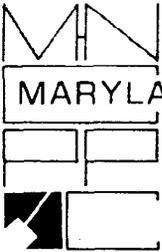


Preliminary Consultation + MAP  
P865, P811 1991 5815 Hawkins Lane  
Hawkins Lane Historic District

Jim Mack  
654-2915  
(H)



File



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

December 13, 1994

Ronald Hsu & Walter Hsu  
8815 Hawkins Lane  
Chevy Chase, Maryland 20815

Dear Messrs. Hsu:

I have reviewed your approved Historic Area Work Permit and after making a site visit, my findings are:

o Your plans for 8815 Hawkins Lane are not yet submitted. As you are aware, changes proposed for this property will require an approved Historic Area Work Permit (HAWP). This is certainly inclusive of any plans for demolition.

o The approved tree save/protection plans for 8813 and 8817 Hawkins Lane submitted by your arborist should be strictly adhered to. I did not observe that tree protection measures were in place, as required. The rural character of Hawkins Lane is an important part of the historicity of Hawkins Lane Historic District. And trees are an important part of this character.

o The HPC approved the use of gravel for new driveways for both 8813 and 8817. Your plans clearly indicate the placement of the driveways for 8813 and 8817(8817 was improperly labelled as 8815). A copy of the approved site plan is attached.

o As part of the approved HAWP applications for 8813 and 8817 Hawkins Lane, you agreed during construction to provide for and assure the continued good maintenance of roadway surfacing for Hawkins Lane. This item was set forth as a condition of approval of the HAWP applications by the HPC.

If you propose change to the driveways for the three properties, you must submit a HAWP application. It is necessary for you to submit a Historic Area Work Permit prior to commencement of construction and for any change to an approved HAWP. As part of this HAWP application, please indicate the revised placement, grading plans and materials proposed.

Again, if this work has already commenced, you will need to file a retroactive HAWP as soon as possible. It is my understanding that you intend to file a HAWP application seeking approval at the January 11, 1995 meeting of the HPC.

If you have any other questions, please call me at (301)495-4570.

Sincerely,

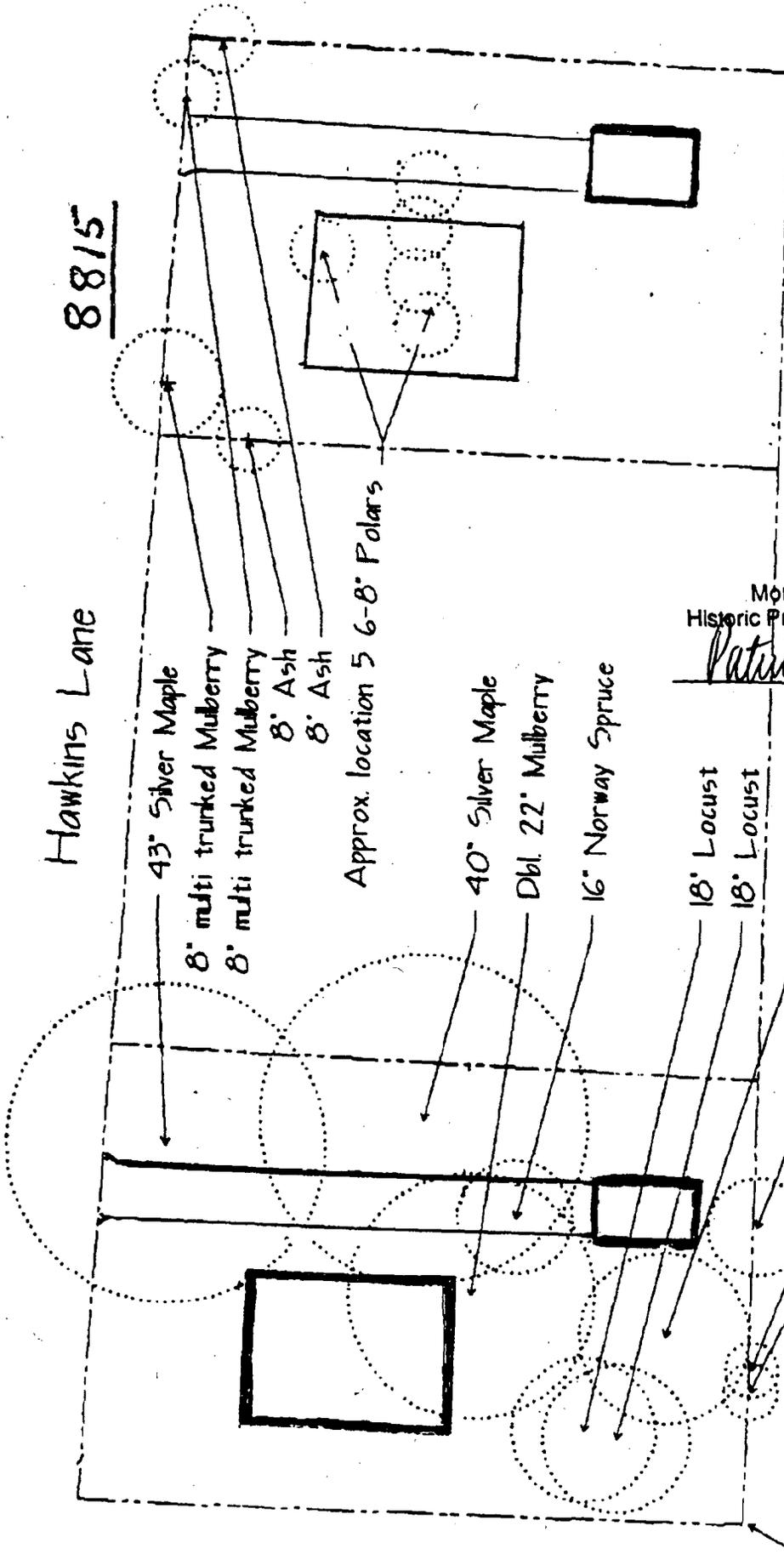
A handwritten signature in cursive script that reads "Patricia Parker". The signature is written in black ink and is positioned above the typed name and title.

Patricia Parker  
Preservation Planner

8813

Hawkins Lane

8815



- 43" Silver Maple
- 8" multi trunked Mulberry
- 8" multi trunked Mulberry
- 8" Ash
- 8" Ash

Approx. location 5 6-8' Polars

- 40" Silver Maple
- Dbl. 22" Mulberry
- 16" Norway Spruce

- 18" Locust
- 18" Locust
- 24" Locust

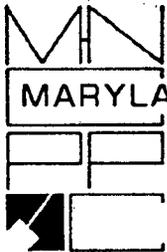
- 12" Mulberry
- 6" Mulberry
- 7" Locust

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



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Patricia Parker*



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

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

DATE: March 25, 1994

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a 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, 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.

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



**Historic Preservation Commission**  
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850  
 217-3625

# APPLICATION FOR HISTORIC AREA WORK PERMIT

*87 Lincoln Highway  
 8813 Hawkins Lane  
 Chevy Chase, Md. 20915*

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER Ronald Hsu & Walter Hsu TELEPHONE NO. (301) 299-3266  
 (Contract/Purchaser) (Include Area Code)  
 ADDRESS 8815 Hawkins Lane, Chevy Chase, MD 20915  
 CITY STATE ZIP  
 CONTRACTOR THE Hsu Companies TELEPHONE NO. (301) 652-3161  
 PLANS PREPARED BY Ronald Hsu CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 TELEPHONE NO. (301) 299-3266  
 (Include Area Code)  
 REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE  
 House Number 8813 Street Hawkins Lane  
 Town/City Chevy Chase Election District \_\_\_\_\_  
 Nearest Cross Street Jones Bridge Rd.  
 Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one)  
 Construct    Extend/Add    Alter/Renovate    Repair    Circle One: A/C    Slab    Room Addition  
 Wreck/Raze    Move    Install    Revocable    Revision    Porch    Deck    Fireplace    Shed    Solar    Woodburning Stove  
 Fence/Wall (complete Section 4)    Other SFD  
 1B. CONSTRUCTION COSTS ESTIMATE \$ \$90,000  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_  
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Peaco  
 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS  
 2A. TYPE OF SEWAGE DISPOSAL    2B. TYPE OF WATER SUPPLY  
 01  WSSC    02 ( ) Septic    01  WSSC    02 ( ) Well  
 03 ( ) Other \_\_\_\_\_    03 ( ) Other \_\_\_\_\_

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL  
 4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
 1. On party line/Property line \_\_\_\_\_  
 2. Entirely on land of owner \_\_\_\_\_  
 3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Walter Hsu 2/15/94  
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED w/conditions For Chairperson, Historic Preservation Commission  
 OISAPPRDVEO \_\_\_\_\_ Signature Albert B. Randall Date \_\_\_\_\_

APPLICATION/PERMIT NO: 9410715000 FILING FEE: \$ \_\_\_\_\_  
 DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_  
 DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_  
 OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**

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

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

Multiple horizontal lines for describing the proposed work, with some faint handwritten notes and a circular stamp on the right side.

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

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

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

Handwritten signature or initials in the lower middle section of the page.



8813 Hawkins Lane  
Chevy Chase, MD. 20815

BUILDING SPECIFICATIONS:

- The exterior dimension of the home will be <sup>28' / 10' x 4'</sup> ~~30~~ foot wide and 38 foot deep.
- The total footprint of the building will be 1120 square feet.
- The home will be a story in a half utilizing a 14' shed dormer in the front and a 26' shed dormer in the rear.
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the front exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony in the rear will be attached off the 1st floor. 26' x 6'.
- The garage will be detached.
  - 12' x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

ALL WINDOWS NO. 1/1 TRIMMED.  
ALL WINDOWS EXCEPT FRONT DOOR  
SHUTTERS ON WINDOWS - 1/4  
NO SHUTTERS ON WINDOWS - 1/4  
PAINT NUMBER - 1/4

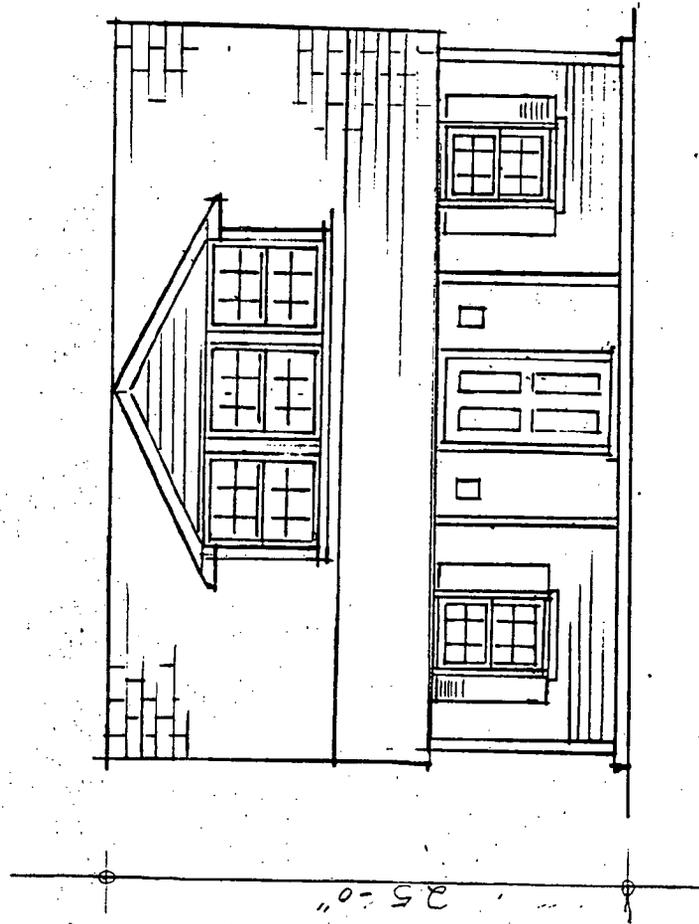
88813



\* ALL TRIM TO BE  
WOOD. 1/4

VIEW FROM PROVEDAWKINS LANE

Montgomery County  
Historic Preservation Commission  
*Kenneth Parker*



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

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



3

SIDE ELEVATION

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

APPROVED

Montgomery County

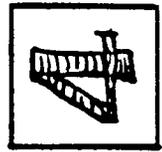
Historic Preservation Commission

*Patricia Parker*



REAR ELEVATION

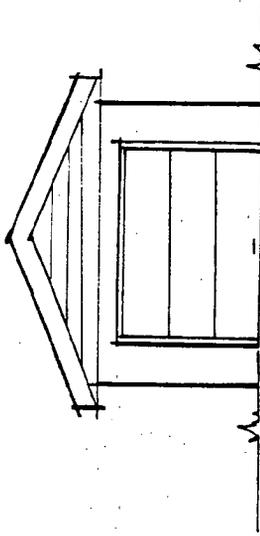
SCALE: 1/8" = 1'-0"



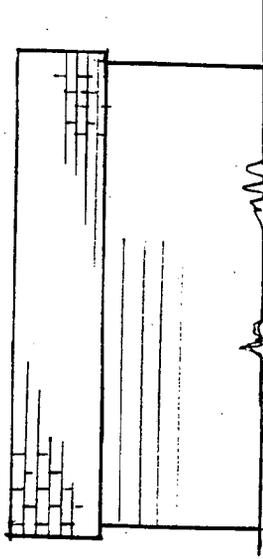
APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Patricia Plank*

GARAGE



FRONT ELEV.  
1/8" = 1'-0"

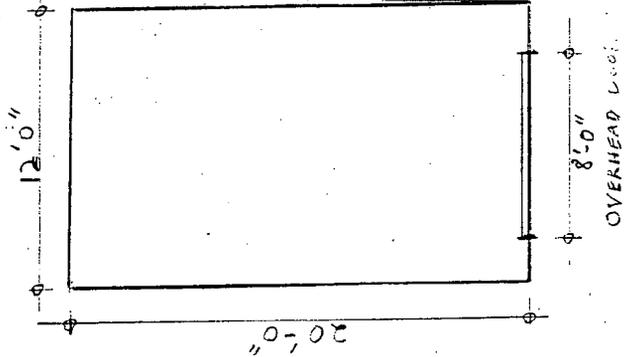
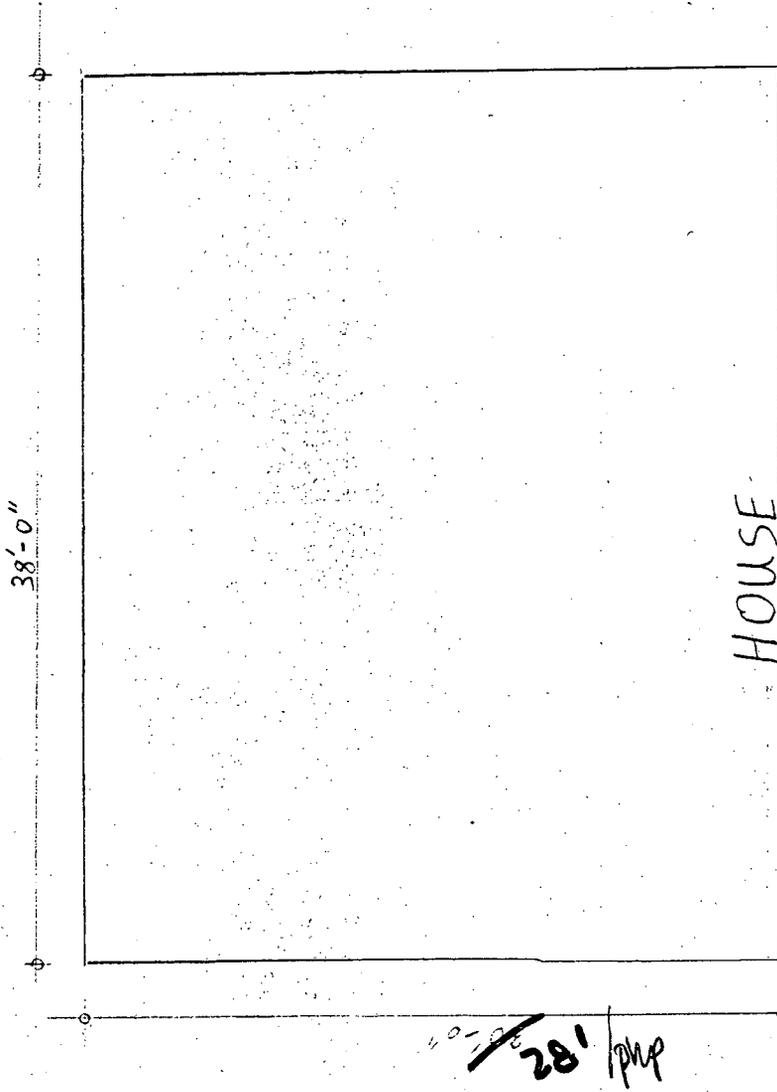


SIDE ELEV  
1/8" = 1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*



DETACHED GARAGE

APPROVED  
 Montgomery County  
 Historic Preservation Commission

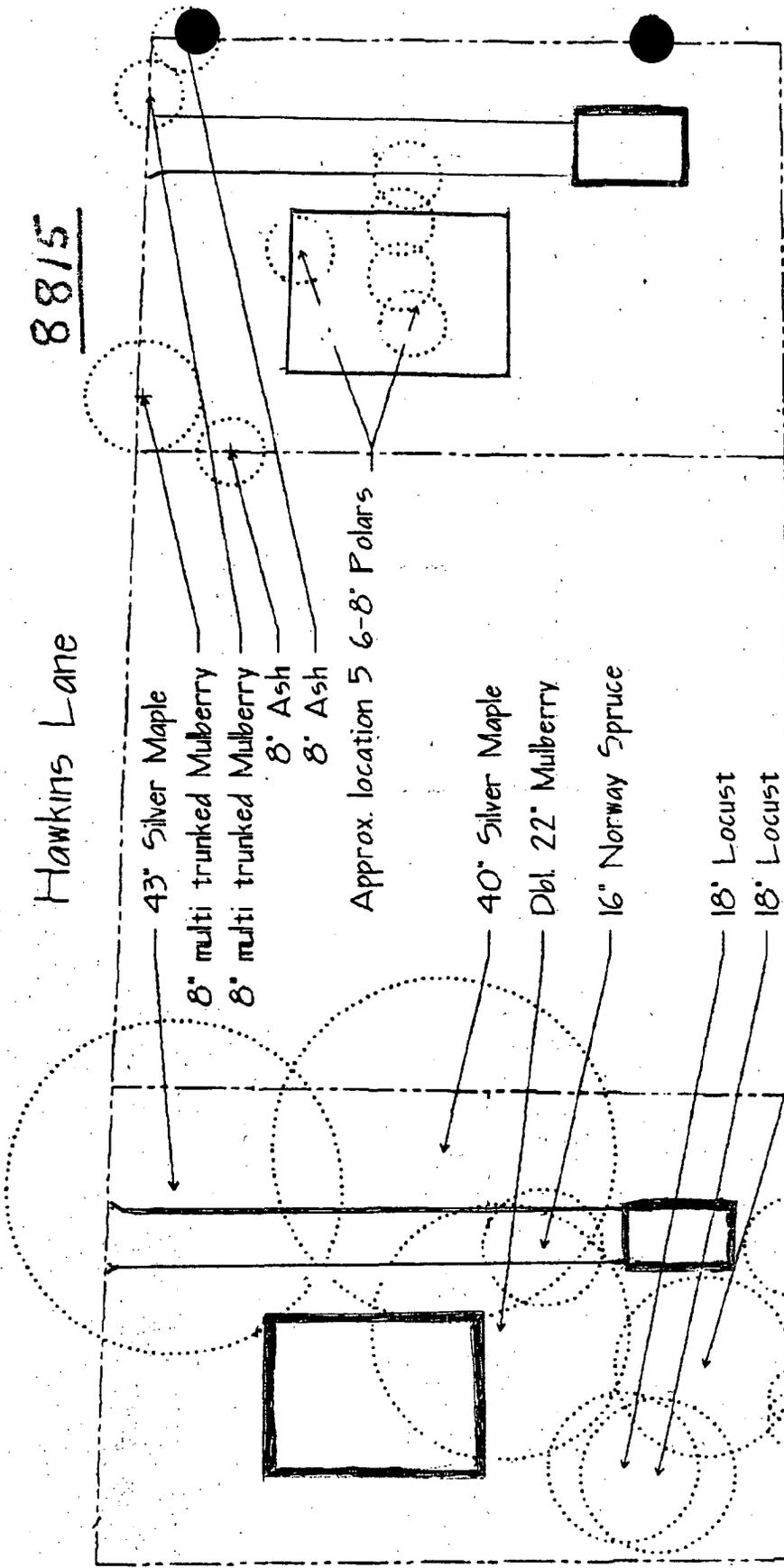
*Patricia Parker*

PLAN VIEW

8813

Hawkins Lane

8815



- 43" Silver Maple
- 8" multi trunked Mulberry
- 8" multi trunked Mulberry
- 8" Ash
- 8" Ash

Approx. location 5 6-8" Polars

- 40" Silver Maple
- Dbl. 22" Mulberry
- 16" Norway Spruce

- 18" 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



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Natuccio Parker*



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

DATE: March 25, 1994

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a 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, 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.

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



# Historic Preservation Commission

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

*Barbara Spence*  
8523 Hawkins Ln.  
Chevy Chase, Md. - 20815

## APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # \_\_\_\_\_

NAME OF PROPERTY OWNER Ronald & Walter Hsu TELEPHONE NO. (301) 652-3161  
(Contract/Purchaser) (Include Area Code)

ADDRESS 8815 Hawkins Lane, Chevy Chase, MD. 20815 STATE MD. ZIP \_\_\_\_\_

CONTRACTOR Hsu Companies TELEPHONE NO. (301) 652-3161

PLANS PREPARED BY Ronald Hsu CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_ TELEPHONE NO. (301) 299-8266  
(Include Area Code)

REGISTRATION NUMBER \_\_\_\_\_

LOCATION OF BUILDING/PREMISE

House Number 8817 Street Hawkins Lane

Town/City Chevy Chase Election District \_\_\_\_\_

Nearest Cross Street Jones Bridge Rd.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Liber \_\_\_\_\_ Folio \_\_\_\_\_ Parcel \_\_\_\_\_

1A. TYPE OF PERMIT ACTION: (circle one) Construct Extend/Add Alter/Renovate Repair Circle One: A/C Slab Room Addition  
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other SFD  
Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ \$90,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeco

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

4A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:  
1. On party line/Property line \_\_\_\_\_  
2. Entirely on land of owner \_\_\_\_\_  
3. On public right of way/easement \_\_\_\_\_ (Revocable Letter Required).

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Walter Hsu Signature of owner or authorized agent (agent must have signature notarized on back) Date 2/15/94

APPROVED X - w/conditions For Chairperson, Historic Preservation Commission  
DISAPPROVED \_\_\_\_\_ Signature Albert B. Randall Date March 25, 1994

APPLICATION/PERMIT NO: 94102150067 FILING FEE: \$ \_\_\_\_\_

DATE FILED: \_\_\_\_\_ PERMIT FEE: \$ \_\_\_\_\_

DATE ISSUED: \_\_\_\_\_ BALANCE \$ \_\_\_\_\_

OWNERSHIP CODE: \_\_\_\_\_ RECEIPT NO: \_\_\_\_\_ FEE WAIVED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



8817 Hawkins Lane  
Chevy Chase, MD. 20815

BUILDING SPECIFICATIONS:

- The dimension of the home will be ~~30~~<sup>28' p/hp</sup> foot wide and 38 foot deep.
- The total footprint of the building will be ~~1120~~<sup>1064 p/hp</sup> square feet.
- The home will be a story in a half, utilizing two 6' dormers in the front and a ~~26'~~<sup>20' p/hp</sup> shed dormer in the rear. **CENTERED** p/hp
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the ~~front~~<sup>side</sup> exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony will be present at the rear of the house off the 2nd floor. 26' x 6'.
- The garage will be detached.
  - 12' x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

APPROVED  
Montgomery County  
Historic Preservation Commission

Patricia Parker

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase Md. 20815

March 21, 1994

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

Dear Ms. Parker:

This is an option in response to your recommendation of the deletion of the rear dormer for the proposed house at 8817 Hawkins Lane. Through conversations with you, I have understood that the problem posed by the rear dormer would be that it gave the house too large of a feeling from the south side. The north side of the house would not be a problem due to the natural slope of the lane. Below are the changes that I will make in my proposal.

- The south side of the rear dormer will be brought further away from the side of the house. It will be 6 feet in. This will make the dormer 20' wide in total.
- The use of the fill dirt taken out of the basement will be used to raise the grading on the south side of the house. This will give the house the feeling of being only two stories. A 6"x 6" pressure treated railroad tie retaining wall will be incorporated.

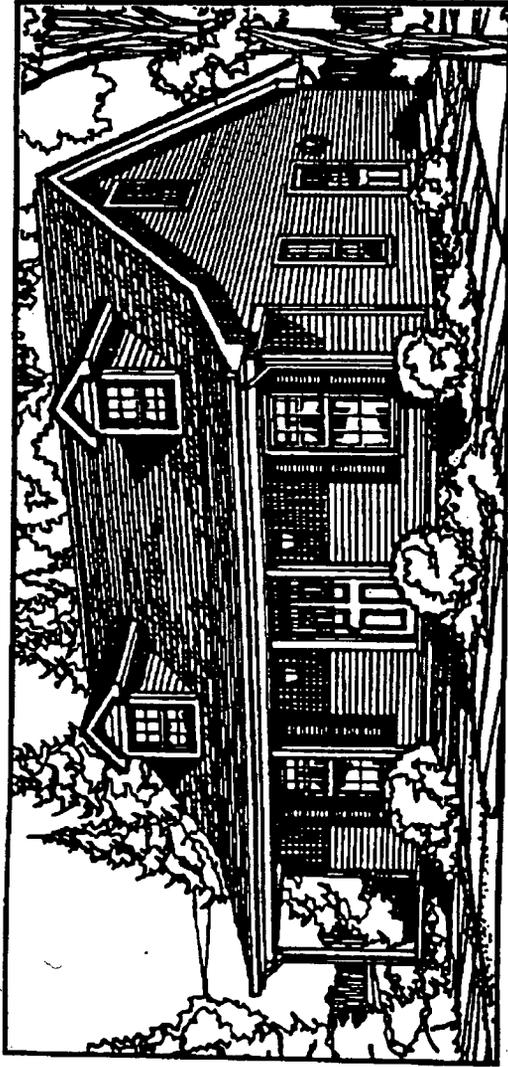
This proposal is respectfully submitted in hopes of obtaining the desperately needed livable space. The walk out basement at 8817 will have no windows and will be unusable and will be unfinished. I have enclosed drawings that I hope will be of help for your staff to better understand the proposal. If you have any questions please feel free to call so that I may better accommodate.

