

35/54-94A/94B 8813, 8817 Hawkins Ln
Hawkins Lane Historic District

Walter AB4

~~8815~~

8815 Hawkins Lane

HPC mtg. 2/22/95

35/54-94A/94B

REVISION/RETROACTIVE















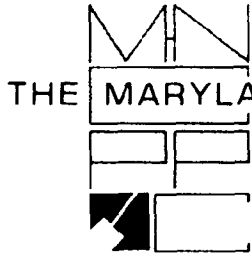


Hawkins Lane Historic District

35154-94A/94B

8815, 8817 Hawkins Lane
Hawkins Lane Historic District

APC 2/22/95



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: February 23, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

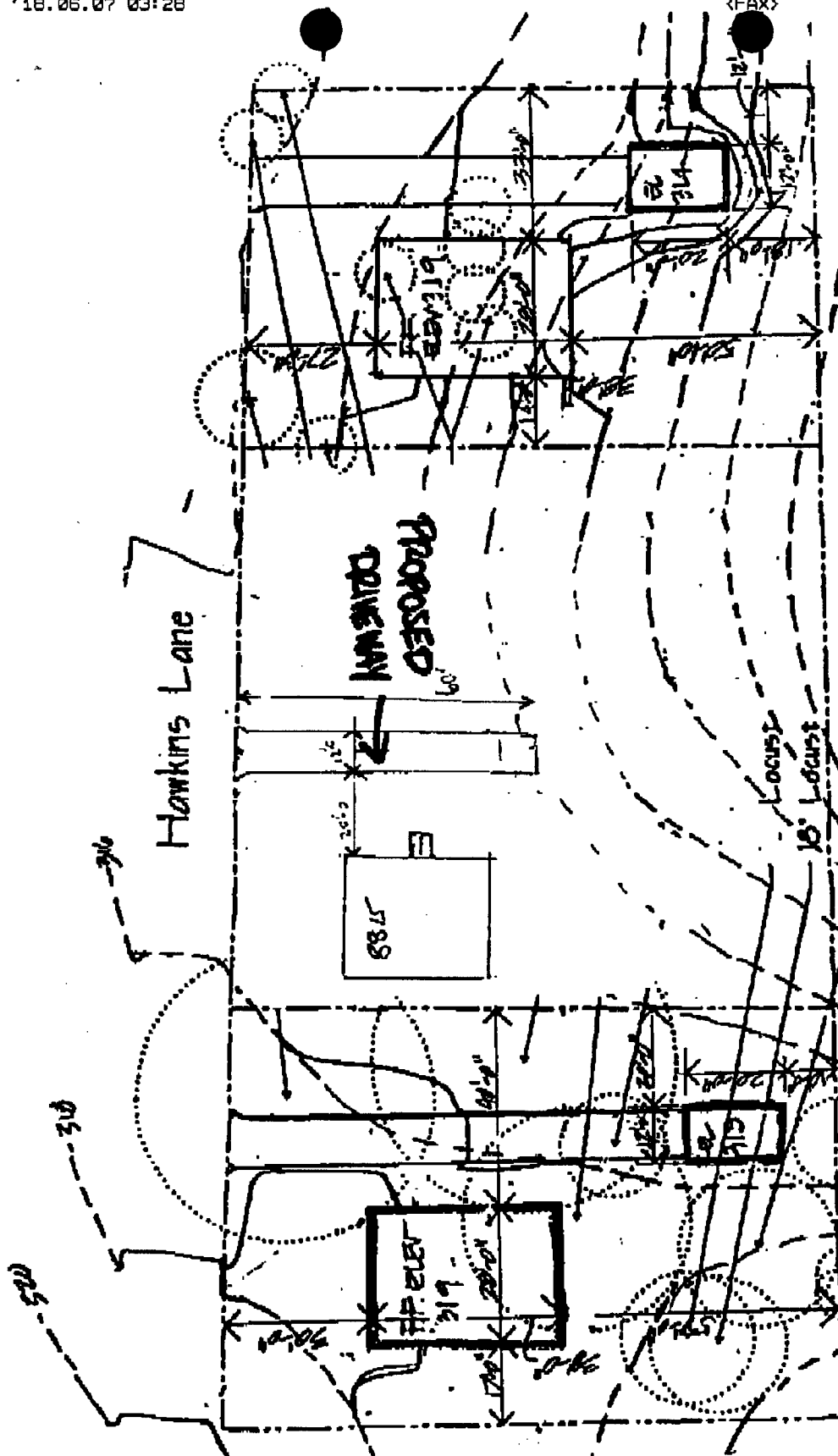
Thank you very much for your patience and good luck with your project!

ATTN: Pat Parker

Here is the driveway layout for 8815.
These are the exact dimensions drawn to
scale. I hope this is what you
are looking for. I will call you
today. Thanks

Walter

652-3161



- Within an approximate 10' X 10' region in this corner are:
- 5' Mulberry
 - 8' Locust
 - 15' Locust
 - 23' Ash, hollow

APPROVED
 Montgomery County
 Historic Preservation Commission
Peterson Fisher



ATTN: Ms. Pat Parker

From: Walter Hsu

2/24/95

Here is the transmittal letter I sent to Rachel Adler, I hope this is what you are looking for.

I will bring you the dimensions for

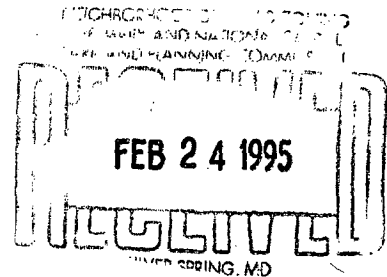
8815 1/2 driveway. Have a

nice weekend.

Thanks,

Walter Hsu

652-3161



Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815

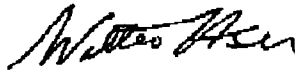
February 23, 1995

Ms. Rachel Adler
Prudential Preferred Properties
4733 Bethesda Avenue
Bethesda, MD. 20814

Dear Ms. Adler:

The homes that you are marketing at Hawkins Lane are located in a historic district. A full disclosure of this fact must be made to all potential home owners. Thank for your attention to the above matter.

Sincerely,



Walter Hsu

cc: Pat Parker
Historic Preservation Commission

8817

Results of Site Visit -
Findings

2-1-95

- 1) Deck: Full Length of house
w/ 6x6 Posts
- 2) Chimney added w/ 3 smaller windows.
- 3) No ret. wall
- 4) house higher w/ basement windows
- 5) Door not centered

8813

- 1) chimney w/ 2 smaller windows
- 2) Door at rear?
- 3) left side entrance to porch.
- 4) walk out to Basement at rear.
- 5) Basement windows -
- 6) Houses not at grade in front
- 7) Driveway wider + different in shape
- 8) Garage not in designated spot

CHERYL JOHNSON
8806 HAWKINS LANE
CHERRY CHASE, MD. 20815

2/13/95

Dear PAT Parker:

Herein are photos of Hawkins Lane taken one day prior to the start of Walter Hu's construction. The photos cover the portion of the lane beginning with 8813 Hawkins Ln. to the end of the lane.

