

Preliminary Consultation 7/12/95
8823 Hawkins Lane (Hawkins Lane
Historic Dist

Clancy

8823 Hawkins Lane

Hawkins Lane District

Preliminary Consultation

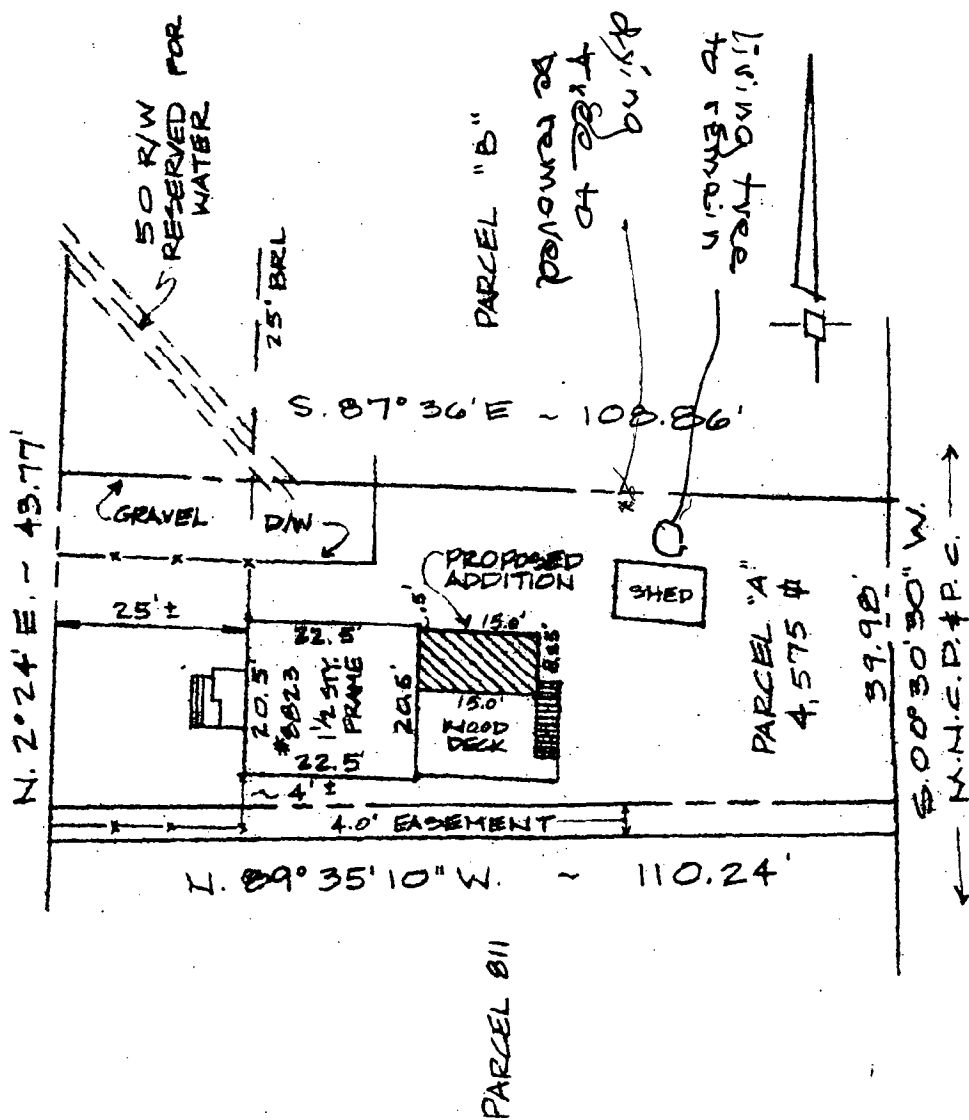
7/12/95

7825 Tuckeron Ln.

299-1126

Called 6/30/95-

O.K. to schedule 7/12/95



PARCEL "A"
HAWKINS SUBDIVISION
PLAT BOOK 11
PLAT 769

SCALE: 1" = 20'-0"

CSR, INCORPORATED
Fax Transmission Cover Sheet

Number of pages (including this cover sheet): 4

To (include contact name and organization): HPC
Attn: Pat Parker

Contact Telephone Number: 495-4570

Destination FAX Number: 301- " - 1307

From: B. Glauay (202) 842-7600, Ext. 291

CSR Charge Number: personal Date: 7/3/95

CSR FAX Number: (202) 842-0418

Subject: dying tree

Contact (202) 842-7600
with problems regarding this transmission

fax 4 1507



**STATE OF MARYLAND
DEPARTMENT OF NATURAL RESOURCES
PUBLIC LANDS AND FORESTRY**

**Certificate of Registration
as a
Licensed Tree Expert**

This is to certify, That

AAA TREE SERVICE OF MARYLAND, INC.
5161 River Road, Building 2, Room 101C
Bethesda, Maryland 20814

having met the requirements in the Maryland Code is hereby Licensed and qualified to practice as a tree expert and to engage in the business of the treatment and care of trees in the State of Maryland.

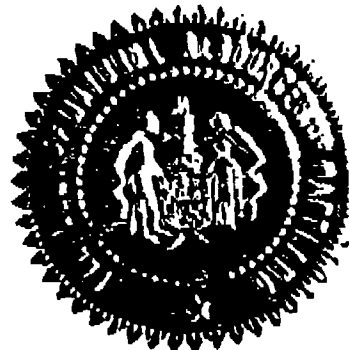
License N^o 00584

Issued this **Third** day of **March** **1995**

This license expires December 31, 1995, and is renewable yearly thereafter upon payment of the proper fee, or until revoked by the Department for non-compliance with the terms of the Tree Expert Law.

E. J. Hurst

Director, Forest Service



This certificate must be displayed in a conspicuous place.

LICENSED/INSURED
FREE ESTIMATES

MARYLAND TREE EXPERT
LICENSE # 584

AAA TREE SERVICE OF MARYLAND, INC.

5161 River Road, Building 2, Room 101C
Bethesda, Maryland 20814

(301) 654-4005

Fax: (301) 654-6378

Branch Office: Vienna, Virginia



Date: 6/29/95

Map # _____

Proposal/Invoice Submitted To:

Work to be Performed At:

Name BARBARA GLANKY
Address 8823 HAWKING LN.
City CHEVY CHASE State MD. Zip _____
Telephone 202 842-7600 X 291

Name _____
Address _____
City _____ State _____ Zip _____
Telephone _____

Work Description:

Item Amount

<p>① BOXELDER TREE - LEFT SIDE IN FRONT OF SHED TAKE DOWN LOW TO GROUND AND REMOVE.</p>	
<p>TREE IS DISEASED, ALMOST DEAD AND SHOULD BE REMOVED / ALSO LEAVING HEAVILY OVER PARK AREA. (TREE IS ALSO AN EYE SORE)</p>	
<p>THERE IS A NICE SPECIMEN OF THE SAME KIND NEXT TO IT.</p>	

Leave uncut wood and debris _____ Remove wood, brush and debris _____
 Remove brush and debris Cut wood into 18" lengths and stack or pile near stump _____ Split _____
 Grind stump _____ Surface roots _____ Leave stump mulch _____

Proposal Includes:

Acceptance of Proposal:

Material and labor as required in accordance with the above specifications.
 For the Sum of _____ Dollars \$ 100 COD

The above prices, specifications, and conditions are satisfactory, and are hereby accepted. You are authorized to complete this contract as specified.

Payment to be made upon completion of work.
 All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. Our workers are fully covered by Worker's Compensation Insurance. Not responsible for completion of work due to foreign objects in tree trunk or stump.

X _____
 Customer Signature (20% deposit required)

This proposal may be withdrawn by user not accepted within 60 days.

[Signature]
 Authorized Signature (Estimator)

 Date of Acceptance

Owners: Chris Gardella and Pat Sadowski

Not Responsible for Lawn Damage

IT IS AGREED BY AND BETWEEN THE PARTIES THAT THE FOLLOWING PROVISIONS ARE MADE A PART OF THE CONTRACT BETWEEN THEM:

INSURANCE OF CONTRACTOR

AAA Tree Service, Inc. warrants that it is presently insured for liability resulting from injury to persons or property and that all employees are covered by Workman's Compensation. (Certificate of insurance available upon request)

WORKMANSHIP BY CONTRACTOR

AAA Tree Service, Inc. warrants that the work to be performed will be accomplished in a neat and workmanlike manner by experienced personnel outfitted with the necessary tools and equipment to do the job properly.

TREE OWNERSHIP BY CUSTOMER

The customer warrants that all trees listed in this contract are located on his property, and, if not, that he has obtained permission from the owner to allow AAA Tree Service, Inc. to work on them. Should any tree be mistakenly identified as to ownership, the customer agrees to indemnify AAA Tree Service, Inc. for any costs of damages incurred as a result of work performed thereon, including any and all court costs and reasonable attorney's fees.