Sincerely,

*Walter Hsu*  
Walter Hsu

\* CENTER DORMER ON REAR ELEVATION / PHP

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



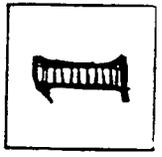
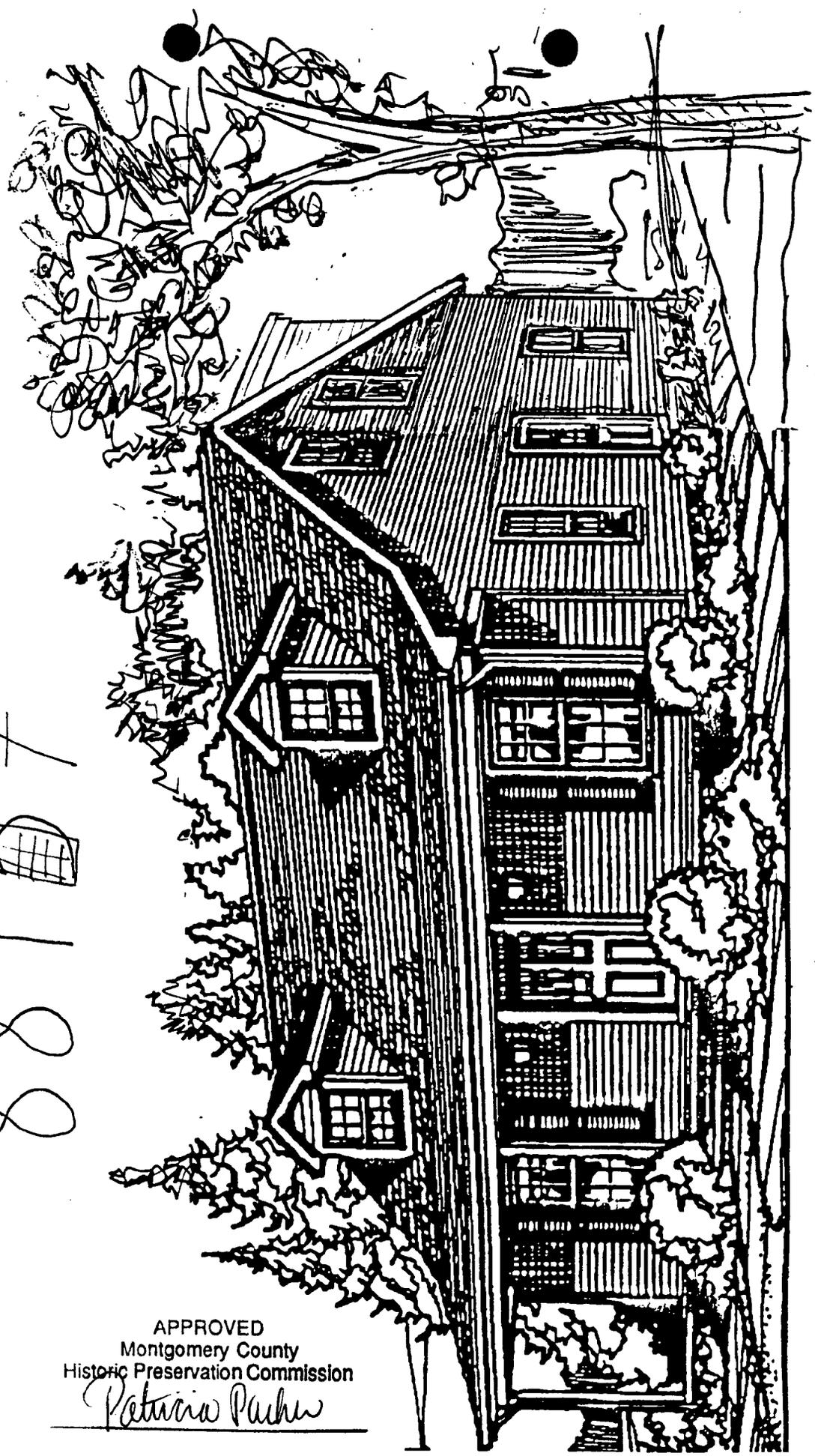
8817 Perspective View from  
Hawkins Lane. Rear dormer will not be  
Visible.

NOTE:  
ALL TRIM -  
1/2" x 1/2"

APPROVED  
Montgomery County  
Historic Preservation Commission

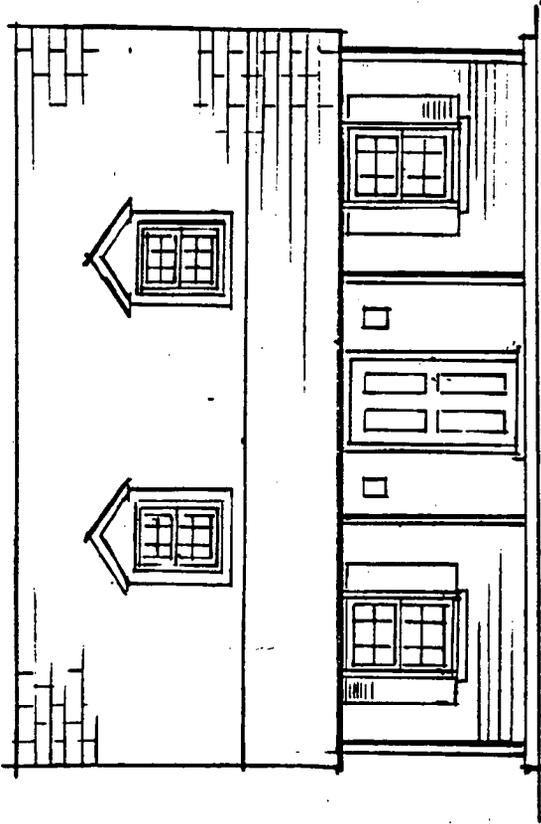
*Patricia Parker*

88117



VIEW FROM HAWKINS LANE

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



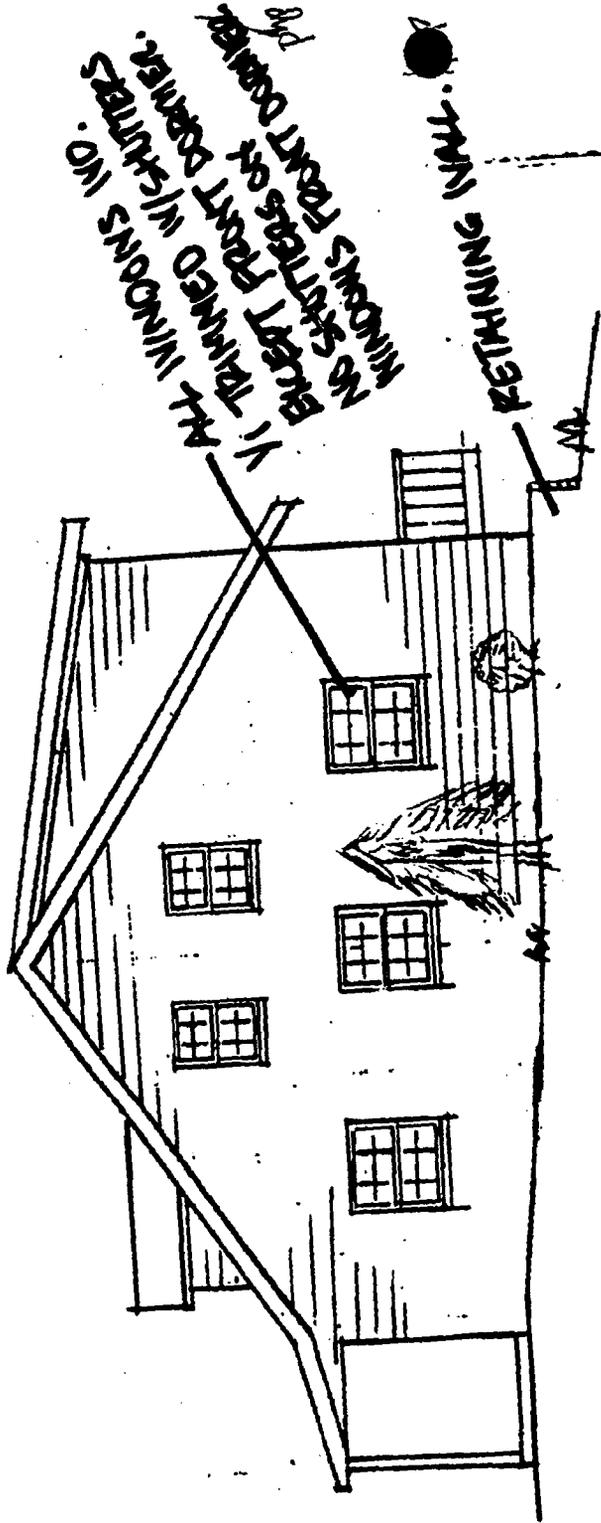
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

0'-5"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*



SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

3

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

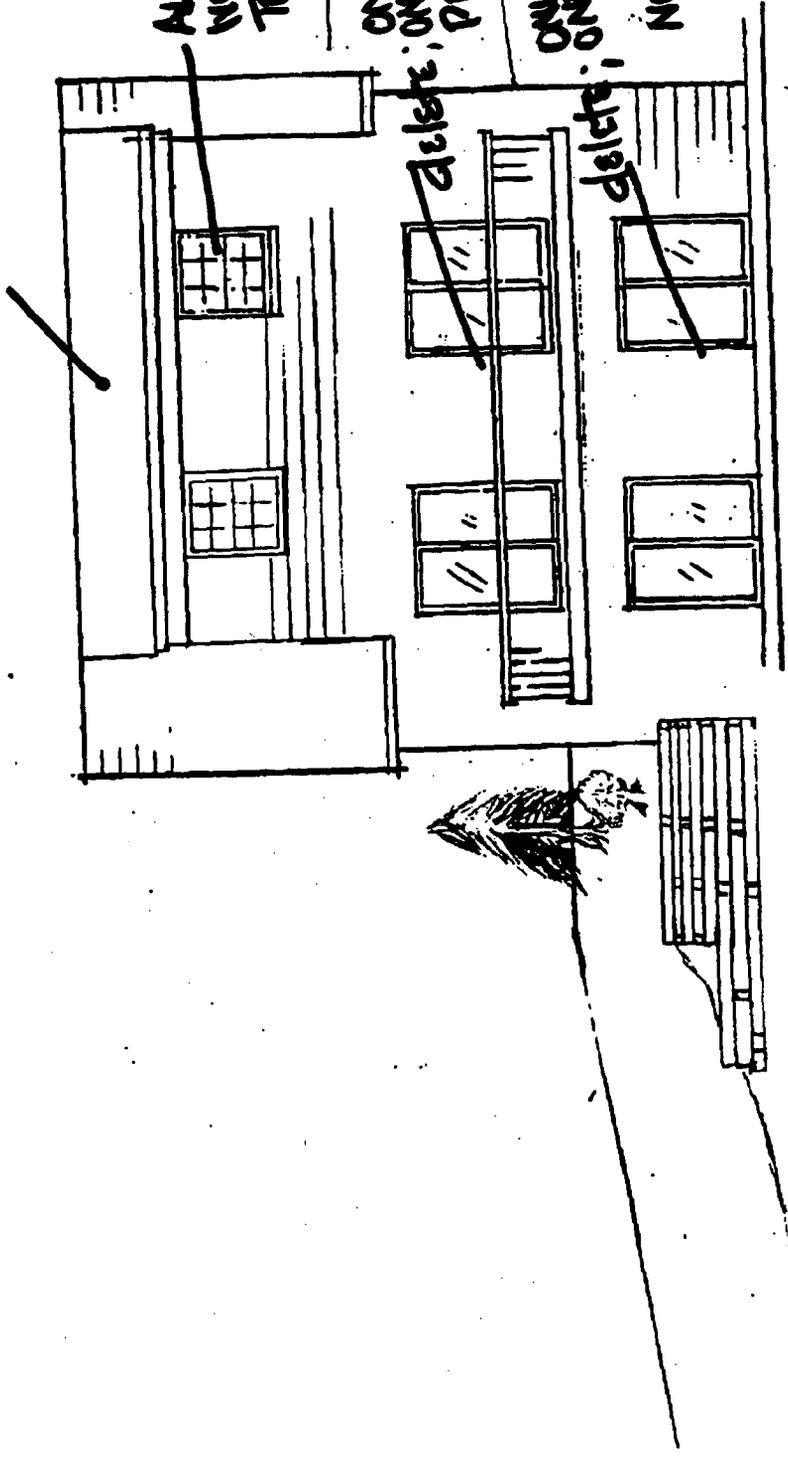
20" REAR DORMER TO BE CENTERED THIS ELEVATION

ALL WINDOWS TO BE WOOD DOUBLE HUNG VI TRIMMED W/ SHUTTERS

ONLY SLIDING GLASS DOOR PER FL.

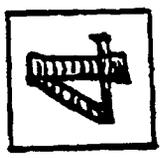
ONLY SLIDING GLASS DOOR PER FL.

NOTE: ALL TRIM TO BE WOOD.



REAR ELEVATION

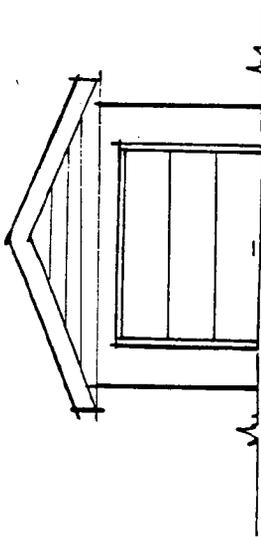
SCALE: 1/8" = 1'-0"



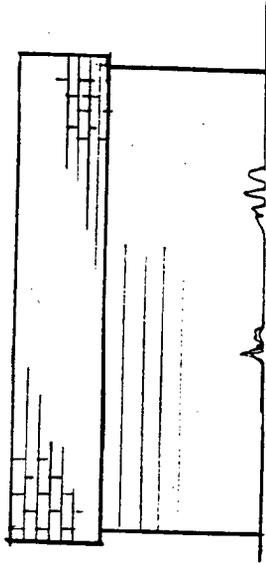
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*



GARAGE



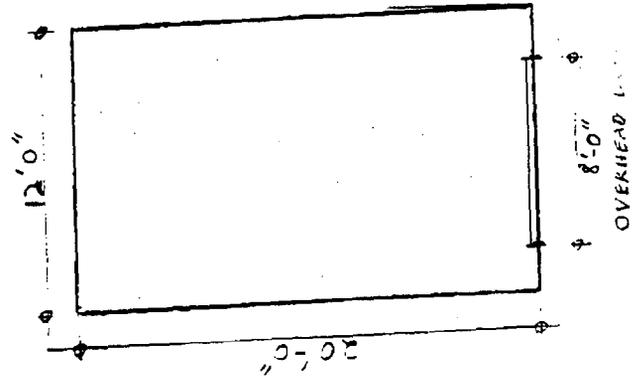
FRONT ELEV.  
1/8" = 1'-0"



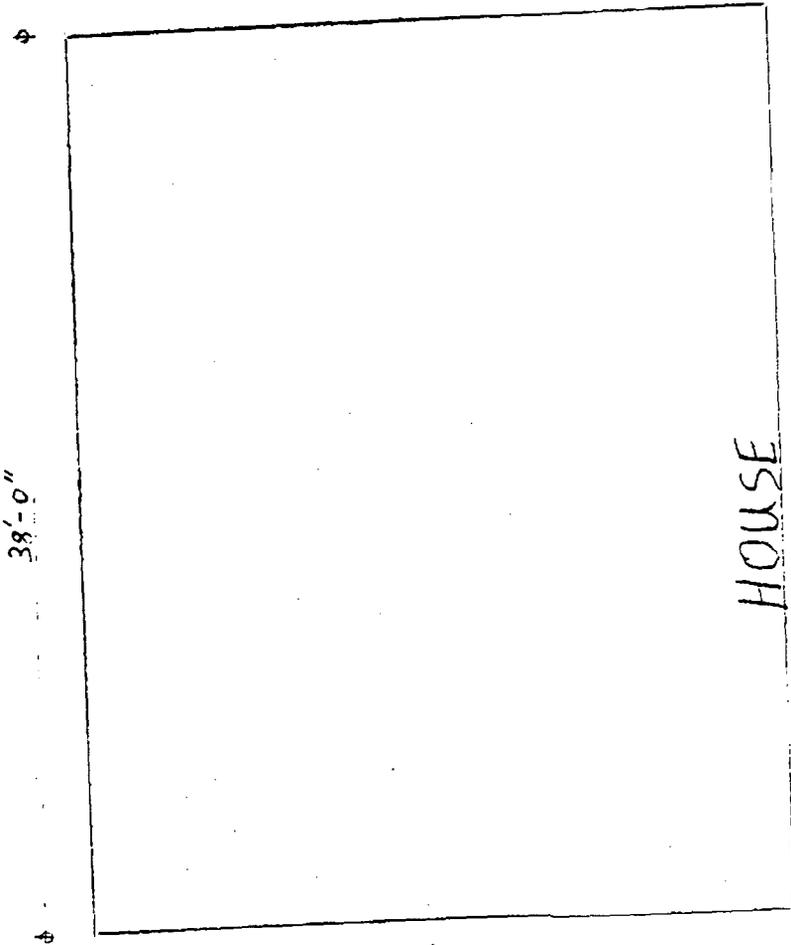
SIDE ELEV.  
1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*



DETACHED GARAGE



PLAN VIEW

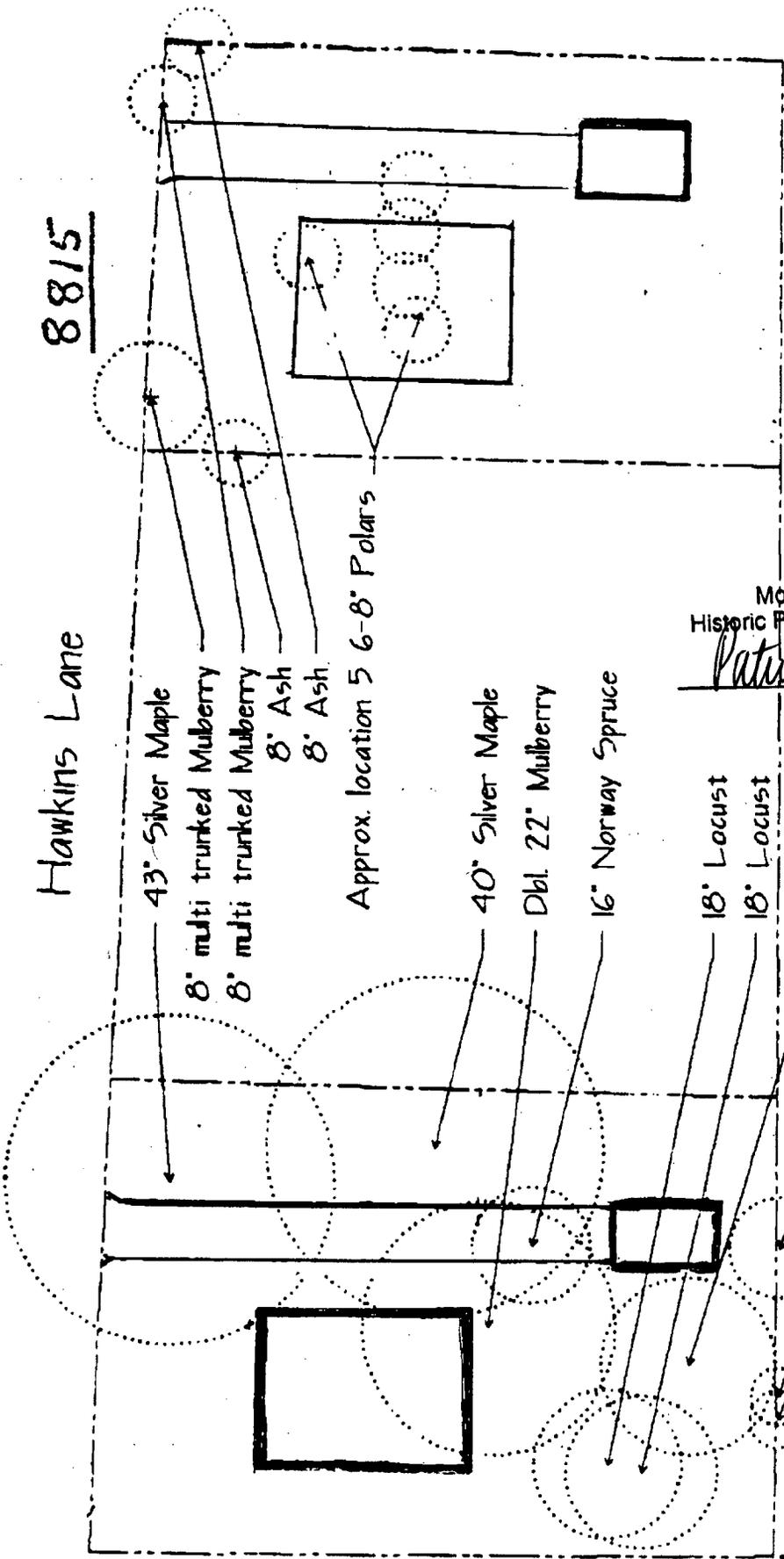
APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*

28' / php

8813

Hawkins Lane

8815



- 43' Silver Maple
- 8' multi trunked Mulberry
- 8' multi trunked Mulberry
- 8' Ash
- 8' Ash

Approx. location 5 6-8' Polars

- 40' Silver Maple
- Dbl. 22' Mulberry
- 16' Norway Spruce

- 18' 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



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Patricia Parker*

## TREE PRESERVATION PLAN

The arborist report is included and will show the need for 7 trees to be removed. Below is the plan that will ensure proper replacement of these resources.

### 8813

#### CURRENT

(1) 16" Norway Spruce  
(1) 22" Mulberry

#### REPLACEMENT

(2) 1.5" Norway Spruce  
(2) 1.5" Mulberry

### 8817

(5) 6-8" Poplars

(5) 1.5" Poplars

The development plan will abide by the plan set forth in the arborist report done by Mr. Todd Bolton. The setting of the houses was done to minimize disturbance to existing vegetation and to increase the distance between the neighboring houses.

APPROVED  
Montgomery County  
Historic Preservation Commission

Patricia Parker

Todd Bolton  
ASSOCIATES, Inc.

Integrating  
Nature with Development

February 8, 1994

Arborists Report  
Property of Mr. & Mrs. Hsu  
Located on Hawkins Lane  
Chevy Chase, MD

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

The attached drawing indicates the location, size, and species of the trees on the proposed building lots. The rectangles of line-dash-line represent the approximate house size of 25 by 40 feet. Zoning code requires front and rear lot setbacks of 25 ft. Side to side requirements are 25 foot total, with neither side being less than 8 ft. The dotted circles represent what MNCPPC considers the "critical root zone". This is the area within which construction activities will be most likely to cause serious damage to the trees. My statements regarding removals reflect the need for at least 8 to 10 ft. of space surrounding the footprint for heavy equipment operation and grading.

These limitations on house siting suggest that at least 4 and probably all 5 poplars located in the center of the northernmost lot will need to be removed. Poplars are known for their tender root systems. Although the house on this lot might be set back far enough that the front tree does not need to be removed the roots would sustain significant damage. The damage would probably cause serious decline and the eventual death of this tree.

The southern lot has more trees of larger caliper. Most of them are not within the areas that need to be severely impacted by the construction process. Prudence would suggest the removal of the double 22" Mulberry and 16" Spruce. The remaining trees should not be too severely impacted if an effective tree protection plan is developed and *enforced*. This plan should include some form of preemptive root pruning prior to heavy machinery entering the site.

