

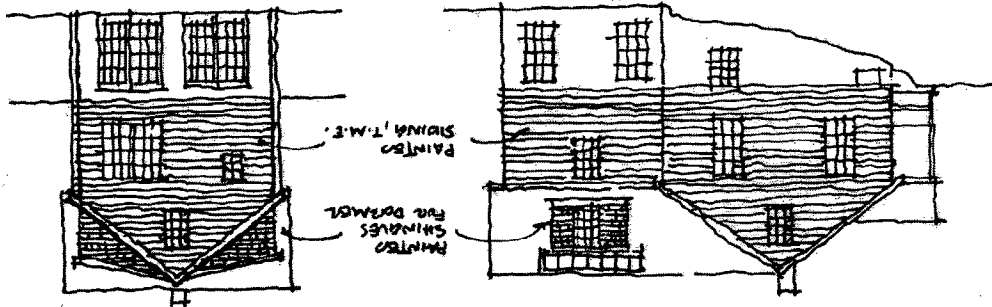
8825 HOWKINS LANE
HOWKINS LANE H.D.

2009 MAP
35/54-09A

N.T.S.

HAWKINS LANE

- ALIGN HEADS OF WINDOWS IN ADDITION W/ MAIN HOUSE OF 1ST FLOOR.
- USE EXISTING ATTIC WINDOWS SIZE AND MATCHIN PATTERN FOR "SMALL" WINDOWS IN ADDITION.



MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|-----------------|
| Address: | 8825 Hawkins Lane, Chevy Chase | Meeting Date: | 06/24/2009 |
| Resource: | Contributing Resource Hawkins Lane Historic District | Report Date: | 06/17/2009 |
| Applicant: | Curtis Wahl and Ana Baide (Ron Haselius, Architect) | Public Notice: | 06/10/2009 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 35/54-09A | Staff: | Anne Fothergill |
| Proposal: | Rear addition, tree removal, and retaining wall | | |

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application with one condition:

1. A tree protection plan will be provided to staff and will be in place prior to construction.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Hawkins Lane Historic District
STYLE: Vernacular Cottage
DATE: 1938

The Hawkins Lane Historic District is situated in a heavily wooded area off Jones Bridge Road in Chevy Chase. The district is bordered on the north and west by 180 acres of federally-owned property occupied by the U.S. Naval Medical Center (NMC) and the Uniformed Services University of the Health Sciences (USUHS) and the east by parkland owned by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was adopted to the County Master Plan in 1991, representing a Black kinship community.

more details in Applicable Guidelines section of staff report

PROPOSAL

The applicants are proposing to construct a rear addition. The 16' x 19' addition will be inset 6" at the sides and the new roof will be 4" lower than the peak of the existing roof. The addition will have a metal or membrane roof, wood shingles to match the existing house, stucco foundation to match, wooden lap siding at the upper level, aluminum-clad wood windows and doors with simulated or true divided lights. They will reuse two wood windows from the existing rear elevation on the new rear elevation. One window will be removed from the foundation level of the left side elevation and a new, larger wood window will be installed for egress. The applicants propose to repair the existing wood shakes on the house and replace some when necessary.

The applicants propose a 10' x 16' paver patio behind the house with a low 8" stone or brick edge retaining wall. The existing gravel driveway will be extended a few feet and there will be a new 3' wide

gravel walkway to the rear patio. The applicants also propose to remove a 24" silver maple tree that is very close to the house and is causing damage to the foundation. The tree is also on a steep slope and is very precarious. Because of the slope, the applicants propose a retaining wall that will be below grade next to the house at the left side. There will be another new low retaining wall on the right side.

See existing and proposed plans in Circles 16-26 and photos of existing conditions in Circles 30-34.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Hawkins Lane Historic District Development Guidelines Handbook (Guidelines)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic

resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Hawkins Lane Historic District Development Guidelines Handbook:

Introduction

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

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

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

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

Establishment of the Historic District

The request for the establishment of a Hawkins Lane Historic District was based on the fact that (as the amendment recommending the district's placement on the county's Master Plan for Historic Preservation notes, the district is "a unique and important historical resource in Montgomery County -an outstanding example of a black 'kinship' community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20th century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family, the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the county's history to be preserved, remembered, and appreciated."

The Hawkins Lane Historic District includes several properties on nearby Jones Bridge Road as well as all of Hawkins Lane, for a total of 3.81 acres; it does not include the Gilliland/ Bloom House at 4025 Jones Bridge Road, or the Hurley/Sutton House at 4023 Jones Bridge Road, each of which has been separately designated as an historic site. The district consists of most of the original three acres acquired late in the nineteenth century by

James H. Hawkins, the ex-slave who founded the community, plus several tracts of land acquired by Hawkins' sons in the early decades of the twentieth century.

The History of Hawkins Lane

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

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 "all that part of a tract of land called Clean Drinking, a total of 400 acres" from Clement Smith, who had acquired the property from a descendant of Charles Jones [Montgomery County Land Records, Y/80]. In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

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

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

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

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

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

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

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

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

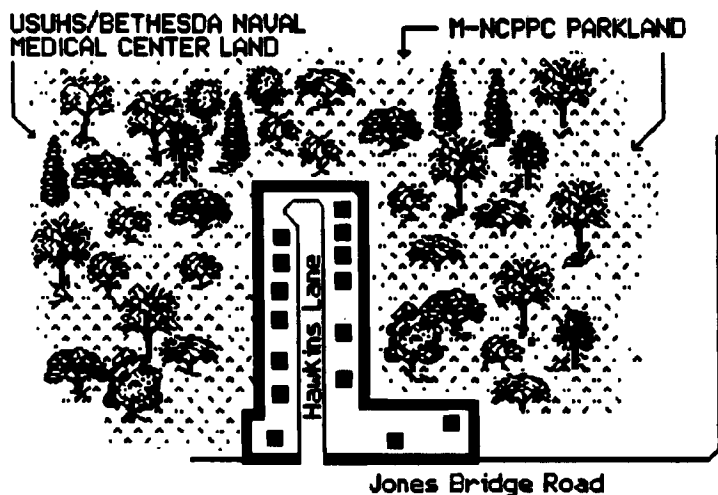
Historic District Characteristics and Development Guide

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

Setting: The Surrounding Area

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

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



Adjoining the federal property on the north and surrounding the district to the east are approximately 36 acres of wooded property belonging to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The property is undeveloped except for a recreation center which, in the summer, is screened by vegetation.

Setting: The Historic District

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

Vegetation and Topography

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

A survey of the vegetation in the district found that the principal hard wood trees are tulip poplars, white oaks, red oaks, box elders, and sugar maples. Ornamental trees include dogwoods, Japanese red maples, and red buds. In addition, a number of evergreens, such as cedars, hemlock, and southern pine, are used to delineate boundaries and to serve as hedges,

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

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

Guidelines:

Existing trees and major shrubs within the historic district should be maintained.

Plans for new development should provide for the retention of existing vegetation.

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

Where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement.

Roads and Sidewalks

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

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

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

Guidelines:

In order to protect the district's rural character, the existing appearance and configuration of Hawkins Lane should be maintained.

The Lane should not be paved or widened or have curbs, gutters, or sidewalk added.

If there is new construction, driveway cuts onto Hawkins Lane should be kept to a minimum in order to preserve the Lane's existing character and to reduce traffic.

Plans for alterations to Jones Bridge Road (particularly an increase in the number of lanes) should take into account the potentially adverse impact on district residences on the north side of the Road. Road widening projects should be limited to the south side.

Open Space

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

Much of the vacant land in the district is part of the 2.5 acre parcel which investors have targeted for development, but the Ad Hoc Committee would like to see some of it used for other purposes. On the east side of Hawkins Lane, for instance, the large, overgrown lot between 8815 and 8823 was once a well-tended garden. Because of its central location in the district, the Committee has discussed acquiring the lot for use as a community park and garden, utilizing both private and public funds, where possible (i.e.: state "Green Space Program" monies).

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

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

Guidelines

Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.

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

The size of existing side-lots on the west side of Hawkins Lane should be approximated if there is new construction on the Lane.

Site Details

"Site Details" are those visual features associated most directly with district buildings and the sites on which they are located. Site details include building architecture or style, materials, scale, and massing; building siting and setback; fences and other property markers; residential driveways, parking areas, and walkways; and landscaping. Building "side-lots" and rear yards (discussed above, under "open space") are also noteworthy site details.

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

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

Driveways, Parking Areas and Walkways

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

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

Guidelines:

New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width, appearance and surface covering, with existing driveways, parking areas, and walkways.

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

Buildings: Architecture and Materials

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

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

A few of the buildings exhibit a more specific architectural style. Some are much-simplified versions of mid-nineteenth century rural cottages; others are characteristic of the bungalows and so-called "four-square" houses popular in the early decades of the twentieth century. In addition, one of the Jones Bridge Road structures is an excellent example of an early twentieth century Victorian vernacular farmhouse of the type once widely found in the rural parts of the county. Characterized by strong vertical lines, a front-gabled metal-covered roof, and a front porch with turned and bracketed posts, few such structures remain in the Bethesda-Chevy Chase area. At the rear of this structure is a partially-demolished wood shed which is historically significant because it appears to date from the same early period as the house.

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

Buildings: Scale and Massing

Building scale is one of the most important factors in determining the character of the historic district. While a building's "size" can be defined as its dimensions in whole or in part, building "scale" is the size of a building "in proportion to" neighboring buildings, or to a passing pedestrian, or to its surroundings in general. That is,

building scale is determined not by actual size but by how large it appears in relationship to people, other buildings, and the community.

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

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

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

Guidelines:

Existing Buildings

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

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

Architectural elements which contribute to a building's character, including front porches, should be retained.

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

Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.

Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

New Construction

New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.

New construction should take into account the vernacular character of existing structures and the wide variety of materials used.

New garages should be detached in keeping with the prevailing style in the district.

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

Siting and Setback

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

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

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

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

Guidelines:

New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.

Existing outbuilding siting patterns should be maintained, with new garages and other structures placed at the rear of lots.

New construction should take the siting and setback of adjoining buildings into particular account.