LAWN REPAIR EXCLUSION

AAA Tree Service, Inc. will attempt to minimize disturbance to customer's lawn. Customer understands that, unless specifically provided for herein, any lawn repairs are NOT included in the contract.

CONCEALED CONTINGENCIES

The customer agrees to pay AAA Tree Service, Inc. on a time and materials basis for any additional work required to complete the job occasioned by concrete or other foreign matter in the trunk or branches; rock pipe or electrical lines encountered in excavation; or any other conditions not apparent in estimating the work specified. The customer agrees to contact all utilities for any underground clearance and marking of utilities prior to the beginning of performance of this work. The customer agrees to assume all liability for damages incurred when utilities have not been so marked prior to performance of the work herein described.

PERFORMANCE BY CONTRACTOR

AAA Tree Service, Inc. agrees to do its best to meet performance dates, but shall not be held liable for damages because of delays caused by inclement weather or any other cause beyond its control; nor shall customer be relieved of performance because of delays.

DISPOSAL OF TREE MATERIAL

Unless otherwise indicated herein, the wood, brush and debris (with the exception of sawdust) incidental to the work performed hereunder will be removed from the premises of the customer by AAA Tree Service, Inc. If customer requests that the wood created by felling trees be retained, logs will be cut to standard lengths and left unstacked and unsplit.

Unless specifically provided for, however, stump removal, by grinding, is not included. Where stump grinding is desired, the parties agree that AAA Tree Service, Inc. shall neither remove the material created thereby nor fill the hole created unless otherwise contracted for. If customer desires to have the material removed and hole filled after grinding of stumps, said work shall be performed at an additional cost.

If customer does not desire to have the stump grindings removed and hole filled, customer agrees to indemnify AAA Tree Service, Inc. for all damage to property or persons injured as a result thereof.

TERMS OF PAYMENT

Unless otherwise agreed to and indicated herein, the customer agrees to settle his account with AAA Tree Service, Inc. upon completion of work. Accounts not paid when due are subject to a service charge of one and one-half percent (1.5%) per month. Should there be a default in payment of this contract, and it is placed in the hands of an attorney for collection, customer agrees to pay all costs of collection, including attorney's fees in the amount of twenty-five percent (25%) of the unpaid balance, plus accrued service charges.

DEPOSITS

Deposits will be forfeited in the event of cancellation of this contract after the period set forth in Buyers Right to Cancel as stated herein. This forfeiture is in addition to and not in any manner a limitation of all other rights of the contractor at law or in equity. Deposits are subject to adjustment for additional work rendered.

ADDITIONAL WORK

Any work requested by customer not included in the description of work as set forth on the face of this contract will be considered extra and will be performed only at an additional price agreed upon between the parties.

CANCELLATION

In the event that customer cancels this contract prior to performance, customer agrees to pay for any materials and expenses incurred by AAA Tree Service, Inc. prior to cancellation. If work crews arrive at customer's property prior to cancellation, customer agrees to pay a minimum service call charge to be determined by AAA Tree Service, Inc.

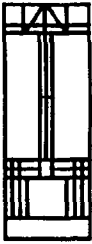
INTERPRETATION OF CONTRACT

This writing contains the entire agreement between the parties and may not be changed, except in writing and signed by both parties. The validity, performance, construction and effect of this contract shall be governed by the laws of the Commonwealth of Virginia.

TREE PRUNING

There are four classes of pruning:

- | | |
|----------------|--|
| CLASS 1 | FINE PRUNING
Fine pruning shall consist of the removal of dead, dying, diseased, interfering, objectionable, and weak branch tips as well as selective thinning to lessen wind resistance. Deadwood up to 1/2" in diameter may remain within the main leaf area. |
| CLASS 2 | MEDIUM PRUNING
Medium pruning shall consist of the removal of dead, dying, diseased, interfering, objectionable and weak branches. Deadwood up to one inch in diameter may remain within the main leaf area. |
| CLASS 3 | COARSE PRUNING (Safety Pruning)
Coarse pruning shall consist of the removal of dead, diseased or obviously weak branches, two inches in diameter or greater. |
| CLASS 4 | CUTTING BACK OR DROP CRUTCH PRUNING
Cutting back or drop crutch pruning shall consist of the reduction of tops, sides, underbranches or individual limbs. |



KAREN McK. WOOD, AIA
Architect

7825 Tuckerman Lane
Suite 204
Potomac, Maryland 20854
(301) 298-1126

June 28, 1995

M-NCPPC
Attn: Sue Brubacher
8787 Georgia Avenue
Silver Spring, Maryland 20910

To The Historic Preservation Commission:

On behalf of Ms. Barbara Glancy, I am submitting drawings for your preliminary consideration pursuant to obtaining an Historic Area work permit. We would like to be included in your July 26th review.

Thank you.

Yours truly,

A handwritten signature in cursive script that reads "Karen McK. Wood, AIA".

Karen McK. Wood, AIA

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8823 Hawkins Lane Meeting Date: 07/12/95
Resource: Hawkins Lane Historic District Preliminary Consultation
Case Number: N/A Tax Credit: None
Public Notice: 6/28/95 Report Date: 07/05/95
Applicant: Barbara Glancy Staff: Patricia Parker
PROPOSAL: Construct rear addition RECOMMEND: Proceed w/HAWP
submission

The applicant submits this proposal for preliminary discussion with the HPC to receive comment before proceeding to file a formal HAWP. The proposal involves alteration to the rear of a resource within the Hawkins Lane Historic District. Adjacent to this property is 8817 Hawkins Lane (lot size=8,548 square feet) for which a HAWP was submitted and approved for the new construction of a one and one-half story frame bungalow (30' wide x 38' long) - 1,140 square feet with full basement and driveway. On the other side on this property is 8825 Hawkins Lane. This lot (4,753 square feet) is improved by a two-story 900 square foot frame cottage with driveway.

Two properties confront 8823 - 8822 and 8818 Hawkins Lane. A one-story stucco and frame structure which has 1800 square feet with full basement and a 15' driveway is situated on 8822 Hawkins Lane (lot size=7,134 square feet); and 8818 is improved by a one story stucco and frame structure which has 900 square feet and a 15' driveway.

The subject property (lot size=4,575 square feet) is improved by a three story frame structure which has 1,350 square feet. The height of the building at street grade is 25 feet. This height is consistent with other structures within the Historic District.

STAFF DISCUSSION

Guidelines established for the Hawkins Lane Historic District address certain features:

- 1) Proposed alterations should allow for the retention of those features (such as trees and open spaces) which contribute to the district's rural character.

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

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

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

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

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

This proposal to construct a 15' long x 8'3" wide addition enlarges the footprint of the house although all proposed change is totally confined to the rear of the existing structure. The length of the proposed addition would match the length of the existing wood decking excluding stair to grade. The depth of the house with the new addition would be 37'-6". The adjacent property, 8817 is 38' deep.

Visible change is proposed to the first level (one level above grade) only. An existing window at the rear at this level would be removed and reused in the new space on the rear wall. The new frame addition would be set on double 2x6 wood posts with bracing and sheathed in wood clapboard, with wood trim and a hip roof of asphalt shingles.

Staff does not find the proposal problematic. The addition would be totally confined to the rear of the property and in deference to the existing structure, would be further indented from the sidewall of the house, although it would enlarge the footprint of the house. The addition would be consistent with Guidelines established for the Hawkins Lane Historic District and with the Secretary of the Interior's Standards of Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation require that:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment; and

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

STAFF RECOMMENDATION

Staff is pleased that the applicant proposes a modest addition and to confine the alterations to the rear of the property. The proposed addition would be appropriate in size, scale and massing. Further, the additional mass, as proposed, would be indented, differentiating new construction from the existing structure. Materials would match the existing structure and tree removal would not be a part of the proposal. Therefore, staff recommends that the HPC advise the applicant to proceed to submit a formal HAWP application.

The formal HAWP application should include reduced drawings fully dimensioned with materials description.



