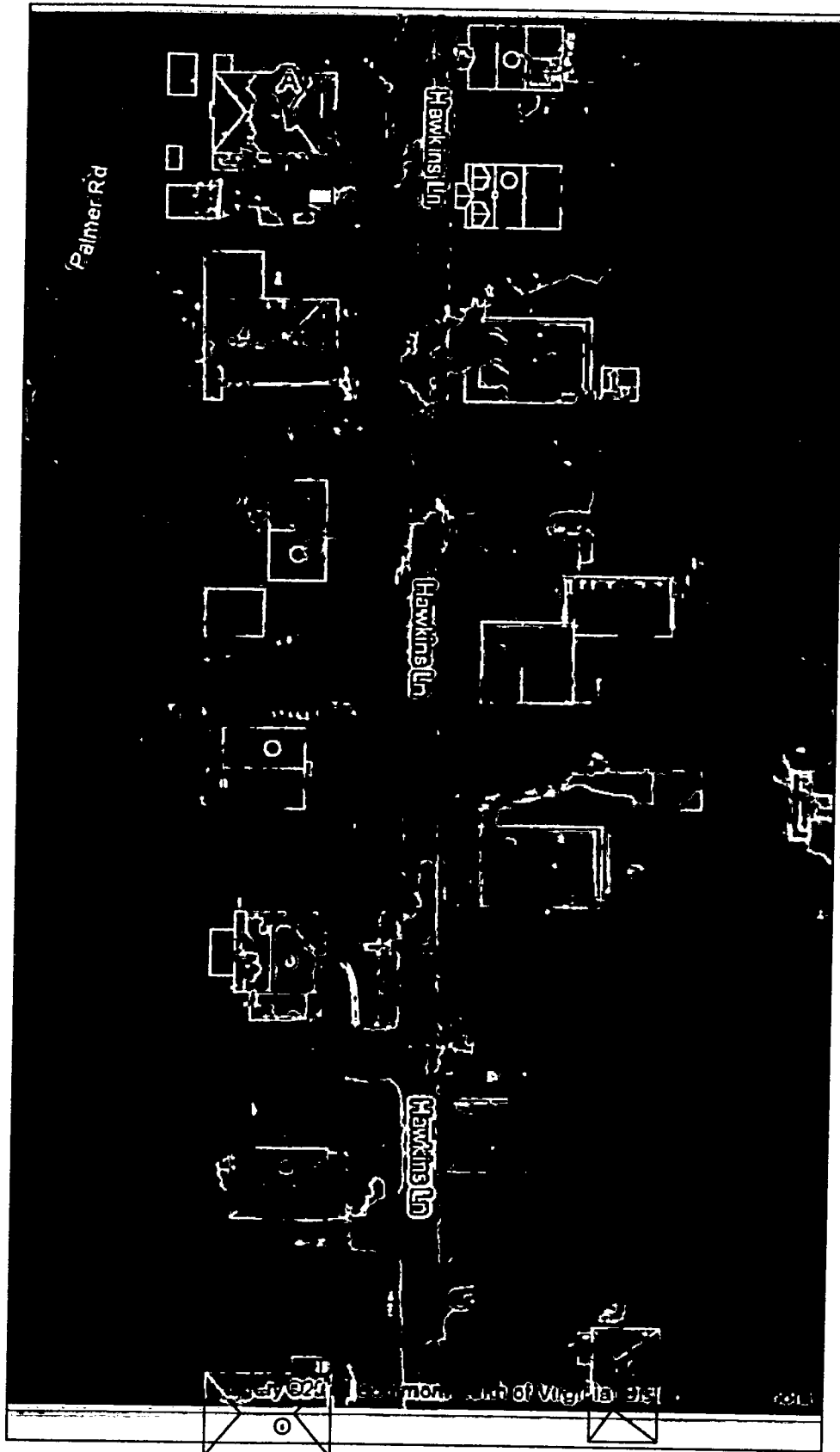


8823 HAWKIN LN CHAVYCHASE
20817. MD.



8825 HAWKIN LN CHAVYCHASE
20817. MD.



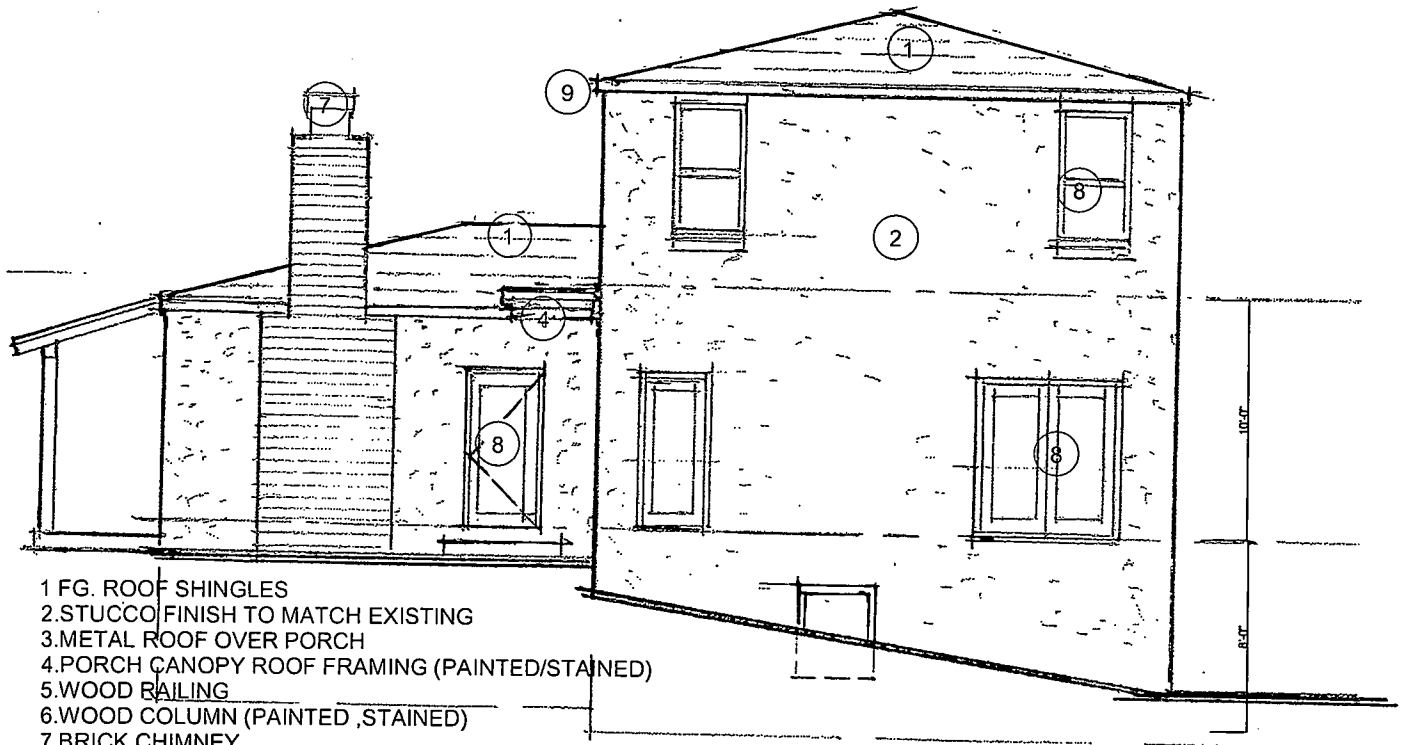


C3

VICINITY MAP
8822 Hawkins Ln, Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROBEDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 684 0280 FAX:(301) 682 0422





- 1.FG. ROOF SHINGLES
- 2.STUCCO FINISH TO MATCH EXISTING
- 3.METAL ROOF OVER PORCH
- 4.PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5.WOOD RAILING
- 6.WOOD COLUMN (PAINTED, STAINED)
- 7.BRICK CHIMNEY
- 8.INSULATED GLASS WINDOW AND DOOR
- 9.ROUND ALUM.GUTTER AND DOWNSPOUT

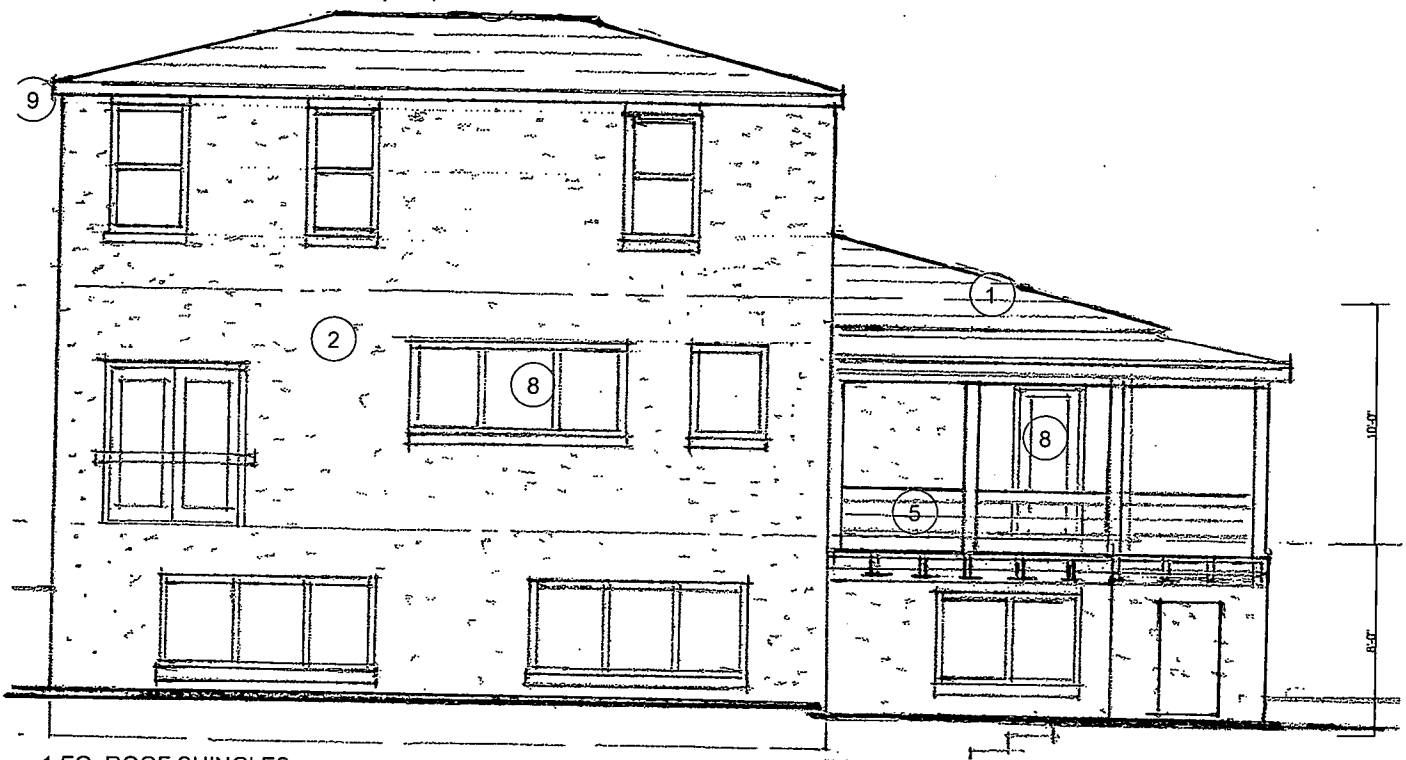
1 SIDE NORTH ELEVATION
 A7 SCALE 1/8"=1'-0"