Landscaping

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

Guideline:

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

Fences and Other Property Markers

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

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

Guidelines:

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

Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.

County Zoning and Land Use Recommendations

As noted above, new development in the historic district can damage or destroy the district's character if it is not carefully planned, both in design and setting. The Bethesda-Chevy Chase Master Plan (adopted April, 1990)

indicates that there is a 2.5 acre parcel in the district which is a potential development site. Under existing R-90 zoning (Single-Family Detached Residential), approximately three new single family detached homes could be constructed on the parcel; under the R-90 "Cluster Development" option, which is the recommended development alternative in the Master Plan for new subdivisions in the historic district the number could be as high as nine. (See Appendix 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.

The applicants should also consider the guidance found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

- 18.1 Place an addition at the rear of a building to minimize its visual impacts.
- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

STAFF DISCUSSION

The Hawkins Lane historic district is a very unique and interesting part of Chevy Chase. As was noted previously in the staff report, the historic district was designated on the *Master Plan* for its historical and cultural significance as an early black kinship community and for its rural character and modest housing stock. The houses on Hawkins Lane were mainly built in the 1920s and 1930s (some of the houses within the historic district along Jones Bridge Road are older). The HPC rarely sees applications for alterations to houses in this historic district.

This proposal for a rear addition is in keeping with the *Secretary of the Interior's Standards* as well as the Hawkins Lane-specific guidelines in Circles 3-11 and the Montgomery County design guidelines. The proposed addition is relatively small, is lower than the existing massing, is inset on the sides, and the materials are appropriate and compatible. The applicants are proposing aluminum-clad wood windows and while the Commission generally does not support clad windows, proposals are reviewed on a case-by-case basis and since this will be entirely at the rear of a resource in this specific, unique historic district, staff supports the material as not having an adverse effect on the house or overall district.

The tree that the applicants are proposing to remove is so close to the house that it is causing damage to the foundation and because of the steep slope next to the house it may be vulnerable. The property has a few other large trees as noted in the arborist's report and is in a very wooded area because it is surrounded by parkland. Tree protection will be needed for the 32" white ash behind the house since its roots may be within the construction area.

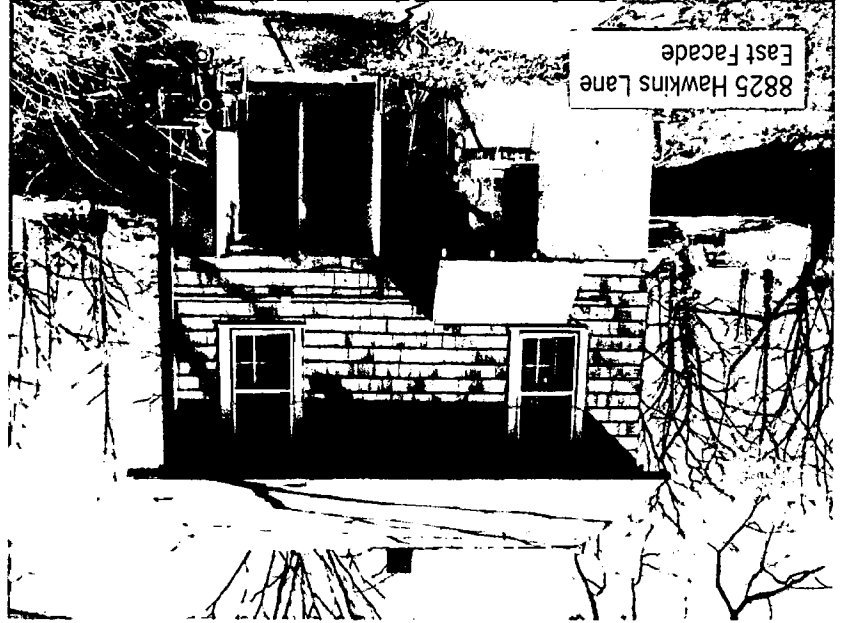
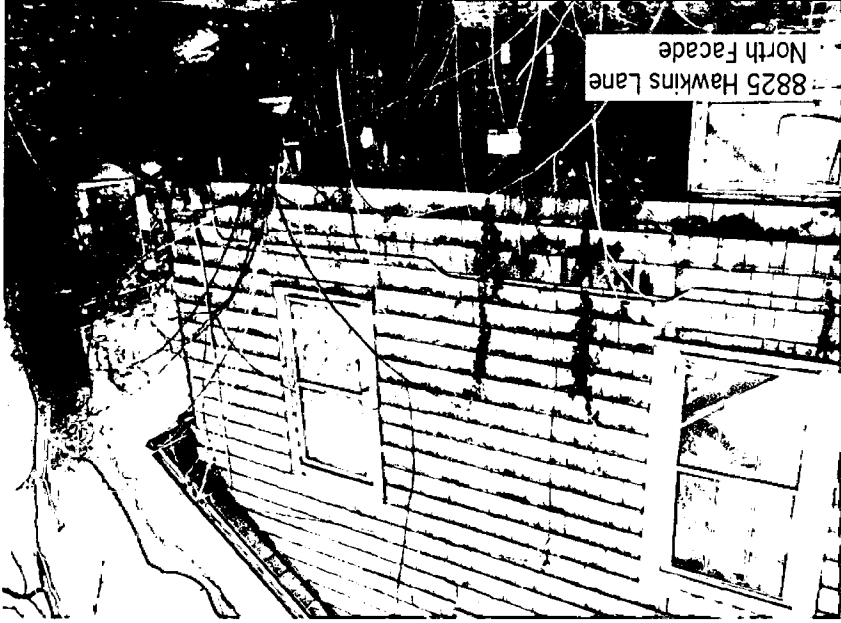
STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition listed on page one** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.





8825 Hawkins Lane
View from street showing 8827 Hawkins Lane on left



8825 Hawkins Lane
View toward houses across the street



8825 Hawkins Lane
View from street showing 8823 Hawkins Lane on right

ORIGINAL

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|---------------------|---|-----------------------|-----------------|
| Address: | 8825 Hawkins Lane, Chevy Chase | Meeting Date: | 07/8/2009 |
| Resource: | Contributing Resource Hawkins Lane Historic District | Report Date: | 07/1/2009 |
| Applicant: | Curtis Wahl and Ana Baide (Ron Haselius, Architect) | Public Notice: | 06/24/2009 |
| Review: | HAWP | Tax Credit: | None |
| Case Number: | 35/54-09A CONTINUED | Staff: | Anne Fothergill |
| Proposal: | Rear addition, tree removal, and retaining wall | | |

STAFF RECOMMENDATION

Staff recommends that the HPC approve this application with one condition:

1. A tree protection plan will be provided to staff and will be in place prior to construction.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Hawkins Lane Historic District
STYLE: Vernacular Cottage
DATE: 1938

The Hawkins Lane Historic District is situated in a heavily wooded area off Jones Bridge Road in Chevy Chase. The district is bordered on the north and west by 180 acres of federally-owned property occupied by the U.S. Naval Medical Center (NMC) and the Uniformed Services University of the Health Sciences (USUHS) and the east by parkland owned by the Maryland-National Capital Park & Planning Commission. The Hawkins Lane Historic District was adopted to the County Master Plan in 1991, representing a Black kinship community.

more details in Applicable Guidelines section of staff report

BACKGROUND

The applicants came to the HPC on June 24, 2009. At that time, the applicants agreed to continue their application so they could work on the design and respond to some of the Commission's suggestions that the rear addition have a gable roof with dormers.

PROPOSAL

The applicants are proposing to construct a rear addition. The 16' x 19' addition will be inset 6" at the sides and the new roof will be 4" lower than the peak of the existing roof. The addition will have an asphalt shingle roof, wood shingles to match the existing house, stucco foundation to match, wooden lap siding on the dormers, aluminum-clad wood windows and doors with simulated or true divided lights. They will reuse two wood windows from the existing rear elevation on the new rear elevation. One window will be removed from the foundation level of the left side elevation and a new, larger wood

window will be installed for egress. The applicants propose to repair the existing wood shakes on the house and replace some when necessary.

The applicants propose a 10' x 16' paver patio behind the house with a low 8" stone or brick edge retaining wall. The existing gravel driveway will be extended a few feet and there will be a new 3' wide gravel walkway to the rear patio. The applicants also propose to remove a 24" silver maple tree that is very close to the house and is causing damage to the foundation. The tree is also on a steep slope and is very precarious. Because of the slope, the applicants propose a retaining wall that will be below grade next to the house at the left side. There will be another new low retaining wall on the right side.

See existing and proposed plans in Circles 16-26 and photos of existing conditions in Circles 35-39.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Capitol View Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and the *Hawkins Lane Historic District Development Guidelines Handbook (Guidelines)*. The pertinent information in these documents is outlined below.

Montgomery County Code; Chapter 24A-8:

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style.

- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

Standard #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Hawkins Lane Historic District Development Guidelines Handbook:

Introduction

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

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

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

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

Establishment of the Historic District

The request for the establishment of a Hawkins Lane Historic District was based on the fact that (as the amendment recommending the district's placement on the county's Master Plan for Historic Preservation notes, the district is "a unique and important historical resource in Montgomery County -an outstanding example of a black 'kinship' community which reflects the heritage and lifestyle of black citizens at the turn of the century and in the early 20th century. There are few intact, early black communities left in the county and even fewer which so clearly demonstrate the determination and legacy of one family, the Hawkins. Although the structures in the district are modest, they clearly reflect a sense of historic time and place. The district, as a whole, is an essential part of the county's history to be preserved, remembered, and appreciated."