KAREN McK. WOOD, AIA
Architect

7825 Tuckerman Lane
Suite 804
Potsdam, Maryland 20854
(301) 298-1128

June 28, 1995

M-NCPPC
Attn: Sue Brubacher
8787 Georgia Avenue
Silver Spring, Maryland 20910

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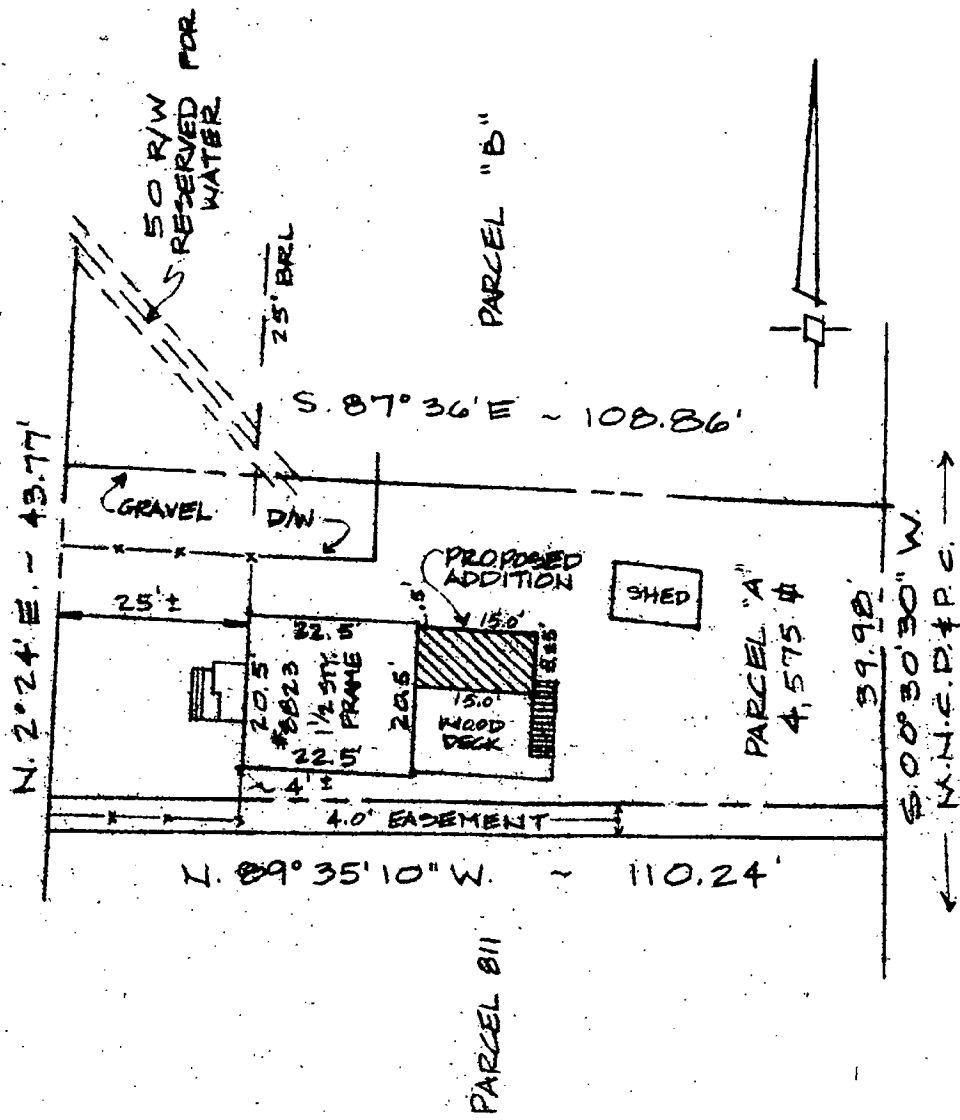
Thank you.

*July 12th / per telecon
w/ K. Wood*

Yours truly,

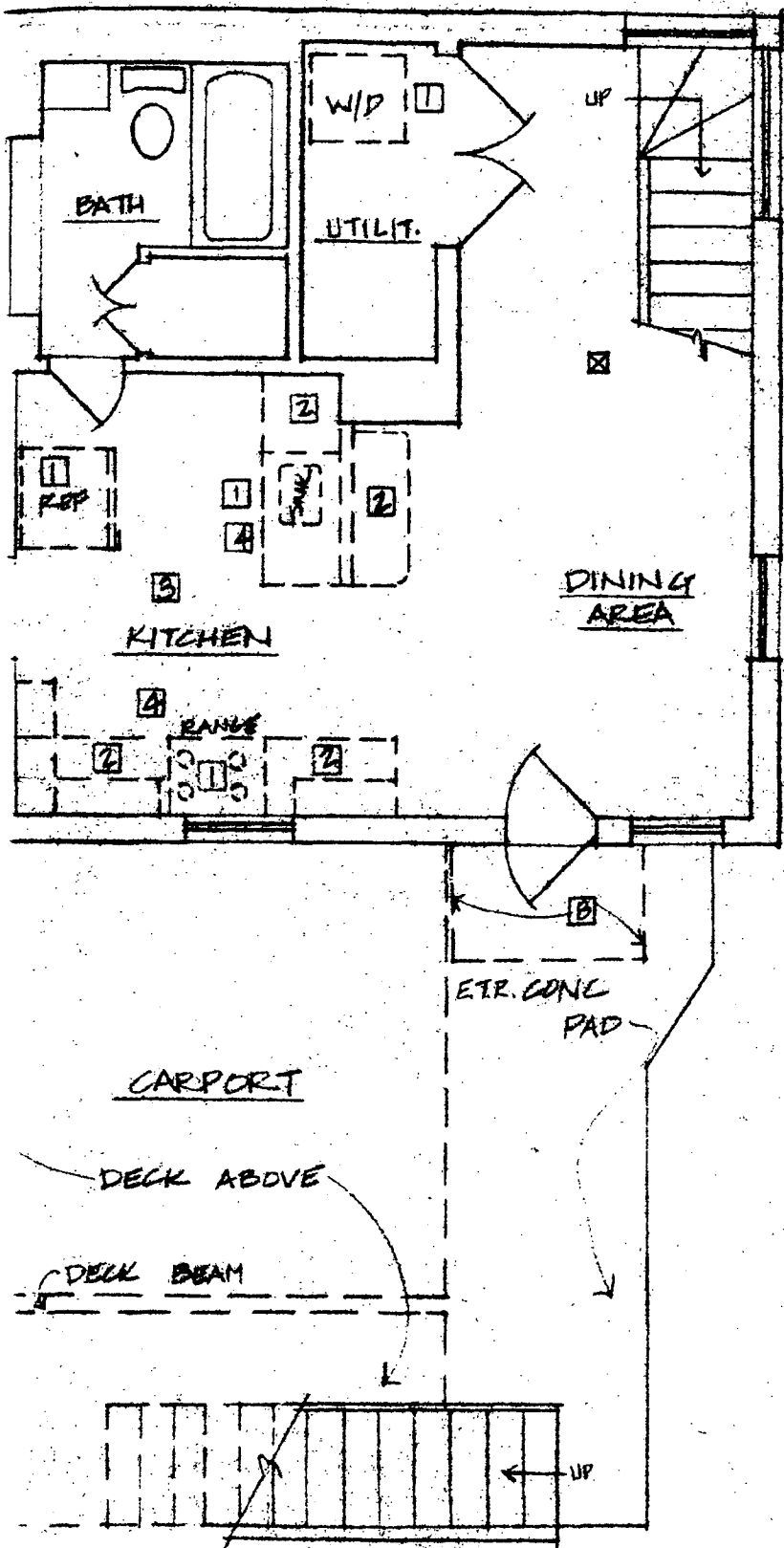
Karen McK. Wood, AIA

Karen McK. Wood, AIA



PARCEL "A"
HAWKINS SUBDIVISION
PLAT BOOK 11
PLAT 769

SCALE: 1" = 20'-0"

