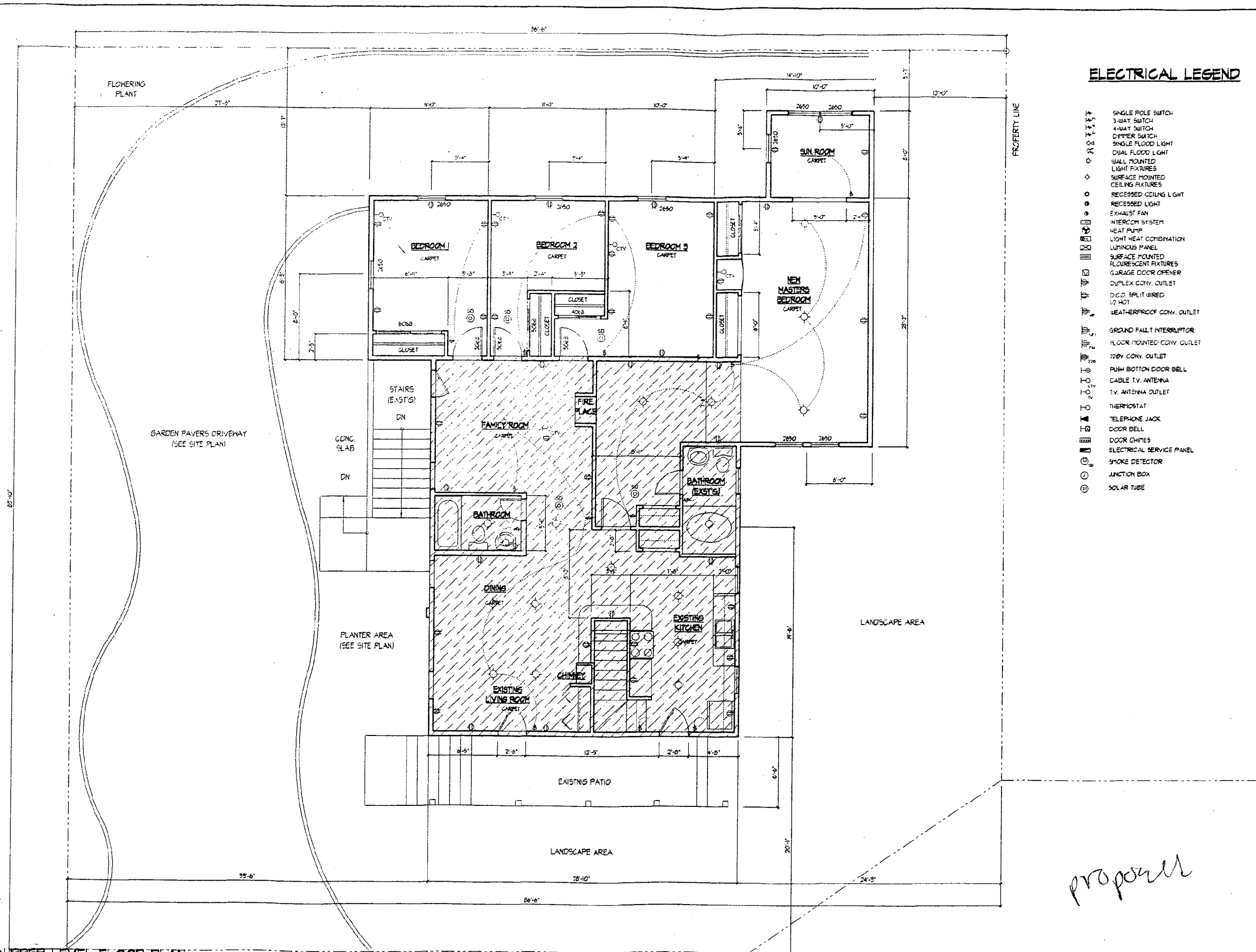


35/54-03A 8818 Hawkins Lane
(Hawkins Lane Historic District)



ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- SINGLE FLOOD LIGHT
- DUAL FLOOD LIGHT
- WALL MOUNTED LIGHT FIXTURES
- SURFACE MOUNTED CEILING FIXTURES
- RECESSED CEILING LIGHT
- RECESSED LIGHT
- EXHAUST FAN
- INTERCOM SYSTEM
- HEAT PUMP
- LIGHT HEAT COMBINATION
- LUMINOUS PANEL
- SURFACE MOUNTED FLUORESCENT FIXTURES
- GARAGE DOOR OPENER
- DUPLEX CONV. OUTLET
- D.C.O. SPLIT WIRED 1/2 HOT
- WEATHER-PROOF CONV. OUTLET
- GROUND FAULT INTERRUPTOR
- FLOOR MOUNTED CONV. OUTLET
- 220V CONV. OUTLET
- PUSH BUTTON DOOR BELL
- CABLE T.V. ANTENNA
- T.V. ANTENNA OUTLET
- THERMOSTAT
- TELEPHONE JACK
- DOOR BELL
- DOOR CHIMES
- ELECTRICAL SERVICE PANEL
- SMOKE DETECTOR
- JUNCTION BOX
- SOLAR TUBE

UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

proposed

MARK CABRERA
 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL. (301) 683-3647

OWNER

ROOM ADDITION
 2818 HALKINS LANE, CHEVY CHASE, MD 20815

PROJECT

REVISIONS	BY

DATE: DEC. 27-02

SCALE: AS SHOWN

DRAWN BY: RMC

DESIGNED BY:

SHEET NO.

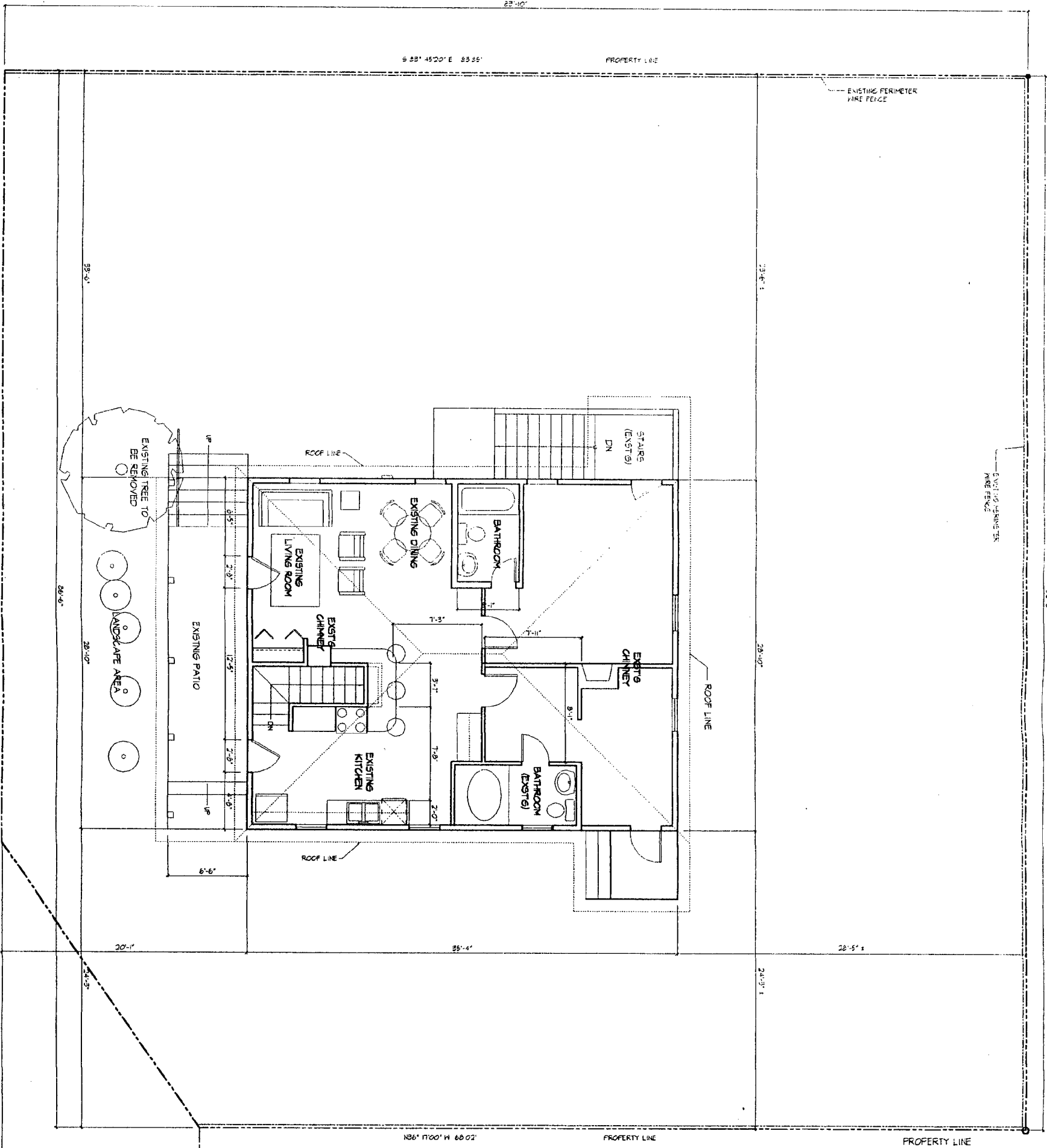
AI



UPPER LEVEL FLOOR PLAN

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

2212 HAWKINS LANE



existing

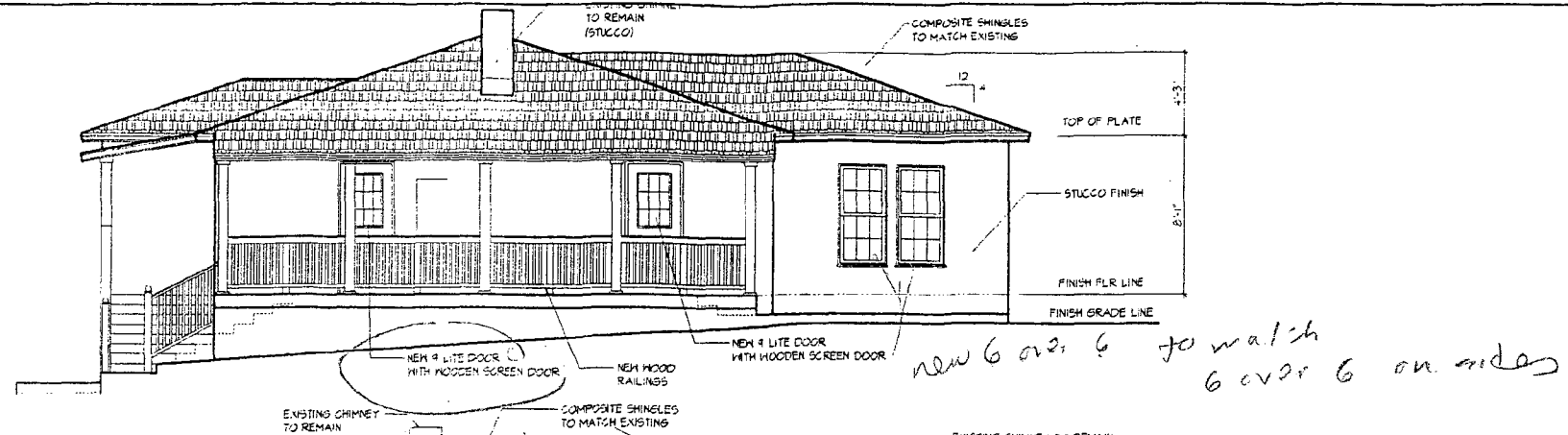
DATE	JAN 07-03
SCALE	AS SHOWN
DRAWN BY	RLC
DESIGNED BY	
SHEET NO.	A01

PROJECT: **ROOM ADDITION**
 2212 HAWKINS LANE, CHEVY CHASE, MD 20815

OWNER: **MARK CABRERA**
 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL: (240) 623-3647

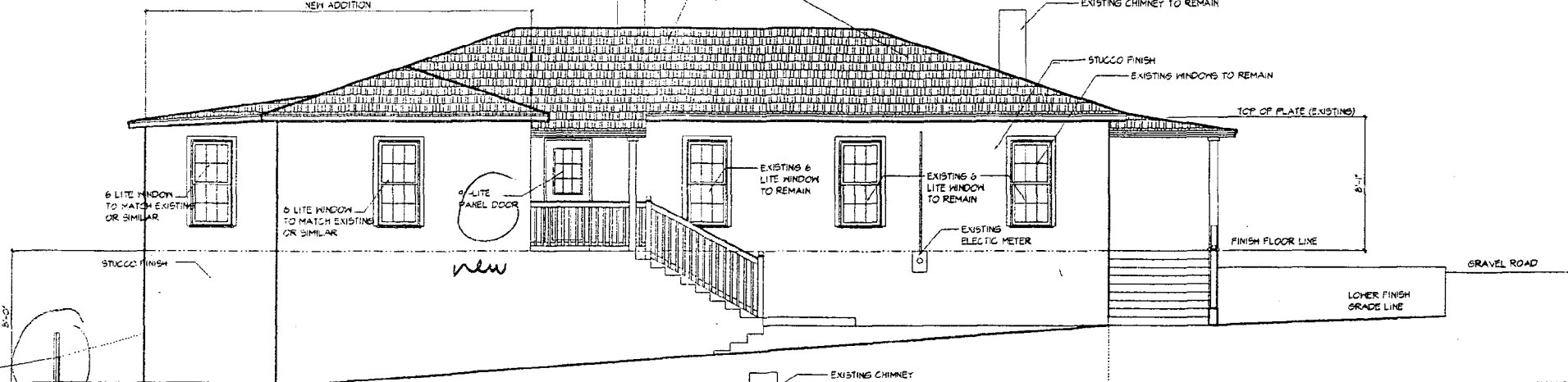
East
FRONT ELEVATION

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



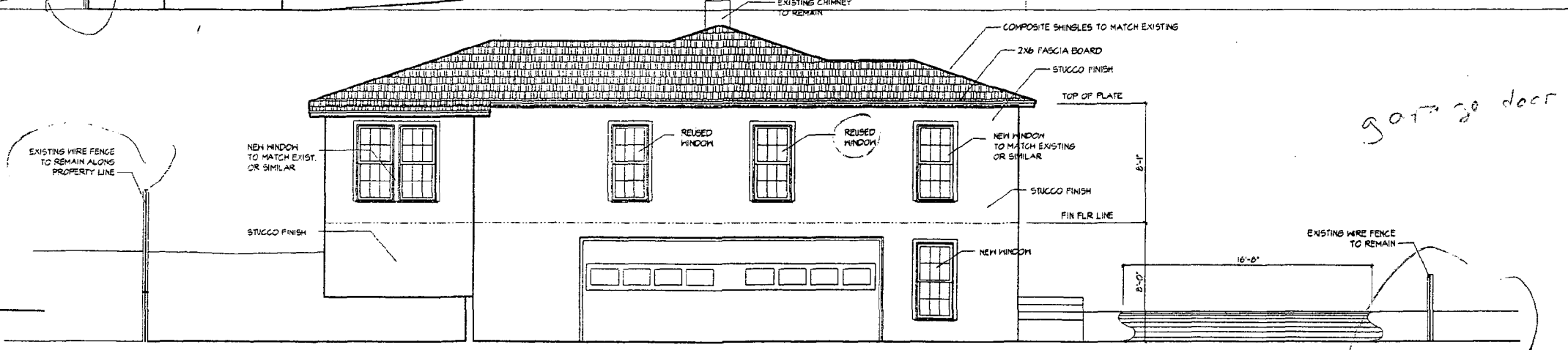
South
LEFT SIDE ELEVATION

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



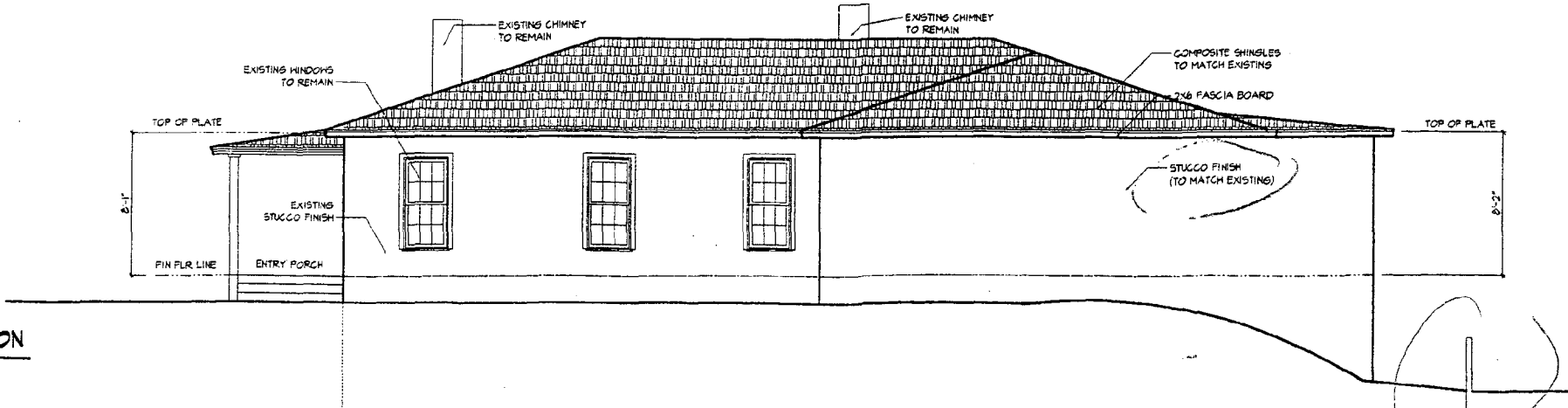
West
REAR ELEVATION

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



North
RIGHT SIDE ELEVATION

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



OWNER:
MARK CABRERA
6725 HEATHERWOOD COURT, MONTGOMERY COUNTY, MD
TEL. (240) 683-3647

PROJECT:
ROOM ADDITION
828 BALKING LANE, CHEVY CHASE, MD 20815

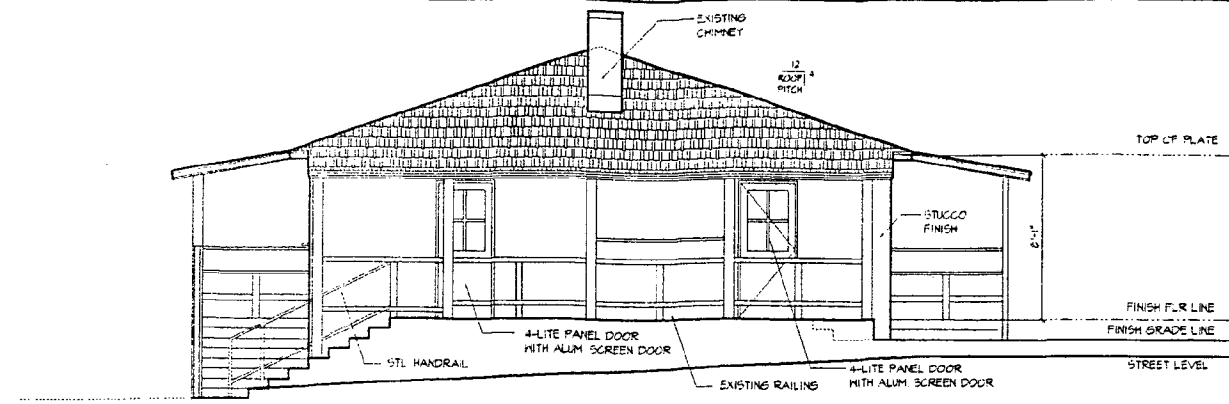
REVISIONS	BY

DATE: DEC. 27-02
SCALE: AS SHOWN
DRAWN BY: RAC
DESIGNED BY:
SHEET NO: **A3**

Proposed

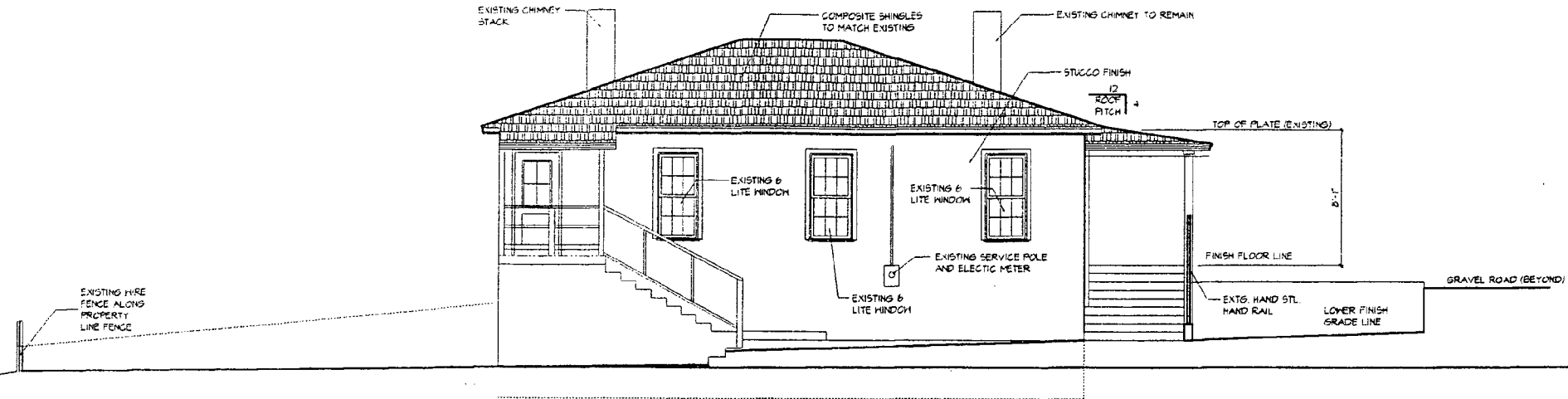
FRONT ELEVATION

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



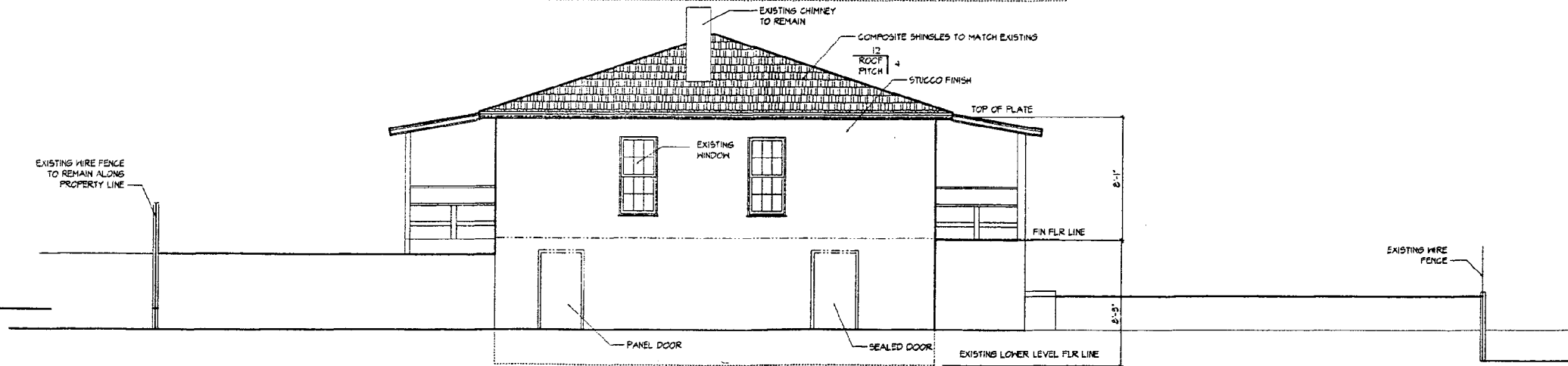
LEFT SIDE ELEVATION

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



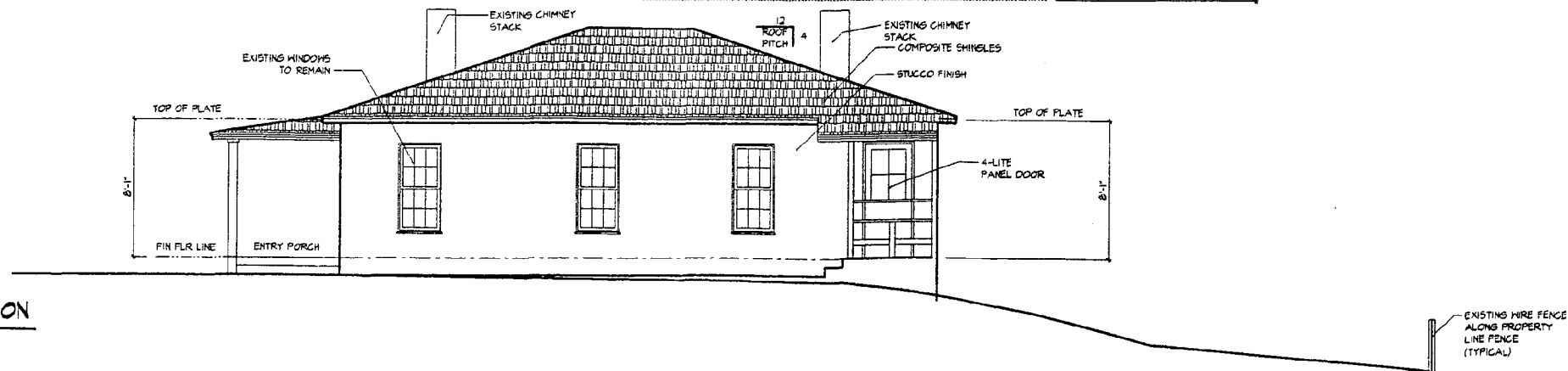
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



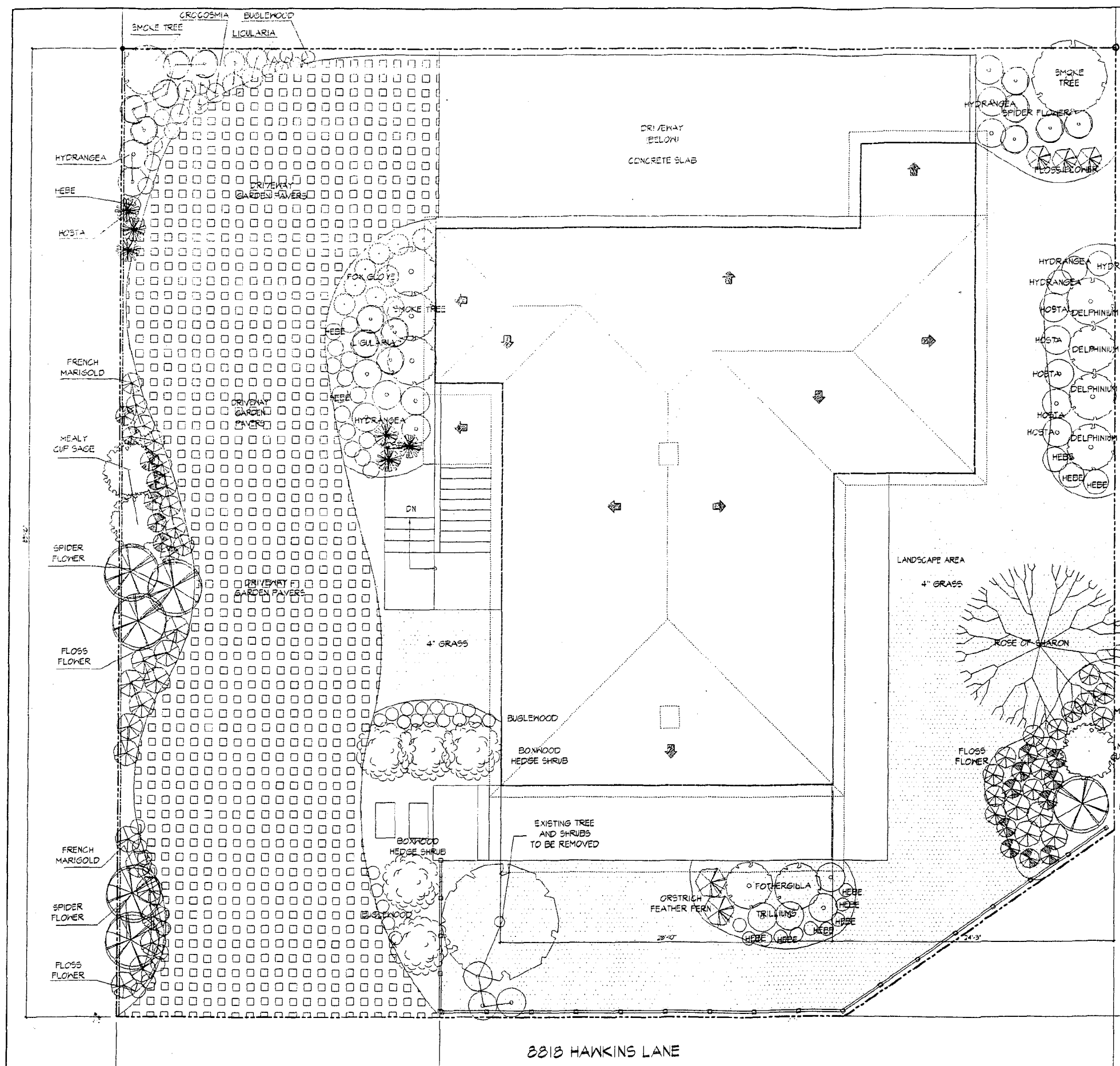
OWNER:
MARK CABRERA
6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL: (240) 893-3647

PROJECT:
ROOM ADDITION
8818 WALKING LANE, CHEVY CHASE, MD 20815

REVISIONS	BY

DATE: JAN 07-09
SCALE: AS SHOWN
DRAWN BY: RMC
DESIGNED BY:
SHEET NO.
A03

Existing



PLANT NAME	SIZE	SPREAD
SPIDER FLOWER	3-4 FT	18"
DAHLIA	1 FT	8"
SCARLET SAGE	1 FT	8-12"
MEALY CUP SAGE	1-3 FT	1 FT
FLOSS FLOWER	6-12 IN	6-10"
FRENCH MARIGOLD	6-12 IN	7-8"
SMOKE TREE	15 FT	15 FT
LIGULARIA	4 FT	2 FT
DUGLEWEED	15 IN	24 IN
ROSA RUBOSA	3-6 FT	3-6 FT
CROCOSMIA	2-4 FT	6-8 IN
HEBE	6-12 IN	7-3 IN
HOSTA	1-3 FT	3-4 FT
HYDRANGEA	3-15 FT	6-10 FT
BOXWOOD	1-5 FT	1-3 FT
TRILLIUM	6 IN	8-10 IN
FOX GLOVE	3-5 FT	2 FT
DELPHINIUM	3-5 FT	2 FT
EVENING PRIMROSE	18-24 IN	18 IN
DIANTHUS	12-18 IN	9-12 IN
BLANKET FLOWER	24 IN	20 IN
BELL FLOWER	3 FT	1 FT
ROSE OF SHARON	8-12 FT	3-6 FT
FORTHERGILLA	3-8 FT	2-6 FT
OSTRICH FEATHER FERN	2-6 FT	2-3 FT

MARK CABRERA
 6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL: (240) 653-3647

ROOM ADDITION
 8818 HAWKINS LANE, CHEVY CHASE, MD 20815

REVISIONS	BY

SITE PLAN/LANDSCAPE PLAN
 SCALE: 1/4" = 1'-0"

proposed

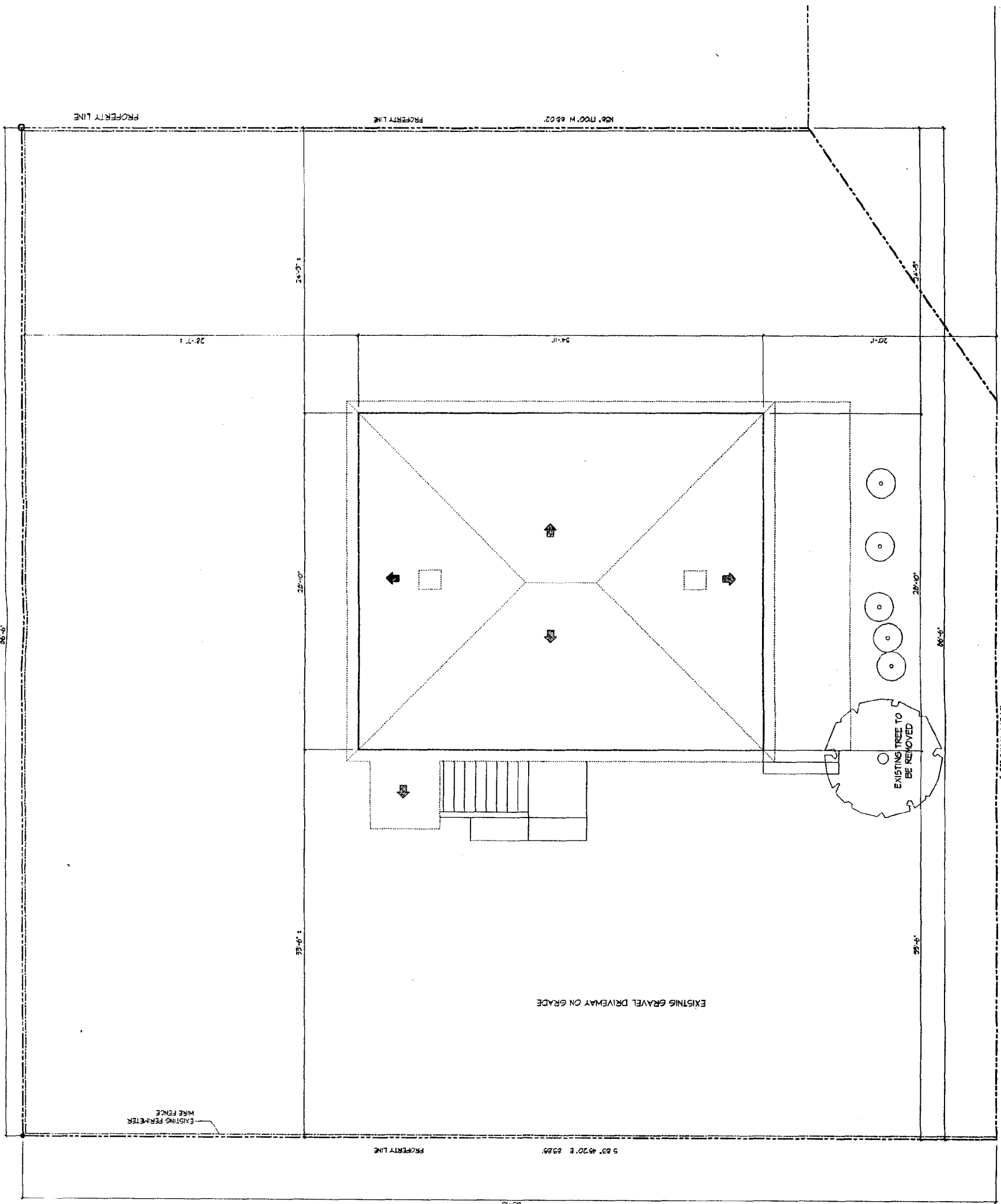
8818 HAWKINS LANE

OWNER:
MARK CABRERA
 6175 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL: (240) 683-3647

PROJECT:
ROOM ADDITION
 8818 HAWKINS LANE, CHEVY CHASE, MD 20815

REVISIONS	BY

DATE: JAN 07-08
 SCALE: AS SHOWN
 DRAWN BY: BJC
 DESIGNED BY:
 SHEET NO. **AO**



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

PROPERTY LINE
 8818 HAWKINS LANE

Existing

MARK CABRERA
 6725 HEATHERGORD COURT, MONTGOMERY COUNTY, MD
 TEL: (240) 682-2647

OWNER

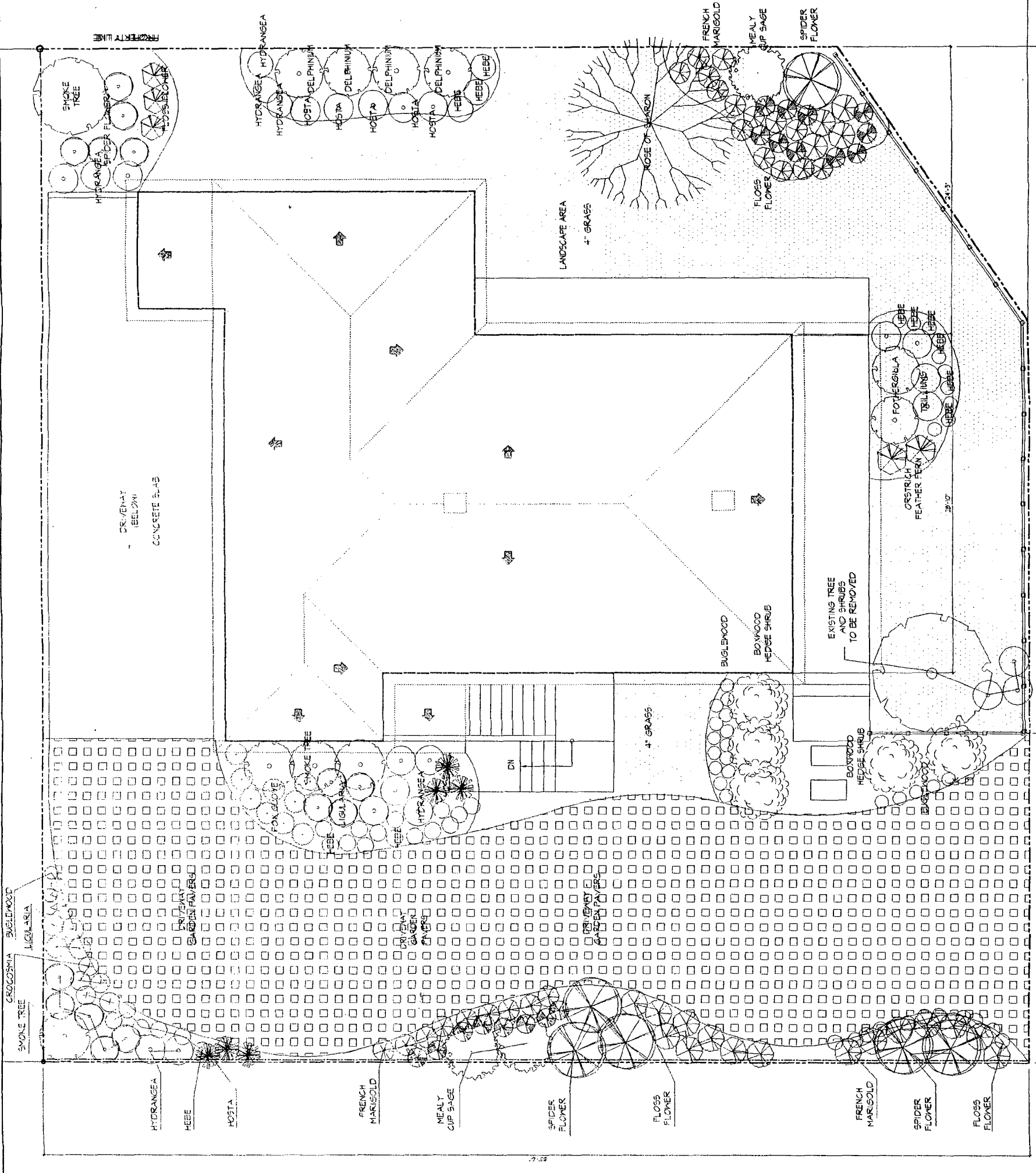
ROOM ADDITION
 8818 HANKINS LANE, CHEVY CHASE, MD 20815

PROJECT

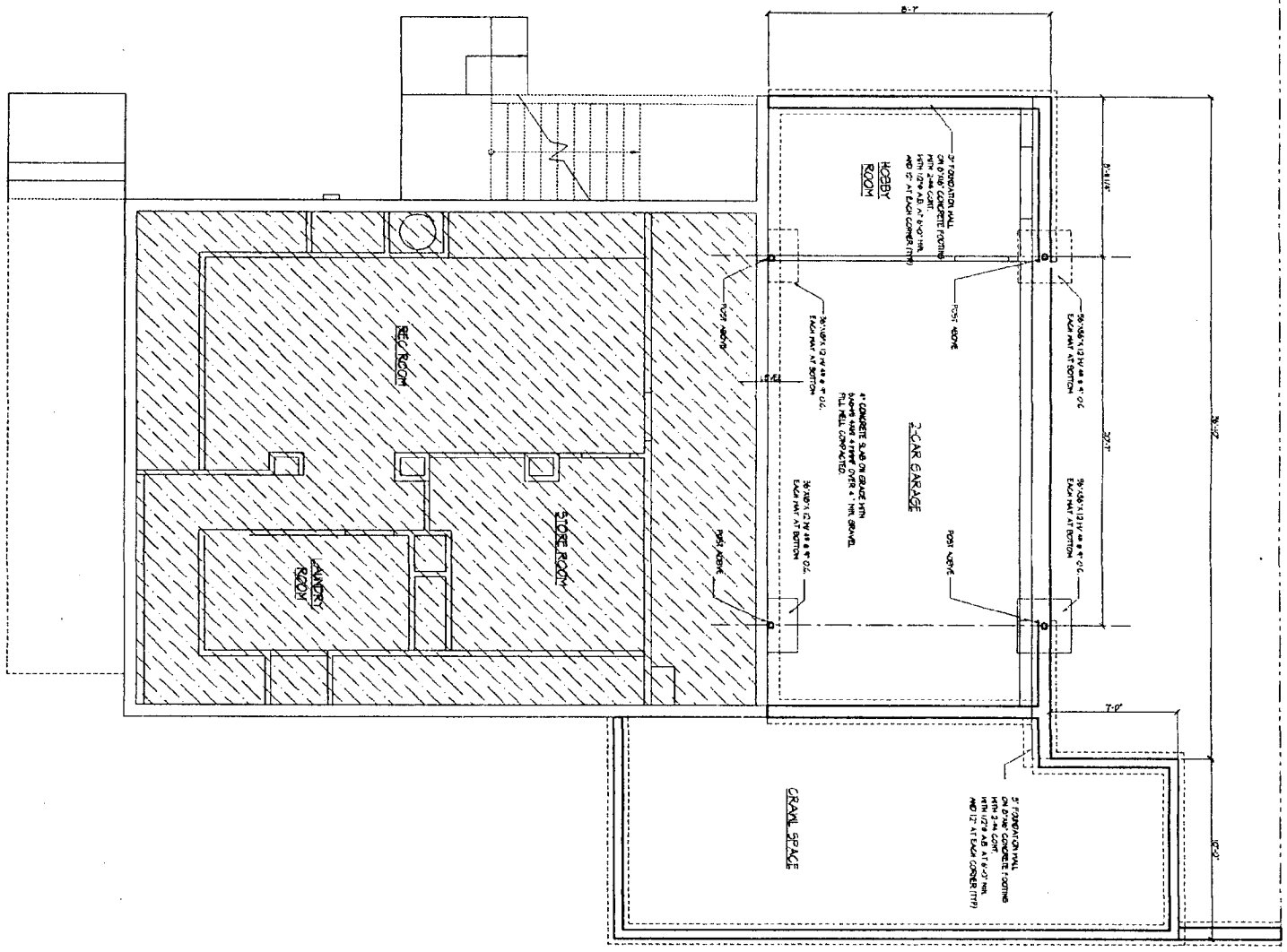
DATE: 08.27.02	SCALE: AS SHOWN	DRAWN BY: RNC	DESIGNED BY:	SHEET NO. A0
REVISIONS	BY			

SITE PLAN/LANDSCAPE PLAN
 SCALE: 1/4" = 1'-0"

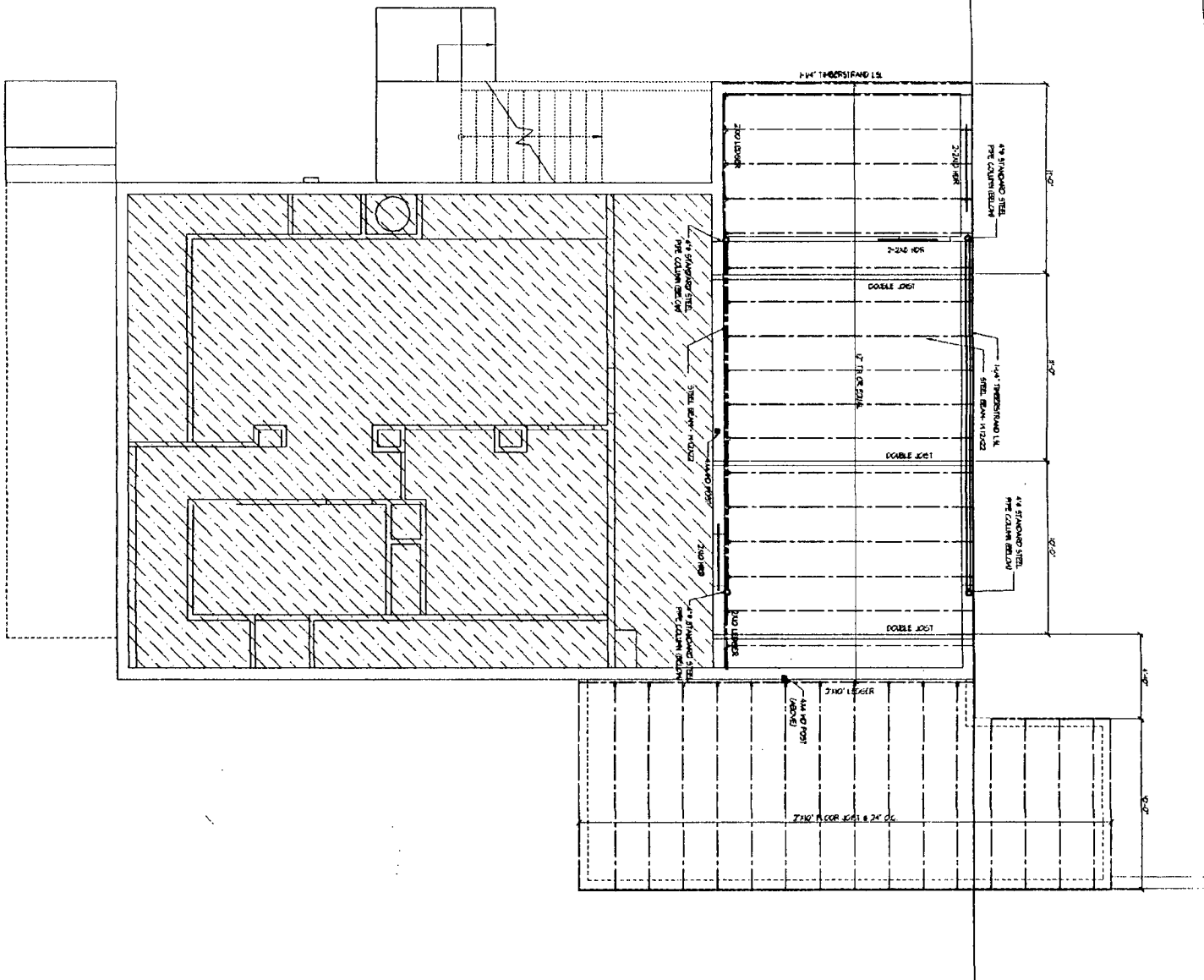
PLANT NAME	SIZE	SPREAD
SPICER FLOWER	3'-4"	8'
SMILAX	1 FT	6'
SCARLET SAGE	1 FT	6'-12"
MEALY CUP SAGE	1-3 FT	1 FT
FLOSS FLOWER	6-12 IN	6'-10"
FRENCH MARIGOLD	6-12 IN	1'-6"
SMOKE TREE	15 FT	15 FT
LIGULARIA	4 FT	7 FT
SMUGLEWOOD	15 IN	24 IN
ROSA RUGOSA	3-6 FT	3-6 FT
CROCOSMIA	2-4 FT	6-8 IN
HEBE	6-12 IN	2-3 IN
HOSTA	1-3 FT	3-4 FT
HYDRANGEA	3-15 FT	6-10 FT
BOXWOOD	1-5 FT	1-3 FT
TRILLIUM	6 IN	8-10 IN
FOX GLOVE	3-5 FT	2 FT
DELPHINIUM	3-5 FT	2 FT
EVENING PRIMROSE	18-24 IN	18 IN
DIANTHUS	12-18 IN	3-12 IN
BLANKET FLOWER	74 IN	20 IN
BELL FLOWER	3 FT	1 FT
ROSE OF SHARON	3-12 FT	3-6 FT
FORTHERGILLA	3-5 FT	2-6 FT
OSTRICH FEATHER FERN	2-6 FT	2-3 FT