R. 3-30-12

A7	NORTH ELEVATION
	8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd. <small>4711 ROBEDALE AVENUE BETHESDA, MD. 20814 TEL:(301) 684 0200 FAX:(301) 652 0423</small>





- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
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- 7. BRICK CHIMNEY
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1 REAR, WEST ELEVATION
 A6 SCALE 1/8"=1'-0"

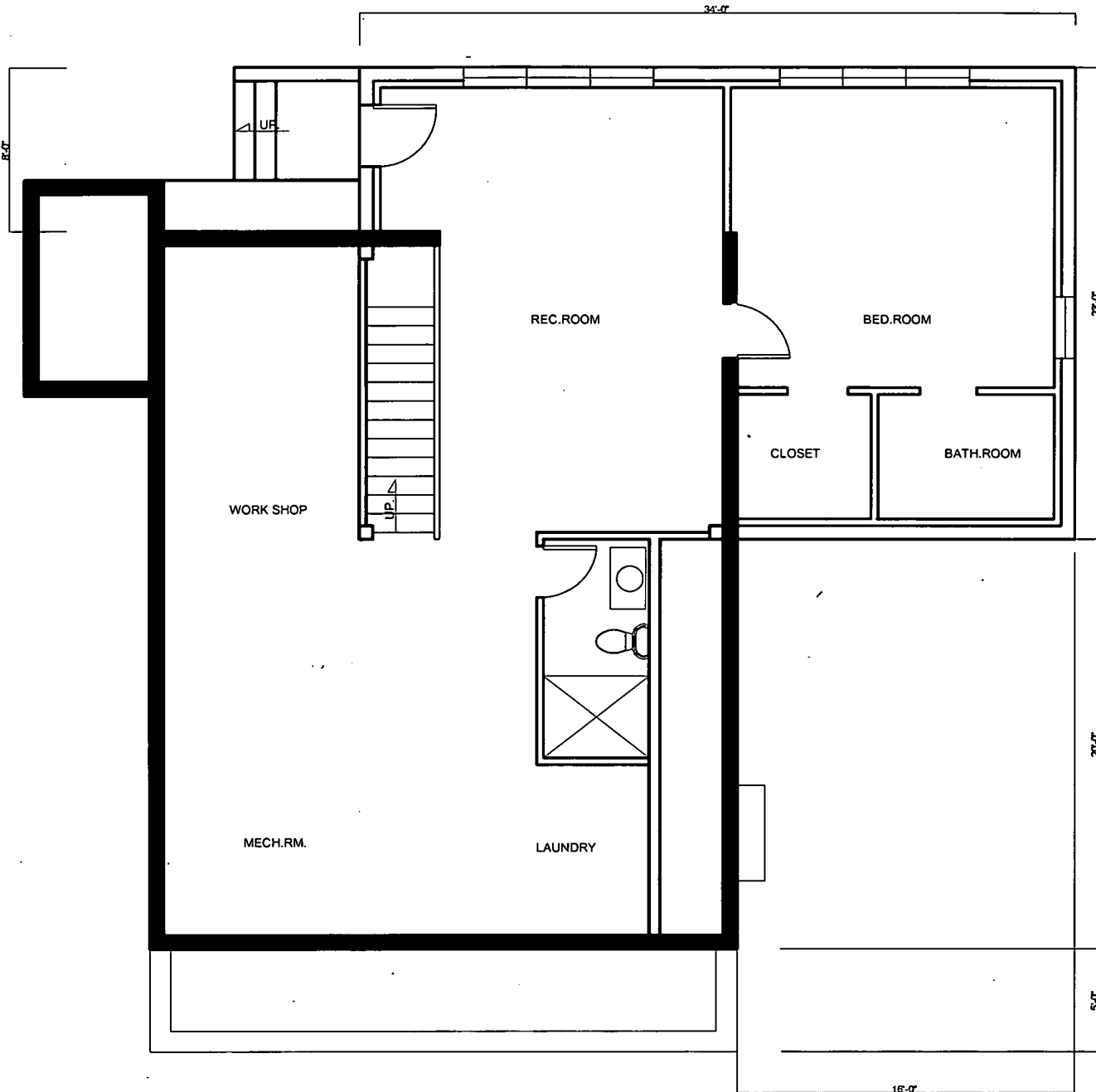
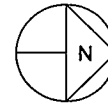
R. 3-30-12

A6

WEST, REAR ELEVATION
 8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654-9290 FAX: (301) 652-9423





1 PROPOSED CELLAR PLAN
A1 SCALE 1/8"=1'-0"

A1

CELLAR PLAN
8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROBESDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 654 0200 FAX:(301) 652 9423



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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

(SEE ATTACHED LETTER)

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

(SEE ATTACHED LETTER)

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade effected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

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

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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



Fothergill, Anne

From: Fothergill, Anne
Sent: Thursday, March 29, 2012 3:04 PM
To: 'Lucas, Gail' (Gail.Lucas@montgomerycountymd.gov)
Subject: HAWP -- stop work

Please put a hold on HAWP #594163 at 8822 Hawkins Lane, Chevy Chase. I will email you when it can be reactivated. Thanks, Anne

Anne Fothergill
Planner Coordinator
M-NCPPC
Montgomery County Planning Department
Functional Planning and Policy Division
Historic Preservation Section
1400 Spring Street, Suite 500W
Silver Spring, MD 20910
(301) 563-3400 phone
(301) 563-3412 fax
anne.fothergill@montgomeryplanning.org
www.montgomeryplanning.org/historic

Prelim



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rayizadi@gmail.com Contact Person: Ray Izadi, AIA
Daytime Phone No.: 240-876-4441

Tax Account No: 607 - 00424473
Name of Property Owner: Albert J. Jenkins (ESTATE) Daytime Phone No.: 301-984-1212

Address: 90 Laurene Kent 6259 EXECUTIVE BLVD. ROCKVILL, MD 20852
Street Number City State Zip Code

Contractor: ARCON CONST. Phone No.: 301-654-9299

Contractor Registration No.: MHC 3831540 / MONT. G. BC3511

Agent for Owner: H. Ray Izadi Daytime Phone No.: 240-876-4441

LOCATION OF BUILDING/PREMISE

House Number: 8822 Street: Hawkins Lane
Town/City: Chevy Chase Nearest Cross Street: Jones Bridge Rd.
Lot: 2 Block: _____ Subdivision: OS02
Liber: _____ Folio: _____ Parcel: P 784

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate AC Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 306,800⁰⁰

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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.

H. N. Izadi 3-20-2012
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 594163 Date Filed: 3/21/12 Date Issued: _____

1940-41-4441

1940-41-4441

1940-41-4441

ALBERT Z. JANKOWSKI (ESTATE)

ALBERT Z. JANKOWSKI (ESTATE)

1940-41-4441

ALBERT Z. JANKOWSKI (ESTATE)

1940-41-4441

ALBERT Z. JANKOWSKI (ESTATE)

ALBERT Z. JANKOWSKI (ESTATE)