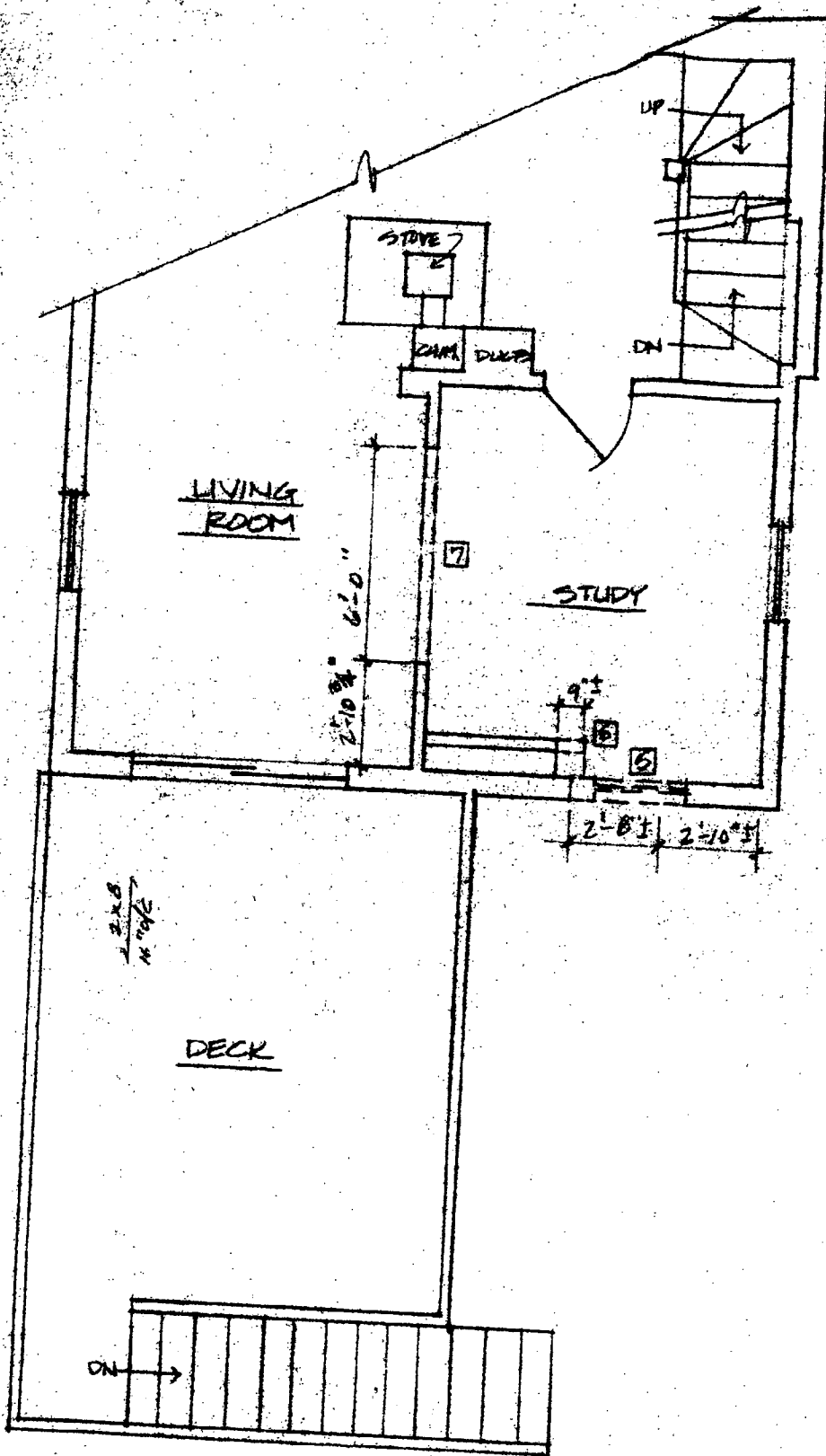


DEMOLITION NOTES:

1. REMOVE AND SALVAGE W/D & ALL APPLIANCES & SINK.
2. DEMOLISH ALL DASHED COUNTERTOPS.
3. DEMOLISH KITCHEN FLOOR COVERING.
4. SALVAGE CABINETS TO BE REINSTALLED.
5. REMOVE & SALVAGE WINDOW FOR REINSTALLATION. CUT WALL.
6. CUT DOWN EXIST. BOOKCASE TO ACCOMMODATE NEW DOOR.
7. DEMOLISH WALL AS INDICATED FOR NEW DOORWAY.
8. DEMOLISH ROOF OVER ENTRY.

STING/DEMOLITION LOWER LEVEL FLOOR PLAN

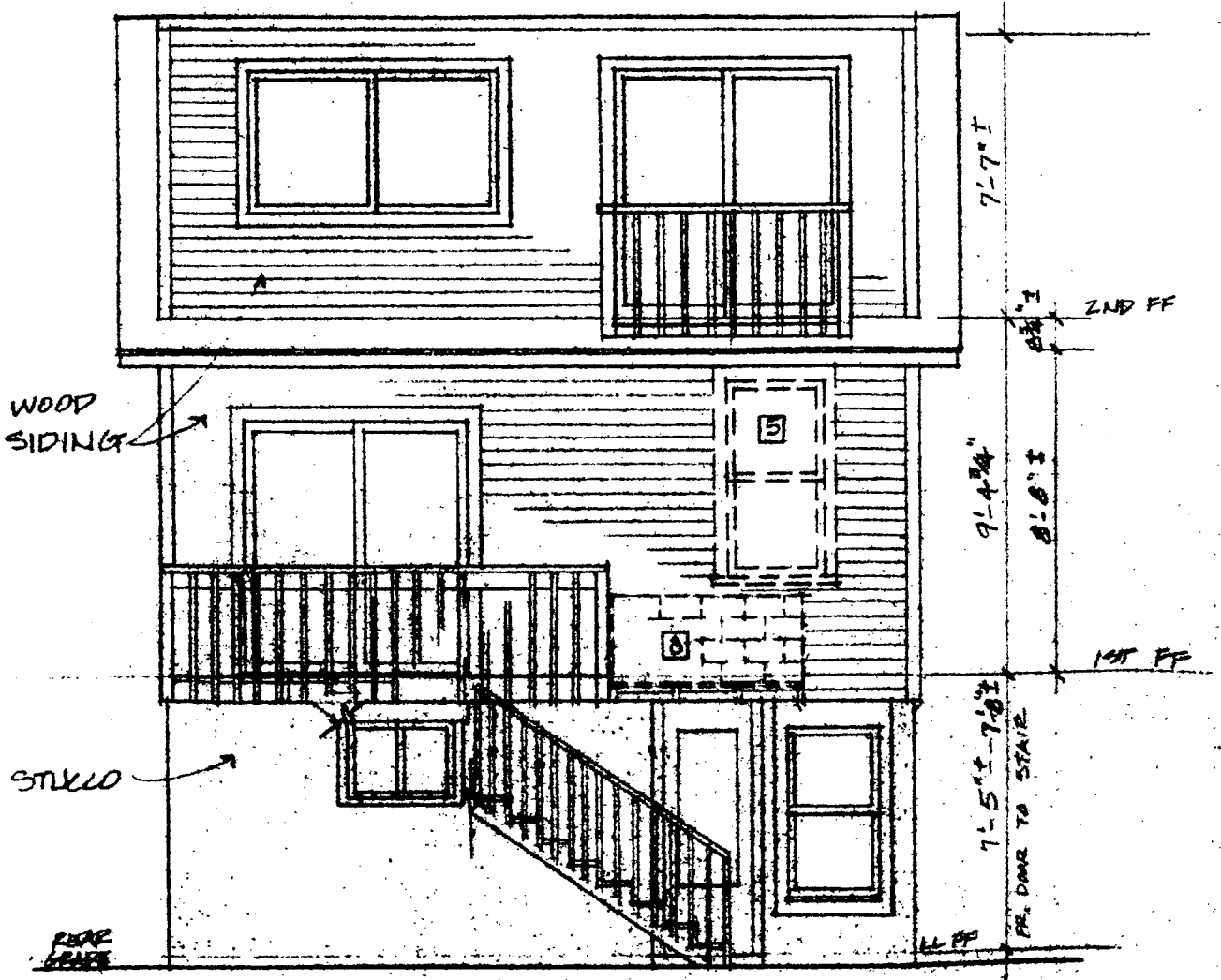
1/4" = 1'-0"