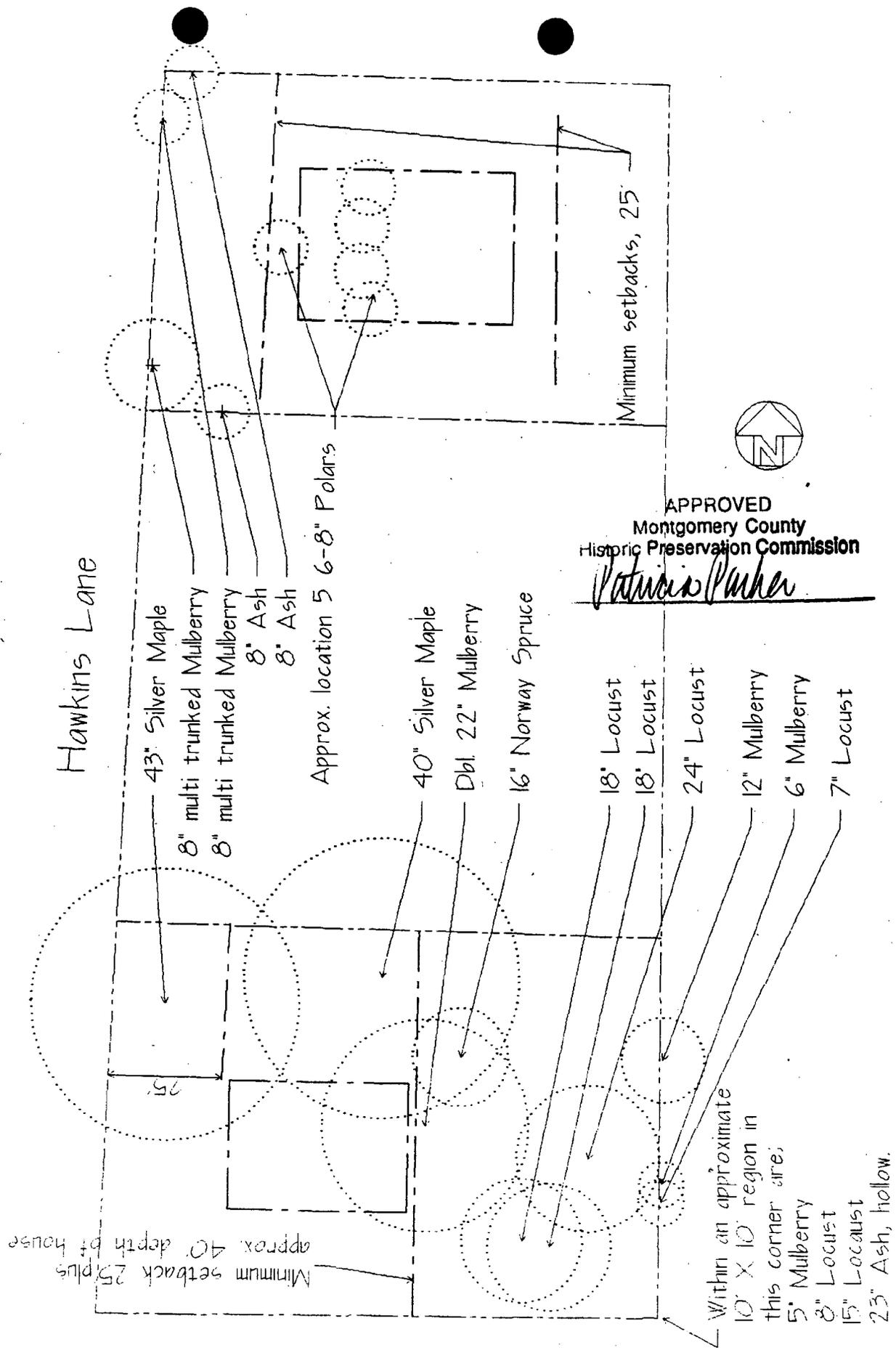
On lots of this size it is my opinion that several factors must be considered when determining the number, size, and location of replacement plantings. These factors include: true need for removal, energy savings, eventual canopy closure, privacy, garden light requirements, general aesthetics,

The southern lot is almost entirely under tree canopies. Mulberrys are considered an invasive exotic of minimal worth and considerable nuisance value. The Spruce is of aesthetic value but unluckily placed. I suggest that the replacement plantings should consist of: one full size evergreen, Spruce or Pine, in the southeastern corner of the property, 12 to 14 feet from the road near the property line, and 2 overstory deciduous trees, Red Oaks or Sugar Maples, between the proposed house and the southern property

boundary. My recommendation for the northern lot are four or five overstory deciduous in a staggered line along the southern boundary between the proposed house and the existing one.

The limited number of replacements is based on the factors mentioned above. Planting deciduous trees on the southern side of buildings will eventually produce reductions in cooling costs as well as providing the feeling of privacy. The evergreen placement is a typical planting for neighborhoods of this age. The plantings on the northern lot have similar reasons but are limited in number to allow the purchasers some unshaded land for gardening towards the rear of the lot. Crowding any greater number of trees on these lots would create intense competition leading to stressed conditions and poor tree health.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



Hawkins Lane

- 43" Silver Maple
- 8" multi trunked Mulberry
- 8" multi trunked Mulberry
- 8" Ash
- 8" Ash

Approx. location 5 6-8" Polars

- 40" Silver Maple
- DbL 22" Mulberry
- 16" Norway Spruce

- 18" 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.

Minimum setback 25' plus approx. 40' depth of house

Minimum setbacks, 25'



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Victoria Parker*

BOARD OF APPEALS  
for  
MONTGOMERY COUNTY

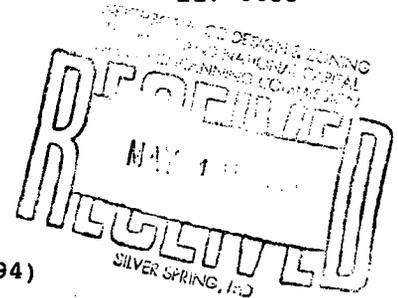
Stella B. Werner Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

Telephone  
Area Code 301  
217-6600

Case No. A-4067

APPEAL OF GREENBRIAR HOMES, INC.  
(by: Richard Drummond)

RESOLUTION TO DISMISS APPEAL  
(Resolution adopted May 10, 1994)  
(Effective date of Resolution, May 13, 1994)



In Case No. A-4067, the appellant charges administrative error on the part of the Historical Preservation Commission in its decision to grant a Historic Area Work Permit for new construction dated March 23, 1994, contending that Section 24A-8 of the Montgomery County Code was misinterpreted.

The subject properties are located at 8813 (Parcel N865) and 8817 (Parcel 811) Hawkins Lane, Chevy Chase, Maryland in an R-90 Zone.

On May 10, 1994, the Board received correspondence from the appellant, Richard Drummond, President, Greenbriar Homes, Inc., which states, in part:

"... Greenbriar Homes does hereby, without prejudice, agree to drop its appeal for the homes located at P865 and P811 commonly known as 8817 and 8813 on Hawkins Lane, in Chevy Chase, Maryland. Case # A-4067."

The request was considered by the Board which found that the request is in accordance with the Montgomery County Zoning Ordinance and the Rules of Procedure for the County Board of Appeals. Therefore,

BE IT RESOLVED by the Board of Appeals for Montgomery County, Maryland, that pursuant to written request in the above-entitled case, Case No. A-4067, Appeal of Greenbriar Homes, Inc., by Richard Drummond, shall be, and hereby is dismissed with prejudice.

The foregoing Resolution was proposed by K. Lindsay Raufaste and concurred in by William Green, Helen R. Strang, Allison Bryant and Judith B. Heimann, Chairman.

Entered in the Opinion Book  
of the Board of Appeals for  
Montgomery County, Maryland,  
this 13th day of May, 1994.

  
Irene H. Gurman  
Clerk to the Board

**DRAFT**

**HISTORIC PRESERVATION COMMISSION**

of

**MONTGOMERY COUNTY**

**8787 Georgia Avenue  
Silver Spring, Maryland 20910**

**301-495-4570**

Case no.: 37/3-94J

Received: April 22, 1994

Public Appearance: May 11, 1994

Before the Montgomery County Historic Preservation Commission

Application of Bradley H. Blower  
6912 Westmoreland Avenue, Takoma Park

**DECISION AND OPINION OF THE COMMISSION**

Decision of the Commission: DENY the Applicant's proposal to demolish a shed.

Commission Motion: At the May 11, 1994 meeting of the Historic Preservation Commission, Commissioner Booth presented a motion to deny the application to demolish a shed. Commissioner Kousoulas seconded the motion. Commissioners Bienenfeld, Brenneman, Booth, Kousoulas, Lanigan, Randall and Trumble voted in favor of the motion. Commissioner Clemmer abstained. Commissioner Harris was absent. The motion was passed 7-0-1.

**SUMMARY OF APPLICATION AND BACKGROUND OF 6912 WESTMORELAND AVENUE**

The following terms are defined in Section 24A-2 of the Code:

Exterior features: The architectural style, design and general arrangement of the exterior of an historic resource, including the color, nature and texture of building materials, and the type or style of all windows, doors, light fixtures, signs or other similar items found on or related to the exterior of an historic resource.

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the histor-

ical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

On April 22, 1994, Bradley H. Blower (applicant) applied for a Historic Area Work Permit (HAWP) to demolish a shed at the rear of 6912 Westmoreland Avenue, a Bungalow-style house which was built circa 1910-20s and designated a contributing resource in the Takoma Park Historic District.

The shed which the applicant proposed to demolish is approximately 10'3" by 18'3" and is located 7'6" behind the house. The applicant's written description of the project claimed that the "shed is rotted, termite-infested and waterlogged after rains." The applicant also wrote that "Although it [the shed] may be older structure (it is made of wood), in current shape it has no historic value."

A statement of historic and architectural significance of the Takoma Park Historic District, as incorporated in the Master Plan amendment adopted October 11, 1990, is as follows:

Takoma Park is historically significant as both an early railroad suburb and a streetcar community. It was one of the earliest railroad suburbs of Washington - second after Linden was established in 1873. The community was given new lifeblood in the early-20th century with the opening of streetcar lines, which led to the development of new subdivisions in Takoma Park.

Before 1883, the area that became Takoma Park was used for farming and vacation homes for Washingtonians. A few houses from this period still exist. In 1883, Benjamin Franklin Gilbert, a Washington real estate promoter, purchased a 90-acre farm for the establishment of Takoma Park. Gilbert promoted the healthy quality of Takoma Park's natural environment -- fresh water, trees, and a high elevation to escape the malaria-ridden District of Columbia. These natural features continue to define and enhance the community today.

The Craftsman and Bungalow styles are closely connected and became widely accepted during the 1910's-1920's in this country. Originally developed in California and carried to their highest artistic expression there by the Greene Brothers architects, Craftsman and Bungalow designs were published and widely disseminated through House Beautiful, the Ladies Home Journal, Good Housekeeping, Architectural Record, and Bungalow Magazine. Within the district boundaries, 46% of the residences are in these designs.

A number of buildings in the Takoma Park Historic District have associated ancillary structures. Some of these structures are

specifically noted in the Master Plan amendment, while many others are not.

#### EVIDENCE IN THE RECORD

Copies of the applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were distributed to Commissioners on May 4, 1994.

HPC staffperson Patricia Parker presented 35mm slides of the property and testified that the application was for demolition of a shed behind a contributing historic resource in the Takoma Park Historic District.

The staff recommended that the application be approved and be found to be consistent with the purposes of Chapter 24A and the Secretary of the Interior's Standards for Rehabilitation. Staff's main argument in favor of demolition was the location of the shed - behind the house and only partially visible from the public right-of-way. Staff also noted that the resulting open space would be compatible with the character of the Takoma Park Historic District.

The applicant was not present at the Commission meeting and did not present any testimony - either written or oral.

Chairperson Randall asked staff about the age and condition of the shed. Staff did not have precise information about the exact date of construction for the shed, but felt that it may have been constructed after the house - which dates from the 1920s - as it has a concrete block foundation. Staff also stated that the shed is suffering from neglect, but could be salvaged.

Chairperson Randall expressed concern about demolishing an ancillary structure which may be contemporary with the main historic resource. This could set a precedent for the demolition of barns, sheds, carriage houses and other older outbuildings and for removal of historic fabric from the historic districts.

Commissioner Booth also expressed concern about setting a precedent and commented that, if there was additional information about the termite infestation of the structure, its deterioration, or about its date of construction, he might feel more comfortable with the idea of demolition. However, without that information, he could not support the proposal.

Commissioner Lanigan stated that she agreed with Commissioner Booth's concerns about precedent and that she felt that demolition of the shed would be contrary to the Secretary of the Interior's Standards.

Commissioner Brenneman felt that the shed might be contemporary with the house as the siding is similar and it appears that the

house also has a concrete block foundation. He was not comfortable with the demolition.

Commissioner Clemmer, although generally not in favor of demolition of historic structures, felt that the Commission should carefully consider its decision in this matter. He questioned the significance of this particular building.

Commissioner Kousoulas added that he felt the shed was important to the setting of the resource and that it helped to interpret how the site was utilized historically.

#### **CRITERIA FOR APPROVAL AND FINDINGS OF THE COMMISSION**

The criteria which the Commission must evaluate in determining whether to deny a Historic Area Work Permit application are found in Section 24a-8(a) of the Montgomery County Code, 1984, as amended.

Section 24a-8(a) provides that:

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 or 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.

The Commission finds that:

1. As proposed in the HAWP application, the demolition of the shed behind 6912 Westmoreland Avenue would be detrimental to the preservation and protection of the Takoma Park Historic District.
2. Ancillary sheds, some of which were used as garages, are typical of early 20th century neighborhoods, and are characteristic of the Takoma Park Historic District.
3. Removal of ancillary structures which are contemporary with the development of the neighborhood detracts from the overall understanding of how these communities existed and were utilized.
4. Demolition of this shed would destroy historic fabric in an historic district, would provide a false picture of the history of the neighborhood, and would be inconsistent with the purposes of Chapter 24A.
5. Insufficient data was submitted in this case regarding the age and physical condition of the structure to justify demolition.

The Commission was guided in its decision by Chapter 24A and by the Secretary of the Interior's Standards for Rehabilitation.

#### CONCLUSION

Based on the evidence in the record and the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, 1984, as amended, the Commission must deny the application of Bradley H. Blower to demolish a shed behind the contributing historic resource located at 6912 Westmoreland Avenue, in the Takoma Park Historic District.

In analyzing whether the criteria have been met, the Commission evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987. In particular, Standard #2 is found to be applicable:

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.

Based on these facts and findings, and having heard and carefully considered all of the testimony and exhibits contained in the record, it is the decision of the Montgomery County Historic Preservation Commission that the proposal by Bradley H. Blower to demolish a shed at 6912 Westmoreland Avenue be DENIED.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

\_\_\_\_\_  
Albert B. Randall, Chairperson  
Montgomery County Historic  
Preservation Commission

\_\_\_\_\_  
Date

*Greenbriar Homes, Inc*

1000 16th St., N.W.  
Lower Level  
Washington, D.C. 20036  
(202) 833-8845  
(202) 833-8846 Fax

March 8, 1994

Ms. Gwen L. Marcus  
Historic Preservation Coordinator  
M.N.C.P.P.C.  
8787 Georgia Ave.  
Silver Spring, MD 20910

Dear Gwen:

I am writing you concerning the scheduled Historic Area Work Permit hearing for the two Hsu lots on Hawkins Lane in Chevy Chase, Maryland.

It has come to my attention by way of Mr. Walter Hsu, that the meeting for the proposed construction of two new homes on these lots is scheduled for Wednesday March 9, 1994. As of today I have yet to receive any formal notification of meeting of the commission nor have I received any information regarding the plans for development on these two lots, both of which directly abut my property located at 4111 Jones Bridge Road.

Given the fact that I, as an adjoining property owner, will be affected to the greatest degree by this proposed development, in conjunction with insufficient time to review the plans for the new construction, I am hereby asking that this particular work permit hearing be postponed, until such time that I have had a reasonable period to study the effects this development will have on my property.

Your immediate attention to this portentous matter will be greatly appreciated.

Sincerely,



Richard R. Drummond  
Greenbriar Homes

cc. Mr. Anthony DuVol, Ridgeway & Griffith Attorneys  
Mr. Albert B. Randall, Chairperson Montgomery County HPC



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

DATE: March 25, 1994

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a 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, 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.

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

8813 Hawkins Lane  
Chevy Chase, MD. 20815

BUILDING SPECIFICATIONS:

- The exterior dimension of the home will be ~~30~~<sup>25' / 10' p</sup> foot wide and 38 foot deep.
- The total footprint of the building will be 1120 square feet.
- The home will be a story in a half utilizing a 14' shed dormer in the front and a 26' shed dormer in the rear.
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the front exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony in the rear will be attached off the 1st floor. 26' x 6'.
- The garage will be detached.
  - 12' x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

88813

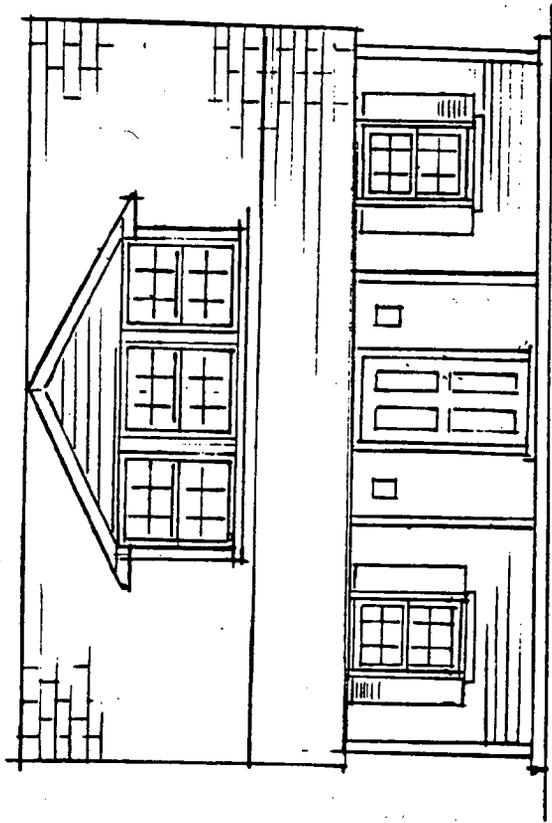
ALL WINDOWS NO. 1/1 TRIMMED  
ALL WINDOWS EXCEPT FRONT DOORWAY  
1/4 SHUTTERS ON WINDOWS  
NO SHUTTERS ON WINDOWS - JHP



\* ALL TRIM TO BE  
NEED. JHP

VIEW FROM APPROVED HAWKINS LANE

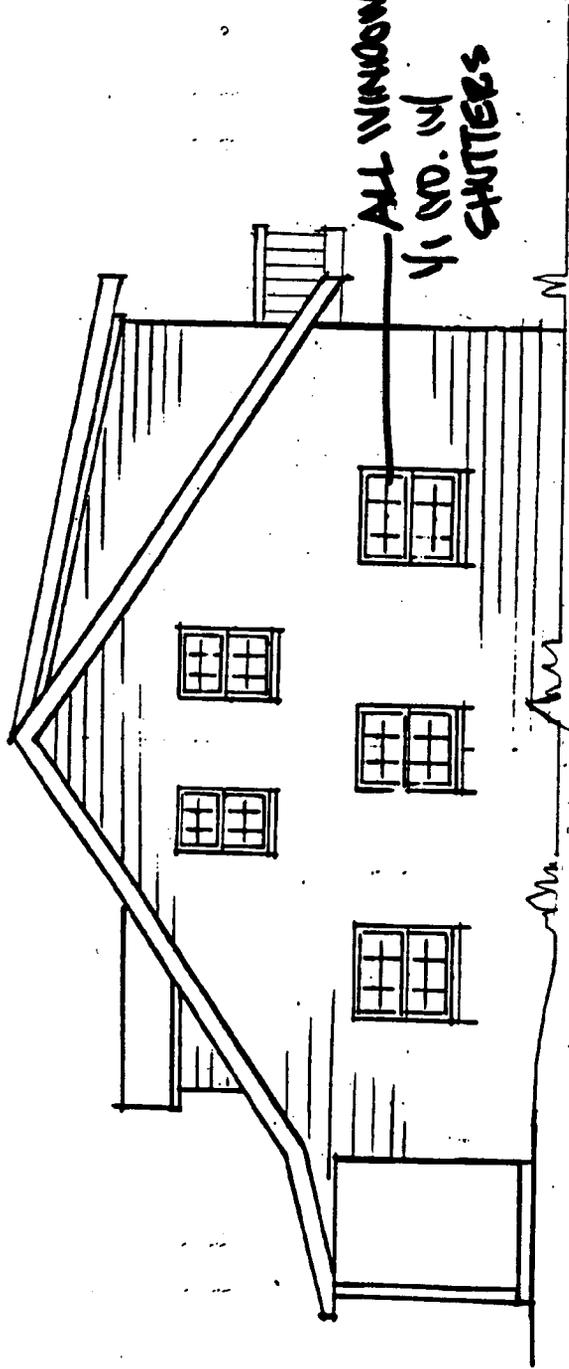
Montgomery County  
Historic Preservation Commission  
*Katrina Parker*



25'0"

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

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



SIDE ELEVATION

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

APPROVED

Montgomery County  
Historic Preservation Commission

*Patricia Parker*





DELETE: ONLY ONE SLIDING GLASS DOOR PER FL. (php)

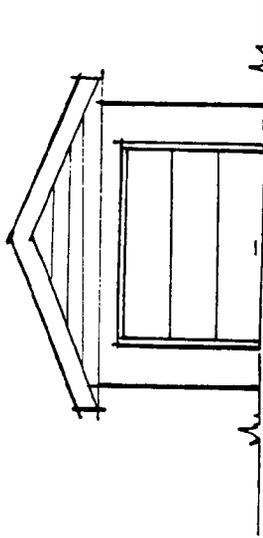
WINDOWS OF TRADITIONAL CONFIGURATION & SIZE. (php)

REAR ELEVATION  
SCALE: 1/8" = 1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*

GARAGE



FRONT ELEV.  
1/8" = 1'-0"

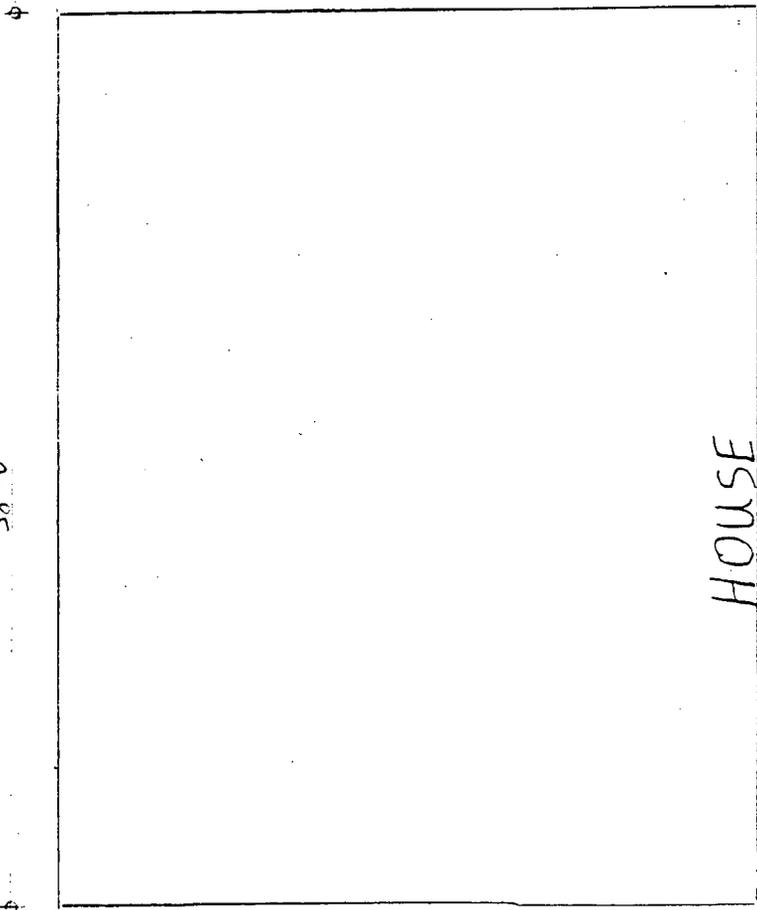


SIDE ELEV.  
1/8" = 1'-0"



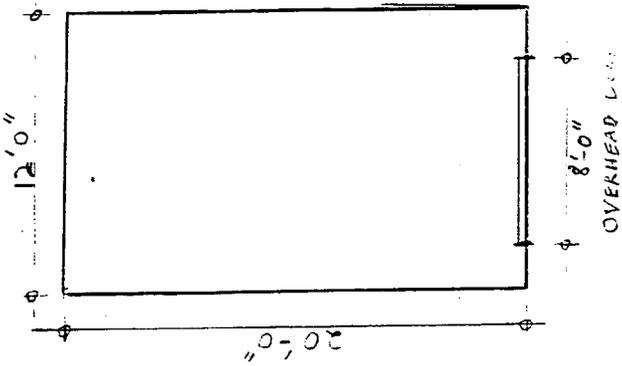
APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*

38'-0"



HOUSE

28' / PMP



DETACHED GARAGE

APPROVED  
 Montgomery County  
 Historic Preservation Commission

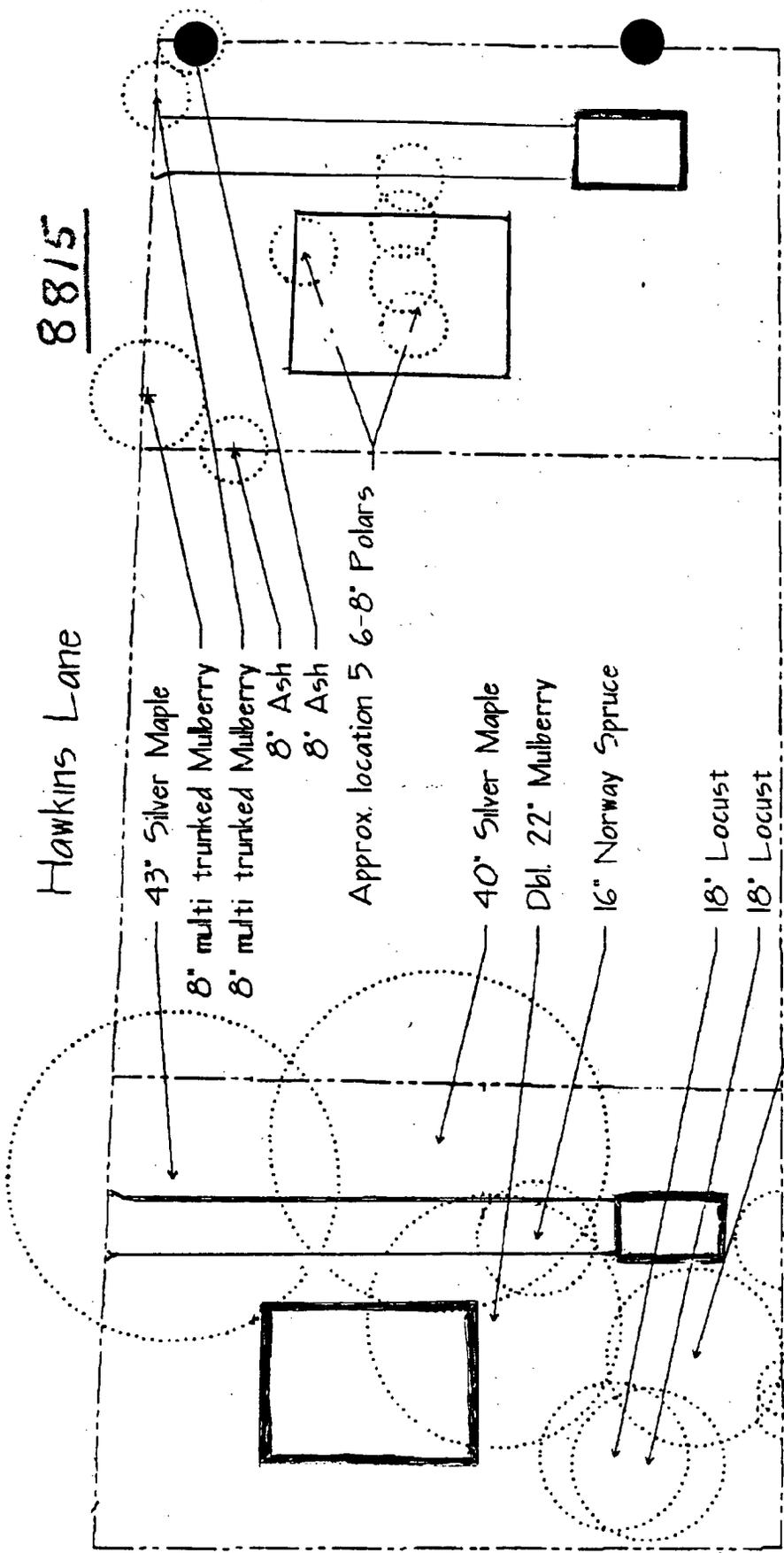
*Patricia Parker*

PLAN VIEW

8813

Hawkins Lane

8815



- 43" Silver Maple
- 8" multi trunked Mulberry
- 8" multi trunked Mulberry
- 8" Ash
- 8" Ash

Approx. location 5 6-8" Polars

- 40" Silver Maple
- Db. 22" Mulberry
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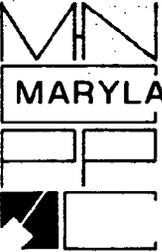
- 12" Mulberry
- 6" Mulberry
- 7" Locust

Within an approximate 10' X 10' region in this corner are:

- 5" Mulberry
- 8" Locust
- 15" Locust
- 23" Ash, hollow



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*



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

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

DATE: March 25, 1994

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

8817 Hawkins Lane  
Chevy Chase, MD. 20815

BUILDING SPECIFICATIONS:

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- The total footprint of the building will be 1120 square feet.
- The home will be a story in a half, utilizing two 6' dormers in the front and a ~~26'~~<sup>20' PW</sup> shed dormer in the rear. **CENTERED** • /phy
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the ~~front~~<sup>side</sup> exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony will be present at the rear of the house off the 2nd floor. 26' x 6'.
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  - 12' x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase Md. 20815

March 21, 1994

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

Dear Ms. Parker:

This is an option in response to your recommendation of the deletion of the rear dormer for the proposed house at 8817 Hawkins Lane. Through conversations with you, I have understood that the problem posed by the rear dormer would be that it gave the house two large of a feeling from the south side. The north side of the house would not be a problem due to the natural slope of the lane. Below are the changes that I will make in my proposal.