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

The History of Hawkins Lane

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

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 " all that part of a tract of land called Clean Drinking, a total of 400 acres " from Clement Smith, who had acquired the property from a descendant of Charles Jones [Montgomery County Land Records, Y/80]. In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

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

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

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

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

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

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

Established by a black, with the majority of dwellings built by --and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number

of the properties are still black-owned and the Hawkins family is still represented in the district. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

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

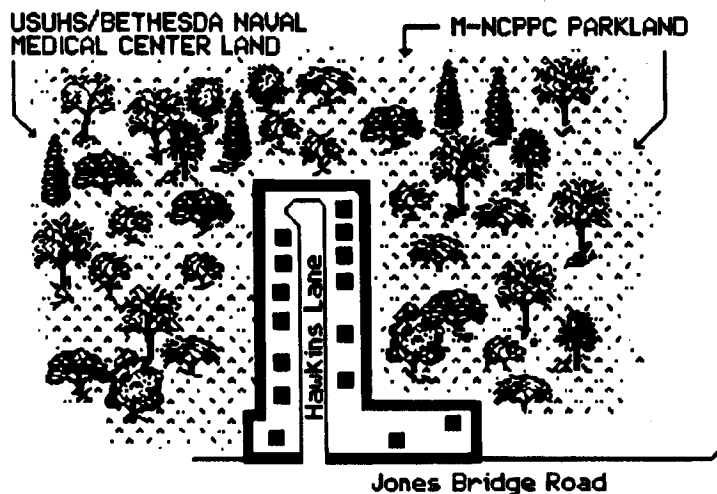
Historic District Characteristics and Development Guide

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

Setting: The Surrounding Area

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

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



Adjoining the federal property on the north and surrounding the district to the east are approximately 36 acres of wooded property belonging to the Maryland-National Capital Park and Planning Commission (M-NCPPC). The property is undeveloped except for a recreation center which, in the summer, is screened by vegetation.

Setting: The Historic District

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

Vegetation and Topography

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

A survey of the vegetation in the district found that the principal hard wood trees are tulip poplars, white oaks, red oaks, box elders, and sugar maples. Ornamental trees include dogwoods, Japanese red maples, and red buds. In addition, a number of evergreens, such as cedars, hemlock, and southern pine, are used to delineate boundaries and to serve as hedges,

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

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

Guidelines:

Existing trees and major shrubs within the historic district should be maintained.

Plans for new development should provide for the retention of existing vegetation.

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

Where trees or major shrubs must be removed (because of natural causes or construction damage), provision should be made for their replacement.

Roads and Sidewalks

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

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

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

Guidelines:

In order to protect the district's rural character, the existing appearance and configuration of Hawkins Lane should be maintained.

The Lane should not be paved or widened or have curbs, gutters, or sidewalk added.

If there is new construction, driveway cuts onto Hawkins Lane should be kept to a minimum in order to preserve the Lane's existing character and to reduce traffic.

Plans for alterations to Jones Bridge Road (particularly an increase in the number of lanes) should take into account the potentially adverse impact on district residences on the north side of the Road. Road widening projects should be limited to the south side.

Open Space

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

Much of the vacant land in the district is part of the 2.5 acre parcel which investors have targeted for development, but the Ad Hoc Committee would like to see some of it used for other purposes. On the east side of Hawkins Lane, for instance, the large, overgrown lot between 8815 and 8823 was once a well-tended garden. Because of its central location in the district, the Committee has discussed acquiring the lot for use as a community park and garden, utilizing both private and public funds, where possible (i.e.: state "Green Space Program" monies).

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

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

Guidelines

Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.

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

The size of existing side-lots on the west side of Hawkins Lane should be approximated if there is new construction on the Lane.

Site Details

"Site Details" are those visual features associated most directly with district buildings and the sites on which they are located. Site details include building architecture or style, materials, scale, and massing; building siting and setback; fences and other property markers; residential driveways, parking areas, and walkways; and landscaping. Building "side-lots" and rear yards (discussed above, under "open space") are also noteworthy site details.

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

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

Driveways, Parking Areas and Walkways

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

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

Guidelines:

New driveways, parking areas, and walkways on Hawkins Lane and Jones Bridge Road should be compatible, in width, appearance and surface covering, with existing driveways, parking areas, and walkways.

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

Buildings: Architecture and Materials

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

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

A few of the buildings exhibit a more specific architectural style. Some are much-simplified versions of mid-nineteenth century rural cottages; others are characteristic of the bungalows and so-called "four-square" houses popular in the early decades of the twentieth century. In addition, one of the Jones Bridge Road structures is an excellent example of an early twentieth century Victorian vernacular farmhouse of the type once widely found in the rural parts of the county. Characterized by strong vertical lines, a front-gabled metal-covered roof, and a front porch with turned and bracketed posts, few such structures remain in the Bethesda-Chevy Chase area. At the rear of this structure is a partially-demolished wood shed which is historically significant because it appears to date from the same early period as the house.

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

Buildings: Scale and Massing

Building scale is one of the most important factors in determining the character of the historic district. While a building's "size" can be defined as its dimensions in whole or in part, building "scale" is the size of a building "in proportion to" neighboring buildings, or to a passing pedestrian, or to its surroundings in general. That is,

building scale is determined not by actual size but by how large it appears in relationship to people, other buildings, and the community.

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

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

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

Guidelines:

Existing Buildings

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

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

Architectural elements which contribute to a building's character, including front porches, should be retained.

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

Additions or alterations to existing outbuildings should follow the same guidelines as additions or alterations to residential structures, that is, they should be compatible with the existing structures in terms of scale, massing and materials.

Where an outbuilding has particular historic significance because of its date of erection or other factors (as with the shed at the rear of 4113 Jones Bridge Road) every effort should be made to maintain and preserve it.

New Construction

New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.

New construction should take into account the vernacular character of existing structures and the wide variety of materials used.

New garages should be detached in keeping with the prevailing style in the district.

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

Siting and Setback

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

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

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

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

Guidelines:

New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.

Existing outbuilding siting patterns should be maintained, with new garages and other structures placed at the rear of lots.

New construction should take the siting and setback of adjoining buildings into particular account.

Landscaping

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

Guideline:

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

Fences and Other Property Markers

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

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

Guidelines:

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

Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.

County Zoning and Land Use Recommendations

As noted above, new development in the historic district can damage or destroy the district's character if it is not carefully planned, both in design and setting. The Bethesda-Chevy Chase Master Plan (adopted April, 1990) indicates that there is a 2.5 acre parcel in the district which is a potential development site. Under existing R-90 zoning (Single-Family Detached Residential), approximately three new single family detached homes could be

constructed on the parcel; under the R-90 "Cluster Development" option, which is the recommended development alternative in the Master Plan for new subdivisions in the historic district the number could be as high as nine. (See Appendix 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.

The applicants should also consider the guidance found in *Design Guidelines for Historic Sites and Districts in Montgomery County, Maryland*, which recommends:

Basic Principles for an Addition

The overall design of an addition should be in keeping with the design of the primary structure. Design elements should take their cue from the primary structure, but this does not preclude contemporary interpretations, nor discourage differentiating the addition from the historic building. Keeping the size of the addition small, in relation to the main structure, also will help minimize its visual impacts. It is also important that an addition not obscure any significant features of a building. If the addition is placed to the rear of the existing structure, it is less likely to affect such features. Side additions are generally discouraged.

18.0 DESIGN OF NEW ADDITIONS

Design a new addition to be compatible with the primary structure.

18.1 Place an addition at the rear of a building to minimize its visual impacts.

- 18.2 Do not obscure, damage, destroy or remove original architectural details and materials of the primary structure.
- 18.3 An addition should be compatible in scale with the primary structure.
- 18.4 Use building materials that are compatible with those of the primary structure.
- 18.5 An addition should be compatible in character with the primary structure.
- 18.7 The roof form and slope of a new addition should be in character with and subordinate to that of the primary building.

STAFF DISCUSSION

The Hawkins Lane historic district is a very unique and interesting part of Chevy Chase. As was noted previously in the staff report, the historic district was designated on the *Master Plan* for its historical and cultural significance as an early black kinship community and for its rural character and modest housing stock. The houses on Hawkins Lane were mainly built in the 1920s and 1930s (some of the houses within the historic district along Jones Bridge Road are older). The HPC rarely sees applications for alterations to houses in this historic district.

The applicants responded to the Commission's suggestions and the rear addition design is now very well integrated and successful. This proposal is in keeping with the *Secretary of the Interior's Standards* as well as the Hawkins Lane-specific guidelines in Circles 3-11 and the Montgomery County design guidelines. The proposed addition is relatively small, is lower than the existing massing, is inset on the sides, and the materials are appropriate and compatible. The applicants are proposing aluminum-clad wood windows and while the Commission generally does not support clad windows, proposals are reviewed on a case-by-case basis and since this will be entirely at the rear of a resource in this specific, unique historic district, staff supports the material as not having an adverse effect on the house or overall district.

The tree that the applicants are proposing to remove is so close to the house that it is causing damage to the foundation and because of the steep slope next to the house it may be vulnerable. The property has a few other large trees as noted in the arborist's report and is in a very wooded area because it is surrounded by parkland. Tree protection will be needed for the 32" white ash behind the house since its roots may be within the construction area.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application **with the condition listed on page one** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
 255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
 240/777-4370

DPS - #8

HISTORIC PRESERVATION COMMISSION
 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: CURTIS WAHL
 Daytime Phone No.: ~~412-200-8333~~ 301-332-9909

Tax Account No.: 00430064
 Name of Property Owner: CURTIS WAHL & ANA BAIDY Daytime Phone No.: ~~412-200-8333~~ 301-332-9909
 Address: 8825 HAWKINS CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: BY OWNER Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8825 Street: HAWKINS LANE
 Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE ROAD
 Lot: _____ Block: _____ Subdivision: HAWKINS
 Liber: 11 Folio: 769 Parcel: B

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

| | | | | | | | | |
|---|--|--|---|--|---|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input checked="" type="checkbox"/> A/C | <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input checked="" type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____
 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 3 feet 6 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 of owner or authorized agent

Approved: _____ For: Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____

Application/Permit No.: #512954 Date Filed: _____ Date Issued: _____

Edit 6/21/96

SEE REVERSE SIDE FOR INSTRUCTIONS



13

**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:

20' x 22' 1/2 story w/ basement walk-out. Cedar shake siding, asphalt shingle roof, conc. basement. Bungalow style. Property backs up to Regional Park at rear. Gravel street & shared gravel driveway w/ neighbor on south. Generally wooded neighborhood.