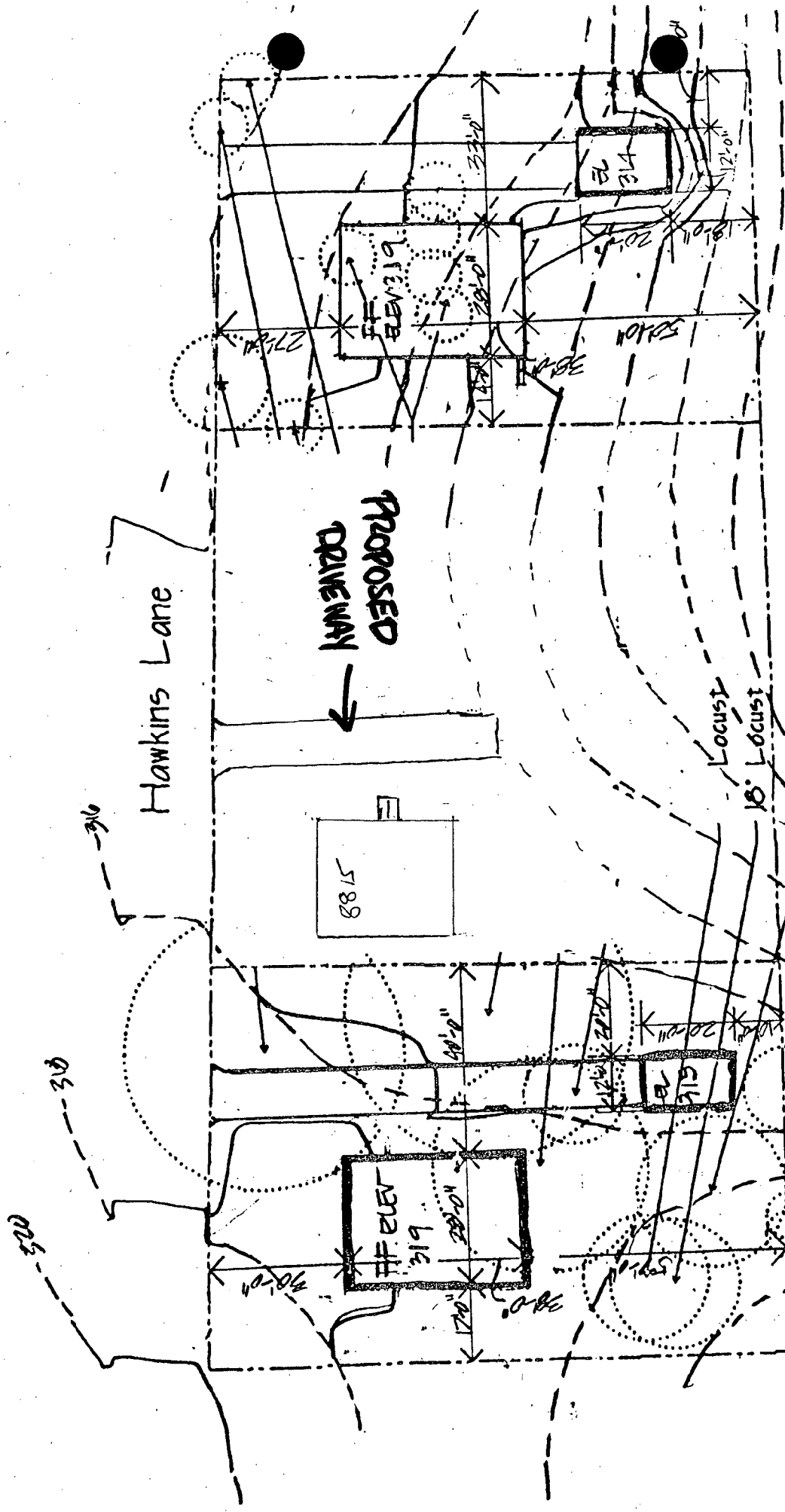
We appreciate the Commission's efforts in helping us maintain our community.

Sincerely,

Cheryl Johnson

Enclosure: 8 photos

8815



- Locust
- 18' Locust
- 24' Locust
- 12' Mulberry
- 6' Mulberry
- 7' Locust
- Within an approximate 10' X 10' region in this corner are:
- 5' Mulberry
- 8' Locust
- 15' Locust
- 23' Ash, hollow.

Mr. & Mrs. Carey E. Hoobler
10907 Jarboe Avenue
Silver Spring, Maryland 20901

February 2, 1995

HISTORIC PRESERVATION COMMITTEE

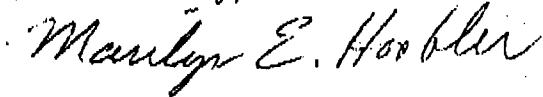
Re: Driveway across from 8816 Hawkins Ln.

Dear Sirs,

This letter is to inform you that we the owners of 8816 do not disapprove of the change of driveway at the property across the street from ours on Hawkins Lane, Chevy Chase, Maryland. It is our desire that you not impede the work that Mr. Hsu is doing which has shown to be of good quality and benefit to the keeping of the overall appearance of the lane.

Thank you for your time and consideration in this matter.

Most Sincerely,



Marilyn E. Hoobler

Homeowner; #8816 Hawkins Ln.

Chevy Chase, Maryland

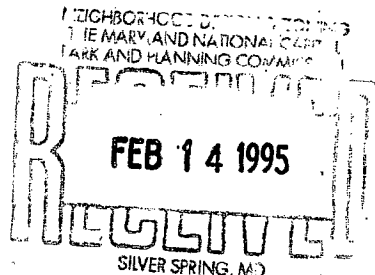
meh
cc/ Walter Hsu
file

KRISTIN S. SCHAFER
 8816 Hawkins Lane
 Chevy Chase, Maryland 20815
 (301) 654-2915

February 14, 1995

Walter Hsu
 8815 Hawkins Lane
 Chevy Chase, MD 20815

Dear Walter,



Thanks again for requesting our input on your driveway placement decision. As I mentioned when we looked at your property over the weekend, it seems a shame to put a driveway over the only remaining open space on the Lane. As I'm sure you're also aware, the open space next to 8815 was once the community garden for the Lane, and so does have some historical significance.

I hope you will explore the option we discussed (putting the driveway directly in front of the house behind the existing screen of vegetation) with the HPC staff. It may be, for example, that the rule mandating that driveways be located 5-7 feet from the house wouldn't apply in this case, since the edge of the driveway would be next to the porch rather than the foundation. This would help address your concern about lack of space. I'd also like to offer a second option that we didn't discuss: giving yourself an easement on the 8813 property to put the 8815 driveway back where it has historically been. This would certainly be the most convenient for you -- and future 8815 residents -- in terms of access to the house, and would be the best option in terms of preserving the Lane. The small trees you've planted at the site of the former 8815 driveway might be moved to replace the vegetation cleared for your "construction entrance" (the current driveway site).