- The south side of the rear dormer will be brought further away from the side of the house. It will be 6 feet in. This will make the dormer 20' wide in total.
- The use of the fill dirt taken out of the basement will be used to raise the grading on the south side of the house. This will give the house the feeling of being only two stories. A 6"x 6" pressure treated railroad tie retaining wall will be incorporated.

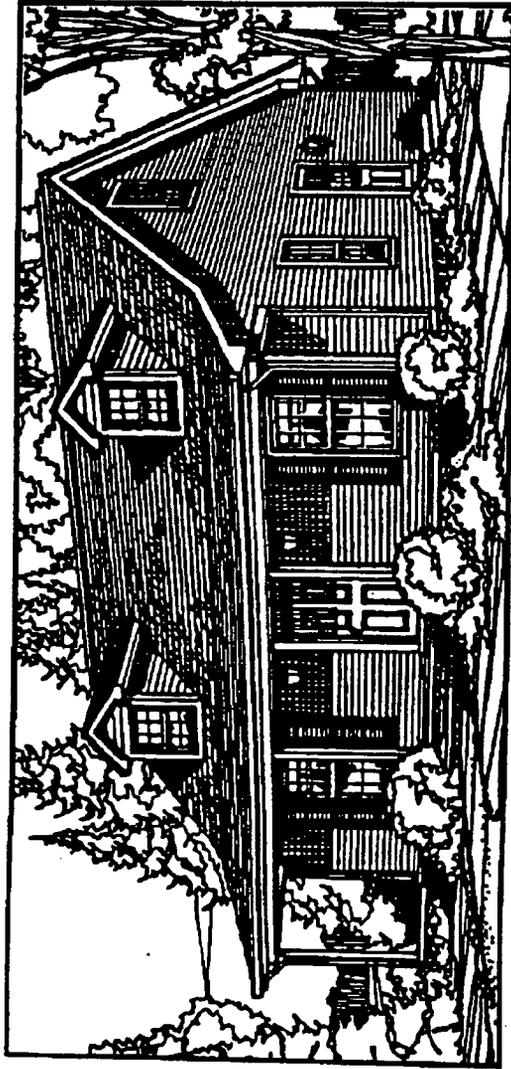
This proposal is respectfully submitted in hopes of obtaining the desperately needed livable space. The walk out basement at 8817 will have no windows and will be unusable and will be unfinished. I have enclosed drawings that I hope will be of help for your staff to better understand the proposal. If you have any questions please feel free to call so that I may better accommodate.

Sincerely,

*Walter Hsu*  
Walter Hsu

**\* CENTER DORMER ON REAR ELEVATION, PHP**

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



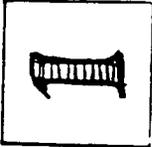
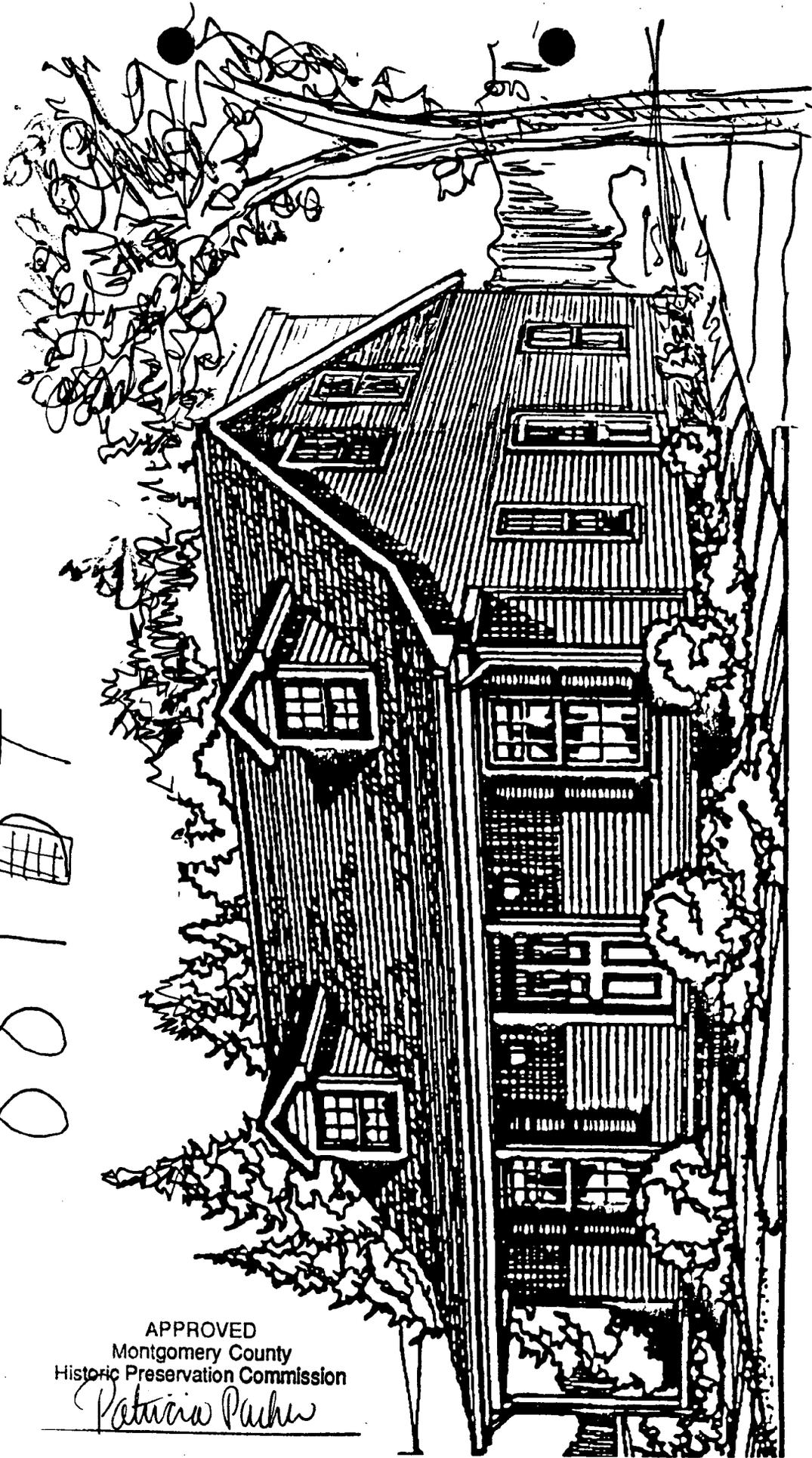
8817 Perspective View from  
Hawkins Lane. Rear dormer will not be  
Visible.

NOTE:  
ALL TRIM -  
to be added

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

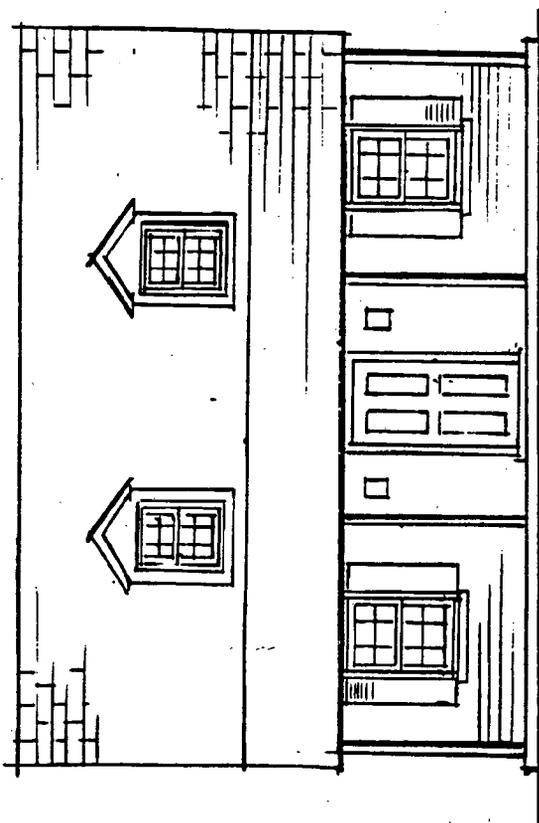
88117



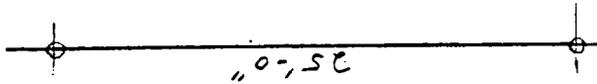
VIEW FROM HAWKINS LANE

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*



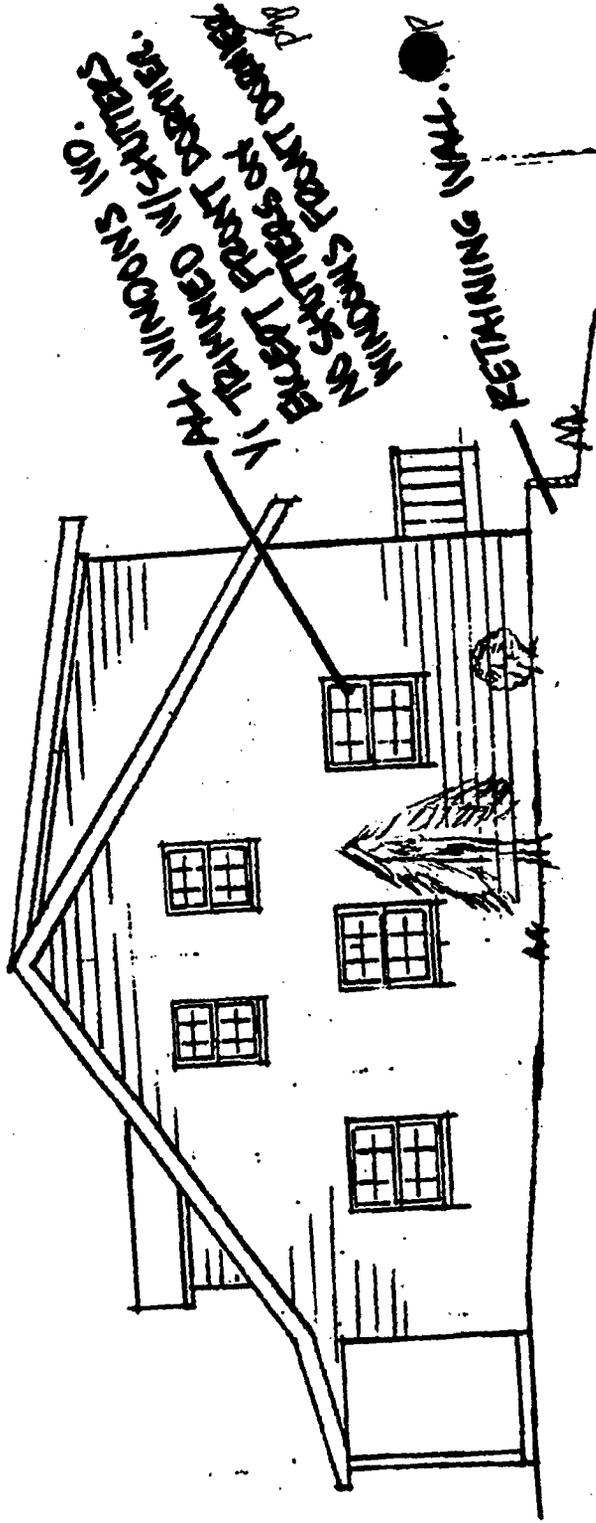
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*



3

SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

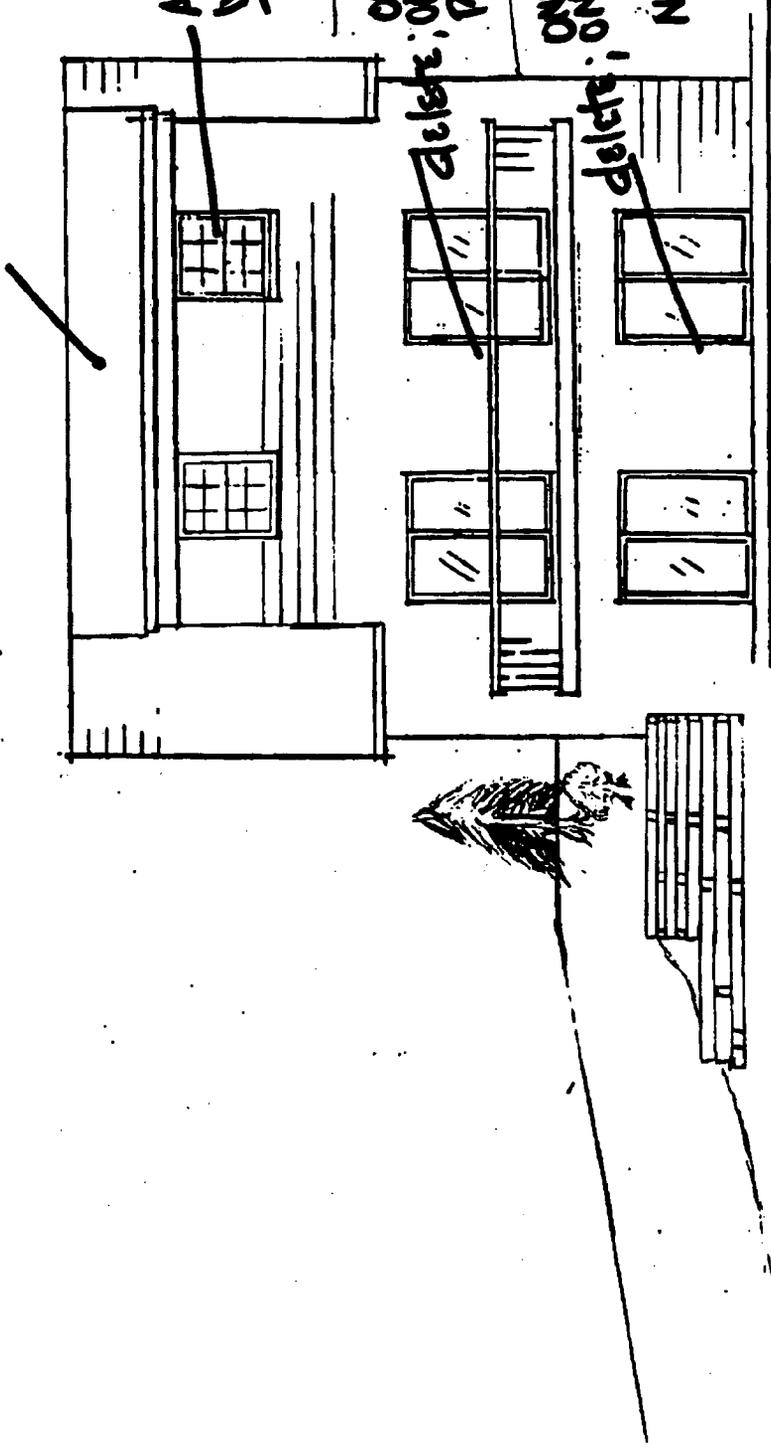
*Patricia Parker*

20" REAR DORMER TO BE CENTERED THIS ELEVATION

ALL WINDOWS TO BE WOOD DOUBLE HUNG W/ TRIMMED W/ SHUTTERS

ONLY SLIDING GLASS DOOR PER FL.

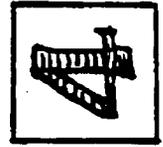
ONLY SLIDING GLASS DOOR PER FL. NOTE: ALL TRIM TO BE WOOD.



REAR ELEVATION

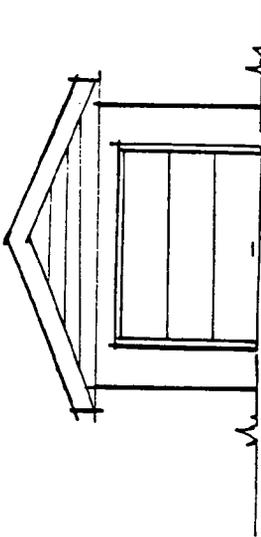
SCALE: 1/8" = 1'-0"

APPROVED Montgomery County Historic Preservation Commission Patricia Parker

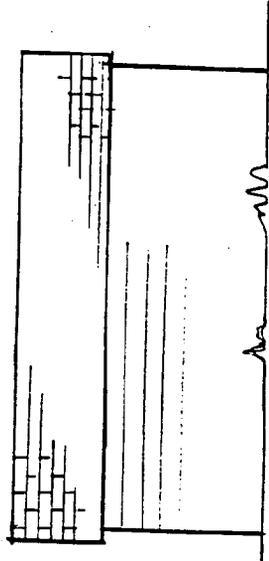




GARAGE



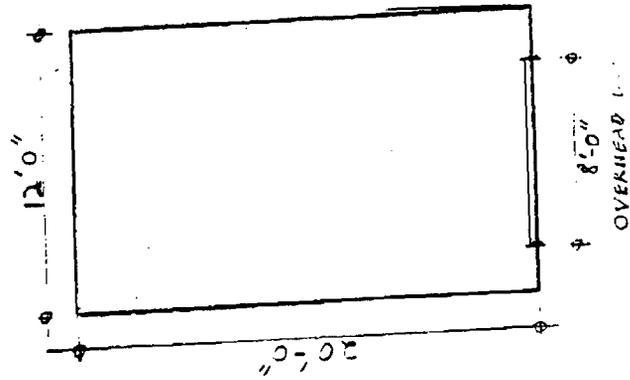
FRONT ELEV.  
1/8" = 1'-0"



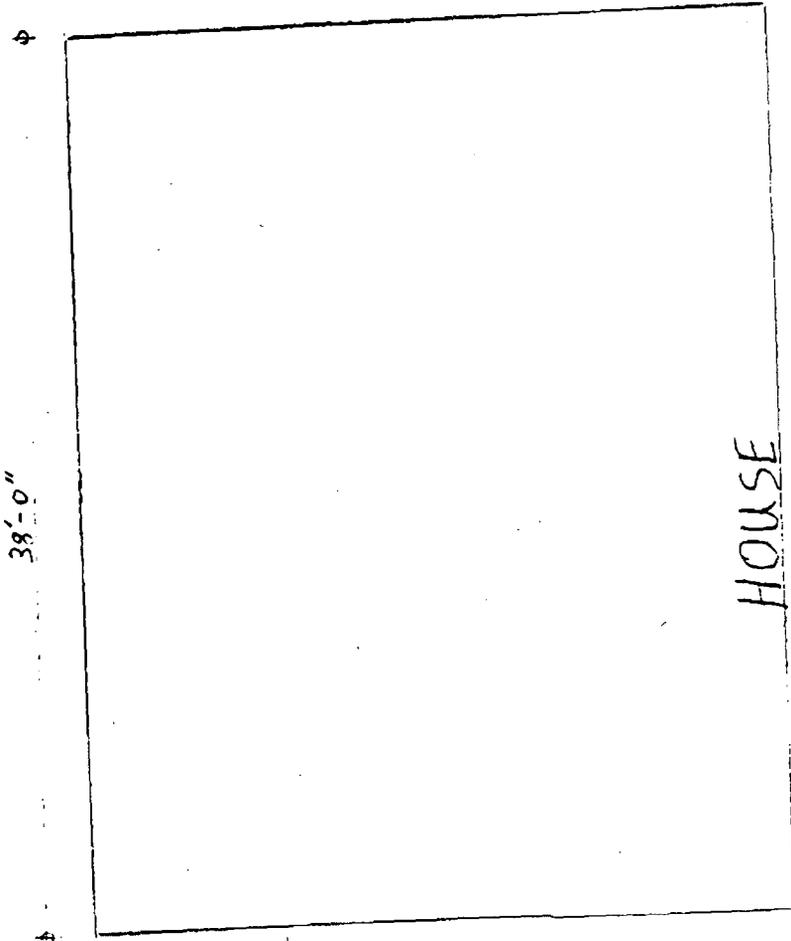
SIDE ELEV.  
1/8" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission

*Victorino Parker*



DETACHED GARAGE



HOUSE

20' / pnp

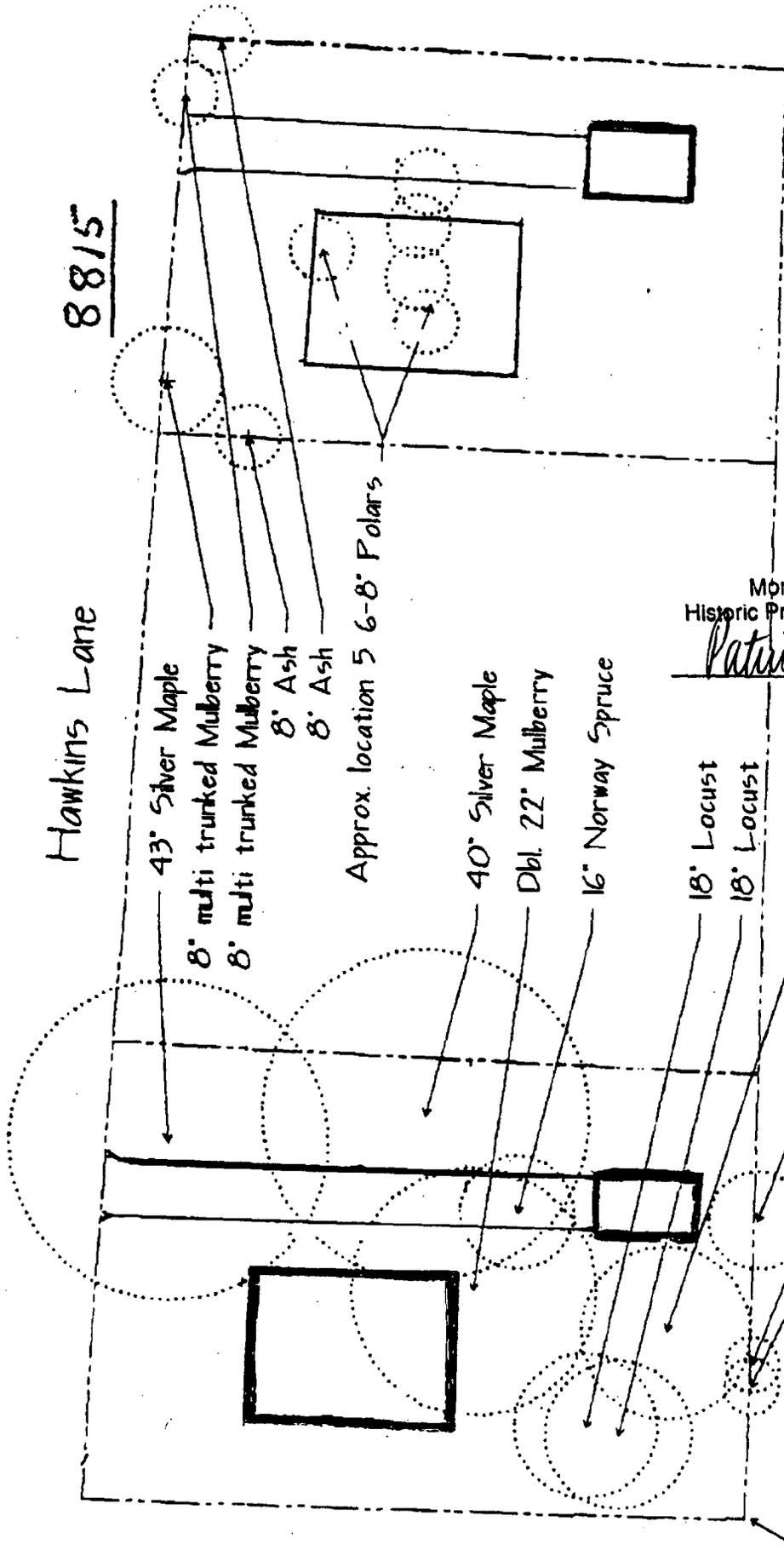
PLAN VIEW

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*

8813

Hawkins Lane

8815



APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Patricia Parker*

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

## TREE PRESERVATION PLAN

The arborist report is included and will show the need for 7 trees to be removed. Below is the plan that will ensure proper replacement of these resources.