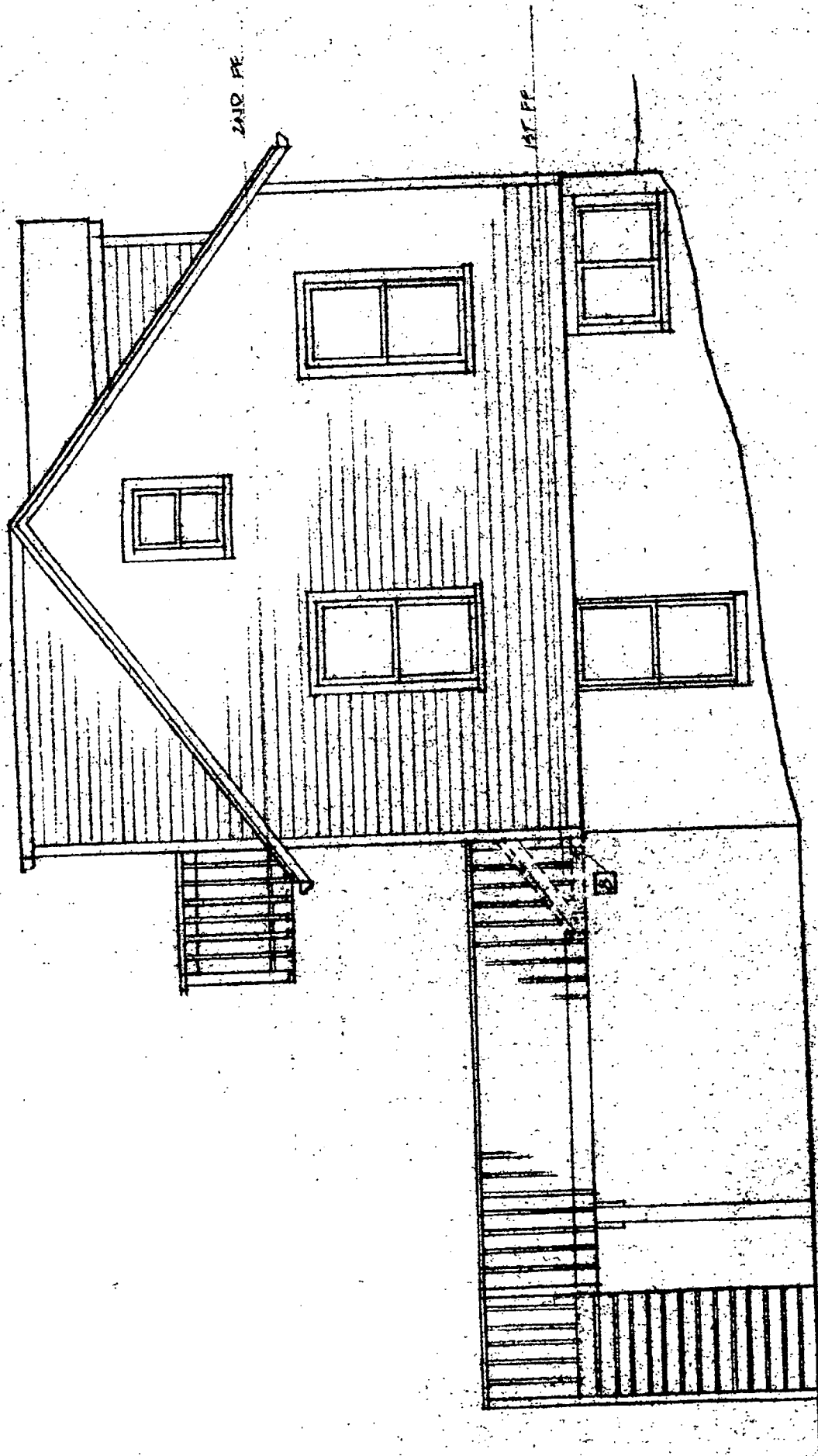
EXISTING/DEMOLITION FIRST FLOOR PLAN

$\frac{1}{2}'' = 1'-0''$

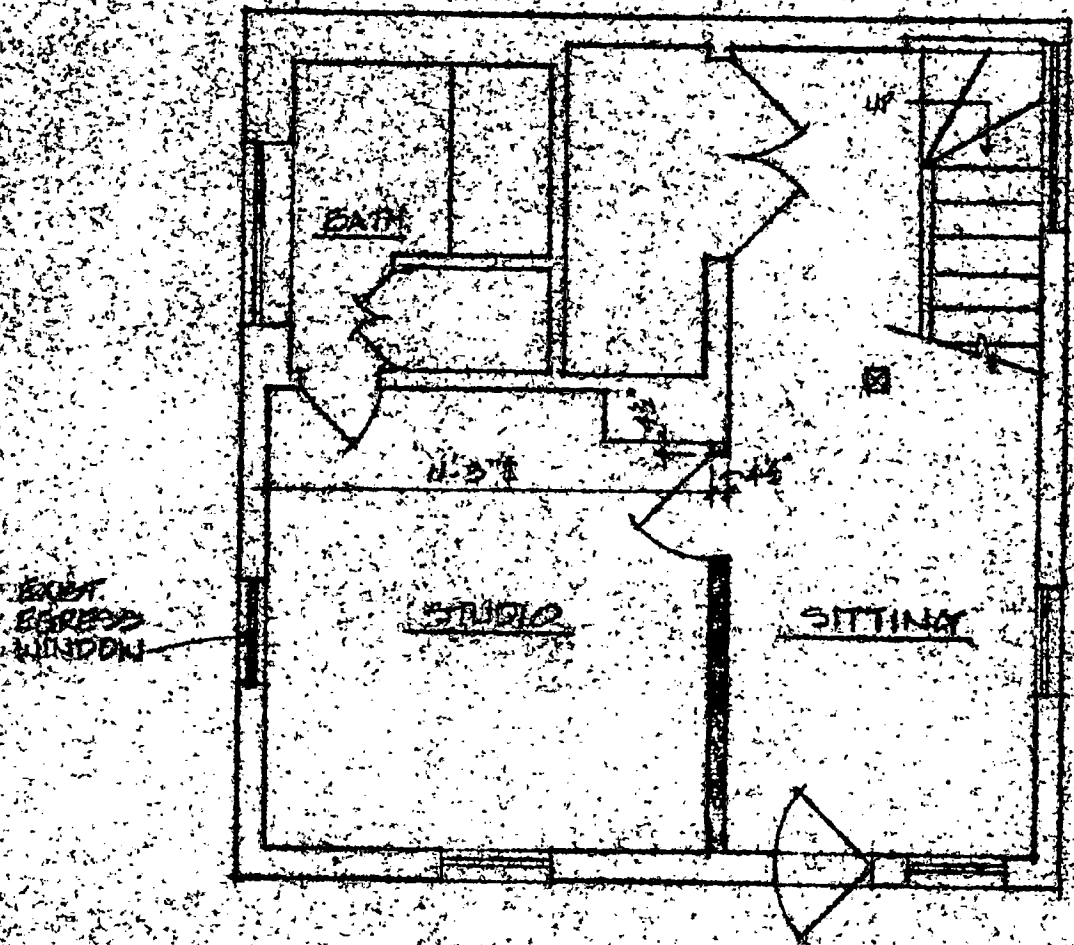
EXISTING/DEMOLITION LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



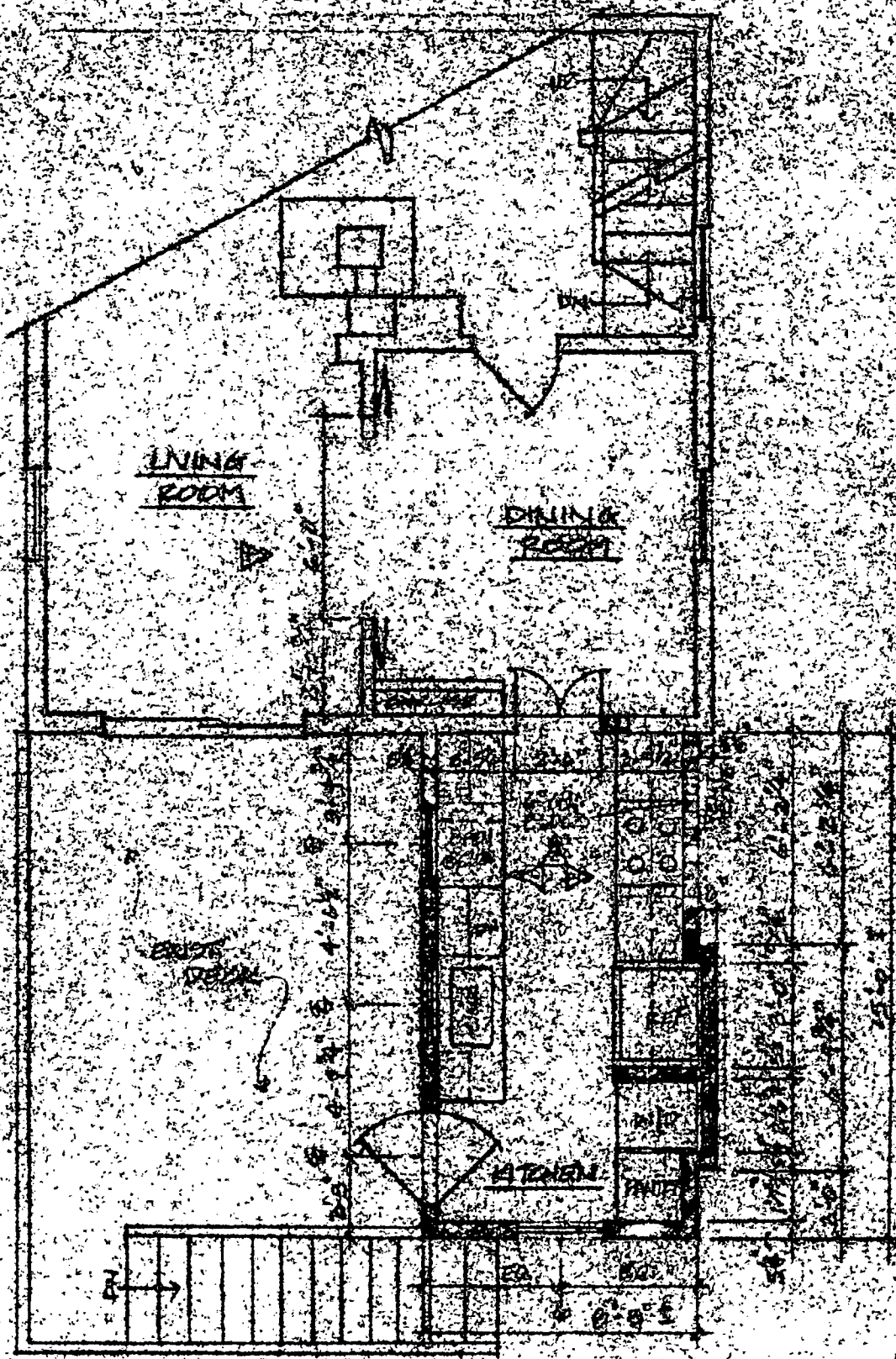
EXISTING REAR ELEVATION 1/4" = 1'-0"