I hope these suggestions are taken in the constructive spirit they are intended. I realize that as renters on the Lane, our voice may not carry the weight of homeowners -- and we appreciate your stated willingness to be responsive to our concerns. It may also be that as long term renters (nearly four years) we have something of an objective perspective on the value of the Lane and what is at stake when changes are made. Again, we appreciate your commitment to open lines of communication and be more responsive to neighborhood concerns as your construction work continues.

Sincerely,

Kristin S. Schafer

cc: Pat Parker (via FAX: 301/495-1307), Cheryl Johnson

FEB 14 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815

February 10, 1995

Ms. Rachel Adler
Prudential Preferred Properties
4733 Bethesda Avenue
Bethesda, MD. 20814

Dear Ms. Adler:

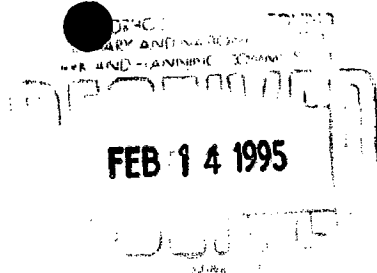
This letter is to restate that the houses that you have listed for sale on Hawkins Lane are located in a Montgomery County historical district. Furthermore, any changes made to the exterior of the homes, street, and future plans for the existing house at 8815 must first be approved by the Historic Preservation Commission. If you have any questions, please feel free to contact me at (301) 652-3161.

Sincerely,



Walter Hsu

cc. Pat Parker
Historic Preservation Commission



Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815

February 10, 1995

Ms. Patricia Parker
Design Zoning and Preservation Commission
Montgomery County Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD. 20910

Dear Ms. Parker:

According to my agreement with the HPC for the construction of the two homes at 8813 & 8817, the Hawkins Lane was to be maintained. Since our agreement, I resurfaced the street on two occasions, on August 5, 1994 and September 25, 1994, putting down a total of 40 tons of stone. Moreover, I have not required the use of any heavy construction trucks since the end of September 1994. However, Hawkins Lane appears to be deteriorating nonetheless. There are several factors contributing to its deterioration.

First, WSSC had to reconnect 8815 to the new waterline because WSSC failed to convert 8815 from the old waterline to the new one. Second, various utility trucks travel up and down Hawkins Lane on a weekly, if not on a daily, basis. For example, the propane trucks come to the Lane eight times a week. Also, various garbage and recycle trucks make trips here weekly. As you know, Hawkins Lane is a gravel road and as such reacts to these factors.

As agreed in our meeting of February 2, 1995, I will resurface the Lane for the third time with another 20 tons of stone. Although I would like to resurface as soon as possible, the snow and ice currently on the Lane may delay the resurfacing. As a resident of Hawkins Lane, I am also concerned about the condition of the Lane. I am always willing to fully cooperate with the HPC. Thank you for your attention to the above matter.

Sincerely,

A handwritten signature in black ink that reads "Walter Hsu". The signature is written in a cursive style.

Walter Hsu

8823 Hawkins Lane
Chevy Chase, Md. 20815
February 16, 1995

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, Md.

Dear Commissioners:

Testifying at the session on February 22nd regarding Walter Hsu's application for a new driveway for 8815 Hawkins Lane almost seems futile since the driveway was roughed out and has been in use for months. It amazes me how Walter's drawings for proposed work are so much less detailed than those for work that has been finished. Note that the "plan" that accompanies the application for 8815's driveway shows the completed houses at 8813 and 8817 with the distance between the houses and their lot lines; you can infer from the plans for these completed houses that the driveways which are shown for the two (only one of which has been built) will be about 8' feet north of each house and 10' wide. Why isn't there comparable detail for the proposed 8815 driveway?

On the basis of my experience with Walter's building practices which deviate from his words, the lack of detail in his plans allows him great latitude to do whatever he pleases. The plans submitted to the Commission for the two new houses last year also lacked detail about the specific location of the houses and their driveways on their lots. (I have a copy of them with me if anyone wants to compare the plans.) The driveway for 8817 cannot be built as shown because the multi-trunked mulberry is only 12' from the tree. The current driveway drawing for 8817, while it has more detail than his old application, is still misleading. The 8" ash, which is outside my fenced yard, is shown on the property line. Walter's survey before he began construction told him that our common property line is about 4' north of my front yard's side fence, i.e., several feet inside my fenced yard, a fact which I do not dispute.

I think that before this retroactive application for a driveway permit is granted, Walter Hsu should provide more detail about his driveway: how far north of his house, how wide and how deep will it be. I think this is especially important given the remarks of his realtor: that 8815 will be demolished and a larger house built in its place. Where will such a house go in relation to the driveway which is the subject of this application? I also think that Walter's enormous pile of brush and stumps that have been a haven for rodents for over a year should be removed and the lane restored to its former state before any other action is permitted. Actions need to occur before any more words are approved.