### 8813

#### CURRENT

(1) 16" Norway Spruce  
(1) 22" Mulberry

#### REPLACEMENT

(2) 1.5" Norway Spruce  
(2) 1.5" Mulberry

### 8817

(5) 6-8" Poplars

(5) 1.5" Poplars

The development plan will abide by the plan set forth in the arborist report done by Mr. Todd Bolton. The setting of the houses was done to minimize disturbance to existing vegetation and to increase the distance between the neighboring houses.

APPROVED  
Montgomery County  
Historic Preservation Commission

Patricia Parker

Todd Bolto  
ASSOCIATES, Inc.

Integrating  
Nature with Development

February 8, 1994

Arborists Report  
Property of Mr. & Mrs. Hsu  
Located on Hawkins Lane  
Chevy Chase, MD

APPROVED  
Montgomery County  
Historic Preservation Commission

*Patricia Parker*

The attached drawing indicates the location, size, and species of the trees on the proposed building lots. The rectangles of line-dash-line represent the approximate house size of 25 by 40 feet. Zoning code requires front and rear lot setbacks of 25 ft. Side to side requirements are 25 foot total, with neither side being less than 8 ft. The dotted circles represent what MNCPPC considers the "critical root zone". This is the area within which construction activities will be most likely to cause serious damage to the trees. My statements regarding removals reflect the need for at least 8 to 10 ft. of space surrounding the footprint for heavy equipment operation and grading.

These limitations on house siting suggest that at least 4 and probably all 5 poplars located in the center of the northernmost lot will need to be removed. Poplars are known for their tender root systems. Although the house on this lot might be set back far enough that the front tree does not need to be removed the roots would sustain significant damage. The damage would probably cause serious decline and the eventual death of this tree.

The southern lot has more trees of larger caliper. Most of them are not within the areas that need to be severely impacted by the construction process. Prudence would suggest the removal of the double 22" Mulberry and 16" Spruce. The remaining trees should not be too severely impacted if an effective tree protection plan is developed and *enforced*. This plan should include some form of preemptive root pruning prior to heavy machinery entering the site.

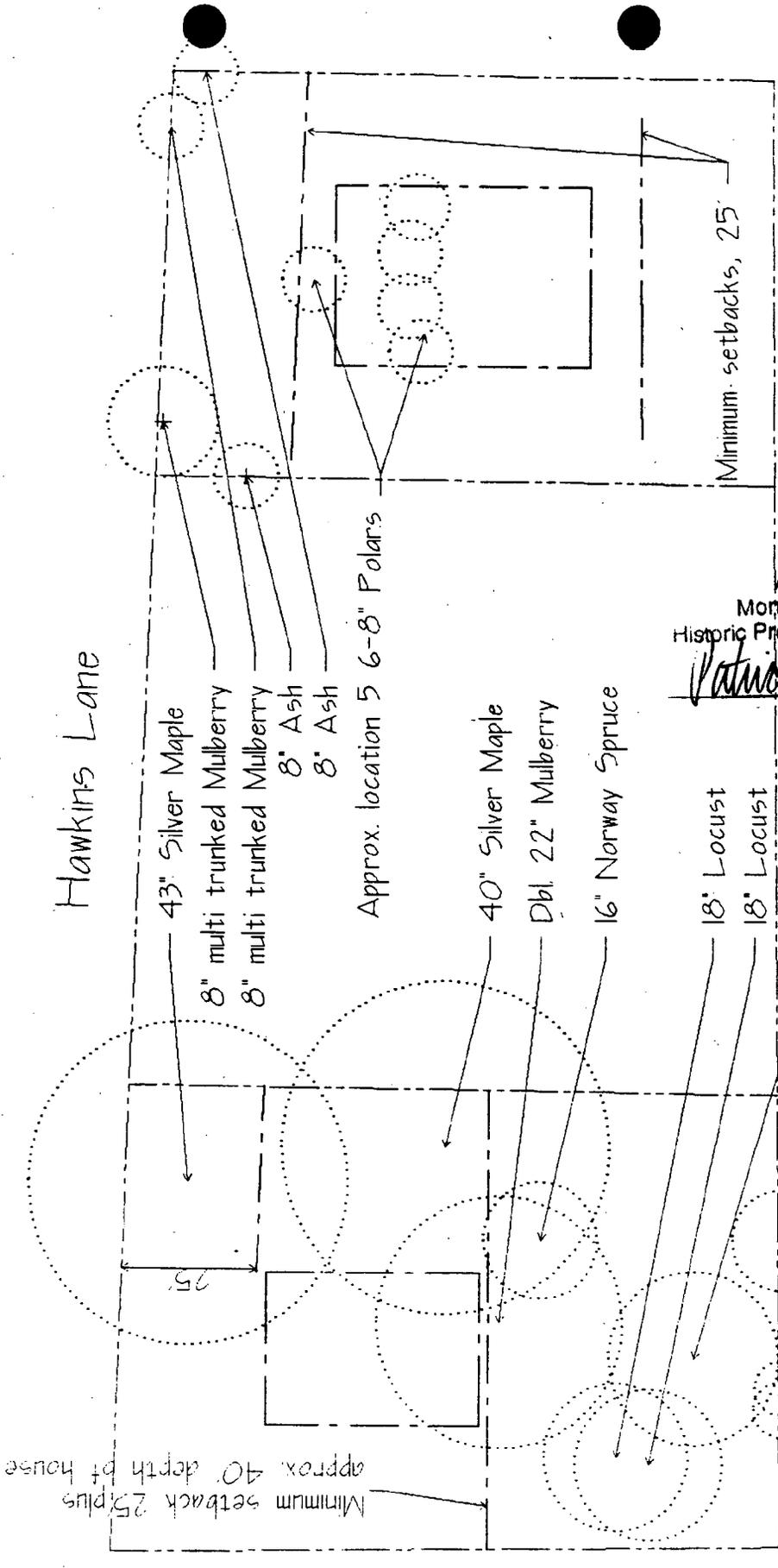
On lots of this size it is my opinion that several factors must be considered when determining the number, size, and location of replacement plantings. These factors include: true need for removal, energy savings, eventual canopy closure, privacy, garden light requirements, general aesthetics,

The southern lot is almost entirely under tree canopies. Mulberrys are considered an invasive exotic of minimal worth and considerable nuisance value. The Spruce is of aesthetic value but unluckily placed. I suggest that the replacement plantings should consist of: one full size evergreen, Spruce or Pine, in the southeastern corner of the property, 12 to 14 feet from the road near the property line, and 2 overstory deciduous trees, Red Oaks or Sugar Maples, between the proposed house and the southern property

boundary. My recommendation for the northern lot are four or five overstory deciduous in a staggered line along the southern boundary between the proposed house and the existing one.

The limited number of replacements is based on the factors mentioned above. Planting deciduous trees on the southern side of buildings will eventually produce reductions in cooling costs as well as providing the feeling of privacy. The evergreen placement is a typical planting for neighborhoods of this age. The plantings on the northern lot have similar reasons but are limited in number to allow the purchasers some unshaded land for gardening towards the rear of the lot. Crowding any greater number of trees on these lots would create intense competition leading to stressed conditions and poor tree health.

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Patricia Parker*



APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Patricia Parker*

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

Via Facsimile

February 8, 1994

Attn: Ms. Pat Parker

From: Walter Hsu  
(301)652-3161

RE: Hawkins Lane

Dear Ms. Parker:

Here is the report that was generated from the arborist. Please review and let me know if this is what you had requested. I am gathering all the information that is needed and will be ready to participate on March 9, 1994 hearing. Thank you for your attention to this matter. I will be in contact by phone.

Sincerely,



Walter Hsu

Todd Bolton  
ASSOCIATES, Inc.  
  
Integrating  
Nature with Development

February 8, 1994

Arborists Report  
Property of Mr. & Mrs. Hsu  
Located on Hawkins Lane  
Chevy Chase, MD

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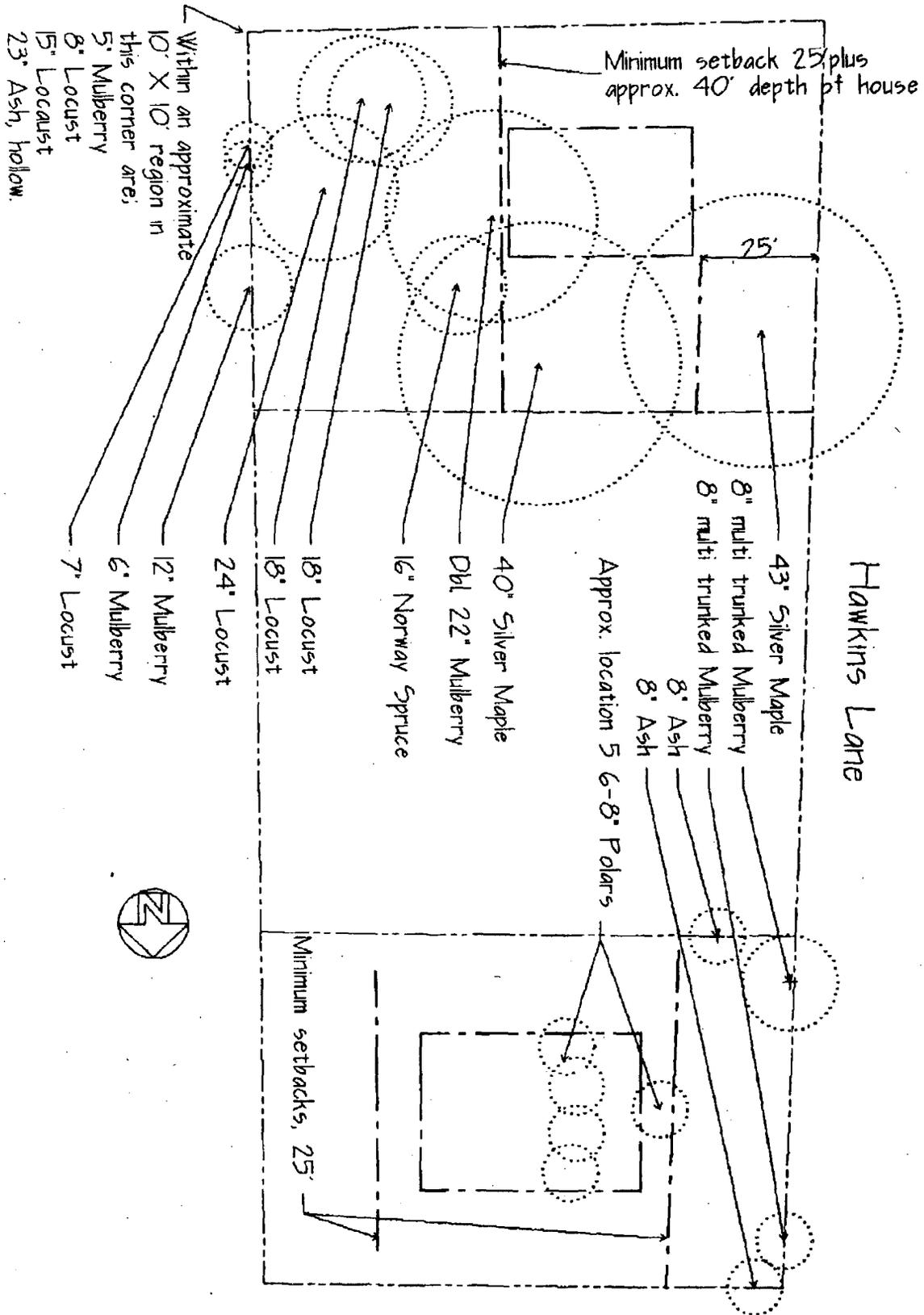
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FIELD SURVEYS WOODLAND PRESERVATION WETLAND DELINEATION LANDSCAPE PLANNING

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Transaction Log

Feb 03 05:35PM	3 pages received from		00:01:44	Transmission OK
Feb 03 05:41PM	5 pages received from	2027087091	00:04:58	Transmission OK
Feb 04 09:06AM	1 page sent to	91410435427770	00:00:45	Transmission OK
Feb 04 09:08AM	1 page sent to	94959044	00:00:35	Transmission OK
Feb 04 10:04AM	4 pages sent to	97620363	00:01:50	Transmission OK
Feb 04 10:06AM	4 pages received from	GROUP3	00:02:31	Transmission OK
Feb 04 10:10AM	2 pages sent to	92022675194	00:01:12	Transmission OK
Feb 04 10:52AM	1 page sent to	91518279459910	00:00:54	Transmission OK
Feb 04 11:56AM	8 pages received from	202 331 0174	00:06:17	Transmission OK
Feb 04 12:44PM	2 pages sent to	99530321	00:01:11	Transmission OK
Feb 04 01:05PM	3 pages received from		00:03:21	Transmission OK
Feb 04 03:05PM	2 pages sent to	91412741770770	00:01:20	Transmission OK
Feb 04 04:07PM	1 page sent to	92022675194	00:00:41	Transmission OK
Feb 05 11:05AM	2 pages received from	BETHESDA CC GOVT CTR	00:02:30	Transmission OK
Feb 07 10:57AM	3 pages received from	GROUP3	00:03:57	Transmission OK
Feb 07 12:29PM	2 pages received from	GROUP3	00:02:25	Transmission OK
Feb 07 12:34PM	3 pages received from	GROUP3	00:03:44	Transmission OK
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Feb 07 12:43PM	1 page sent to	97038468462	00:01:06	Transmission OK
Feb 07 12:53PM	2 pages sent to	97038468462	00:00:58	Transmission OK
Feb 07 12:58PM	1 page sent to	94541718	00:00:35	Transmission OK
Feb 07 04:26PM	2 pages received from		00:01:22	Transmission OK
Feb 07 04:52PM	1 page sent to	91412741770760	00:00:59	Transmission OK
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Feb 07 05:00PM	0 pages sent to	91412741770770	00:00:34	OK (Stopped)
Feb 07 05:02PM	4 pages sent to	91412741770770	00:03:24	Transmission OK
Feb 07 05:15PM	3 pages sent to	912026861001	00:01:57	Transmission OK
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Feb 08 11:30AM	5 pages sent to	95659711	00:03:38	Transmission OK
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Programmed Settings

Autoanswer Mode:	Answer after 2 rings	Printer Resolution:	300dpi
Verification Sheet:	On	Paper Tray Size:	Letter
Redial:	Fast	Station ID:	301 495 1307
Header Printing:	Print outside image	Fax Name:	urban design
Fax Scaling:	Receive letter size	PC Interface:	Serial, 9600 baud
Printer Model:	LaserJet III Family	Dialing Type:	Tone

Autodial Stations

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01	mailroom	94954724	21
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HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: P865 and P811	Meeting Date: 01/26/94
Resource: Hawkins Lane Historic Dist.	Preliminary Consultation
Case Number: N/A	Tax Credit: No
Public Notice: 1/12/94	Report Date: 01/21/94
Applicant: Walter Hsu	Staff: Gwen Marcus
PROPOSAL: New construction	RECOMMEND: Proceed with some revision

---

This application is to obtain the HPC's recommendations on the applicant's proposal to construct two new houses along Hawkins Lane in the Hawkins Lane Historic District.

STAFF DISCUSSION/BACKGROUND

The Hawkins Lane Historic District is a unique and important historical resource in Montgomery County. It is a quiet, small in scale district - located in a heavily-developed area with a substantial number of large, expensive homes. The district has a rural atmosphere - its road is unpaved and its residences are modest in both size and price. The district property owners are concerned with preserving the rural character of their community. It is important that any new construction - especially along Hawkins Lane itself - be compatible with the existing.

Development guidelines have been established to preserve this sense of neighborhood. The Lane remains unpaved. Simple houses of similar scale and massing front toward the Lane with no barriers between the houses. The rural character of the Lane is further maintained by the presence of magnificent trees: poplars, oaks and maples that dominate the landscape.

The proposal submitted for two new houses - one to be constructed on P865 and one on P811 - is generally compatible with the overall character of Hawkins Lane. The proposed house designs are simple and consistent with the type of architecture found within the historic district. The footprint of the proposed houses - 1,120 square feet - is not out of line with other structures in the district. The use of wood clapboard as a construction material is appropriate.

Staff does have several concerns, however, that the HPC may want to discuss:

1. The height of the houses - 25 feet - will be greater than the majority of structures on the east side of Hawkins Lane. This may make the houses more prominent than they should be. Although staff feels the proposed 9/12 roof pitch at the front is appropriate, the Commission should consider the ultimate height of the proposed houses relative to those that already exist.

2. The rear elevation of the proposed houses should be redesigned. It currently is proposed as a full two-story elevation. It would be preferable to utilize dormers in the rear, or in some other way reduce the bulk and mass of the rear section of the houses.

3. Detached garages are appropriate. However, plans for the garage structures must be submitted.

4. No information is included on the type of windows to be installed. Staff would suggest simple one-over-one, wood, double-hung sash.

5. No information is included on the impact which construction of these houses will have on trees on P865 and P811. It is very important to assess whether the proposed construction will require removal of large trees. A tree survey should be done by a professional arborist and should be submitted with the ultimate HAWP application.

#### STAFF RECOMMENDATION

Staff feels that the house designs proposed for P865 and P811 are generally consistent with the character and scale of the Hawkins Lane Historic District. The applicant should work on substantially redesigning the rear section/elevation of the houses. The rear elevations should not read as a full two-stories, and the houses should be reduced to true one and one-half story structures.

In addition, the applicant should provide additional information on trees on the two lots and what impact the new houses will have on existing vegetation.

Finally, the applicant should provide additional details on the garage designs, and the windows to be used.

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase, Md. 20815  
January 10, 1994

Ms. Patricia Parker  
Design, Zoning and Preservation and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Md. 20910

Dear Ms. Parker:

This letter is to request a preliminary hearing on January 27, 1994 for the development of the two lots P865 and P811 on Hawkins Lane. The two lots are currently vacant and surround both sides of 8815 Hawkins Lane. The proposed two houses will be identical except for a walkout basement for P811, this is due to the natural grade that is present. Due to the issue of disturbance to the lane, the two proposed houses will be modular, prefabricated in the factory. The use of this construction method will shorten the construction period from 5 months to 2 months. Thank you for your attention to this matter and please let me know of any comments or recommendations that you may have so that I may do my best to accommodate.

Sincerely,



Walter Hsu

ATTN: Ms. Pat Parker

From: Walter Hsu  
652-3161



Enclosed is the perspective of the houses with specifications.

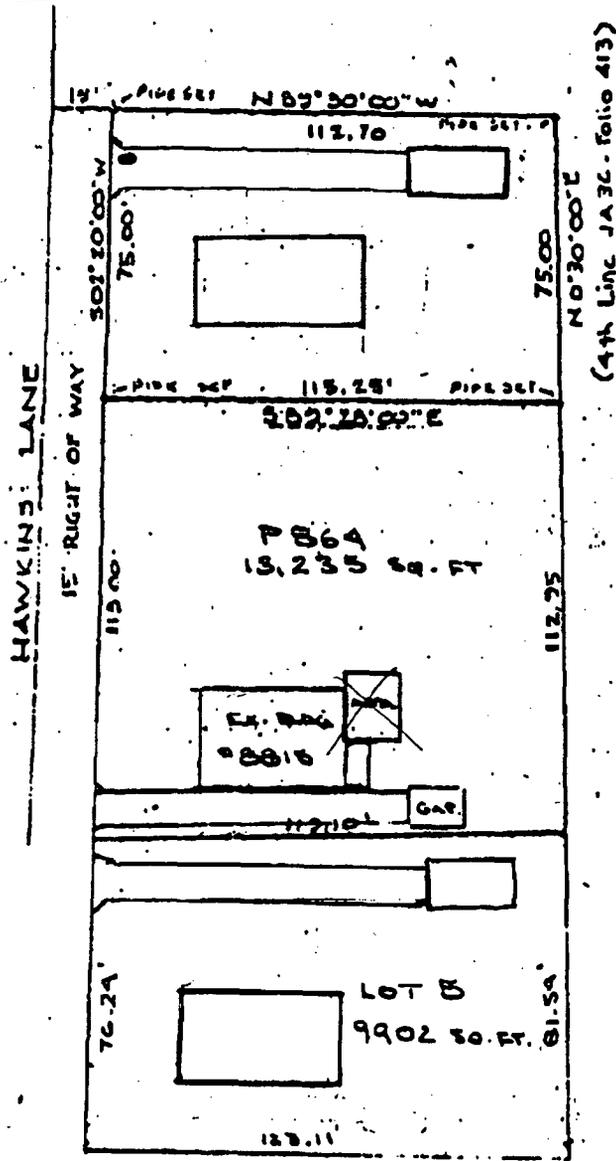
I will follow with a phone call.

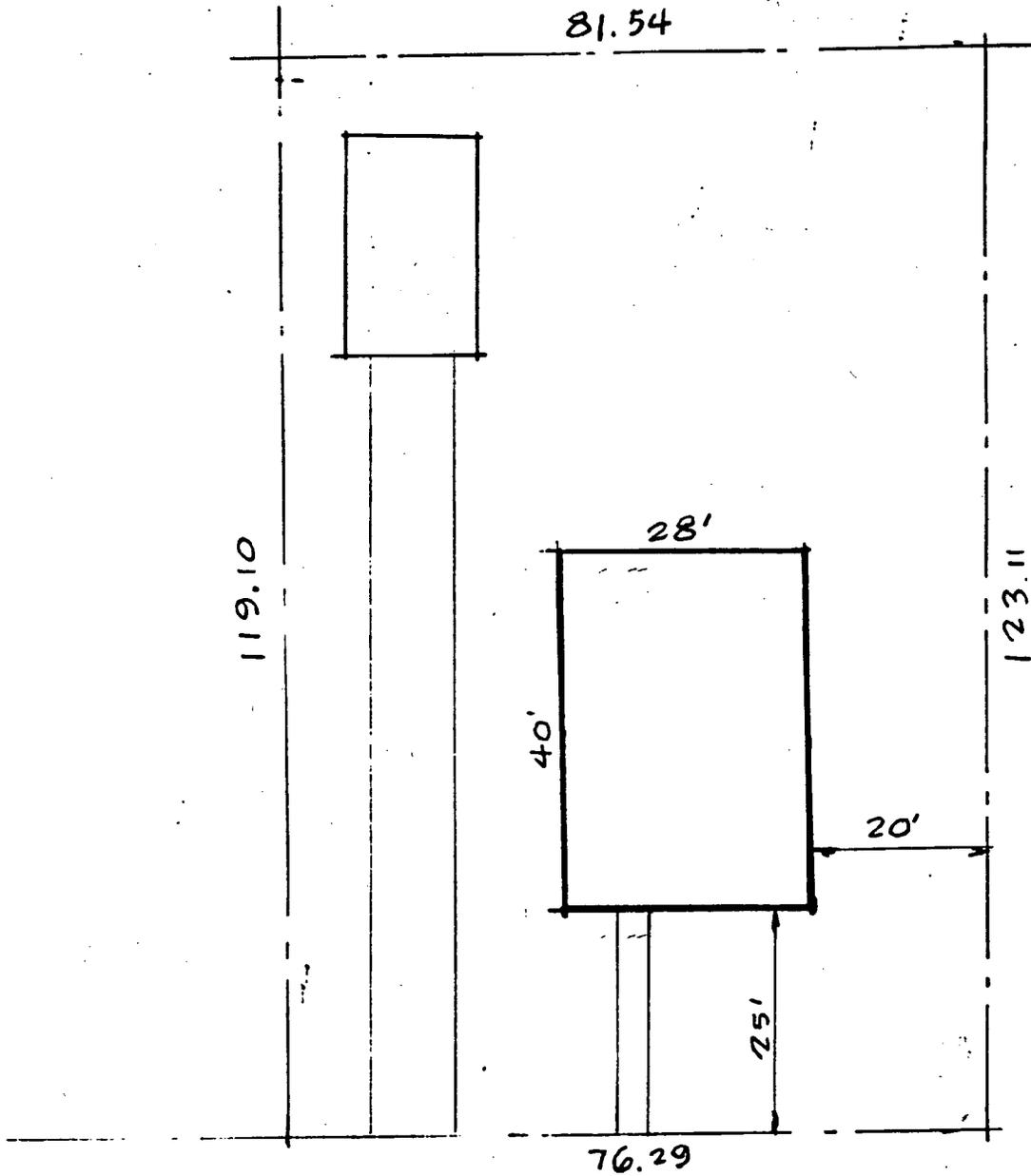
Thank you,

Walter Hsu

HAWKINS LANE

PRELIMINARY SITE PLAN



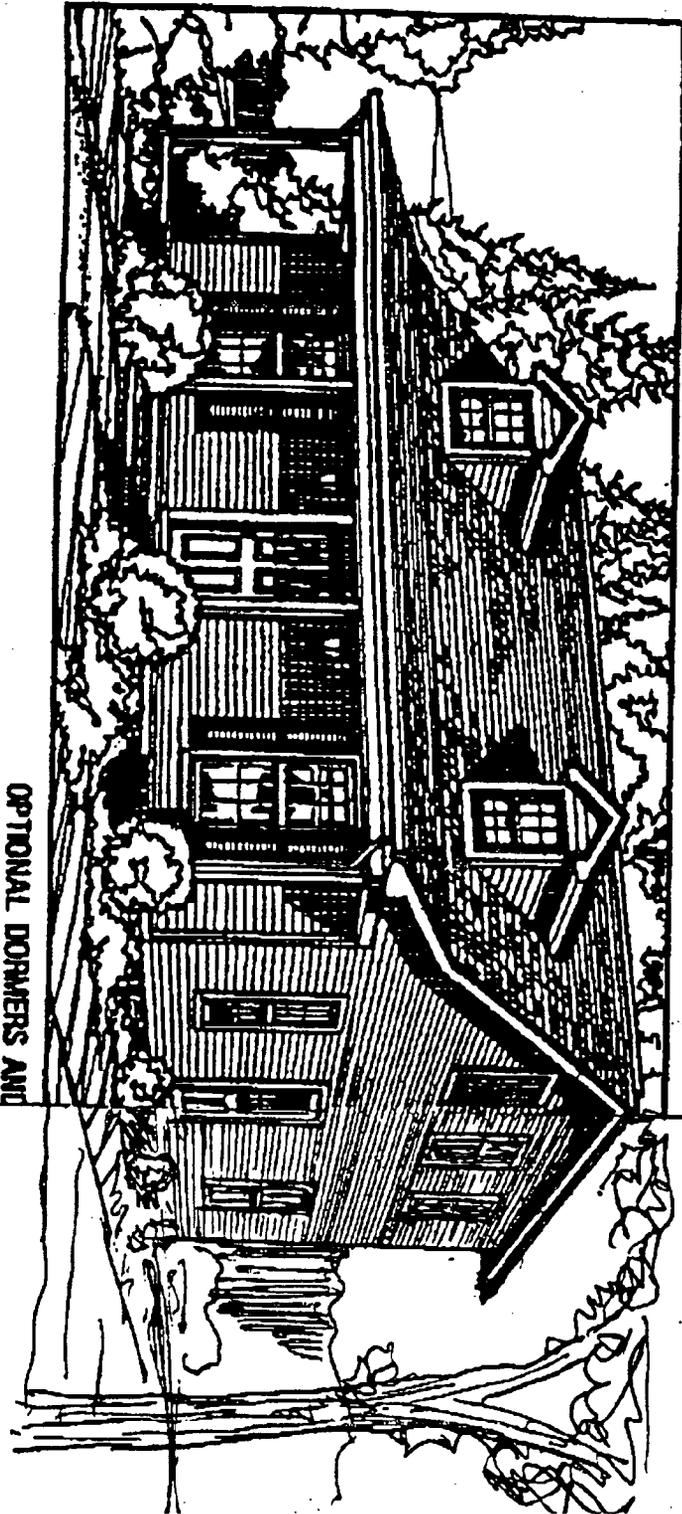


HAWKINS LANE

SITE PLAN

SCALE: 1" = 20'-0"

11204



OPTIONAL DORMERS AND

**Preliminary specifications for the development of P865 and P811**

- The dimensions of the homes will be 28 foot wide and 40 foot deep.
- The total footprint of the homes will be 1120 square feet.
- The homes will be a story and a half, with a total square footage of 1700 square foot throughout.
- The homes will have a basement where the mechanical room will be located.
- The height of the homes will be 25 feet tall at its highest point.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present with the decking made of wood framing with a wood step.
- Two dormers will be present on the front of the house.
- The roof pitch at the front will be a 9/12 and the back 3/12.
- The roof will be made of asphalt shingles.
- There will be shutters on the front exterior windows.