Hankins Lane

8822

1940-41-4441

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X

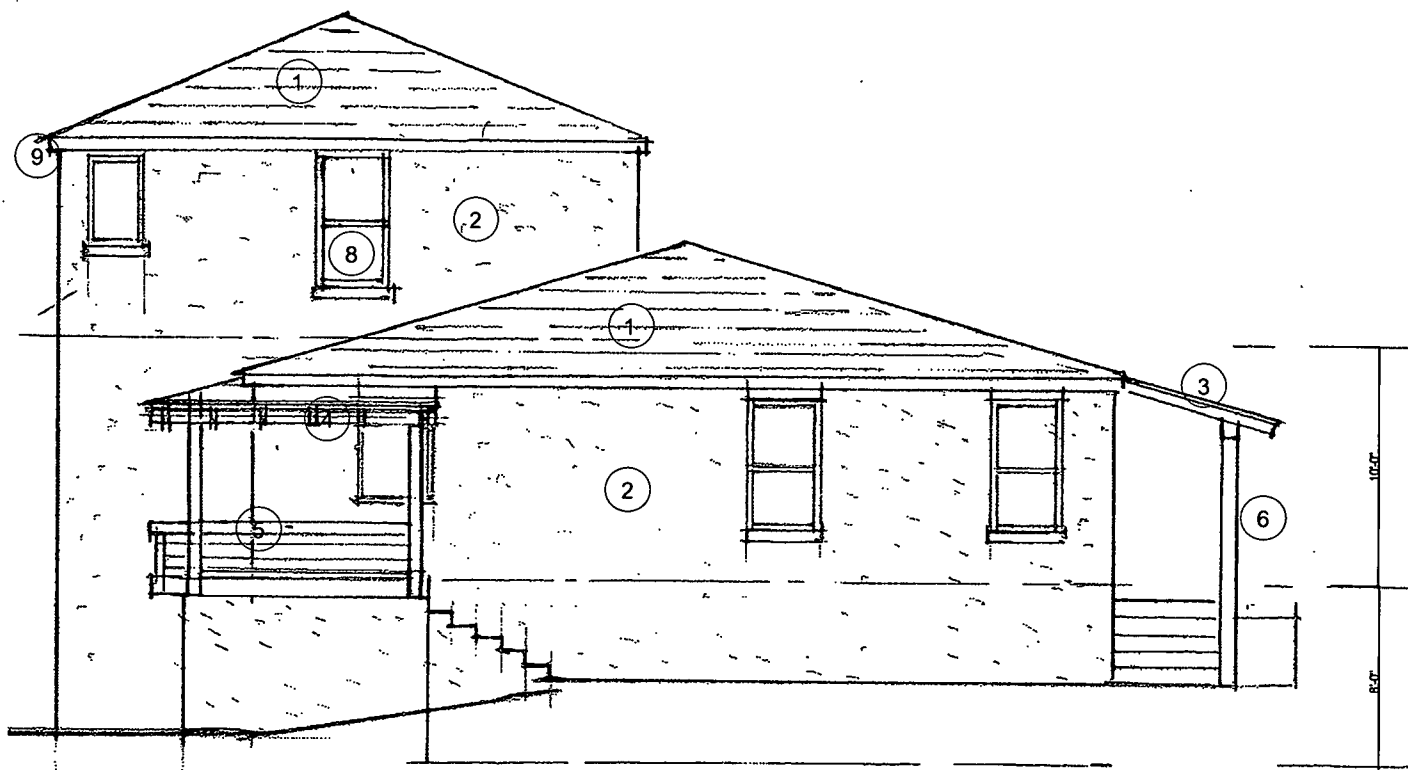
1940-41-4441

1940-41-4441

X X

1940-41-4441

1940-41-4441



- 1. FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

1 SIDE, SOUTH ELEVATION
 A5 SCALE 1/8"=1'-0"

A5

SOUTH ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 854 0209 FAX: (301) 852 0423





- 1 FG. ROOF SHINGLES
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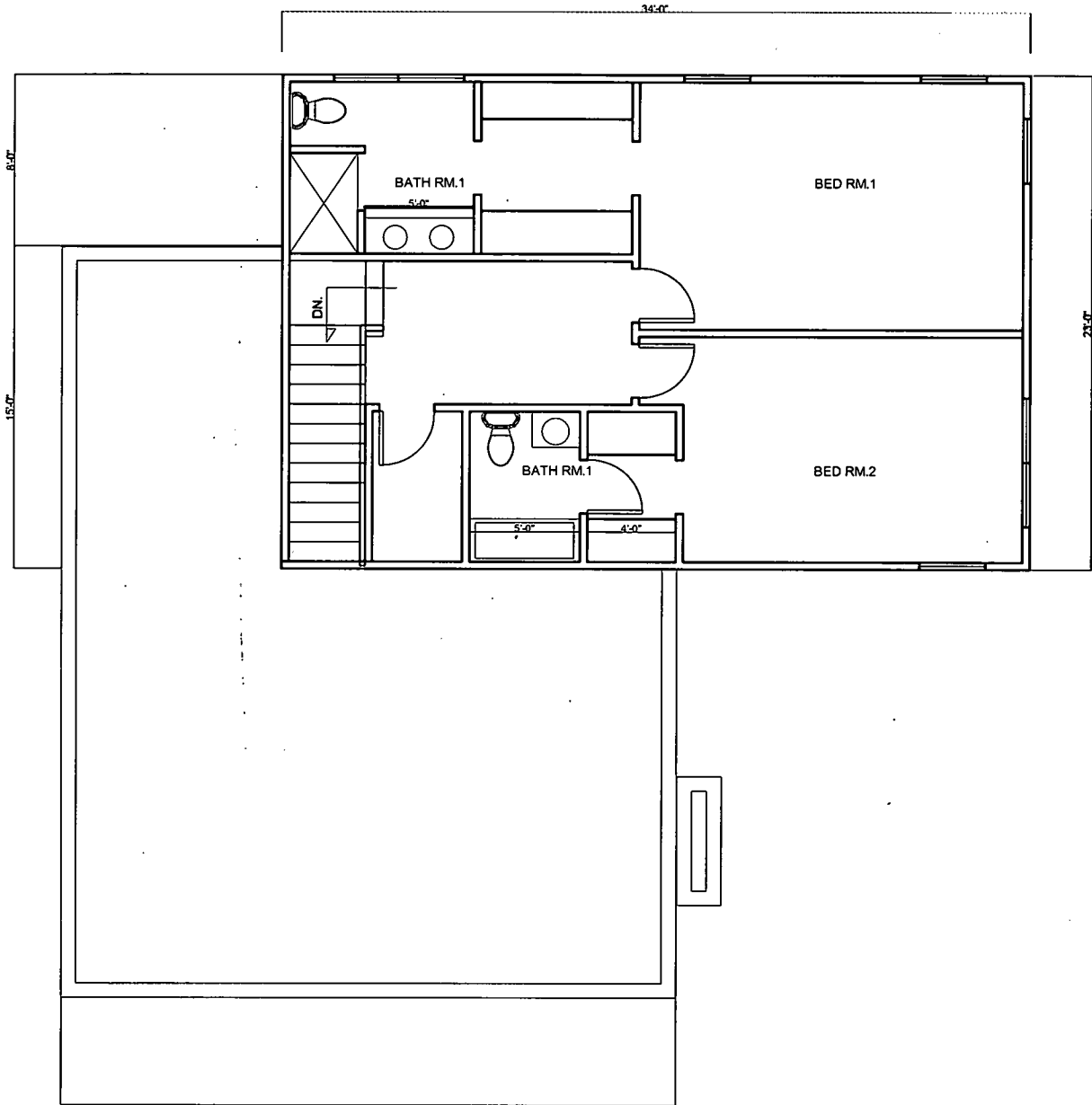
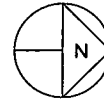
1 REAR, WEST ELEVATION
 A6 SCALE 1/8"=1'-0"

A6

WEST, REAR ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
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 TEL: (301) 654 9290 FAX: (301) 652 9423





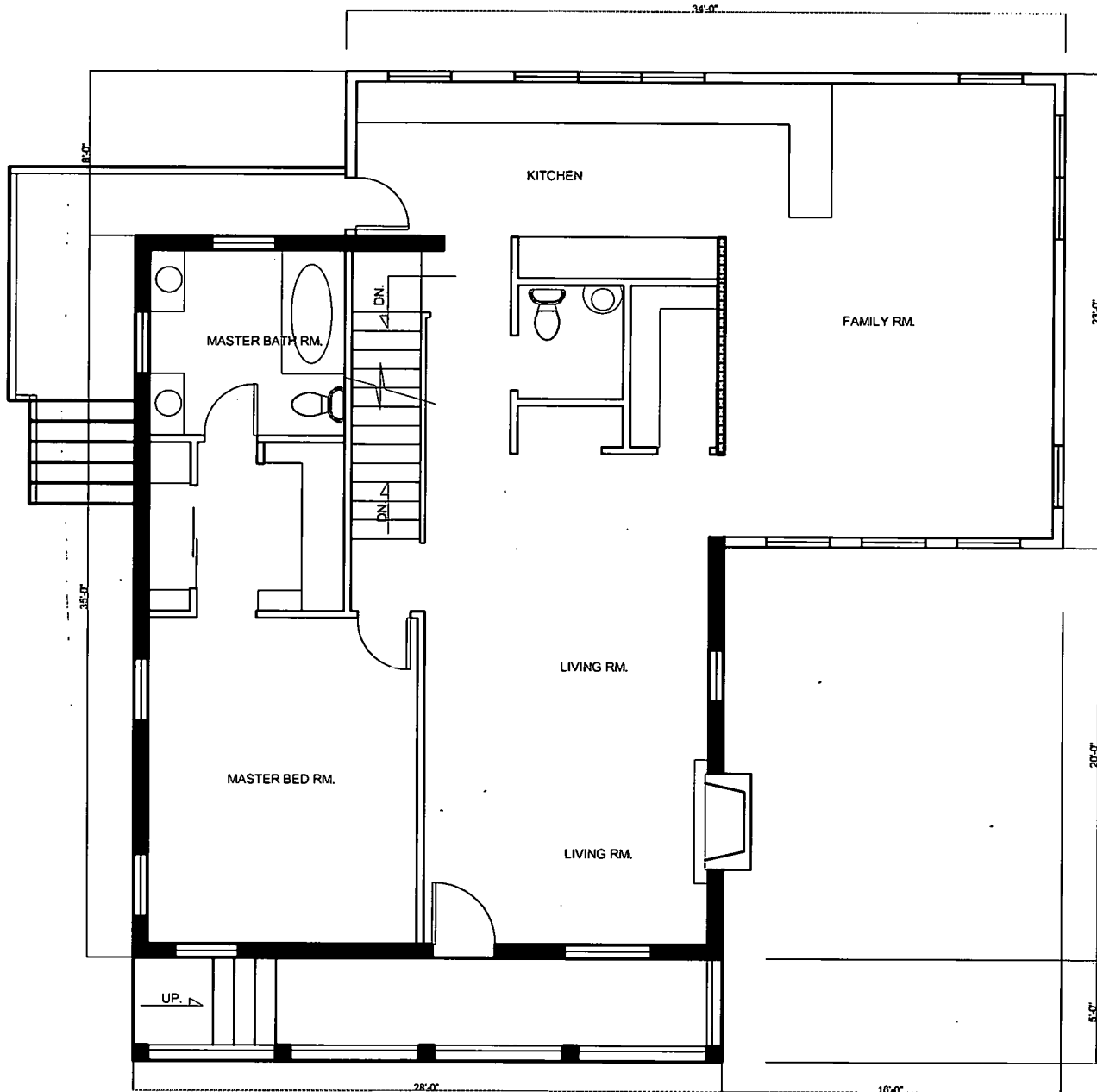
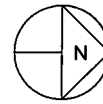
1 PROPOSED ATTIC FLOOR PLAN
A3 SCALE 1/8"=1'-0"

A3

ATTIC FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 654 0200 FAX:(301) 652 8423