8818 HANKINS LANE



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

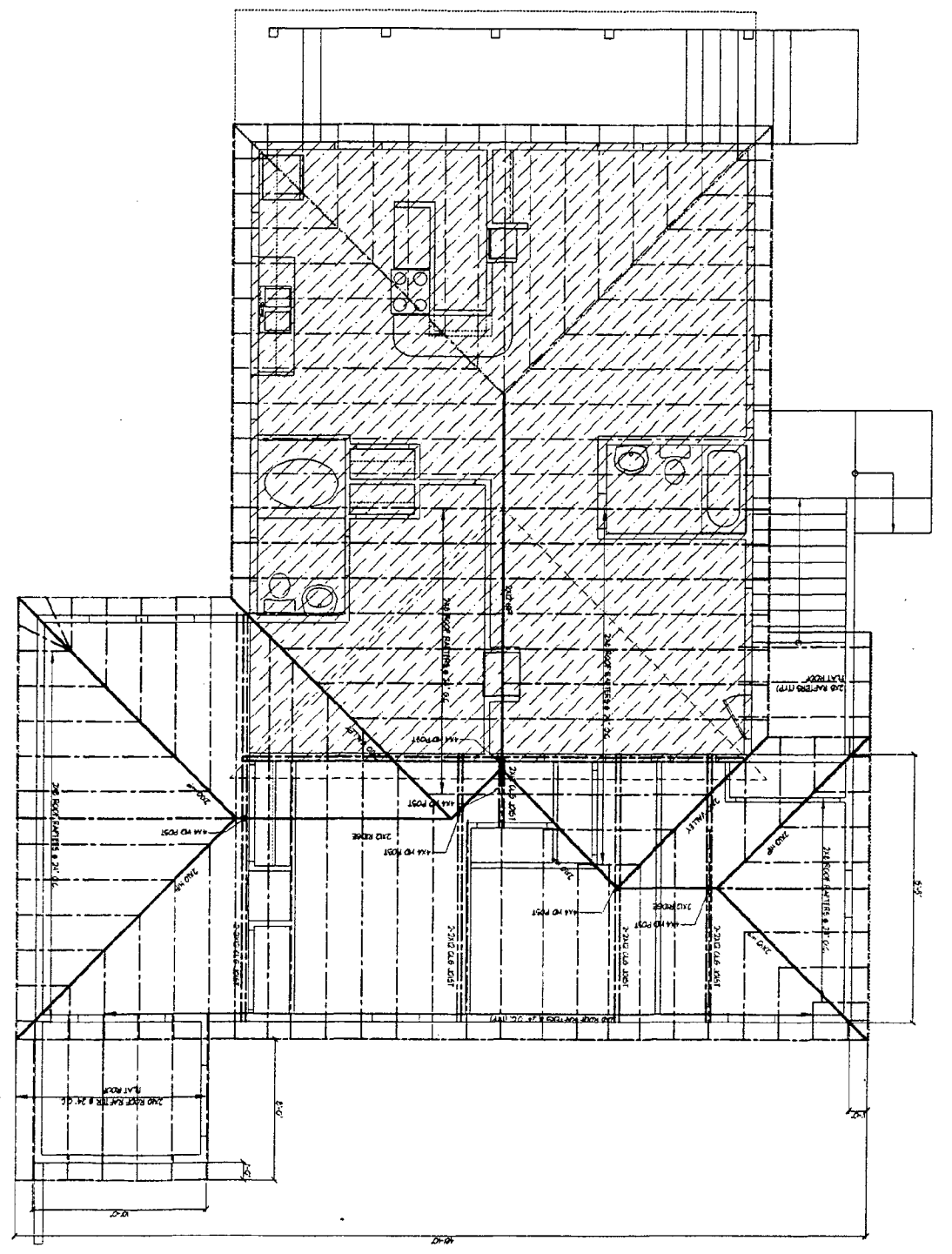


FRAMING PLAN
SCALE: 1/4" = 1'-0"

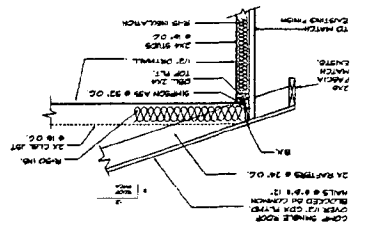
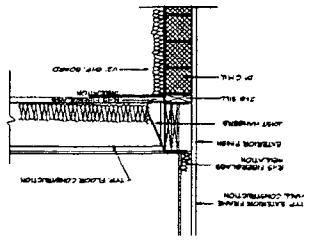
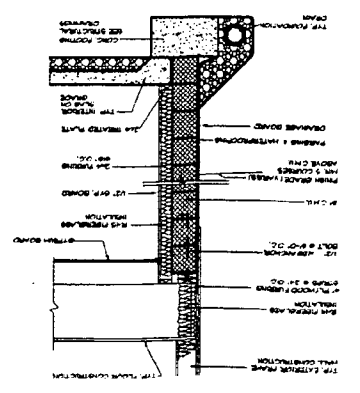
SHEET NO. 51	DRAWN BY: RNC	CHECKED BY: DTI	DATE: DEC. 27-02	SCALE: AS SHOWN	PROJECT:	ROOM ADDITION	OWNER:
						2818 HALKING LANE, CHEVY CHASE, MD 20815	MARK CABRERA 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD TEL. (240) 623-3647

52	SHEET NO.
	DESIGNED BY:
	DRAWN BY: MK
	SCALE: AS SHOWN
	DATE: DEC. 21-02
	REVISIONS
	BY
PROJECT:	
ROOM ADDITION	
2010 WALKING LANE, CRYSTAL CITY, VA 22065	
OWNER:	
MARK CABRERA	
6725 HEATHERWOOD COURT, MONTGOMERY COUNTY, MD	
TEL. (240) 855-3647	

SCALE: 1/4" = 1'-0"
ROOF FRAMING PLAN



SCALE: 1/2" = 1'-0"
TYPICAL DETAIL



REVISIONS	BY

PROJECT:

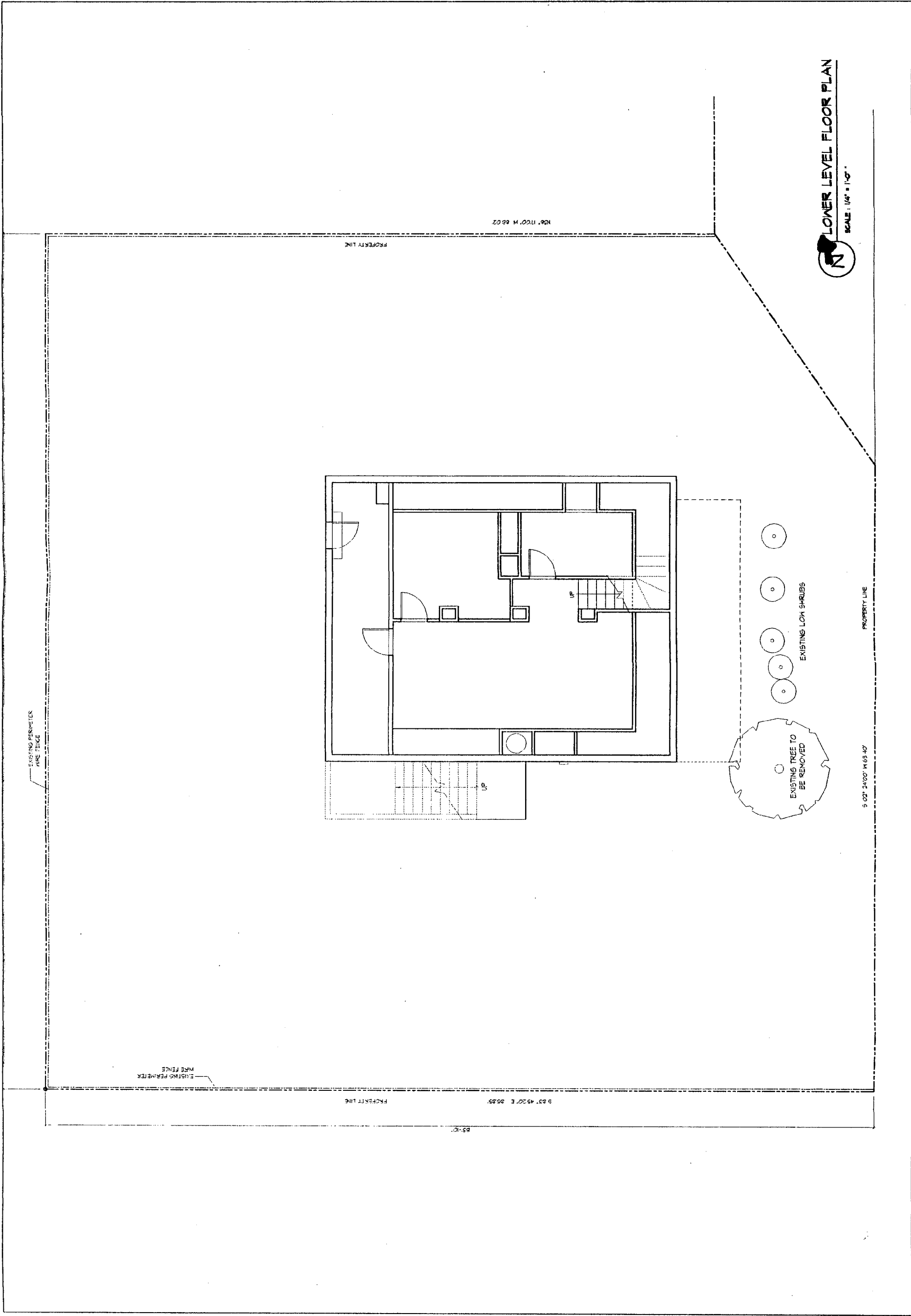
ROOM ADDITION
8218 HALKINS LANE, CHEVY CHASE, MD 2025

OWNER:

MARK CABRERA
6135 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL: (240) 633-3647

LOWER LEVEL FLOOR PLAN

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



PROPERTY LINE

5'-02" 24'00" N 63-42'

5'-23" 45'30" E 66-25'

FRONT LINE

106' 11'00" N 62-02'

PROPERTY LINE

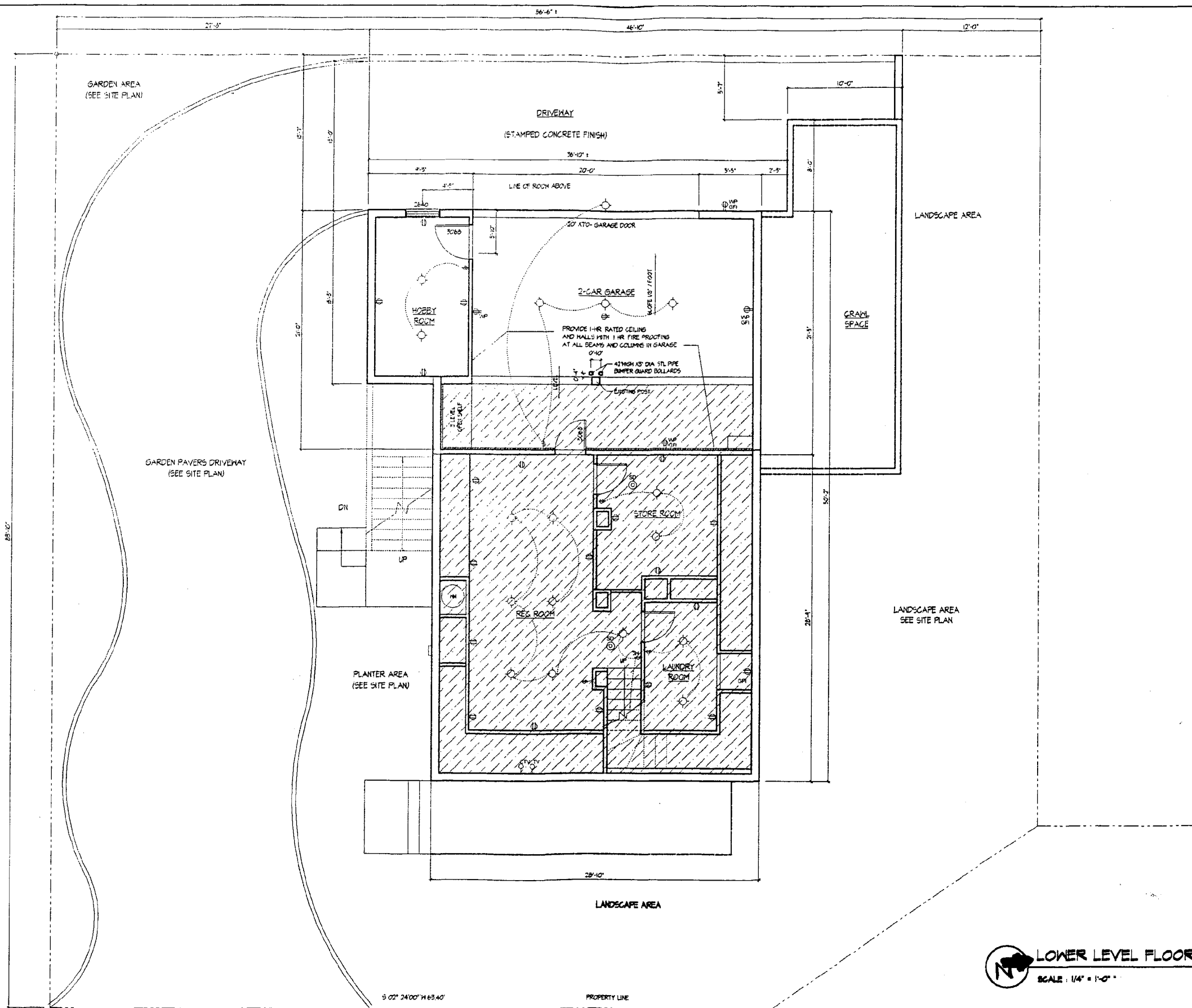
EXISTING PERIMETER WIRE FENCE

EXISTING PERIMETER WIRE FENCE

85-10'

UP

UP



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

MARK CABRERA
 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL. (240) 625-3641

OWNER

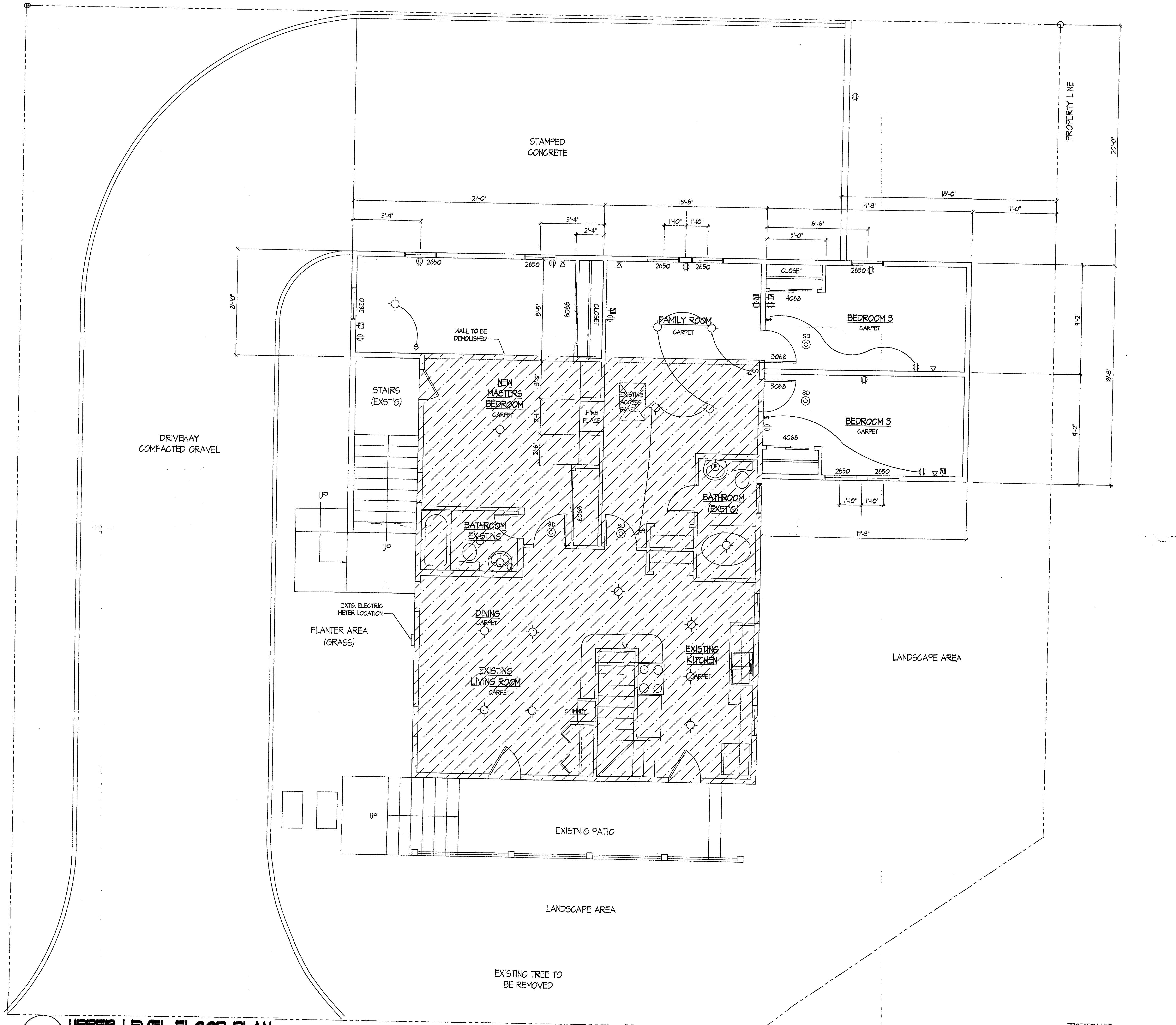
ROOM ADDITION
 2212 HARKINS LANE, CHEVY CHASE, MD 20215

PROJECT

REVISIONS	BY

DATE: DEC. 21-02
 SCALE: AS SHOWN
 DRAWN BY: RNC
 DESIGNED BY:

SHEET NO.
A2



ELECTRICAL LEGEND

- SINGLE POLE SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- DIMMER SWITCH
- SINGLE FLOOD LIGHT
- DUAL FLOOD LIGHT
- WALL MOUNTED LIGHT FIXTURES
- SURFACE MOUNTED CEILING FIXTURES
- RECESSED CEILING LIGHT
- RECESSED LIGHT
- EXHAUST FAN
- INTERCOM SYSTEM
- HEAT PUMP
- LIGHT HEAT COMBINATION LUMINOUS PANEL
- SURFACE MOUNTED FLUORESCENT FIXTURES
- GARAGE DOOR OPENER
- DUPLEX CONV. OUTLET
- D.C.O. SPLIT WIRED
- 1/2 HOT
- WEATHERPROOF CONV. OUTLET
- GROUND FAULT INTERRUPTOR
- FLOOR MOUNTED CONV. OUTLET
- 220V CONV. OUTLET
- PUSH BOTTON DOOR BELL
- CABLE T.V. ANTENNA
- T.V. ANTENNA OUTLET
- THERMOSTAT
- TELEPHONE JACK
- ELECTRICAL SERVICE PANEL
- SMOKE DETECTOR
- JUNCTION BOX

MARK CABRERA
 6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL. (240) 683-3647

OWNER:

ROOM ADDITION
 8818 HALKINS LANE, CHEVY CHASE, MD 20815

PROJECT:

REVISIONS BY

DATE: APR-01-03

SCALE: AS SHOWN

DRAWN BY: RMC

DESIGNED BY:

SHEET NO.

AI

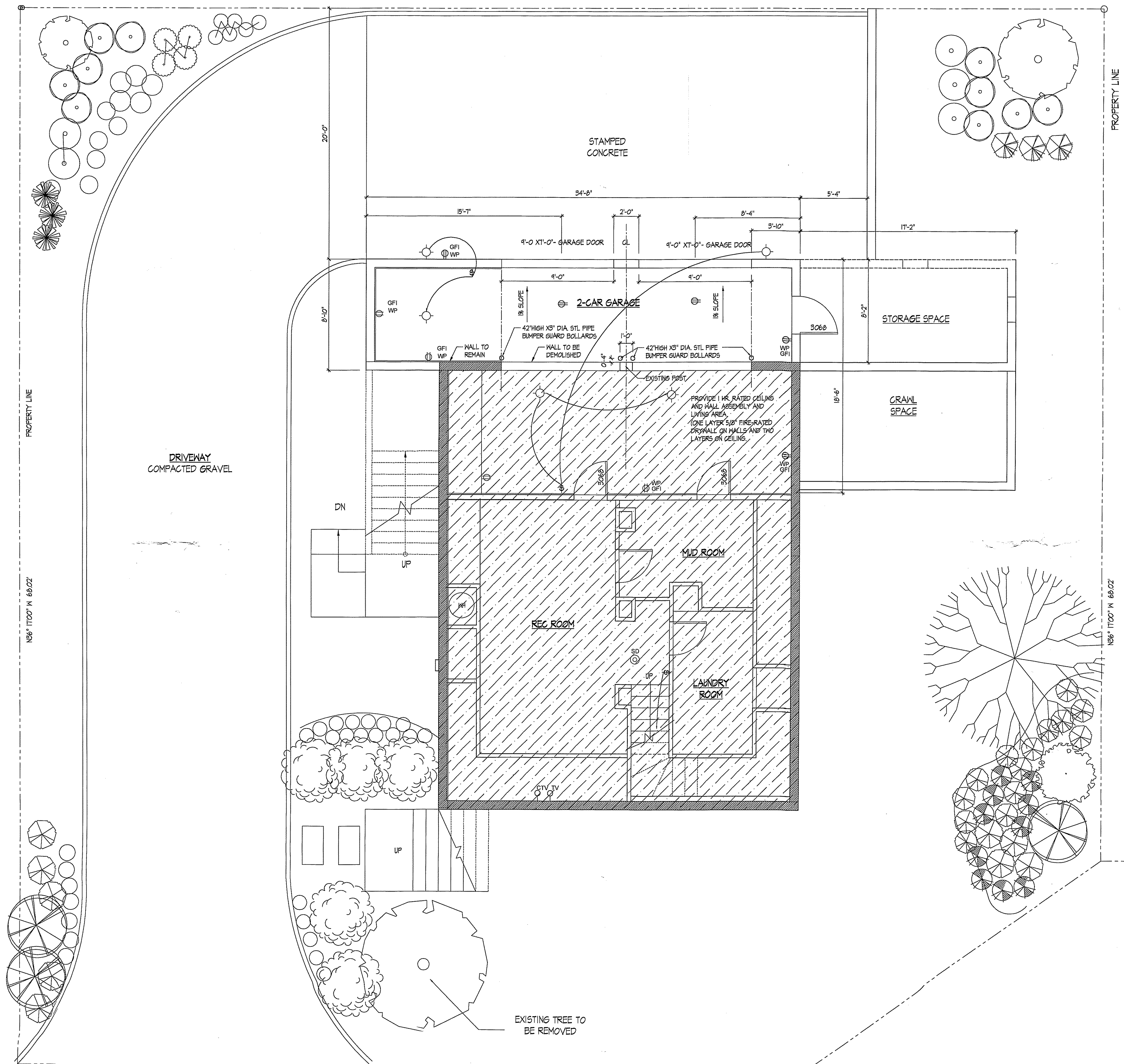
UPPER LEVEL FLOOR PLAN

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

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 4/7/03

5 02' 24 00" N 63.40'

PROPERTY LINE



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

APPROVED
 Montgomery County
 History Preservation Commission
[Signature] 4/17/02

MARK CABRERA
 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
 TEL. (240) 683-3647

OWNER

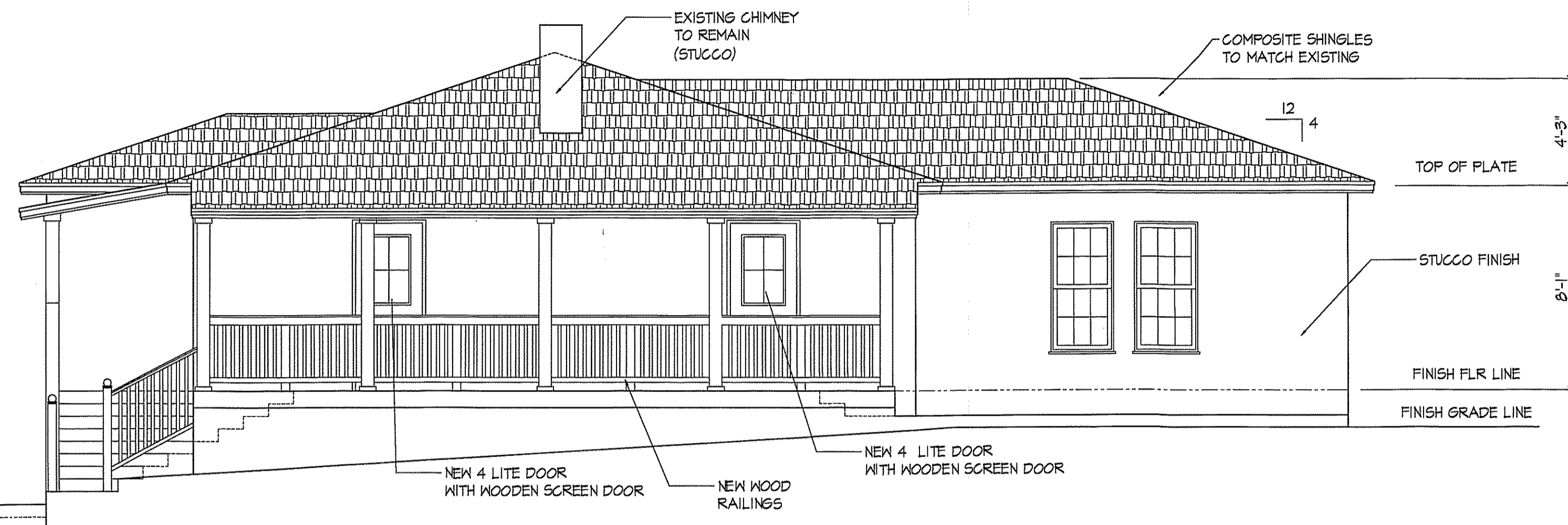
ROOM ADDITION
 8818 HALKINS LANE, CHEVY CHASE, MD 20815

PROJECT :

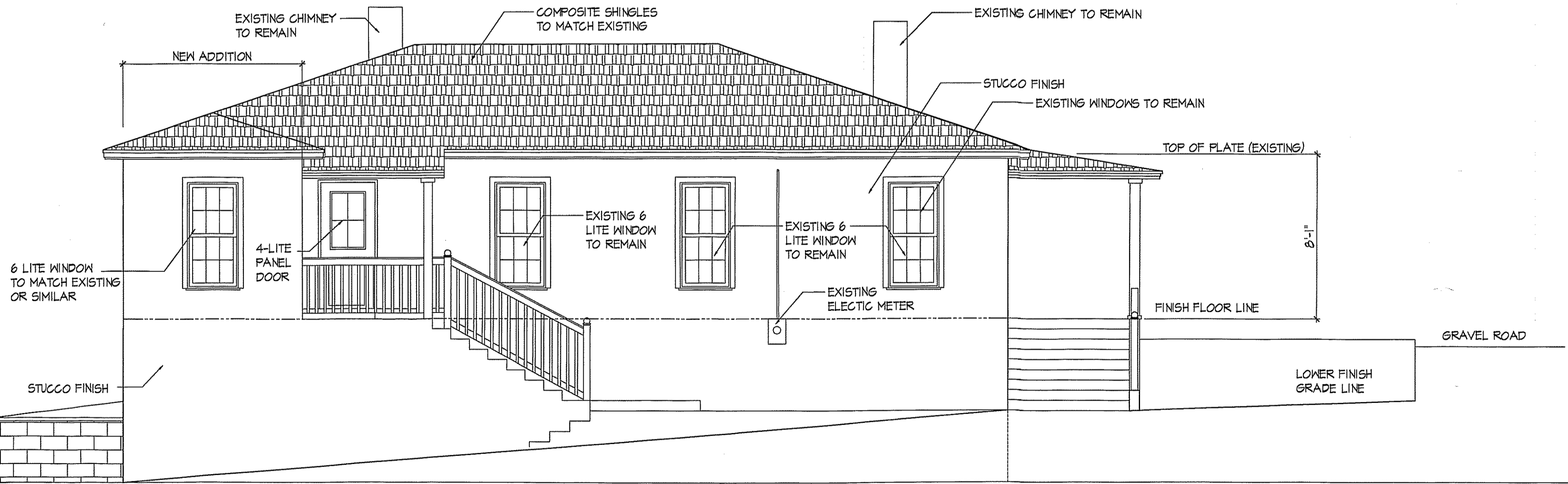
REVISIONS	BY

DATE: APR-01-03
 SCALE: AS SHOWN
 DRAWN BY: RMC
 DESIGNED BY:
 SHEET NO.

A2



○ **FRONT ELEVATION**
SCALE: 1/4" = 1'-0"



○ **LEFT SIDE ELEVATION**
SCALE: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
4/7/03

MARK CABRERA
6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL. (240) 693-3647

OWNER:

ROOM ADDITION
8818 HALKINS LANE, CHEVY CHASE, MD 20815

PROJECT:

REVISIONS BY

DATE: APR. 03-03

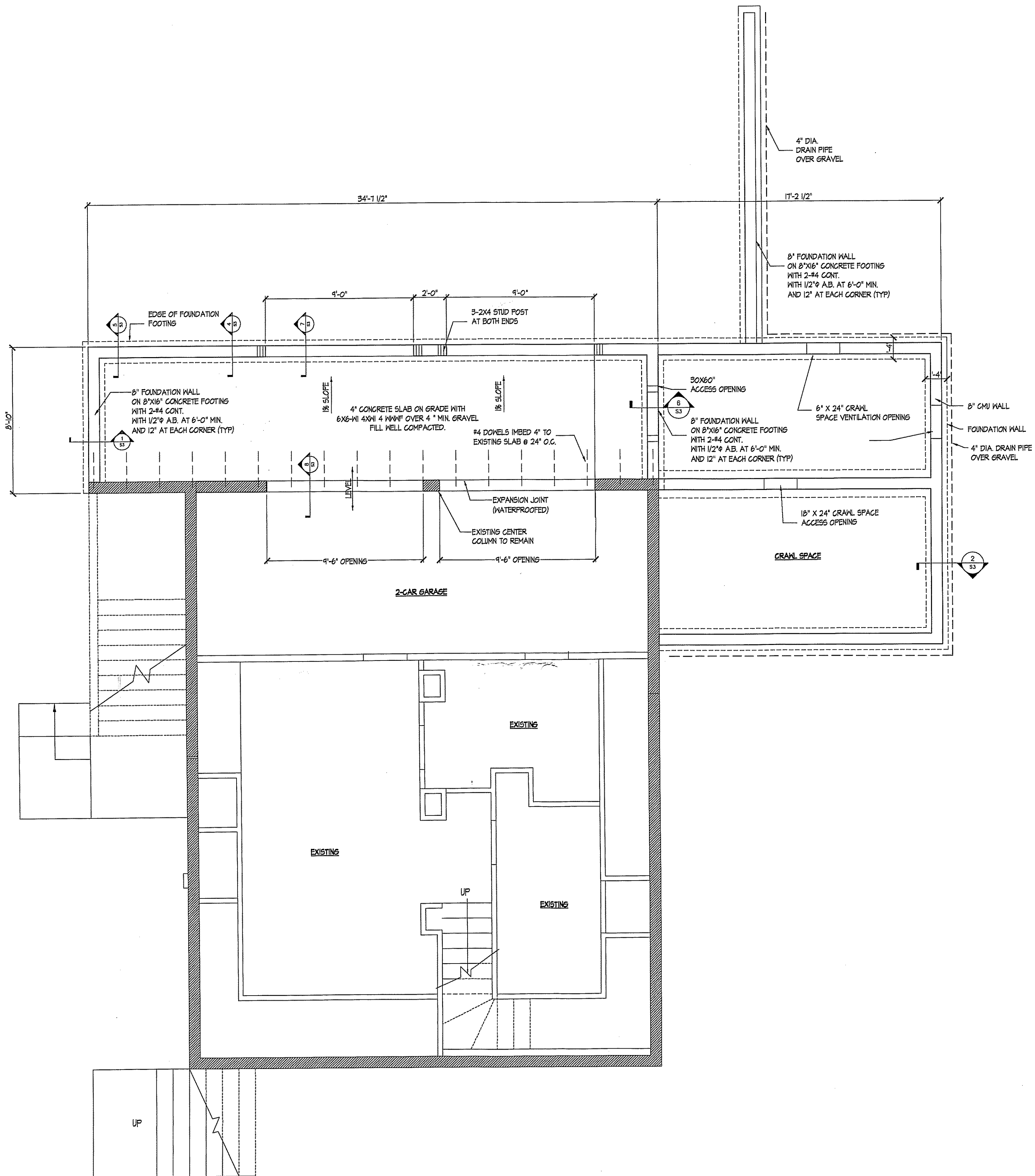
SCALE: AS SHOWN

DRAWN BY: RMG

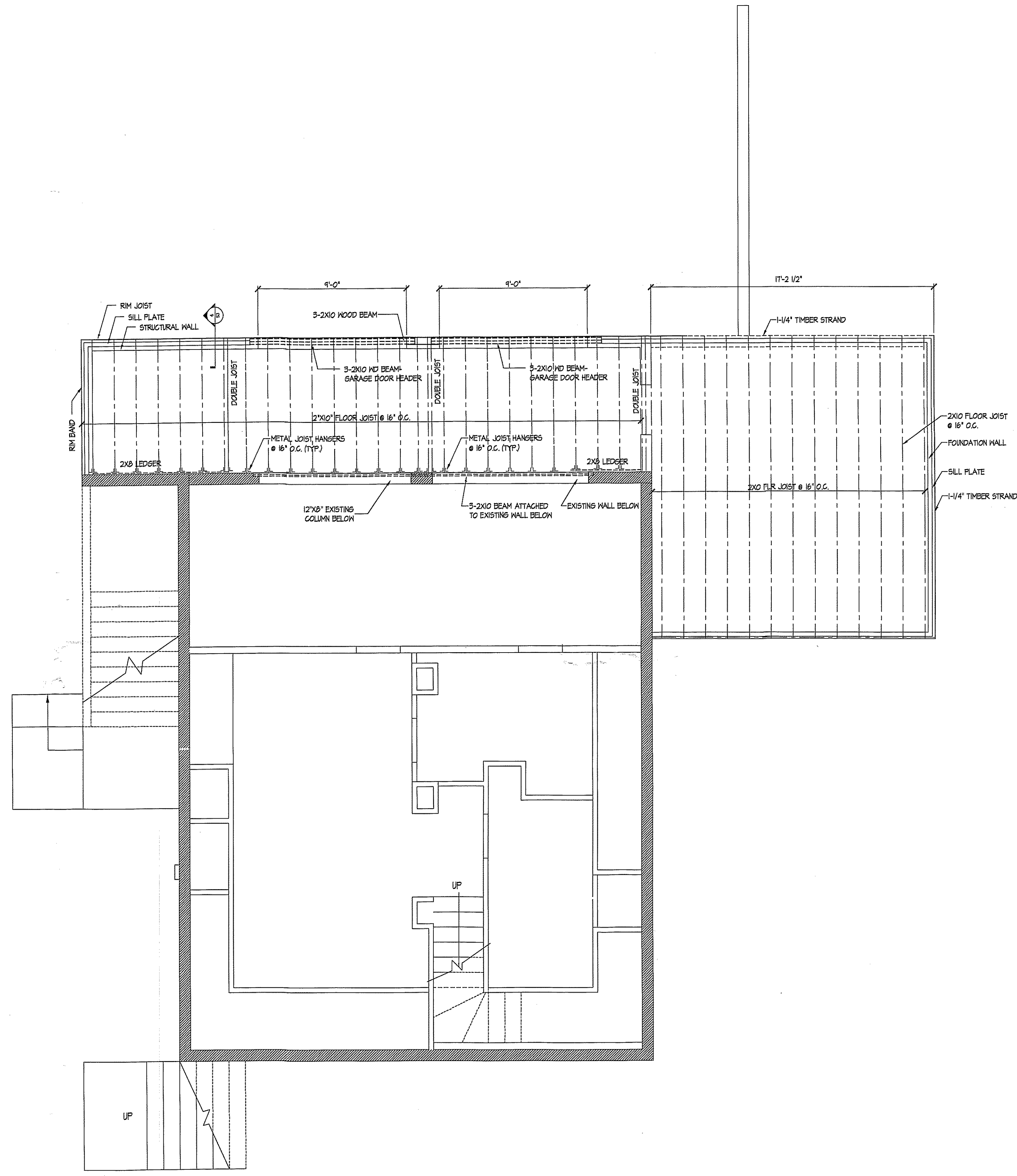
DESIGNED BY:

SHEET NO.

A3



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



2 FRAMING PLAN- LOWER LEVEL
SCALE: 0'-0 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 4/7/03

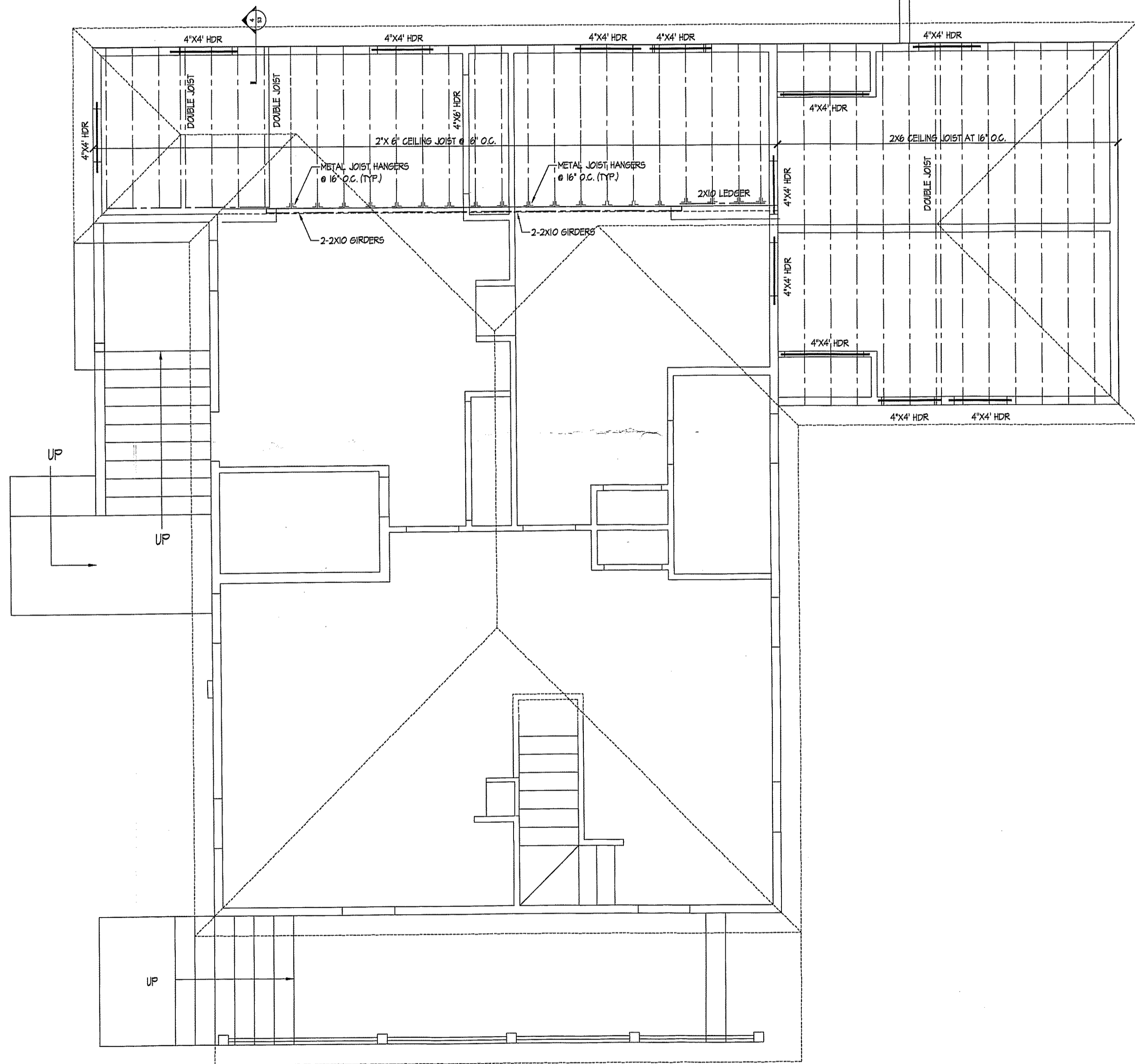
MARK CABRERA
6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL. (240) 683-3647

OWNER: **ROOM ADDITION**
6818 HALKING LANE, CHEVY CHASE MD 20815

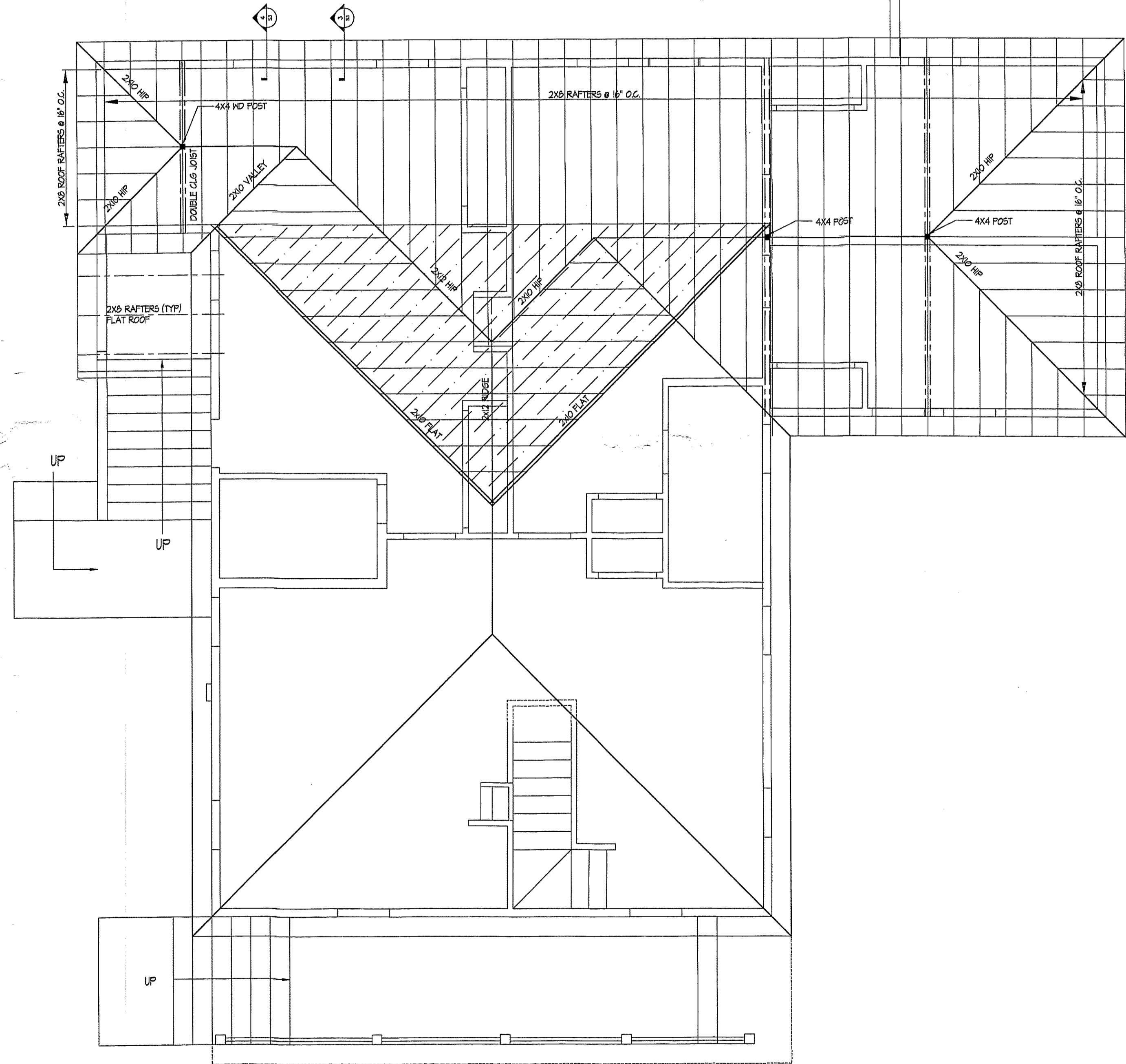
PROJECT:

REVISIONS	BY

DATE: APR 03-03
SCALE: AS SHOWN
DRAWN BY: RMC
DESIGNED BY:
SHEET NO. **SI**



1 CEILING FRAMING PLAN
SCALE: 0'-0 1/4" = 1'-0"



2 ROOF FRAMING PLAN
SCALE: 0'-0 1/4" = 1'-0"



MARK CABRERA
6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL. (240) 695-3647

OWNER:

PROJECT:
ROOM ADDITION
8810 HALKINS LANE, CHEVY CHASE, MD 20815

REVISIONS

REVISIONS	BY

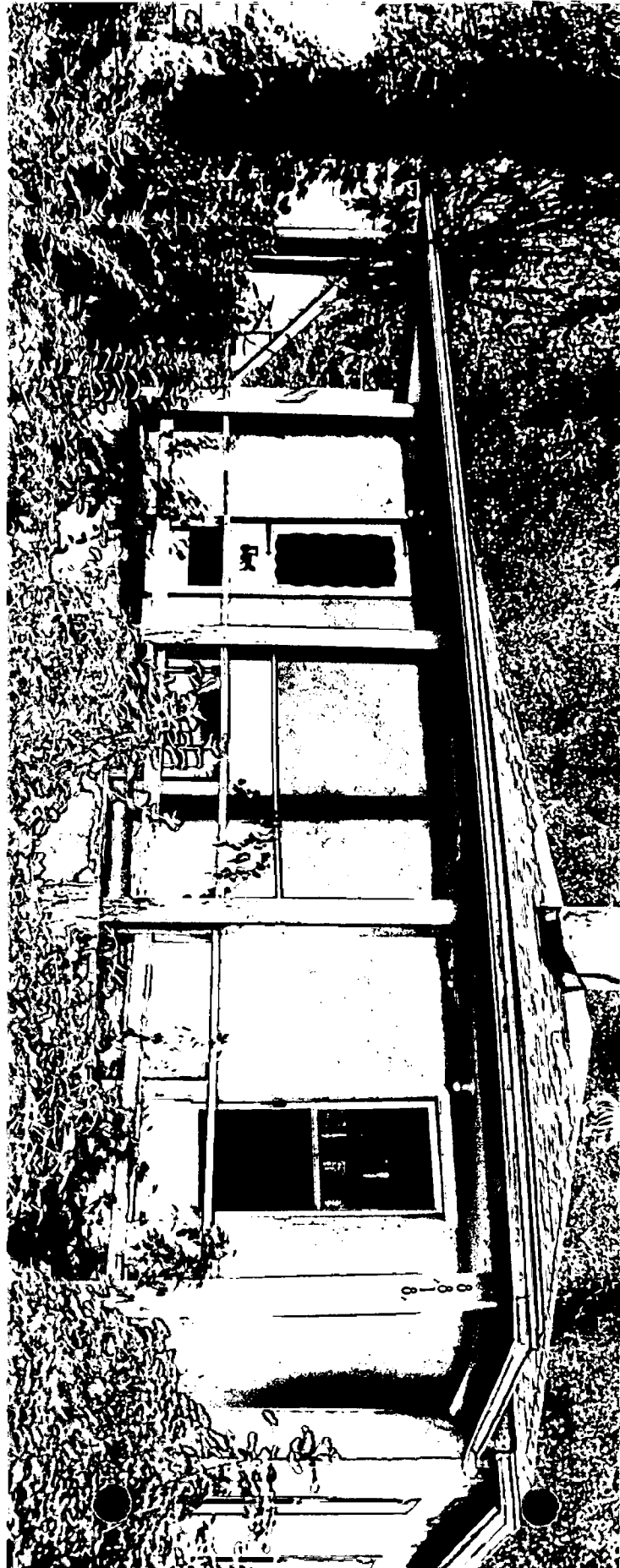
DATE: APR. 03-03

SCALE: AS SHOWN

DRAWN BY: RMC

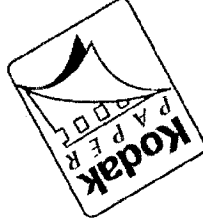
DESIGNED BY:

SHEET NO.