Respectfully yours,

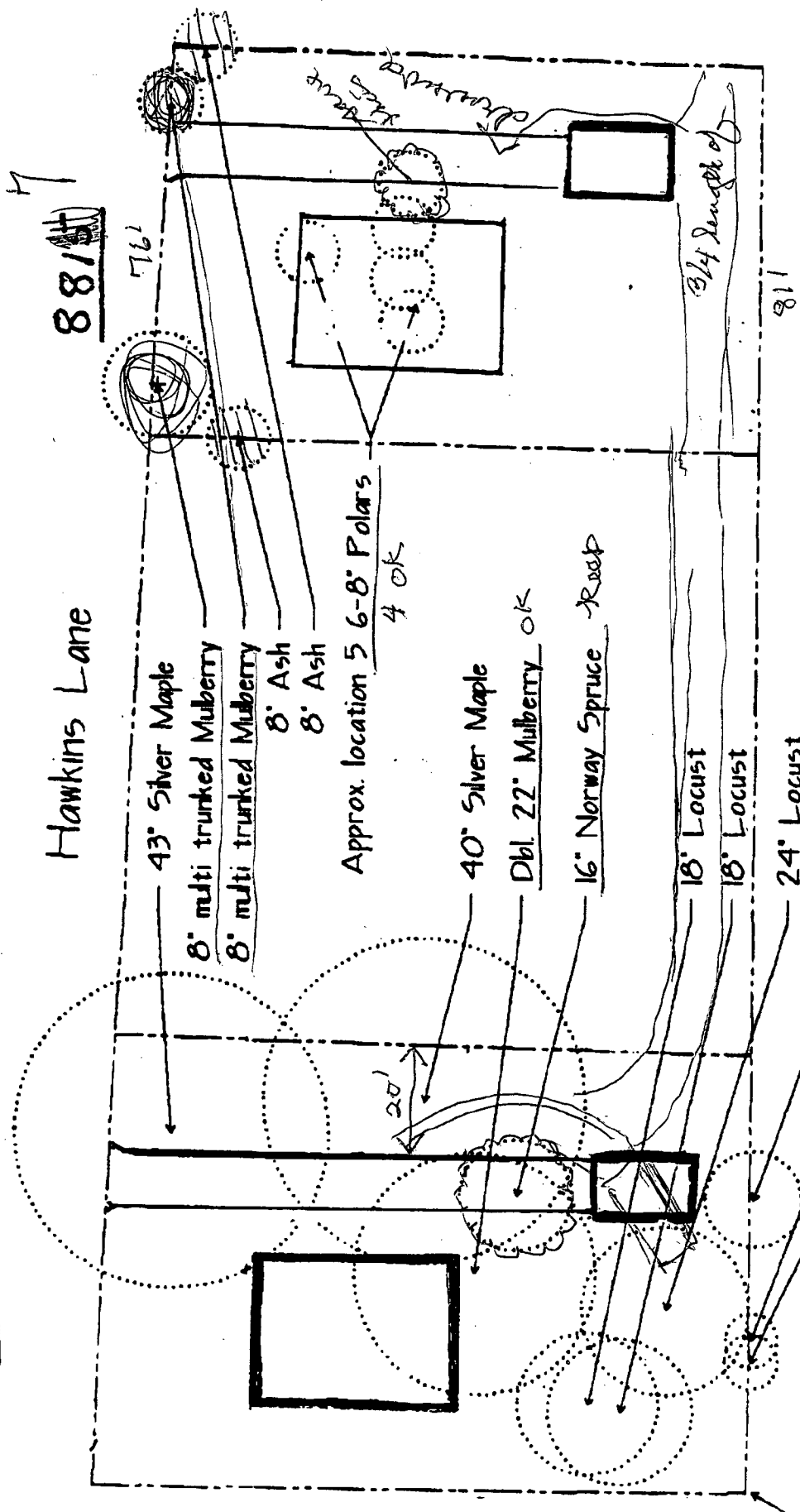
B. Stacey

Plan of 2/1994

8813

Hawkins Lane

8814



Within an approximate 10' X 10' region in this corner are:
 5' Mulberry
 8' Locust
 15' Locust
 23' Ash, hollow

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8813, 8815 & 8817 Hawkins Lane Meeting Date: 2/22/95

Resource: Hawkins Lane Historic District HAWP: Alterations

Case Number: 35/54-94A and 94B Tax Credit: No
REVISION/RETROACTIVE

Public Notice: 02/08/95 Report Date: 02/15/95

Applicant: Ronald Hsu & Walter Hsu Staff: Patricia Parker

PROPOSAL: HAWP Revisions RECOMMEND: Approval

BACKGROUND

The applicant proposes to construct a new gravel driveway at 8815 Hawkins Lane within the Hawkins Lane Historic District. This application is filed retroactively at staff request.

The applicants have also made changes to already approved Historic Area Work Permits for the construction of a single-family houses and garages at 8813 and 8817 Hawkins Lane without approval from the HPC. The applicant now wishes to consolidate discussion and request of approval of those changes with this retroactively filed HAWP for construction of the new driveway at 8815.

STAFF DISCUSSION

As proposed, the driveway would be constructed north of the structure on 8815 Hawkins Lane. This is an area formerly utilized as a community garden within the Hawkins Lane. It would also be an alteration of a large open space immediately off Hawkins Lane.

Staff feels that there may be several alternative solutions to access for 8815. An existing screen of vegetation is situated in front of 8815 close to the lane. The driveway could be located in this space. If the applicant wants more immediate access to the rear of 8815 from a driveway, maybe a cooperative easement with respect to use of the already constructed driveway for 8813 could be effected. Then a wye could be constructed off this driveway to service 8815. This option would be the least intrusive and minimize change visible from Hawkins Lane.

Certain modifications have been made without HPC approval to the new structures at 8813 and 8817 Hawkins Lane. Staff reminds the applicant that changes to an already approved Historic Area

Work Permit must be approved by the HPC. The modifications are as follows:

8813 Hawkins Lane:

1) Door at rear - The previously approved drawings do not indicate a door but elongated windows. A door has been installed. Staff feels that this is approvable.

2) Walk-out Basement - The previously approved drawings do not show a walk-out basement. The building has a walk-out basement. Staff feels that this is approvable.

3) Basement windows - The previously approved drawings do not show any basement windows. The building has basement windows. Staff feels that although visible from the lane, this is approvable.

4) House not at grade - The previously approved application indicated that the house would be placed at grade as it fronts Hawkins Lane. Instead the applicant has constructed the house some 18" above grade. There was considerable discussion by the HPC as to the importance of porches as a social element within the Hawkins Lane Historic District. Sometimes porches placed above grade do not cause the same degree of socialization as those placed at grade. However, because the rise is shallow in this case, staff feels that the HPC may approve this change.

5) Driveway - The applicant has constructed the driveway in a different configuration than approved by the HPC. The applicant has agreed to construct the driveway as approved. No HPC action required.

6) Garage - At time of site visit, staff observed that the applicant had staked out the new garage in a location different than what was approved. The applicant has now made the necessary field change to site the garage as proposed in the approved drawings. No HPC action required.

8817 Hawkins Lane:

1) Deck - Staff observed that the rear deck was constructed the full length of the house with 6x6 posts. The previously approved drawings show a deck that stops short of the edge so as not to be visible from the lane. Staff would suggest additional screening be planted to obscure this change.

2) Retaining wall - The previously approved drawings do not indicate a retaining wall. Staff would suggest that additional landscaping be planted on the side facing the lane.

3) House not at grade - As with 8813 Hawkins Lane, the house was constructed not at grade, but approximately 18" above grade.

However, since the rise is shallow, staff feels the HPC could approve this change.

Hawkins Lane:

Finally, the applicant requests HPC advice on surfacing for Hawkins Lane. The HPC may remember that, as a condition of approval, the applicant was required to provide for and assure the continued good maintenance of roadway surfacing for Hawkins Lane. Staff has made several site visits and finds that the condition of the lane has deteriorated. The Lane now requires subsurface work in addition to gravel topping. There are a number of potholes and in many areas, gravel is altogether absent. Staff recommends the HPC require that the applicant adhere to previously approved HPC conditions.

The applicant has agreed to adhere to this condition and staff has requested such agreement in writing (Copy of letter attached).

Staff has also included a copy of a letter requested of the applicant concerning incorrect marketing information offered by the applicant's Realtor. Staff has informed the applicant that a proposal for demolition of the house at 8815 Hawkins Lane would require HPC approval.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #2 and #10:

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; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

1) Additional landscaping be planted to adequately screen the retaining wall and deck at 8817 Hawkins Lane;

and with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.



Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON WALTER HSU
 DAYTIME TELEPHONE NO. (301) 682-3161
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Ronald Hsu DAYTIME TELEPHONE NO. (301) 299-3266
 ADDRESS 8805 Twin Creek Ct. Potomac, MD. 20854
CITY STATE ZIP CODE
 CONTRACTOR _____ TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 8815 STREET HAWKINS LANE
 TOWN/CITY C.C. NEAREST CROSS STREET Twin Bridge Rd.
 LOT _____ BLOCK _____ SUBDIVISION _____
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Gravel driveway
 1B. CONSTRUCTION COST ESTIMATE \$ 300
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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.