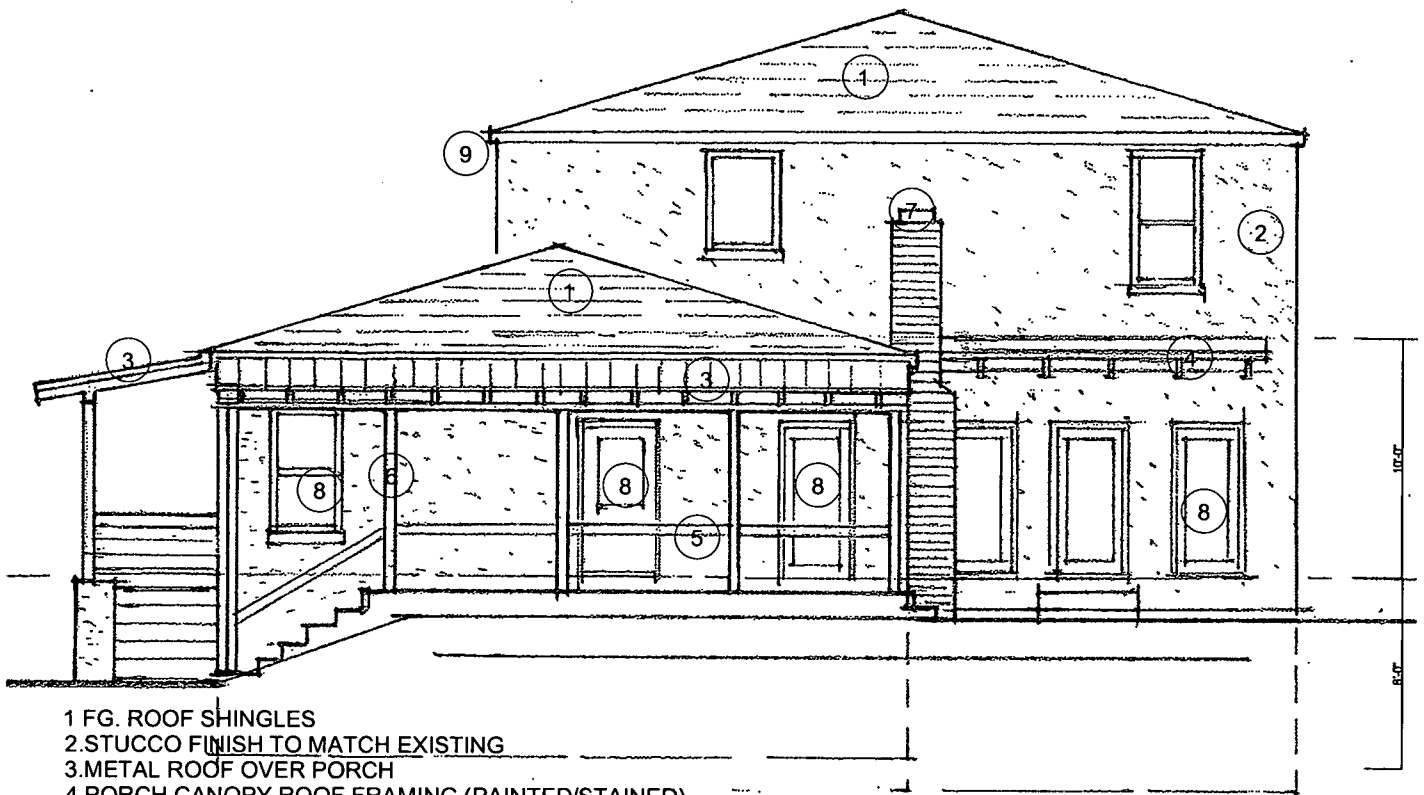
1 PROPOSED FIRST FLOOR PLAN
A2 SCALE 1/8"=1'-0"

A2

FIRST FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSEDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 654-9200 FAX: (301) 652-9425





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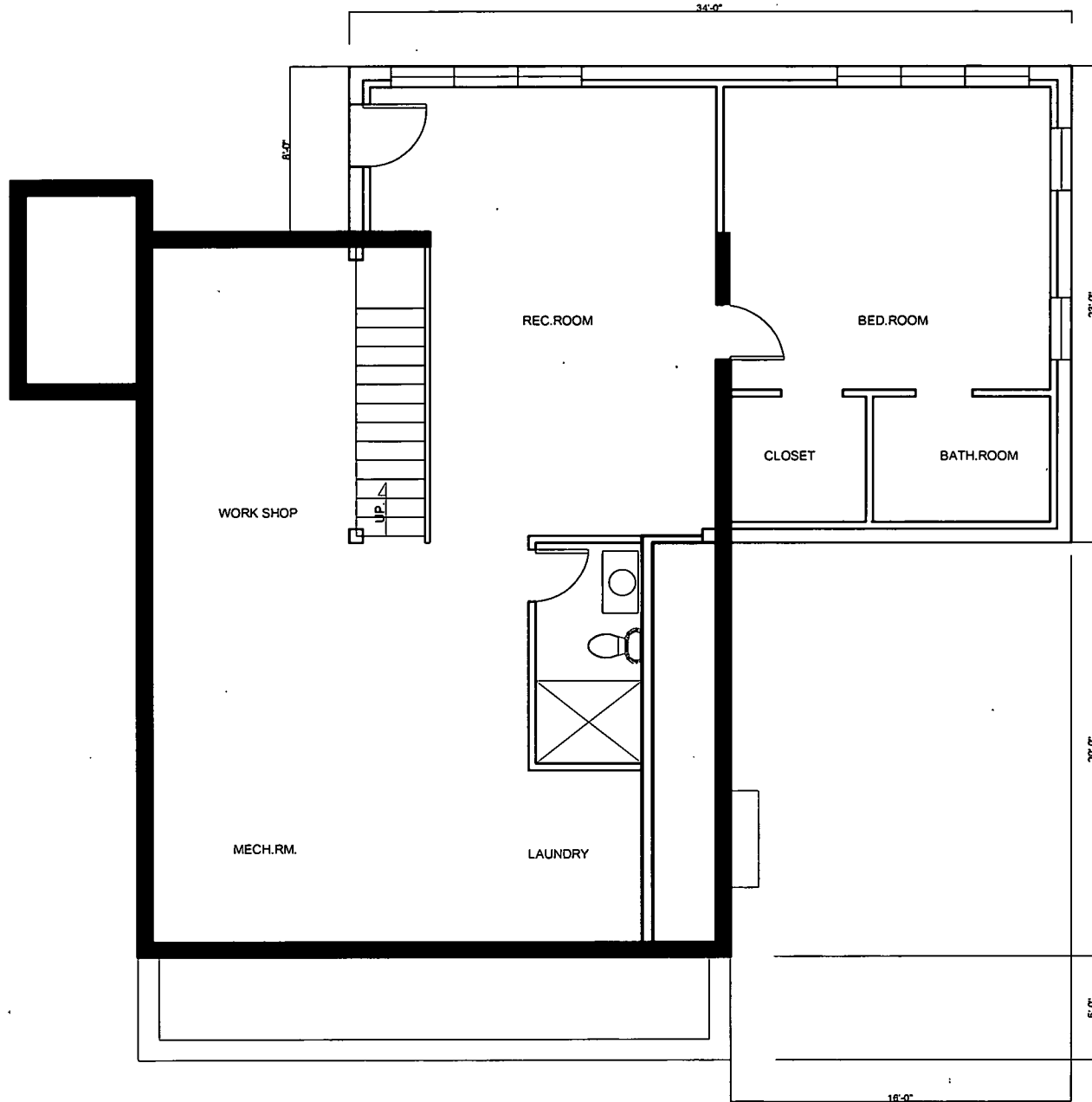
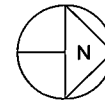
1 FRONT ELEVATION
 A4 SCALE 1/8"=1'-0"

A4

EAST FRONT ELEVATION
 8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSDALE AVENUE
 BETHESDA, MD. 20814
 TEL:(301) 654 0200 FAX:(301) 652 0423





1 PROPOSED CELLAR PLAN
A1 SCALE 1/8"=1'-0"

A1

BASEMENT PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROBESDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 654 9299 FAX: (301) 652 9423



HIST. PERMIT # 594163



DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: rayizadie@gmail.com Contact Person: RAY IZADI, AIA, LEED A
 Daytime Phone No.: 301-654-9299
 Tax Account No.: 1607-00424473
 Name of Property Owner: ALBERT J. JENKINS Daytime Phone No.: 301-984-1212
 Address: 910 L. KENT 6259 EXECUTIVE BLVD. ROCKVILLE, MD. 20852
Street Number City Street Zip Code
 Contractor: ARCON/LEED DESIGN/BUILT Phone No.: 301-654-9299
 Contractor Registration No.: MHC 3831540/BC3511
 Agent for Owner: H. RAY IZADI Daytime Phone No.: 240-876-4441

LOCATION OF BUILDING/PREMISE

House Number: 8822 Street: HAWKINS LANE
 Town/City: CHAY CHASE Nearest Cross Street: JONES BRIDGE RD.
 Lot: 2 Block: _____ Subdivision: 0502
 Liber: _____ Folio: _____ Parcel: P 784

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"/> HVAC | <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: \$ 300,000.00
- 1C. If this is a revision of a previously approved active permit, see Permit # NONE

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 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: 7-20-2012
Signature of owner or authorized agent Date

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

(SEE ATTACHED LETTER)

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

(SEE ATTACHED LETTER)

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

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

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
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General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

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For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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

The Hawkins Lane Historic District is comprised of a single lane and houses built by Samuel Hawkins (1874-1963), who inherited the land in 1928 from his father James H. Hawkins, a freed slave and Methodist minister. Samuel Hawkins had worked in the construction trade and built many of the houses on Hawkins Lane over a 40 year period.

The uniqueness of this district is rooted in the economic and social segregation faced by African-Americans in the pre-civil rights era. To cope with the societal inequities, enclaves such as Hawkins Lane provided close knit and self reliant communities. Distinct historical features of this district are:

- Rural character
- Modest structures
- Mature landscaping

While the societal inequities of segregation have subsided, and the neighborhood is no longer predominantly black, the sense of community prevails. The Hawkins Lane District has an active community association and stands distinct from the surrounding suburbs. Several of the homes in the district are newer construction built as late as 1995. The standard set by the more recent structures is that of a 1600 square foot, 3 or 4 bedroom, 3.5 bath house.

The subject home, 8822 Hawkins Lane, is a 980 square foot, one story, structure built in 1928. The home is in a dilapidated condition and is currently uninhabitable.

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

The proposed project is to rehabilitate 8822 Hawkins Lane to bring the home up to modern standards while keeping with the unique historic character of the Hawkins Lane District. The proposed design seeks to maintain the modest structure and rural character of the lane, by envisioning what Samuel Hawkins would build by today's standards, family and community needs. The construction plan seeks to preserve and extenuate the views to the mature landscaping. Finally, in keeping to the self-reliant spirit of the Hawkins Lane development, the new structure will be developed to LEED Gold standards.