Kodak
PAPER

Kodak
PAPER



Kodak
PAPER
Royal



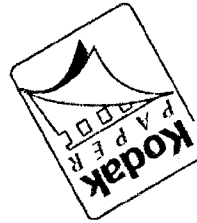
CF8.070 EB+0.00 FLO028 IS200 EL25

Kodak
PAPER
Royal

K

Kodak
PAPER
Royal

557-264 (Nb. 13) 25



Kodak
PAPER
Royal



PAPER



Kodak
PAPER



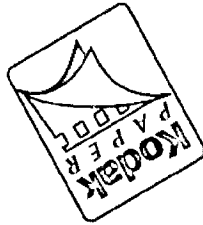
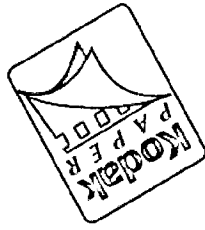




1

1

1

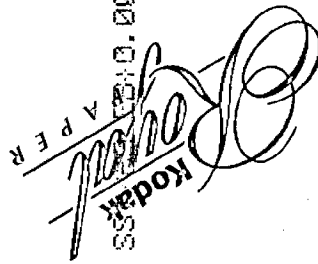


CF9.5 SS 10.00 FLO028 IS200 EL25

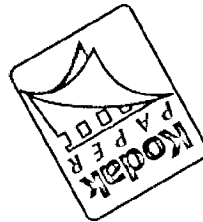
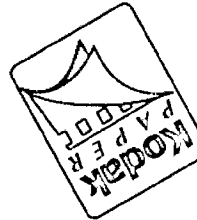


P001

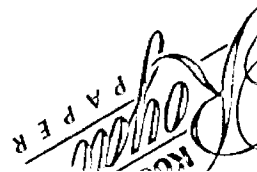
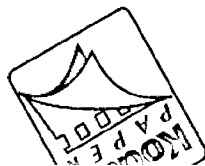
1



557-264 (No. 16) 25



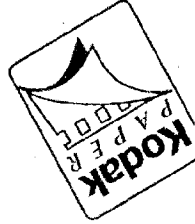
1





K
P
P
K

Royal
Kodak
PAPER



Royal
Kodak
PAPER



P
E
R

R



Royal
Kodak
PAPER

CF16.0 SS12005 5240.00 FL0028 15250 1502

557-264 (No. 15) 25 P001

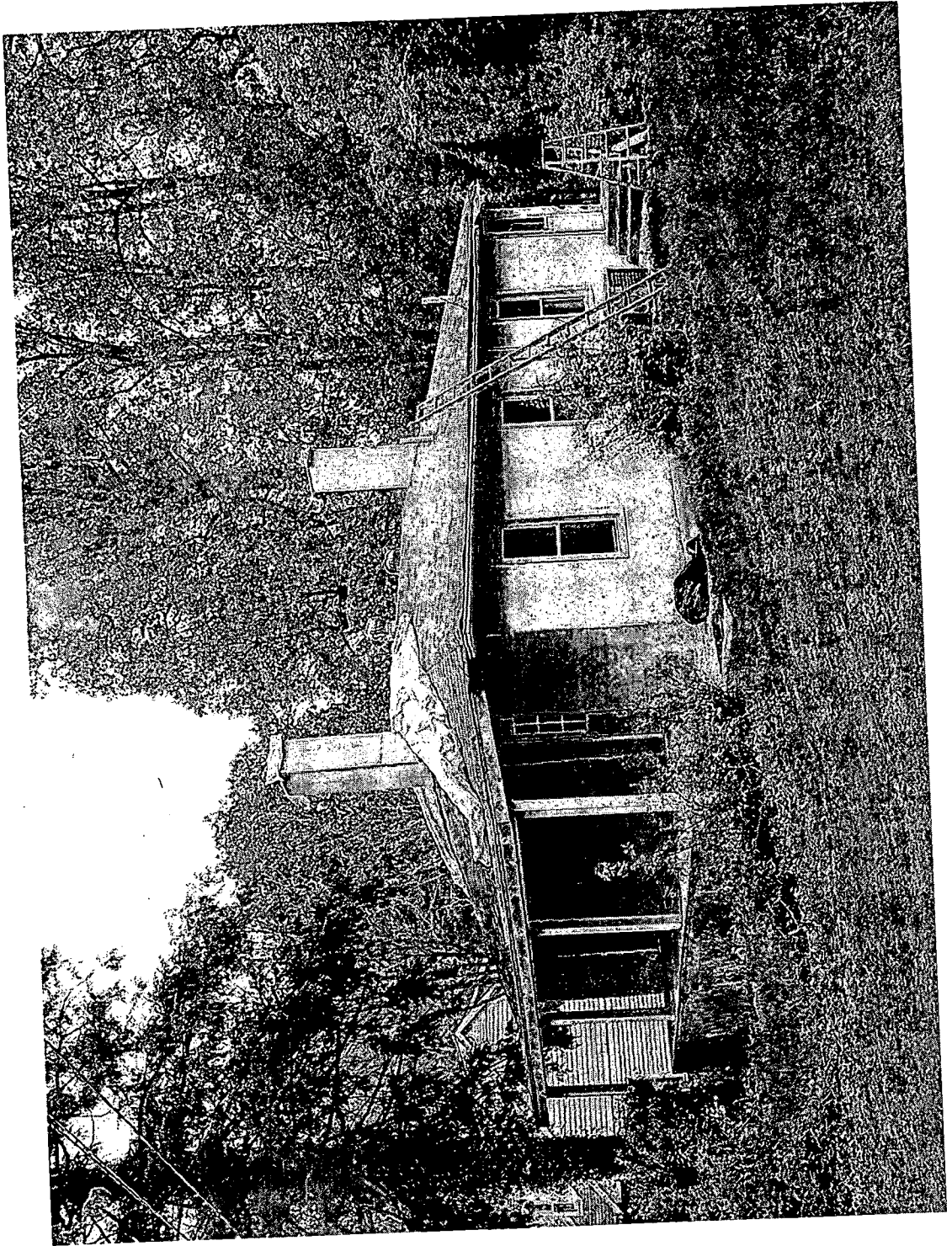


Royal
Kodak
PAPER

K
P
P
K

Royal
Kodak
PAPER





Melissa, Can you
Send this off to
the Hawkins Lane
Local Advisory
Panel (LAP)



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 3/26/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

DPS# 296489
HAWP# 35/54-03A
(WOP# 37/03-03A)
Thygh app. for case is

The Historic Preservation Commission reviewed this project on 8818 Hawkins Lane
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 26, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

DPS# 296489

SUBJECT: Historic Area Work Permit 35/54-03A (approved 37/03-03A, though it is the wrong case no.)

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:

Approved Denied **Approved with Conditions:**

1. The driveway will be gravel and not concrete pavers. The use of a gravel driveway is a historic attribute to the district and needs to be retained.
2. The replacement windows will be either 6/6 true divided or simulated true divided lite double hung wood windows that will match the existing.
3. The front doors will have 4-lite windows, not 6-lite because this is an important vernacular feature to the house that should be retained.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mark Cabrera
8818 Hawkins Lane
Chevy Chase, MD 20815



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: MARK CABRERA

Daytime Phone No.: (240) 463-6911

Tax Account No.: 160700424484

Name of Property Owner: MARK CABRERA Daytime Phone No.: (240) 463-6911

Address: 8818 HAWKINS LN CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: SELF Phone No.: (240) 463-6911

Contractor Registration No.: N/A

Agent for Owner: N/A - SELF Daytime Phone No.: (240) 463-6911

LOCATION OF BUILDING/PREMISE

House Number: 8818 Street: HAWKINS LANE

Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE RD / CONNECTICUT AVE

Lot: 0 Block: 0 Subdivision: MPS CLEAN DRINKING

Liber: - Folio: 155 Parcel: P837

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: GARAGE

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

1/14/03
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: 3/26/03

Application/Permit No.: 296489 Date Filed: 1/22/03 Date Issued: _____

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

1. WRITTEN DESCRIPTION OF PROJECT

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

EXTENSION WILL CONSIST OF 2 LVLS. THE 1ST LVL BEING THE GARAGE AND THE 2ND LVL BEING 4 BEDROOMS W CLOSETS. WINDOWS WILL FOLLOW EXISTING STYLE AND GARAGE FOLLOWS ORIGINAL HOME GARAGE SIZE. THE GARAGE IS IN THE BACK OF THE HOUSE WHICH KEEPS THE HISTORICAL INTEGRITY OF THE NEIGHBORHOOD. DRIVEWAY WILL BE GARDEN PAVED WHICH MINIMIZE EROSION, PROMOTE VEGETATION & CREATE A DRIVABLE CONDITION.

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

THE PROJECT WILL AFFECT ONLY A SMALL PORTION ON THE RIGHT SIDE OF THE HOUSE. WINDOWS & DOORS WILL BE SIMILAR IN ARCHITECTURAL DESIGN TO THE EXISTING. FRONT & SIDE RAILINGS WILL BE "BOXY" ACCORDING TO ITS ORIGINAL DESIGN BUT SAFER AND "TO CODE".

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

Sep 20 2002 11:03AM

Snider & Associates 301-948-1286

No. 3793

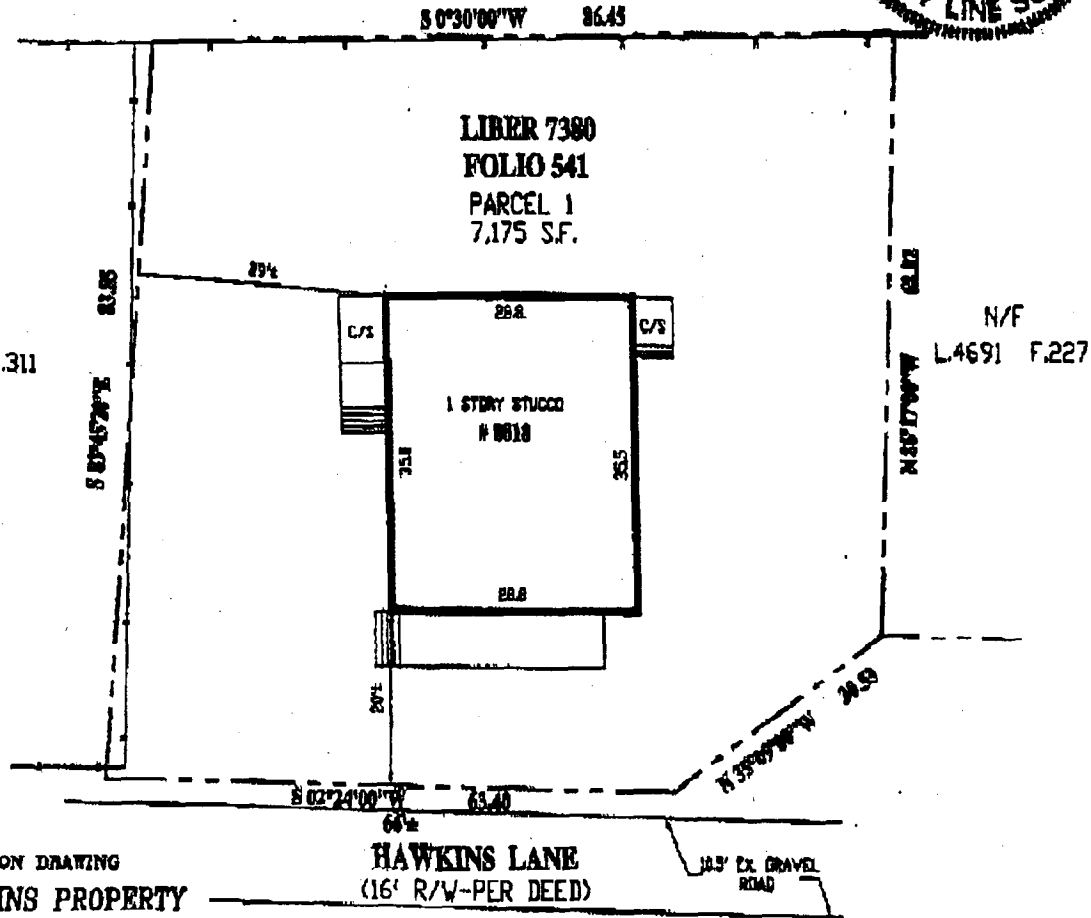
P. 2/2

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0175 C
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 Feet.
 3. The deed description does not close mathematically
 4. A boundary survey would be required for higher accuracy
- No property corners found.



LOCATION DRAWING
E.C. HAWKINS PROPERTY
LIBER 7380 FOLIO 541
 MONTGOMERY COUNTY, MARYLAND

HAWKINS LANE
 (16' R/W-PER DEED)

1/2" Ex. GRAVEL ROAD

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAY OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAY BK.
 PLAY NO.
 LIBER 7380
 FOLIO 541



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 6 Professional Drive, Suite 214
 Gaithersburg, Maryland 20878
 301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS

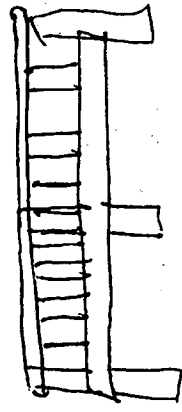
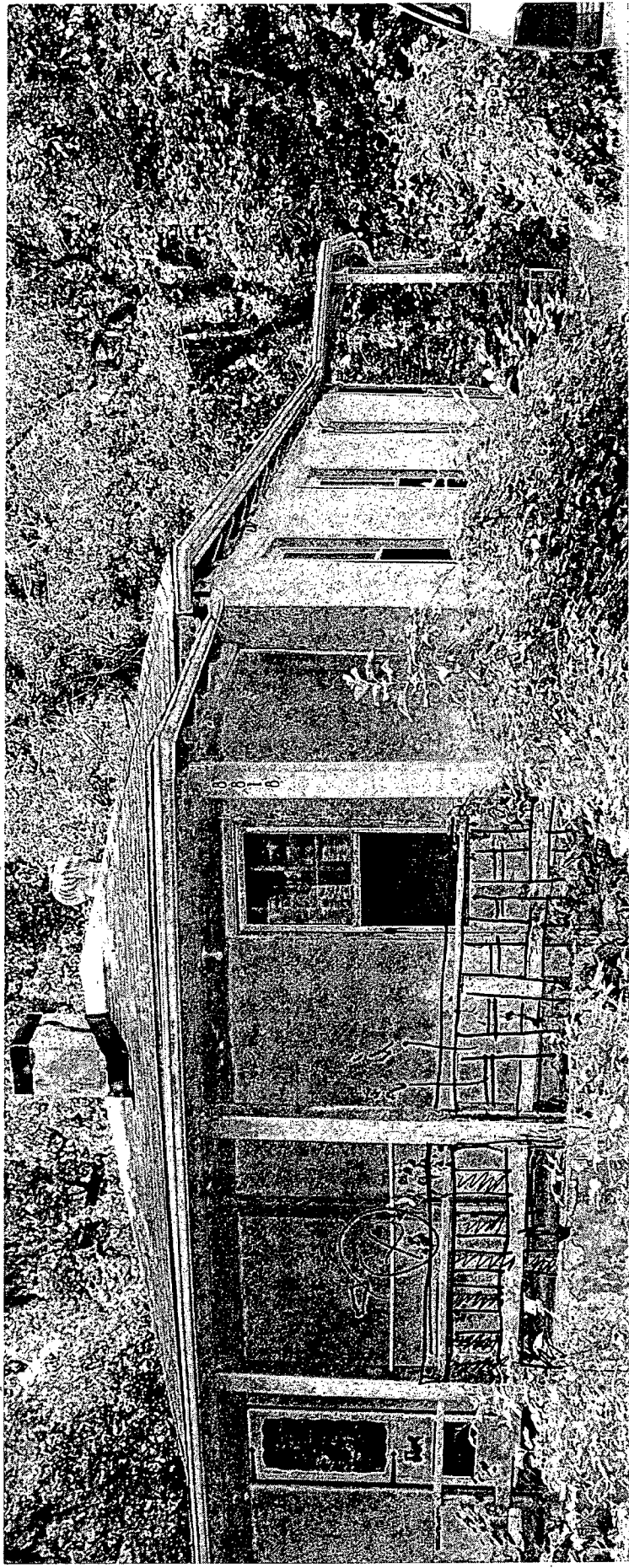
SCALE: 1" = 20'

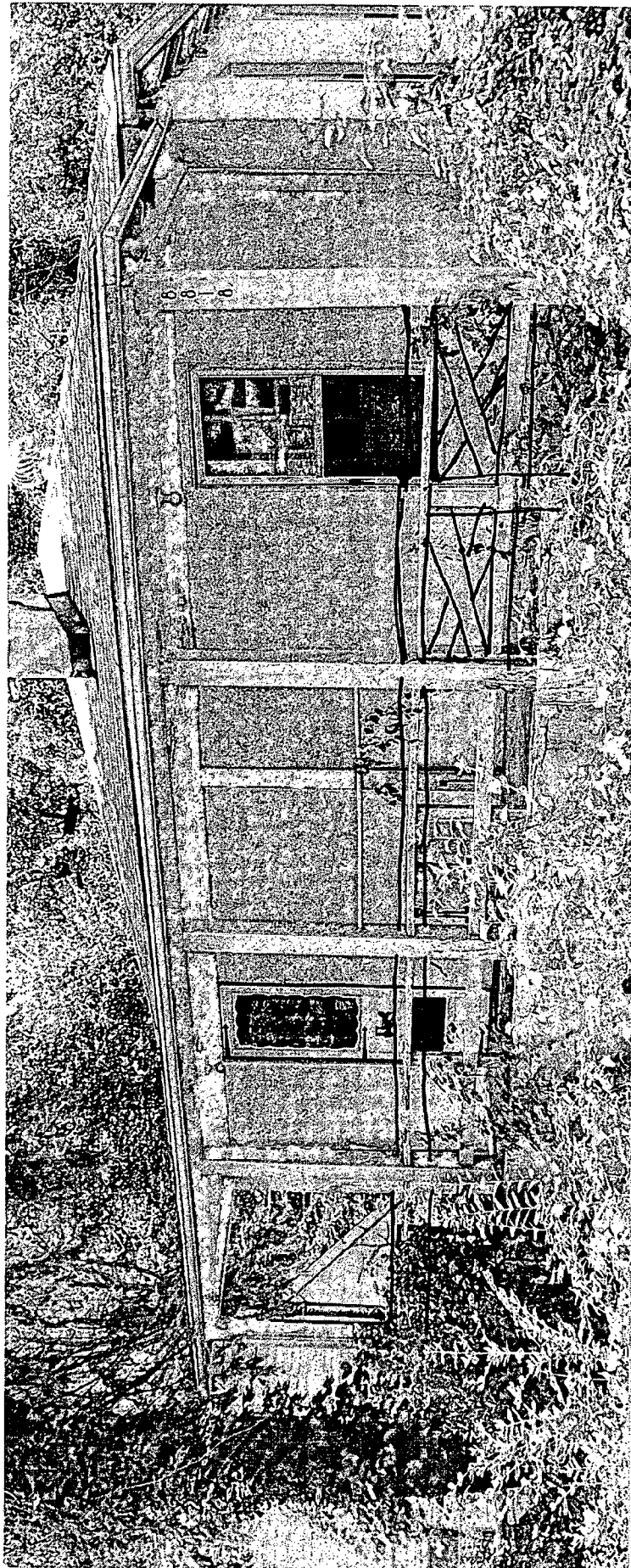
WALL CHECK:

DRAWN BY: E.M.C.

HEAVY LOC.: 09-17-08

JOB NO.: 8006-5897

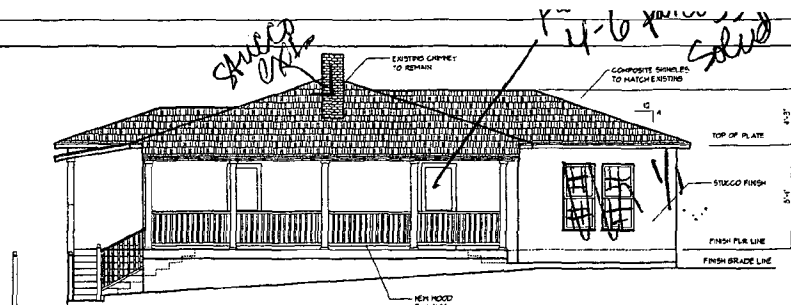




* All windows must be true or simulated divided-lights

FRONT ELEVATION

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

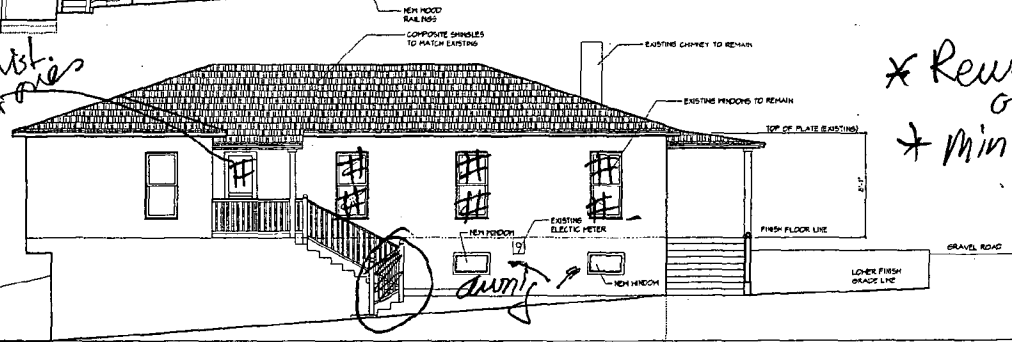


* Wood screen door
 * White vinyl aluminum

exist wire fence
 option
 Like hist. front ones

LEFT SIDE ELEVATION

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

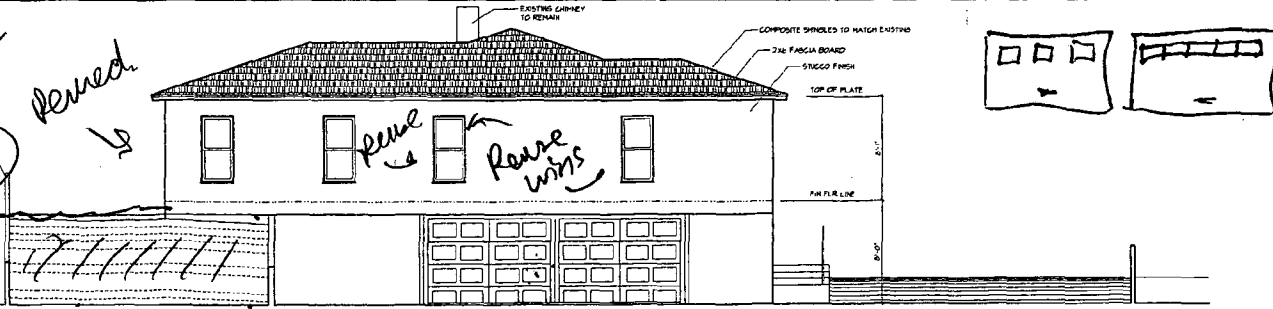


* Reuse windows on Rt. side
 * Minimize ponds

White picket fence
 removed

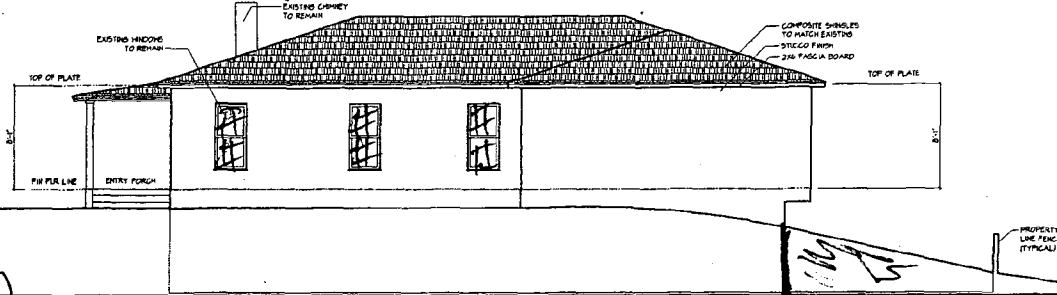
REAR ELEVATION

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



RIGHT SIDE ELEVATION

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



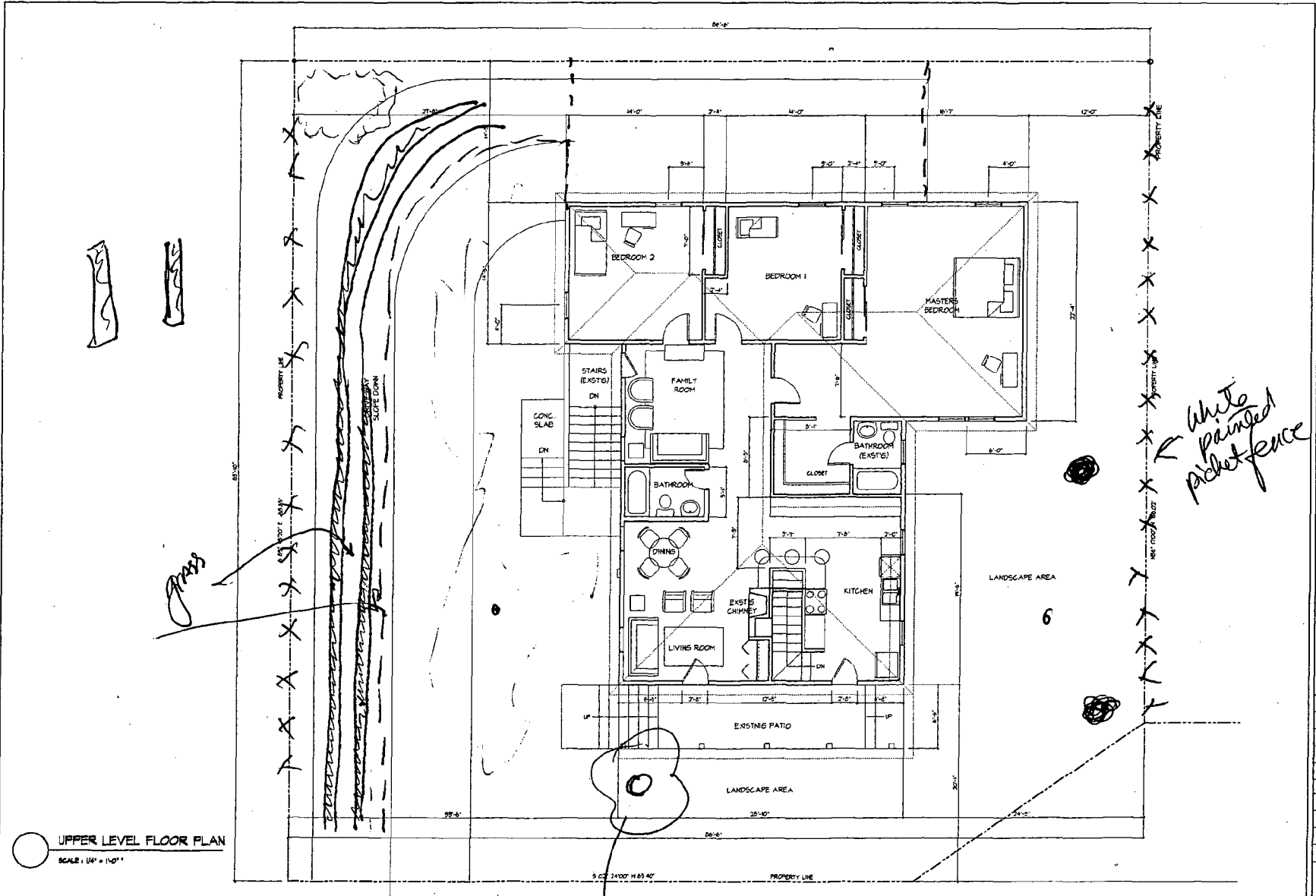
MARK CABRERA
 675 HEATHERWOOD COURT, MONTGOMERY COUNTY, MD
 TEL: (301) 882-3441

ROOM ADDITION
 5816 INGLEMAN LANE, GAITHERSBURG, MD 20878

DATE	SEPT. 30-05
SCALE	AS SHOWN
DRAWN BY	ENC
DESIGNED BY	
SHEET NO.	A3

* Roof plan
 * Landscape plan
 - bushes by fence
 - Trees





UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

OWNER: MARK CABRERA
6725 HAYWARD COURT HAYWARD, CA 94541
TEL: (510) 583-3841

PROJECT: ROOM ADDITION
2818 HALLOUS LANE CRYSTAL CAUSEWAY #2035

REVISION	BY

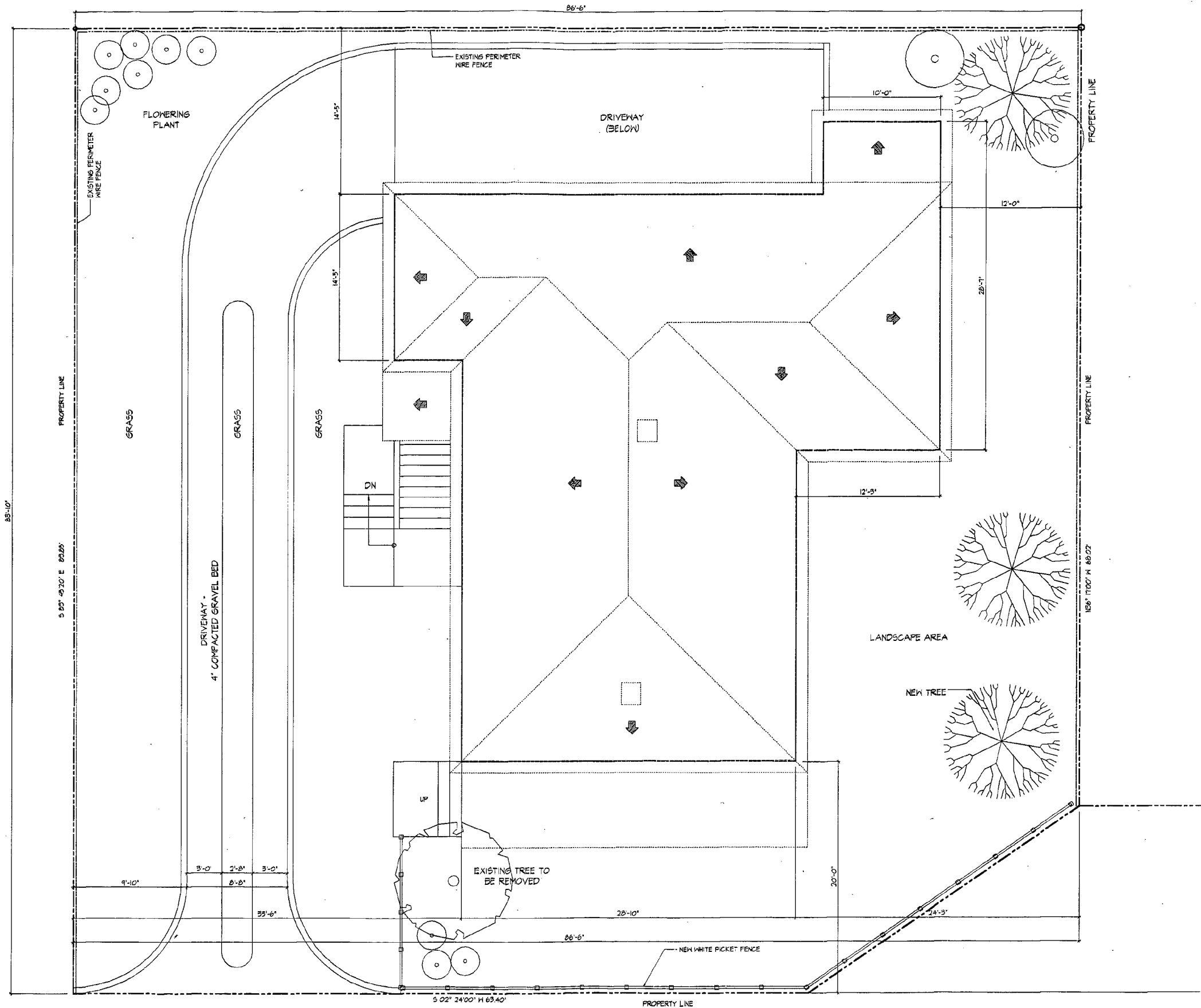
DATE: 09/11/2002
SCALE: AS SHOWN
DRAWN BY: JRC
DESIGNED BY:
SHEET NO.: AI

White painted picket fence

Remove existing tree.

Stamped concrete / pick.

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



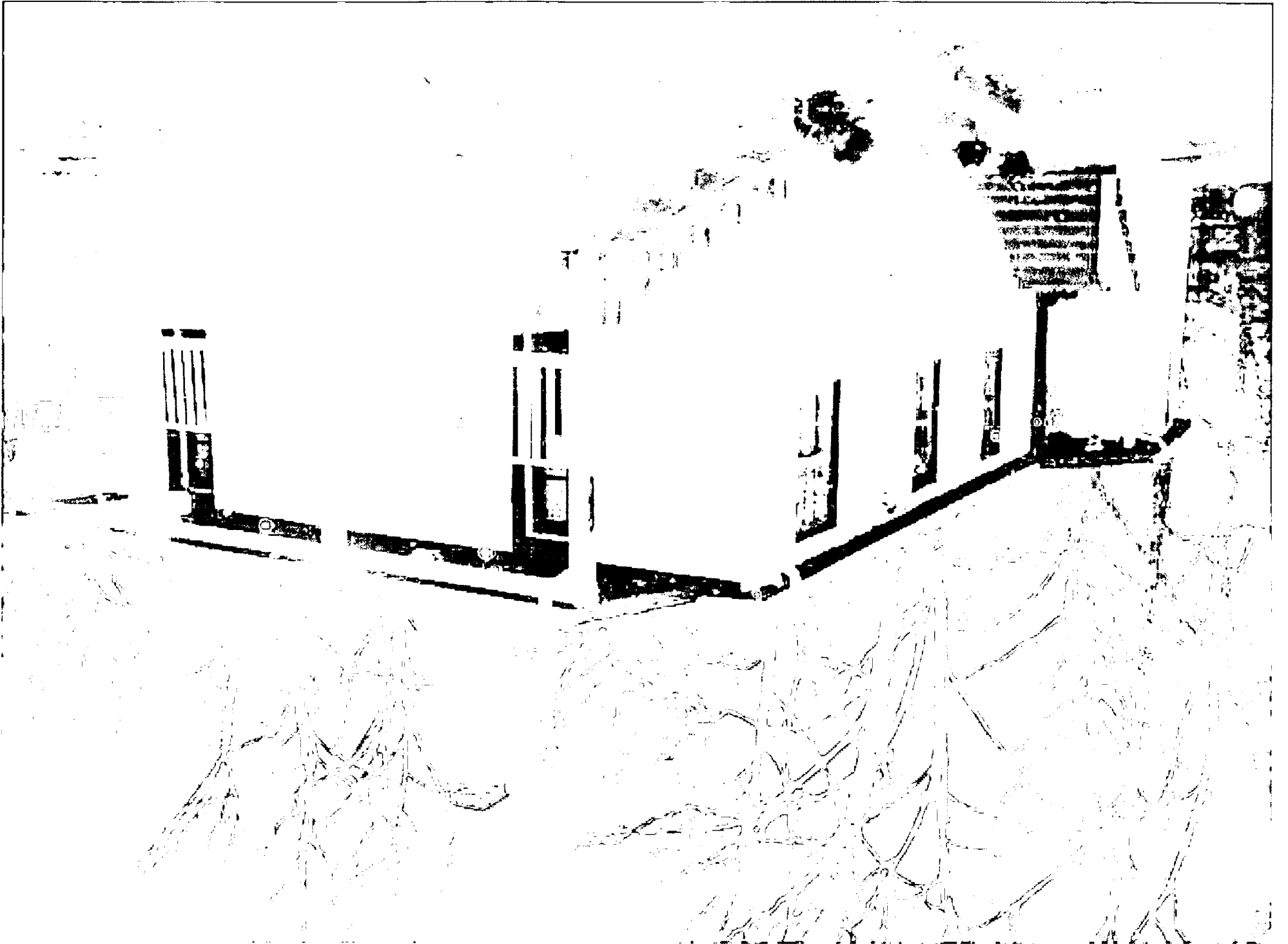
8818 HAWKINS LANE

MARK CABRERA
6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL. (240) 683-3641

ROOM ADDITION
8818 HAWKINS LANE, CHEVY CHASE, MD 20815

REVISIONS	BY

DATE: SEPT. 30-02
SCALE: AS SHOWN
DRAWN BY: RMC
DESIGNED BY:
SHEET NO. **AO**



818 Hawkins Lane Feb. 28, 2005



Case # was
written wrong
know what I'm
on Schiff Rep
from penalty
too.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 26, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation *gj* *DPS# 296489*

SUBJECT: Historic Area Work Permit 35/54-03A (approved 37/03-03A, though it is the wrong case no.)

The Montgomery County Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. This application was:


Approved Denied **Approved with Conditions:**

1. The driveway will be gravel and not concrete pavers. The use of a gravel driveway is a historic attribute to the district and needs to be retained.
2. The replacement windows will be either 6/6 true divided or simulated true divided lite double hung wood windows that will match the existing.
3. The front doors will have 4-lite windows, not 6-lite because this is an important vernacular feature to the house that should be retained.

and subject to the general conditions that **1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.**

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mark Cabrera
8818 Hawkins Lane
Chevy Chase, MD 20815




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

Date: 3/26/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section 

DPS# 296489
HAWP# 35/5403A
(wrong # is 37/03-03A)

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE: 3/26/03

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Applications - HPC Decision

DPS# 296489
HAWP# 35/54-03A
(WOP# 37/03-03A)
though app. for case is

The Historic Preservation Commission reviewed this project on 8818 Hankins Lane
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC.. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301)563-3400.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8818 Hawkins Lane	Meeting Date:	03/26/03
Applicant:	Mark Cabrera	Report Date:	03/19/03
Resource:	Hawkins Lane Historic District	Public Notice:	03/12/03
Review:	HAWP	Tax Credit:	Partial
Case Number:	37/03-03A 35/54-03A	Staff:	Corri Jimenez
PROPOSAL:	Addition and restoration		
RECOMMEND:	Approve with conditions		

CONDITIONS

1. The driveway will be gravel and not concrete pavers. The use of a gravel driveway is a historic attribute to the district and needs to be retained.
2. The replacement windows will be either 6/6 true divided or simulated true divided lite double hung wood windows that will match the existing.
3. The front doors will have 4-lite windows, not 6-lite because this is an important vernacular feature to the house that should be retained.

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Historic District
STYLE: Vernacular Duplex
DATE: c. 1928

Located off Jones Bridge Road in the heart of Chevy Chase, the Hawkins Lane Historic District is wrapped in a heavily wooded area, bordered from the north and west by the Bethesda Naval Medical Center and east by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was create and adopted to the county Master Plan in 1991, representing a black "kinship" community. Design Guidelines were recreated at this time, and although have not been officially adopted by the Historic Preservation Commission, are complimentary preservation guidelines. The district carries high historical significance as a black kinship neighborhood and architecturally represents a hodgepodge of vernacular traditions.

8818 Hawkins Lane was owned by the late Ella Hawkins, a granddaughter who founded the district in 1923, Samuel Hawkins, and a direct descendent from the Hawkins lineage as well as a prime instigator to the designation of the district. The house was constructed approximately in 1928 as a vernacular building in a duplex design, symmetrical from the two front 4-lite wood

doors to side awning porches. Architecturally, the house has hollow clay tile exterior walls and foundation that are stucco-covered with a low-pitched, asphalt shingle hip roof. The house originally had 6/6 wood double hung windows, and were predominantly replaced, except on the south side. A double car garage was located in the basement, which had been enclosed with concrete masonry units. Traditional in the district, all the property lines are outlined with shrubbery or small picket or wire fences. A line of shrubbery can be found along both sides of the mentioned property.

PROPOSAL

Since the purchase of the house in September 2002, the applicant has been working with HPC Staff in the house's interior rehabilitation as well as inquiring about the design guidelines for what is allowed in the Hawkins Lane Historic District for a new addition. The applicant came forward to the HPC with a preliminary consultation on October 23, 2002 HPC meeting. The Historic Area Work Permit was originally scheduled for February 26, 2003 HPC meeting though due to setback issues the project was postponed. Revised drawings were completed by the applicant, and are included in this new updated HAWP application.

The applicant proposes to restore the original house and add an addition that will have a rear setback of 20' and a side setback of 7.' The addition will match the existing materials of the house in regards to roof pitch and gutter installation (see Circles 7-15). The wall sheathing will be Hardiplank with a stucco finish that will also match the existing structure. All the windows on the house will mach the existing as 6/6 vinyl replacement double hung windows with a shadowed panel. The double car garage that was originally located in the basement will be added with double roll-up doors with 4-lite windows. A concrete masonry unit retaining wall will be added to the rear to separate a small backyard from a stamped-concrete rear pad.

The applicant will be making landscaping improvements by repaving a driveway and adding plantings to the property. The driveway will be lined with concrete masonry unit pavers where grass can grow through the material. An existing wire fence on the north side will be retained.

STAFF DISCUSSION

During the October 23rd HPC meeting, the applicant listened to the HPC and staff and made many appropriate changes, such as simplifying the design of the front railing and salvaging existing windows. Staff overall approves of the project as well as admires that the addition was reduced on the lot due to county setback restrictions brought up while researching the project for the previous February 26th HPC meeting. The house is much smaller, compatible, and sympathetic for a Black kinship historic district.

From the beginning, staff has worked closely with the applicant and respects the changes made from the preliminary proposal to the historic area work permit. In addition, staff is saddened that the original front 4-lite wood doors cannot be salvaged. Staff recommends that the applicant not change the design of the front door from a 4-lite wood door to a 6-lite wood door because it is an important design feature of the house that is a vernacular attribute. In addition,

staff recommends that all the replacement windows in the house be wood, not vinyl, and either be true-divided lites or simulated-divided lites.

In addition, staff recommends that the driveway be gravel, not concrete pavers. Gravel driveways are vernacular attributes to the district that are compatible with the gravel on Hawkins Lane. Staff has witnessed this material does not in-fill grass well, and would prefer gravel to be used for consistency with the Hawkins Lane and the rest of the homes and because of the distinctiveness of this district.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 25A-8(b) 2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the Secretary of the Interior's *Standards #6 & 9*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

with conditions:

1. The driveway will be gravel and not concrete pavers. The use of a gravel driveway is a historic attribute to the district and needs to be retained.
2. The replacement windows will be either 6/6 true divided or simulated true divided lite double hung wood windows that will match the existing.
3. The front doors will have 4-lite windows, not 6-lite, because this is an important vernacular feature to the house that should be retained.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
155 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARK CABRERA

Daytime Phone No.: (240) 463-6911

Tax Account No.: 160700424484

Name of Property Owner: MARK CABRERA Daytime Phone No.: (240) 463-6911

Address: 8818 HAWKINS LN CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: SELF Phone No.: (240) 463-6911

Contractor Registration No.: N/A

Agent for Owner: N/A - SELF Daytime Phone No.: (240) 463-6911

LOCATION OF BUILDING/PREMISE

House Number: 8818 Street: HAWKINS LANE

Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE RD & CONNECTICUT AVE

Lot: 0 Block: 0 Subdivision: IMPS CLEAN DRINKING

Liber: - Folio: 155 Parcel: P837

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 50,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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

2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

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

[Signature]
Signature of owner or authorized agent

1/14/03
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 296489 Date Filed: 1/22/03 Date Issued: _____

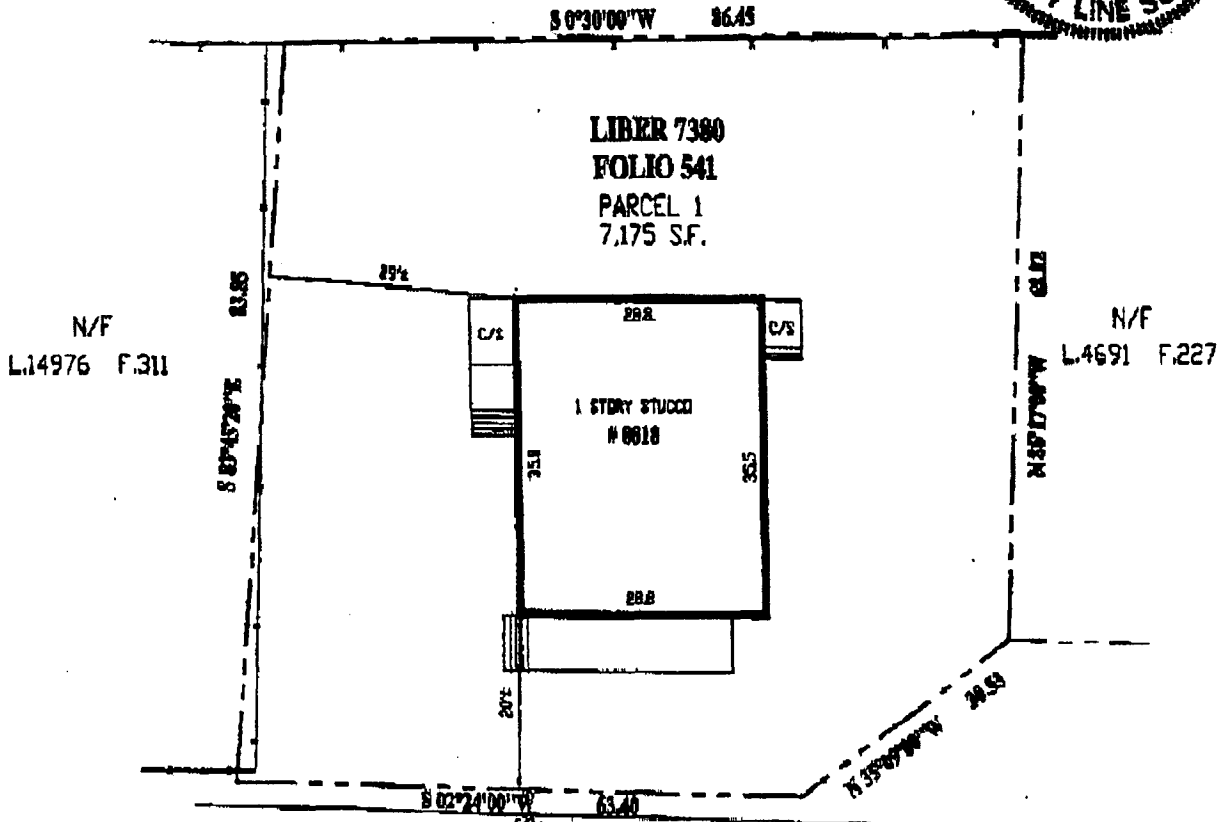
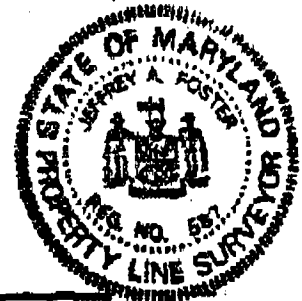


CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identifications may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0175 C
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 Feet.
 3. The deed description does not close mathematically
 4. A boundary survey would be required for higher accuracy
- No property corners found.