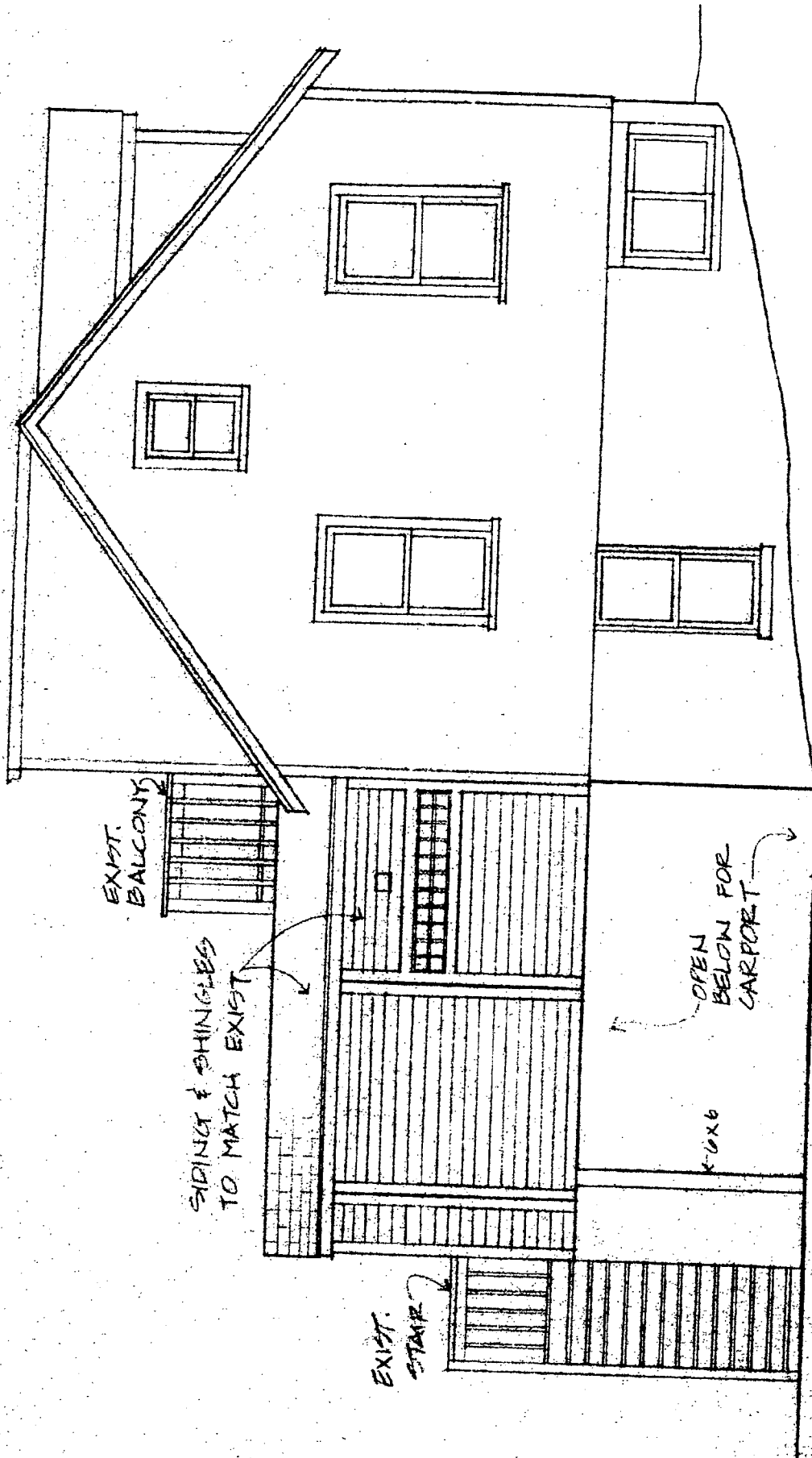


9 EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"



PROPOSED LOWER LEVEL FLOOR PLAN





EXPT.
BALCONY

SIDING & SHINGLES
TO MATCH EXIST.

EXIST.
STAIR

OPEN
BELOW FOR
CARPORT

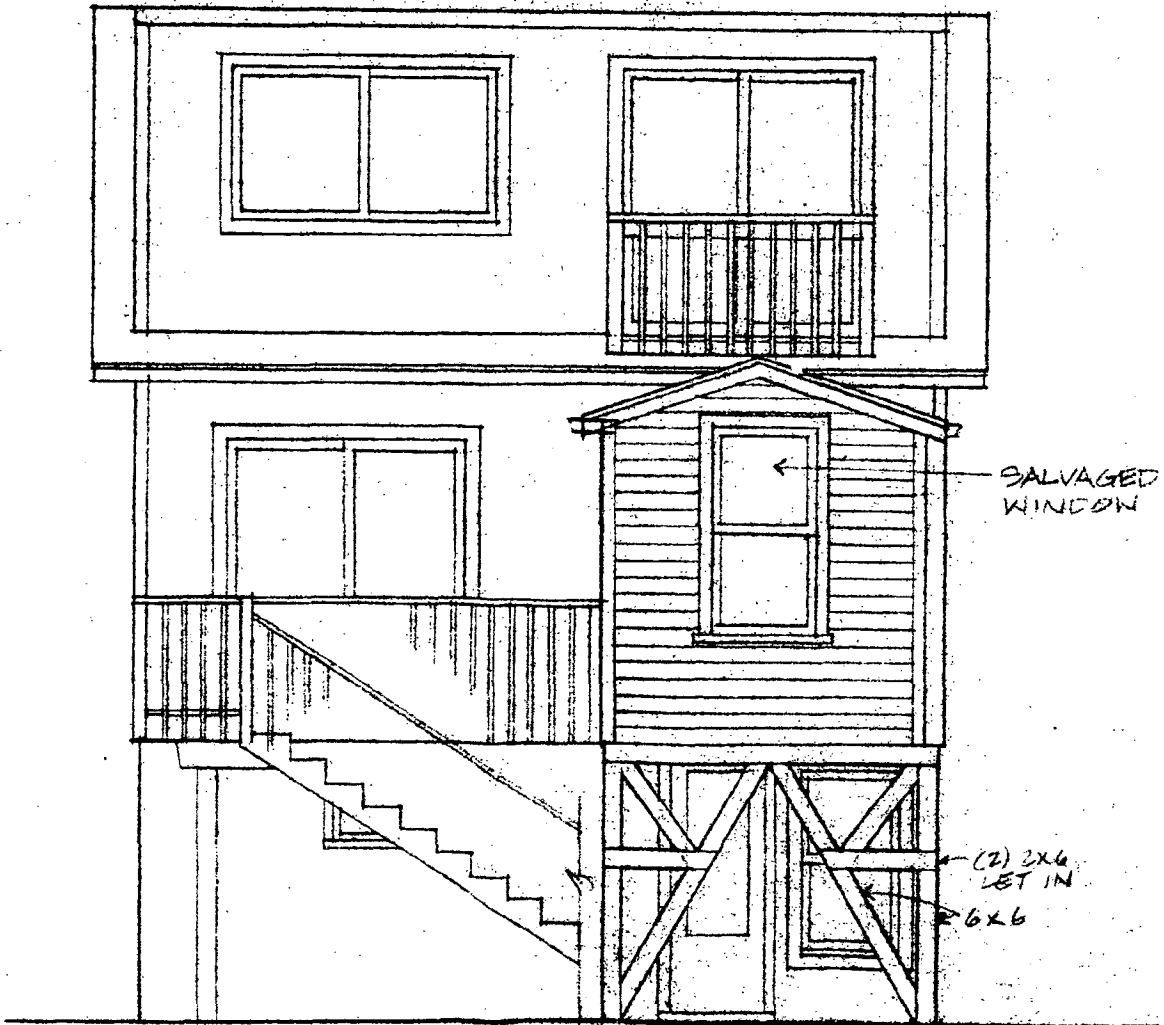
K-6x6

PROP. LEFT SIDE ELEVATION
4" = 1'-0"