1) The design and elevations to match historic character:

The proposed plan aims to restore the original structure of 8822 Hawkins, keeping the rustic and modest street view and feel of the structure while also bringing the home up to more modern standards of space and family life through the addition of a family room and living quarters in the rear corner of the structure. The addition mimics the style and roofline of the original design, while providing a living space and second floor that provide open space and better views of the landscaping. Our design plan is to consult with the community association on external trim, material and color scheme.

2) Preservation and use of mature landscaping:

8822 Hawkins Lane boasts a mature tree in the back yard. The proposed construction plan includes blocking off of the entire drip line of the tree prior and throughout construction so as to prevent construction activity or equipment from disturbing the tree's root structure. Two old sheds in the rear of the property will be removed to extenuate the view of the tree. The rear-side addition of a family room opens windows to the rear yard and front garden, allowing better incorporation and integration of the outside views into the house.

3) Reinterpretation of the spirit of self reliance through sustainability:

The burdens of segregation necessitated the original Hawkins community to develop self reliance. While the burden that necessitated the original design has been ameliorated, a modern cultural and societal challenge that we face is environmental sustainability. The proposed design seeks to reinterpret the original spirit of Hawkins Lane as a self-reliant community through sustainable design. The proposed construction is intended to meet LEED Gold standards as set forth by the U.S. Green Building Council. As such, the historic character of the house in the communal setting is married with a new approach towards sustainability and integration with the environment.

The project aims to preserve and extenuate the historic resources and the environmental setting, incorporating the original structure into the renewed design, while also paying homage to the spirit of the original development and its character.

application de novo (that is, starting fresh with a new hearing) and render its own decision.

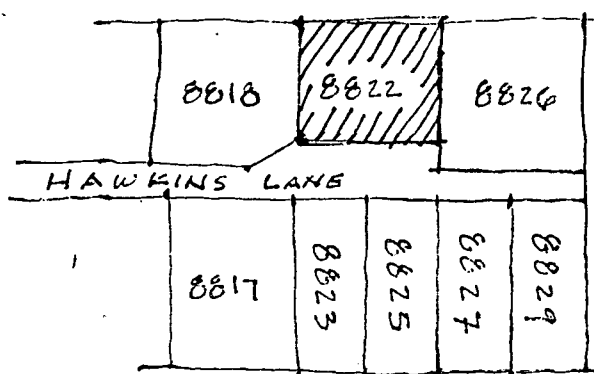
HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	1. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
* Additions/Alterations	* ✓	* ✓	* ✓	* ✓	* ✓		* ✓
Demolition	*	*			*		*
Deck/Porch	*	*	*	*	*		*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Major Landscaping/Grading	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

PLEASE SEE INSTRUCTIONS ON DPS' HAWP APPLICATION FOR FURTHER DETAILS REGARDING APPLICATION REQUIREMENTS.

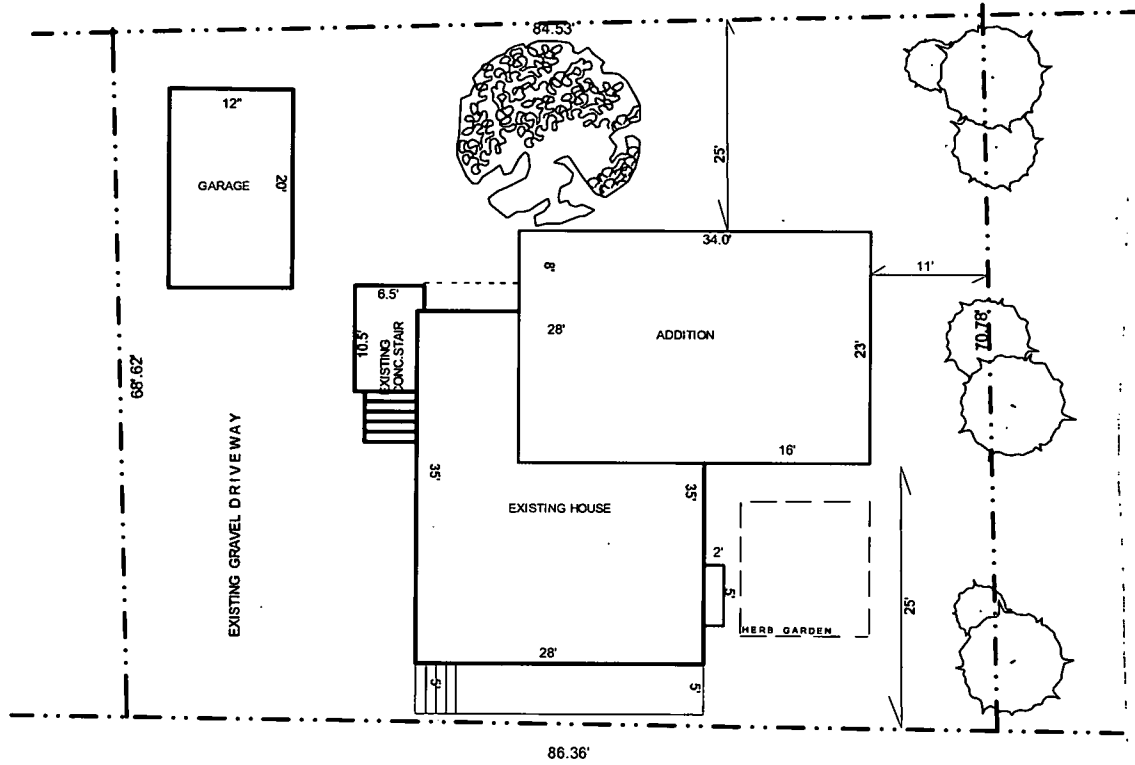
NOTE: Historic Area Work Permits are not required for ordinary maintenance projects, such as painting, gutter repair, roof repair with duplicate materials, and window repairs. All replacement materials must match the original exactly and be of the same dimensions.

**ALL HAWPS MUST BE FILED AT DPS:
255 ROCKVILLE PIKE,
ROCKVILLE, MARYLAND, 20850.**



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

Owner's mailing address	Owner's Agent's mailing address H. Ray Izadi 4711 Rosedale Ave Bethesda, MD. 20814
Adjacent and confronting Property Owners mailing addresses	
<u>8818</u> Suzanne L Jones, Bradley E 94-1682 Akaku St. Mililani HI 96789	<u>8826</u> Cleveland Chambliss 1630 Upshur St. N.W. Wash. D.C. 20011
<u>8817</u> Robert D. Camps 8817 Hawkins Lane Chevy Chase, MD. 20815	<u>8823</u> Kathryn G. Sessions 8823 Hawkins Lane Chevy Chase, MD. 20815
<u>8825</u> Baide Ana P P.O. Box 11701 Newark NJ 71010	<u>8827</u> Sherry L Berg C/O Derry Univ. 75063 4800 Regent Blvd. Irving, TX,



1 SITE PLAN
C1 SCALE 1:20'

LOT COVERAGE TABULATION

NO.	STRUCTURE	EXISTING	PROPOSED
1	BUILDING FOOTPRINT	1270 SQFT.	1170 SQFT.
2	GARAGE	236 SQFT.	236 SQFT.
3	ADDITION		500 SQFT.
4	SHED 1	100 SQFT.	0 SQFT.
5	SHED 2	50 SQFT.	0 SQFT.
TOTAL		1656 SQFT.	1906 SQFT.

BUILDING FLOOR PLAN AREA

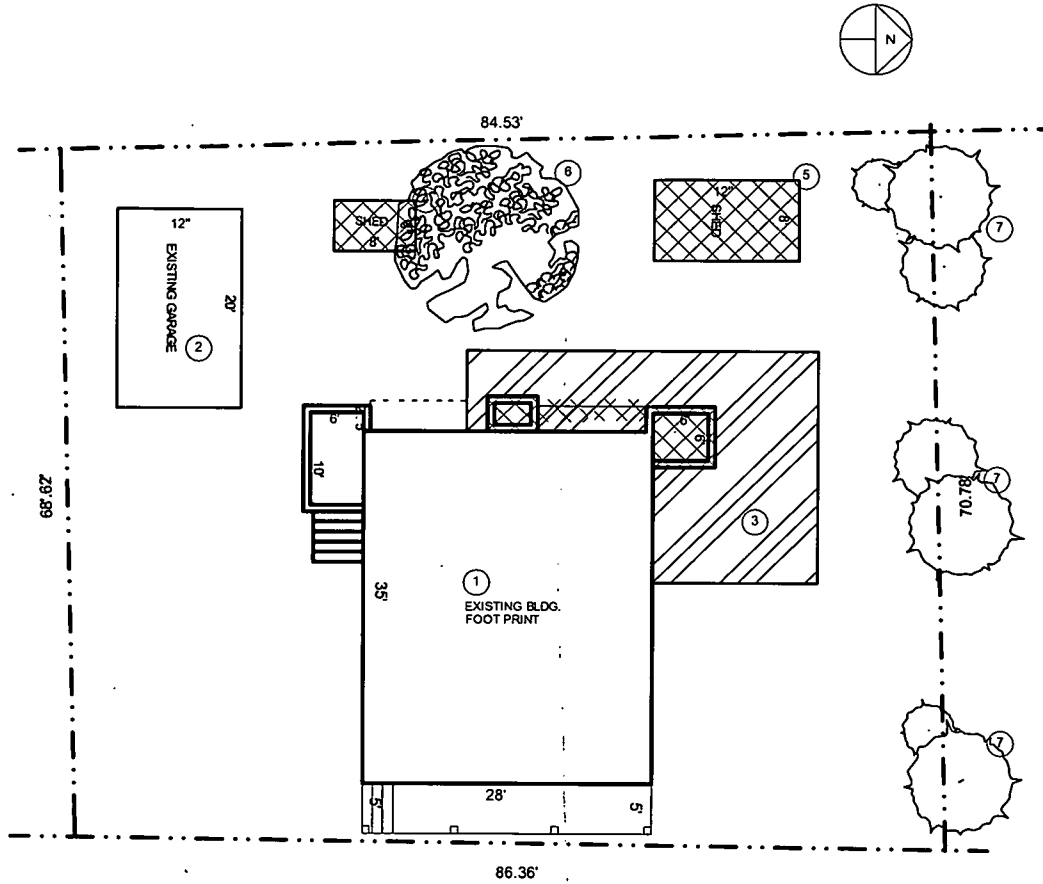
AREA	EXISTING	PROPOSED	TOTAL
FIRST FLOOR	1050 SQFT.	496 SQFT.	1546 SQFT.
SECOND FLOOR	0 SQFT.	736 SQFT.	736 SQFT.
CELLAR	850 SQFT.	496 SQFT.	1346 SQFT.