LOCATION DRAWING
E.C. HAWKINS PROPERTY
LIBER 7380 FOLIO 541
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR FLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 557

REFERENCES

FLAT BK.	
FLAT NO.	
LIBER	7380
FOLIO	541



SNIDER & ASSOCIATES
 SURVEYORS - ENGINEERS
 LAND PLANNING CONSULTANTS
 2 Professional Drive, Suite 212
 Gaithersburg, Maryland 20878
 301/948-5100, Fax 301/948-1286

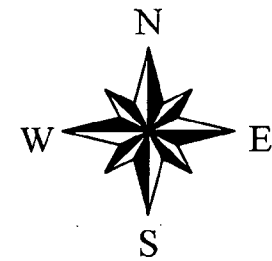
DATE OF LOCATIONS	SCALE: 1" = 20'
WALL CHECK:	DRAWN BY: H.M.C.
HEAT. LOC.: 08-17-08	JOB NO.: 2002-5897

Hawkins Lane Historic District

8818 Hawkins Lane



Fine Bridge Road



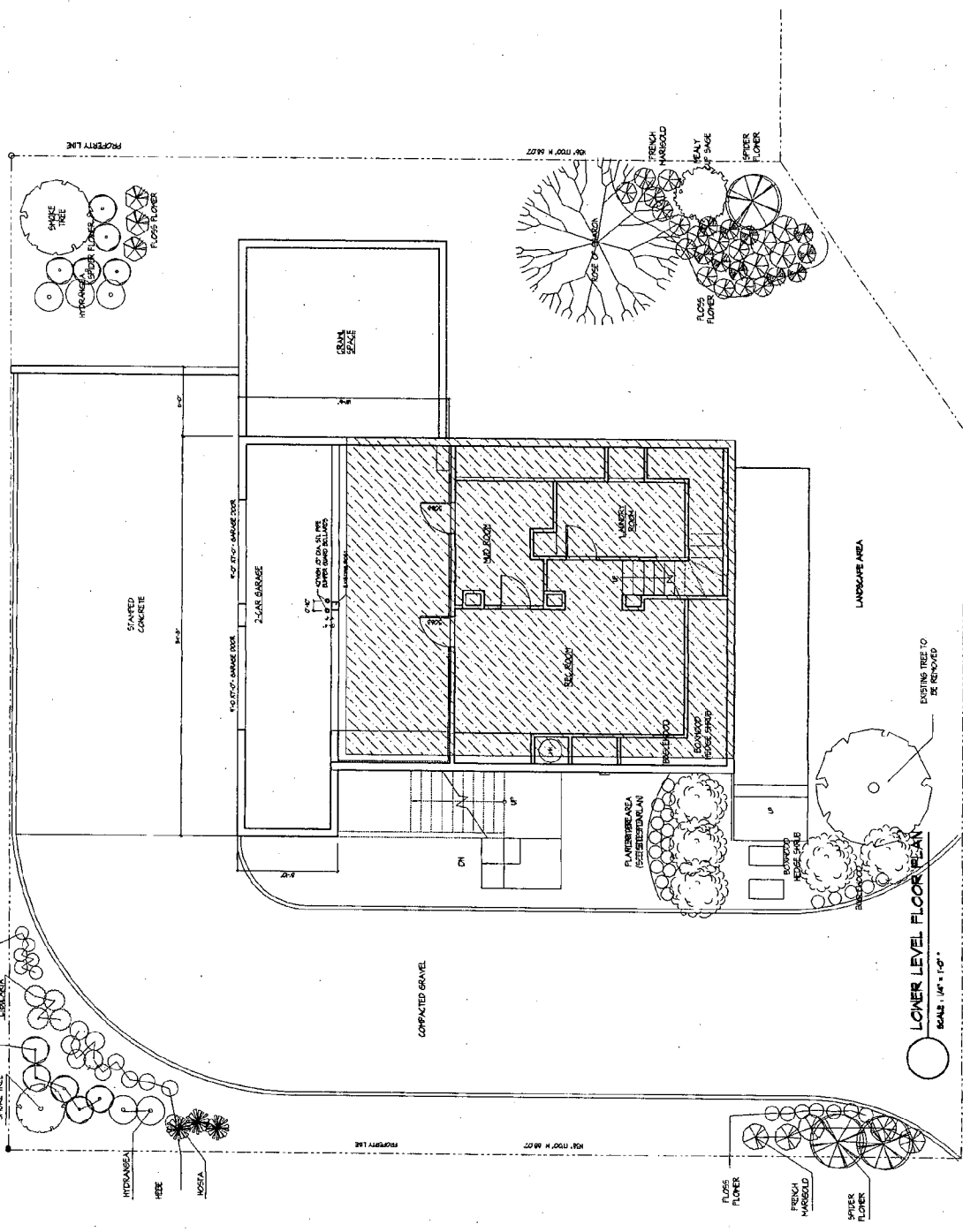
0.06 0 0.06 0.12 Miles



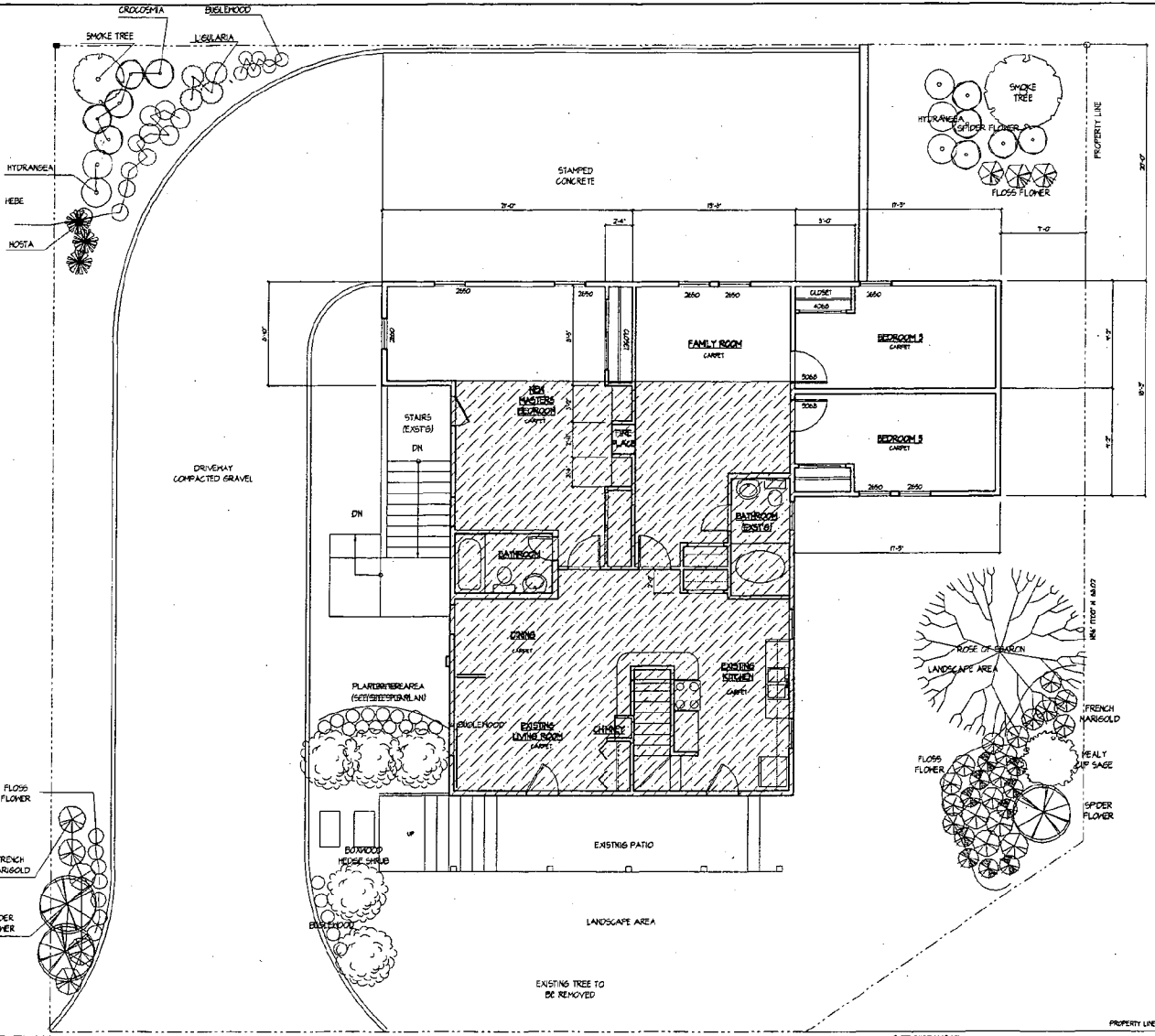
MARK CABRERA
 813 HARTSHORN COURT, MONTGOMERY COUNTY, MD
 TEL: (301) 859-3641

ROOM ADDITION
 8818 HUNTING LANE, CREEK CHASE, MD 20886

DATE:	
SCALE:	
PROJECT:	
DESIGNED BY:	
CHECKED BY:	
SHEET NO.:	A2



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

MARK CABRERA
6725 WETHERSPOD COURT, HUNTSBERRY, GA 30605
TEL. (770) 452-3641

OWNER

PROJECT
ROOM ADDITION
8410 HALLS LANE, CHRY CHASE, NC 28505

REVISIONS BY

NO.	DATE	DESCRIPTION	BY

DATE: MAR 29-05

SCALE: AS SHOWN

DRAWN BY: RMC

DESIGNED BY:

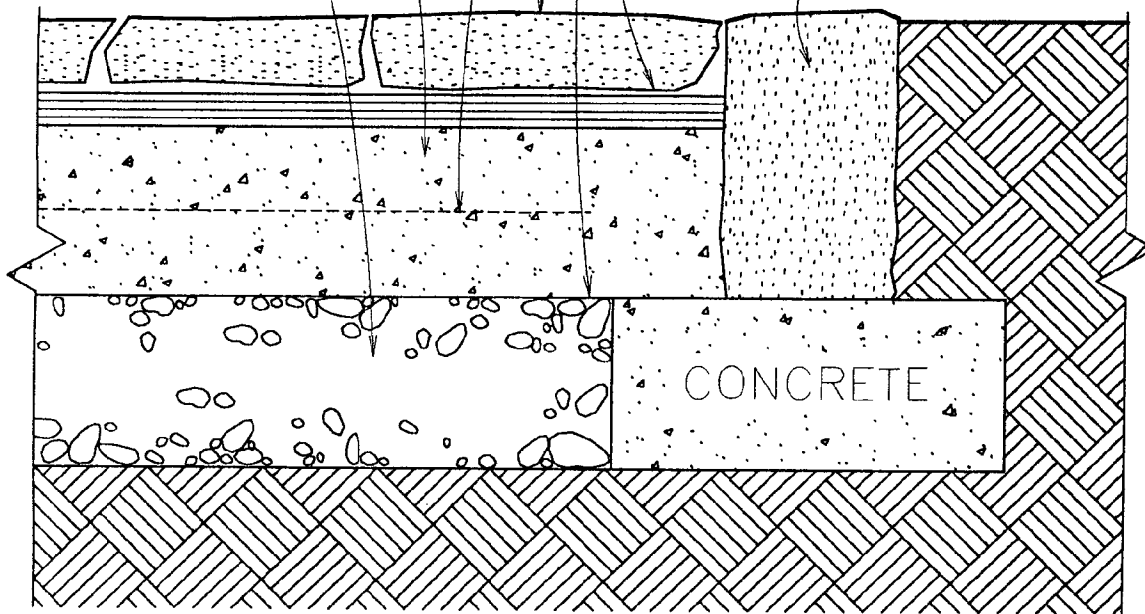
SHEET NO.
AI

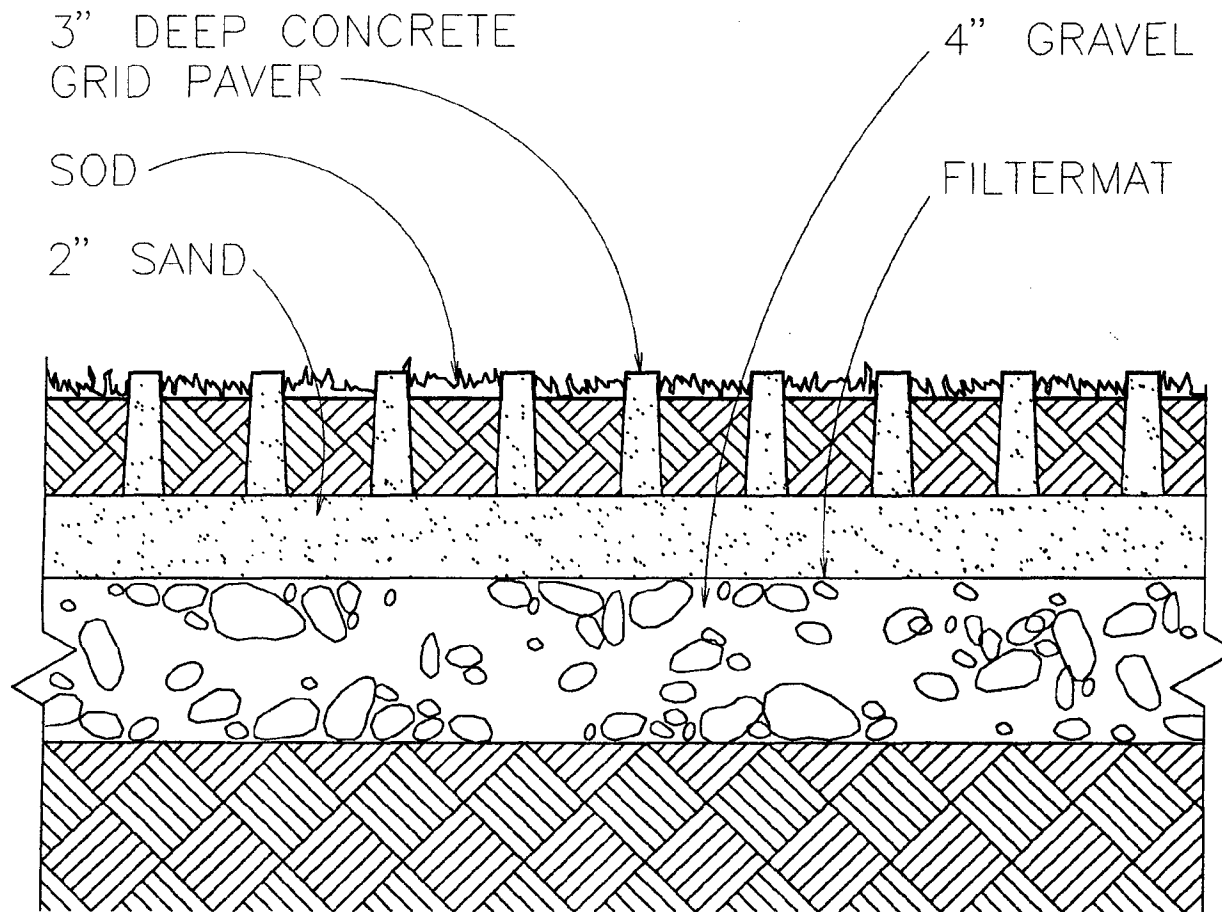
6

Materials Checklist (8818 HAWKINS LN)

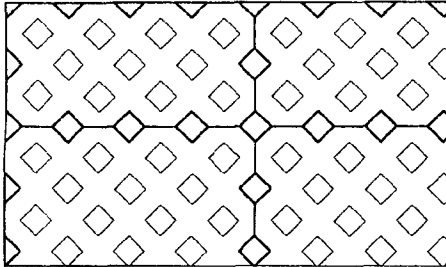
- 1.) Vinyl Replacement windows in 6 over 6 shadowed panel.(similar to original)
- 2.) 9 light shadowed panel door. (similar to original)
- 3.) Hardie panel with stucco finish to match existing exterior wall.
- 4.) Window frames throughout the extension similar to original window frame.
- 5.) Roof to match current roof.
- 6.) Gutters to match existing gutters
- 7.) 20 ft Garage door in the back of extension
- 8.) Roof design to be similar to existing on the extension.
- 9.) Pavers for the driveway to make the land drivable on grass. (attached description)
- 10.) Professionally landscaped with description of plants and vegetation on landscaping plan.

WELDED WIRE FABRIC
4" CONCRETE
4" GRAVEL
2" STONE PAVER
15 LB ROOFING FELT
3/4" BITUMINOUS SETTING
BED (NOT A SUBSTITUTE
FOR WATERPROOFING)
STONE CURB

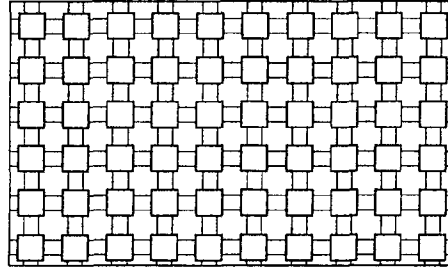




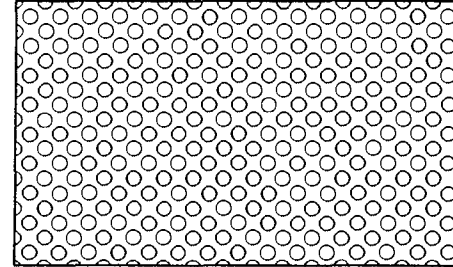
These preformed lattice unit grids are used for storm runoff control, pathways, parking areas and soil conservation.



DIAGONAL SQUARES



RUNNING SQUARES



RINGS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8818 Hawkins Lane	Meeting Date:	10/23/02
Applicant:	Mark Cabrera	Report Date:	10/16/02
Resource:	Hawkins Lane Historic District	Public Notice:	10/09/02
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	35/54-02A	Staff:	Corri Jimenez
PROPOSAL:	New construction and restoration		
RECOMMEND:	Approve for a HAWP with changes		

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Historic District
STYLE: Vernacular Duplex
DATE: c. 1928

Located off Jones Bridge Road in the heart of Chevy Chase, the Hawkins Lane Historic District is wrapped in a heavily wooded area, bordered from the north and west by the Bethesda Naval Medical Center and east by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was created and adopted to the county Master Plan in 1991, representing a Black "kinship" community. Design Guidelines were recreated at this time, and although have not been officially adopted by the Historic Preservation Commission, are complimentary preservation guidelines (see Appendix A). The district carries high historical significance as a black kinship neighborhood and architecturally represents a hodgepodge of vernacular traditions.

8818 Hawkins Lane was owned by the late Ella Hawkins, a granddaughter to who founded the district in 1923, Samuel Hawkins, and a direct descendent to the Hawkins lineage as well as a prime instigator to the designation of the district. The house was constructed approximately in 1928 as a vernacular building in a duplex design, symmetrical from the two front 4-lite wood doors to side awning porches. Architecturally, the house has hollow clay tile exterior walls and foundation that are stucco-covered with a low-pitched, asphalt shingle hip roof. The house originally had 6/6 wood double hung windows, and were predominantly replaced, except on the south side. A double car garage was located in the basement, which had been enclosed with concrete masonry units. Traditional in the district, all the property lines are outlined with shrubbery or small picket or wire fences. A line of shrubbery can be found along both sides of the mentioned property.

PROPOSAL

Since the purchase of the house in September 2002, the applicant has been working with HPC Staff in the house's interior rehabilitation as well as inquiring about the design guidelines for what is allowed in the Hawkins Lane Historic District for a new addition. Presently, the entire interior has been gutted due to pest damage, and an interior stud-framed skeleton has been constructed to accommodate insulation and substantial walls (see Circle 26). Termites and carpenter ants had infested and damaged many of the floor joists and floorboards, which have been replaced by the applicant (see Circle 25). Besides interior improvements, the applicant has had to remove a pest infested cherry tree in the backyard, which was approved by a certified arborist (see Circles 6-7, 23). The applicant also has exterminated his property twice because of the infestation. In addition, the chimney flues were water damaged and due to safety were removed, which will be reconstructed in their same location. Originally the chimneys were brick and stucco-covered, which will be reproduced on the new flues. These details are the only changes that have occurred to the property since its purchase and are a part of the proposal for the restoration of the building.

Besides what has already proceeded on the property, the applicant proposes to construct a rear addition that will extend the house 12' on the northwest corner of the building, and all materials will match the existing. The only change in the footprint will be the elimination of a side porch on the northwest, which presently is in bad condition and separating from the house (see Circle 14, 20, 22). The original windows in the house are only located on the south elevation and appear to not be salvageable. New 6/6 simulated divided lite, double hung windows are being proposed for all window openings in the house. The addition will extend over the basement approximately 3.' In the basement, a double car garage was once located which was enclosed later with concrete masonry units (see Circle 22). This garage will be reopened and historic reproduction wood roll-up garage doors with 4-lite windows on each door are being proposed (see Circle 13-15). Two 1-lite basement awning windows will be installed in the basement on the south elevation (see Circle 15).

Exterior restoration needs to also occur on much of the original building. The front, south-facing porch will be reconstructed due to water damage that have rotted the rafters and ceiling, and the new construction will be alike the original porch (see Circle 27). Due to the applicants two small children, the design of the porch railing has been modified and is alike a fence in the neighborhood (see Circles 15-20, 27). The two front 4-lite wood doors are proposed to be removed, replaced with 6-panel solid doors for privacy and protection (see Circle 17, 24). The south side porch will be reconstructed. Presently, this porch is in the process of detaching from the house (see Circle 21). On this side porch, an existing 4-lite wood panel door will be kept.

Site improvements to the property, which includes the driveway and landscaping, are open to review by the HPC. Besides the already removed cherry tree, the other primary tree on the property along the road is scoped for removal because of its close proximity to the house, and its entanglement with electrical wires. The applicant is planning to replant trees on the property (see Circle 12). The applicant proposes to construct a picket fence around the front of the property that will meet an existing wire fence on the north. A split driveway with a grassy middle will be installed and white pea-sized gravel will be laid that is alike a drive in the neighborhood. In addition, the applicant wishes to place planting along the driveway, if the HPC approves. This driveway will terminate at a stamped concrete pad that will lead into the garage (see Circle 13). All of the landscaping is open to negotiation, according to the applicant.

STAFF DISCUSSION

To begin, Staff would like to commend the applicant for the task to preserve a house that originally was in such a dilapidating state. The restoration of such a primary resource will enhance the district immensely. Staff and the applicant have been working closely with the Hawkins Lane Historic District Guidelines to understand setback restrictions as well as incorporating character-defining features located within the district to the proposal. Staff overall finds the proposal acceptable and compatible with the district, having been working with the applicant since the purchase of the property.

In accordance with the Montgomery County's Chapter 24(A)3, the applicant is enhancing in the "protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located." In addition, the applicant's proposal is also acceptable by the Secretary of Interior's *Standards* #4, #5, & #9:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

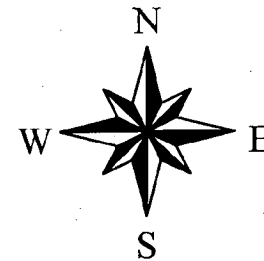
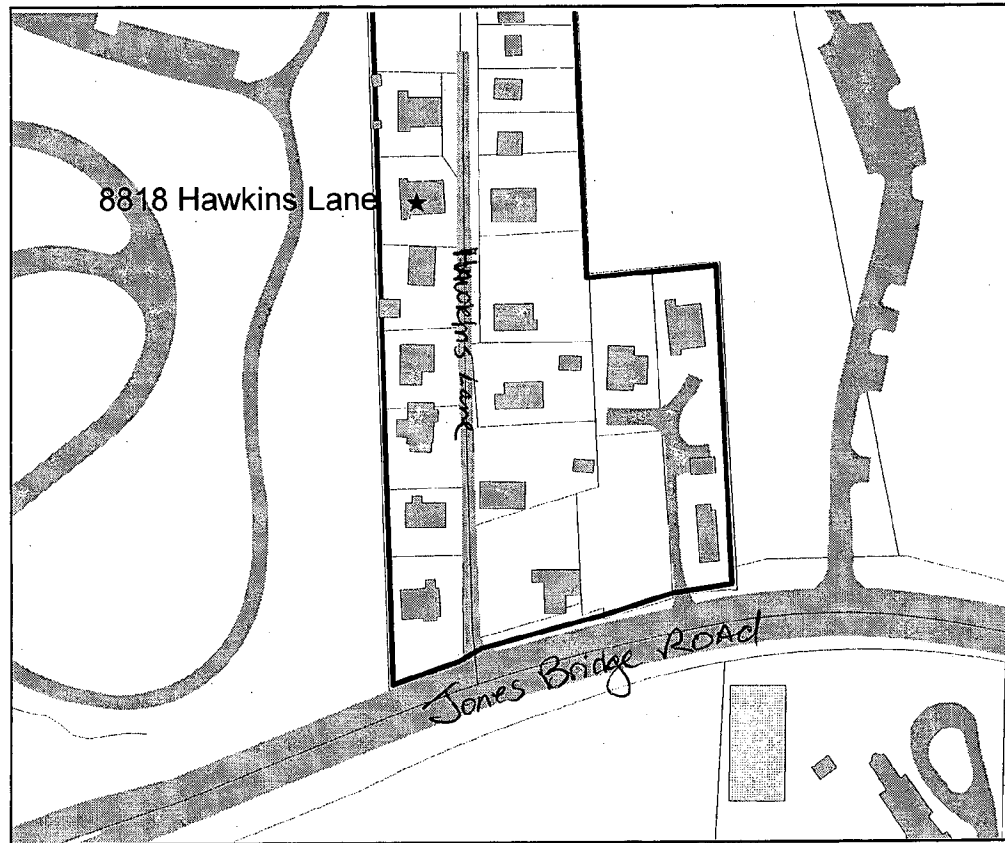
The Hawkins Lane Historic District Guidelines also repeats much of what is already stated in both of these above preservation doctrines. The two site-specific characteristics in Hawkins Lane compared to other sites monitored by the HPC are its vernacular architecture and landscape. There are subtle architectural details on the building, such as the open window trim the south elevation and the 4-lite wood doors, which should be retained because of their "vernacular-ness." The landscaping in the Hawkins Lane Historic District is an important feature and Staff is open to suggestions by the HPC. Trees and shrubs define property boundaries in the district and any vegetation that is planted should "match" existing plantings. 8818 Hawkins Lane has porcelain berries in the front as well as a row of rose bushes outlining the property line of the northernmost property. Staff understands that these plantings are native and invasive to the area, but recommends that both of these plantings be and remain.

Staff is understanding about the issue of safety and protection but would like to encourage the replacement of the original front 4-lite doors be retained because they are a character-defining vernacular attribute to both the house and the district. Staff recommends perhaps a strong glass wood door could be installed on the front, like a typical screen door, so the original wood doors will still be visible. Staff is also encouraging to the idea of these doors be reused elsewhere on the house. Staff recommends also that all the historic windows and doors be stored on site.

STAFF RECOMMENDATION

Staff recommends that if the HPC has no concerns, that the applicant proceed forward with a HAWP application.

Hawkins Lane Historic District



0.06 0 0.06 0.12 Miles



GERMAN R. VILLATORO

TREE SERVICE

Phone: (301) 946-6975
Cell (240) 355-4528

Tree Removal, Topping & Pruning
Bush Trimming & Removal
Mulching & Planting
Storm Damage

State of Maryland Department of
Natural Resources
Maryland Forest Service Lic.# 637

CONTRACT/ESTIMATE

Date: September 28, 2002

Customer's name: Mark Cabrera

Address: 8818 Hawkins Lane, Chevy Chase, Maryland

Telephone Number: 240-463-6911

Job Description: Old, dry Pine tree located at the front of the house at the site address mentioned above should be removed. Causing damage to roof, gutters, entangling with exterior electrical wiring. Recommendation by contractor is to remove Pine tree in the near future in order to avoid damages.

Signatures:

Customer

Date: SEP 28 2002 G. R. Villatoro

Contractor

I have read the above contract completely and received a copy NO (initials)
Payment is required and due upon completion of the job.*

GERMAN R. VILLATORO

TREE SERVICE

Phone: (301) 946-6975
Cell (240) 355-4528

Tree Removal, Topping & Pruning
Bush Trimming & Removal
Mulching & Planting
Storm Damage

State of Maryland Department of
Natural Resources
Maryland Forest Service Lic.# 637

CONTRACT/ESTIMATE

Date: September 28, 2002.

Customer's name: Mark Cabrera

Address: 8818 Hawkins Lane, Chevy Chase, Maryland

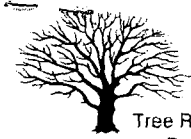
Telephone Number: 240-463-6911

Job Description: Remove damaged Cherry tree at the rear of the house located at the above mentioned site address. Old tree infested with termites and carpenter ants must be removed to avoid further damages. Recommendation of contractor is to remove tree immediately.

Signatures:

Customer _____ Date: SEP-28-02 Contractor G. R. Villatoro

I have read the above contract completely and received a copy MC (initials)
Payment is required and due upon completion of the job.*



GERMAN R. VILLATORO
Tree Service

Tree Removal, Topping & Pruning
Bush Trimming & Removal
Stump Grinding
Storm Damage

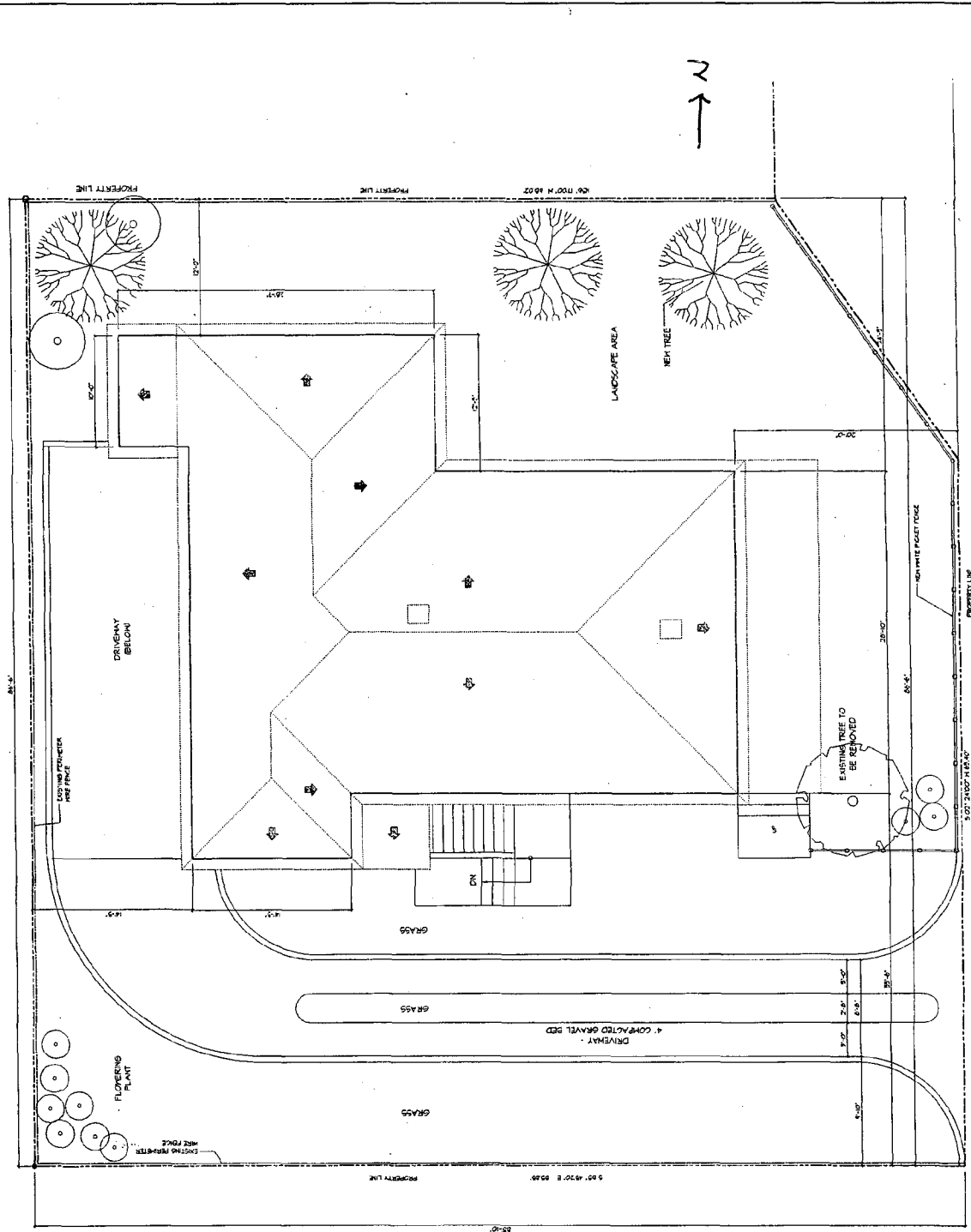
Phone (301) 946-6975
Cell (240) 355-4528

Free Estimate
Licensed
Insured

MARK CABRERA
 CHAIR
 6755 WEATHERWOOD COURT, MONROVIA COUNTY, MO
 TEL: (240) 665-3641

ROOM ADDITION
 PROJECT
 8818 HAWKINS LANE, CHEVY CHASE, MD 20815

DATE	08/11/02
SCALE	AS SHOWN
DRAWN BY	PKC
EXAMINED BY	
SHEET NO.	A0

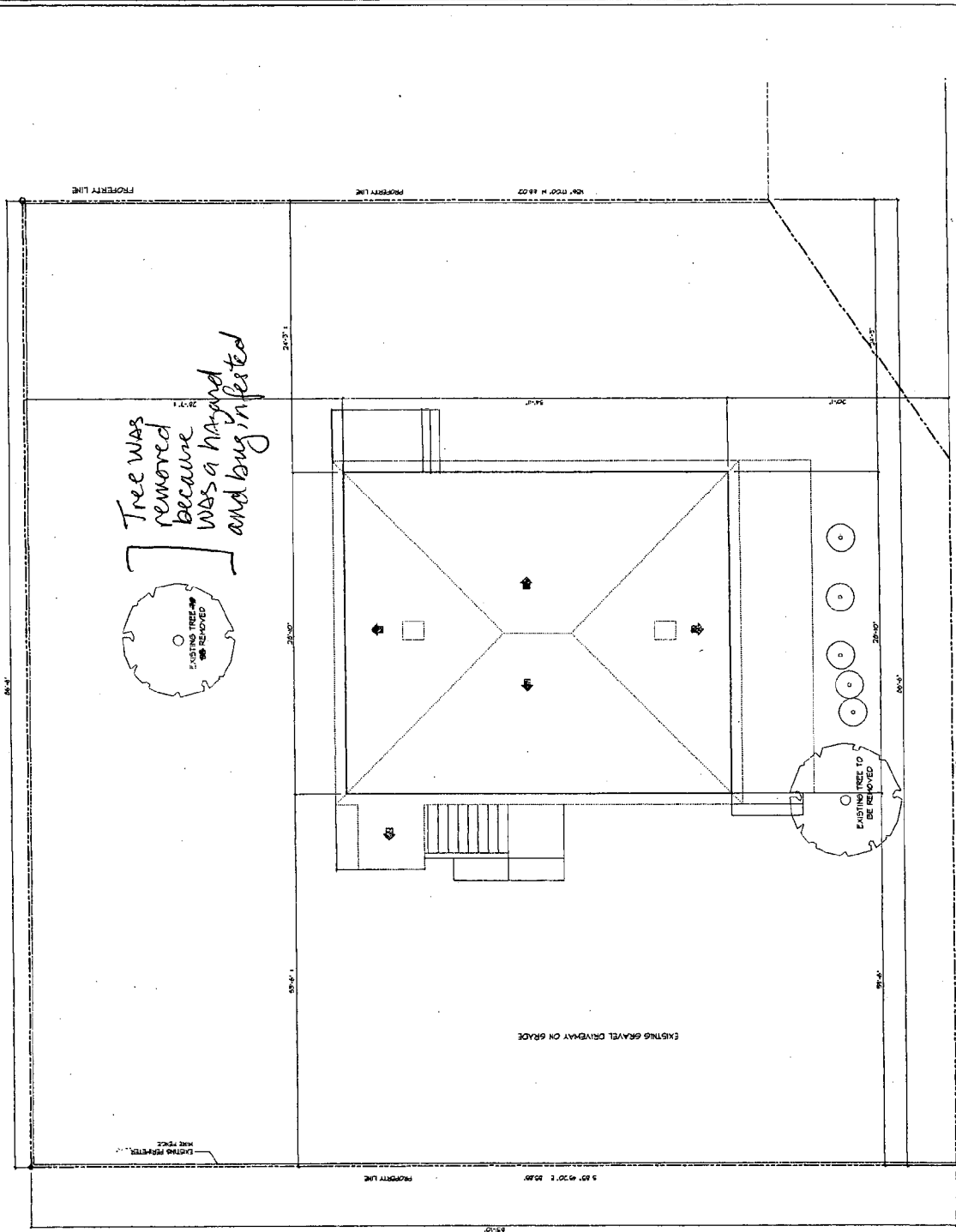


Proposed
 SITE PLAN
 SCALE: 1/4" = 1'-0"

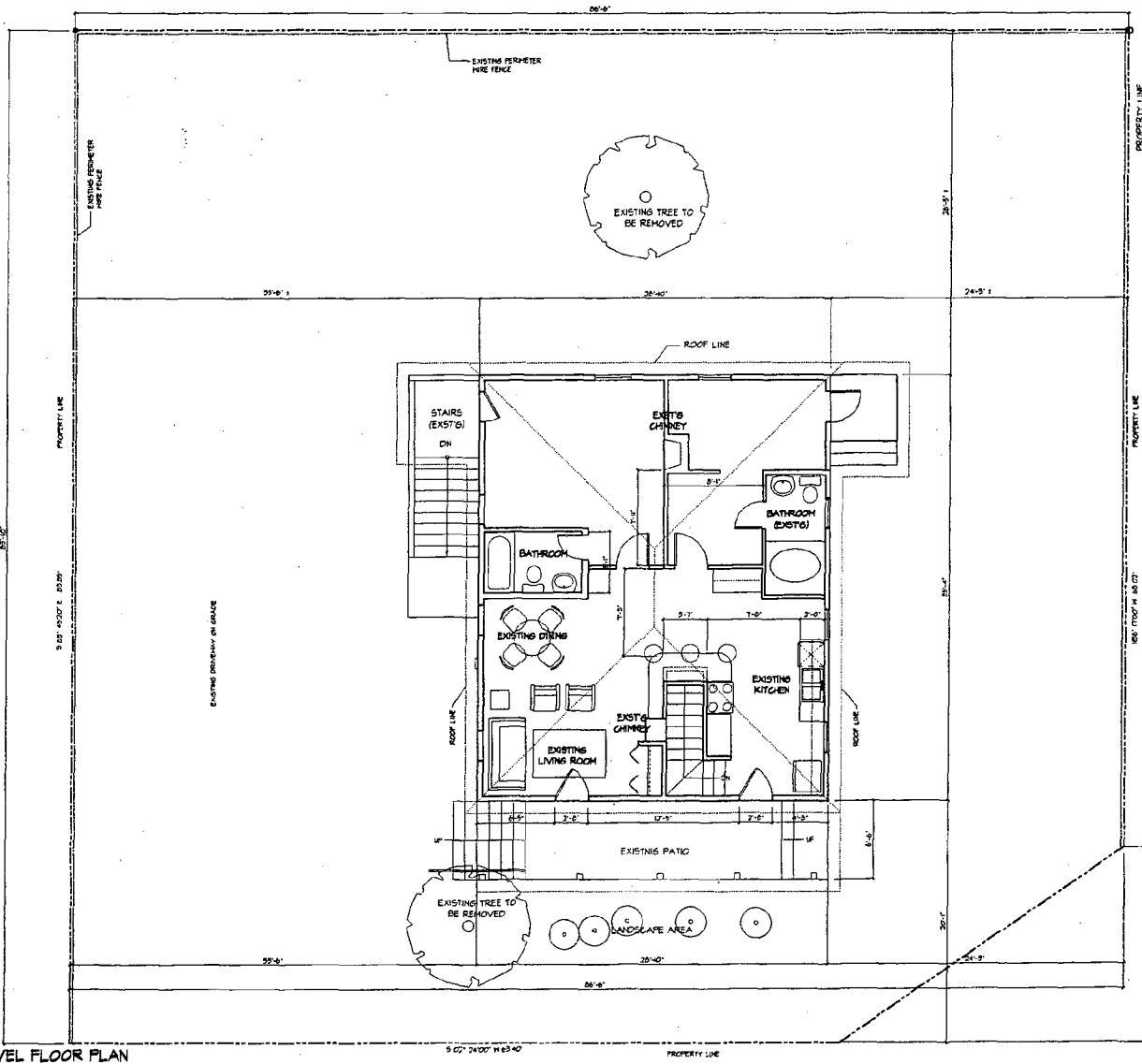
MARK CABRERA
673 HATHERWOOD COURT MONTGOMERY COUNTY, MD
TEL (301) 683-3641

ROOM ADDITION
2818 HAWKINS LANE, CRYSTAL CHASE, MD 20818

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29		
30		
31		
32		
33		
34		
35		
36		
37		
38		
39		
40		



Existing
SITE PLAN
SCALE: 1/4" = 1'-0"



Note: Rooms given in plan are not original to house, which was more 2 units that were shared.