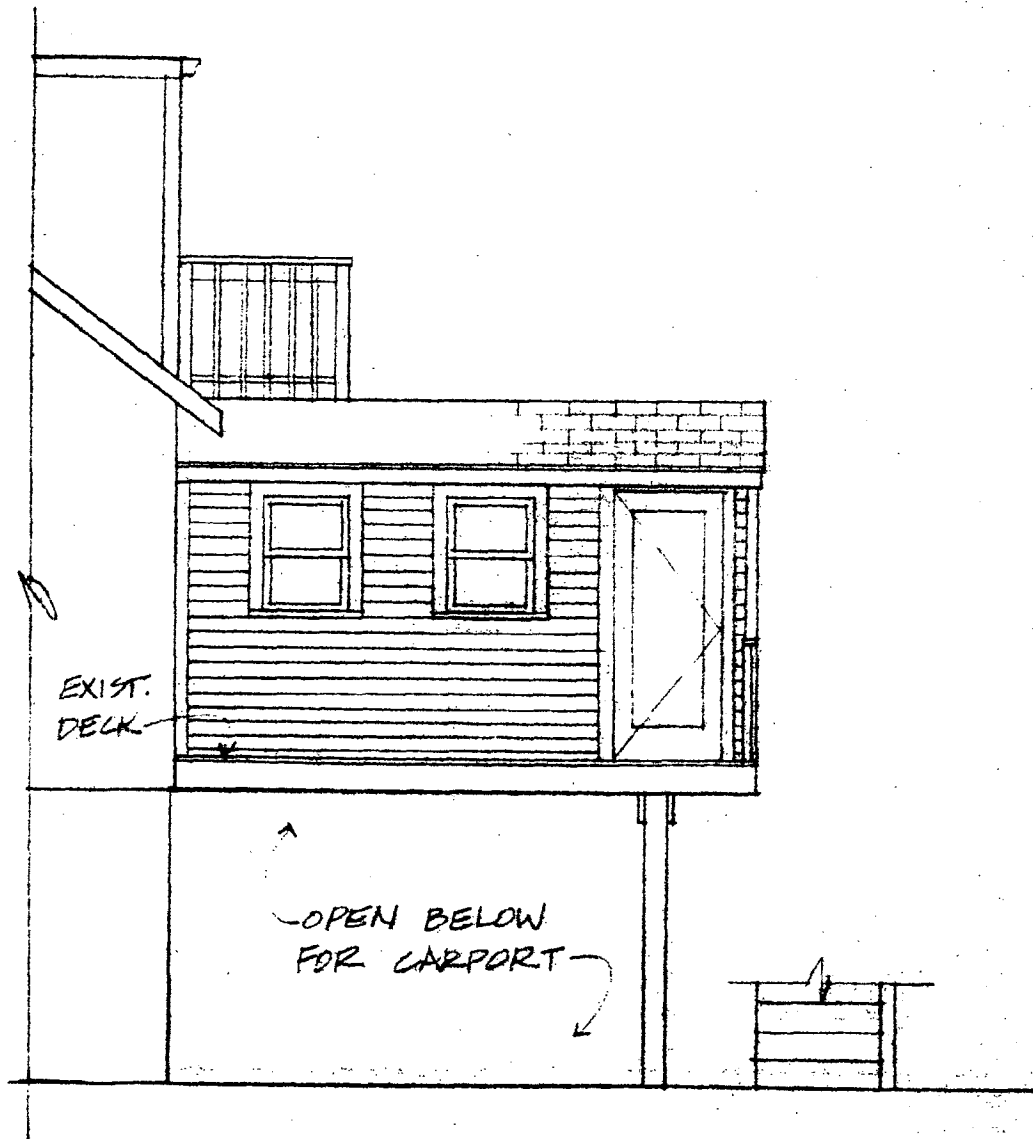
EQ. EQ.
6 0'-3" ±

54

PLAN 1/4" = 1'-0"



PROP. REAR ELEVATION
1/4" = 1'-0"



PROP. RIGHT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$

15

2

Elevation Facing 8817 H.L.



Rear Elevation





Subject Property: 8823 Hawkins Lane



Adjacent Property: 2017 H.L.

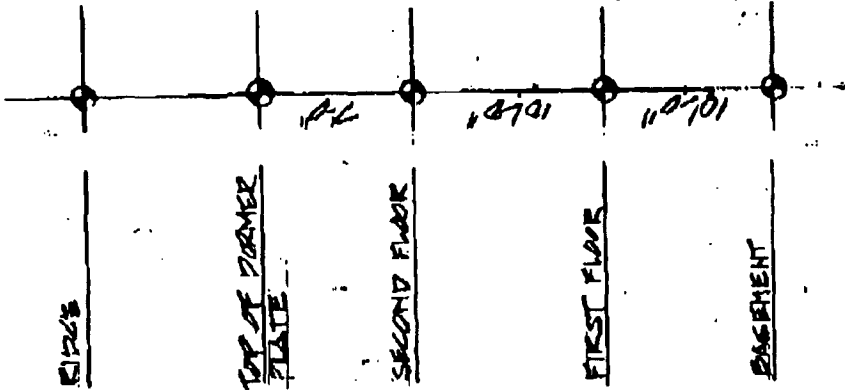
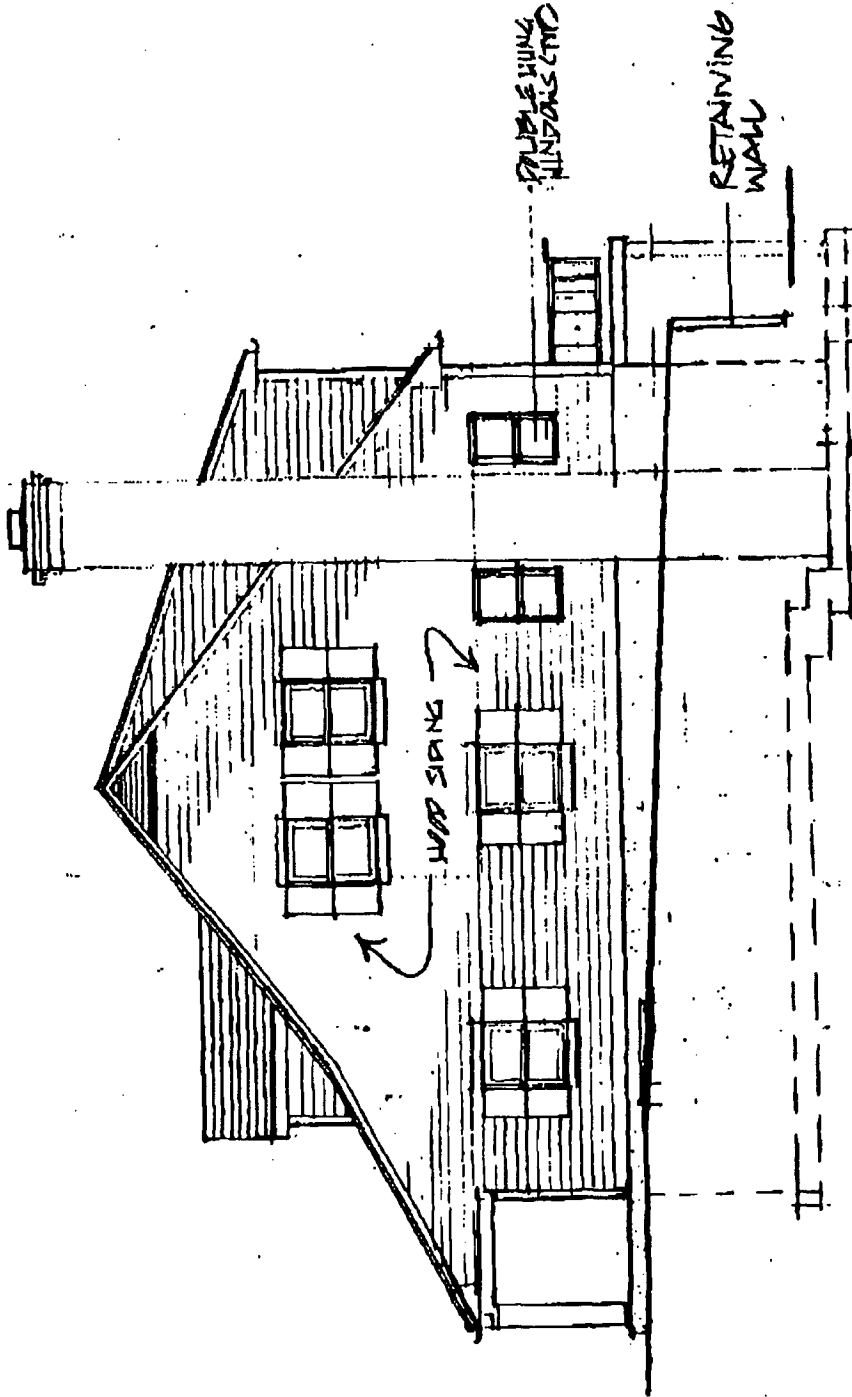
18.07.07 03:48