C1

SITE PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4771 ROSDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 654 9299 FAX:(301) 652 9423





1 EXISTING ,DEMO PLAN
 C2 SCALE 1:20'

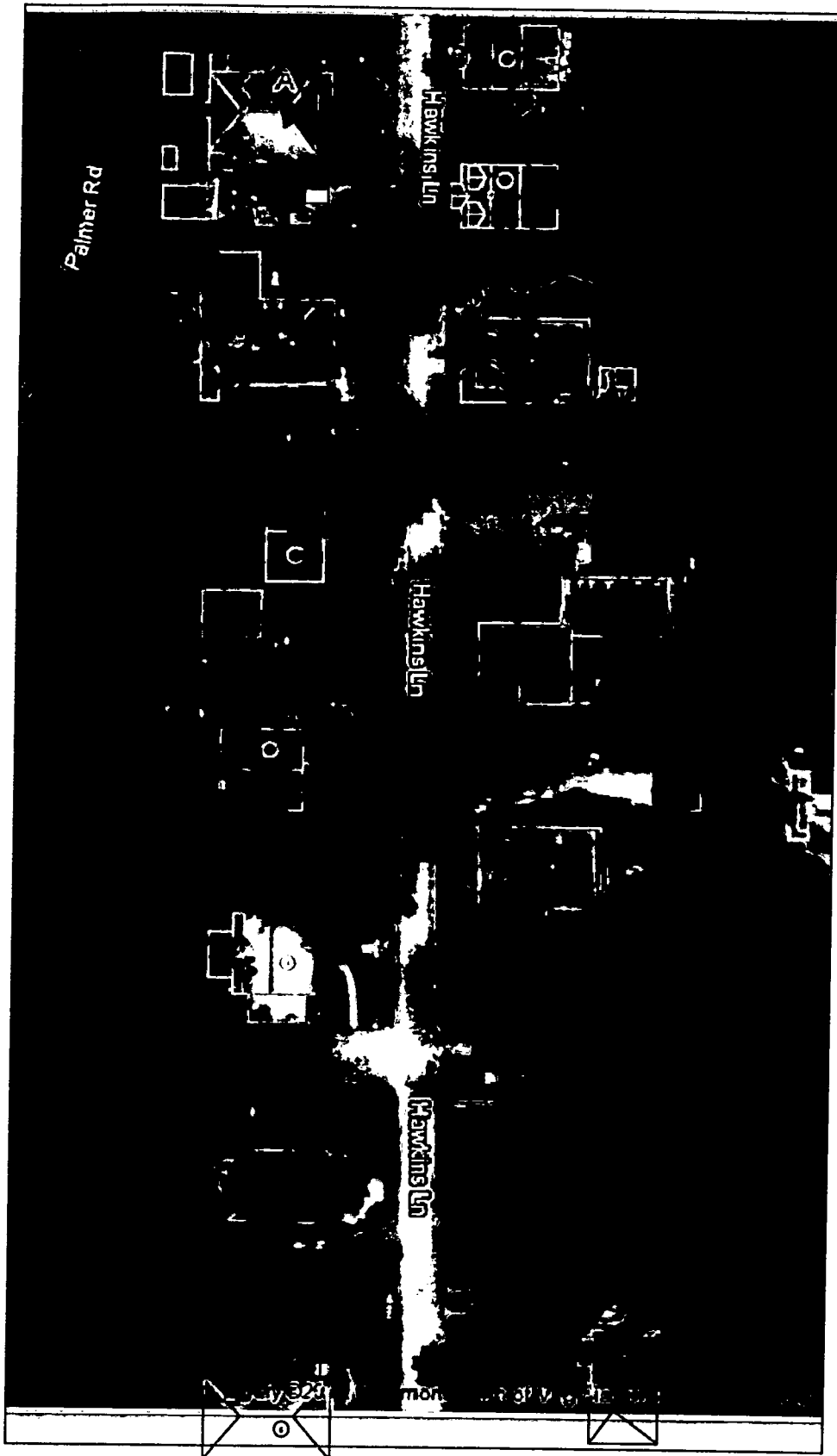
- DEMOLITION NOTE:**
1. EXISTING ONE STORY WITH CELLAR BLDG.
 2. EXISTING GARAGE TO REMAIN
 3. TWO STORY & BASEMENT ADDITION
 4. SHED TO BE REMOVED
 5. SHED TO BE REMOVED
 6. EXISTING TREE AT BACK YARD
 7. EXISTING MAZUNE TREE

C2

EXISTING , DEMO PLAN
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654 0200 FAX: (301) 652 0423





C3

VICINITY MAP
8822 Hawkins Ln. Chevy Chase, MD 20315

ARCON, Ltd.
4711 BORDALE AVENUE
BETHESDA, MD 20814
TEL: (301) 664-8200 FAX: (301) 662-9420



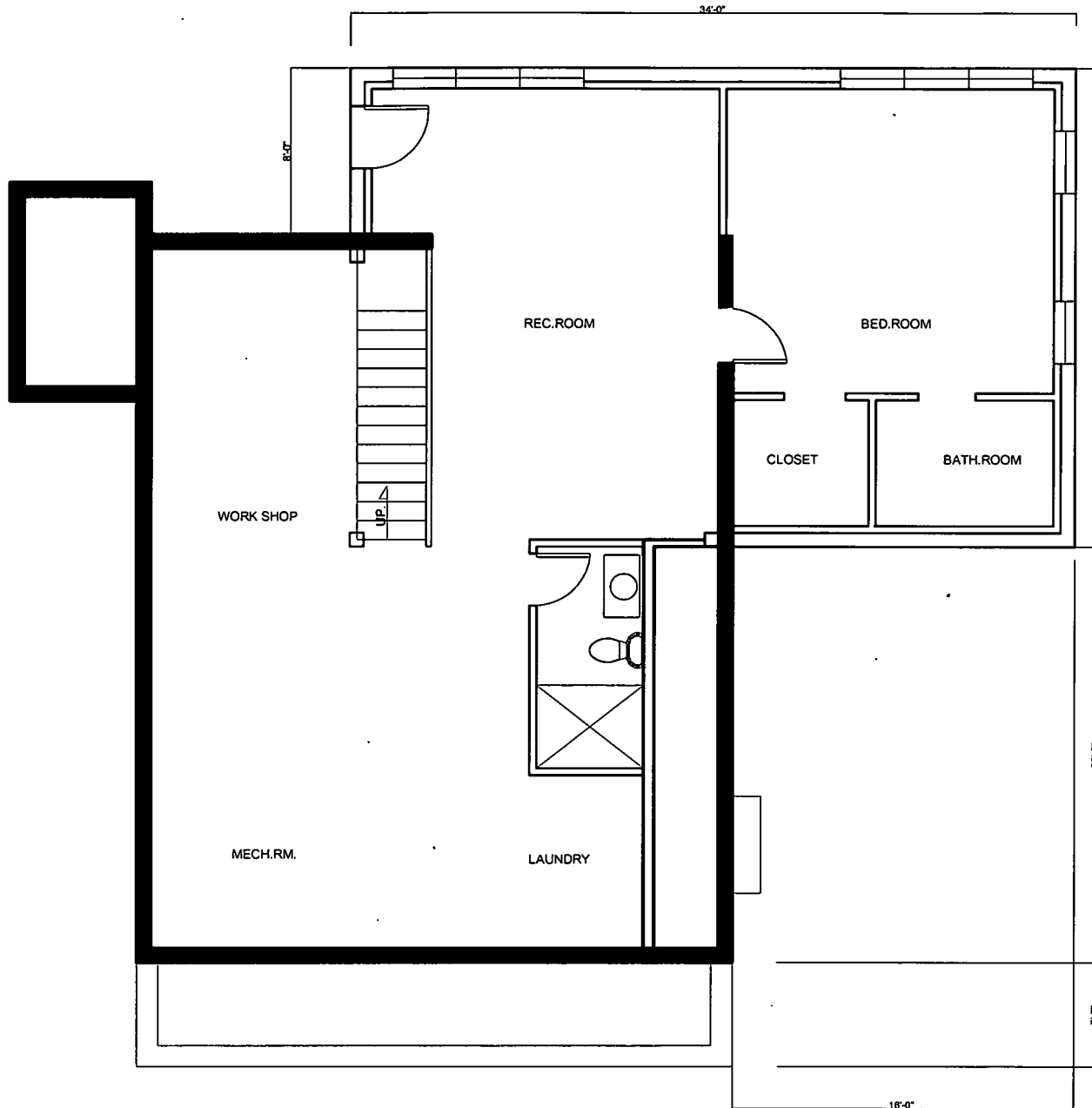
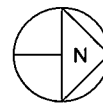


C4

PHOTO
8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSEDALE AVENUE
BETHESDA, MD. 20814
TEL:(301) 684 9200 FAX:(301) 682 9425