Existing
 ○ UPPER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

8818 HAWKINS LANE

OWNER
 MARK CABRERA
 6725 HEATHERWOOD COURT, MONROSVILLE, COVINGTON COUNTY, MO
 TEL: (740) 893-3441

PROJECT
 ROOM ADDITION
 8818 HAWKINS LANE, CLEVELAND, MO 65205

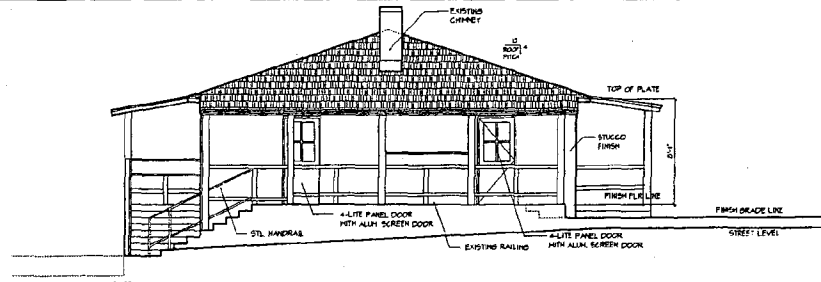
DATE: 08/16/2007	BY:
SCALE: AS SHOWN	
DRAWN BY: JMC	
DESIGNED BY:	
SHEET NO.	AI

26

Existing (East)

FRONT ELEVATION

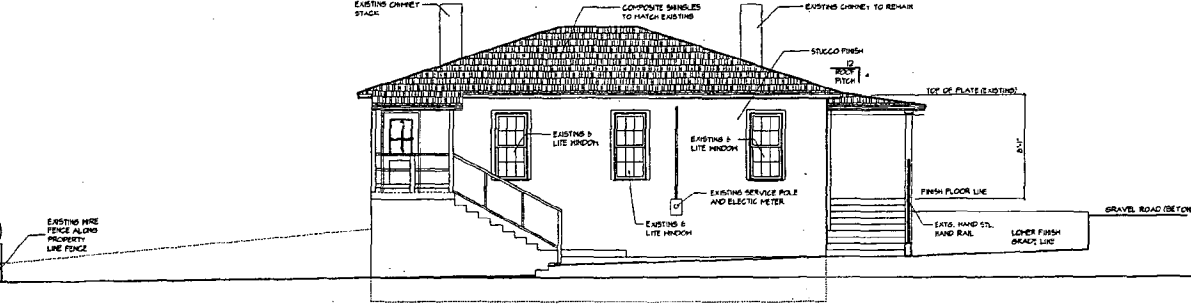
SCALE: 1/4" = 1'-0"



Existing (South)

LEFT SIDE ELEVATION

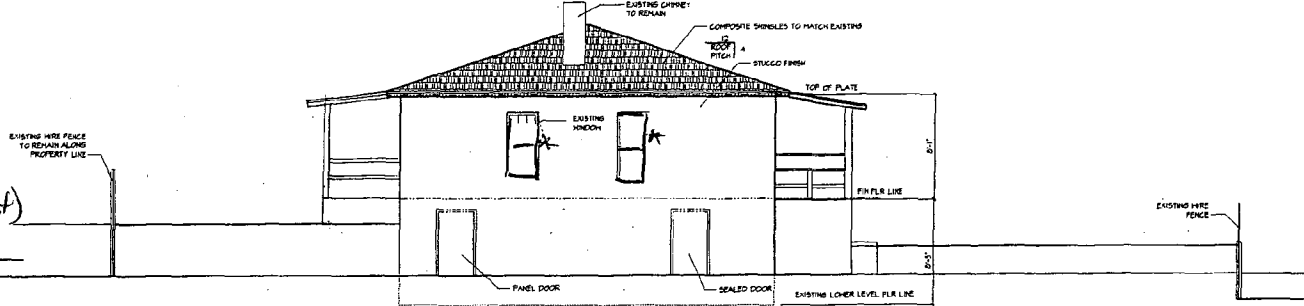
SCALE: 1/4" = 1'-0"



Existing (West)

REAR ELEVATION

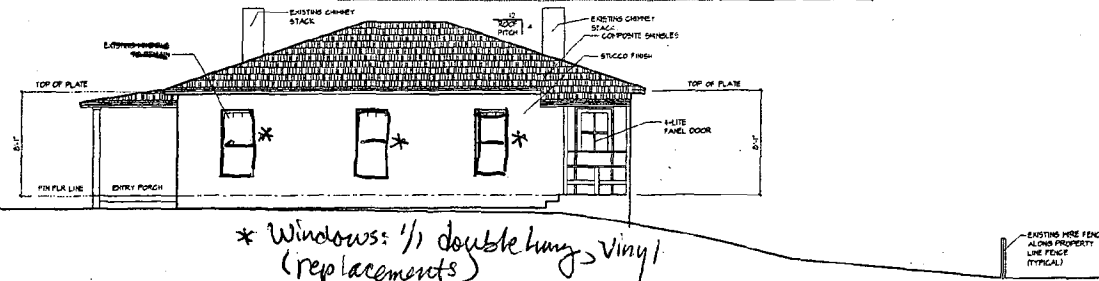
SCALE: 1/4" = 1'-0"



Existing (North)

RIGHT SIDE ELEVATION

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



* Windows: 1/1 double hung vinyl (replacements)

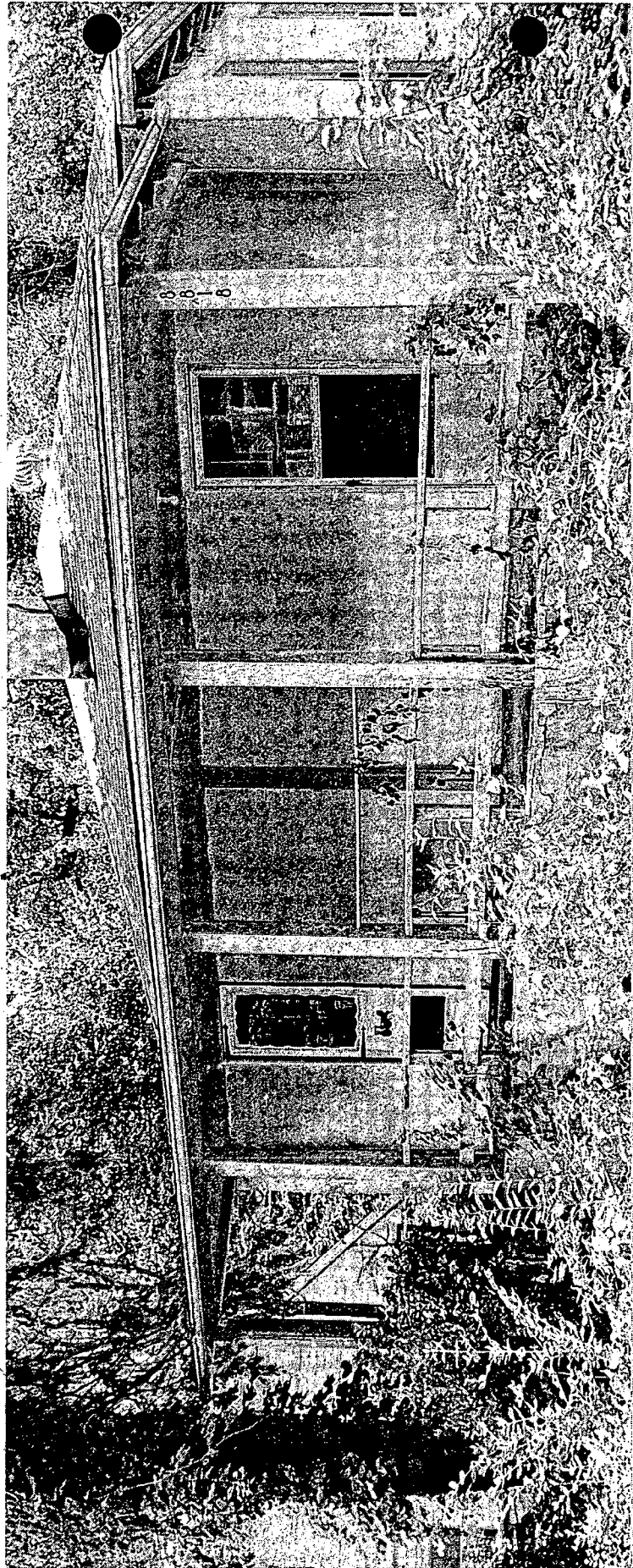
OWNER
MARK CABRERA
8725 HEATHERWOOD COURT, HOUSTON, TEXAS 77055
TEL: (713) 860-3441

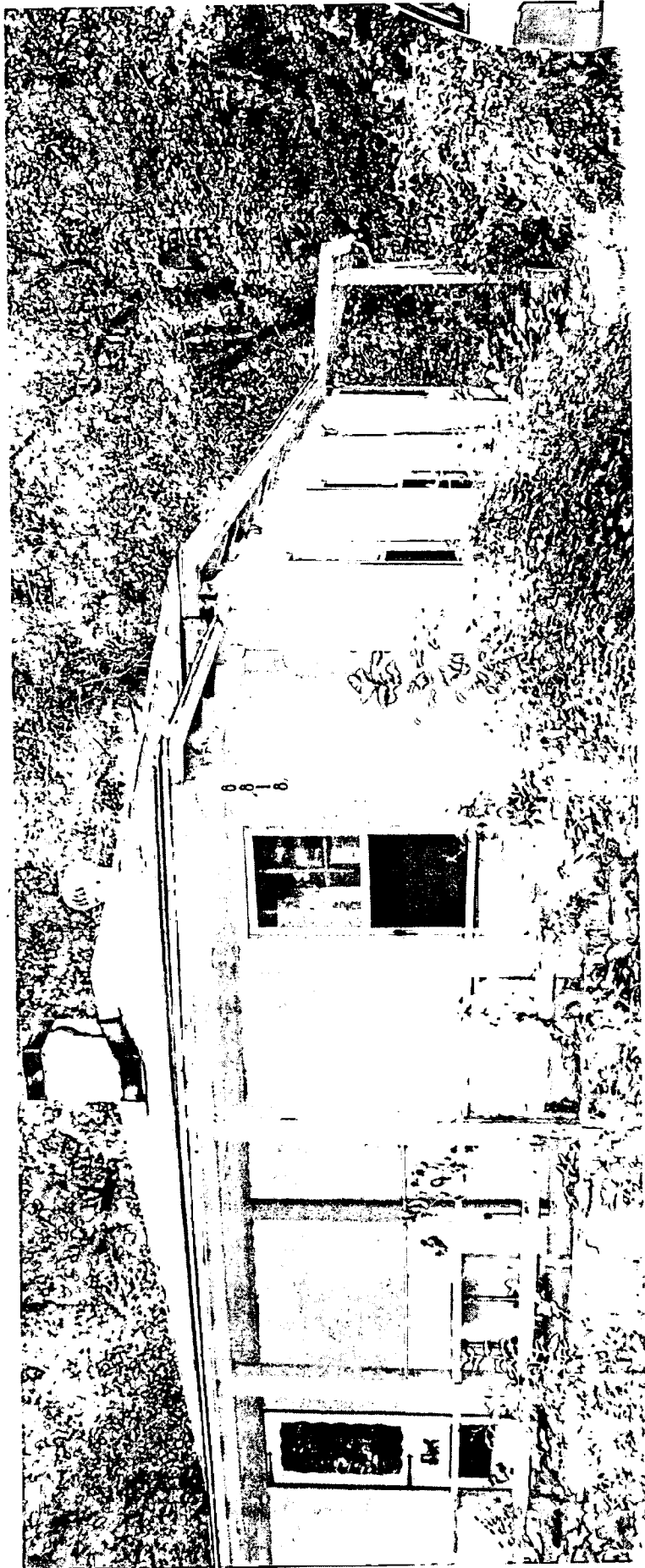
PROJECT
ROOM ADDITION
3410 HANCOCK LANE, CLEVELAND, OHIO 44115

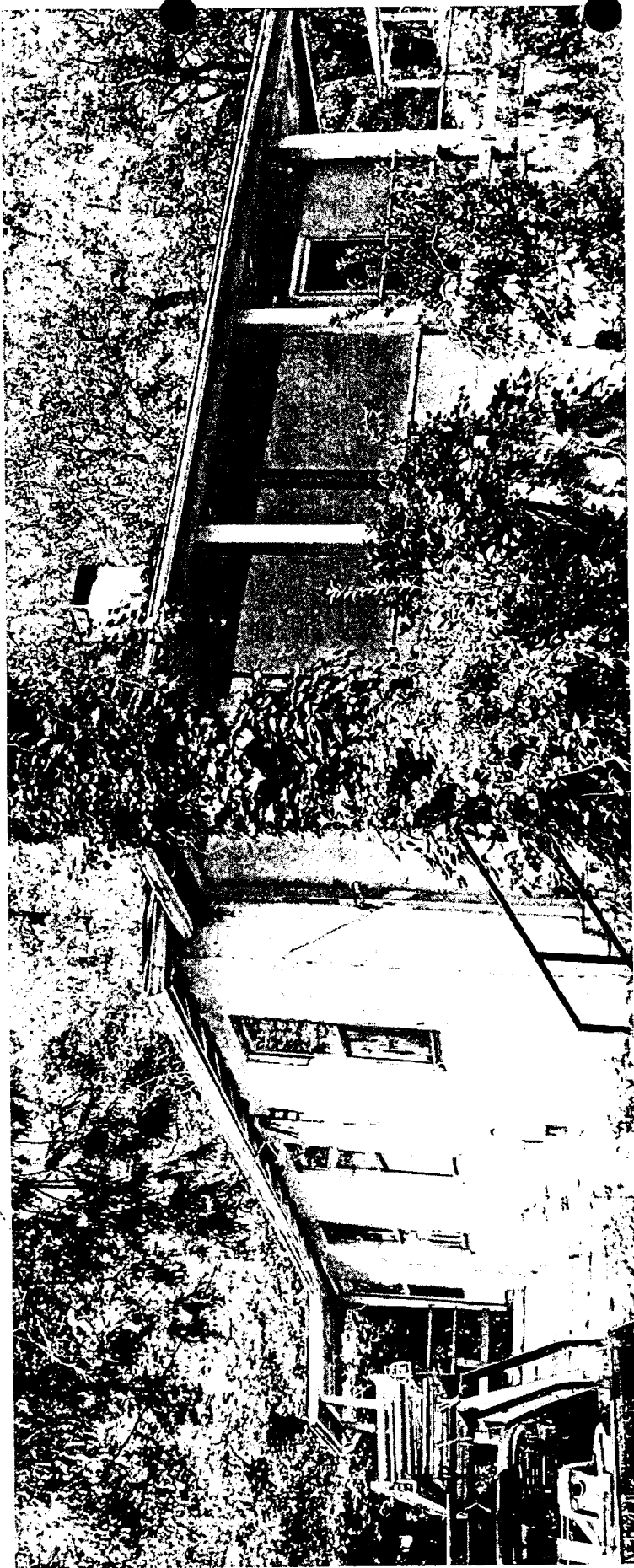
DATE	BY
DATE: 09/16/2007	
SCALE: AS SHOWN	
DRAWN BY: JMC	
DESIGNED BY:	
SHEET NO.	
AS	

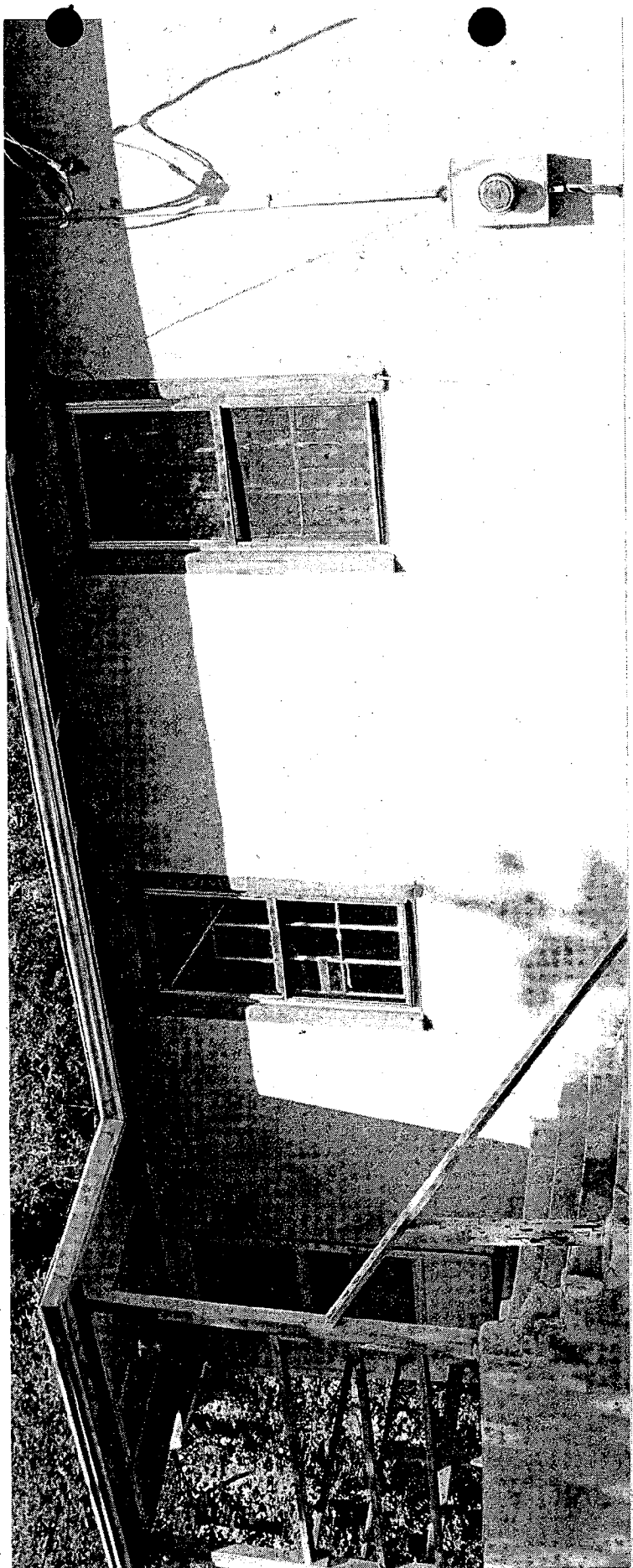
Note: The existing chimney was structurally unsound and was removed. No chimney presently exists on the house.

(8)

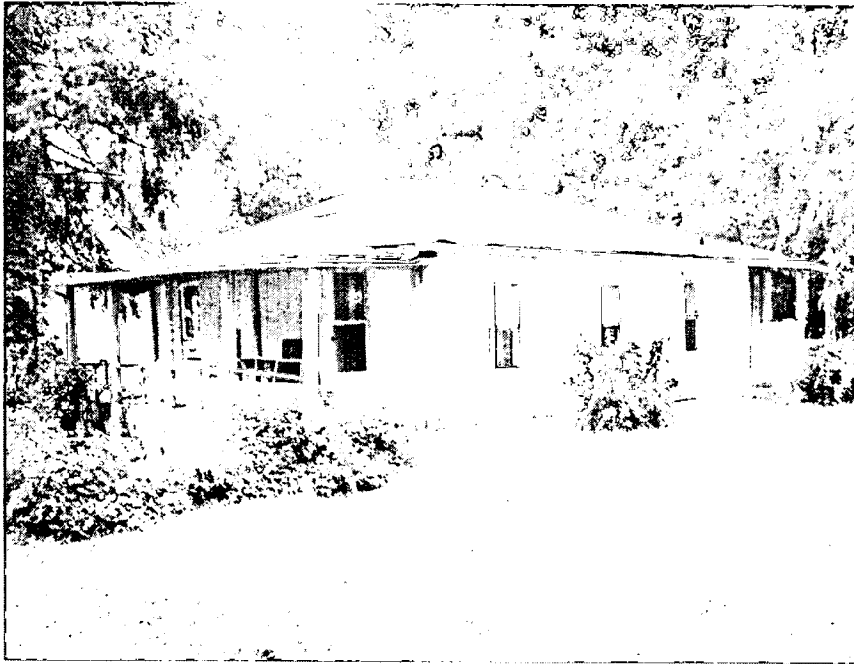








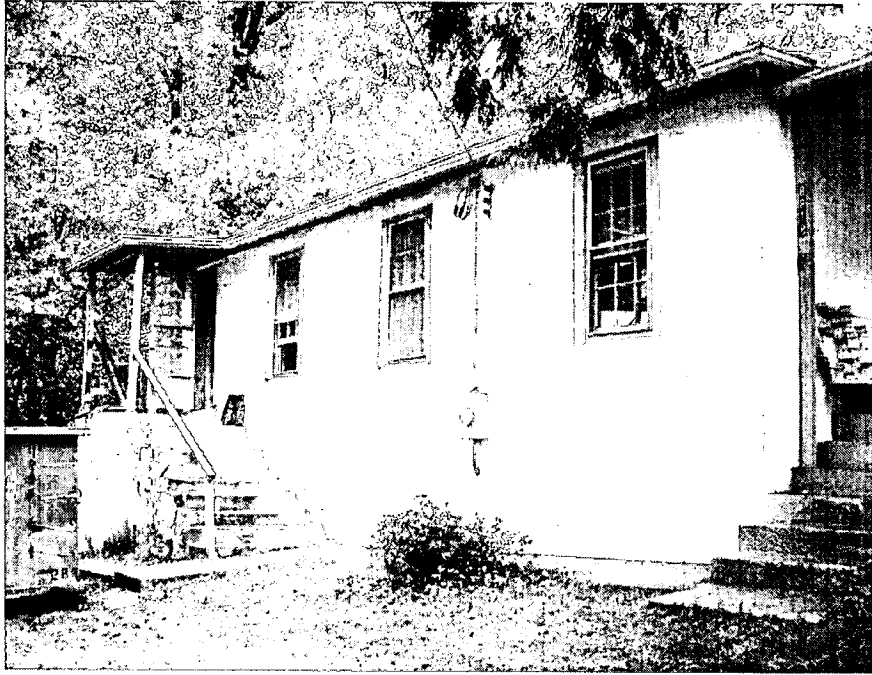
8818 Hawkins Lane, Ella Hawkins House



Northeast corner photograph



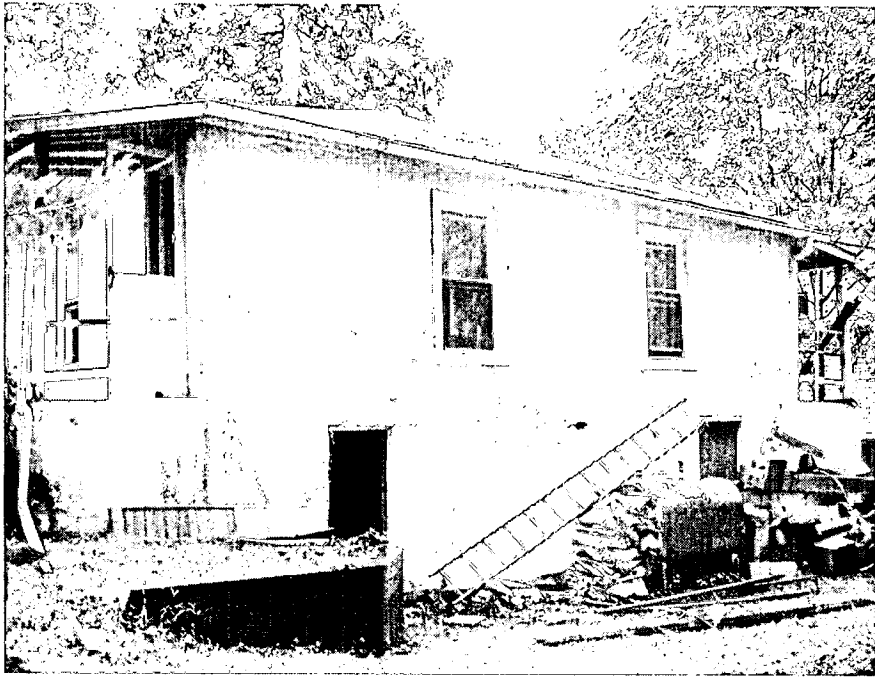
East Elevation



South Elevation



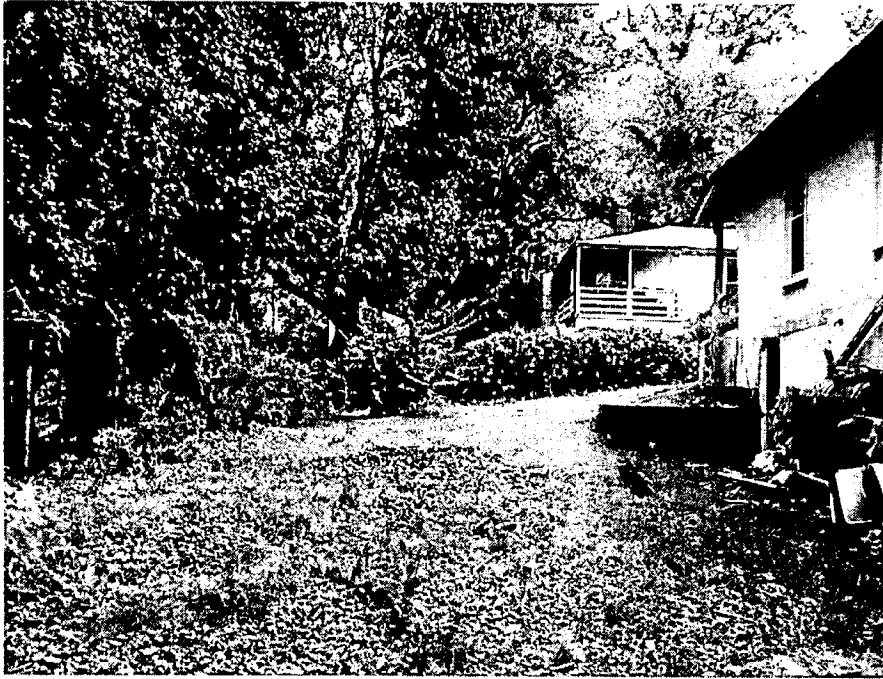
South Elevation Steps, deteriorated



West Elevation



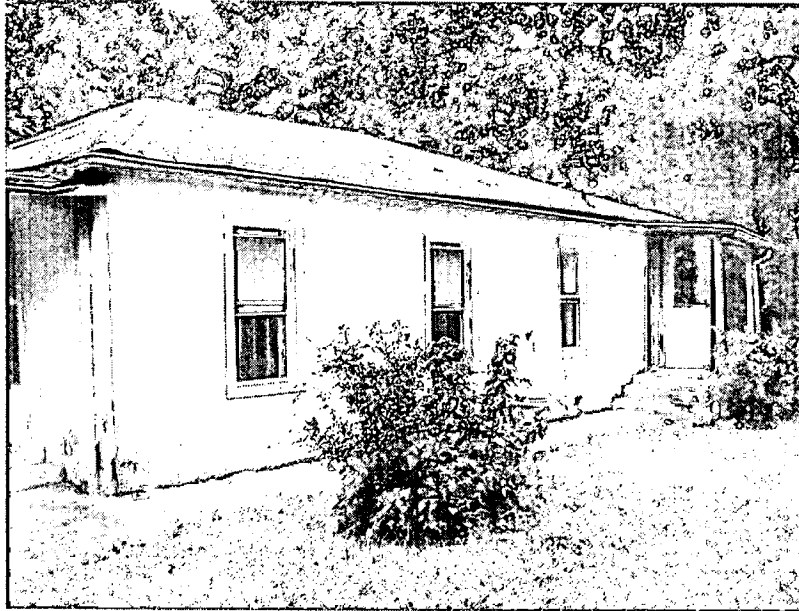
(Once-existing) Double Garage Door Opening



Back yard (as well as distance from fence to rear of existing house)



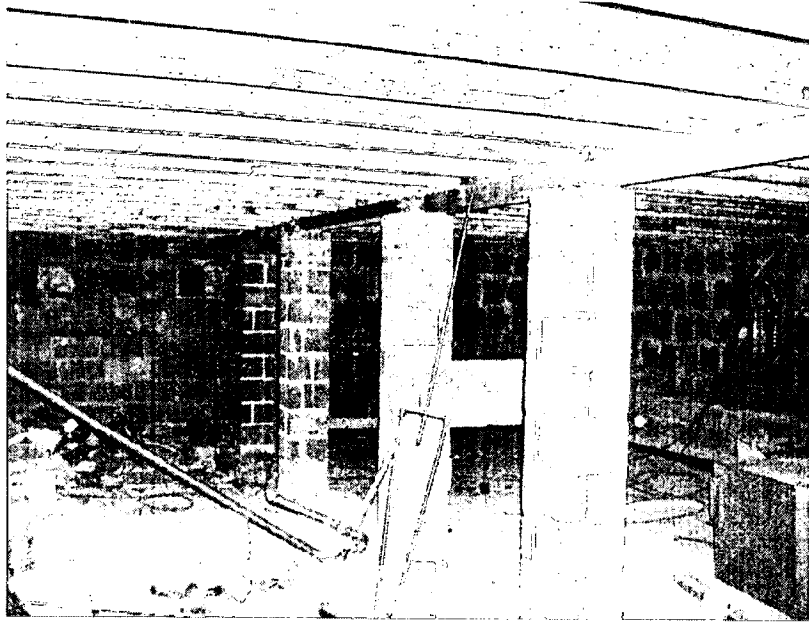
Dead Tree, which had to be removed.



North Elevation



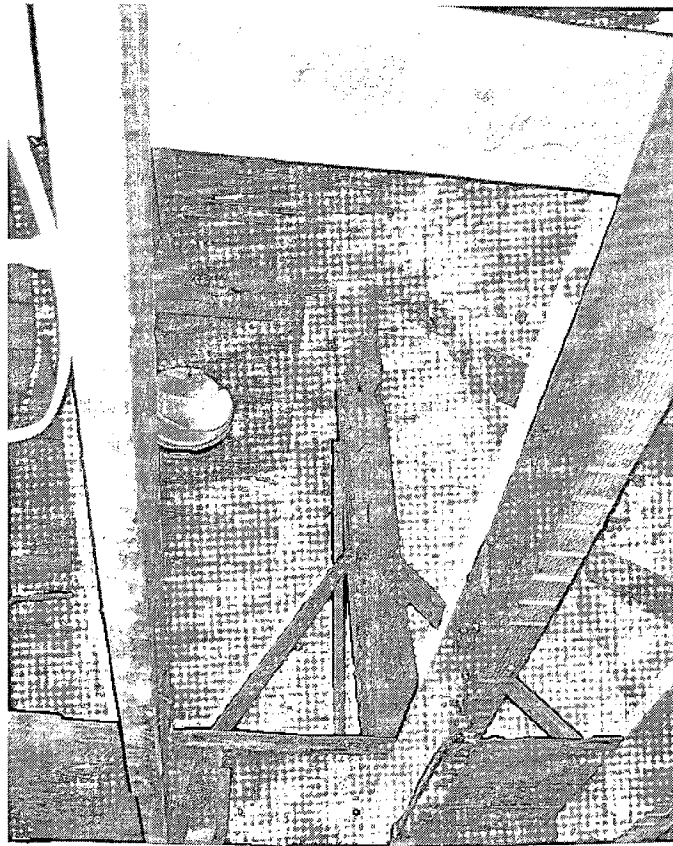
Existing 4-lite Front Door



Foundation



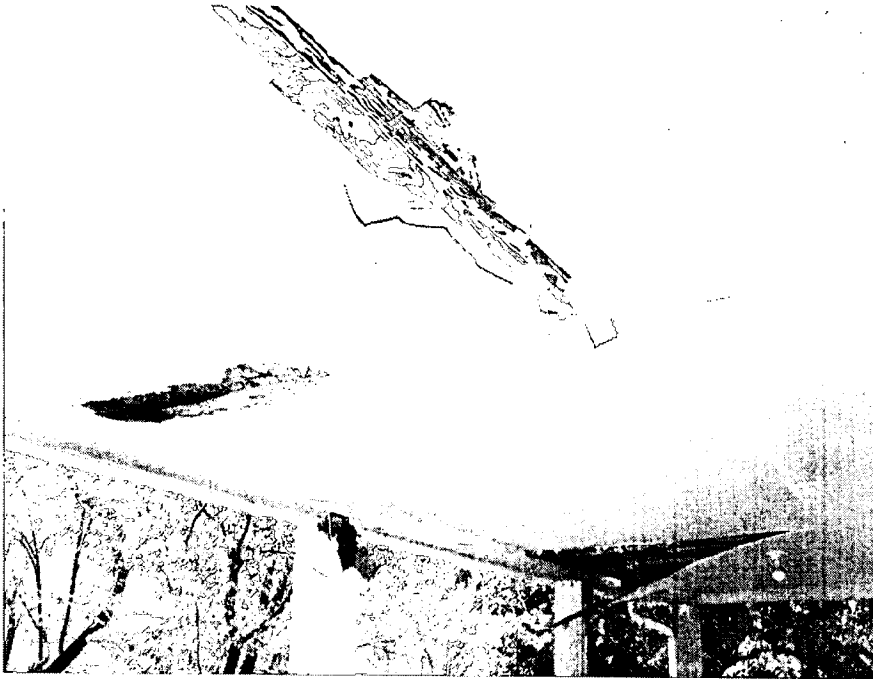
Hollow Clay Tiles



Roof Rafters & Joists



Interior Space (Gutted)



Porch Damage



Neighbor (Balcony design, proposed)



Looking Up Hawkins Lane



Looking Down Hawkins Lane from mailboxes

1 District and are consistent with Chapter 24-A-8-B(2) and with
2 the Secretary of the Interior Standard Number 9. The
3 applicant is here if you have any questions.

4 MR. SPURLOCK: Any questions of staff? Would you
5 like to hear from the applicant. They don't need to hear
6 from the applicant. Let's make a motion.

7 MS. WILLIAMS: I move that we approve Case No. 31/6-
8 01A, Revision.

9 MS. LESSER: Second.

10 MR. SPURLOCK: Okay. Discussion? All those in
11 favor, raise your right hand. Motion passes unanimously.

12 MS. WRIGHT: Who seconded that?

13 MS. LESSER: Oh, I -

14 MS. WRIGHT: Thanks.

15 MR. SPURLOCK: Okay. We have one preliminary
16 consultation this evening, Case A.

17 MS. JIMENEZ: Case A is 8818 Hawkins Lane. Hawkins
18 Lane is located in the Hawkins Lane Historic District. It's
19 a very small basically a lane in width. And it's lined with
20 houses. It's a very interesting small district that is
21 within the County. It's located off of Jones Bridge Road in
22 the heart of Chevy Chase. The Hawkins Lane Historic District
23 is wrapped around on all sides by a heavily wooded area,
24 partially owned by Maryland National Capitol Park and
25 Planning Commission as well as the Naval Medical Center. The

ccg

1 District was created and adopted to the County master plan in
2 1991. And basically represents a black kinship neighborhood.
3 This particular house that is up for a preliminary actually
4 is the Ella Hawkins house. Ella Hawkins was, is from her
5 name a descendant from the Hawkins which go way back in time
6 to the turn of the Century, 19th Century. And she was also a
7 prime mover when it came down to making this particular
8 district. So, it's a very, very primary structure to the
9 District itself. Staff has been working with the applicant
10 since the beginning of the purchase of the house. It came up
11 for development and I have personally communicated with many
12 developers in this particular property. A site visit was
13 made in regards to finding out what was the condition of the
14 house which was extremely poor. Which will be very evidence
15 in my slides.

16 This particular side that I have shot is looking
17 down the District. As you can see, it's a basically one-lane
18 gravel road. One of the characteristic defining features
19 within the District is the mailboxes that are located along
20 Jones Bridge Road as well as keeping it a gravel road,
21 keeping it quite, a quaint and somewhat rural in the heart of
22 Chevy Chase.

23 The applicant basically has gutted the interior.
24 Interiors are not something that we have jurisdiction over.
25 I did see the interior so if there's any interior questions,

ccg

1 I'll be happy to answer them. On your site plan, any of the
2 interior rooms that you see on the existing is not evident.
3 It's just a transfer of material and I tried to blank that
4 out. There's the gutted interior here. There was a lot of
5 water damage in the roof as well as pest damage. Most of the
6 building had termite and carpenter ant damage. And the
7 applicant had to remove in the back a tree that was very,
8 very pest infested. And, that as well as the removal of two
9 chimneys that you can see on the front elevation, when we get
10 to it.

11 This is a site plan that shows what they're
12 planning on putting forward. There's going to be a driveway
13 that's going to be running along the south side of the lot.
14 And it's going to be running into the rear. This is the
15 north elevation. And on the north elevation, there were
16 replacement windows. One over one. These windows will be
17 changed to be the historic windows which are 6 over 6. They
18 will be simulated, treated -. This is the north, excuse me,
19 the east elevation. And, the applicant wants to put a six
20 panel solid doors. Presently the doors on the front are four
21 lights. It's a duplex property. There are two actually when
22 you walk in there were two actually rooms. It was kind of
23 like two kitchens in the back. Two living spaces in general
24 and the at the very far right you can see where an addition
25 is going to be constructed. Which will eliminate basically a

1 small awning porch on that side that you saw on the previous
2 slide that we just passed.

3 The front is going to be redesigned to have a, this
4 type of crossing. It's going to be a lot more safer than
5 what presently is which is kind of two by fours and four by
6 fours that are kind of like set together. It's also going to
7 replicate an existing fence in the neighborhood.

8 The other thing that's apparent, I put down this
9 one slide that's showing the major deterioration of just
10 these steps that lead up to the rear of the property. Both
11 the steps were, are basically coming off. They're separating
12 from the original building. And so the applicant is planning
13 on putting all six over six windows back in. The windows
14 that presently exist in the property are very badly
15 deteriorated. Staff would like to see them be at least
16 salvaged or reused or saved or something if possible. But,
17 the condition needs to be evaluated by the applicant.

18 I do want to correct this drawing. It shows that
19 it's a six over, it's a six light door when it's really a
20 four light door. And that is an existing door that will
21 stay. There are also going to be basement windows put into
22 the base. This is the rear of the property. There used to
23 be double car garage doors right down below that were sealed
24 up by a concrete masonry unit. So, the applicant is putting
25 that back in which will also hide a, will basically eliminate

ccg

1 I should say any type of outbuilding that will be necessary.
2 And this is something that was historic. Historic in the
3 sense of the last user of the house had it so. Staff didn't
4 have any objections to that. And here's a basement site plan
5 that shows a driveway as well as showing that the cars will
6 be able to pull in.

7 The existing house is available from this hatch
8 mark that shows on the lot what it represents as well as how
9 much the addition is going to be. The proposal is to have
10 the back of the property be basically concrete. So that it's
11 somewhat driveable. And this is going to be a gravel
12 driveway and letting grass grow in the center. The gravels
13 plan to be somewhat of a white granite and the applicant
14 who's here today has I believe brought some of the material
15 so that if you'd like to see that. Trees will be planted
16 around the property. The tree that was eliminated is where
17 the concrete back is. And that tree's already been cut down.
18 Staff looked at the tree before and after and noted that
19 there was a lot of deterioration. That there is one existing
20 tree at the front of the property that is being proposed to
21 be removed because of it being so close proximity to the
22 house.

23 Like I said, this front awning is badly water
24 damaged and will probably have to be reconstructed. This is
25 the first floor plan. And, you can see just where the rooms

1 are planned to be, as well as the existing house. And that's
2 the end of my slide show. If the Commission has any
3 questions, the applicant is here to answer those.

4 MS. VELASQUEZ: I have a question of staff.

5 MS. JIMENEZ: Okay.

6 MS. VELASQUEZ: You said that you would like to see
7 these windows replaced with the original six over six and
8 take out the "replacement one over one." Why would you ask
9 them to retain replacement windows?

10 MS. JIMENEZ: No, I don't, the one over ones I don't
11 think are final, for one. And they're not really that
12 important. I think the issue that I was trying to come up
13 was the six over sixes, they're only located on the south
14 elevation, are the only original windows in the property.
15 And if it's possible, those windows, I'm not sure on our
16 condition. They're pretty sketchy. It would be nice to have
17 them saved. I would like to save the four like wood panel
18 doors. There are basically on the property. They're really
19 nice doors. And that's the only thing that I was thinking of
20 of details.

21 MS. VELASQUEZ: Okay. Thank you. I thought you
22 meant all the windows.

23 MS. JIMENEZ: Oh, no. Just the ones on the south
24 side.

25 MS. VELASQUEZ: Okay.

1 MR. SPURLOCK: Any other questions of staff? Would
2 like the applicants like to step forward, please. Please
3 state your name for the record.

4 MR. CABRERA: Mark Cabrera.

5 MR. CORNEJO: Raymond Cornejo.

6 MR. SPURLOCK: Do you have a prepared statement or
7 would you just like to take questions?

8 MR. CABRERA: I actually, quick statement. Actually
9 when I saw this house I just want to let you know I fell I
10 love with the house even though it's in really bad disrepair
11 actually. We're looking at close to a \$100,000 worth of
12 repairs on this house just to keep it, to make it liveable.
13 But, we're doing everything that we can to actually
14 coordinate with the staff in regards to the best way to
15 approach setting up a nice location here for the community so
16 it doesn't interfere with the historic aspects of it. And,
17 I'm very proud to own the house to be honest with you. And
18 that's all.

19 MR. HARBIT: My biggest concern is how you're
20 treating the handrails on the front. Historically I think
21 the handrails and the front porch was extraordinarily simple,
22 extremely utilitarian which I think it may be a character
23 defining feature of this area. But your proposed railings
24 are much more ornate X pattern in a box. And I don't know,
25 maybe the staff can help me on this. I know there are some

1 current safety regulations with regard to dimensions and
2 pickets and children and that sort of stuff. So, I don't
3 know if there's a way to simplify the design to honor the
4 very utilitarian nature of that railing without making it
5 such a dominant feature with the X pattern as you proposed.

6 MS. JIMENEZ: I originally presented that to Mark.
7 We were coming up with all kinds of different designs of how
8 to do that one balcony area. And he chose this because of
9 the existing fence in the neighborhood. So that's how that
10 evolved. But, there were, we're basically trying to come up
11 with a more sturdier look than presently that is just for the
12 two small children in the house.

13 MS. WATKINS: The problem is it doesn't meet code.

14 MS. JIMENEZ: Well, the present -

15 MS. WATKINS: The X doesn't meet code. So it will
16 have to be, I think it's a four inch -

17 MR. CORNEJO: If it's going to be a code issue,
18 would the Commission allow us to actually put the railings at
19 least four inches, you know. We're talking about the regular
20 handrail which is totally different from what we originally
21 had as far as you know, the existing house.

22 MS. WATKINS: Well, I think the rails are really
23 important element of design because the design is just simple
24 and the railing is one of the dominant features. I would
25 think that we'd definitely want to see something, a drawing

1 in which you proposed before we could approve it.

2 MS. JIMENEZ: So the Commission wants something,
3 wants you to measure it than -

4 MR. CABRERA: Yeah, if she can help me out on this.

5 MR. SPURLOCK: Does anyone else want to contribute?

6 MS. VELASQUEZ: Well, I think Commissioner Watkins
7 is saying that you may have to consult with the County Code
8 to see then where he goes as far as designing the porch rail.

9 MR. CABRERA: Yes.

10 MS. VELASQUEZ: We could approve something and the
11 County could just say to you no way. And so you would be
12 back at ground zero.

13 MR. CABRERA: Ground zero, exactly.

14 MS. WRIGHT: I mean the simplest rail that would be
15 acceptable from a County Code is just plain thickets four
16 inches apart. That is probably more than this house ever
17 had. And it creates a more substantial railing than the
18 house ever had. But, I don't know if there is an
19 alternative.

20 MR. CORNEJO: If I may. As far as the Code, I think
21 that's the only choice we have. Initially we were proposing
22 to follow that, but we were given some guidelines to follow
23 as much as we can to, you know, implement the same or
24 existing conditions. So the most we can find out basing on
25 the existing conditions of the neighborhood was just to

1 follow this cross rail. But, knowingly that it may be an
2 issue as far as the railing. This definitely does not fit a
3 four inch sphere. Which I know is very important. But I
4 think it will also be an issue with the Commission too, if we
5 will get your approval we'll reach for this one.

6 MR. SPURLOCK: How do people feel about just a
7 straight picket rail?

8 MS. WILLIAMS: I think that would be appropriate. I
9 mean you see in circle 28 in the street scape, if you're
10 looking down the street, there are two houses with a railing
11 like that already. I mean I don't know if they're original
12 to these houses. Staff would now that.

13 MS. JIMENEZ: No, I don't.

14 MS. WILLIAMS: But, it certainly wouldn't be
15 incompatible with what's within the existing historic
16 district.

17 MR. CABRERA: To be honest with you, that's where we
18 started from to begin with. The only thing is what I was
19 looking at, if you look at the geometric proportions of the
20 house and how it's actually kind of square, it's kind of
21 really kind of square, rectangular, 90 degree angles. The
22 railings are square. The there, the rest of the neighborhood
23 is actually a little bit different than this house mainly
24 because of the way this house is structured more like box
25 like type look to it.

1 The idea I got that from the, to be honest with
2 you, I don't know if you guys have seen the movie - the one
3 that came out. That house looks exactly like it actually
4 with the X railings. The only problem I have with the X
5 railing was too big actually the way they actually used to
6 make it compared to what the code is now in regards to that.
7 And, you know, this was the next best thing, hoping that it
8 was going to fly I guess in regards to whether or not it's
9 going to actually follow code. But that's basically where I
10 saw that idea. Actually it's not something because this
11 house actually from what, from my understanding is actually
12 from the south, the look, and actually the structure and the
13 architecture is coming from the south, actually.

14 MS. WRIGHT: You know, if the Commission feels
15 strongly that just a straight picket would probably give you
16 too solid a railing and a more open railing whether it's in
17 an X or some other more geometric form, you know, there is
18 smart codes. They could talk to, they could talk to the
19 folks at Department of Permitting Services about whether
20 there might be some flexibility given that this is a very
21 unique structure.

22 MS. VELASQUEZ: I thought I heard that there are
23 small children who are going to be using the porch?

24 MR. CABRERA: Yes. I mean -

25 MR. HARBIT: What I was wondering if the porch we're

ccg

1 looking at is the lower right of that screen right there.
2 The dominant features are two by fours, you know, in the
3 center which creates some type of a more solid feeling in the
4 center. And then two simple horizontal lines at the top and
5 somewhat up from the base. If you could keep that basic
6 design and just fill in with pickets so that you could see
7 those dominant horizontal, that center vertical line in your
8 new design and then the pickets might be just smaller. So it
9 should be -

10 MR. CABRERA: Probably on the back or something, we
11 have to see -

12 MR. SPURLOCK: I think the Commissioner's saying is
13 that a center number would be wider and the pickets may be a
14 inch and a half or inch and a quarter square. And then in
15 the center put a wider element to break up that rhythm and
16 not have it just be --

17 MR. HARBIT: Just put two by four in the center and
18 then use a smaller picket -

19 MR. CABRERA: So -

20 MR. SPURLOCK: Subdivide it.

21 MR. CABRERA: Subdivide it into little pickets and
22 then big pickets and then little pickets.

23 MS. WRIGHT: Divide it horizontally with the piece
24 that's also they're horizontally?

25 MR. SPURLOCK: Yes, certainly do that also.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

MR. CABRERA: Divide it.

MR. HARBIT: Basically and I don't know if it would meet code in terms of height, but if you would take the exact railing you've got now and just add smaller pickets to meet safety codes, that would be -

MR. CABRERA: Well, what we may end up doing in this particular case, mainly because of the condition of the porch, we'll actually have to restructure the whole porch. So, in regards to meeting Code, we will have to meet the Code in terms of the height of the rail, I mean as much as we want to keep this rail, unfortunately it's really disrepair.

MR. HARBIT: Right. Just keep the design of it.

MR. CABRERA: Yeah, we'll, that's really a good suggestion.

MR. HARBIT: I don't know how the other Commissioners feel about the balance of the proposal here. I mean we have some addition to the rear and the window.

MR. BRESLIN: The main thing is the addition. I think the addition is very well done. And I think what you're going to be doing is, you know, giving new life to this little simple house that it's very simple and modest but it's worthy of keeping. And I think what you're doing with this addition is you're making it viable and giving it new life and maintaining it's integrity and it's dignity. So, I think in general, the addition is very good. I would support

1 it. The only thing I would agree with the staff is the
2 doors. I think you might want to reconsider, you know.
3 What's in the drawings are six panel doors which might not be
4 appropriate for the house. And if you could think of either
5 the door design or ideally reusing one of the other doors
6 would be just a - to the project.

7 MR. CABRERA: Actually, the whole idea was to
8 actually keep the doors as much as we can. Actually all
9 three of them as actually existing. The only concern I have
10 mainly is because actually my, uh, in regards to safety,
11 nowadays, and regards to being able to just break right in
12 there and open the door, that's one of the concerns I had
13 that actually having a glass door right on the front of the
14 house, mainly because my wife actually, I mean she's been
15 through, you know, situations like that. And, but the one on
16 the left side of the house, that we will try to actually keep
17 that door just because the way, the look of it. But, mainly
18 I mean we just don't want to attract, it's just for safety
19 concerns more than anything. I mean this having glass on the
20 door it's easier to access for people who are just, you know
21 -- so that's concern we have more than anything. I mean
22 because -

23 MR. BRESLIN: It will be tempered glass or safety
24 glass or something like that. I think it's a pretty minor
25 detail on an other wise very nice project.

1 MR. CABRERA: Yeah, okay. Well, we'll do our best
2 to actually maintain the door. The condition of the door is
3 really not in great shape either, but we will do everything
4 we can. Believe me, I want to keep the history of this house
5 more than anything. That's why we actually trying to keep it
6 narrow, you know, you don't see very much of any kind of
7 addition as much as possible in the back, so.

8 MS. VELASQUEZ: Well, I want to thank you. I want
9 to just say personally I admire anyone who's willing to
10 undertake the restoration of a house. And as Commissioner
11 Breslin said give it new life, which is the ultimate in
12 preservation. Thank you very much.

13 MR. CABRERA: Thank you very much.

14 MS. KINARD: I would like to echo those comments as
15 well. I commend you for purchasing the house and for
16 undertaking these renovations because there's so much history
17 in that area. It's one of the few areas that was actually
18 founded by former slaves and the house was built by former
19 slaves. So I commend you for your work in doing this and
20 keeping that history intact.

21 MR. CABRERA: Thank you very much.

22 MR. SPURLOCK: Any other comments?

23 MS. JIMENEZ: I have a comment. Does the Commission
24 have anything to do, any comments or whatever in regards to
25 the landscaping? The landscaping in the District is very

1 necessary. It's written into the guidelines and from
2 planting to trees, the only thing that the staff recommended
3 was to follow what is existing in the neighborhood in regards
4 to plantings. But I just wanted to pose that to the
5 Commission for just because he's in a preliminary and if
6 there's any comments for him to bring to the table.

7 MR. BRESLIN: You have some plantings noted on your
8 plan.

9 MR. CABRERA: Yes, sir.

10 MR. BRESLIN: And I'm guessing if you come back
11 there will be little more detail. Like where you say new
12 tree, you might have a type or size.

13 MR. CABRERA: Yeah, that's what I was going to be
14 asking the Commission if you guys have any suggestions? I'm
15 not - because I am not anywhere close to being a green thumb,
16 whatsoever. That's why if you guys have any suggestions on
17 what's out there and I'm willing to actually I mean work with
18 it. I mean I work with it, to be honest with you, with
19 whatever is necessary to make the place really nice, because
20 I have no idea.