*-Richard Drummond  
Submission-*

HAWKINS LANE DENSITY ANALYSIS  
\*\*\*\*\*

HAWKINS LANE ADDRESS	FOOTPRINT SF.	LOT SF.	DENSITY
8807	733	9969	7.35%
8813 ***	1140	9969	11.44%
8815	950	13235	7.18%
8817 ***	1140	8548	13.34%
8823	450	4575	9.84%
8825	450	4753	9.47%
8827	450	4670	9.64%
8829	650	4730	13.74%
		AVERAGE	10.25%

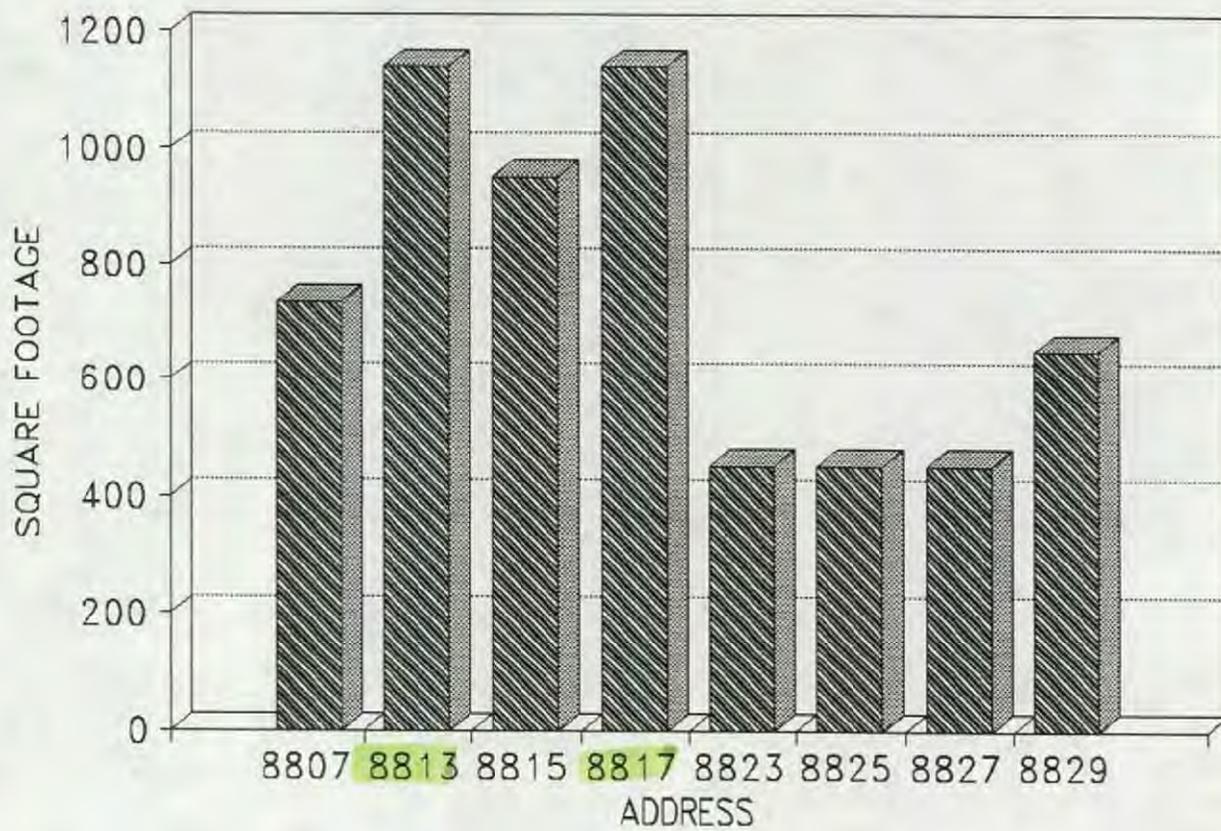
FOOTPRINT OF HOMES ON THE EAST SIDE OF HAWKINS LANE.

DENSITY IS DEFINED AS THE PERCENTAGE OF THE LOT THAT THE FOOTPRINT AREA OF THE HOUSE OCCUPIES.

THE NEW HOMES AS PROPOSED BY HSU ARE 8813 & 8817 AND ARE INDICATED BY \*\*\*

THE ABOVE DATA FOR THE ADDRESS ON HAWKINS LANE IS TAKEN FROM APPENDIX 4 OF THE HAWKINS LANE HISTORIC DEVELOPMENT GUIDELINES HANDBOOK.

# FOOTPRINT OF HOMES ON EAST SIDE OF HAWKINS LANE



1 CHAIRMAN BOOTH: I would now like to turn to  
2 several of the people who have signed up to speak. There's  
3 quite a few people. Then what I'd like to do is ask if you  
4 can all come up together. Then those that wish to speak or  
5 those that wish to cede their time to somebody else, you  
6 may.

7 I have speakers' forms from Barbara Glancey,  
8 Cheryl Johnson, Clarence Ellison, Curtis Wall, Kimberly  
9 O'Connor and Joseph O'Connor. We'd like to hear from you  
10 and hear what you have to say about these proposals.

11 Please identify yourself again for the record.

12 MS. JOHNSON: Cheryl Johnson. I would like to  
13 begin by saying that we certainly welcome the idea of  
14 having new neighbors on Hawkins Lane, but we are very  
15 concerned about our commitment to the preservation of the  
16 lane. We have very strong considerations regarding the  
17 width of the house.

18 We've discussed it previously and feel that the  
19 width should not exceed that of the widest house on the  
20 side of street that the new development would be located.  
21 And as stated earlier, that width is 28 feet. We do think,  
22 however, that there could be an increase in width as the  
23 house proceeds to the back, as stated in the staff report.

24 In regards to the dormer, we feel that one-and-  
25 a-half feet would be acceptable in terms of stories, one-

1 towards Dog Patch because there's almost a gap of building  
2 there that looks out of place once there's houses  
3 everywhere else.

4 But I think we are in agreement that it should  
5 be 28, approximately that in the front, and then if it goes  
6 wider in the back we're not very opposed to that.

7 CHAIRMAN BOOTH: And you are Ms. O'Connor,  
8 right?

9 MS. O'CONNOR: Yes. Kim O'Connor, 8807 Hawkins  
10 Lane.

11 MR. NORKIN: I generally agree that the current  
12 proposals seem too large. I'm not sure how much smaller  
13 they should be. I was asking questions to clarify what the  
14 sense of the community was.

15 MS. GLANCEY: I just want to say that I do agree  
16 with the idea that they can be wider as they go farther  
17 back. But I think also for 8817, in particular, Mr.  
18 Fleming should consider the possibility of using the slope  
19 of the land. The four houses on the end of the lane all  
20 have an even steeper slope than is present at 8817. And  
21 there we have utilized the basements as integral parts of  
22 the house.

23 I have 1350 square feet in a house that's,  
24 roughly 20-by-21 feet on each floor, and I think that,  
25 something like that could be done on that lot to give you

1 living space.

2 MR. NORKIN: Thank you.

3 CHAIRMAN BOOTH: Commissioner Brenneman?

4 MR. BRENNEMAN: I agree that it should be a

5 smaller house; that's my feeling. And I think what you  
6 have going for you there as a builder is location. Face  
7 it, it's Chevy Chase, it's Bethesda. You go three or four  
8 blocks away into Bethesda, Chestnut Street I have in mind;  
9 there are small homes that would be comparable to what was  
10 built up in Viers Mill or along in Kensington back in the  
11 '50s. It would blend in with these homes. Yet like  
12 Chestnut Street, I know a few years ago they were selling  
13 for up to \$300,000, a very small home but it was location  
14 that brought the people in.

15 I just think a house like this would stand out  
16 as an ugly duckling on this street. It would be the best  
17 looking house, but it just doesn't blend in. I think you  
18 need something small and I think there would be a demand  
19 for that type home for a working couple or somebody that  
20 doesn't want a large home.

21 CHAIRMAN BOOTH: Commissioner Lanigan?

22 MS. LANIGAN: I think the community has gone  
23 through a whole lot of trouble to really identify the size  
24 of the houses being a major concern. I have to agree with  
25 that.

1 MR. HANDLER: I have nothing to add. I'm in  
2 agreement.

3 CHAIRMAN BOOTH: Okay. And I would state that  
4 Commissioner Harris' suggestion of a picture board, either  
5 drawing or in photographs, is an excellent idea. It puts  
6 the houses you're proposing in context with the other  
7 houses, and I think you have a pretty good sense of where  
8 the district is going, where the residents are going, and  
9 where the Commission is going.

10 MR. FLEMING: Okay. Can we pursue just a couple  
11 of these points a little further, though?

12 CHAIRMAN BOOTH: Certainly.

13 MR. FLEMING: Obviously I hit this on the head  
14 when I came in asking about the width. We're talking --  
15 I'm hearing 28 and approximately 28, and based on the fact  
16 that 8815 is 28-feet wide and I'm hearing a house across  
17 the street is 48. What is my leeway here? Are we going to  
18 -- if I start looking at or begin plan, design to get back  
19 to you, are we talking about 28 being max, or when we say  
20 "approximate" are we saying 32? How am I to evaluate this  
21 evening?

22 MS. HARRIS: I'll jump in and try to answer  
23 that, and if the rest of the folks disagree with me you can  
24 speak up.

25 It's a very difficult thing to do because we are

JULY 28, 1943

113

1 not talking about something concrete. So it's difficult  
2 for us to be real explicit. Again, 28 feet and 29 feet  
3 maybe don't really matter a whole lot, depending on exactly  
4 what the house looks like. And I think you've gotten an  
5 overall sense that a smaller house is important. The width  
6 at the front is very important. The 48-foot houses is a  
7 very irregular footprint.

8 So, yes, it's wide at its widest point, but it  
9 also has a very small projection off the -- or a smaller  
10 projection off the front and a very irregular footprint.  
11 So it's a different kind of house.

12 I guess I would look at things that are in that  
13 28-foot range at the front. And what we've seen is that it  
14 could get wider as it goes back, but keeping in mind,  
15 though, the overall small scale and massing of the houses  
16 on the street. I really think that's very important. And  
17 probably the one-and-a-half story type plans, which is what  
18 you've suggested.

19 And the other thing is to keep things simple.  
20 Wrap-around porches and that sort of thing add to the width  
21 and make it look like a "fancier" house than others that  
22 are on the lane. So keeping things very simple and smaller  
23 towards the front and they could get a little bit wider ilk  
24 the back.

25 Is that a good summary of what we're talking

JULY 28, 1993

114

1 about?

2 CHAIRMAN BOOTH: I think that's a pretty good  
3 summary, yes. Does that answer your question?

4 ~~MR. FLEMING: Well, let me take a shot at it.~~  
5 ~~What we're looking for is a simple rural cottage-type~~  
6 ~~design; 28 feet is a good guideline.~~

7 MS. HARRIS: Right.

8 MR. FLEMING: If it's 29 or 30 but it  
9 contextually fits with the other criteria, we're not going  
10 to dump the design?

11 CHAIRMAN BOOTH: I think you're on target.

12 MS. HARRIS: Right, yes.

13 MR. FLEMING: All right, that was my first  
14 question. Secondly, regarding the trees, the trees  
15 particularly on the south side, on the south lot, I think  
16 Nancy is correct that that tree is pretty much dead center  
17 in the lot and probably will have to go. I don't have a  
18 tree survey so I'm not absolutely certain of that. But  
19 given how I've paced off the -- given just the look and the  
20 feel, it looks like that tree -- there's no way to move the  
21 house front, back, left or right.

22 MS. WITHERELL: Well, could it be moved south at  
23 all? I thought perhaps if you didn't go back with a full  
24 driveway, and not every house on the lane has a full  
25 driveway to the back with a detached garage. I know that's

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase Md. 20815

March 21, 1994

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

Dear Ms. Parker:

This is an option in response to your recommendation of the deletion of the rear dormer for the proposed house at 8817 Hawkins Lane. Through conversations with you, I have understood that the problem posed by the rear dormer would be that it gave the house two large of a feeling from the south side. The north side of the house would not be a problem due to the natural slope of the lane. Below are the changes that I will make in my proposal.

- The south side of the rear dormer will be brought further away from the side of the house. It will be 6 feet in. This will make the dormer 20' wide in total.

- The use of the fill dirt taken out of the basement will be used to raise the grading on the south side of the house. This will give the house the feeling of being only two stories. A 6"x 6" pressure treated railroad tie retaining wall will be incorporated.

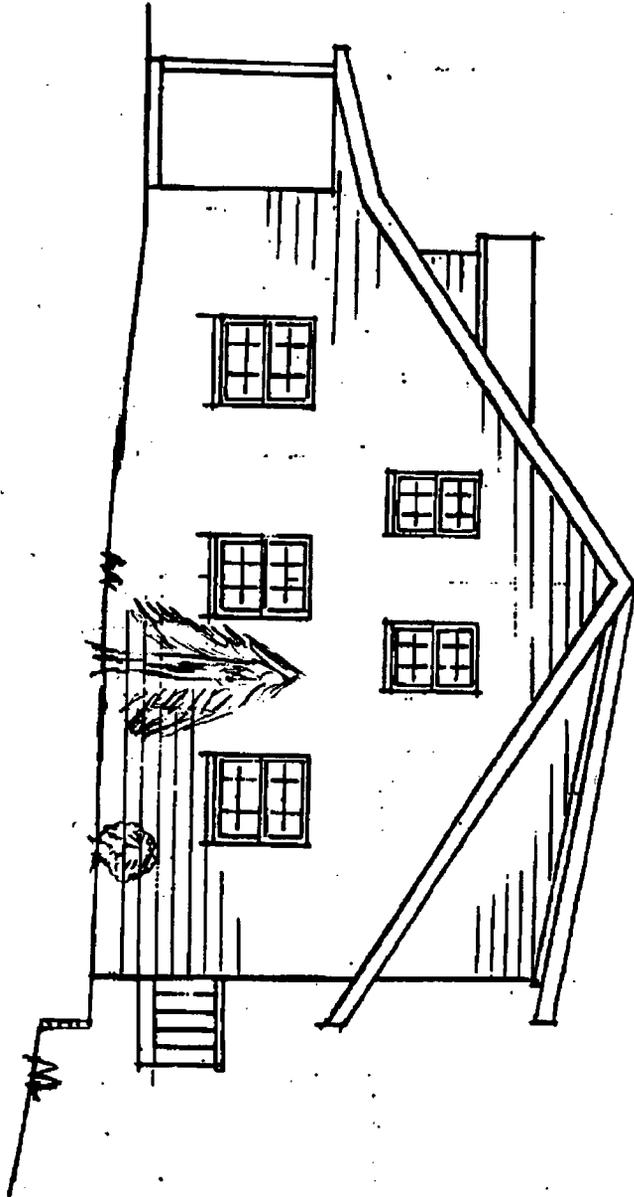
This proposal is respectfully submitted in hopes of obtaining the desperately needed livable space. The walk out basement at 8817 will have no windows and will be unusable and will be unfinished. I have enclosed drawings that I hope will be of help for your staff to better understand the proposal. If you have any questions please feel free to call so that I may better accommodate.

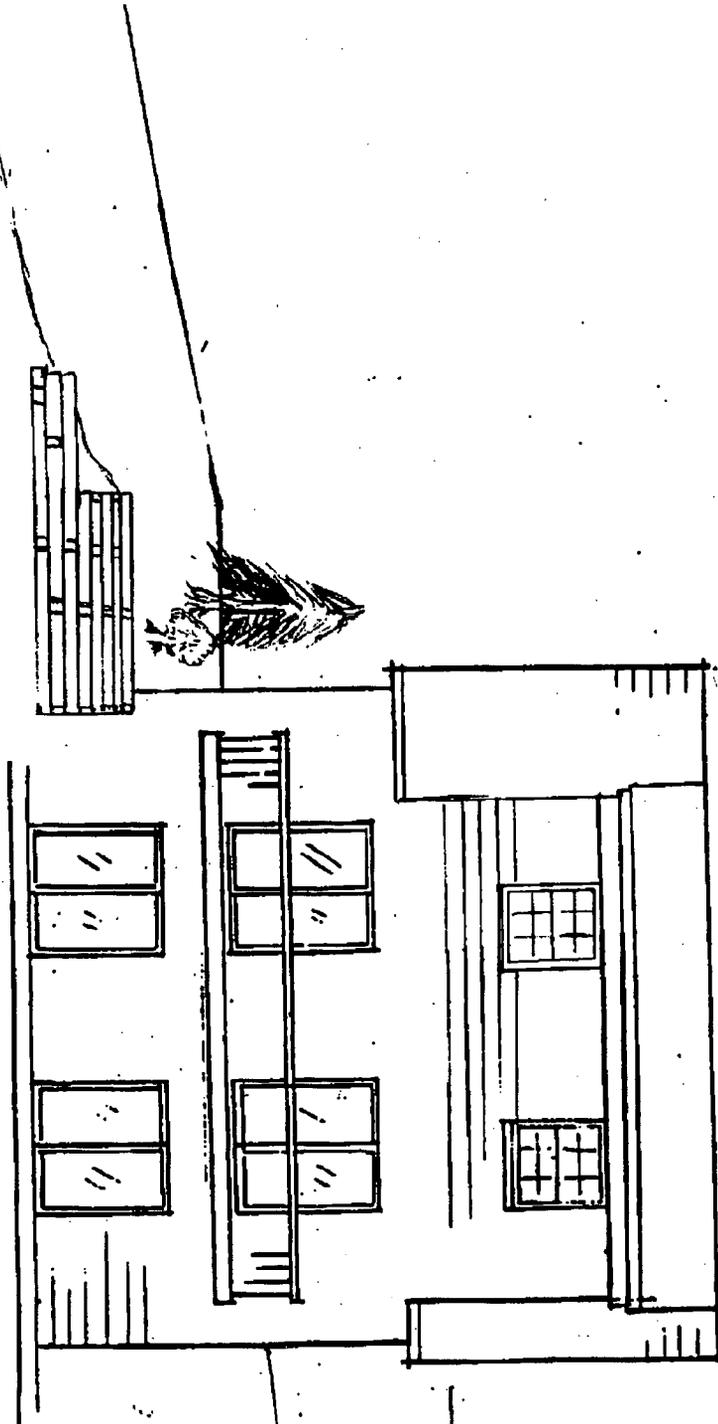
Sincerely,



Walter Hsu

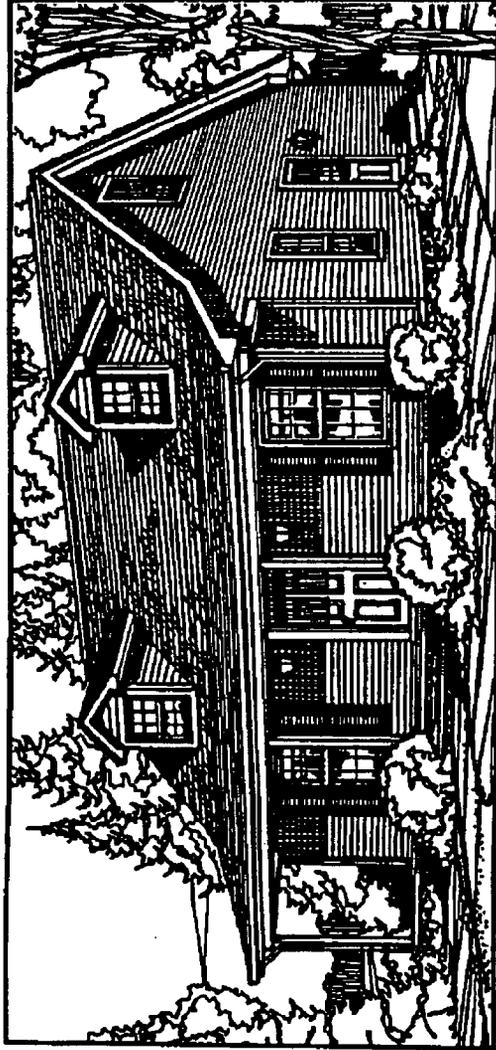
SIDE ELEVATION  
SCALE: 1/8" = 1'-0"





REAR ELEVATION  
SCALE: 1/8" = 1'-0"





8817 Perspective View from  
Hawkins Lane. Rear dormer will not be  
visible.

**DEVELOPMENT PLANS**  
**For**  
**8813 and 8817 Hawkins Lane**  
**Chevy Chase, MD. 20815**

Prepared for:

Design Zoning and Preservation  
Montgomery County Park and Planning Commission

By:

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase, MD. 20815  
(301)652-3161

## CONTENTS

Letter to Ms. Patricia Parker

Plans and specs for 8813

- Specifications
- Perspective
- Front elevation from street
- Side elevation
- Rear elevation
- Garage elevations
- Plan giving dimensions for house & garage
- Site plan

Plans and specs for 8817

- Specifications
- Perspective
- Front elevation from street
- Side elevation
- Rear elevation
- Garage elevations
- Plan giving dimensions for house & garage
- Site plan

Tree preservation plan

Arborist report

Walter Hsu  
8815 Hawkins Lane  
Chevy Chase MD. 20815

February 14, 1994

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

Dear Ms. Parker:

This letter is to request a HAWP hearing on March 9, 1994 for the two lots 8813 (P865) and 8817 (P811) located on Hawkins Lane. Enclosed I have included drawings, specifications and an arborist report for the proposed development.

There have been changes to the plans for the proposed houses using the recommendation from the staff report and the preliminary hearing. The main points were addressed:

- To cosmetically design the houses so they do not look identical.
- The use of a shed dormer in the rear to break up the mass as viewed from the side elevation. Also the shortening of the house to 38' deep.
- An arborist report was done for the two lots. The houses were placed by design to minimize the disturbance to the existing trees.

Thank you for your attention to this matter and please let me know of any comments that you may have so that I may better accommodate.

Sincerely,



Walter Hsu

**DEVELOPMENT PLANS  
For  
8813 and 8817 Hawkins Lane  
Chevy Chase, MD. 20815**

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Walter Hsu

8813 Hawkins Lane  
Chevy Chase, MD. 20815

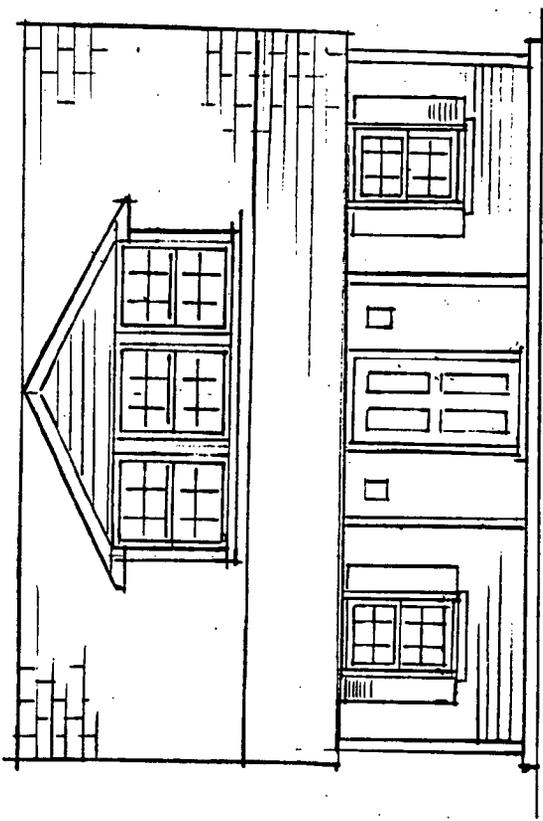
**BUILDING SPECIFICATIONS:**

- The exterior dimension of the home will be 30 foot wide and 38 foot deep.
- The total footprint of the building will be 1120 square feet.
- The home will be a story in a half utilizing a 14' shed dormer in the front and a 26' shed dormer in the rear.
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the front exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony in the rear will be attached off the 1st floor. 26'x 6'.
- The garage will be detached.
  - 12'x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

88813



VIEW FROM HAWKINS LANE.