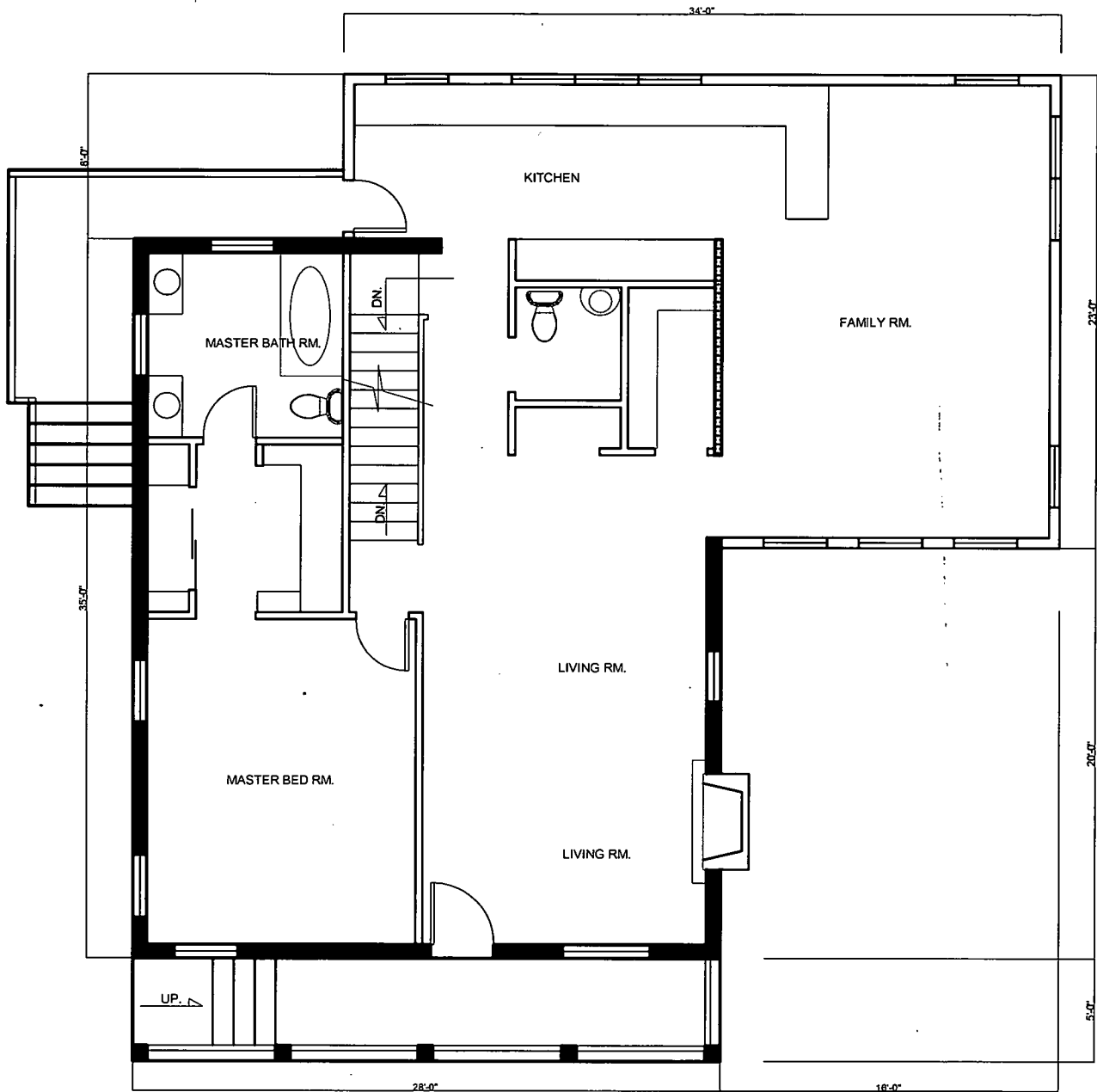
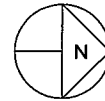
1 PROPOSED CELLAR PLAN
A1 SCALE 1/8"=1'-0"

A1

BASEMENT PLAN
8822 Hawkins In. Chevy Chase, MD 20815

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4711 ROSEDALE AVENUE
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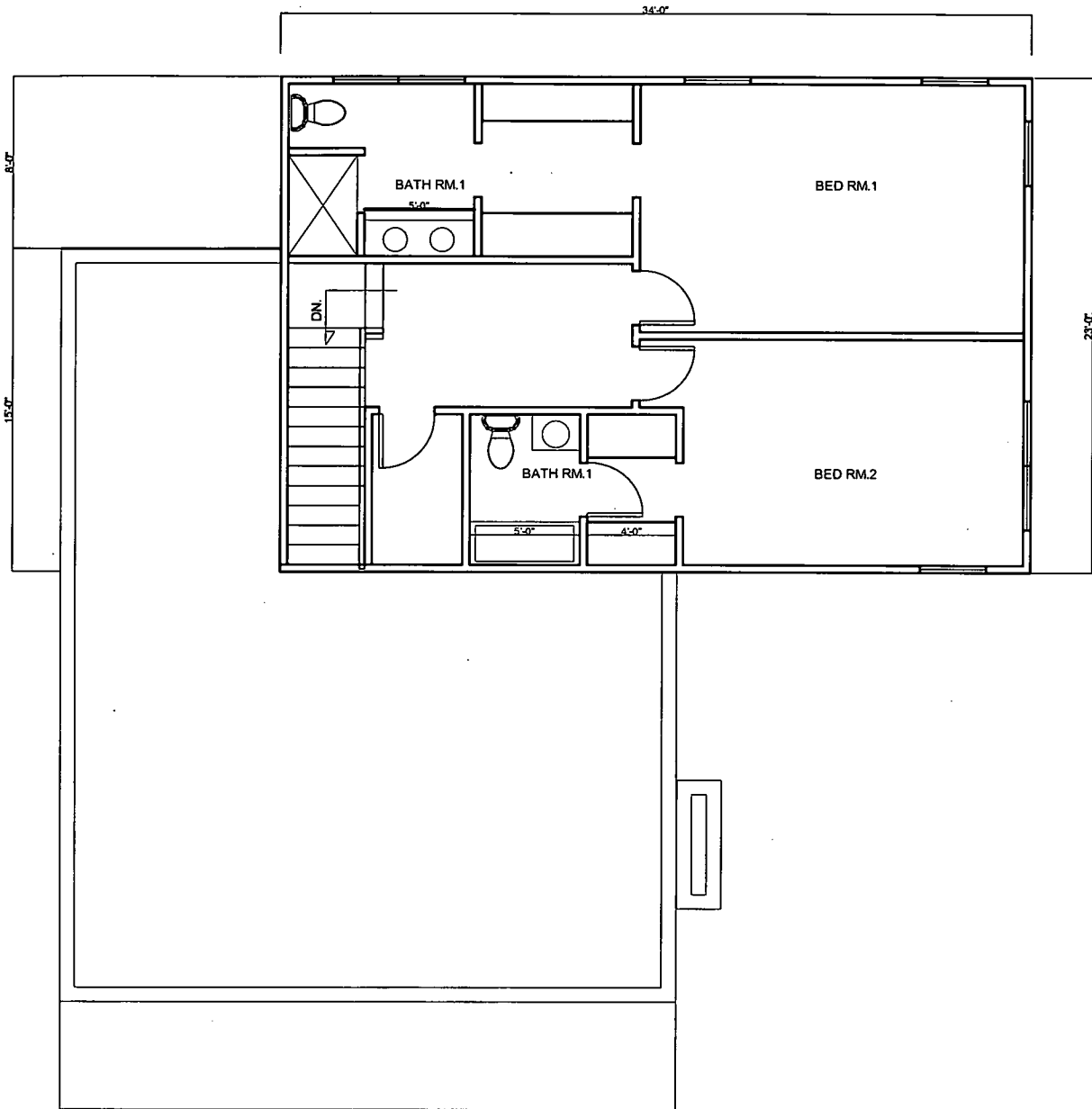
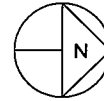
1 PROPOSED FIRST FLOOR PLAN
A2 SCALE 1/8"=1'-0"

A2

FIRST FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSEDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 654 9290 FAX: (301) 652 9423





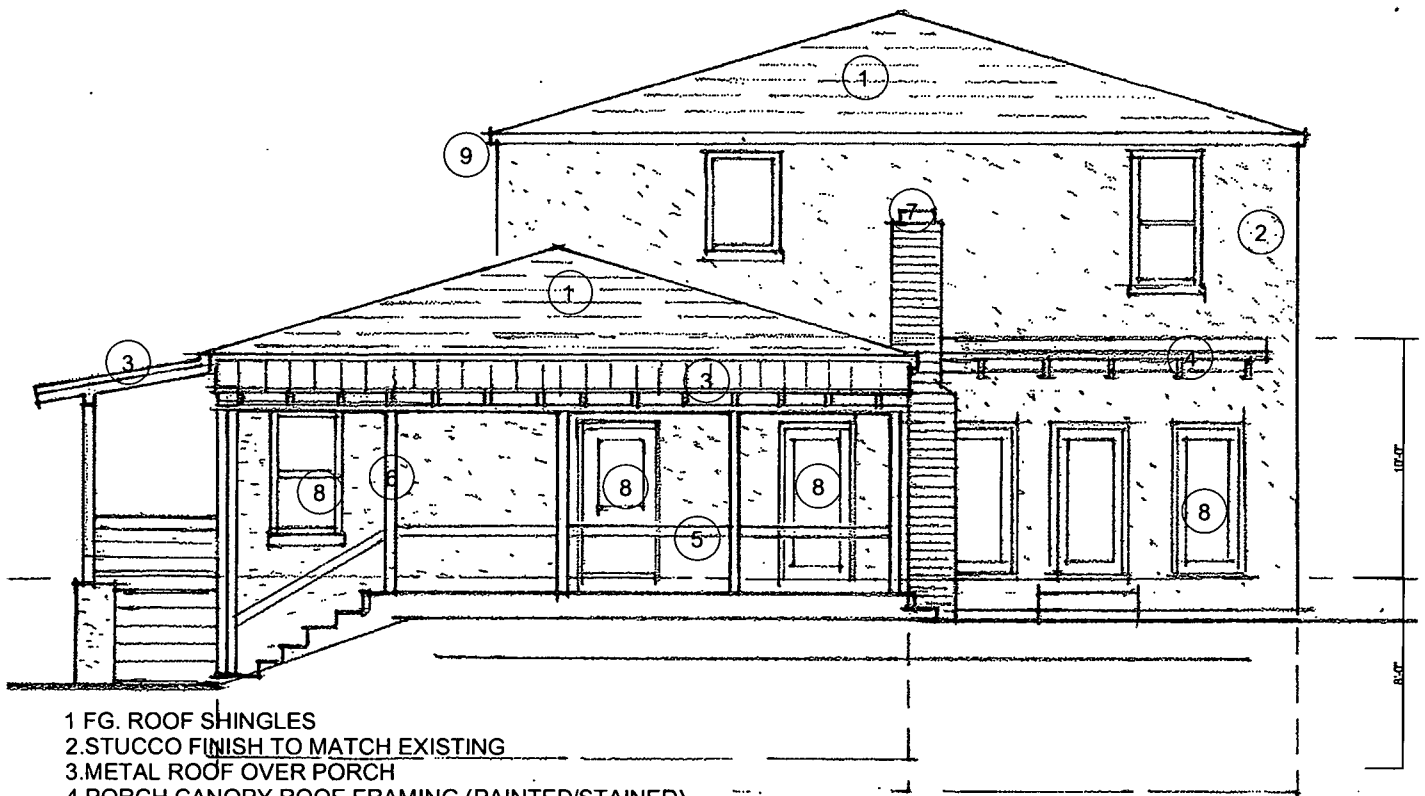
1 PROPOSED ATTIC FLOOR PLAN
A3 SCALE 1/8"=1'-0"