21 MR. BRESLIN: Well off hand, I think if you look in
22 the District, it's informally planted, informal gardens.
23 It's informally planted with informal trees.

24 MR. CABRERA: Okay.

25 MR. BRESLIN: I think if you were to do just

1 something like that.

2 MR. CABRERA: I'll look at that, okay.

3 MR. BRESLIN: I don't think we would want it overly,
4 grandly landscaped. But appropriate types of -

5 MR. CABRERA: Just follow what's in the
6 neighborhood.

7 MR. BRESLIN: And shows us relatively specific what
8 type and what size.

9 MR. CABRERA: Okay.

10 MR. BRESLIN: Maybe a little explanation of how that
11 works with the rest of the District.

12 MR. CABRERA: Okay.

13 MR. BRESLIN: I think we would look for.

14 MR. CABRERA: All right. Sounds good.

15 MS. VELASQUEZ: This is a question. Did you get a
16 copy of this Hawkins Historic District development guidelines
17 handed out?

18 MR. CABRERA: Yes.

19 MS. VELASQUEZ: Okay. That has their attitude about
20 plants in there too, which should probably help you.

21 MR. SPURLOCK: I should have thought, Commissioner
22 Breslin, I have one question. On the proposed lower level
23 plan, you show the driveway to the left of the house and you
24 have a double line on either side. Are you proposing to put
25 some kind of curb or is the gravel,

1 MR. CABRERA: The one in the center line, the center
2 line is actually grass.

3 MR. SPURLOCK: No, I'm sorry, on either side of the
4 driveway, is that, are you proposing to put some sort of, you
5 show a double line. Is there some kind of edge treatment or
6 a curb or something that you're proposing to put there or
7 area you just having the gravel go -

8 MS. JIMENEZ: The applicant actually was planning on
9 putting some plants.

10 MR. CABRERA: Actually -

11 MR. SPURLOCK: Do you understand my question?

12 MR. CABRERA: Yes -

13 MR. SPURLOCK: There's a thin double line that looks
14 like a curb.

15 MR. CORNEJO: What we'd like to do is just propose
16 something that actually can of course control the gravel from
17 mixing with the sand or the existing. Because much of course
18 it will often used for a driveway. We'd like to propose
19 something that could just hold the gravel in it's -

20 MR. SPURLOCK: Because there's some very thin metal
21 edging material. I think an elaborate curb would be too
22 formal for this district. I suggest that something -

23 MR. CORNEJO: Yes, I think the drawing was just a
24 little bit exacting.

25 MR. SPURLOCK: Yeah, you can get some very discrete

1 metal edging that you don't really see.

2 MR. CABRERA: Yeah, that's also I had a, I was
3 mentioning to Corri here in regards to my proposal in this
4 particular driveway. This driveway's obviously a necessity
5 to actually get to the back of the house. One of the
6 suggestions that I was actually making which is not on this
7 plan at this point which I was going to bring it up to see
8 what you think about it is to actually create a driveway, a
9 gravel driveway. But it's actually made of the materials you
10 use for flowerbed and naturally in the same neighborhood.
11 Like on 8807 like three doors down from this house, they use
12 as a parking. What I was thinking of actually doing which if
13 you could actually help me out here.

14 On the left side of the house, on the left side of
15 it, the lot basically actually creating the driveway coming
16 from the left, coming around to the back instead of having it
17 somewhat in the middle. And actually using type of a
18 flowerbed type of driveway. Whereas we've been looking at
19 the actual landscape, you won't actually even notice that
20 there's a shared driveway. It looks more like a flower bed.

21 MS. VELASQUEZ: You're talking about like just
22 mulch?

23 MR. CABRERA: No, I'm talking about little pebble
24 gravel that's -

25 MS. VELASQUEZ: Pea gravel.

1 MR. CABRERA: Yeah, it's about the size, it's kind
2 of brownish in color, kind of like brown. But it's being
3 used for flower beds actually in certain places of the
4 neighborhood and also certain place of the neighborhood it's
5 just being used as a parking area. What I was thinking of
6 actually doing which, you know, that's why I wanted to bring
7 it up to you before I actually turn this in. If it's a good
8 idea or not. So I should create the driveway on the left
9 side of the lot basically and -

10 MR. SPURLOCK: You mean move it further towards the
11 parking lot. Is that what you're saying?

12 MR. CABRERA: Yeah. Make it look like a flower bed
13 coming all the way to the back so you won't even know there's
14 ever parking in the actual house and make it more -

15 MS. WRIGHT: So you're thinking of having flowers on
16 either side of the driveway?

17 MR. CABRERA: No -

18 MS. LESSER: On either side?

19 MR. CABRERA: Let me show you real quick. I'm
20 looking into the, this side going out this way. This is
21 where the ground is coming around this way. So you won't
22 even know that actually this is, it will look more like a
23 flower bed than actually a driveway more than anything. And
24 this is going to be grass. This area here is going to be all
25 grass.

1 MS. LESSER: But yes. I was just wondering where
2 are you planning on planting things because obviously you're
3 going to be driving on it.

4 MR. CABRERA: Right here on the corner here where
5 it's going to be some of the plants going to be more than
6 anything. So it will look like just a path going to the back
7 more than like a driveway. That's what I was thinking just
8 to keep, you know, just to keep the whole idea of not having
9 a look of a parking lot. And actual, I don't know if that's
10 something that, that maybe it's something that could be -

11 MR. SPURLOCK: Would everyone entertain that if we
12 saw a better drawing?

13 MS. LESSER: Sure.

14 MR. SPURLOCK: Okay. Just try to develop that.

15 MS. WRIGHT: As long as the overall width of the
16 area used for vehicles is not substantially wider than what
17 you're showing in your current drawing.

18 MR. CABRERA: It won't. It will not.

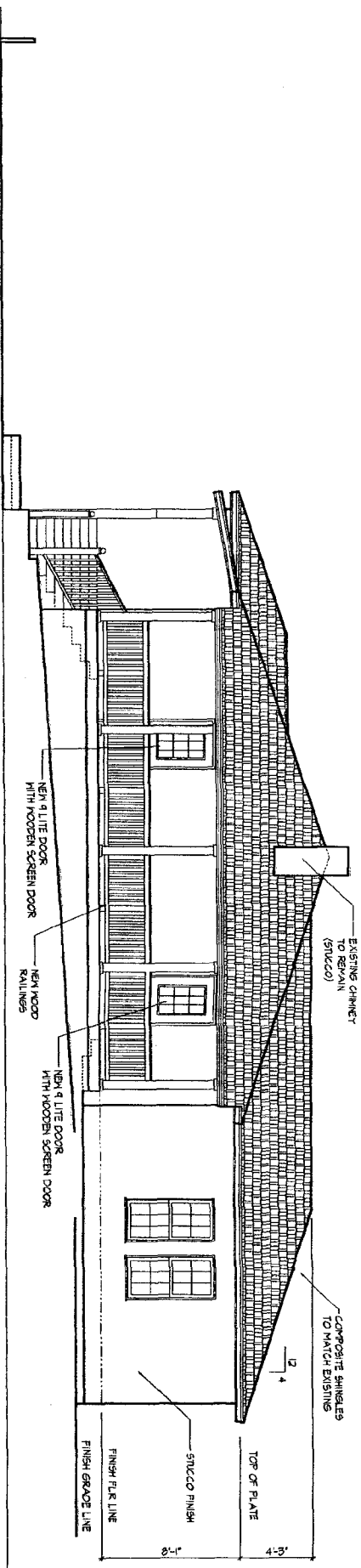
19 MR. SPURLOCK: Anybody else have any other comments?
20 Okay. Well, thank you for coming.

21 MR. CABRERA: Thank you.

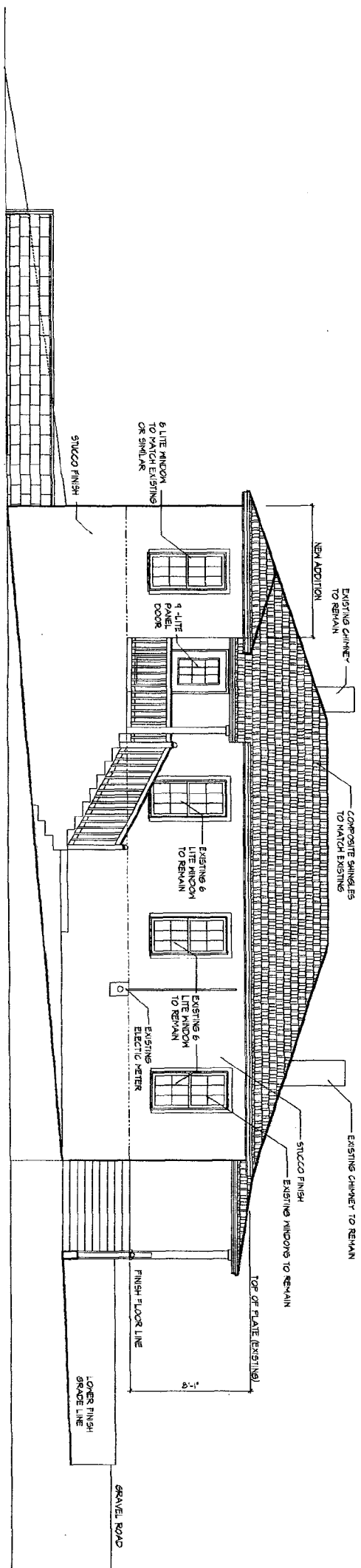
22 MR. SPURLOCK: And congratulations on your home and
23 we look forward to seeing you with finished drawings.

24 MR. CABRERA: Yes, sir.

25 MR. SPURLOCK: Okay. The next item on our agenda is

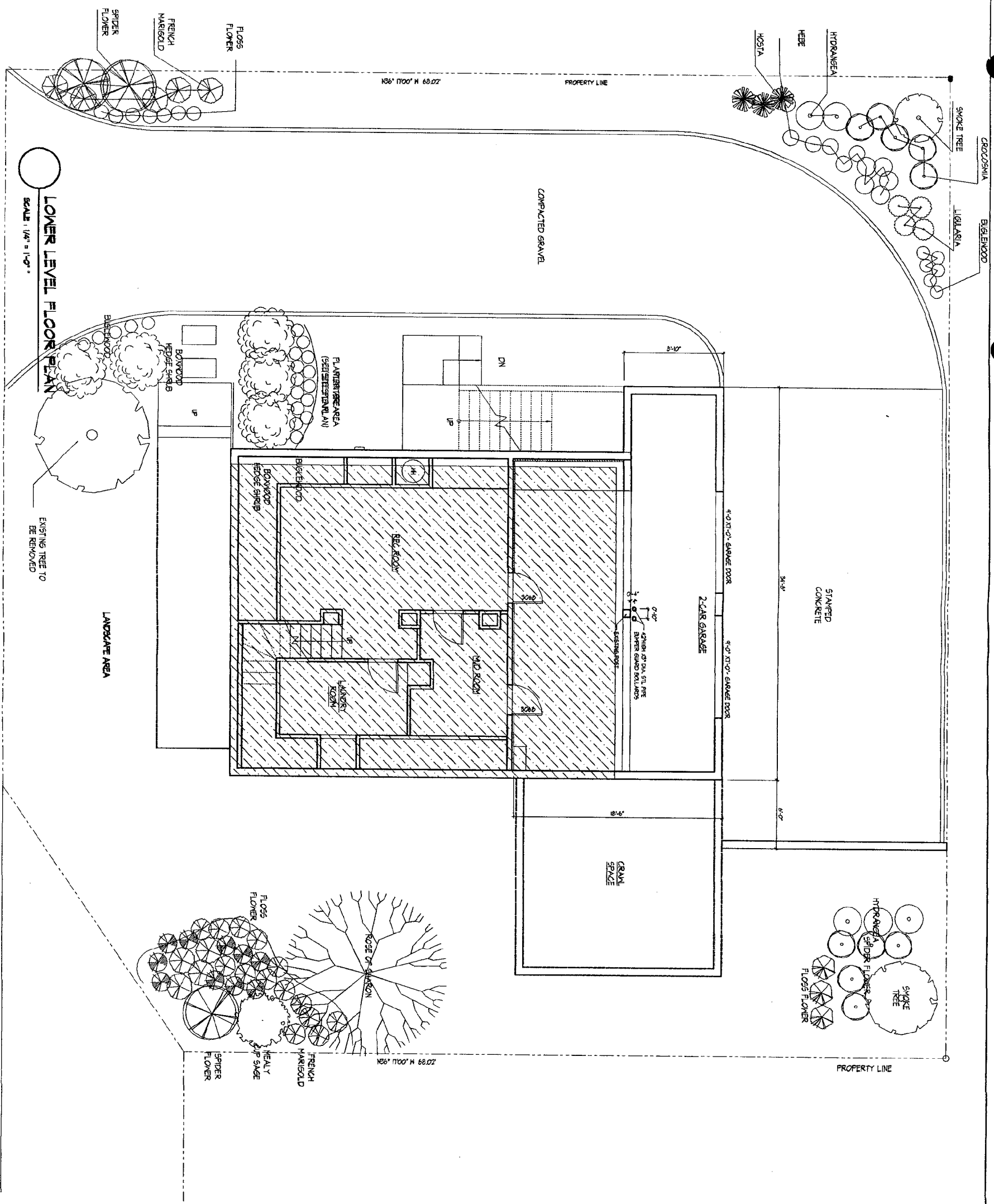


FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

PROJECT: ROOM ADDITION 2212 HALKINS LANE, CHEVY CHASE, MD 20815		OWNER: MARK CABRERA 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD TEL. (240) 683-3647	
DATE: MAR 29-05 SCALE: AS SHOWN DRAWN BY: RNC DESIGNED BY:	REVISIONS BY:	SHEET NO. A3	



LOWER LEVEL FLOOR PLAN
 SCALE: 1/4" = 1'-0"

EXISTING TREE TO BE REMOVED

LANDSCAPE AREA

REVISIONS	PROJECT :	ROOM ADDITION	OWNER:	MARK CABRERA
	BY	2212 HALKINS LANE, CHEVY CHASE, MD 20815		6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD TEL. (240) 683-3647
	DATE:	MAR 03-03		
	SCALE:	AS SHOWN		
	DRAWN BY:	RKC		
	DESIGNED BY:			
	SHEET NO.	A2		

2004



Increase your market



Maryland Department of Assessments and Taxation
MONTGOMERY COUNTY
 Real Property Data Search

[Go Back](#)
[View](#)
[Map](#)
[New](#)
[Search](#)

Page 1 of 4

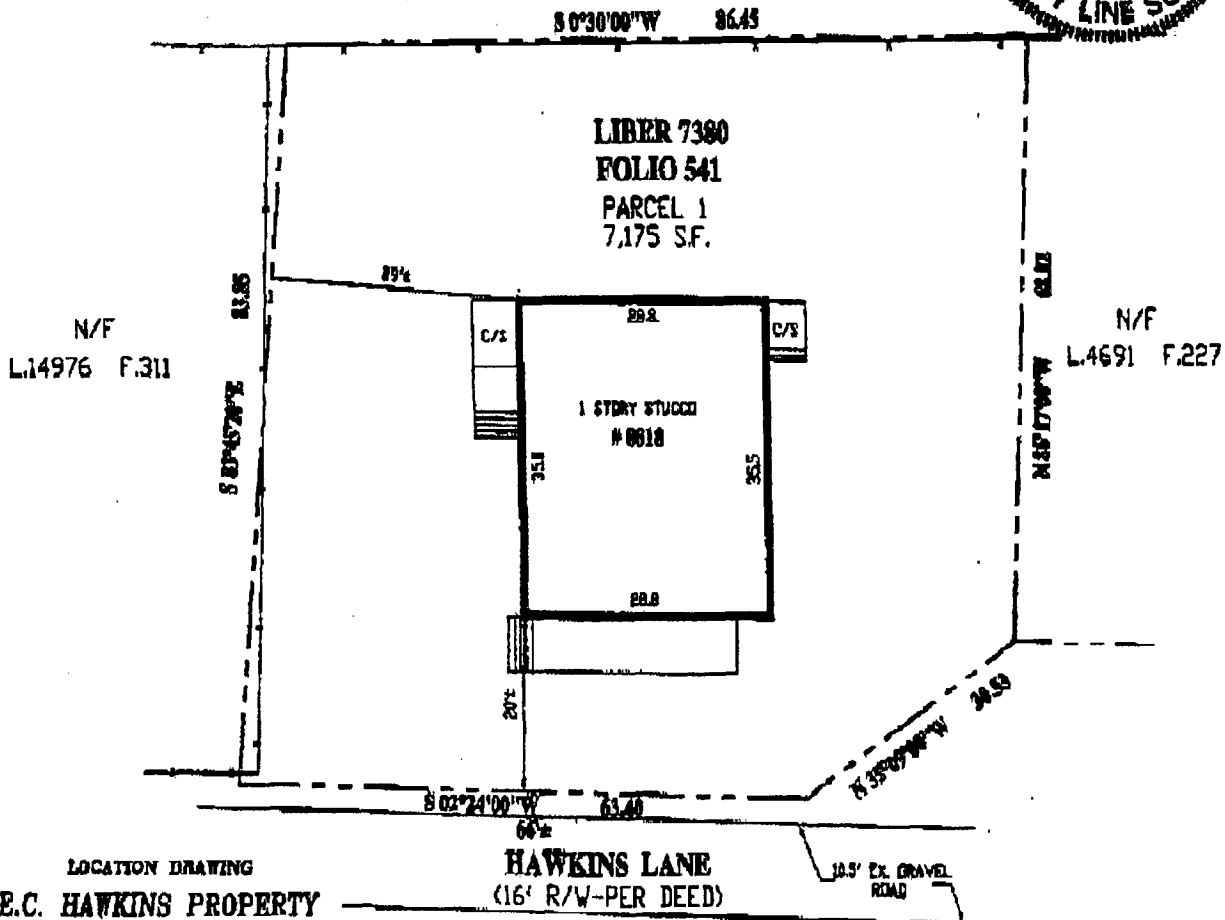
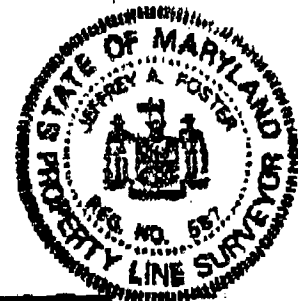
<u>Name</u>	<u>Account</u>	<u>Street</u>	<u>OWN OCC</u>	<u>Map Parcel</u>
IAQUINTA LOUIS J	12 03356114	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356125	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356295	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356307	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356318	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356422	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356433	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356444	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356455	HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356353	HAWKINS LNDG	N	GW13
IAQUINTA LOUIS J	12 03356364	HAWKINS LNDG	N	GW13
L & S IAQUINTA LL	12 03356103	HAWKINS LNDG	N	GW12
ELLISON CLARENCE	07 00417091	8806 HAWKINS LA	H	HP31 P892
FAHEY BRIAN R & S	07 00435396	8807 HAWKINS LA	H	HP41 P866
FOWLER ELEASE	07 00426107	8810 HAWKINS LA	H	HP31 P891
CHAMBLISS CLEVELA	07 00419578	8812 HAWKINS LA	N	HP31 P890
KASS HAL A ET AL	07 02960380	8813 HAWKINS LA	H	HP41 N865
POSNER HENRY TR	07 00435567	8815 HAWKINS LA	H	HP41 P864
WEIL DOUGLAS S &	07 00426118	8816 HAWKINS LA	H	HP31 P838
CAMPS ROBERT D &	07 00424564	8817 HAWKINS LA	H	HP41 P811
HAWKINS STELLA C	07 00424484	8818 HAWKINS LA	N	HP31 P837
JENKINS ALBERT J	07 00424473	8822 HAWKINS LA	H	HP31 P784
SESSIONS KATHRYN	07 00430053	8823 HAWKINS LA	H	HP41 N810
WAHL CURTIS B & A	07 00430064	8825 HAWKINS LA	N	HP41 N809
CHAMBLISS CLEVELA	07 00419567	8826 HAWKINS LA	N	HP31 P783
BERG SHERRY L	07 00430075	8827 HAWKINS LA	N	HP41 N808
LACEY MARC & O R	07 00430086	8829 HAWKINS LA	N	HP41 N757
WINCHESTER HOMES	12 03356342	24200 HAWKINS LNDG	N	GW12
IAQUINTA LOUIS J	12 03356331	24201 HAWKINS LNDG	N	GW12

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

Notes

1. Flood zone "C" per H.U.D. panel No. 0175 C
 2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 5 Feet.
 3. The deed description does not close mathematically
 4. A boundary survey would be required for higher accuracy
- No property corners found.



LOCATION DRAWING
E.C. HAWKINS PROPERTY
LIBER 7380 FOLIO 541
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.

Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

REFERENCES

PLAT BK.
PLAT NO.

LIBER 7080
FOLIO 541



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 212
Gaithersburg, Maryland 20878
301/948-1100, Fax 301/948-1286

DATE OF LOCATIONS

SCALE: 1" = 20'

WALL CHECK:

DRAWN BY: E.M.G.

HEAR. LOC.: 08-17-08

JOB NO.: 8006-5887

Anne Fothergill's Comments

The initial staff report is attached and describes in detail the history of the purchase of the house, the extensive interior work already done, and the detailed plans for the new addition (Circles).

*The applicant proposes to construct a rear addition that will extend the **house 12'** on the northwest corner of the building, and all materials will match the existing.*

The applicant's current proposal has addressed the items that were of concern to the HPC in the Preliminary Consultation including:

- **The front porch railing:** the applicant will retain the simple style of the house and original porch with the new railing which will have plain one inch or 1 ½ inch square pickets four inches apart and with the wider two-by-fours in the center of the smaller pickets (Circle).
- **Fence:** the applicant will not construct a new perimeter fence per the District guidelines which recommend using shrubbery as boundaries; **there is an existing wire fence which will remain?**
- **Doors:** The applicant is proposing new nine-light doors with wood screen doors to replace the existing four-light panel doors and aluminum screen doors. However, the Commission had requested re-use of the four-light doors possibly with safety glass to mitigate safety concerns. It appears these doors are not salvageable. (Circle)
- **Windows:** Applicant will keep eight salvageable existing windows as the HPC requested. (Circle)
- **The driveway:** At the preliminary consultation, the applicant proposed a pea gravel driveway with grass in the middle similar to driveways that many of the neighbors on Hawkins Lane have. However, in discussion with the HPC, the applicant proposed a driveway that, according to the applicant "will look more like a flower bed than actually a driveway" with garden pavers and grass. The Commission asked the applicant to submit a drawing and it is included in this application. (Circle)
- **Landscaping:** The HPC asked for a landscaping plan with type and size of plantings. The applicant has included that in this application (Circle).

STAFF DISCUSSION

Hawkins Lane Historic District Development Guidelines Handbook:

District: "rural character" "unpaved and uneven"

"the structures in the district are modest"

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

"The trees" preservation is a *sine qua non* of the district's ambience."

"where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement" ---**owner should plant new trees for the ones he removed**

"new construction should be designed and sited so as to maximize the amount of open space retained." **Applicant's addition takes up most of the lot!**

"property boundaries are, for the most part, unmarked except by shrubs and other vegetation."

"there are a significant number of unpaved driveways and walkways, where they exist at all."

“the buildings are small-scale”

the twelve residence on Hawkins Lane are “simple in design...with alterations generally limited to deck or room additions at the rear or side and changes to front porches.”

“it is essential that additions to existing buildings...be compatible in ‘massing’ with existing structures and the district as a whole”

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

“additions should be placed to the rear of existing buildings, whenever possible.”

“property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.”

The majority of driveways on Hawkins Lane are unpaved and covered with gravel

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

Is addition 25’ from property line?

Driveway: Staff stated, as can be read in the minutes, that “as long as the overall width of the area used for vehicles is not substantially wider than in your current drawing.” (Circle ---). However, since the preliminary consultation the applicant has submitted a new proposal for the driveway based on the applicant’s conversation with the HOC about a different idea for the driveway. In the new drawing the driveway is much wider and curvier than initially proposed. Staff is concerned about the size of the driveway and the materials for the driveway. Most driveways in the district are made of --- and that was the applicant’s initial proposal. The current proposal -----

The original driveway was more narrow and straight in design and was a gravel driveway. In the current design, the driveway is much wider and curvier and is garden pavers

The concern with this is the loss of vegetation on the lot as the addition is very large and leaves very little yard left in the lot. Staff understands that the applicant only proposed the garden pavers to create an illusion of a path rather than a driveway. However, there have been other examples that Staff have seen of the pavers not successfully creating that illusion and Staff is concerned that ultimately this will result in a very large curvy driveway.

The applicant proposes one tree to be removed and one has already been removed. Staff recommends that replacement trees of like species be planted.

Master bedroom and sun room wall along the north side of the house have no windows. This creates a long exterior wall that does not have the same rhythm as the rest of the house.

Staff had expressed desire for garage door to look like two garage doors even though it would function as one door to provide enough room for maneuvering cars. However, this is not reflected in the new proposal.

Addition: although the HPC didn’t comment on it in the Preliminary Consultation, staff has concerns about the size of the new massing in relation to the lot size. Currently the house (not

including the porch or driveway) takes up approximately 14% of the lot. After the proposed addition is built, the house will take up approximately 26% of the lot. That is not including the driveway and the paved concrete area in the rear which takes up another approximately 500 square feet which no matter how well disguised as a path will function a driveway not a yard. Considering the guidelines of the district state ----- staff is very concerned about the overall size of the plan.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	8818 Hawkins Lane	Meeting Date:	10/23/02
Applicant:	Mark Cabrera	Report Date:	10/16/02
Resource:	Hawkins Lane Historic District	Public Notice:	10/09/02
Review:	Preliminary Consultation	Tax Credit:	Partial
Case Number:	35/54-02A	Staff:	Corri Jimenez
PROPOSAL:	New construction and restoration		
RECOMMEND:	Approve for a HAWP with changes		

PROJECT DESCRIPTION

SIGNIFICANCE: Master Plan Historic District
STYLE: Vernacular Duplex
DATE: c. 1928

Located off Jones Bridge Road in the heart of Chevy Chase, the Hawkins Lane Historic District is wrapped in a heavily wooded area, bordered from the north and west by the Bethesda Naval Medical Center and east by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was create and adopted to the county Master Plan in 1991, representing a Black "kinship" community. Design Guidelines were recreated at this time, and although have not been officially adopted by the Historic Preservation Commission, are complimentary preservation guidelines (see Appendix A). The district carries high historical significance as a black kinship neighborhood and architecturally represents a hodgepodge of vernacular traditions.

8818 Hawkins Lane was owned by the late Ella Hawkins, a granddaughter to who founded the district in 1923, Samuel Hawkins, and a direct descendent to the Hawkins lineage as well as a prime instigator to the designation of the district. The house was constructed approximately in 1928 as a vernacular building in a duplex design, symmetrical from the two front 4-lite wood doors to side awning porches. Architecturally, the house has hollow clay tile exterior walls and foundation that are stucco-covered with a low-pitched, asphalt shingle hip roof. The house originally had 6/6 wood double hung windows, and were predominantly replaced, except on the south side. A double car garage was located in the basement, which had been enclosed with concrete masonry units. Traditional in the district, all the property lines are outlined with shrubbery or small picket or wire fences. A line of shrubbery can be found along both sides of the mentioned property.

PROPOSAL

Since the purchase of the house in September 2002, the applicant has been working with HPC Staff in the house's interior rehabilitation as well as inquiring about the design guidelines for what is allowed in the Hawkins Lane Historic District for a new addition. Presently, the entire interior has been gutted due to pest damage, and an interior stud-framed skeleton has been constructed to accommodate insulation and substantial walls (see Circle 26). Termites and carpenter ants had infested and damaged many of the floor joists and floorboards, which have been replaced by the applicant (see Circle 25). Besides interior improvements, the applicant has had to remove a pest infested cherry tree in the backyard, which was approved by a certified arborist (see Circles 6-7, 23). The applicant also has exterminated his property twice because of the infestation. In addition, the chimney flues were water damaged and due to safety were removed, which will be reconstructed in their same location. Originally the chimneys were brick and stucco-covered, which will be reproduced on the new flues. These details are the only changes that have occurred to the property since its purchase and are a part of the proposal for the restoration of the building.

Besides what has already proceeded on the property, the applicant proposes to construct a rear addition that will extend the house 12' on the northwest corner of the building, and all materials will match the existing. The only change in the footprint will be the elimination of a side porch on the northwest, which presently is in bad condition and separating from the house (see Circle 14, 20, 22). The original windows in the house are only located on the south elevation and appear to not be salvageable. New 6/6 simulated divided lite, double hung windows are being proposed for all window openings in the house. The addition will extend over the basement approximately 3'. In the basement, a double car garage was once located which was enclosed later with concrete masonry units (see Circle 22). This garage will be reopened and historic reproduction wood roll-up garage doors with 4-lite windows on each door are being proposed (see Circle 13-15). Two 1-lite basement awning windows will be installed in the basement on the south elevation (see Circle 15).

Exterior restoration needs to also occur on much of the original building. The front, south-facing porch will be reconstructed due to water damage that have rotted the rafters and ceiling, and the new construction will be alike the original porch (see Circle 27). Due to the applicants two small children, the design of the porch railing has been modified and is alike a fence in the neighborhood (see Circles 15-20, 27). The two front 4-lite wood doors are proposed to be removed, replaced with 6-panel solid doors for privacy and protection (see Circle 17, 24). The south side porch will be reconstructed. Presently, this porch is in the process of detaching from the house (see Circle 21). On this side porch, an existing 4-lite wood panel door will be kept.

Site improvements to the property, which includes the driveway and landscaping, are open to review by the HPC. Besides the already removed cherry tree, the other primary tree on the property along the road is scoped for removal because of its close proximity to the house, and its entanglement with electrical wires. The applicant is planning to replant trees on the property (see Circle 12). The applicant proposes to construct a picket fence around the front of the property that will meet an existing wire fence on the north. A split driveway with a grassy middle will be installed and white pea-sized gravel will be laid that is alike a drive in the neighborhood. In addition, the applicant wishes to place planting along the driveway, if the HPC approves. This driveway will terminate at a stamped concrete pad that will lead into the garage (see Circle 13). All of the landscaping is open to negotiation, according to the applicant.

STAFF DISCUSSION

To begin, Staff would like to commend the applicant for the task to preserve a house that originally was in such a dilapidating state. The restoration of such a primary resource will enhance the district immensely. Staff and the applicant have been working closely with the Hawkins Lane Historic District Guidelines to understand setback restrictions as well as incorporating character-defining features located within the district to the proposal. Staff overall finds the proposal acceptable and compatible with the district, having been working with the applicant since the purchase of the property.

In accordance with the Montgomery County's Chapter 24(A)3, the applicant is enhancing in the "protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archaeological, architectural or cultural value of the historic site or historic district in which an historic resource is located." In addition, the applicant's proposal is also acceptable by the Secretary of Interior's *Standards* #4, #5, & #9:

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

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.

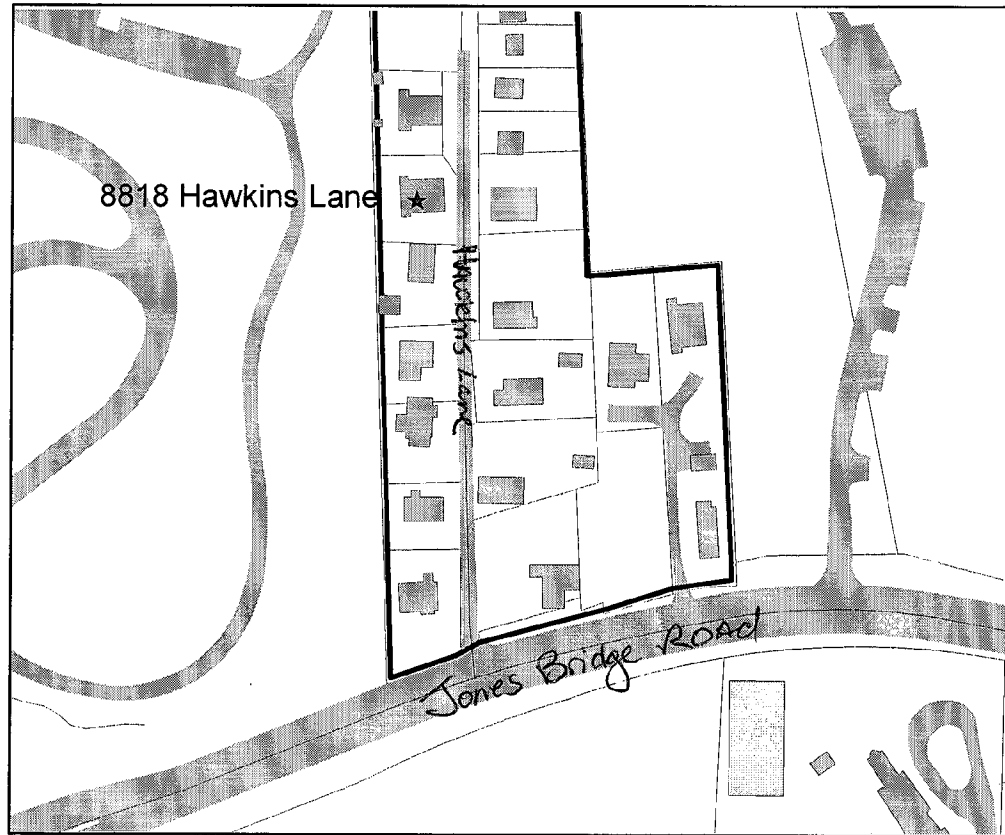
The Hawkins Lane Historic District Guidelines also repeats much of what is already stated in both of these above preservation doctrines. The two site-specific characteristics in Hawkins Lane compared to other sites monitored by the HPC are its vernacular architecture and landscape. There are subtle architectural details on the building, such as the open window trim the south elevation and the 4-lite wood doors, which should be retained because of their "vernacular-ness." The landscaping in the Hawkins Lane Historic District is an important feature and Staff is open to suggestions by the HPC. Trees and shrubs define property boundaries in the district and any vegetation that is planted should "match" existing plantings. 8818 Hawkins Lane has porcelain berries in the front as well as a row of rose bushes outlining the property line of the northernmost property. Staff understands that these plantings are native and invasive to the area, but recommends that both of these plantings be and remain.

Staff is understanding about the issue of safety and protection but would like to encourage the replacement of the original front 4-lite doors be retained because they are a character-defining vernacular attribute to both the house and the district. Staff recommends perhaps a strong glass wood door could be installed on the front, like a typical screen door, so the original wood doors will still be visible. Staff is also encouraging to the idea of these doors be reused elsewhere on the house. Staff recommends also that all the historic windows and doors be stored on site.

STAFF RECOMMENDATION

Staff recommends that if the HPC has no concerns, that the applicant proceed forward with a HAWP application.

Hawkins Lane Historic District



0.06 0 0.06 0.12 Miles

GERMAN R. VILLATORO

TREE SERVICE

Phone: (301) 946-6975
Cell (240) 355-4528

Tree Removal, Topping & Pruning
Bush Trimming & Removal
Mulching & Planting
Storm Damage

State of Maryland Department of
Natural Resources
Maryland Forest Service Lic.# 637

CONTRACT/ESTIMATE

Date: September 28, 2002

Customer's name: Mark Cabrera

Address: 8818 Hawkins Lane, Chevy Chase, Maryland

Telephone Number: 240-463-6911

Job Description: Old, dry Pine tree located at the front of the house at the site address mentioned above should be removed. Causing damage to roof, gutters, entangling with exterior electrical wiring. Recommendation by contractor is to remove Pine tree in the near future in order to avoid damages.

Signatures:

Customer

Date: SEP-28-02

G. R. Villatoro
Contractor

I have read the above contract completely and received a copy NO (initials)
Payment is required and due upon completion of the job.*

GERMAN R. VILLATORO

TREE SERVICE

Phone: (301) 946-6975
Cell (240) 355-4528

Tree Removal, Topping & Pruning
Bush Trimming & Removal
Mulching & Planting
Storm Damage

State of Maryland Department of
Natural Resources
Maryland Forest Service Lic.# 637

CONTRACT/ESTIMATE

Date: September 28, 2002

Customer's name: Mark Cabrera

Address: 8818 Hawkins Lane, Chevy Chase, Maryland

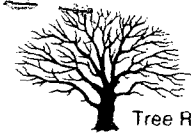
Telephone Number: 240-463-6911

Job Description: Remove damaged Cherry tree at the rear of the house located at the above mentioned site address. Old tree infested with termites and carpenter ants must be removed to avoid further damages. Recommendation of contractor is to remove tree immediately.

Signatures:

Customer _____ Date: SEP-28-02 Contractor G.R.V.

I have read the above contract completely and received a copy RV (initials)
Payment is required and due upon completion of the job.*



GERMAN R. VILLATORO
Tree Service

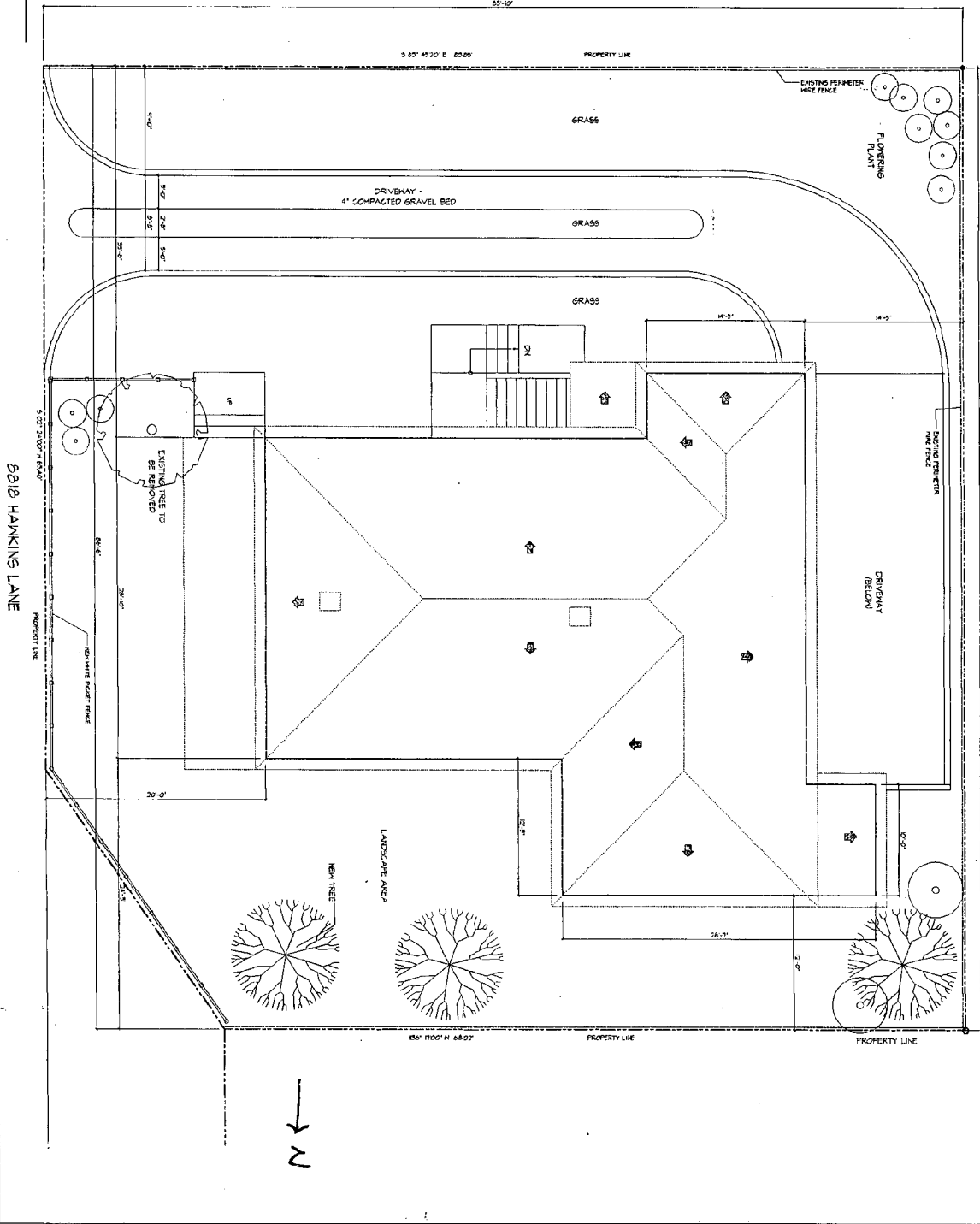
Tree Removal, Topping & Pruning
Bush Trimming & Removal
Stump Grinding
Storm Damage

Phone (301) 946-6975
Cell (240) 355-4528

Free Estimate
Licensed
Insured

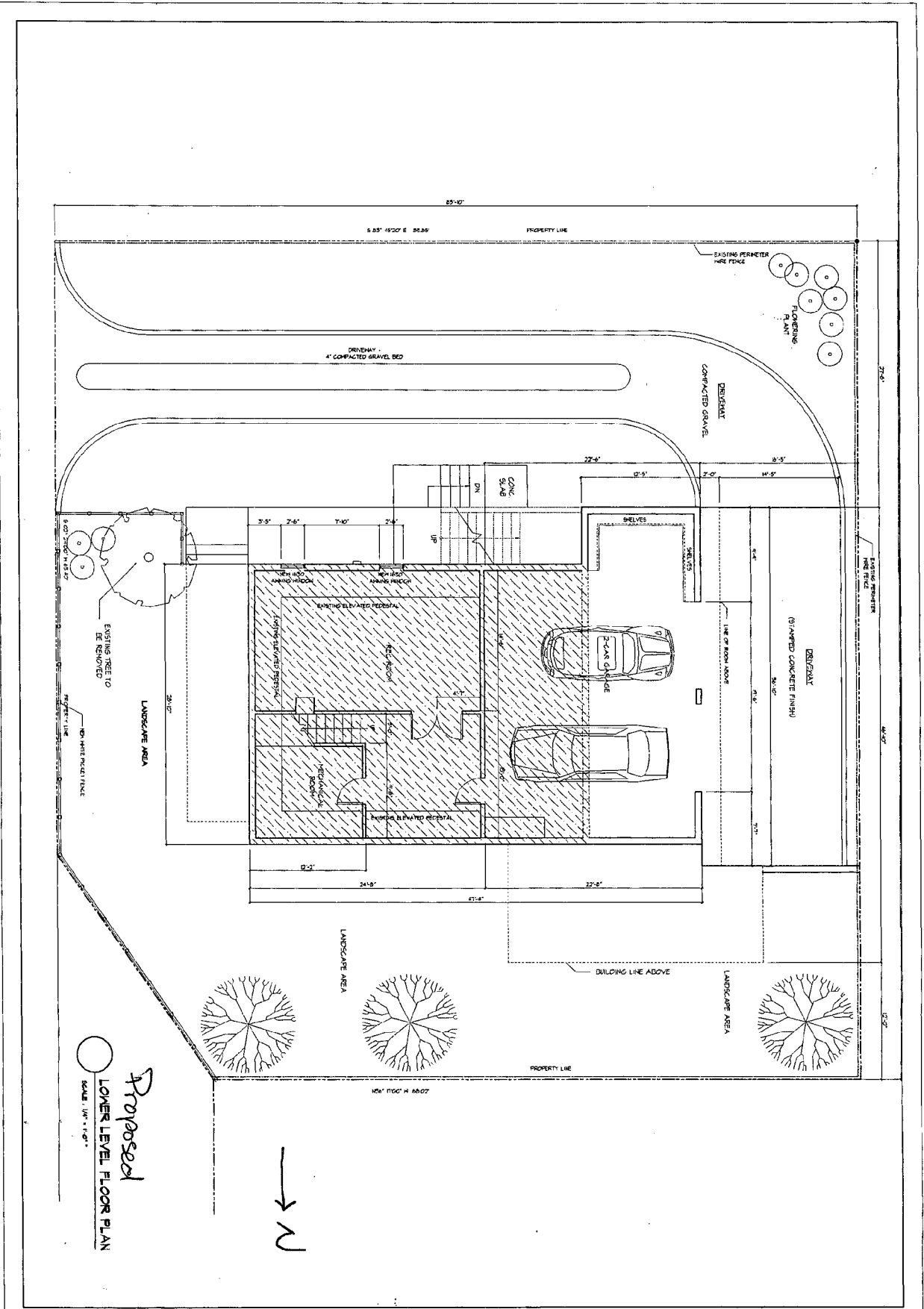
(7)

Proposed
SITE PLAN
 SCALE: 1/8" = 1'-0"



SHEET NO. AO	PROJECT: ROOM ADDITION 888 HAWKINS LANE, CHEVY CHASE MD 20815	OWNER: MARK CABRERA 6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD TEL. (240) 667-5641
	DATE: 08/11/2008 SCALE: AS SHOWN DRAWN BY: J. W. W. CHECKED BY:	

13

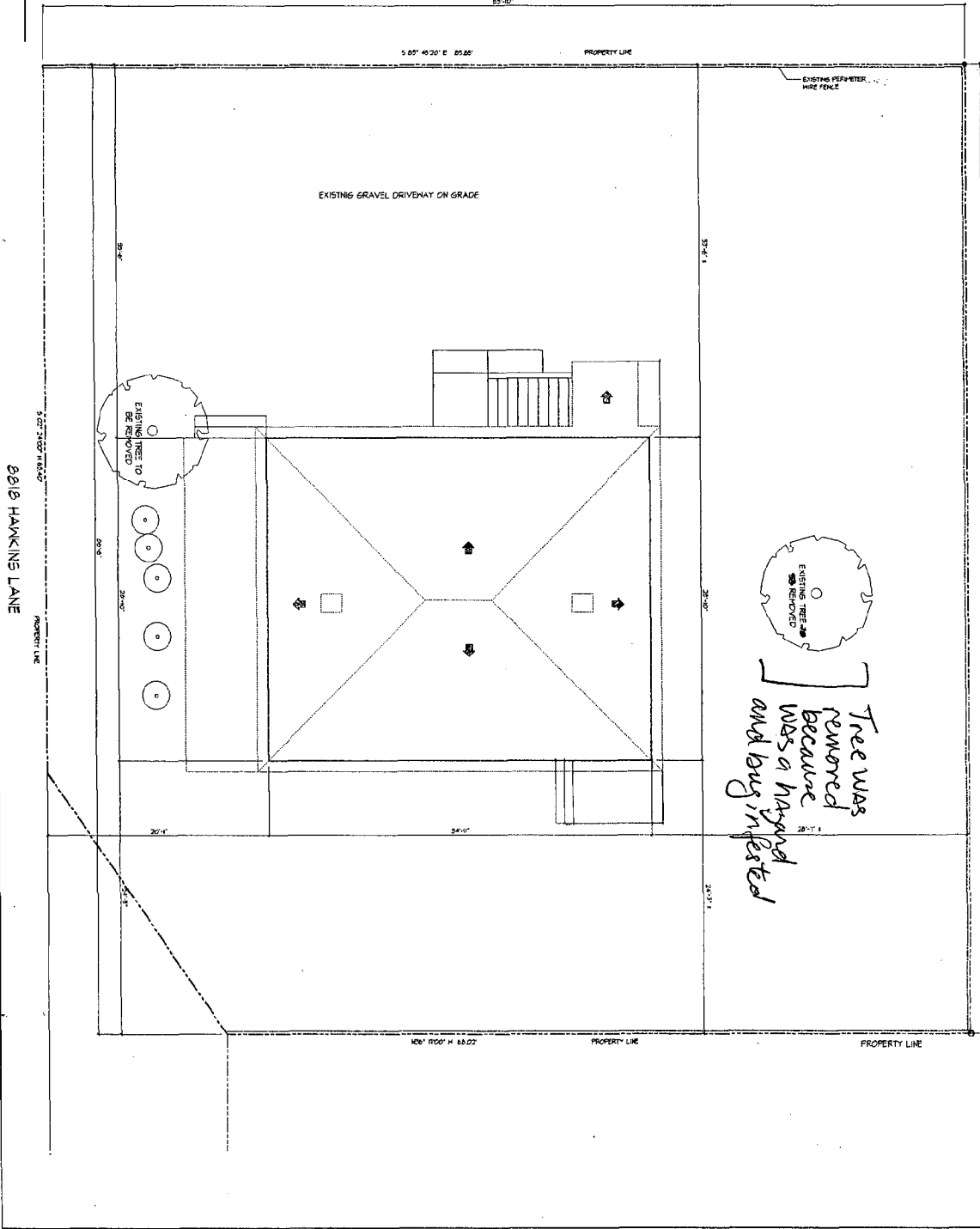


Proposed
 LOWER LEVEL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

DATE: 08/11/2009 SCALE: AS SHOWN DRAWN BY: [blank] CHECKED BY: [blank] PROJECT NO: [blank]	PROJECT:	ROOM ADDITION 8818 HALKINS LANE, GREY CHASE MD 20815	OWNER:	MARK CABRERA 6725 HEATHERFORD COURT, MONTGOMERY COUNTY, MD TEL: (240) 693-3641
	REVISIONS:			
	NO.	DESCRIPTION	DATE	
	1			
	2			