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

25'-0"

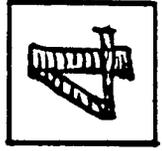


SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

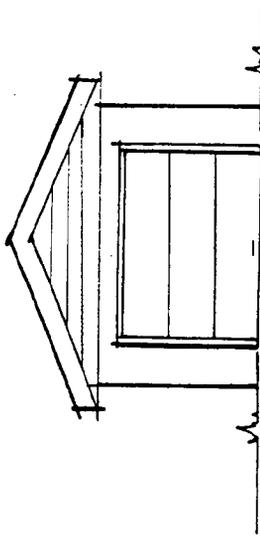


REAR ELEVATION

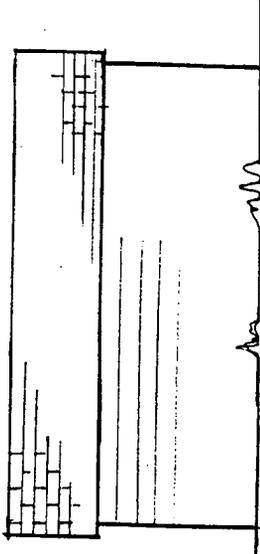
SCALE: 1/8" = 1'-0"



GARAGE

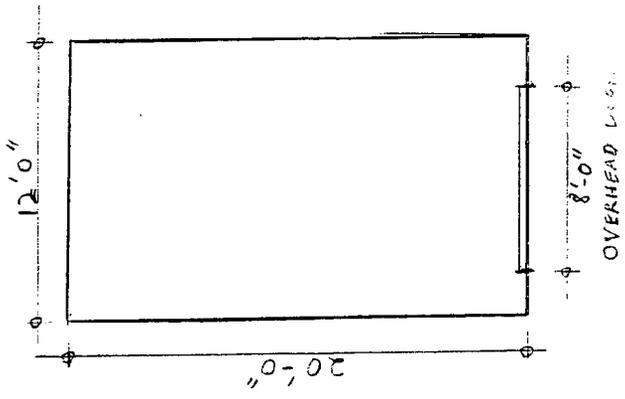
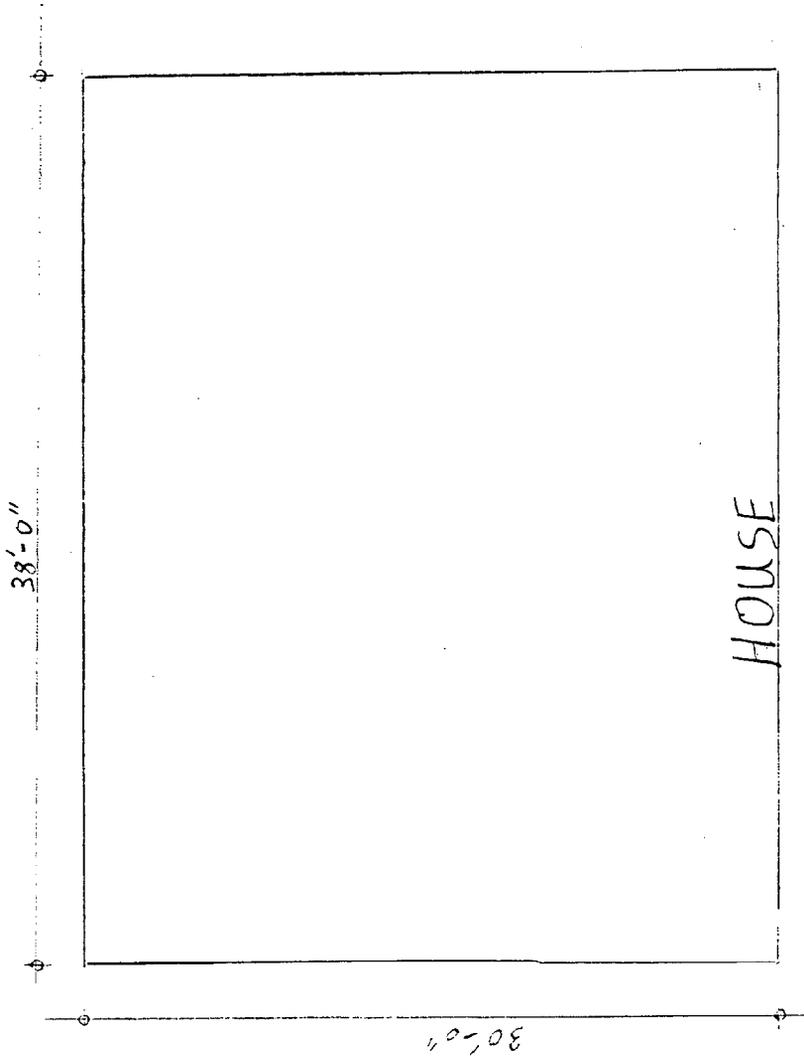


FRONT ELEV.  
7/8" = 1'-0"



SIDE ELEV.  
3/8" = 1'-0"





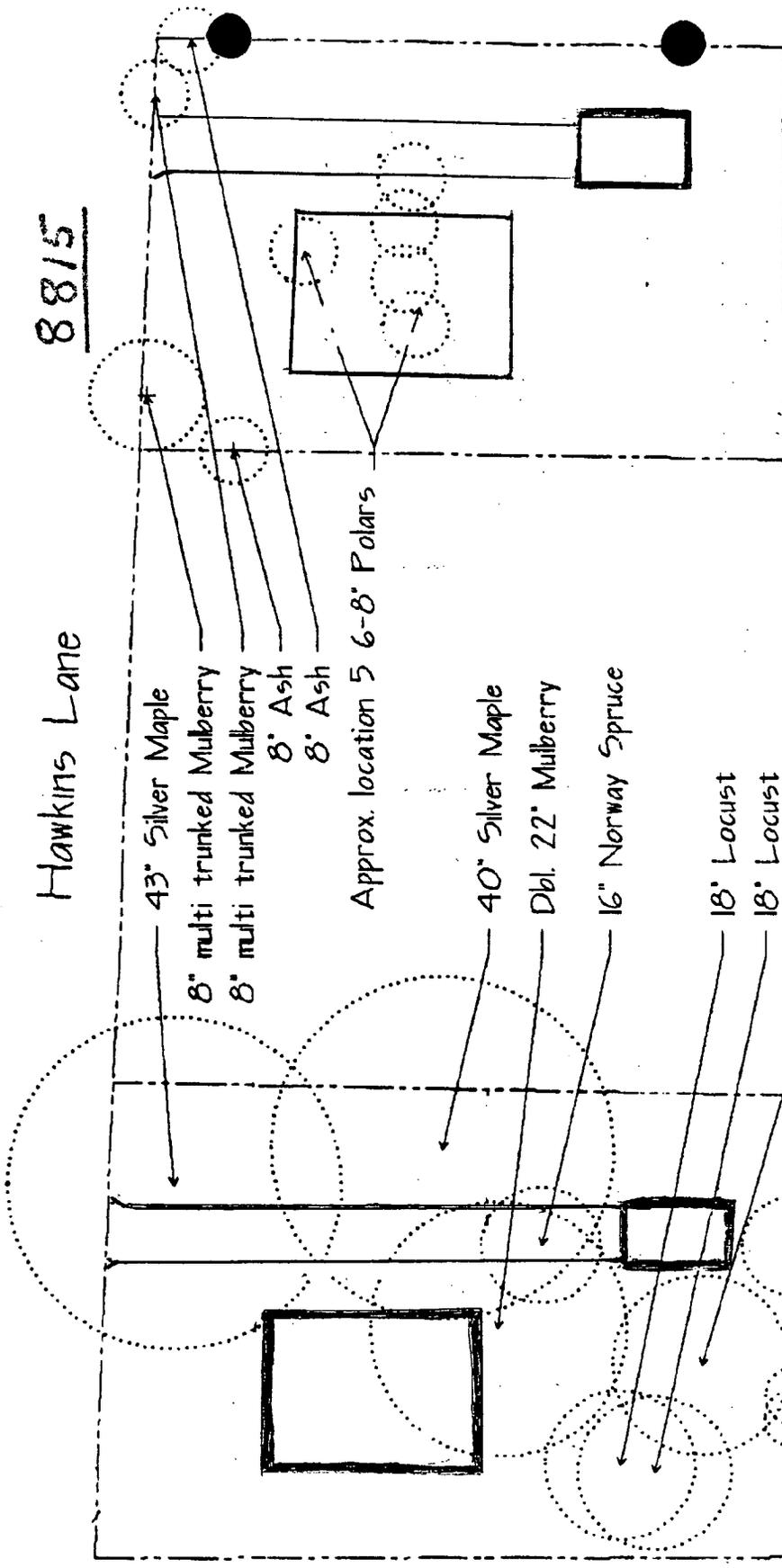
DETACHED GARAGE

# PLAN VIEW

8813

Hawkins Lane

8815



- 43" Silver Maple
- 8" multi trunked Mulberry
- 8" multi trunked Mulberry
- 8" Ash
- 8" Ash

Approx. location 5 6-8" Polars

- 40" Silver Maple
- Dbl. 22" Mulberry
- 16" Norway Spruce

- 18" 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.

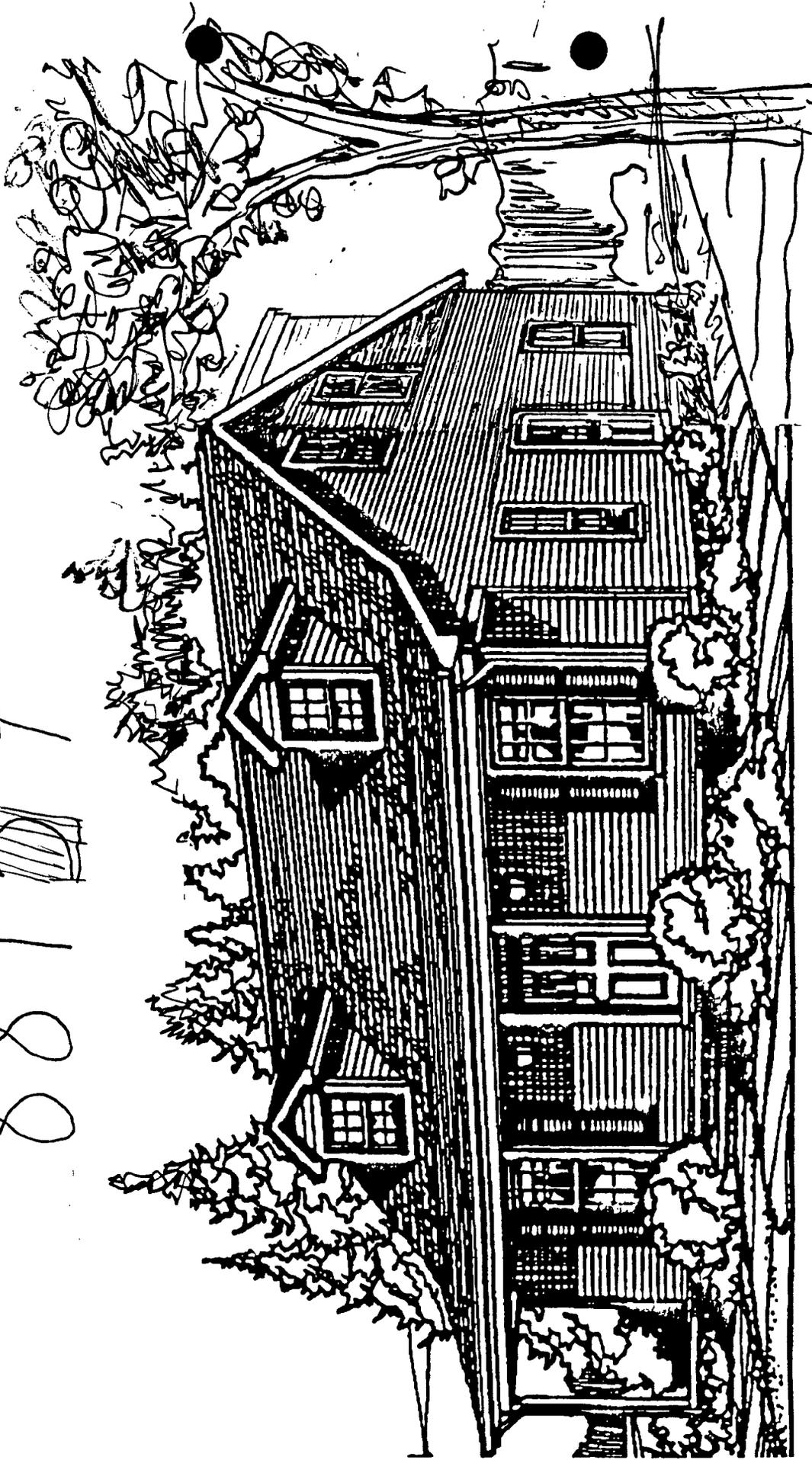


8817 Hawkins Lane  
Chevy Chase, MD. 20815

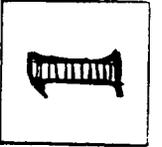
**BUILDING SPECIFICATIONS:**

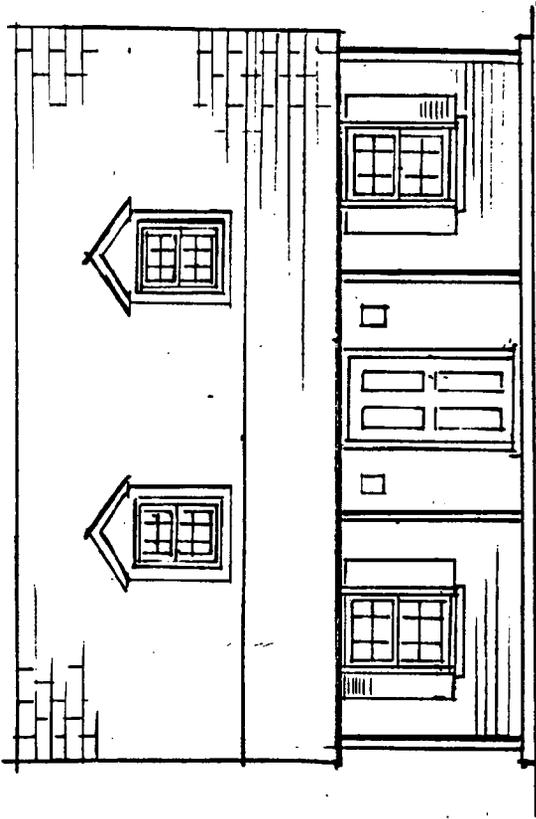
- The dimension of the home will be 30 foot wide and 38 foot deep.
- The total footprint of the building will be 1120 square feet.
- The home will be a story in a half, utilizing two 6' dormers in the front and a 26' shed dormer in the rear.
- The home will have a full basement.
- The height of the home will be 25' tall at its peak.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present. 6 foot deep.
- The roof pitch will be 9/12 and the rear dormer will be 3/12.
- The roof will be asphalt shingle.
- There will be shutters on the front exterior windows.
- The windows will be simple one-over-one, wood, single hung windows.
  - 4' windows on the 1st floor.
  - 3' windows on the 2nd floor.
- A balcony will be present at the rear of the house off the 2nd floor. 26' x 6'.
- The garage will be detached.
  - 12'x 20'
  - Exterior will be painted wood clad.
  - Roof will be asphalt shingle.

88177

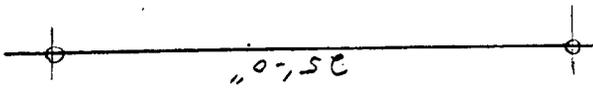


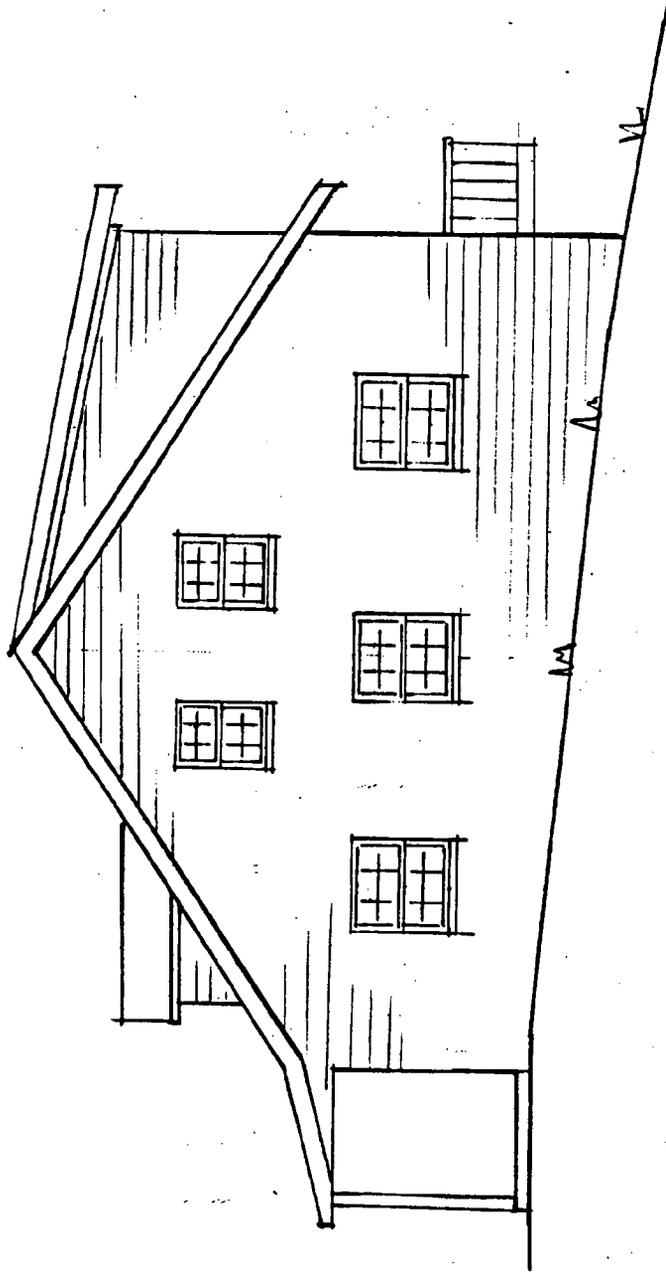
VIEW FROM HAWKINS LANE



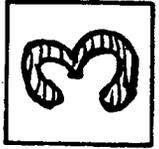


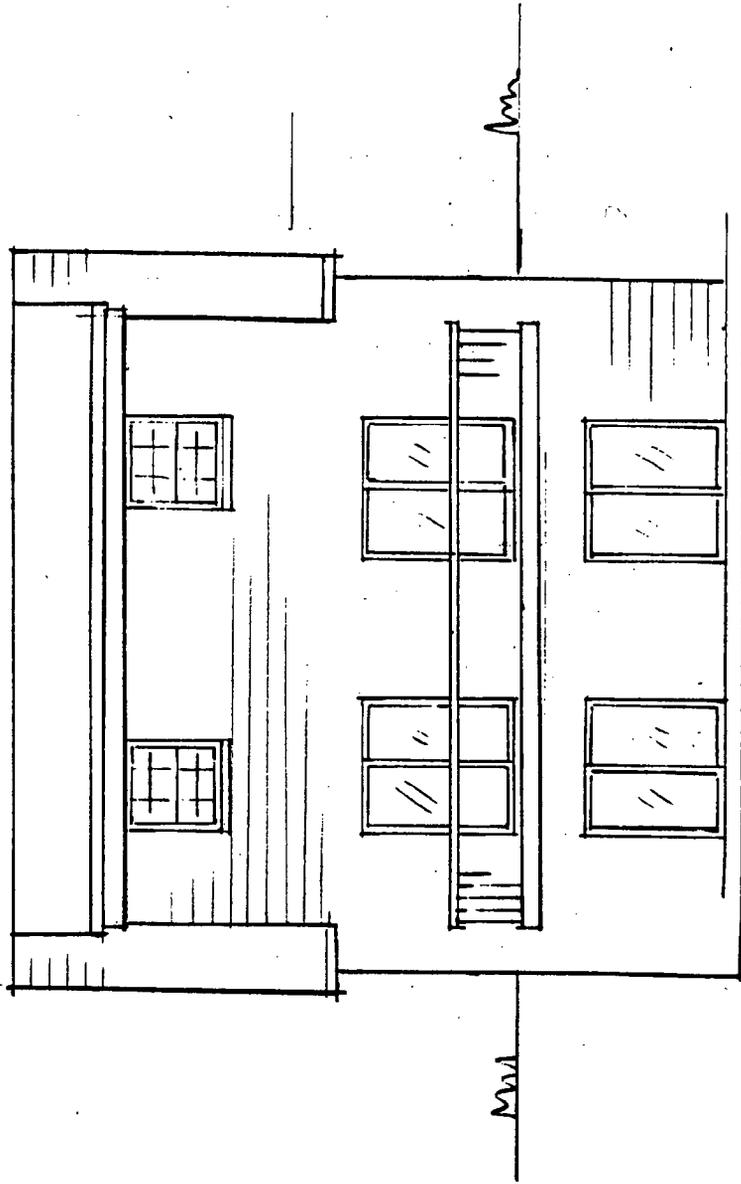
FRONT ELEVATION  
SCALE: 1/8" = 1'-0"





SIDE ELEVATION  
SCALE: 1/8"=1'-0"

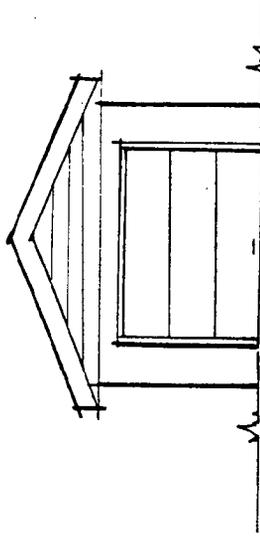




REAR ELEVATION

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

GARAGE



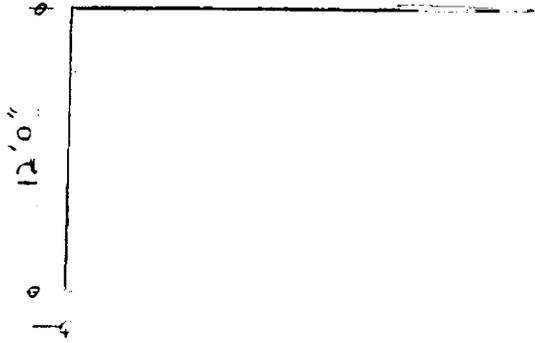
FRONT ELEV.  
1/8" = 1'-0"



SIDE ELEV.  
1/8" = 1'-0"



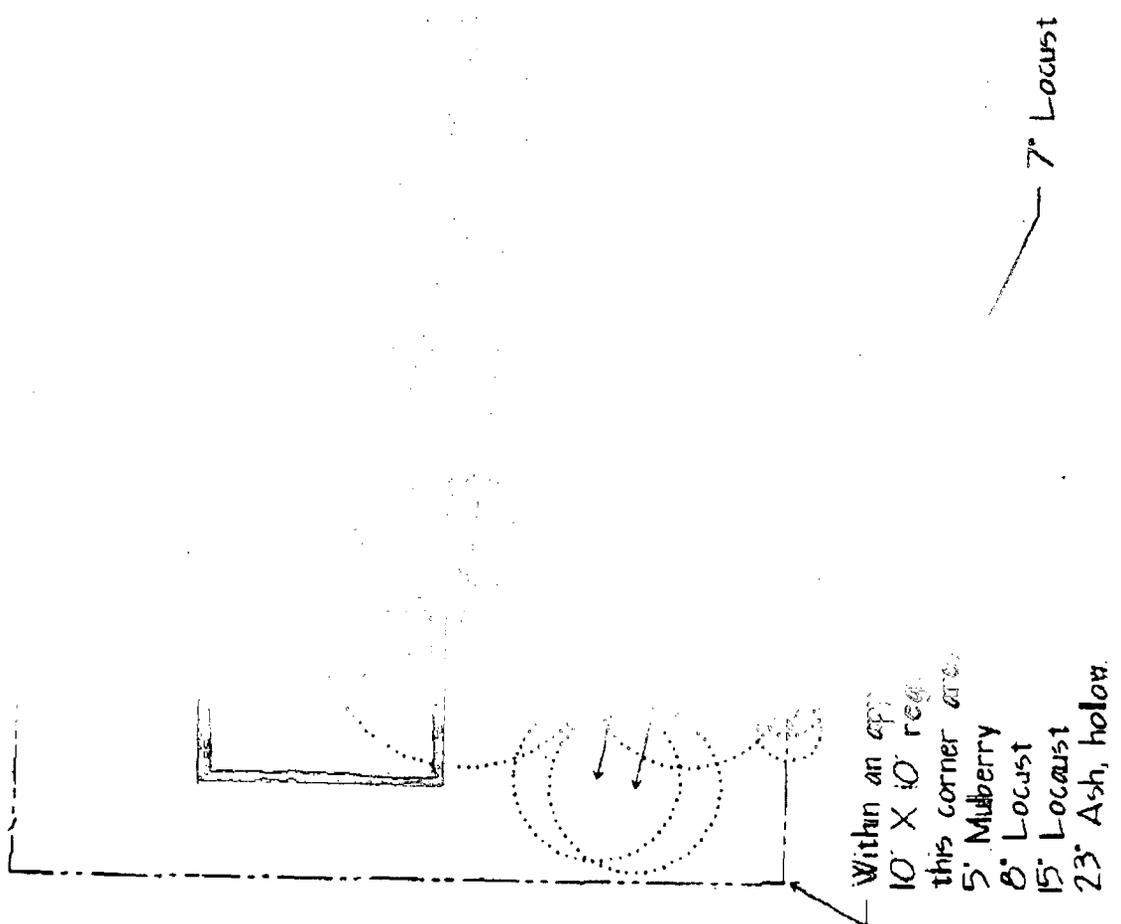
38'-0"



GARAGE

ROOM

88



## TREE PRESERVATION PLAN

The arborist report is included and will show the need for 7 trees to be removed. Below is the plan that will ensure proper replacement of these resources.