Walter Hsu Signature of owner or authorized agent 2/2/95 Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

1. **WRITTEN DESCRIPTION OF PROJECT**

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

~~Existing~~ Existing house

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

Access for 8815. Installation of 6" of blue stone. There is no street parking.

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 affected by the proposed work is required.**

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- 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, (279-1355).

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

WALTER HSU
8813 HAWKINS Lane
Chevy Chase, MD. 20815

652-3161

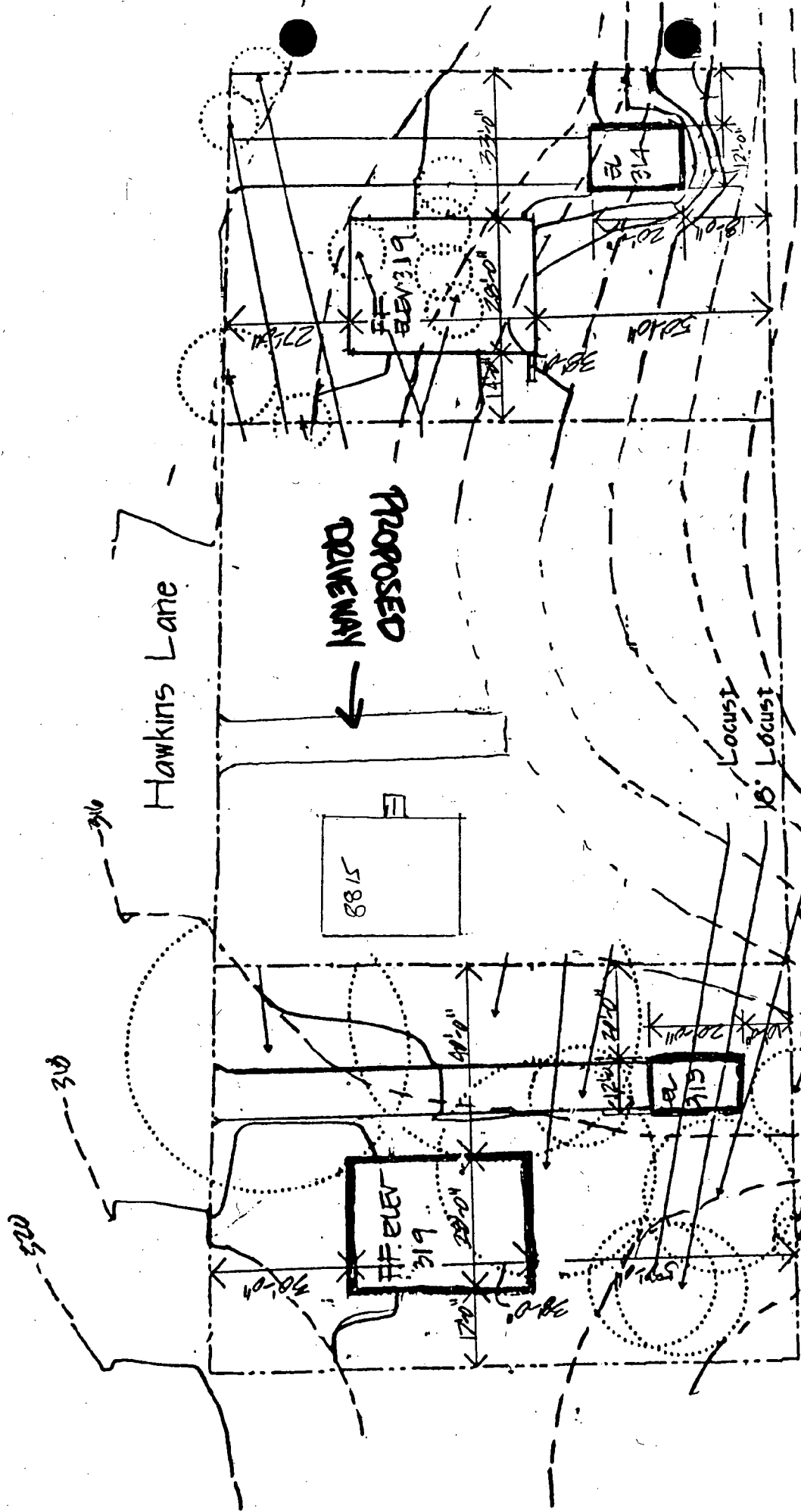
Ronald Hsu
8817 HAWKINS La.
C.C., MD. 20815

299-3266

Mr. & Mrs. Carey Hobbs
10907 Junboe Ave.
Silver Spring, MD. 20904
Owner of:
8816 HAWKINS Lane

← Letter attached

8815



- Locust
- 18' Locust
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Mr. & Mrs. Carey E. Hoobler
10907 Jarboe Avenue
Silver Spring, Maryland 20901

February 2, 1995

HISTORIC PRESERVATION COMMITTEE

Re: Driveway across from 8816 Hawkins Ln.

Dear Sirs,

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Thank you for your time and consideration in this matter.

Most Sincerely,

Marilyn E. Hoobler

Marilyn E. Hoobler

Homeowner; #8816 Hawkins Ln.

Chevy Chase, Maryland

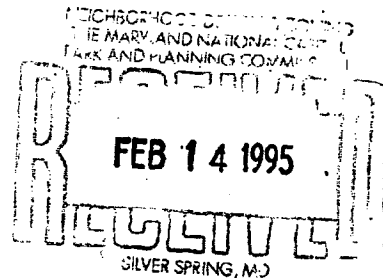
meh
cc/ Walter Hsu
file

KRISTIN S. SCHAFER
8816 Hawkins Lane
Chevy Chase, Maryland 20815
(301) 654-2915

February 14, 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD 20815

Dear Walter,



Thanks again for requesting our input on your driveway placement decision. As I mentioned when we looked at your property over the weekend, it seems a shame to put a driveway over the only remaining open space on the Lane. As I'm sure you're also aware, the open space next to 8815 was once the community garden for the Lane, and so does have some historical significance.

I hope you will explore the option we discussed (putting the driveway directly in front of the house behind the existing screen of vegetation) with the HPC staff. It may be, for example, that the rule mandating that driveways be located 5-7 feet from the house wouldn't apply in this case, since the edge of the driveway would be next to the porch rather than the foundation. This would help address your concern about lack of space. I'd also like to offer a second option that we didn't discuss: giving yourself an easement on the 8813 property to put the 8815 driveway back where it has historically been. This would certainly be the most convenient for you -- and future 8815 residents -- in terms of access to the house, and would be the best option in terms of preserving the Lane. The small trees you've planted at the site of the former 8815 driveway might be moved to replace the vegetation cleared for your "construction entrance" (the current driveway site).