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

15' x 20' Addition to the rear of the home for new bedroom, bath & living room. Replacement of exg. deteriorated shake siding with new cedar shakes. Removal of one Maple tree interfering w/ elec line & foundation of house. All new finishes to compliment exg. & maintain historic character.

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 canopy 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

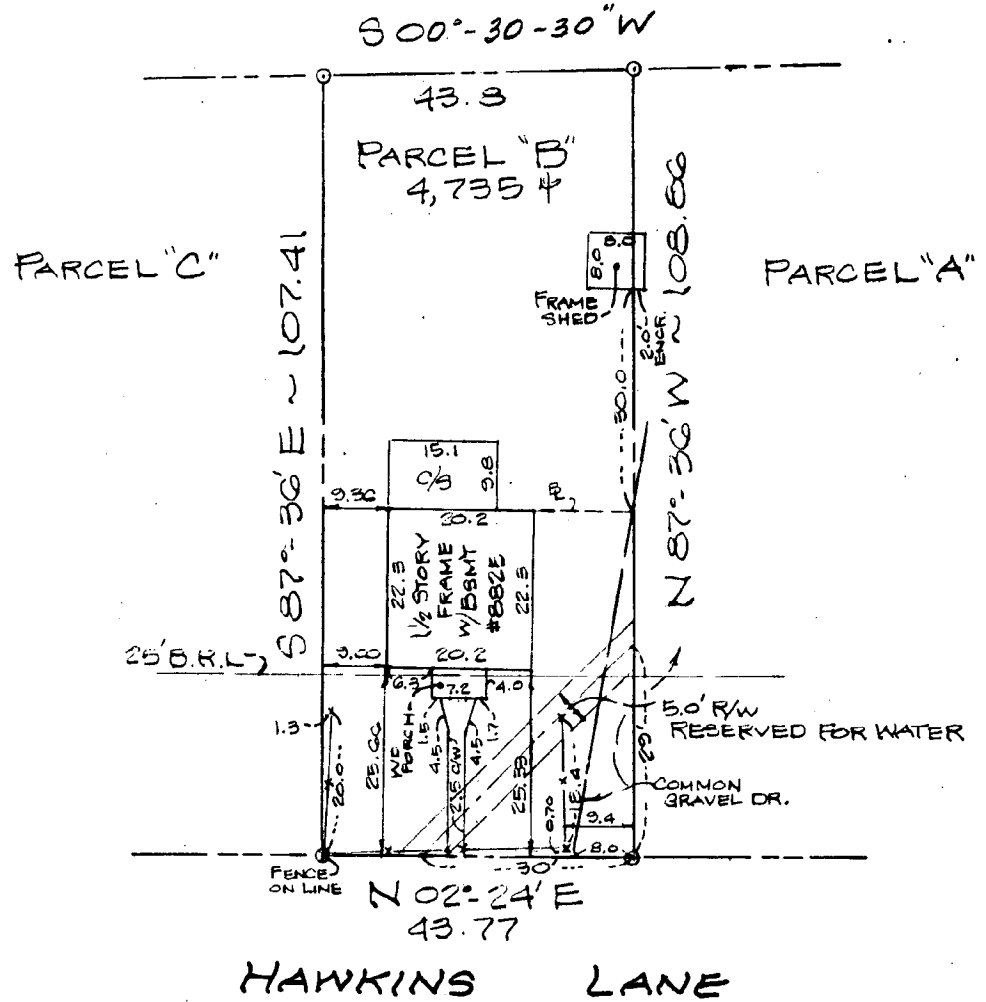
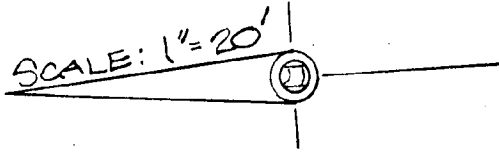
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

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

| Owner's mailing address | Owner's Agent's mailing address |
|---|---|
| CURTIS WAHL 8825 HAWKINS LANE CHEVY CHASE, MD 20815 | |
| Adjacent and confronting Property Owners mailing addresses | |
| SHERRY BERG 8827 HAWKINS LANE CHEVY CHASE, MD 20815 | ALBERT JENKINS 8822 HAWKINS LANE CHEVY CHASE, MD 20815 |
| KATHRYN SESSIONS 8823 HAWKINS LANE CHEVY CHASE, MD 20815 | |
| | |

House Location
 HAWKINS SUBDIVISION
 Parcel B
 Montgomery County, MD
 Plat Book 11 at Plat No. 769



SURVEYOR'S CERTIFICATES:

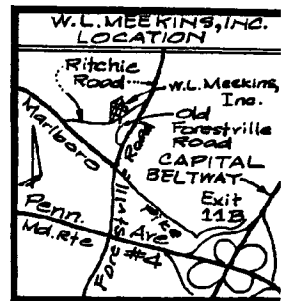
I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit-scope survey and that unless otherwise shown, there are no visible encroachments.

Date: 5-21-09 *[Signature]*

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipes are in place as shown.

Date:

Note: House location surveys do not include setting iron pipes on property corners.



NO TITLE REPORT FURNISHED.
 PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

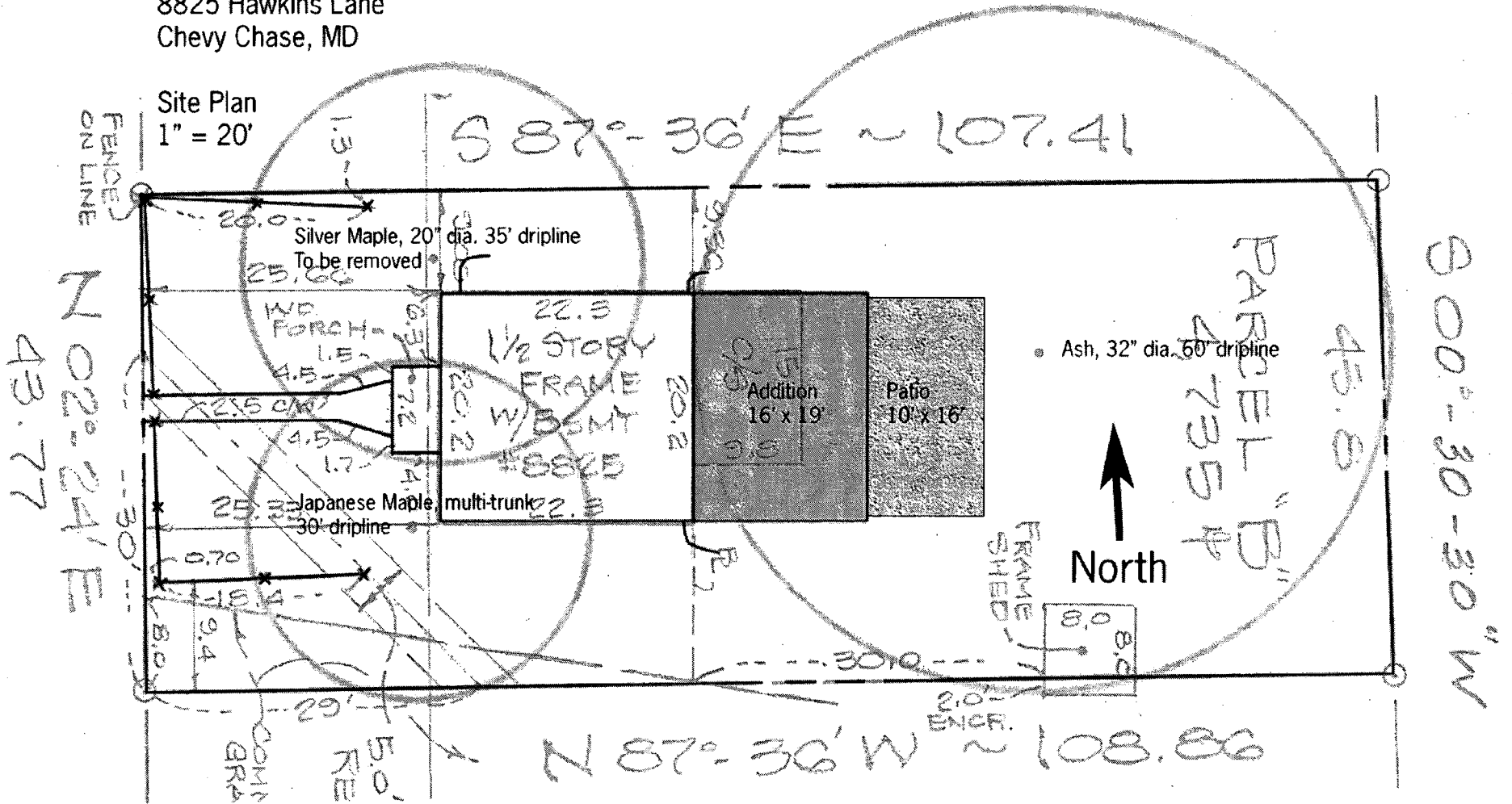
W.L. MEEKINS, INC.
 3101 Ritchie Road
 Forestville MD 20747-4434
 301-736-6387/5366

REGISTRATIONS
 MD # 2134 & # 10833
 VA # 576 D.C. L.S. # 900860
 www.meekins.net

16

8825 Hawkins Lane
Chevy Chase, MD

Site Plan
1" = 20'



8825 Hawkins Lane
Chevy Chase, MD
West Elevation

Note: No work anticipated this facade except for replacement/restoration of existing cedar shake siding, repair and painting of trim.