8

Existing
SITE PLAN
SCALE: 1/4" = 1'-0"



NO.	DESCRIPTION	DATE
1	PREPARED BY: [blank]	[blank]
2	CHECKED BY: [blank]	[blank]
3	DATE: [blank]	[blank]
4	SCALE: [blank]	[blank]
5	PROJECT NO.: [blank]	[blank]
6	OWNER: [blank]	[blank]
7	DATE: [blank]	[blank]
8	SCALE: [blank]	[blank]
9	PROJECT NO.: [blank]	[blank]
10	OWNER: [blank]	[blank]

PROJECT: **ROOM ADDITION**
5818 HAWKINS LANE, CHEVY CHASE, MD 20815

OWNER: **MARK CABRERA**
6125 HEATHERFORD COURT, MONTGOMERY COUNTY, MD
TEL: (240) 688-3641

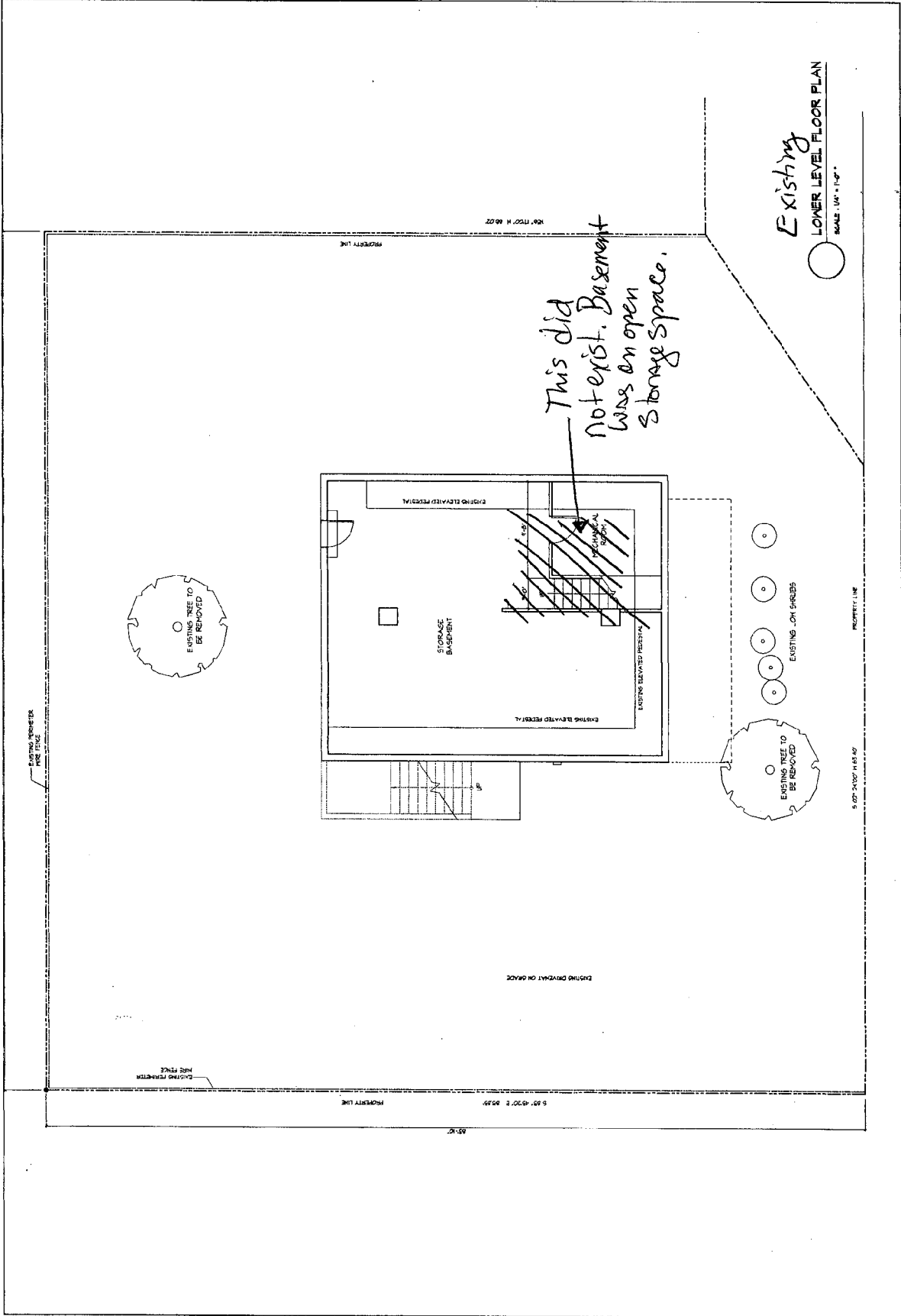
MARK CABRERA
6725 HEATHERWOOD COURT, MONROVIA, CA 91764
TEL: (916) 853-3417

ROOM ADDITION
2018 WALKERS LAKE CREEK CHASE, MD 20858

DATE: 08/11/2022
SCALE: AS SHOWN
DRAWN BY: MK
PROJECT NO.
SHEET NO. A2

Existing
LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

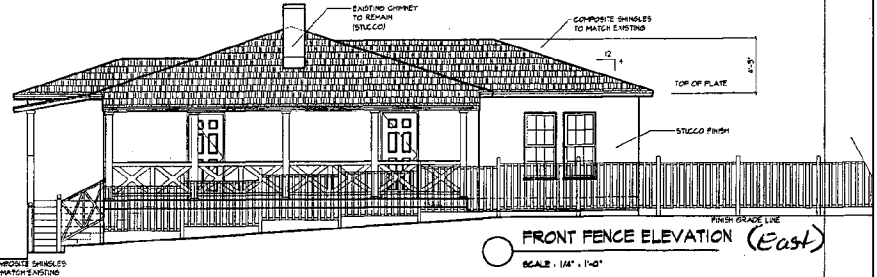
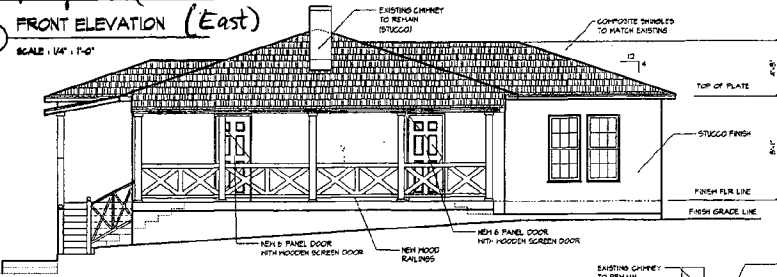
This did
not exist. Basement
was an open
storage space.



Proposed

FRONT ELEVATION (East)

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



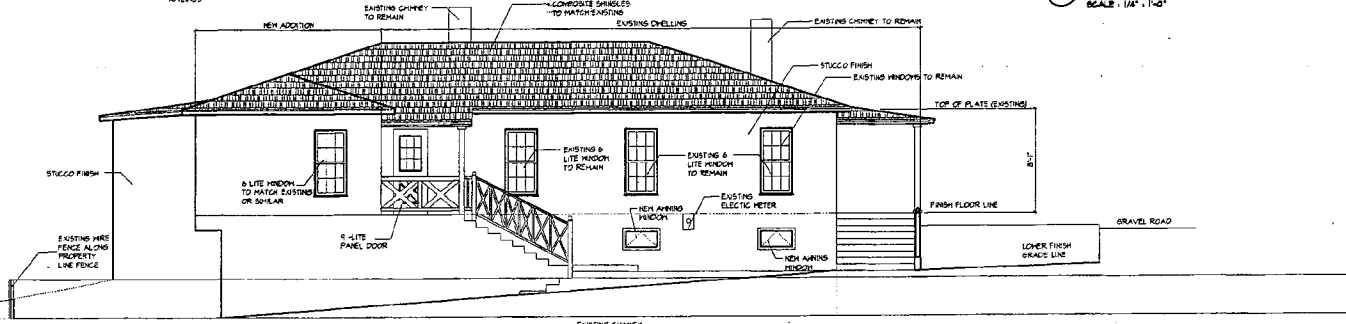
FRONT FENCE ELEVATION (East)

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

Proposed (South)

LEFT SIDE ELEVATION

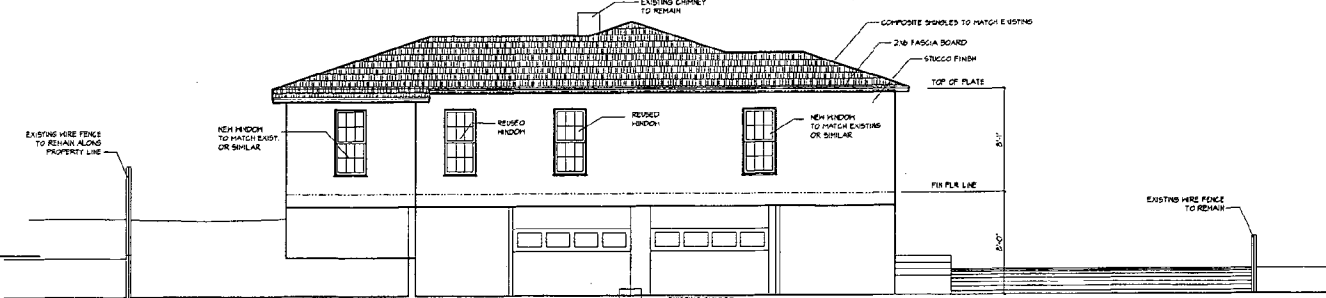
SCALE: 1/4" = 1'-0"



Proposed (West)

REAR ELEVATION

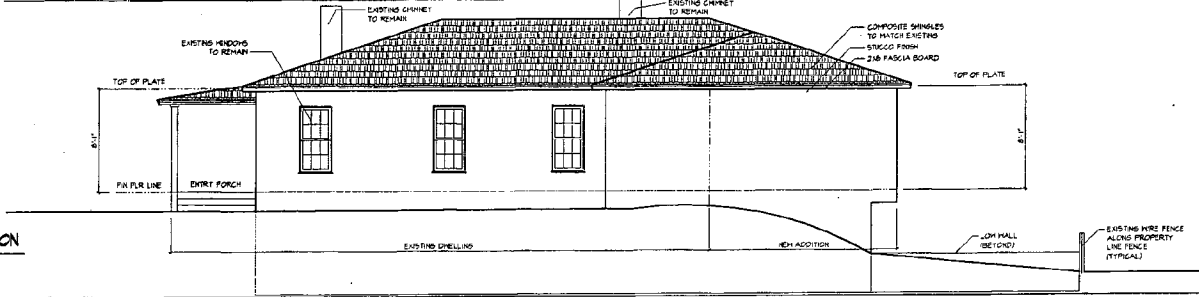
SCALE: 1/4" = 1'-0"



Proposed (North)

RIGHT SIDE ELEVATION

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



MARK CABRERA
6725 HUNTSBORO COURT, HUNTSBORO COUNTY, MD
TEL: (740) 689-3447

OWNER:

ROOM ADDITION
2208 HUNTSBORO LANE, CERRY CHASE, MD 22055

PROJECT:

REVISIONS BY

DATE: SEP. 30-02

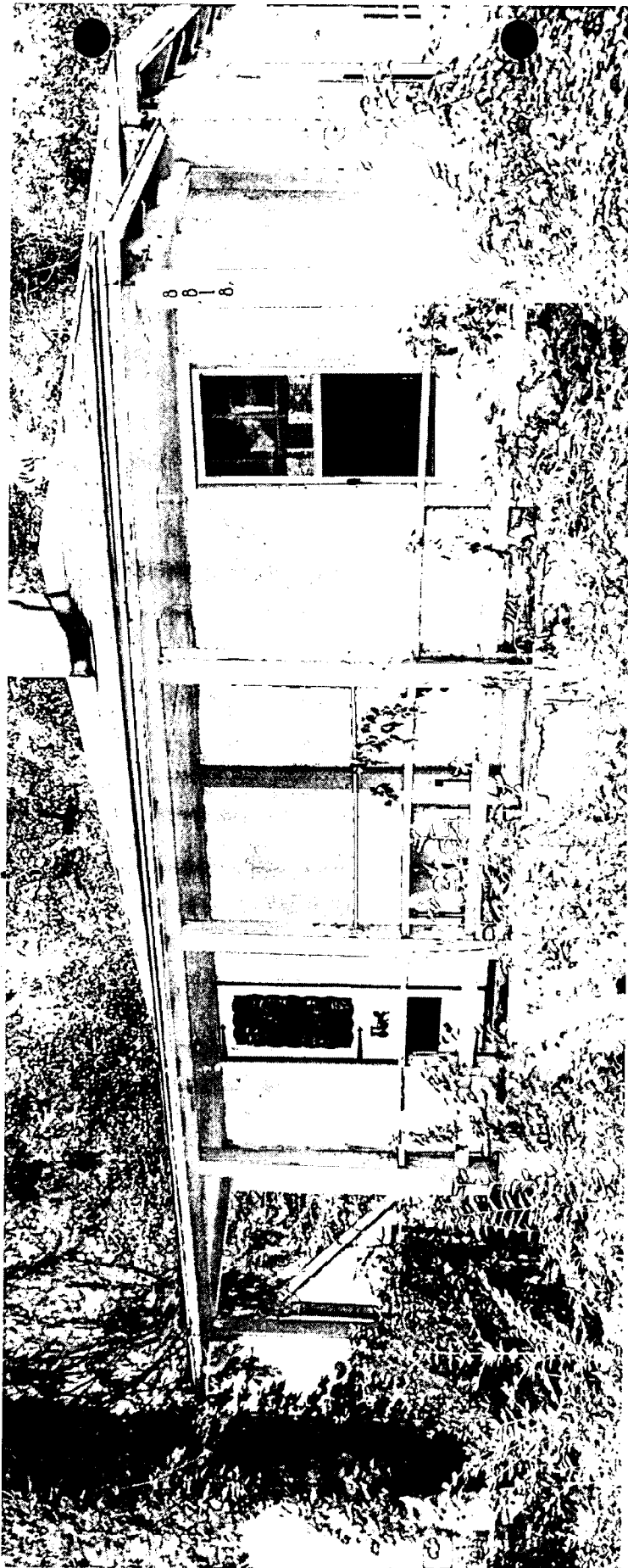
SCALE: AS SHOWN

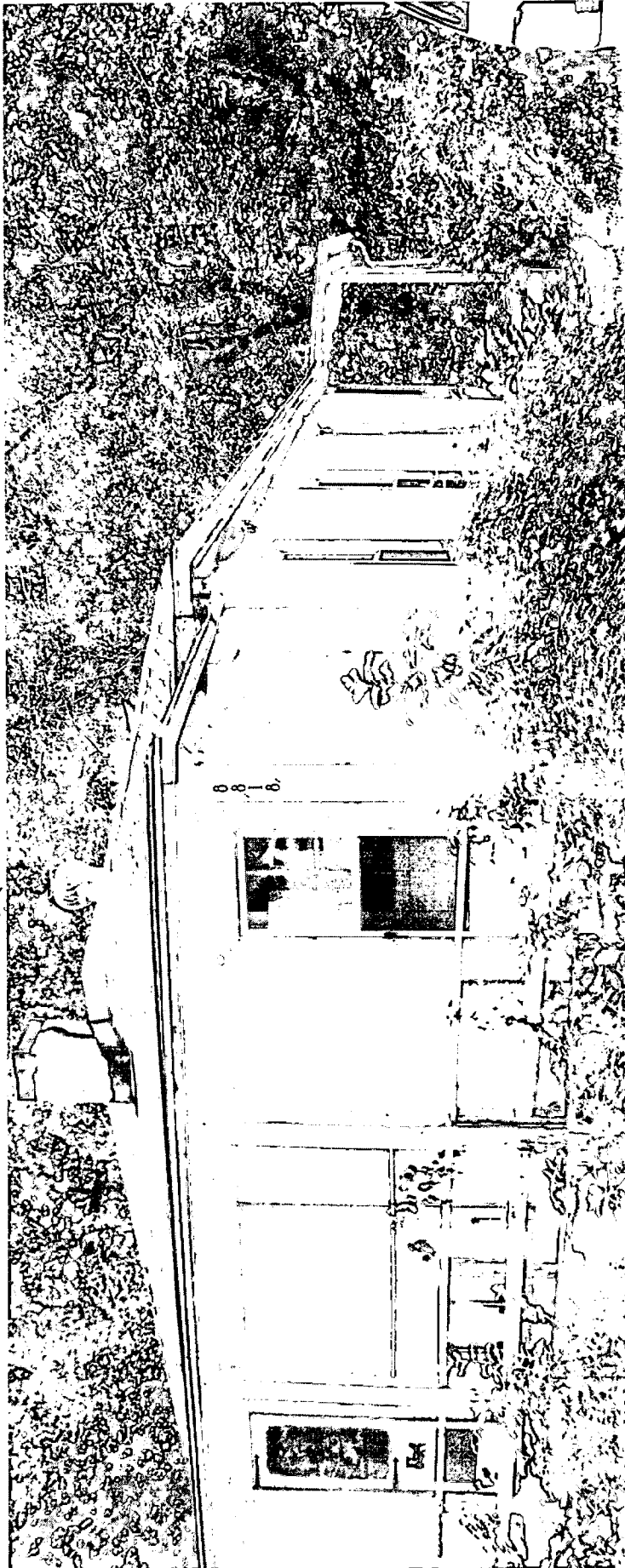
DRAWN BY: RHC

DESIGNED BY:

SHEET NO. AS

15

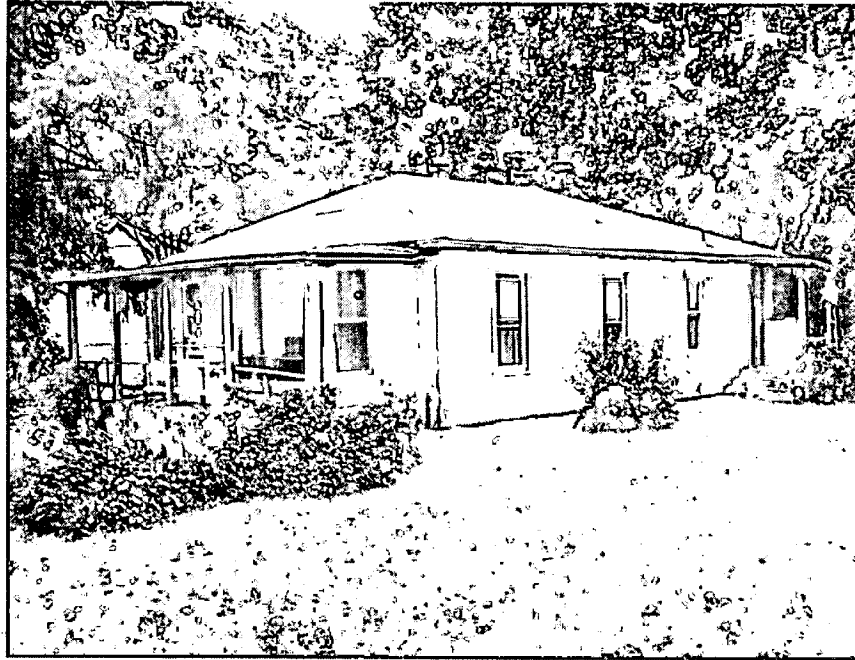




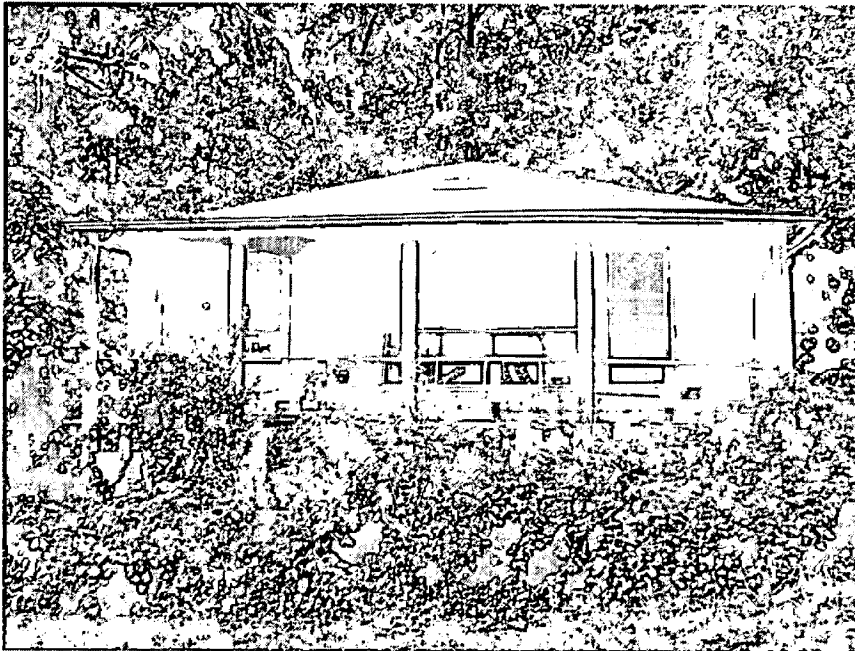




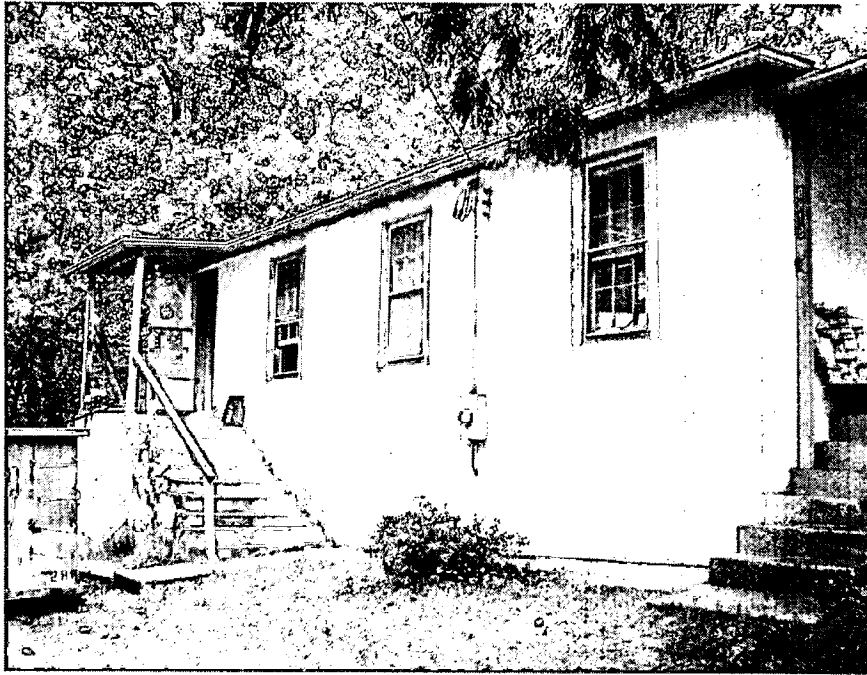
8818 Hawkins Lane, Ella Hawkins House



Northeast corner photograph



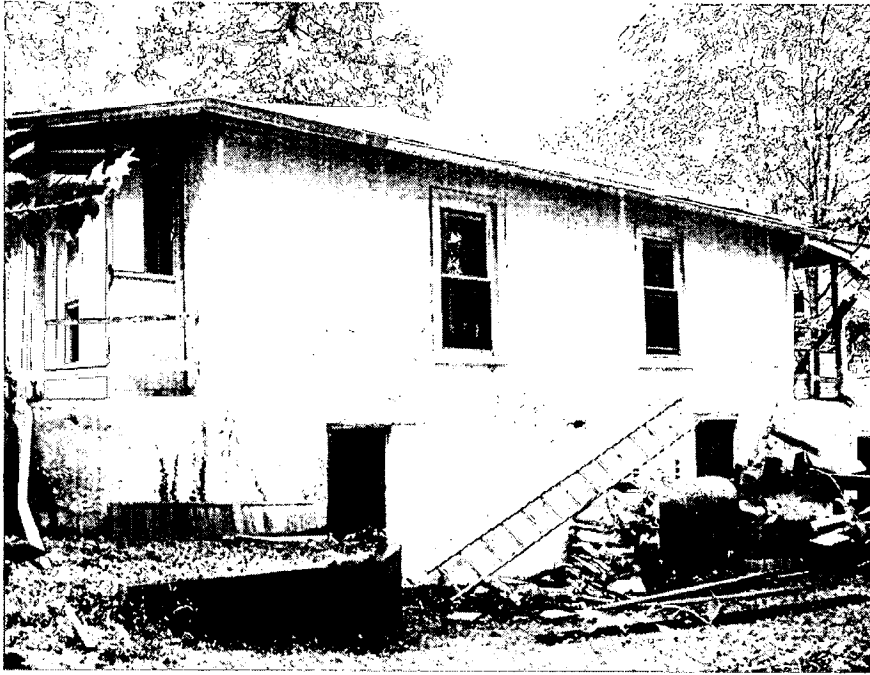
East Elevation



South Elevation



South Elevation Steps, deteriorated



West Elevation



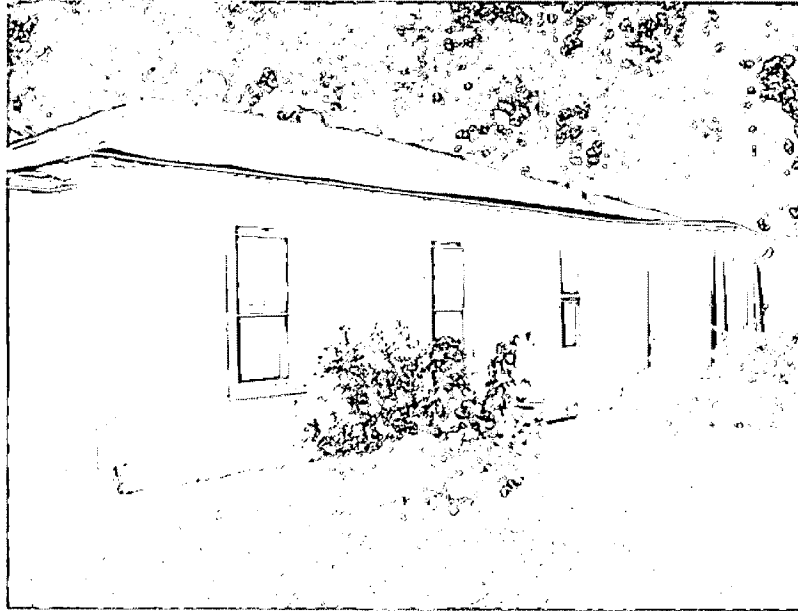
(Once-existing) Double Garage Door Opening



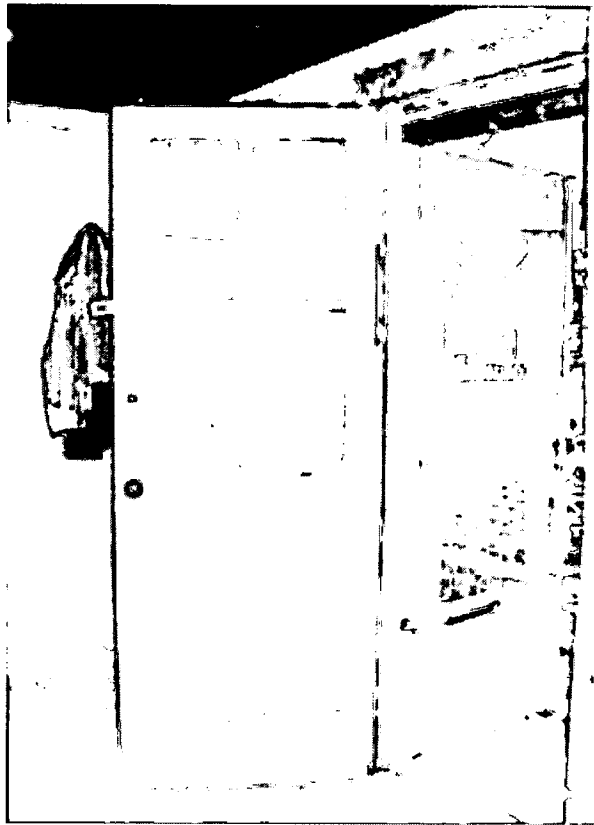
Back yard (as well as distance from fence to rear of existing house)



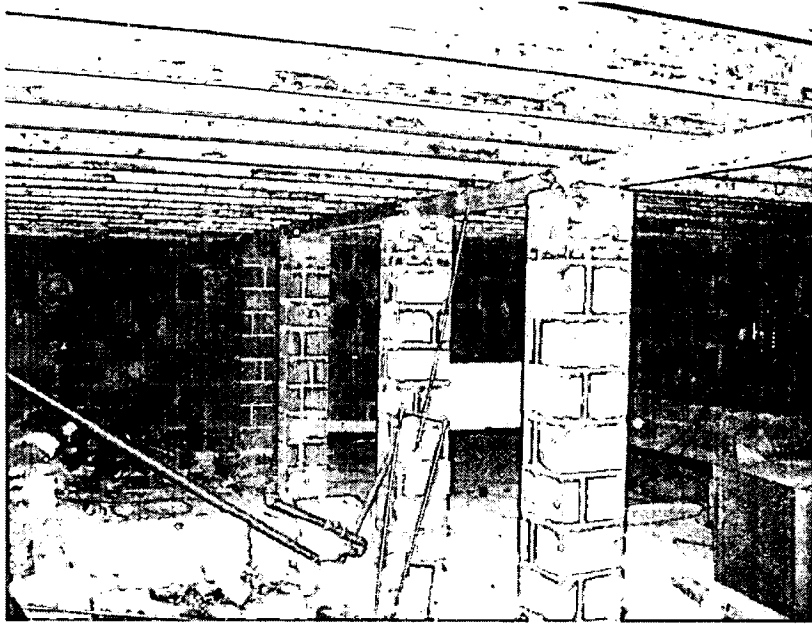
Dead Tree, which had to be removed.



North Elevation



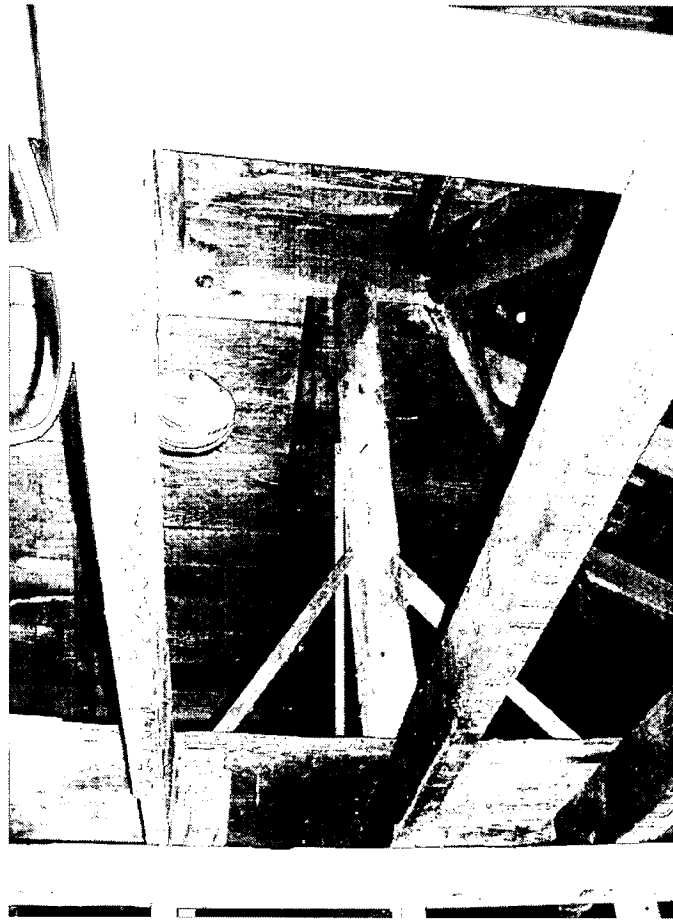
Existing 4-lite Front Door



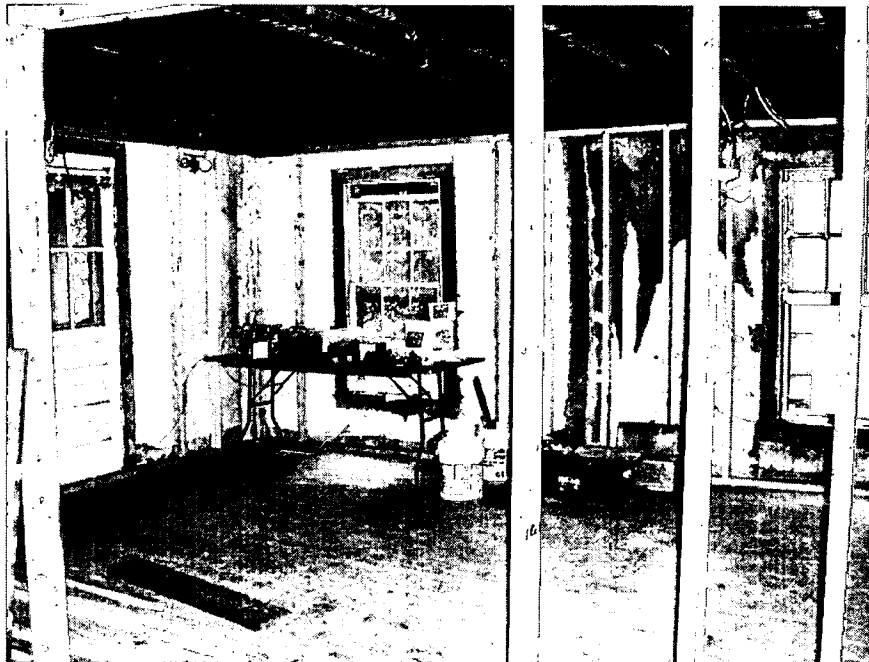
Foundation



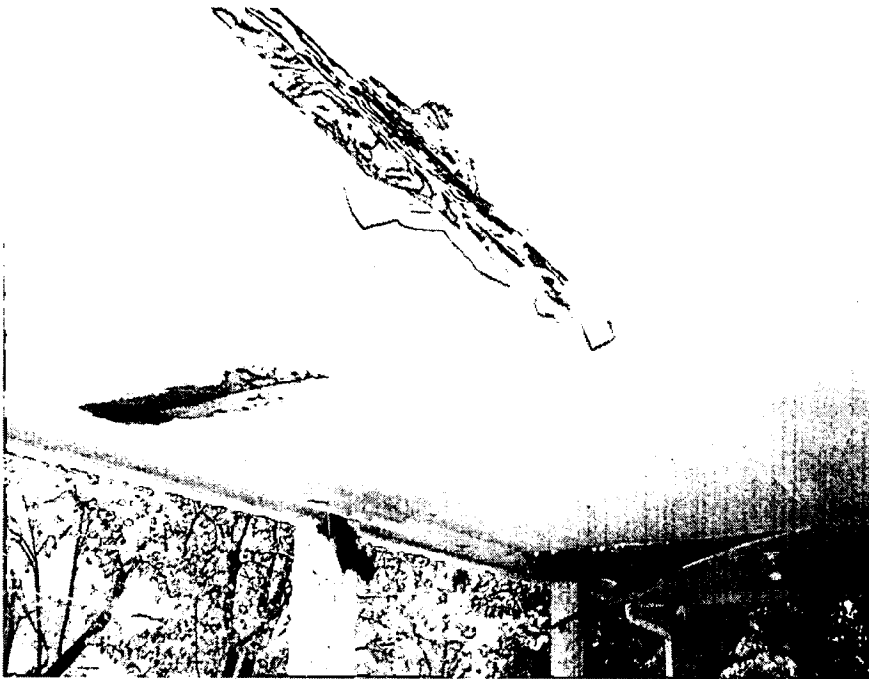
Hollow Clay Tiles



Roof Rafters & Joists



Interior Space (Gutted)



Porch Damage



Neighbor (Balcony design, proposed)



Looking Up Hawkins Lane



Looking Down Hawkins Lane from mailboxes

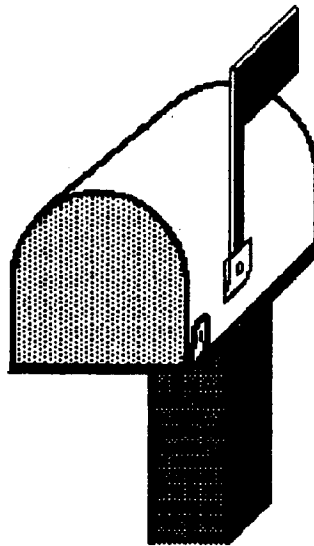
APPENDIX A

Additional information
for
8818 Hawkins Lane, Chevy Chase
(35/54-02A, Preliminary Consultation)

**“HAWKINS LANE HISTORIC DISTRICT
DEVELOPMENT GUIDELINES HANDBOOK”**

January 1991

The Hawkins Lane Historic District
Development Guidelines Handbook



Prepared for: The Ad Hoc Committee to Save Hawkins Lane,
Thomas Trumble, Chair

Prepared by: Lois Snyderman, Historic Preservation Consultant

Funded by a Matching Grant from The Montgomery County
Historic Preservation Commission

January 1991

Table of Contents

Preface	
Introduction	1
The Ad Hoc Committee to Save Hawkins Lane	2
Establishment of the Historic District	2
The History of Hawkins Lane	4
Historic District Characteristics and Development Guidelines	6
Setting: The Surrounding Area	6
Setting: The Historic District	7
Vegetation and Topography	7
Roads and Sidewalks	8
Open Space	9
Mailboxes	10
Site Details	10
Buildings: Architecture and Materials	11
Buildings: Scale and Massing	12
Siting and Setback	14
Landscaping	14
Fences and Other Property Markers	15
Driveways, Parking Areas, and Walkways	15
County Zoning and Land Use Recommendations	16

Appendices

1. Excerpts from Bethesda-Chevy Chase Master Plan
 - a. Map showing Parcel C16, potential redevelopment parcel in the Hawkins Lane Historic District
 - b. Table 3, zoning recommendation for Parcel C 16
 - c. Land use recommendation for Parcel C 16
2. The Historic Area Work Permit Process (HAWP)
 - a. Getting an Historic Area Work Permit
 - b. Criteria for approval of Historic Area Work Permits
3. Maps of Hawkins Lane Historic District
 - a. Map showing approximate location of buildings and topography
 - b. Map outlining district's boundaries
4. Building and Site Data
5. Summary of Financial Incentives for Historic Preservation
6. Sources of Additional Information
7. Historic Preservation Master Plan Amendments
and criteria for placing sites or districts on the Master Plan
(Section 24 A-3 of the Historic Preservation Ordinance).

Preface

There is a Janus-like quality to preparing development guidelines for an historic district such as Hawkins Lane. The process requires that we carefully, critically, and simultaneously look both to our past and to our future. Our central task is to locate the historic reality of Hawkins Lane in terms that the future will value and that imperfect ordinances can protect.

To determine the historic reality of Hawkins Lane we examined both its social history and the personal histories of its residents. The social history was examined through a systematic study of deeds, tax records, census data, and plat maps. This documentary evidence is informative and important. But it only imperfectly illuminates the historic importance of Hawkins Lane for those who have lived here.

The social history of a place is not the same as the personal history of a place as it is experienced by its inhabitants. This portion of historic reality is captured in photo albums, anecdotes, and personal mementos that are carefully preserved and shared only with those who are valued and trusted. I was honored to be included in this group and to be able to experience the personal history of many of the current and past residents of Hawkins Lane. One important occasion was a party to celebrate the eighty-fourth birthday of Ella Hawkins, the granddaughter of James H. Hawkins, for whom the Lane is named. This party brought back to the Lane many of those who had lived here during the 1930's, 40's, 50's, and 60's when Hawkins Lane was an all-Black enclave completely surrounded by an all-White Chevy Chase. The "old-timers" told stories and shared photos of Hawkins Lane as it had been. They provided the intimate details of each house, the neighborhood garden, and why the Lane remained unpaved. They put faces on deeds and imbued events with meaning.

From this process of merging the social history of Hawkins Lane with the personal histories of its inhabitants, the historic reality of Hawkins Lane became clear: it is a neighborhood. It is a place that protects, nurtures, and organizes people who are joined by geography. It is this sense of neighborhood that we seek to preserve with these development guidelines. It is this sense of neighborhood that comes from our simple houses of similar scale, the absence of barriers between our houses, and the fronting of each house toward the Lane. The sense of neighborhood is reinforced by the Lane itself. Unpaved and uneven, it serves as a focal point for social interaction. It is a meeting place built to the scale of human beings rather than their automobiles.

Finally, our historic sense of neighborhood also is due to the rural character of our Lane that serves to isolate and to buffer us from the outside world. This rural character will be best maintained by preserving the magnificent trees -- poplars, oaks, and maples -- that dominate the

landscape of Hawkins Lane. Today this isolation is a joy. In a world dominated by Jim Crowe, it was a blessing.

I believe that the future generations of Montgomery County will thank us for preserving Hawkins Lane as an Historic District, as a reminder of the successful struggle of one group of Black Americans to rise from the shackles of slavery. James Hawkins bought some land and built a house for himself and his family. He helped the other members of his extended family to do the same. For three generations of Black Americans, Hawkins Lane provided protection, nurture and organization. For the current generation of residents, both Black and White, it does the same. It continues as a living neighborhood. I believe that these Guidelines are the best way to preserve this legacy.

Thomas L. Trumble, President
Ad Hoc Committee to Preserve Hawkins Lane

Introduction

The Hawkins Lane Historic District is a very special place. Located in a heavily-developed area with a substantial number of large, expensive homes, the district has a quiet, rural atmosphere and its residences are modest in both size and price. District property owners, moreover, are concerned with preserving their community and protecting those features that make it such a special place in which to live.

In 1987, their concern led to the establishment of The Ad Hoc Committee to Save Hawkins Lane. The goal of the Committee (composed of historic district and area property owners) is to maintain and protect the district's existing character while, at the same time, allowing for compatible growth and change. The Committee has a vision of a community in which both the "new" and the "old" coexist compatibly, thanks to careful planning and extensive community involvement in the planning process.

The Hawkins Lane Historic District Development Guidelines Handbook was prepared to help the Committee achieve this vision and to assist district property owners and residents in preserving the quiet, small-scale, intimate character of their community. The Handbook describes those qualities which contribute to the district's visual character; includes information on the County's Historic Preservation Ordinance and the Historic Area Work Permit (HAWP) process; and provides guidelines for district property owners planning alterations or new construction and county agencies (such as the Historic Preservation Commission) which must review and approve such plans.

The development guidelines are general in nature, to allow for flexibility in application, and they are to be used in conjunction with county land use regulations and The Secretary of the Interior's Standards for Rehabilitation, previously adopted by the county's Historic Preservation Commission (HPC). The Ad Hoc Committee proposes that the Montgomery County HPC also formally adopt the Guidelines for use in reviewing Historic Area Work Permit applications in the Hawkins Lane Historic District.

The Ad Hoc Committee to Save Hawkins Lane

The Ad Hoc Committee to Save Hawkins Lane was established in the mid-1980's in response to a proposed development project which threatened to destroy the district. A group of investors had acquired two and one half acres on Hawkins Lane and Jones Bridge Road, more than half of all the property in the district. Their initial redevelopment proposal included acquisition of the remaining properties, demolition of all existing residences, and construction of a large number of new townhouses. Although subsequent plans called for a scaled-back project, they would also have resulted in a substantial increase in building density and traffic and the destruction of the very qualities which the Ad Hoc Committee seeks to protect.

Hawkins Lane and Jones Bridge Road residents responded by forming the "Ad Hoc Committee to Save Hawkins Lane". The Committee met on several occasions with investors and county officials to devise a plan which would allow for both new development and the preservation of the existing community. Several proposals were discussed at length, but no final decisions were made and (as of January, 1991) no further actions have been taken by the investors.

The Committee also focused on other community problems such as the dumping of trash in the adjacent woods, illegal parking of commercial vehicles, and the deterioration of investor-owned properties. In addition, Committee members decided to apply for historic district status for Hawkins Lane and a portion of Jones Bridge Road, an action which had been under consideration for some time.

Establishment of the Historic District

The request for the establishment of a Hawkins Lane Historic District was based on the fact that (as the amendment recommending the district's placement on the county's Master Plan for Historic Preservation notes), the district is

"a unique and important historical resource in Montgomery County - an outstanding example of a black 'kinship' community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20th century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family - the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the county's history to be preserved, remembered, and appreciated."

Material on the history and character of the district was compiled by a preservation consultant hired by the Ad Hoc Committee with the assistance of a matching grant from the Montgomery County Historic Preservation Commission; the completed report was submitted to the Commission in the spring of 1989. As of January, 1991, designation as a historic district had been recommended by both the Montgomery County Historic Preservation Commission and the Montgomery County Planning Board and was awaiting consideration by the County Executive and the County Council.

The Hawkins Lane Historic District includes several properties on nearby Jones Bridge Road as well as all of Hawkins Lane, for a total of 3.81 acres; it does not include the Gilliland/ Bloom House at 4025 Jones Bridge Road, or the Hurley/Sutton House at 4023 Jones Bridge Road, each of which has been separately designated as an historic site. The district consists of most of the original three acres acquired late in the nineteenth century by James H. Hawkins, the ex-slave who founded the community, plus several tracts of land acquired by Hawkins' sons in the early decades of the twentieth century.

The district's significance is based primarily on its history as a late nineteenth century black kinship community, not on its architectural merit. Several district buildings, however, do have architectural significance in their own right, and (as the report recommending the district for placement on the Montgomery County Master Plan states) all district buildings "clearly reflect a sense of historic time and place." All district buildings, therefore, are considered to be "contributing" structures, that is, they contribute to the district's historical significance. (The historic district survey form, available at the Historic Preservation Commission office, provides a description of residential structures and the most historically significant of the "outbuildings").