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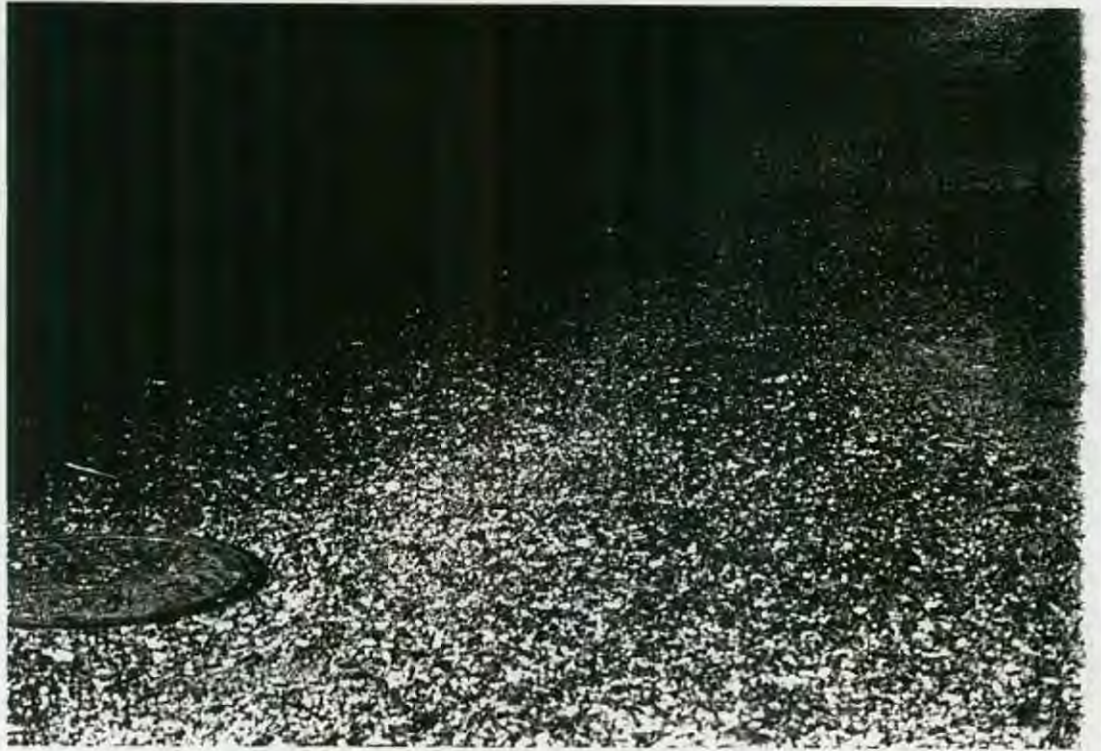
Sincerely,

Kristin S. Schafer

cc: Pat Parker (via FAX: 301/495-1307), Cheryl Johnson

Photos of Hawkim Lane Prior to Hsu Construction
- Provided by Neighbor -









ARCHITECTS OF INTERIOR
AND NATIONAL
PLANNING TEAM
FEB 14 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815


February 10, 1995

Ms. Rachel Adler
Prudential Preferred Properties
4733 Bethesda Avenue
Bethesda, MD, 20814

Dear Ms. Adler:

This letter is to restate that the houses that you have listed for sale on Hawkins Lane are located in a Montgomery County historical district. Furthermore, any changes made to the exterior of the homes, street, and future plans for the existing house at 8815 must first be approved by the Historic Preservation Commission. If you have any questions, please feel free to contact me at (301) 652-3161.

Sincerely,


Walter Hsu

cc. Pat Parker
Historic Preservation Commission

FEB 14 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815

February 10, 1995

Ms. Patricia Parker
Design Zoning and Preservation Commission
Montgomery County Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD. 20910


Dear Ms. Parker:

According to my agreement with the HPC for the construction of the two homes at 8813 & 8817, the Hawkins Lane was to be maintained. Since our agreement, I resurfaced the street on two occasions, on August 5, 1994 and September 25, 1994, putting down a total of 40 tons of stone. Moreover, I have not required the use of any heavy construction trucks since the end of September 1994. However, Hawkins Lane appears to be deteriorating nonetheless. There are several factors contributing to its deterioration.

First, WSSC had to reconnect 8815 to the new waterline because WSSC failed to convert 8815 from the old waterline to the new one. Second, various utility trucks travel up and down Hawkins Lane on a weekly, if not on a daily, basis. For example, the propane trucks come to the Lane eight times a week. Also, various garbage and recycle trucks make trips here weekly. As you know, Hawkins Lane is a gravel road and as such reacts to these factors.

As agreed in our meeting of February 2, 1995, I will resurface the Lane for the third time with another 20 tons of stone. Although I would like to resurface as soon as possible, the snow and ice currently on the Lane may delay the resurfacing. As a resident of Hawkins Lane, I am also concerned about the condition of the Lane. I am always willing to fully cooperate with the HPC. Thank you for your attention to the above matter.

Sincerely,



Walter Hsu

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8813, 8815 & 8817 Hawkins Lane Meeting Date: 2/22/95
Resource: Hawkins Lane Historic District HAWP: Alterations
Case Number: 35/54-94A and 94B Tax Credit: No
REVISION/RETROACTIVE
Public Notice: 02/08/95 Report Date: 02/15/95
Applicant: Ronald Hsu & Walter Hsu Staff: Patricia Parker
PROPOSAL: HAWP Revisions RECOMMEND: Approval

BACKGROUND

The applicant proposes to construct a new gravel driveway at 8815 Hawkins Lane within the Hawkins Lane Historic District. This application is filed retroactively at staff request.

The applicants have also made changes to already approved Historic Area Work Permits for the construction of a single-family houses and garages at 8813 and 8817 Hawkins Lane without approval from the HPC. The applicant now wishes to consolidate discussion and request of approval of those changes with this retroactively filed HAWP for construction of the new driveway at 8815.

STAFF DISCUSSION

As proposed, the driveway would be constructed north of the structure on 8815 Hawkins Lane. This is an area formerly utilized as a community garden within the Hawkins Lane. It would also be an alteration of a large open space immediately off Hawkins Lane.

Staff feels that there may be several alternative solutions to access for 8815. An existing screen of vegetation is situated in front of 8815 close to the lane. The driveway could be located in this space. If the applicant wants more immediate access to the rear of 8815 from a driveway, maybe a cooperative easement with respect to use of the already constructed driveway for 8813 could be effected. Then a wye could be constructed off this driveway to service 8815. This option would be the least intrusive and minimize change visible from Hawkins Lane.

Certain modifications have been made without HPC approval to the new structures at 8813 and 8817 Hawkins Lane. Staff reminds the applicant that changes to an already approved Historic Area

Work Permit must be approved by the HPC. The modifications are as follows:

8813 Hawkins Lane:

1) Door at rear - The previously approved drawings do not indicate a door but elongated windows. A door has been installed. Staff feels that this is approvable.

2) Walk-out Basement - The previously approved drawings do not show a walk-out basement. The building has a walk-out basement. Staff feels that this is approvable.

3) Basement windows - The previously approved drawings do not show any basement windows. The building has basement windows. Staff feels that although visible from the lane, this is approvable.