8825 Hawkins Lane
Chevy Chase, MD
South Elevation

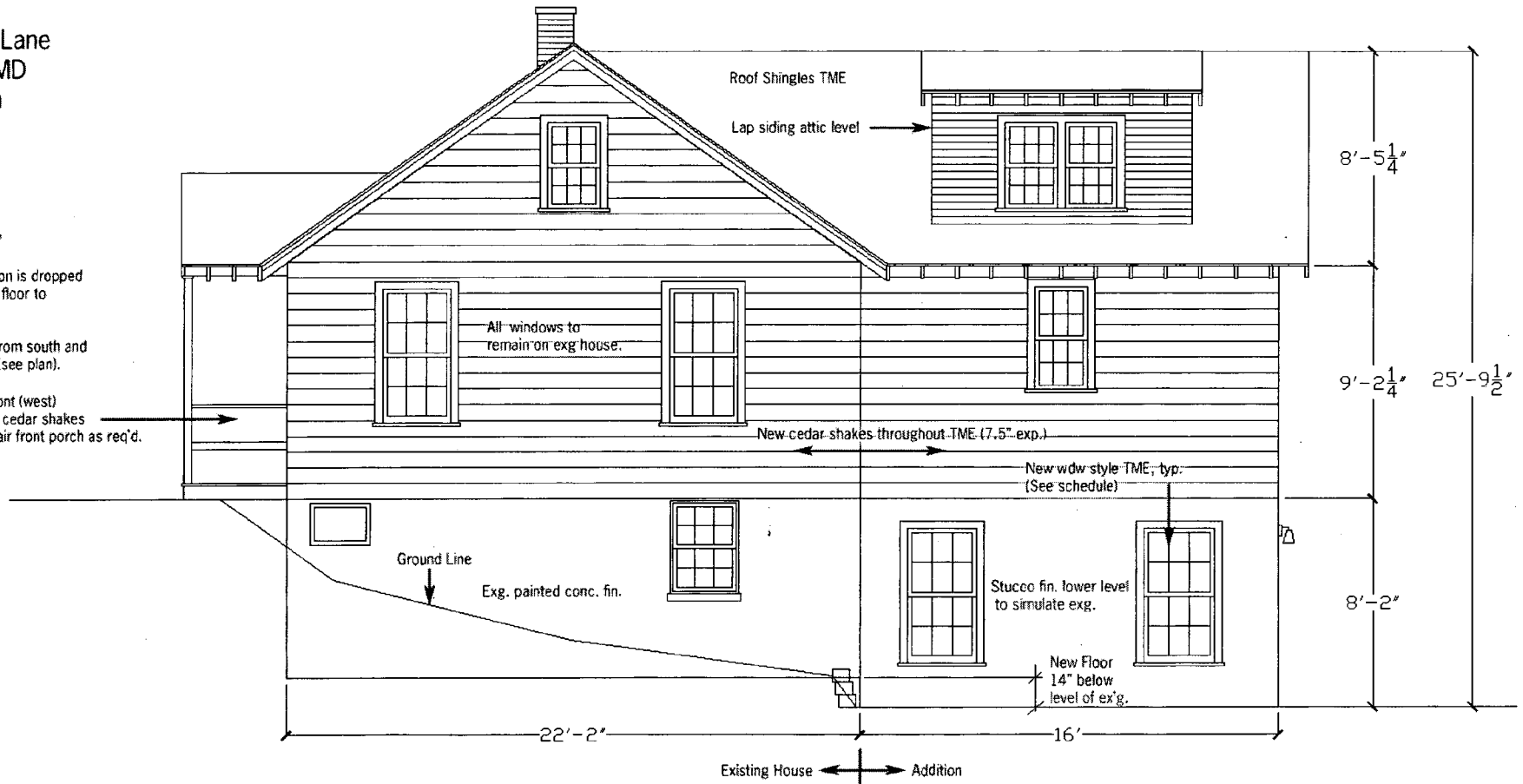
General Notes:

TME = "to match existing"

Floor on lower level addition is dropped approx. 14" from existing floor to accommodate 8' clg. ht.

New addition to be inset from south and north exg. facades by 6" (see plan).

No work anticipated on front (west) facade, except to replace cedar shakes & new paint on trim. Repair front porch as req'd.



new proposal

8825 Hawkins Lane
Chevy Chase, MD
North Elevation

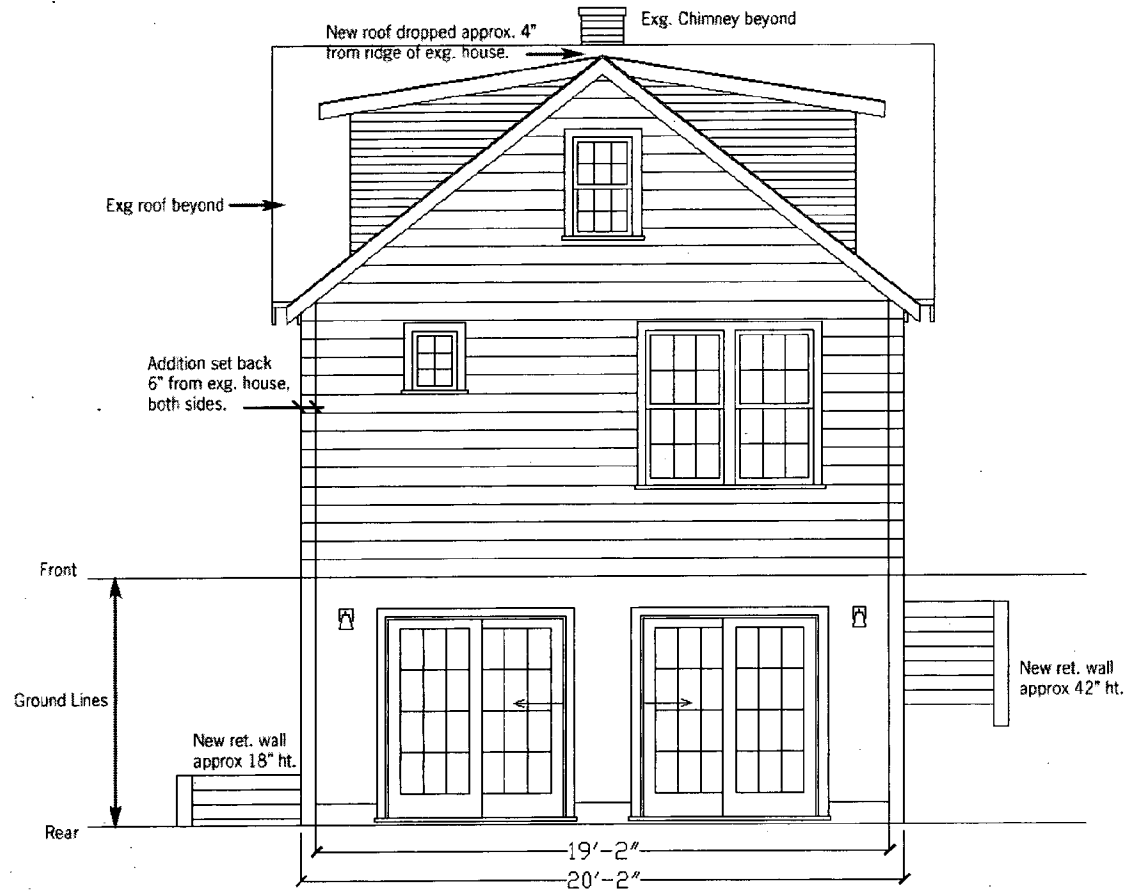
See South Elevation
for exterior finishes



new proposal

20

8825 Hawkins Lane
Chevy Chase, MD
East Elevation



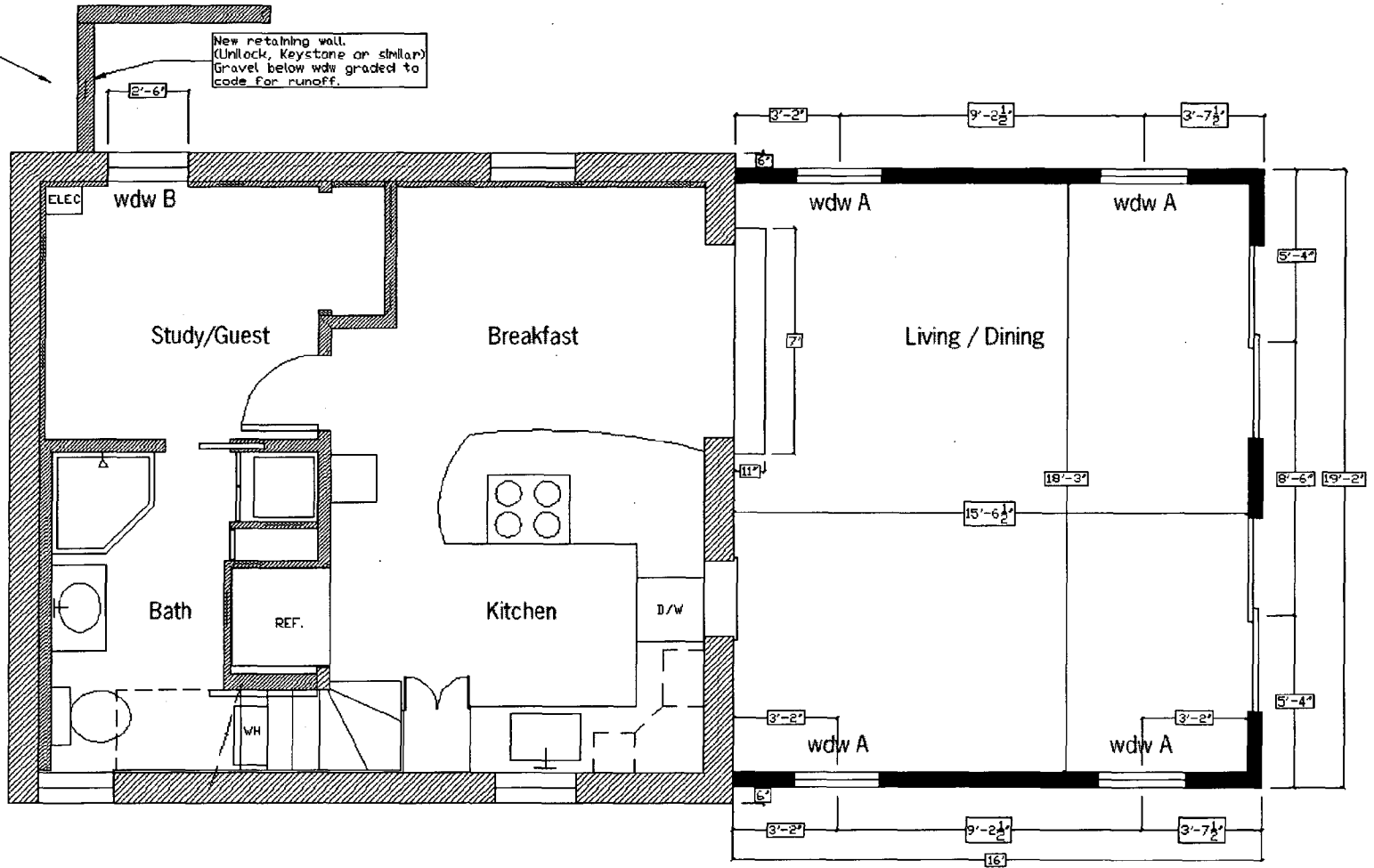
new proposal

21-23

8825 Hawkins Lane
 Chevy Chase, MD 20815
 Lower Level
 New construction in black

Re-grade area
 to accommodate
 new egress wdw.