A3

ATTIC FLOOR PLAN
8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROBESDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 654 9209 FAX: (301) 652 9425





- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

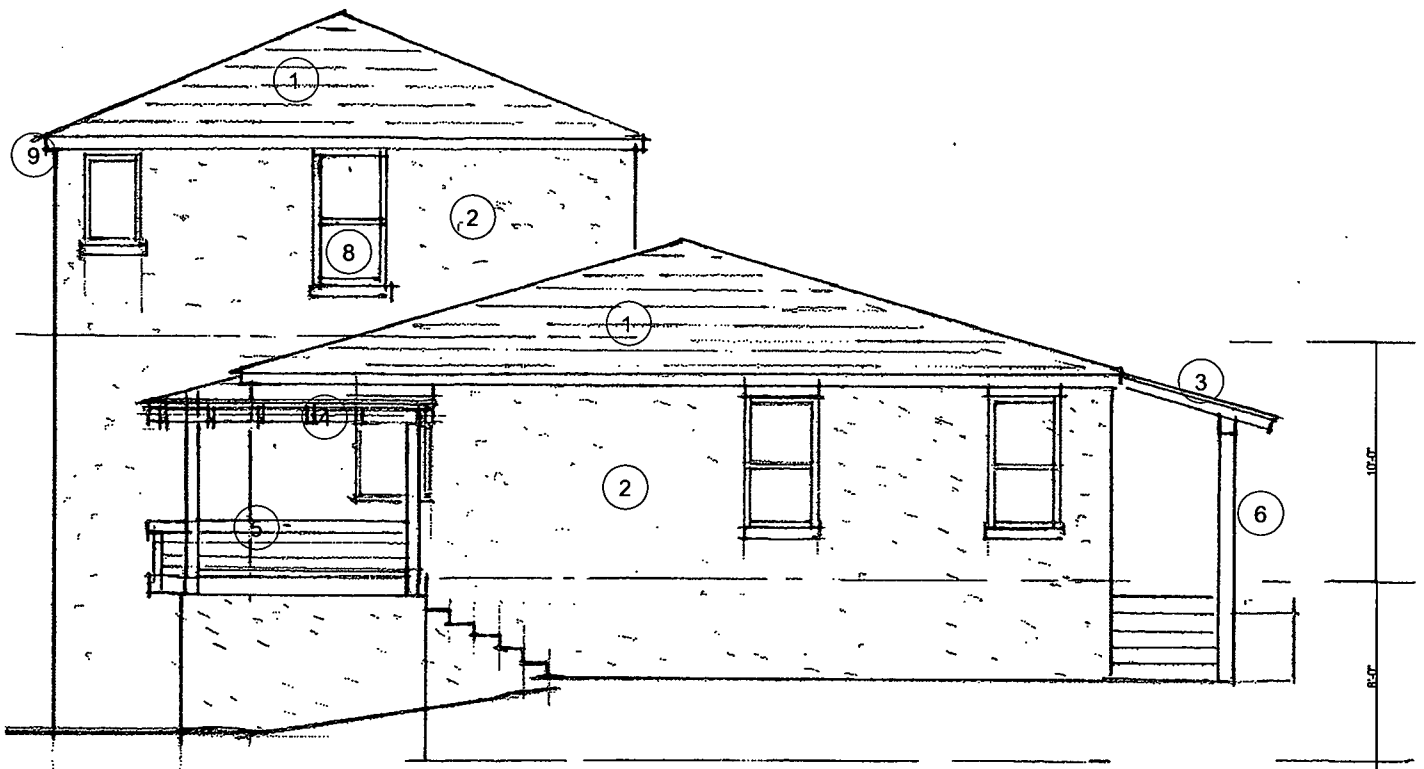
1 FRONT ELEVATION
A4 SCALE 1/8"=1'-0"

A4

EAST FRONT ELEVATION
8822 Hawkins Ln. Chevy Chase, MD 20815

ARCON, Ltd.
4711 ROSDALE AVENUE
BETHESDA, MD. 20814
TEL: (301) 854-0200 FAX: (301) 852-0425





- 1.FG. ROOF SHINGLES
- 2.STUCCO FINISH TO MATCH EXISTING
- 3.METAL ROOF OVER PORCH
- 4.PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5.WOOD RAILING
- 6.WOOD COLUMN (PAINTED ,STAINED)
- 7.BRICK CHIMNEY
- 8.INSULATED GLASS WINDOW AND DOOR
- 9.ROUND ALUM.GUTTER AND DOWNSPOUT

1 SIDE, SOUTH ELEVATION
 A5 SCALE 1/8"=1'-0"

A5

SOUTH ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROBESDALE AVENUE
 BETHESDA, MD. 20814
 TEL:(301) 654 9260 FAX:(301) 652 9425





- 1 FG. ROOF SHINGLES
- 2. STUCCO FINISH TO MATCH EXISTING
- 3. METAL ROOF OVER PORCH
- 4. PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5. WOOD RAILING
- 6. WOOD COLUMN (PAINTED, STAINED)
- 7. BRICK CHIMNEY
- 8. INSULATED GLASS WINDOW AND DOOR
- 9. ROUND ALUM. GUTTER AND DOWNSPOUT

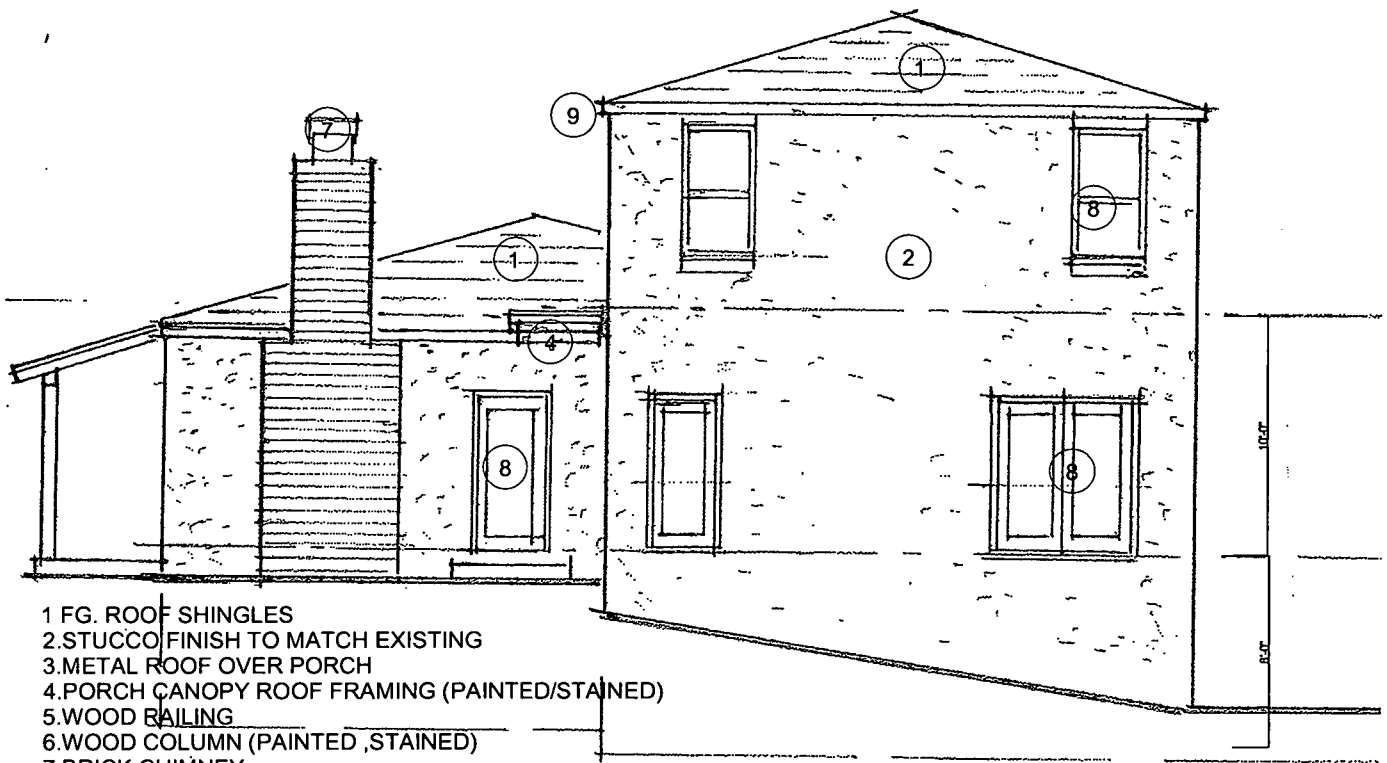
1 REAR, WEST ELEVATION
 A6 SCALE 1/8"=1'-0"

A6

WEST, REAR ELEVATION
 8822 Hawkins In. Chevy Chase, MD 20815

ARCON, Ltd.
 4711 ROSEDALE AVENUE
 BETHESDA, MD. 20814
 TEL: (301) 654 9299 FAX: (301) 652 9423





- 1.FG. ROOF SHINGLES
- 2.STUCCO FINISH TO MATCH EXISTING
- 3.METAL ROOF OVER PORCH
- 4.PORCH CANOPY ROOF FRAMING (PAINTED/STAINED)
- 5.WOOD RAILING
- 6.WOOD COLUMN (PAINTED, STAINED)
- 7.BRICK CHIMNEY
- 8.INSULATED GLASS WINDOW AND DOOR
- 9.ROUND ALUM.GUTTER AND DOWNSPOUT

1 SIDE NORTH ELEVATION
 A7 SCALE 1/8"=1'-0"

A7	NORTH ELEVATION 8822 Hawkins In. Chevy Chase, MD 20815
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ARCON, Ltd. <small>4711 ROSEDALE AVENUE BETHESDA, MD. 20814 TEL:(301) 654 0200 FAX:(301) 952 0425</small>



8823 HAWKIN LN CHAVYCHASE
20817. MD