4) House not at grade - The previously approved application indicated that the house would be placed at grade as it fronts Hawkins Lane. Instead the applicant has constructed the house some 18" above grade. There was considerable discussion by the HPC as to the importance of porches as a social element within the Hawkins Lane Historic District. Sometimes porches placed above grade do not cause the same degree of socialization as those placed at grade. However, because the rise is shallow in this case, staff feels that the HPC may approve this change.

5) Driveway - The applicant has constructed the driveway in a different configuration than approved by the HPC. The applicant has agreed to construct the driveway as approved. No HPC action required.

6) Garage - At time of site visit, staff observed that the applicant had staked out the new garage in a location different than what was approved. The applicant has now made the necessary field change to site the garage as proposed in the approved drawings. No HPC action required.

8817 Hawkins Lane:

1) Deck - Staff observed that the rear deck was constructed the full length of the house with 6x6 posts. The previously approved drawings show a deck that stops short of the edge so as not to be visible from the lane. Staff would suggest additional screening be planted to obscure this change.

2) Retaining wall - The previously approved drawings do not indicate a retaining wall. Staff would suggest that additional landscaping be planted on the side facing the lane.

3) House not at grade - As with 8813 Hawkins Lane, the house was constructed not at grade, but approximately 18" above grade.

However, since the rise is shallow, staff feels the HPC could approve this change.

Hawkins Lane:

Finally, the applicant requests HPC advice on surfacing for Hawkins Lane. The HPC may remember that, as a condition of approval, the applicant was required to provide for and assure the continued good maintenance of roadway surfacing for Hawkins Lane. Staff has made several site visits and finds that the condition of the lane has deteriorated. The Lane now requires subsurface work in addition to gravel topping. There are a number of potholes and in many areas, gravel is altogether absent. Staff recommends the HPC require that the applicant adhere to previously approved HPC conditions.

The applicant has agreed to adhere to this condition and staff has requested such agreement in writing (Copy of letter attached).

Staff has also included a copy of a letter requested of the applicant concerning incorrect marketing information offered by the applicant's Realtor. Staff has informed the applicant that a proposal for demolition of the house at 8815 Hawkins Lane would require HPC approval.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)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;

and with the Secretary of the Interior's Standards for Rehabilitation #2 and #10:

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; and

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

and with the following condition:

1) Additional landscaping be planted to adequately screen the retaining wall and deck at 8817 Hawkins Lane;

and with the general condition for all Historic Area Work Permits:

The applicant shall notify the Department of Environmental Protection (DEP) five days prior to commencing work and within two weeks after completion.

1. **WRITTEN DESCRIPTION OF PROJECT**

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

~~Existing~~ Existing house

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

Access for 8815, Installation of 6" of blue stone. There is no street parking.

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 affected by the proposed work is required.**

4. **MATERIALS SPECIFICATIONS**

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

5. **PHOTOGRAPHS**

- 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, (279-1355).

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

WALTER HSU
8813 HAWKINS Lane
Chevy Chase, MD. 20815

652-3161

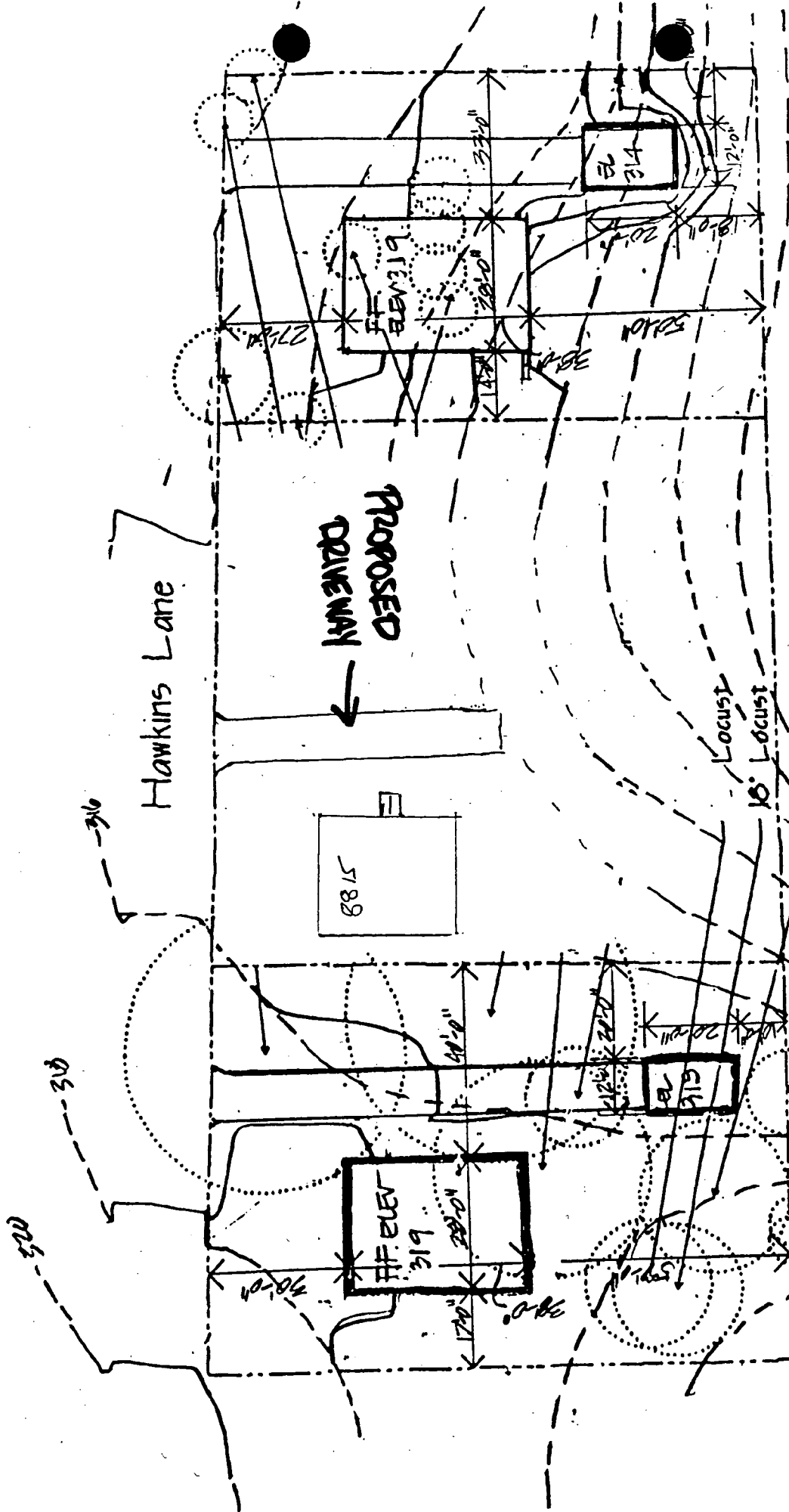
Ronald Hsu
8817 HAWKINS La.
C.C., MD. 20815

299-3266

Mr. & Mrs. Carey Hoobler
10907 Jumboe Ave.
Silver Spring, MD. 20901
Owner of:
8816 HAWKINS Lane

← Letter attached

8812



- Locust
 - 10' Locust
 - 24' Locust
 - 12' Mulberry
 - 6' Mulberry
 - 7' Locust
- Within an approximate 10' X 10' region in this corner are:
- 5' Mulberry
 - 8' Locust
 - 15' Locust
 - 23' Ash, hollow.