The Ad Hoc Committee's decision to seek historic district status was prompted both by its desire to have the historic importance of the community recognized and by the fact that historic district designation would provide an additional tool for community protection. The County's Historic Preservation Ordinance, Section 24A of the Montgomery County Code, establishes an Historic Preservation Commission with the power to review and approve plans for alterations or new construction involving historic sites or districts. The Commission uses criteria set out in the ordinance to evaluate the effect of the plan on the site or district and (based on its evaluation) approves, disapproves, or approves with conditions the application for a Historic Area Work Permit. Work cannot proceed until the plans are approved and a Historic Area Work Permit is issued. The HPC's review authority is limited to alterations to the exterior of a historic site or to its setting and to new construction in historic districts.

The purpose of the Historic Area Work Permit process is to ensure that alterations and/or new construction will be compatible with the existing appearance and character of the historic site or district. (See Appendix 2 for additional information on HAWPs).

The History of Hawkins Lane

County land records indicate that the site of the Hawkins Lane Historic District was once part of a 700 acre tract called "Clean Drinking", granted to Colonel John Courts in 1700 by Charles, Lord Baron of Baltimore. The tract was purchased by Charles Jones in 1750, and the association of Clean Drinking (which at one point included some 1400 acres) with the Jones family continued well into the twentieth century; it is memorialized in the names of two area streets, Jones Mill Road and Jones Bridge Road.

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 ".....all that part of a tract of land called Clean Drinking, a total of 400 acres....." from Clement Smith, who had acquired the property from a descendant of Charles Jones.⁽¹⁾ In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

Although a relationship has not been definitely established between the "white" and the "black" James Hawkins, the 1853 Montgomery County Slave Census lists a white farmer, James Hawkins, Jr. (probably the son of the James Hawkins who acquired the property in 1825) as owning two slaves named James. It is conceivable that the younger of the two was the James H. Hawkins who bought three acres of Clean Drinking in 1893. (See page 4 of the Hawkins Lane Historic District Inventory Form for additional information).

By 1897, Hawkins had erected a two-story frame house for himself at the southwest corner of what later became Hawkins Lane and Jones Bridge Road. The first residence built on the Lane, it was destroyed by fire in the early 1920's.

1. Montgomery County Land Records, Y/80

After James H. Hawkins' death in 1928, his property was (in accordance with his will) divided equally among his twelve children; the Lane and the adjoining section of Jones Bridge Road were soon populated with homes built by members of the Hawkins family for themselves or for relatives and friends.

It is clear that James H. Hawkins (a truck farmer and part-time Methodist preacher) was determined that his children would be property owners. As a recent study of black communities in Montgomery County observes:

"The ability to own land was one of the most valued privileges among blacks in Maryland. Land ownership represented status, opportunity for prosperity, and potential stability for future generations." (Model Resource Preservation Plan for Historic Black Communities: Haiti-Martin's Lane, Rockville, MD, Draft, Peerless Rockville Preservation, Ltd., July, 1988, p.19.)

The history of the district's association with the Hawkins' family is a lengthy one, continuing to the present. All but six of the houses on the Lane were built by the children of James H. Hawkins for their own use, and they remained in the family for many years. Two of the Hawkins Lane properties are still owned by members of the Hawkins family, and James Hawkins' granddaughter, octogenarian Ella Hawkins, occupies one of them. On Jones Bridge Road, several properties still remain in the Hawkins family, while others were not sold to "outsiders" until the mid-1970's.

Established by a black, with the majority of dwellings built by -- and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number of the properties are still black-owned and the Hawkins family is still represented in the district. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

The district continues to be an important link to an earlier period in the county's history, and a tangible record of the efforts of the county's black citizens to establish themselves economically and socially.

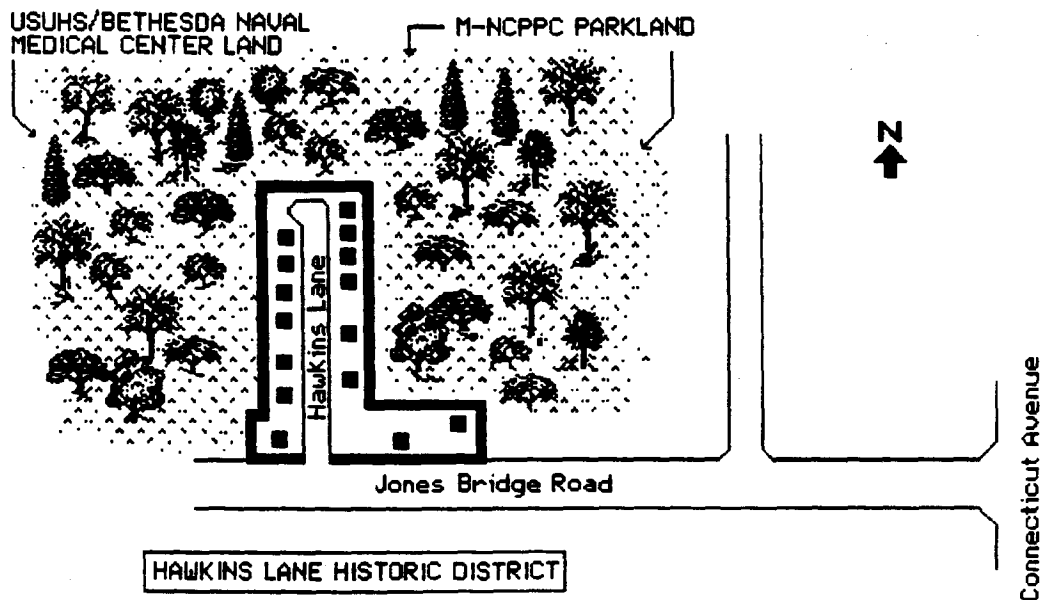
Historic District Characteristics and Development Guidelines

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

Setting: The Surrounding Area

The historic district is bounded on the north, east, and west by heavily-wooded, largely undeveloped, publicly-owned properties which provide a park-like setting and contribute to its quiet, rural character. The setting helps to mitigate, to some extent, the impact of heavily-trafficked Jones Bridge Road, which forms its southern boundary.

The district is located on the north side of Jones Bridge Road near the intersection of Jones Bridge and Connecticut Avenue in North Chevy Chase, Maryland. To the west and northwest are approximately 180 acres of federally-owned property occupied by the U.S. Naval Medical Center (NMC) and the Uniformed Services University of the Health Sciences (USUHS). A chainlink fence physically (but not visually) separates the rear yards of the residences on the west side of Hawkins Lane from the scenic USUHS campus.



Adjoining the federal property on the north and surrounding the district to the east are approximately 36 acres of wooded property belonging to the Maryland-National Capital Park and Planning Commission (M-NCPPC).

The property is undeveloped except for a recreation center which, in the summer, is screened by vegetation.

While these publicly-owned lands are not within the borders of the historic district and do not come under the jurisdiction of the HPC, any development (particularly of areas immediately to the north, east, and west) could adversely affect the district by altering its setting.

Guidelines:

- **Proposed alterations to publicly-owned lands abutting the historic district (including removal of vegetation and trees, changes to the topography, and construction of new buildings, roads, and recreational facilities) should be planned so as to have a minimal visual impact on the district.**
- **Proposed alterations should allow for the retention of those features (such as trees and open spaces) which contribute to the district's rural character.**
- **A buffer of trees and open spaces sufficient to preserve the rural character of the historic district should be maintained between the district and buildings or other facilities on the abutting properties.**

Setting: The Historic District

The character of the district is the result of a combination of factors, some natural and some man-made. As noted above, one of the most important is the pleasant setting provided by adjoining publicly-owned properties. In addition, within the district, such factors as vegetation, topography, open space, and the appearance of Hawkins Lane itself all contribute to the district's visual character.

Vegetation and Topography

The district's rural character is enhanced by an abundance of vegetation, particularly on Hawkins Lane, where, in the summer, trees and bushes screen residences from busy Jones Bridge Road and provide a park-like setting. On Jones Bridge Road, where there is less vegetation, heavily-treed rear lots provide a thick green canopy in the summer.

A survey of the vegetation in the district found that the principal hard wood trees are tulip poplars, white oaks, red oaks, box elders, and sugar maples. Ornamental trees include dogwoods, Japanese red maples, and red buds.

In addition, a number of evergreens, such as cedars, hemlock, and southern pine, are used to delineate boundaries and to serve as hedges.

Many of these trees, particularly the hard woods, are in excess of 10 inches in diameter and are mature, stately trees that significantly contribute to the rural appearance of the lane and its sense of separateness from the surrounding urban landscape. In addition, these trees serve as a major source of food and shelter for the over 35 species of birds that may be observed in the confines of the historic district. Their preservation is a sine qua non of the district's ambience.

The naturally uneven topography of the district has been retained, particularly on Hawkins Lane, further adding to its rural character.

A Historic Area Work Permit is necessary for major changes to the landscape in a historic district, including the removal of trees 6" or greater in diameter. A 1989 county zoning ordinance also places restrictions on the removal of trees in proposed subdivisions and requires that, under certain conditions, a permit be obtained for cutting trees.

Guidelines:

- **Existing trees and major shrubs within the historic district should be maintained.**
- **Plans for new development should provide for the retention of existing vegetation.**
- **Plans for new development or alterations to existing buildings and sites should provide for the retention of the natural topography of the land.**
- **Where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement.**

Roads and Sidewalks

Access to the district is from Hawkins Lane, a narrow, two-lane, partially-unpaved, dead-end street which is very rural in appearance and from Jones Bridge Road, a busy four-lane thoroughfare which connects Connecticut Avenue and Rockville Pike. Hawkins Lane, which is a private roadway maintained by district residents, follows the path of the original road cut by Samuel Hawkins, one of James H. Hawkins' sons, in the early decades of the twentieth century.

The Lane begins at the entrance to the district on Jones Bridge Road, runs some 225 yards up a slight incline, and dead-ends at parkland owned by the Maryland-National Capital Park and Planning Commission. Because of the relatively small number of residences on the Lane and the fact that it is a dead-end street with little traffic, existing pedestrian access is adequate. Its rural character is accentuated by the absence of sidewalks and gutters.

Jones Bridge Road (which is shown on early 19th century maps of the area) is a busy arterial road measuring approximately 48 feet wide from curb to curb; the sidewalks on either side are approximately 4 feet in width. Right-of-way standards for arterial roads allow for a total width of 80 feet, for road pavement and sidewalks. Sufficient right-of-way exists, therefore, to widen Jones Bridge Road further, but widening of the northernmost lane, in particular, would have an extremely detrimental effect on the district.

Guidelines:

- **In order to protect the district's rural character, the existing appearance and configuration of Hawkins Lane should be maintained.**
- **The Lane should not be paved or widened or have curbs, gutters, or sidewalks added.**
- **If there is new construction, driveway cuts onto Hawkins Lane should be kept to a minimum in order to preserve the Lane's existing character and to reduce traffic.**
- **Plans for alterations to Jones Bridge Road (particularly an increase in the number of lanes) should take into account the potentially adverse impact on district residences on the north side of the Road. Road widening projects should be limited to the south side.**

Open Space

The rural character of the district is enhanced by the large proportion of open space created by vacant lots on Hawkins Lane and Jones Bridge Road, the generous "side-lots" between buildings on the west side of the Lane, and, (as noted above) the fact that rear yards "flow into" adjoining properties which are largely undeveloped.

Much of the vacant land in the district is part of the 2.5 acre parcel which investors have targeted for development, but the Ad Hoc Committee would like to see some of it used for other purposes. On the east side of Hawkins

Lane, for instance, the large, overgrown lot between 8815 and 8823 was once a well-tended garden. Because of its central location in the district, the Committee has discussed acquiring the lot for use as a community park and garden, utilizing both private and public funds, where possible (i.e.: state "Green Space Program" monies).

Similarly, the vacant lot at the northern end of the district on the west side of Hawkins Lane (not part of the 2.5 acre parcel mentioned above) is now used as a parking area and car "turn-around" by district residents. The Committee has also discussed the possibility of community acquisition to continue this use, since such a step would provide additional off-street parking and preserve existing open space.

The west side of Hawkins Lane is more densely developed, with only one vacant lot at the north end of the road. The east side (as noted above) has considerably more vacant land, a small part of which is heavily overgrown while the rest is relatively clear of vegetation.

Guidelines

- **Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.**
- **New construction should be designed and sited so as to maximize the amount of open space retained.**
- **The size of existing side-lots on the west side of Hawkins Lane should be approximated if there is new construction on the Lane.**

Mailboxes

The rural-style mailboxes, clustered at the entrance to Hawkins Lane, are an important part of the visual character of the district.

Guideline:

- **The existing design and siting of Hawkins Lane mailboxes should be retained, to protect the district's rural character.**

Site Details

"Site Details" are those visual features associated most directly with district buildings and the sites on which they are located. Site details include building architecture or style, materials, scale, and massing; building

siting and setback; fences and other property markers; residential driveways, parking areas, and walkways; and landscaping. Building "side-lots" and rear yards (discussed above, under "open space") are also noteworthy site details.

On Hawkins Lane, the rural character of the district is reinforced by the fact that property boundaries are, for the most part, unmarked except by shrubs and other vegetation; landscaping around buildings is informal, and, in some cases, minimal; and there are a significant number of unpaved driveways and walkways, where they exist at all. In addition, the buildings are small-scale and exhibit a range of styles, materials, and massing more frequently associated with the unplanned development of rural areas than with the suburbs. The "patterns" created by building siting and setback also contribute to the visual character of the historic district.

Site details must be taken into account in planning for changes to buildings and/or the landscape or for new construction, if the visual character of the historic district is to be preserved.

Buildings: Architecture and Materials

Architectural style is, of course, very important to determining the historic district's visual character. Stylistically, the residential structures in the district are early-to-mid-twentieth century "vernacular" buildings, that is, they incorporate architectural elements from a wide range of styles rather than being of any single style or type. Such structures have been labelled "American folk housing" by one architectural historian, since they reflect local materials and craftsmanship but differ in appearance from region to region.

There are fifteen residences in the district, twelve on Hawkins Lane and three on Jones Bridge Road, and one or more "outbuildings" (sheds or garages) behind some of the houses. Simple in design, with little architectural ornamentation, district residences are one-three stories in height, with low hipped or gabled roofs. They are covered in a wide variety of materials, including wood shingle, aluminum and wood siding, and brick and stucco. On the whole, they have retained their original appearance and setting, with alterations generally limited to deck or room additions at the rear or side and changes to front porches.

A few of the buildings exhibit a more specific architectural style. Some are much-simplified versions of mid-nineteenth century rural cottages; others are characteristic of the bungalows and so-called "four-square" houses popular in the early decades of the twentieth century. In addition, one of the Jones Bridge Road structures is an excellent example of an early twentieth century Victorian vernacular farmhouse of the type once widely found in

the rural parts of the county. Characterized by strong vertical lines, a front-gabled metal-covered roof, and a front porch with turned and bracketed posts, few such structures remain in the Bethesda-Chevy Chase area. At the rear of this structure is a partially-demolished wood shed which is historically significant because it appears to date from the same early period as the house.

The remaining garages and sheds (primarily of wood or metal) are all of more recent vintage, dating from the mid-late twentieth century and (except in one case) detached and located at the rear of lots. The outbuildings contribute to the overall character of the district by creating a particular "pattern" of building placement and style (ie: detached rather than attached garages).

(See the historic district survey form, available at the HPC office, for building descriptions).

Buildings: Scale and Massing

Building scale is one of the most important factors in determining the character of the historic district. While a building's "size" can be defined as its dimensions in whole or in part, building "scale" is the size of a building "in proportion to" neighboring buildings, or to a passing pedestrian, or to its surroundings in general. That is, building scale is determined not by actual size but by how large it appears in relationship to people, other buildings, and the community.

Based on this definition, the buildings in the Hawkins Lane Historic District are decidedly "low-scale" or "small-scale" in appearance and are "in proportion" to their surroundings. Their small scale is important in contributing to the intimate, rural quality of the district.

Residents of the historic district are particularly concerned at the large scale of recent residential construction on the south side of Jones Bridge near Hawkins Lane. Incompatibly-scaled new construction in the district would destroy its visual character. It is extremely important, therefore, that scale be considered in planning for new construction and that new buildings be in scale with existing structures and the district as a whole.

Similarly, it is essential that additions to existing buildings or new construction be compatible in "massing" with existing structures and the district as a whole (massing can be defined as the "shape" or "form" of a building or its parts). Does the massing of an addition, for example, obscure or radically alter the form of the original structure or is a new building incompatible in massing with other buildings in the district? These are important considerations in planning for changes in the historic district.

Note that Historic Area Work Permits must be obtained for some types of exterior building work and for all new construction in the historic district. (See Appendix 2 for a more complete discussion of Historic Area Work Permits).

Guidelines:

Existing Buildings

- Exterior alterations and additions should be compatible in scale and massing and materials with existing buildings.
- The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.
- Architectural elements which contribute to a building's character, including front porches, should be retained.
- Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive.
- Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.
- Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

New Construction

- New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.
- New construction should take into account the vernacular character of existing structures and the wide variety of materials used.
- New garages should be detached in keeping with the prevailing style in the district.

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

Siting and Setback

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

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

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

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

Guidelines:

- **New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.**
- **Existing outbuilding siting patterns should be maintained, with new garages and other structures placed at the rear of lots.**
- **New construction should take the siting and setback of adjoining buildings into particular account.**

Landscaping

Landscaping in the historic district is informal, with most lots having small front lawns and a variety of foundation or boundary plantings.

Guideline:

- **Landscaping around new construction or existing buildings should be informal, in keeping with existing landscaping.**

Fences and Other Property Markers

Hawkins Lane residences are generally separated from one another and from the road by bushes and other vegetation rather than fences or walls. In a few instances, property lines are marked by low fences in a variety of materials and styles, the most prevalent being wood picket. There are also several metal fences and, in front of one house, a low, stuccoed concrete block wall.

On Jones Bridge Road, property lines are marked only by vegetation and there are no fences or walls separating houses from each other or from the road.

Guidelines:

- **Property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.**
- **Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.**

Driveways, Parking Areas, and Walkways

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

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

Guidelines:

- **New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width,**

appearance and surface covering, with existing driveways, parking areas, and walkways.

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

County Zoning and Land Use Recommendations

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

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

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

Guidelines:

- In reviewing proposed new subdivisions it should be noted that R-90 Cluster is the development alternative preferred by district residents and recommended in the Bethesda-Chevy Chase Master Plan.
- Both cluster and non-cluster subdivision plans should be compatible with the siting, setback, scale, and massing of existing buildings and should preserve the maximum amount of open space, vegetation, and the existing topography.

- **In a subdivision plan, road cuts onto Hawkins Lane should be kept to a minimum and the existing character (width and paving) of the Lane retained. Curbs, gutters and sidewalks should not be considered for Hawkins Lane.**
- **The number of new units permitted should be determined by the compatibility of the site plan with surrounding structures and the visual character of the district, not by the maximum number of units allowed under existing zoning regulations.**
- **In order to accommodate new development in a manner compatible with the character of the district, it may be necessary for the County Planning Board to waive certain development regulations (such as the requirement for 25 feet of frontage on a public street for each new lot).**
- **New construction should not include the relocation of existing structures, since relocation is not compatible with the preservation of the district's existing character.**

APPENDICES

Approved and Adopted Amendment to the

Bethesda-Cherry Chase

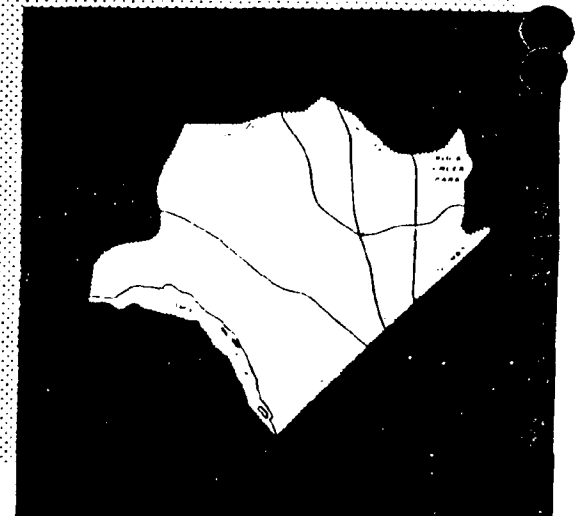
M A S T E R P L A N

April 1990

BETHESDA REGIONAL LIBRARY
7400 ANNING GARDENS
BETHESDA, MONTGOMERY COUNTY, MARYLAND 20814

REFERENCE

**Official Document
Prior To Printing of Approved and
Adopted Master Plan**



The Maryland - National Capital Park & Planning Commission
Montgomery County Planning Board

05/11/90

Master Plan for the
**Bethesda-
 Chevy Chase
 Planning Area**
 Montgomery County, Maryland

CHEVY CHASE LAKE PARCELS

PARCEL

C16

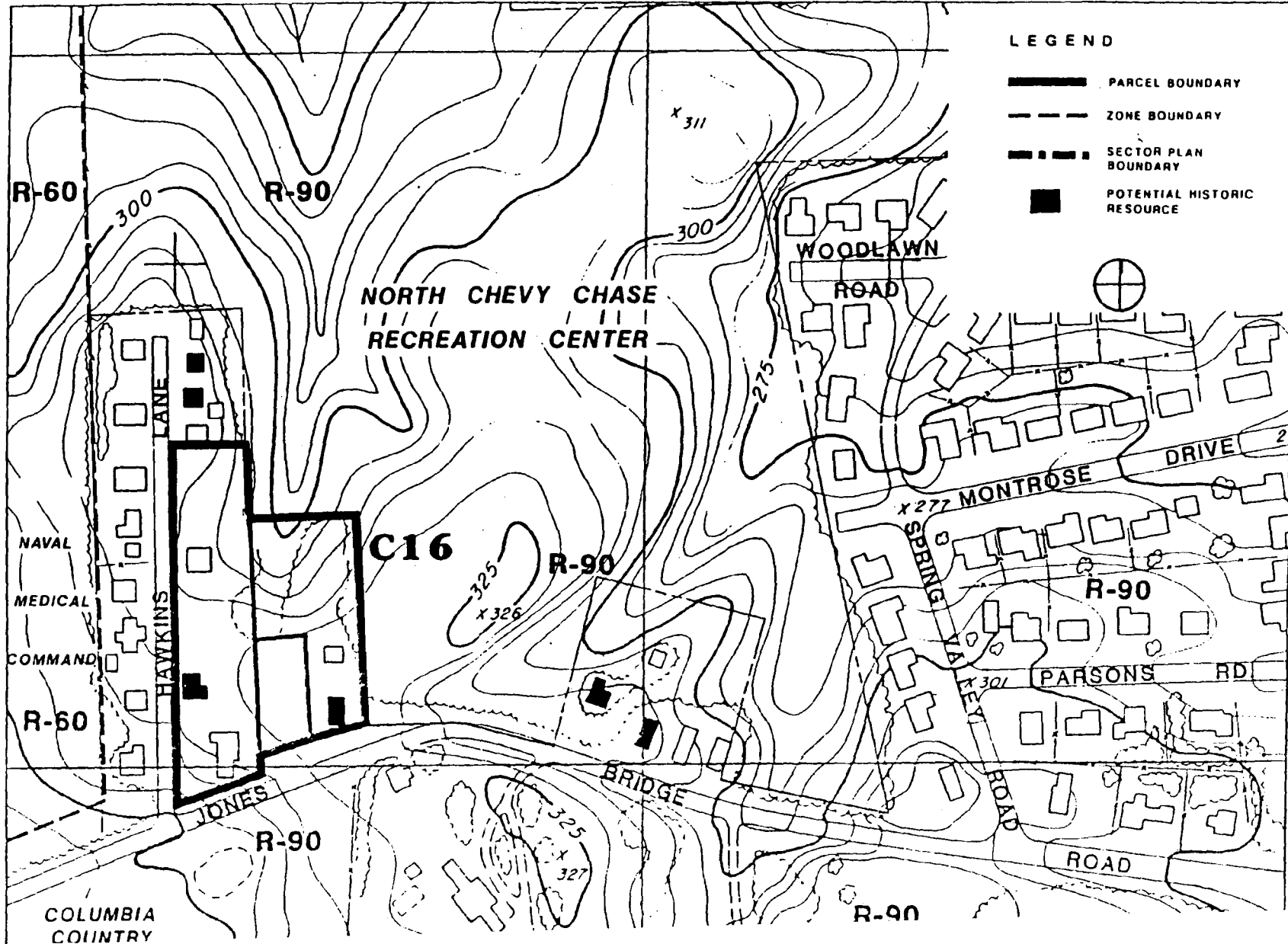


TABLE 3 (Cont'd.)

CHEVY CHASE LAKE LAND USE AND ZONING RECOMMENDATIONS

Parcel Identification (#, Location)	Estimated Area (Acres and/or Sq. Ft.)	Existing		Recommended		Conditions, Constraints, Comments	Rationale
		Use	Zone	Use	Zone		
C 14 Connecticut Avenue at Jones Bridge Road (SW)	22.5 acres	Vacant, Trees (Hughes)	R-90	Institutional Special Exception approved	R-90	<ul style="list-style-type: none"> - Site design should preserve significant areas of trees, address traffic noise, and improve pedestrian access in the area - Height to 2-3 stories - Limit coverage to 20% building; 50% land 	<ul style="list-style-type: none"> - Support County economic development goals - Enhance and protect the wooded character of the site
C 16 Jones Bridge Road, near Hawkins Lane (north)	2.5 acre	Single-family (7 du potential)	R-90	Single-family (9 du potential)	R-90 Cluster	<ul style="list-style-type: none"> - Support cluster of single-family detached on all or part of site, if would help preserve the single-family detached character of the Hawkins Lane area - Development should attempt to maintain the character of the Hawkins Lane private roadway - Note the potential historic district designation of the area 	<ul style="list-style-type: none"> - Consistent with nearby residential area on north side of Jones Bridge Road - Seek to protect the character of the Hawkins Lane community and roadway
C 17 Jones Bridge Road, near Hawkins Lane (south) P976, P978, P60	C17a-2.2 acres C17c-4.8 acres Total=7.0 acres	2 houses on large lots (20 du potential)	R-90	Town-houses (25 du potential)	R-90 Cluster	<ul style="list-style-type: none"> - Suitable for cluster, if combined parcels are five acres or more - Cluster could allow retention of houses and immediate environs - Address traffic noise in site design 	<ul style="list-style-type: none"> - Meet housing goals - Enhance and preserve character of site

8. Encourage public use spaces, such as a community courtyard, in the commercial area to offer: opportunities for casual interaction, linkage to pedestrian circulation and transit stops, public gathering space, and attractively landscaped open space. Also encourage the development of visual and physical connections to existing and future commercial areas.

LAND USE

This Plan recommends that, in general, the existing land use for this area be maintained and enhanced.

A number of specific parcels have been reviewed and have their own land use recommendations. These recommendations are shown on Table 3. This Plan also develops a series of recommendations for the Chevy Chase Lake retail center. The land use recommendations do not assume possible transit service on the Georgetown Branch and will remain the same even if that service is provided.

The land use recommendations for this area are summarized below:

1. Cluster development to preserve wooded properties and historic sites. (Parcels C 16, C 17, and C 18.)
2. Use R-90/TDR development to achieve County development and B-CC housing objectives including Moderately Priced Dwelling Units (MPDU's), on Parcel C 12.
3. Complete the approved institutional special exception use to support County economic development goals on Parcel C 14.
4. Allow for elderly or life care housing to meet a growing need, on Parcel C 12.
5. Identify conservation areas to encourage protection of environmentally sensitive areas and to allow for pathway access on Parcels C 9, C 10, and C 19.

Getting an Historic Area Work Permit

A Guide for Owners of Historic Property in Montgomery County, Maryland

When Is an Historic Area Work Permit Needed?

This permit is needed, in addition to any required county building permit, before any construction, demolition, or any other alteration to an historic site or structure within an historic district on the county's Master Plan for Historic Preservation.

Type of Work That Requires a HAWP (regardless of whether a building permit is required)

New construction
Additions
Partial/total demolition
Decks/porches/
Fences/walls
Drives/parking areas
Major landscape/grading
Tree removal
Siding/roofing changes
Window/door changes
Masonry repair/repaint
Signs
Any other work which alters the exterior features of an historic site or resource and requires a Montgomery County building permit

When Is a HAWP NOT Needed?

HAWPs are not needed for interior work, customary farming operations, or for ordinary maintenance to the exterior of the site which does not alter the exterior features of the historic resource. The HPC has no purview over color of materials used in painting or the color of replacement siding or roofing materials.

1. Apply for a building permit from the Department of Environmental Protection (DEP), 250 Hungerford Drive (Route 355), Rockville, telephone 301-738-3110. Because your property is designated as a site or as part of an historic district, ask for an Historic Area Work Permit (HAWP) application and submission requirements.

2. Complete application and return with required submissions to DEP. In every instance, you are required to include in your application a written description, site plan, photographs, and adjacent property owner addresses. Depending on the specific project, you may need to also submit a tree survey, construction plans, elevation drawings, and material specifications. The materials you receive from DEP indicate specific submissions requirements. If your submission is complete, DEP forwards it within three days to the Historic Preservation Commission (HPC). If incomplete, DEP will notify you promptly. Prior to filing your application for a major project, you may contact the HPC for a preliminary consultation, 51 Monroe Street, Suite 1001, Rockville, telephone 301-217-3625.

3. Upon receipt, HPC staff reviews your application and schedules a public appearance before the HPC. The public hearing is scheduled within 45 days from the day the application was filed with DEP. Notice of the scheduled hearing is published in a local newspaper and sent by mail to the applicant, owners of adjacent properties, and the appropriate Local Advisory Panel (LAP) if the site is located in an historic district.

4. The HPC holds a public hearing on your HAWP application. You and other interested parties are offered an opportunity to testify before the HPC. If there is opposition to the application, an opportunity for cross examination is made available. HPC staff recommendations are presented, with slides if appropriate. Comments, if any, by the LAP are also presented. In general, applicants are allowed 10 minutes for presentation; interested individuals are given 3 minutes; and groups are allowed 5 minutes.

5. Following formal closing of the hearing record, usually at the conclusion of your appearance and that of any interested parties, the HPC votes in public session on the application. The Commission has 15 days within which to make its decision public, a deadline that may be extended with consent of the applicant. In making a decision, HPC's options are to instruct DEP to (a) issue the permit as submitted; (b) issue the permit subject to certain conditions; or (c) deny the permit. If the HPC votes to deny your permit, the HPC is required to provide you with written notice of the reasons for the denial.

6. HPC's decision is transmitted to DEP staff, who officially issue or deny the HAWP in accordance with HPC's direction. In practice, most applicants whose applications are accepted by the HPC as submitted or with conditions, can pick up their permits the day after the public hearing.

7. If your application is denied, you may submit a new application or appeal the denial to the County Board of Appeals within 30 days of the Commission's decision. Board of Appeals decisions may be appealed to the Circuit Court.

HPC technical assistance is available to you throughout the application process.

Call 301-217-3625

HAWKINS LANE HISTORIC DISTRICT
CHEVY CHASE, MD 20815



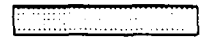
TAX MAP



Outline of District

SCALE:

1" = 200'



M.N.

33

14

J.S.A.

21 / 331

.84 Ac.

P670

M.N.C.P. & P.C.

3388/604 6.69

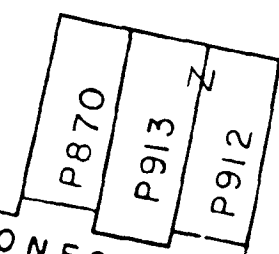
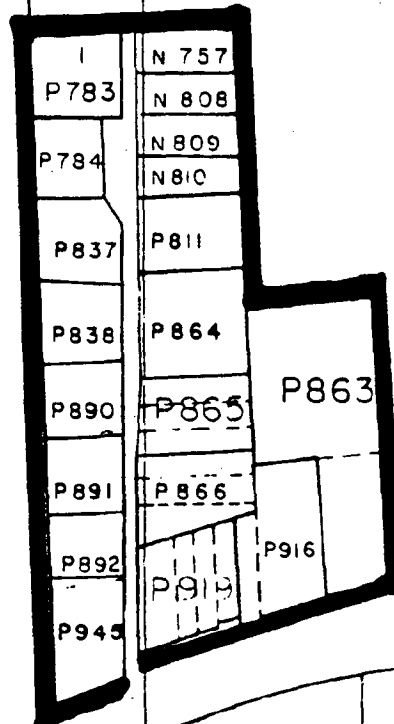
P695

M.N.C.P. & P.C.

3388/604

9.99 Ac.

P806



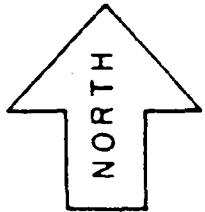
JONES

JONES BRIDGE
ESTATES

P 976

INGRESS
EGRESS

PLATT RIDGE
DRIVE



DIST.	CURRENT TO
7	7-1-90
13	7-1-90

SCALE 1" = 200'



Building and Site Data

(all footage is approximate)

House & Parcel Number	Set- back (feet)	Drive- way width (feet)	Bldg. height (feet)	No. of floors	Est. Square Footage	Lot Size (sq. ft.)
<u>Hawkins Lane</u>						
8806 (P892)	12	10	25	2	1400	4636
8807 (P866)	15	10	40	2	2200*	9969
8810 (P891)	24	20	20	1	2770*	5607
vac. (P865)						9969
8812 (P890)	30	20	20	1	1050	5739
8815 (P864)	20	18	20	1	950	9969
8816 (P838)	15	12	24	1	1730*	6398
8818 (P837)	20	15	20	1	900	7175
vac. (P811)						8548
8822 (P784)	20	15	20	1	1800*	7134
8823 (N810)	25	10	25	3	1350	4575
8825 (N809)	25	10	25	2	900	4753
vac. (P783)						7342
8827 (N808)	25	none	25	2	900	4670
8829 (N757)	25	12	25	2	1300	4734

Jones Bridge Road

4201 (P945)	40	8	25	2	1770*	8176
4117 (P919)	25	8	40	2	3000*	12864
vac. (P916)						12225
4113 (P863)	40	12	20	2	1600	31589

* includes full
basementApproximate distance between structures at:

4201 and 8806	47'	4113 and 4117	134'
8806 and 8810	54'	4117 and 8807	47'
8810 and 8812	23'	8807 and 8815	140'
8812 and 8816	60'	8815 and 8823	150'
8816 and 8818	37'	8823 and 8825	34'
8818 and 8822	56'	8825 and 8827	22'
		8827 and 8829	13'

Total Acreage in Historic District: 3.81 ac.

March 14, 1990

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
SUMMARY OF FINANCIAL INCENTIVES FOR HISTORIC PRESERVATION

I. Incentives available from Montgomery County

A. Montgomery County Property Tax Credit (217-3625).

1. Property tax credit equal to 10 percent of the amount expended on the restoration or rehabilitation of a commercial or residential site listed on the Master Plan for Historic Preservation (MPHP) in Montgomery County either individually or as an historic resource located within an historic district.
 - a. Allowed for tax year immediately following the year in which the work is completed.
 - b. Unused portion can be carried forward for five (5) subsequent tax years.
2. To be eligible for tax credit, the work must be:
 - a. Certified by HPC as contributing to the restoration or preservation of site.
 - b. Limited to exterior work under an approved Historic Area Work Permit.
 - c. Performed by a contractor licensed in Montgomery County.
 - d. Ordinary maintenance expenses exceeding \$1,000 for work certified by the Historic Preservation Commission (HPC) as having historic, architectural or cultural value to site upon review of:
 - (1) Detailed description of the work.
 - (2) Before and after pictures and receipts.

B. Home Improvement Loan Program administered by Montgomery County Department of Housing and Community Development's Division of Housing (217-3700).

1. Loans with low interest rates and monthly payments based upon ability to pay available to preserve historic properties listed on the MPHP in Montgomery County either individually or as an historic resource located within an historic district..
2. Requires certification of property owner's income eligibility.

C. Montgomery County Preservation Fund administered by the Historic Preservation Commission (217-3625).

1. Preservation grants to fund local historic preservation projects that promote public awareness and community involvement.

2. Eligibility criteria
 - a. Non-profit or charitable organizations chartered for the purpose of public education.
 - b. Requires 50-50 matching by organization
 - (1) Contribution may be any combination of cash or in-kind services.
 - (2) Verifiable by audit
 3. Applications accepted annually in April and funds available at beginning of fiscal year.
- D. Easement program administered by HPC as described in Section 24A-13 of ordinance.

II. Incentives available from the State of Maryland (301-974-5000).

A. State of Maryland 502H Subtraction for Preservation of Historic Property.

1. Straight-line Maryland income tax deduction amortized over 60 months.
 - a. 100% of the costs of restoration or rehabilitation.
 - b. Expenses for ordinary maintenance are ineligible.
2. To be eligible for the 502H subtraction, the work must be:
 - a. Designated by the Maryland Historical Trust (MHT) as a certified rehabilitation.
 - b. Interior and exterior restoration or rehabilitation of an historic property:
 - (1) Listed in the National Register of Historic Places.
 - (2) Located in a National Register Historic District or locally-designated historic district and is certified as being of historic significance to the district.
 - (3) Designated as an individual historic site by a certified local government.
 - (4) Owner-occupied and not used in a trade or business or held for the production of income.
 - c. Certified by MHT as conforming to the Secretary of the Interior's "Standard for Rehabilitation" following MHT's review of:
 - (1) Full description of the completed rehabilitation work.
 - (2) Before and after photographs of the interior and exterior of the building to document all repairs or alterations made.
 - (3) Drawings which indicate any changes made to the floor plan.

B. Maryland Historical Trust Gift Easement Program (301-974-5000).

1. Preservation easements protect a historic building's outside appearance or surrounding open spaces.
 - a. Restricts future development or changes.
 - b. Owner donates to non-profit entity.
 - c. Owner gets tax deduction based on the difference in the value of the property before and after the restrictions.
 - (1) Requires professional legal and tax advice.
 - (2) Associated expenses may be significant.
2. Site eligibility criteria:
 - a. Listed in the National Register of Historic Places.
 - b. Located in a National Register Historic District or locally-designated historic district and is certified as being of historic significance to the district.
 - c. Designated as an individual historic site by a certified local government.

C. Revolving Loan Fund administered by the Maryland Historical Trust (301-974-5000).

1. Funds for acquisition of, or capital improvements to all categories of historic real property.
2. Available to private individuals, non-profit organizations and foundations, business entities and political subdivisions.
3. Applications accepted on "first come, first served" must include at least two rejections from commercial lending institutions.
4. Maximum repayment term of twenty years.

D. State Capital Grant Fund administered by the Maryland Historical Trust (301-974-5000).

1. Funds for acquisition of or capital improvements to all categories of historic real property.
2. Average grant is \$30,000 from a average annual total of \$200,000 to 300,000 available in recent past.
 - a. Applications due no later than January 1.
 - b. Projects ranked as to likelihood of funding within 2 months of submission deadline.
 - c. Grant funds available 18 months after filing.

3. Matching requirements:
 - a. Non-profits, 0% match.
 - b. Individuals and Business entities, 25% match.
 - c. Political subdivisions, 50% match.
4. Projects for which funds are sought must be listed in or determined eligible for the Maryland Register of Historic Properties.
 - a. Projects considered in an open process using identical selection criteria.
 - b. Applications for assistance to properties owned by individuals or business entities require outstanding architectural or historical significance for selection.
5. Grant recipients must convey a perpetual historic preservation easement to the MHT in exchange for the grant funds.

III. Incentives available through Federal Tax Reform Act of 1986 (301-974-5000).

- A. 20 percent Investment Tax Credit (ITC) to owners or holders of a long-term lease or properties certified by the National Park Service and MHT and meet the following criteria:
 1. Income-producing commercial buildings:
 - a. Listed individually in the National Register of Historic Places.
 - b. Certified as contributing elements of historic districts listed in the National Register.
 - c. Contributing elements of historic districts designated by local certified government.
 2. Income-producing residential properties, as described in a, b and c if the design of the rehabilitation meets the Secretary of the Interior's Standards for Rehabilitation.
 3. Substantial rehabilitation test.
 4. All other regulations associated with the use of the ITC.
- B. 10 percent ITC to owners or holders of long-term lease for buildings built before 1936 that meet specific criteria:
 1. Commercial income-producing properties.
 2. Substantial rehabilitation test.
 3. All other regulations associated with the use of the ITC.

SOURCES OF ADDITIONAL INFORMATION

Historic Preservation Specialist
Montgomery County Historic Preservation Commission
51 Monroe Street - Suite 1001
Rockville, MD 20850
(301) 217-3620

Montgomery County Division of Housing
51 Monroe Street
Rockville, MD 20850
(301) 217-3700

Maryland Historical Trust
Office of Preservation Services
21 State Circle
Annapolis, MD 21401
(301) 974-5000

Historic Preservation Planner
Maryland-National Capital Park & Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910
(301) 495-4570

HISTORIC PRESERVATION MASTER PLAN AMENDMENT

The Master Plan for Historic Preservation and the Historic Preservation Ordinance, Chapter 24A of the Montgomery County Code, are designed to protect and preserve Montgomery County's historic and architectural heritage. When an historic resource is placed on The Master Plan for Historic Preservation, the adoption action officially designates the property as an historic site or historic district, and subjects it to the further procedural requirements of the Historic Preservation Ordinance.

Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities. It is the intent of the County's preservation program to provide a rational system for evaluating, protecting and enhancing the County's historic and architectural heritage for the benefit of present and future generations of Montgomery County residents. The accompanying challenge is to weave protection of this heritage into the County's planning program so as to maximize community support for preservation and minimize infringement on private property rights.

The following criteria, as stated in Section 24A-3 of the Historic Preservation Ordinance, shall apply when historic resources are evaluated for designation in the Master Plan for Historic Preservation:

(1) Historical and cultural significance:

The historic resource:

- a. has character, interest, or value as part of the development, heritage or cultural characteristics of the County, State, or Nation;
- b. is the site of a significant historic event;
- c. is identified with a person or a group of persons who influenced society;
- d. exemplifies the cultural, economic, social, political or historic heritage of the County and its communities; or

(2) Architectural and design significance:

The historic resource:

- a. embodies the distinctive characteristics of a type, period or method of construction;
- b. represents the work of a master;
- c. possesses high artistic values;
- d. represents a significant and distinguishable entity whose components may lack individual distinction; or
- e. represents an established and familiar visual feature of the neighborhood, community, or County due to its singular physical characteristic or landscape.

HAWKINS LANE HISTORIC DISTRICT
CHEVY CHASE, MD 20815



Topo Map
(enlarged)

Legend:



8812 Building footprint w/
street address.

DDDD

Driveway Location



Carport



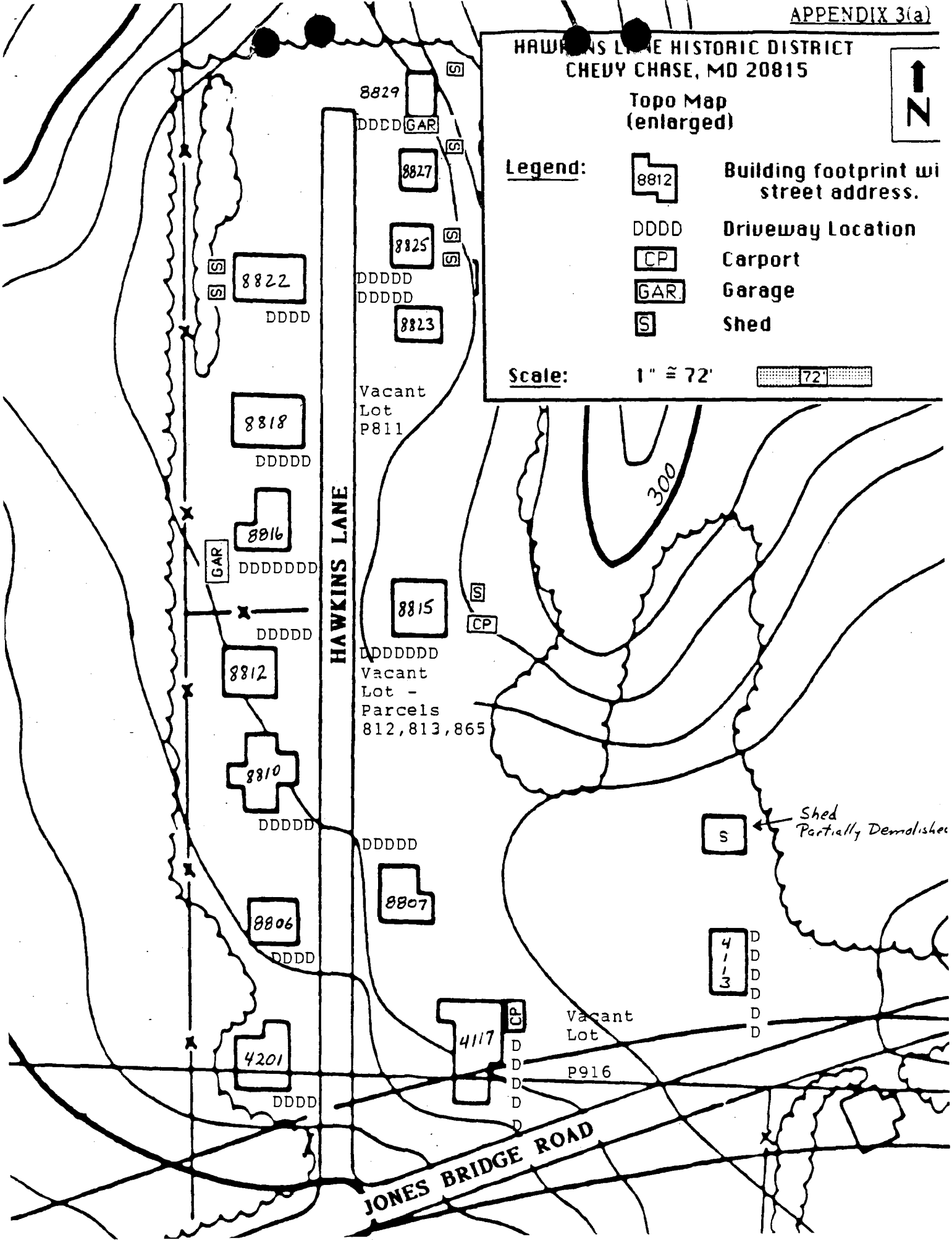
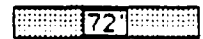
Garage



Shed

Scale:

1" = 72'



JONES BRIDGE ROAD

HAWKINS LANE

Vacant Lot P811

Vacant Lot - Parcels 812, 813, 865

Vacant Lot P916

Shed Partially Demolished

CRITERIA FOR APPROVAL
OF
HISTORIC AREA WORK PERMITS

The Historic Preservation Commission's decision to approve an Historic Area Work Permit application and grant the permit, or to deny the permit, or to grant the permit subject to certain conditions, must be based on the following:

- The proposal will not substantially alter the exterior of an Historic Site or contributing buildings in an Historic Districts.
- The proposal is compatible with the Historic Site or Historic District.
- The proposal will enhance the preservation of the Site or District.
- The proposal is necessary to remedy unsafe conditions.
- The proposal is necessary in order that the owner is not deprived of reasonable use of the property.
- The general public welfare is best served by granting the permit.

R90

25' rear setback.

7' sides setback

35% lot coverage. (only roofed improvements)

→ Zoning will deny addition dwgs

* They would have to go to Board of Appeals

— not likely to approve @ appeal

BORBY BELL

240-777-6240

301

152

0121

CATAL

Benjamin

at work