301 4697830

FROM :

RECEIVED AT : 18.07.07 03:29

P002



SIDE ELEVATION

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



301 4697830

FROM :

RECEIVED AT : 18.07.07 03:29

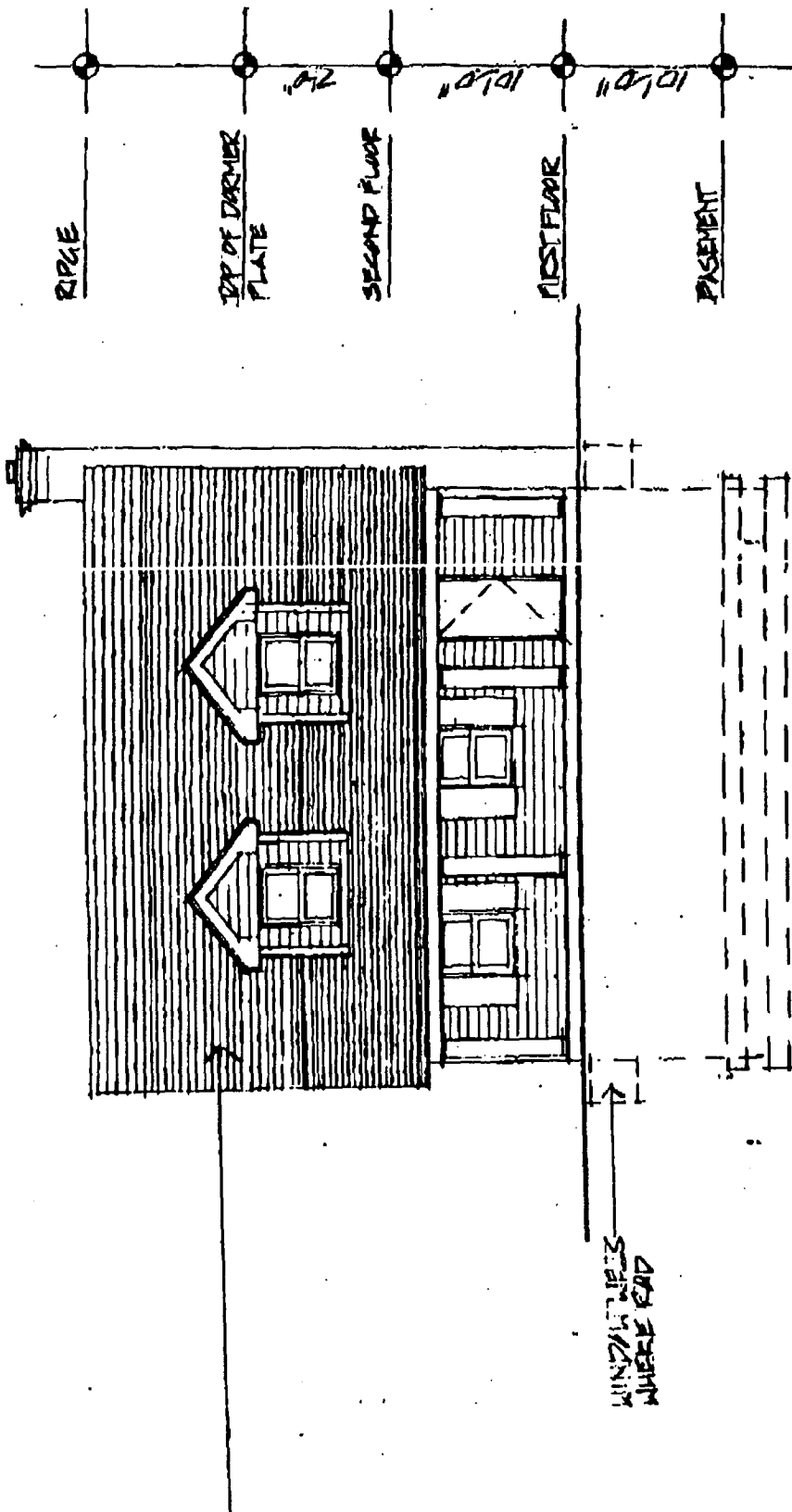
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ARCHT.
INTERI
8108 FT
BETHE
U.S.A.
(301)469

HSU

SL&A

8817

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



WINDY/STAIRS
WHERE ROAD

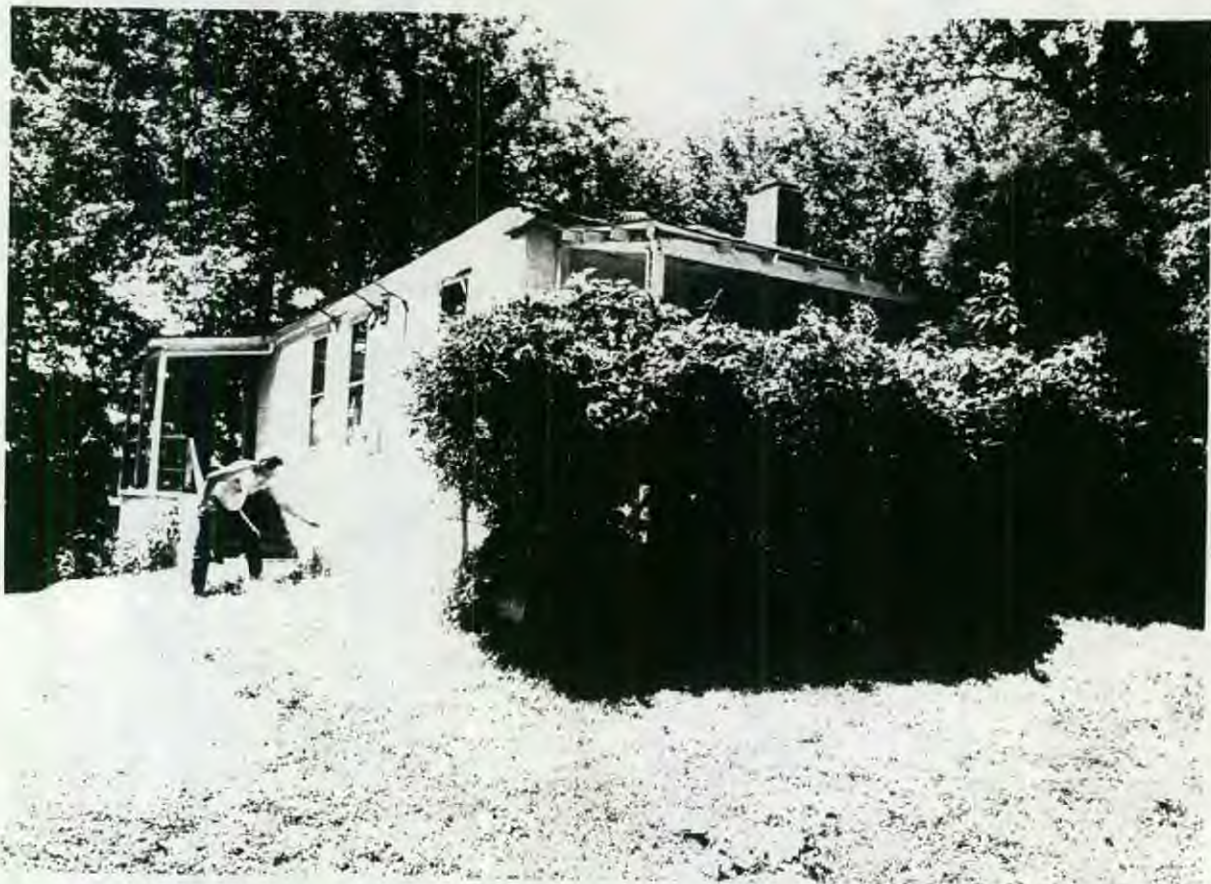
FRONT ELEVATION

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

Adjacent Property: 8825 H.L.



Confronting Property: 8822 H.L.



Confronting Property: 8818 H.L.