New retaining wall.
 (Unilock, Keystone or similar)
 Gravel below wdw graded to
 code for runoff.

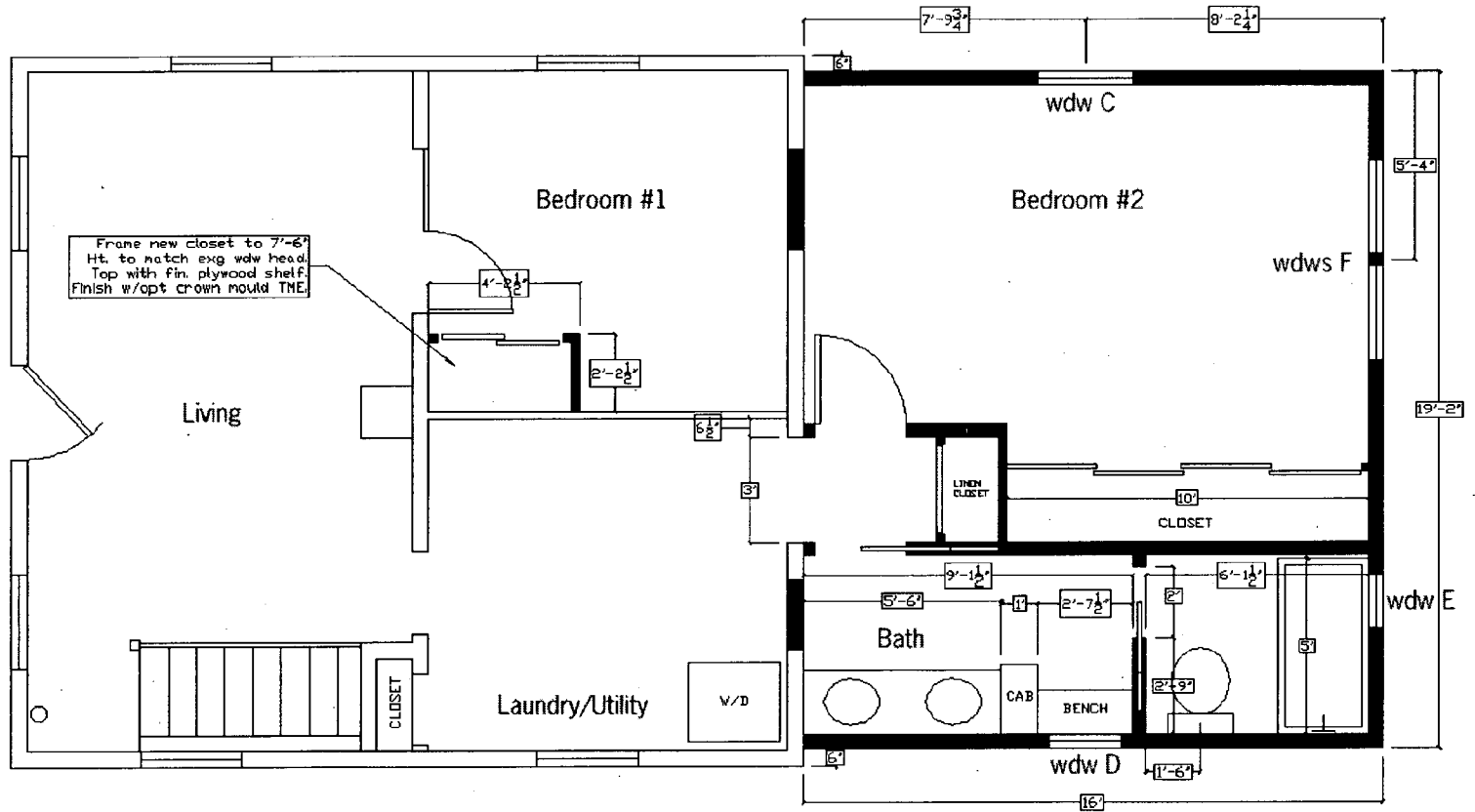


24

8825 Hawkins Lane
Chevy Chase, MD 20815

Upper Level

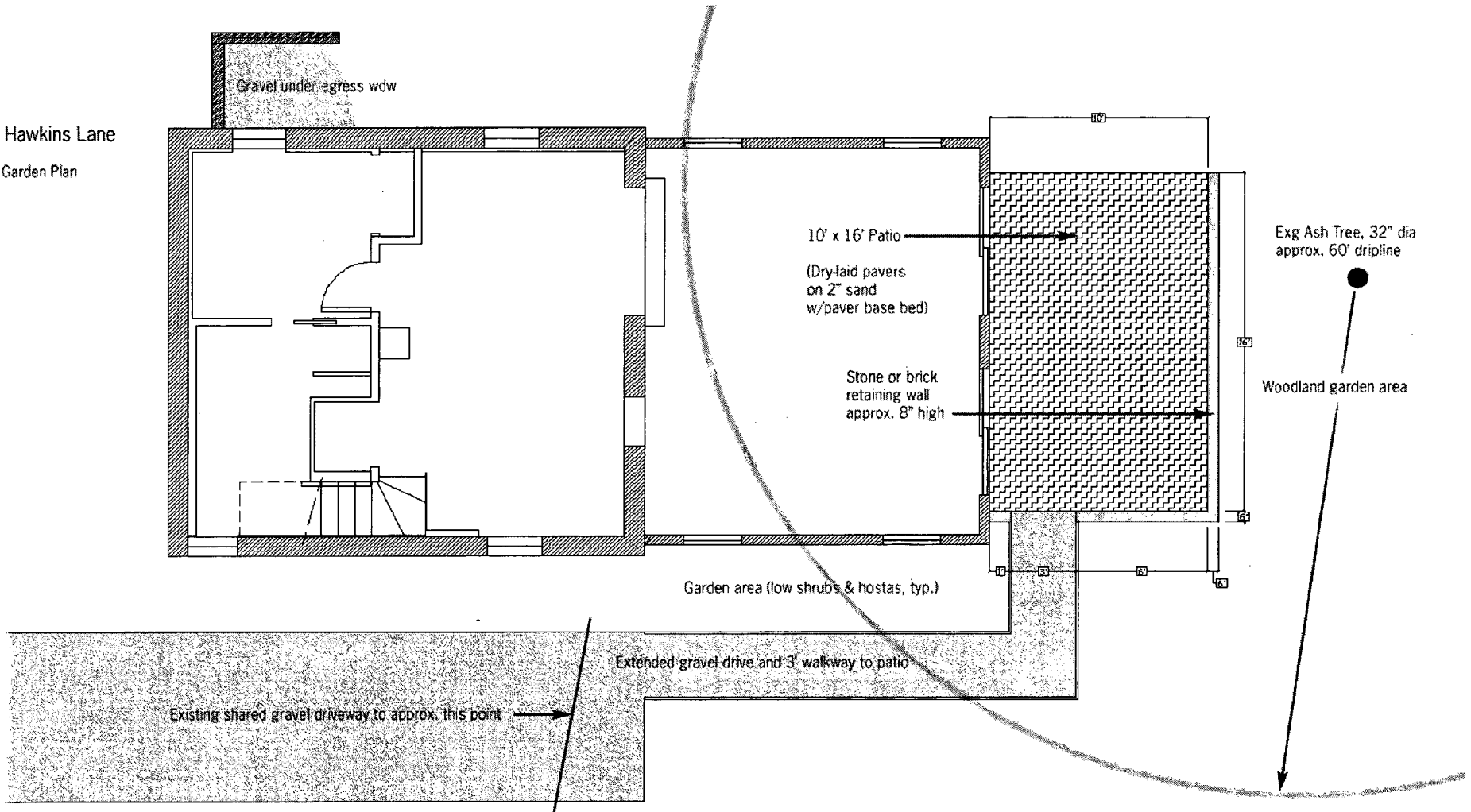
New construction in black



52

8825 Hawkins Lane

Patio / Garden Plan



8825 Hawkins Lane, Chevy Chase, MD

WINDOWS & DOORS

Assume all windows and doors to be Andersen, Marvin, Pella or similar quality. Exterior should be clad (assume white for now), insulated low-E glass, with wood interior finish (likely pine). Simulated or true divided lite mullions should typically match or coordinate with existing patterns. No "in-the-glass" or snap-in mullions.

Windows:

Window A (quantity 4) - Lower level living area: approx 32" x 63" double hung.

Window B (1) - Lower level study: Egress window size. Approx 30" x 42" double hung.

Window C (1) - Upper level bedroom: approx 32" x 63" double hung. (Same as Window A)

Window D (1) - Upper level bath: approx 24" x 36" double hung (casement is acceptable).

Window E (5) - Upper level bath & attic level: approx. 18" x 24" fixed.

Window F (2) - Upper level bedroom: The owner wants to salvage the two existing windows to be removed and re-use them here. If this is not feasible, assume these windows to match Windows A & C.

Doors:

Sliding doors on the lower level living may be standard height of 6'8" with the option of going to 7' doors, since the head height of the windows may end up at 7'. Assume 6'8" at this point. Width approx. 6'-0". Like the windows, assume exterior cladding and interior wood finish. Mullions similar to what is shown on drawings.

Two hinged doors, leading into the upper level and bath, assume as 6-panel solid wood. The sliding door between toilet compartment and vanity in the bath also assume as 6-panel solid wood.