### 8813

#### CURRENT

(1) 16" Norway Spruce  
(1) 22" Mulberry

#### REPLACEMENT

(2) 1.5" Norway Spruce  
(2) 1.5" Mulberry

### 8817

(5) 6-8" Poplars

(5) 1.5" Poplars

The development plan will abide by the plan set forth in the arborist report done by Mr. Todd Bolton. The setting of the houses was done to minimize disturbance to existing vegetation and to increase the distance between the neighboring houses.

Todd Bolton  
ASSOCIATES, Inc.

  
Integrating  
Nature with Development.

February 8, 1994

Arborists Report  
Property of Mr. & Mrs. Hsu  
Located on Hawkins Lane  
Chevy Chase, MD

The attached drawing indicates the location, size, and species of the trees on the proposed building lots. The rectangles of line-dash-line represent the approximate house size of 25 by 40 feet. Zoning code requires front and rear lot setbacks of 25 ft. Side to side requirements are 25 foot total, with neither side being less than 8 ft. The dotted circles represent what MNCPPC considers the "critical root zone". This is the area within which construction activities will be most likely to cause serious damage to the trees. My statements regarding removals reflect the need for at least 8 to 10 ft. of space surrounding the footprint for heavy equipment operation and grading.

These limitations on house siting suggest that at least 4 and probably all 5 poplars located in the center of the northernmost lot will need to be removed. Poplars are known for their tender root systems. Although the house on this lot might be set back far enough that the front tree does not need to be removed the roots would sustain significant damage. The damage would probably cause serious decline and the eventual death of this tree.

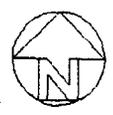
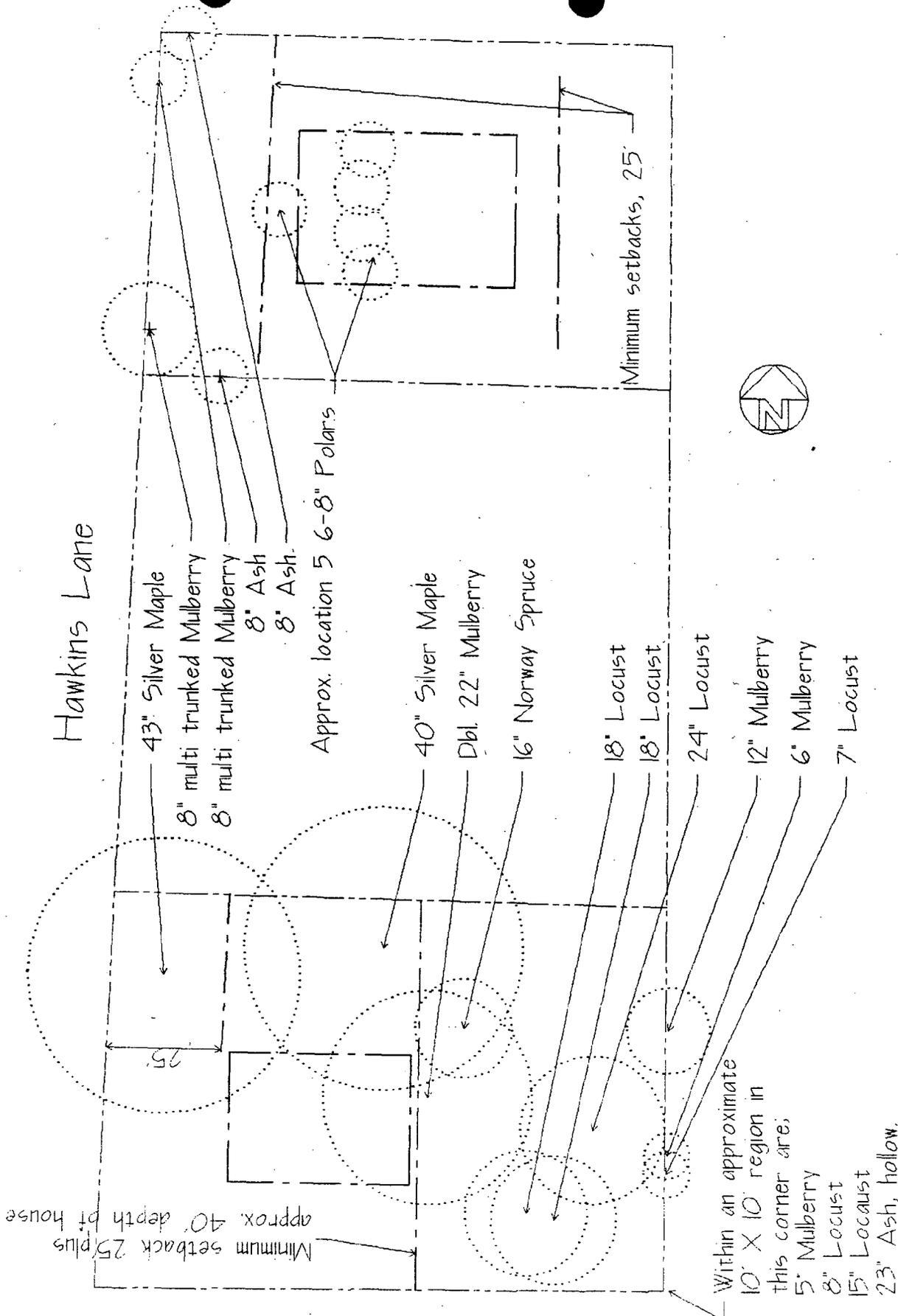
The southern lot has more trees of larger caliper. Most of them are not within the areas that need to be severely impacted by the construction process. Prudence would suggest the removal of the double 22" Mulberry and 16" Spruce. The remaining trees should not be too severely impacted if an effective tree protection plan is developed and *enforced*. This plan should include some form of preemptive root pruning prior to heavy machinery entering the site.

On lots of this size it is my opinion that several factors must be considered when determining the number, size, and location of replacement plantings. These factors include; true need for removal, energy savings, eventual canopy closure, privacy, garden light requirements, general aesthetics,

The southern lot is almost entirely under tree canopies. Mulberrys are considered an invasive exotic of minimal worth and considerable nuisance value. The Spruce is of aesthetic value but unluckily placed. I suggest that the replacement plantings should consist of, one full size evergreen, Spruce or Pine, in the southeastern corner of the property, 12 to 14 feet from the road near the property line, and 2 overstory deciduous trees, Red Oaks or Sugar Maples, between the proposed house and the southern property

boundary. My recommendation for the northern lot are four or five overstory deciduous in a staggered line along the southern boundary between the proposed house and the existing one.

The limited number of replacements is based on the factors mentioned above. Planting deciduous trees on the southern side of buildings will eventually produce reductions in cooling costs as well as providing the feeling of privacy. The evergreen placement is a typical planting for neighborhoods of this age. The plantings on the northern lot have similar reasons but are limited in number to allow the purchasers some unshaded land for gardening towards the rear of the lot. Crowding any greater number of trees on these lots would create intense competition leading to stressed conditions and poor tree health.



ATTN: Ms. Pat Parker

From: Walter Hsu  
652-3161



Enclosed is the perspective of  
the houses with specifications.

I will follow with a  
phone call.

Thank you,

Walter Hsu

Walt Hsu  
8815 Hawkins Lane  
Chevy Chase, Md. 20815  
January 10, 1994

Ms. Patricia Parker  
Design, Zoning and Preservation and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Md. 20910

Dear Ms. Parker:

This letter is to request a preliminary hearing on January 27, 1994 for the development of the two lots P865 and P811 on Hawkins Lane. The two lots are currently vacant and surround both sides of 8815 Hawkins Lane. The proposed two houses will be identical except for a walkout basement for P811, this is due to the natural grade that is present. Due to the issue of disturbance to the lane, the two proposed houses will be modular, prefabricated in the factory. The use of this construction method will shorten the construction period from 5 months to 2 months. Thank you for your attention to this matter and please let me know of any comments or recommendations that you may have so that I may do my best to accommodate.

Sincerely,



Walter Hsu

ATTN: Ms. Pat Parker

From: Walter Hsu  
652-3161



Enclosed is the perspective of the houses with specifications.

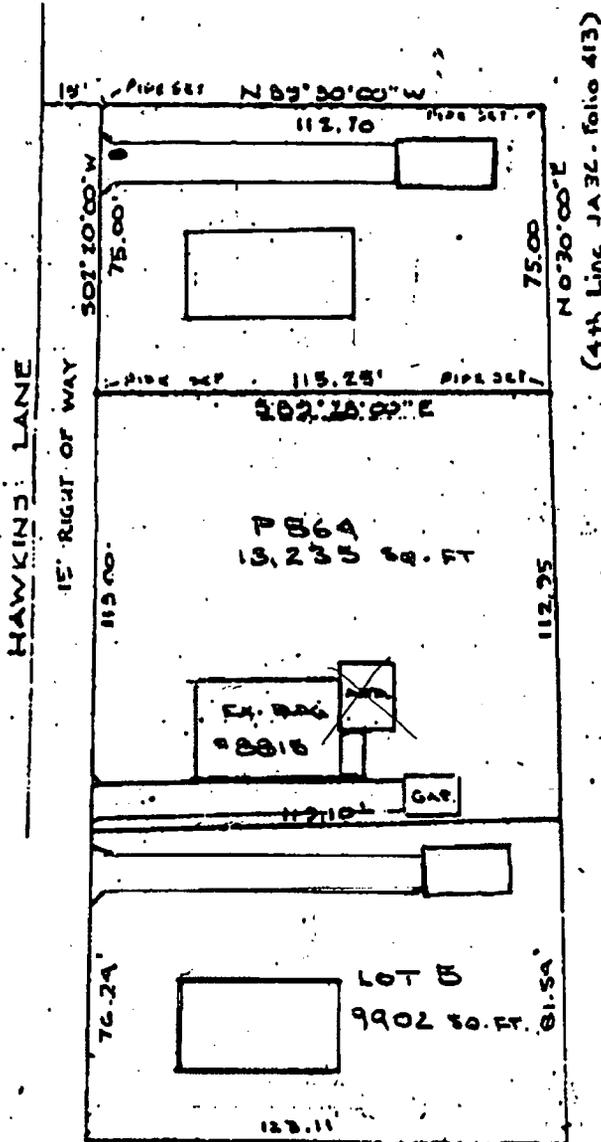
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Thank you,

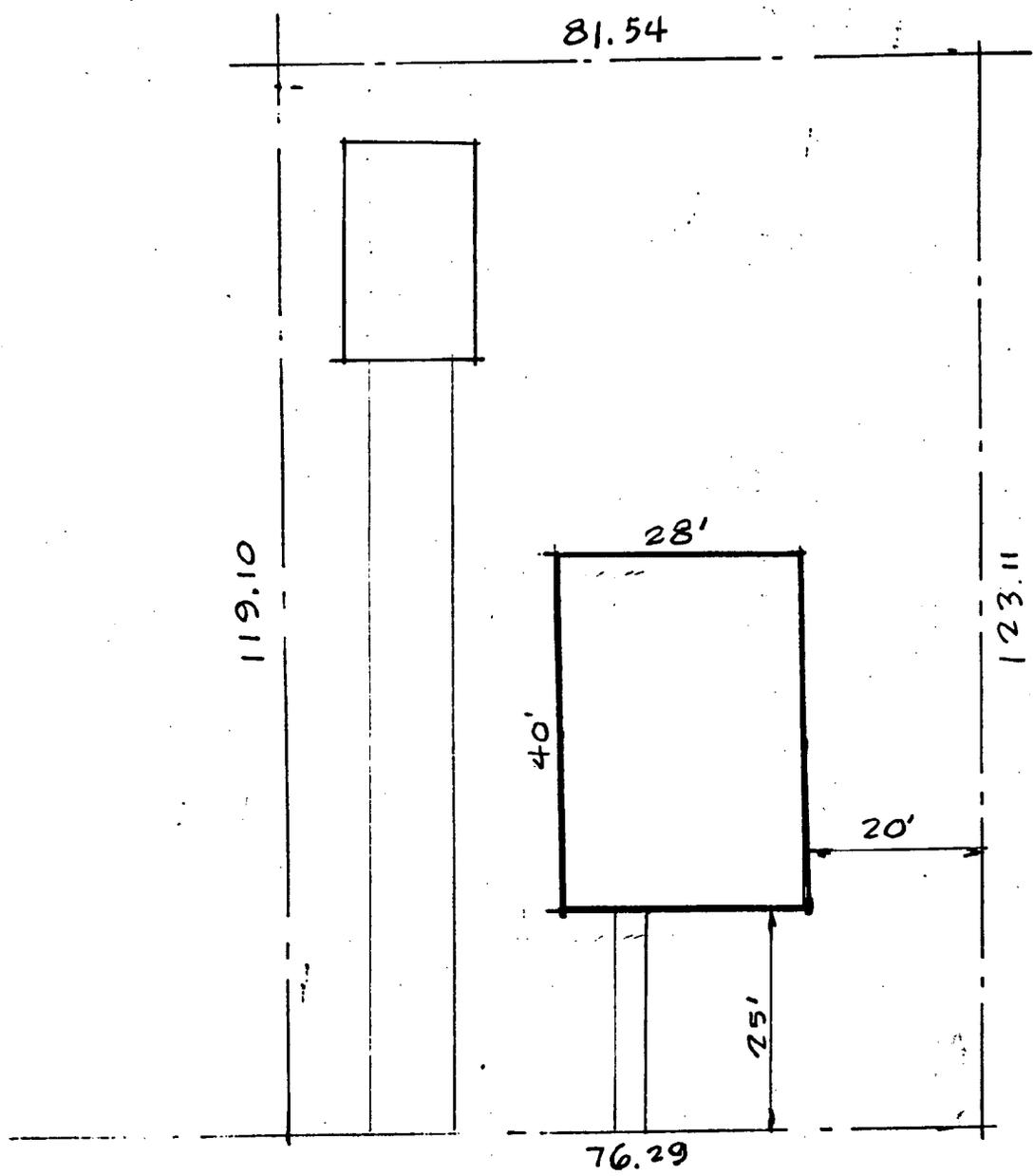
Walter Hsu

HAWKINS LANE

PRELIMINARY SITE PLAN



(4th Line JA 32 - folio 413)



HAWKINS LANE

SITE PLAN  
SCALE: 1" = 20'-0"

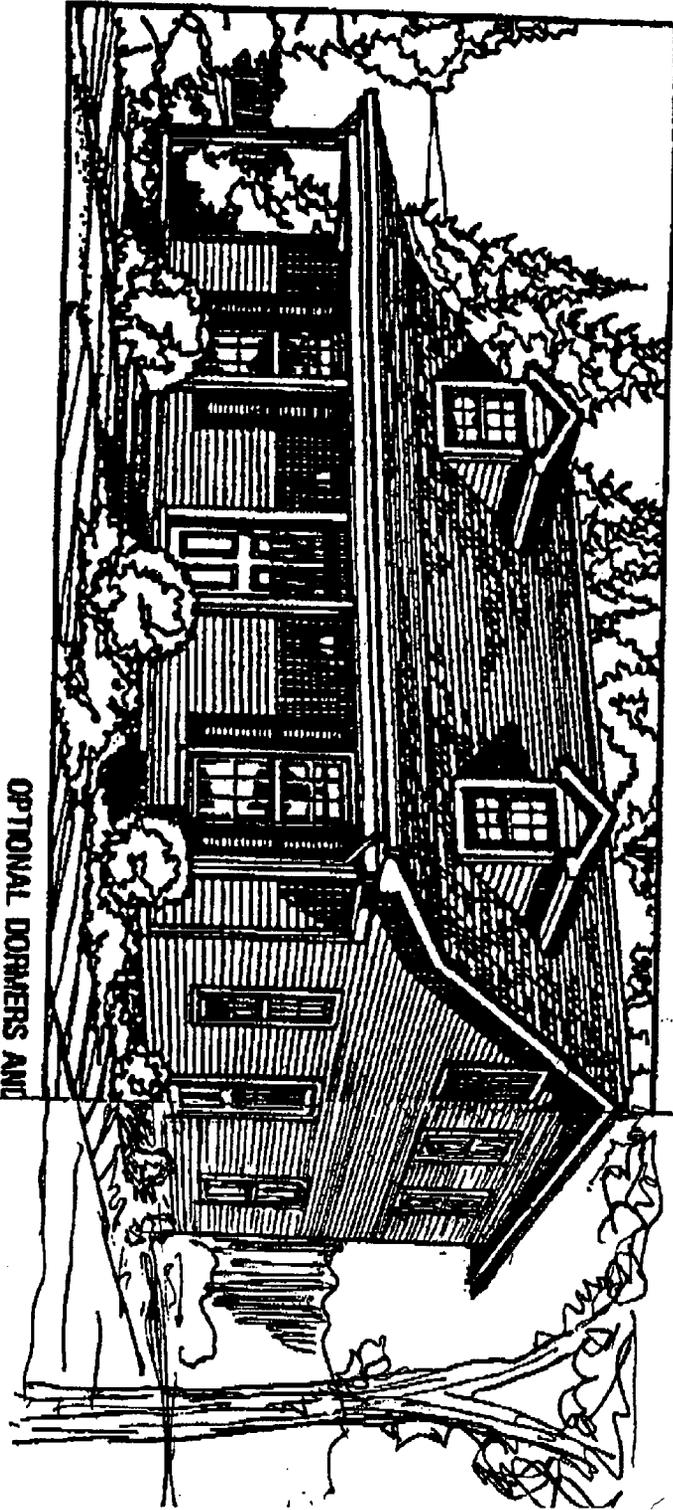
OPTIONAL DORMERS AND



**Preliminary specifications for the development of P865 and P811**

- The dimensions of the homes will be 28 foot wide and 40 foot deep.
- The total footprint of the homes will be 1120 square feet.
- The homes will be a story and a half, with a total square footage of 1700 square foot throughout.
- The homes will have a basement where the mechanical room will be located.
- The height of the homes will be 25 feet tall at its highest point.
- The exterior skin of the building will be painted wood clad.
- A front porch will be present with the decking made of wood framing with a wood step.
- Two dormers will be present on the front of the house.
- The roof pitch at the front will be a 9/12 and the back 3/12.
- The roof will be made of asphalt shingles.
- There will be shutters on the front exterior windows.





OPTIONAL DORMERS AND

ATTN:

Ms. Pat Parker

From:

WALTER HSU

News from Hawkins Lane (HL)

December 17, 1993

After several neighborhood meetings about one Greenbriar Homes plan or another for the two lots back of the farmhouse (4113 Jones Bridge Road), the Historic Preservation Commission (HPC) met on Dec. 15th to consider their latest proposal. This consisted of plans for two houses, which will be built as soon as 4113 is sold.

The two houses will face each other with their driveway parallel to the entrance to the adjacent park. The plan for the house closest to the park has been reduced from the original 54' wide to just 40' with a depth of 28'; it will be two stories high. There was no opposition to this house plan from

Hawkins Lane houses represented. The other house (with its back to the first empty lot on the east of Hawkins Lane) was proposed as 45' wide & 31' deep and 1 1/2 stories high. The staff questioned the square footage the developer gave & asked for a maximum first-floor footage of about 1000 square feet. Although only one HL resident questioned this proposal, the Commissioners aggressively challenged the developer's numbers & finally approved the rough plan if its exterior dimensions were downsized to 40' wide and 30' deep. A number of other staff conditions on their approval of the plan were also accepted as well as a proviso holding Greenbriar to complying with all the conditions. The latter was probably prompted by the developer's promising but not putting a tin roof on the farmhouse. (The HPC is holding them to this commitment, and the new roof should go on soon.)

Walter Hsu, who lives in 8815 HL and owns the empty lots on either side, showed the HL neighbors a rough sketch of a prefabricated house he proposes for both lots. They would be 1 1/2 stories high with the 28' side fronting on the lane with a depth of 40'. These houses seemed sufficiently modest to the residents present at the 12/8 meeting. Walter also promised that construction would be compressed to several days after a foundation was build. He said that the crane/trucks that would place & deliver the houses would go in from the back of his house to minimize disruption to the lane.

Other problems were also discussed at this meeting. Cheryl Johnson, the HL president, promised to write WSSC company asking for correction of the problems caused by them. Each resident is to write a brief description of the problems WSSC caused in front of their house for Cheryl to attach to her letter. Have you done this yet? Barbara Glancy, with Curtis Wahl as a reinforcement, promised to talk to Tom Albrecht (4117 Jones Bridge Road) about the spectacle his house present with a gaping hole in the front porch roof where it caved in. So far, she has not done so. The group felt that 60 days was sufficient time for us to give Tom before complaining to the county for him to be cited for neglect.

Merry Christmas and a Happy New Year, and may our new year on the lane be much less annoying than the last one.

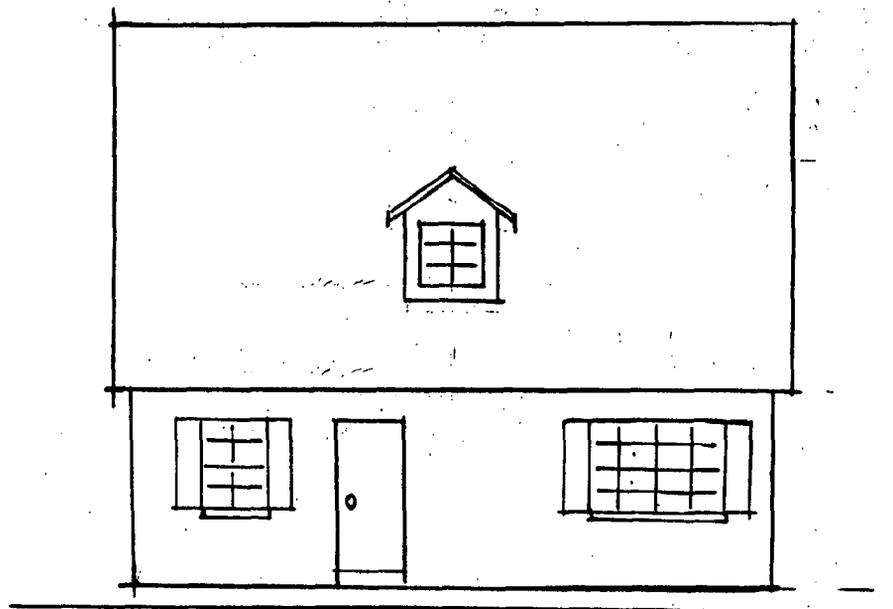


# CALCULATION SHEET

DESIGNER \_\_\_\_\_ DATE \_\_\_\_\_ CHECKER \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ JOB NO. \_\_\_\_\_

SUBJECT \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_



*9/12 pitch*

FRONT ELEV

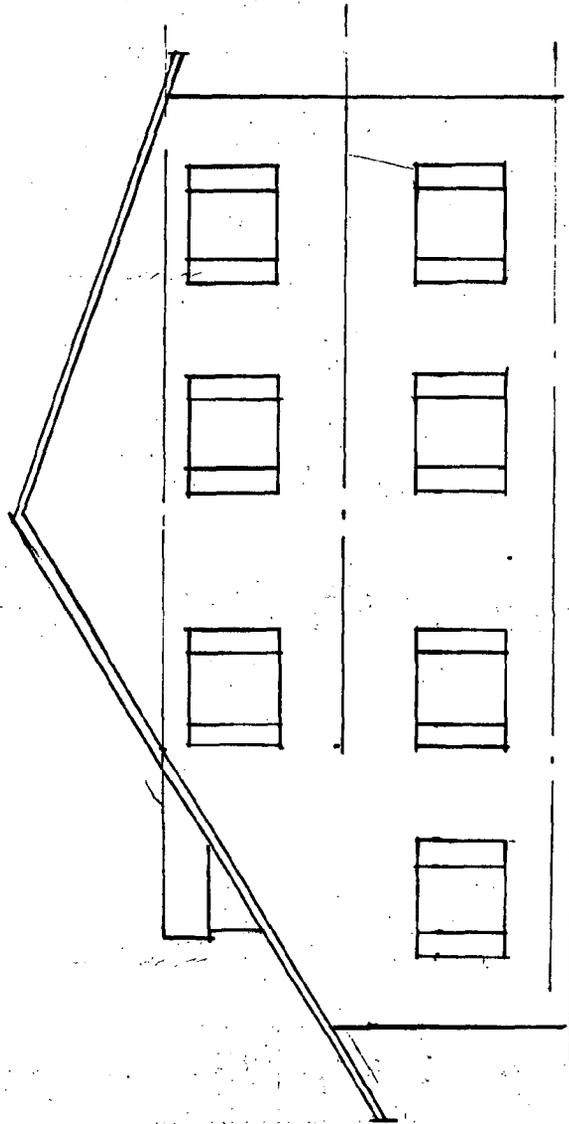
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# CALCULATION SHEET

DESIGNER \_\_\_\_\_ DATE \_\_\_\_\_ CHECKER \_\_\_\_\_ DATE \_\_\_\_\_

TITLE \_\_\_\_\_ JOB NO. \_\_\_\_\_

SUBJECT \_\_\_\_\_ SHEET NO. \_\_\_\_\_ OF \_\_\_\_\_



SIDE ELEV  
SCALE 1/8" = 1'-0"

8807

8811

8813

8817

8823

Clancy.

8825

8827

8829

8806

8808

8812

8815

Tom  
Mudi.

[ ]

Tom Brown