Mr. & Mrs. Carey E. Hoobler
10907 Jarboe Avenue
Silver Spring, Maryland 20901

February 2, 1995

HISTORIC PRESERVATION COMMITTEE

Re: Driveway across from 8816 Hawkins Ln.

Dear Sirs,

This letter is to inform you that we the owners of 8816 do not disapprove of the change of driveway at the property across the street from ours on Hawkins Lane, Chevy Chase, Maryland. It is our desire that you not impede the work that Mr. Hsu is doing which has shown to be of good quality and benefit to the keeping of the overall appearance of the lane.

Thank you for your time and consideration in this matter.

Most Sincerely,

Marilyn E. Hoobler

Marilyn E. Hoobler

Homeowner; #8816 Hawkins Ln.

Chevy Chase, Maryland

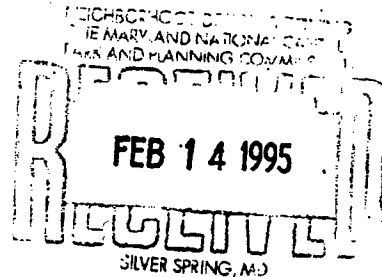
meh
cc/ Walter Hsu
file

KRISTIN S. SCHAFER
8816 Hawkins Lane
Chevy Chase, Maryland 20815
(301) 654-2915

February 14, 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD 20815

Dear Walter,



Thanks again for requesting our input on your driveway placement decision. As I mentioned when we looked at your property over the weekend, it seems a shame to put a driveway over the only remaining open space on the Lane. As I'm sure you're also aware, the open space next to 8815 was once the community garden for the Lane, and so does have some historical significance.

I hope you will explore the option we discussed (putting the driveway directly in front of the house behind the existing screen of vegetation) with the HPC staff. It may be, for example, that the rule mandating that driveways be located 5-7 feet from the house wouldn't apply in this case, since the edge of the driveway would be next to the porch rather than the foundation. This would help address your concern about lack of space. I'd also like to offer a second option that we didn't discuss: giving yourself an easement on the 8813 property to put the 8815 driveway back where it has historically been. This would certainly be the most convenient for you -- and future 8815 residents -- in terms of access to the house, and would be the best option in terms of preserving the Lane. The small trees you've planted at the site of the former 8815 driveway might be moved to replace the vegetation cleared for your "construction entrance" (the current driveway site).

I hope these suggestions are taken in the constructive spirit they are intended. I realize that as renters on the Lane, our voice may not carry the weight of homeowners -- and we appreciate your stated willingness to be responsive to our concerns. It may also be that as long term renters (nearly four years) we have something of an objective perspective on the value of the Lane and what is at stake when changes are made. Again, we appreciate your commitment to open lines of communication and be more responsive to neighborhood concerns as your construction work continues.

Sincerely,

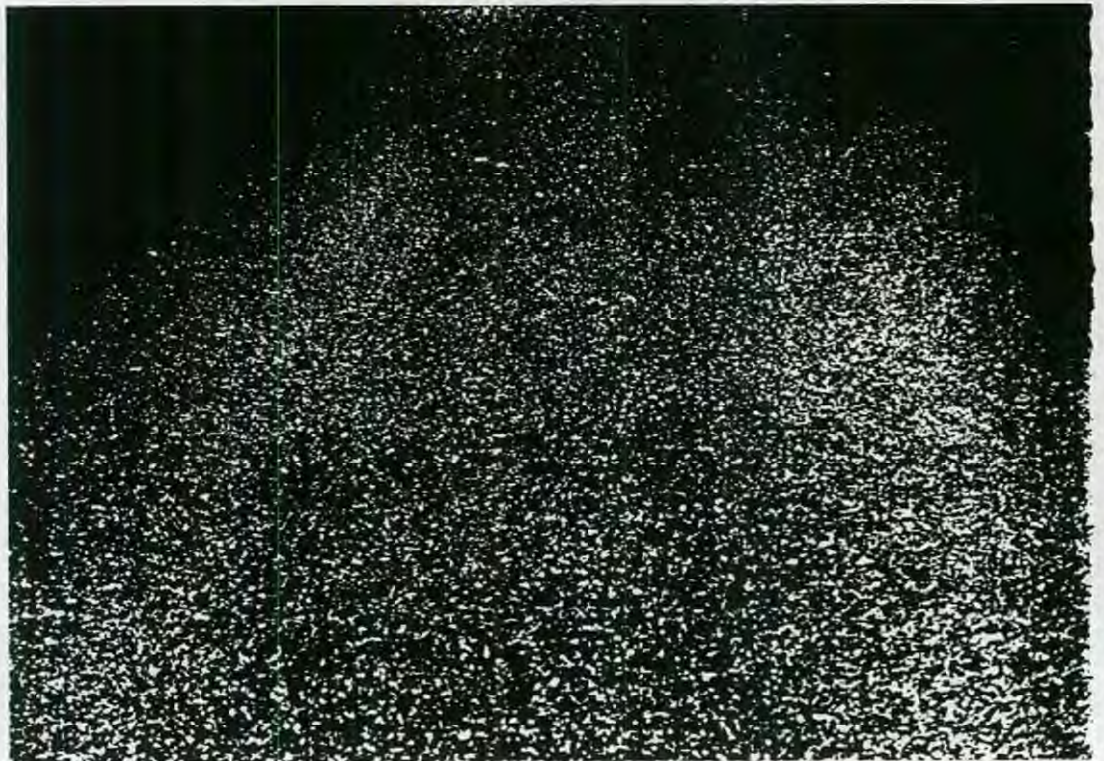
Kristin S. Schaffer

cc: Pat Parker (via FAX: 301/495-1307), Cheryl Johnson

Photos of Hawkins Lane Prior to Hsu Construction
- Provided by Neighbor -









MICROFILM OF
AND NATIONAL
ANNING TEAM
FEB 14 1995

Walter Hsu
8815 Hawkins Lane
Chevy Chase, MD. 20815


February 10, 1995

Ms. Rachel Adler
Prudential Preferred Properties
4733 Bethesda Avenue
Bethesda, MD. 20814

Dear Ms. Adler:

This letter is to restate that the houses that you have listed for sale on Hawkins Lane are located in a Montgomery County historical district. Furthermore, any changes made to the exterior of the homes, street, and future plans for the existing house at 8815 must first be approved by the Historic Preservation Commission. If you have any questions, please feel free to contact me at (301) 652-3161.

Sincerely,


Walter Hsu

cc. Pat Parker
Historic Preservation Commission