301-774-2093

www.bartholomewtreeservice.com

CERTIFIED ARBORIST/LICENSED #425/INSURED



PO Box 483 Kensington, MD 20895-0483

Office: (301) 774-2093 Mobile: (703) 898-7588 Fax: (301) 774-6895

Email: bartholomewtree@msn.com



Mr. CURT WAHL
 8825 HAWKINS LANE
 CHEVY CHASE, MD 20815
 Home 612-280-8333
 Proposed By: JEFF BARTHLOMEW

May 28, 2009
Job Name: WAHL 090520TJI
Work Site: 8825 HAWKINS LANE
 CHEVY CHASE, MD
Map Code:

Note: This Proposal may not be valid if not accepted within ninety days.

Dear Mr. WAHL,

THANK YOU FOR ALLOWING US TO COME TO YOUR PROPERTY TO GIVE YOU A PROFESSIONAL EVALUATION OF YOUR TREES.

| Item # | Plant | Service Description | Qty |
|--------|------------------|--|-----|
| 1 | Maple (Japanese) | MULTI-TRUNKED JAPANESE MAPLE TREE; DRIP LINE 30' LOCATED IN THE RIGHT FRONT YARD | 1 |
| 2 | Maple (Silver) | SILVER MAPLE TREE; DRIP LINE 35' LOCATED IN THE LEFT FRONT YARD CIRCUMFERENCE: 65" DIAMETER: 20" | 1 |
| 3 | Poplar (tulip) | TULIP POPLAR TREE; DRIP LINE 60' LOCATED IN THE FAR LEFT BACKYARD POSSIBLY ON THE NEIGHBOR'S PROPERTY. CIRCUMFERENCE: 105" DIAMETER: 32" | 1 |
| 4 | Ash (White) | ASH TREE (WHITE) : DRIP LINE 60' LOCATED IN THE FAR LEFT BACKYARD CIRCUMFERENCE: 107" DIAMETER: 32" | 1 |

Please Read terms & conditions on the reverse side, sign and fax to the attention of: Sony (301) 933-6973.
 Payment is due when services are completed, unless other arrangements have been specified on proposal and approved by Sony Bartholomew.

Acceptance of Proposal/Invoice: I have read the terms of this proposal/work order and hereby accept those terms and the prices, conditions, and specifications above

X

Acceptance of Proposal Signature

Date:

We accept Mastercard, Visa, American Express & Discover Card
 CHECKS & CASH

'We have a trained eye for hazardous Trees'
WWW.BARTHLOMEWTREESERVICE.COM

28



301-774-2093

www.bartholomewtreeservice.com

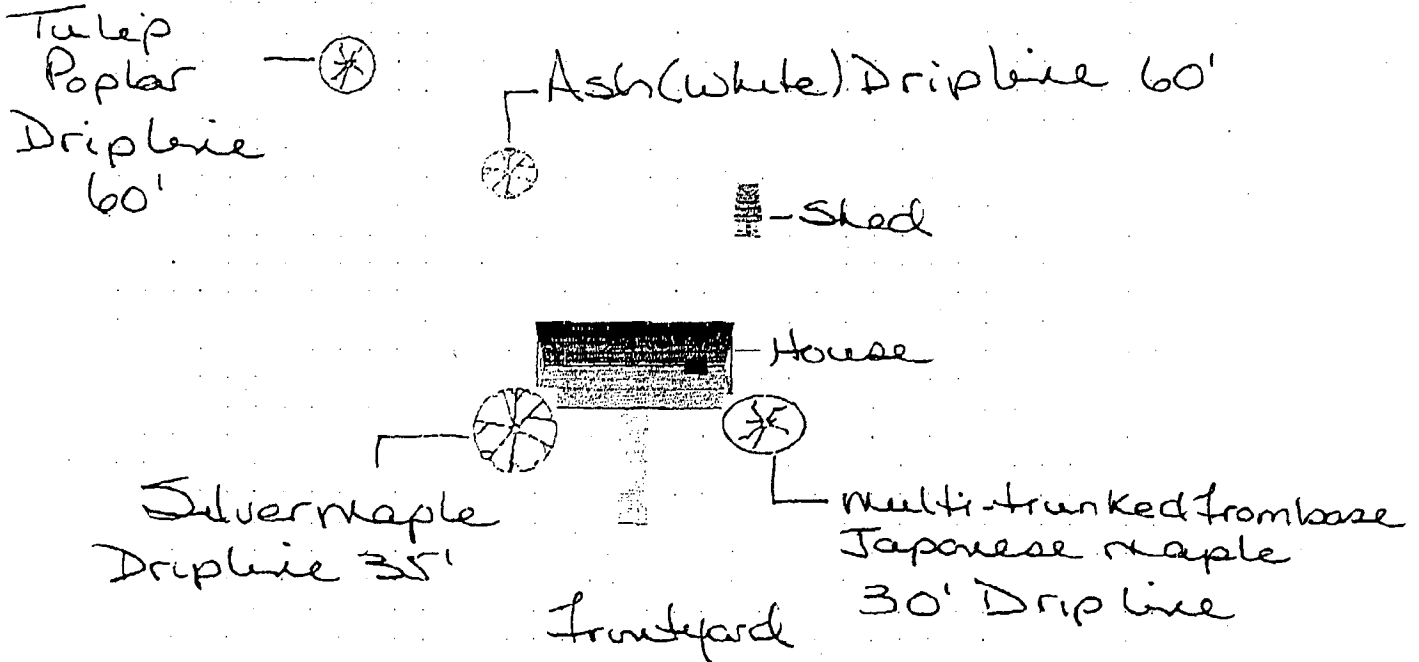
CERTIFIED ARBORIST, LICENSED #4285/INSURED



PO Box 483 Kensington, MD 20895-0483

Office: (301) 774-2093 Mobile: (703) 896-7558 Fax: (301) 774-6896

Email: bartholomewtree@msn.com



Please Read terms & conditions on the reverse side, sign and fax to the attention of: Sony (301) 933-6973. Payment is due when services are completed, unless other arrangements have been specified on proposal and approved by Sony Bartholomew.

Acceptance of Proposal/Invoice: I have read the terms of this proposal/work order and hereby accept those terms and the prices, conditions, and specifications above.

X

Acceptance of Proposal Signature

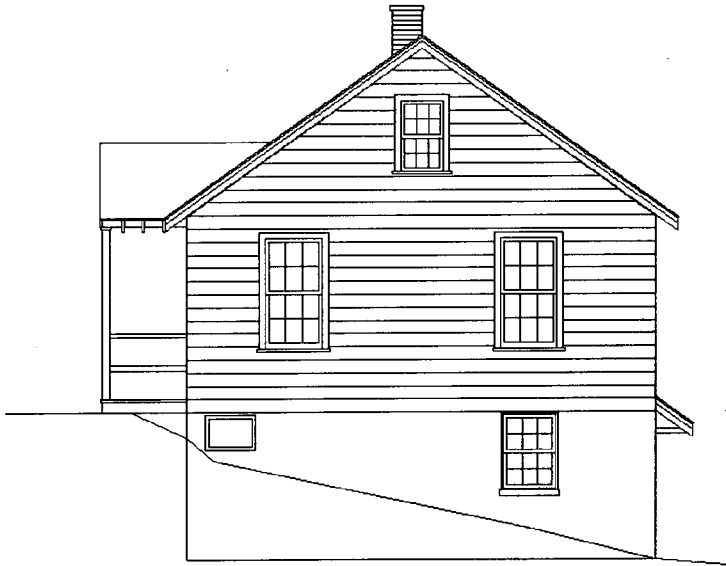
Date:

We accept Mastercard, Visa, American Express & Discover Card
CHECKS & CASH

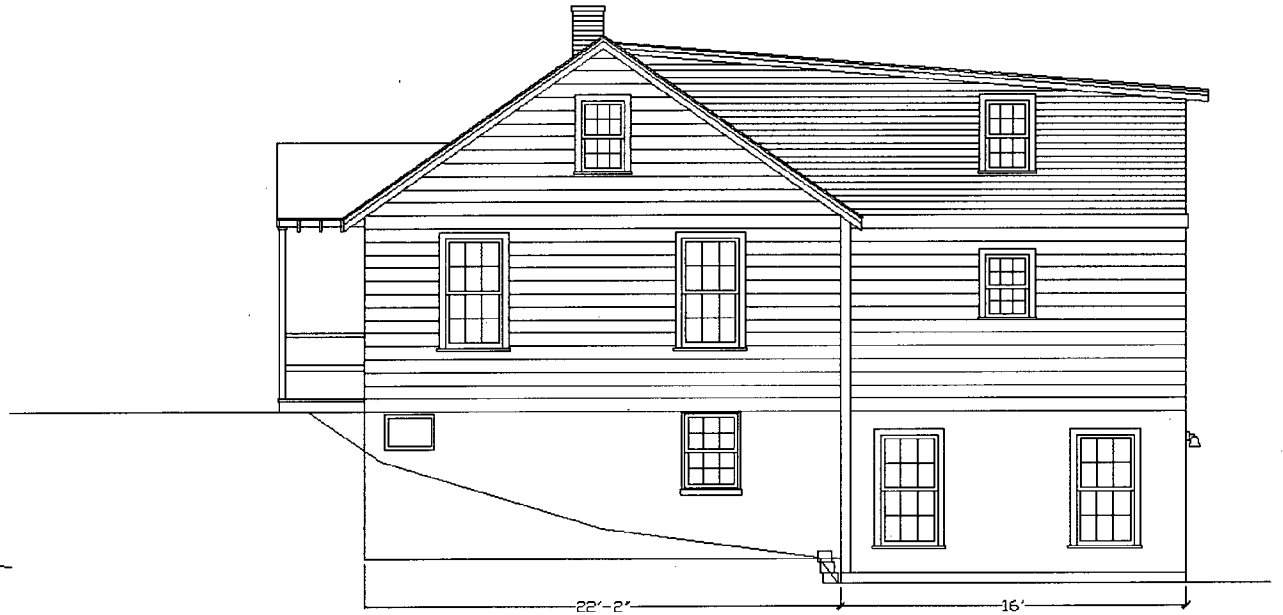
'We have a trained eye for hazardous Trees'

WWW.BARTHOLOMEWTREESERVICE.COM

8825 Hawkins Lane
Chevy Chase, MD



Existing South Elevation



Proposed South Elevation

See detail drawings for more information

first proposal

~~14~~ 30

8825 Hawkins Lane
Chevy Chase, MD



Existing North Elevation



Proposed North Elevation
See detail drawings for more information

first proposal

~~02~~ 31

8825 Hawkins Lane
Chevy Chase, MD
North Elevation

See South Elevation for ext. fin. notes



first proposal

17
32

8825 Hawkins Lane
Chevy Chase, MD
South Elevation

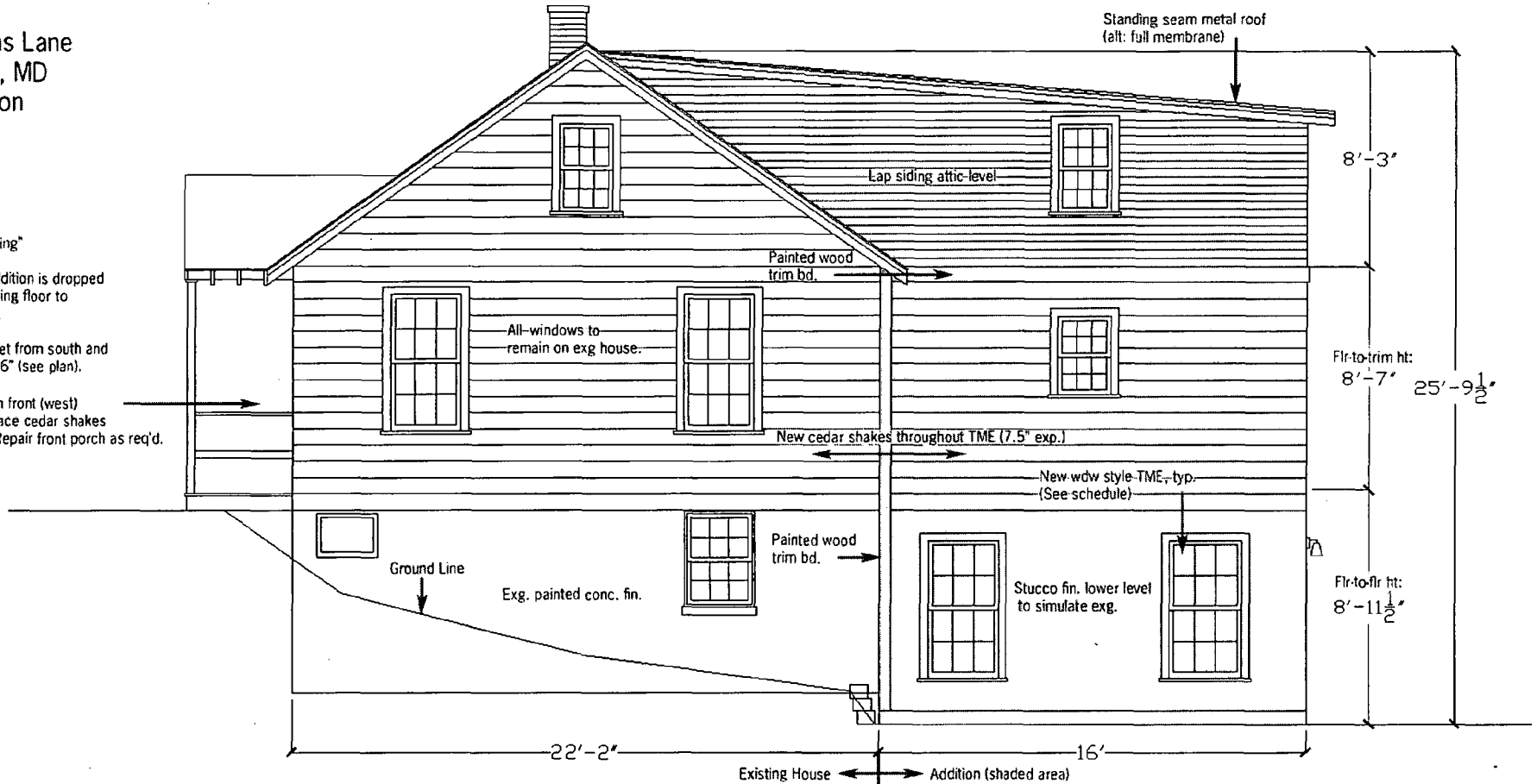
General Notes:

TME = "to match existing"

Floor on lower level addition is dropped approx. 14" from existing floor to accommodate 8' clg. ht.

New addition to be inset from south and north exg. facades by 6" (see plan).

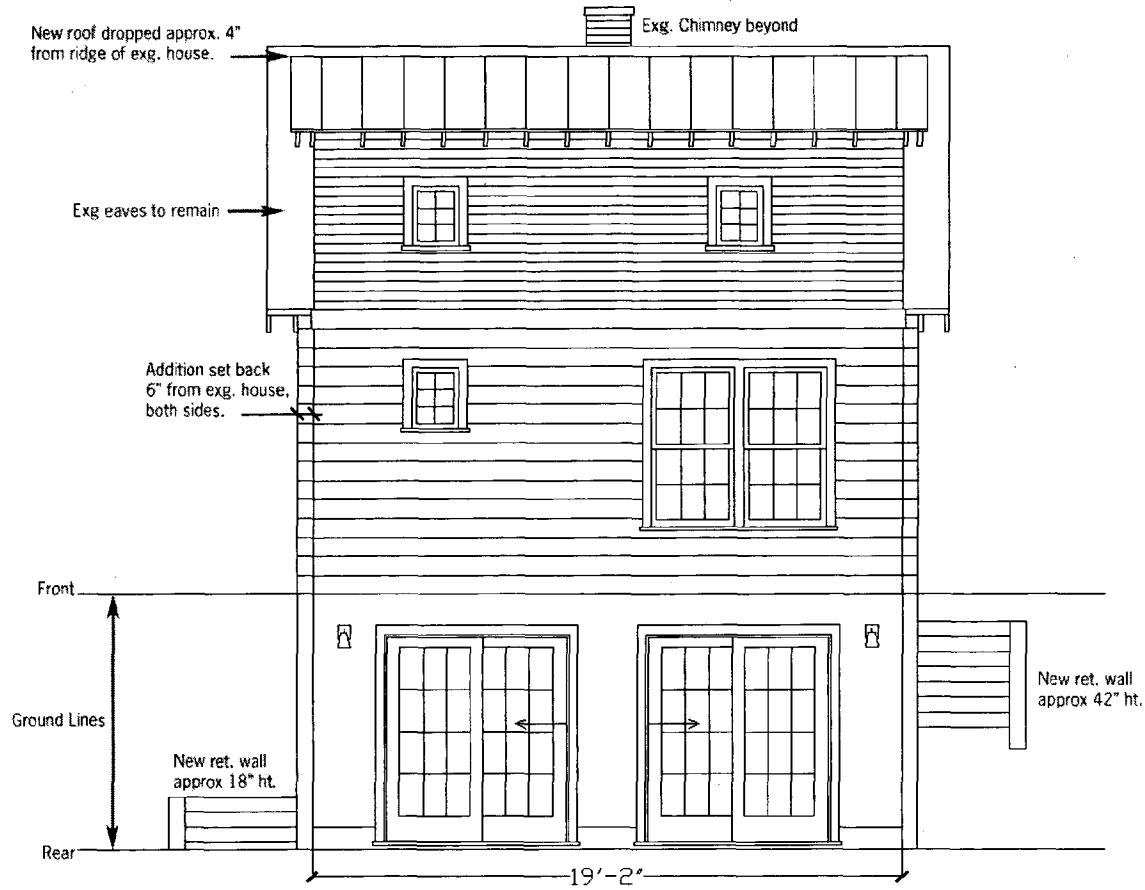
No work anticipated on front (west) facade, except to replace cedar shakes & new paint on trim. Repair front porch as req'd.



first proposal

22
33

8825 Hawkins Lane
Chevy Chase, MD
East Elevation



first proposal

~~03~~ 34



8825 Hawkins Lane
West (Front) Facade



8825 Hawkins Lane
South Facade



8825 Hawkins Lane
East Facade



8825 Hawkins Lane
North Facade

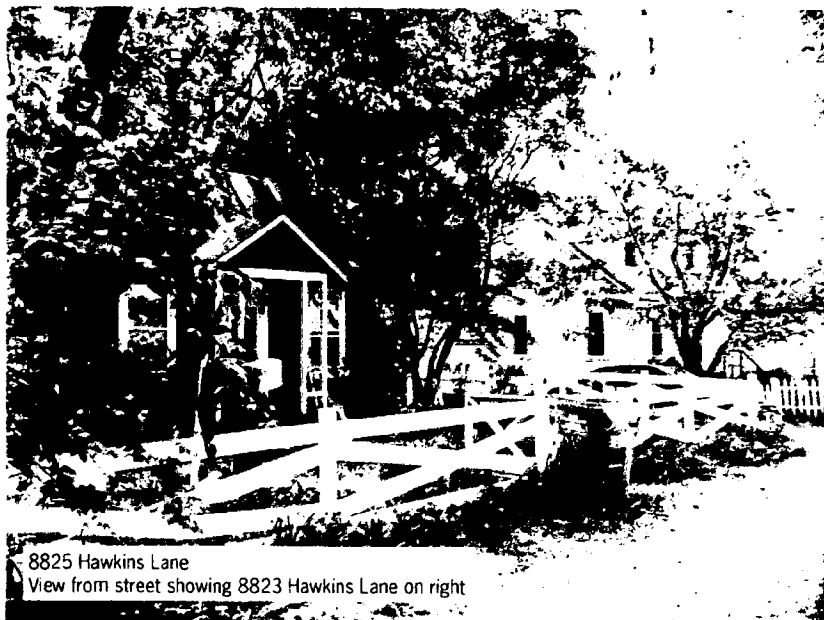
~~30~~
35



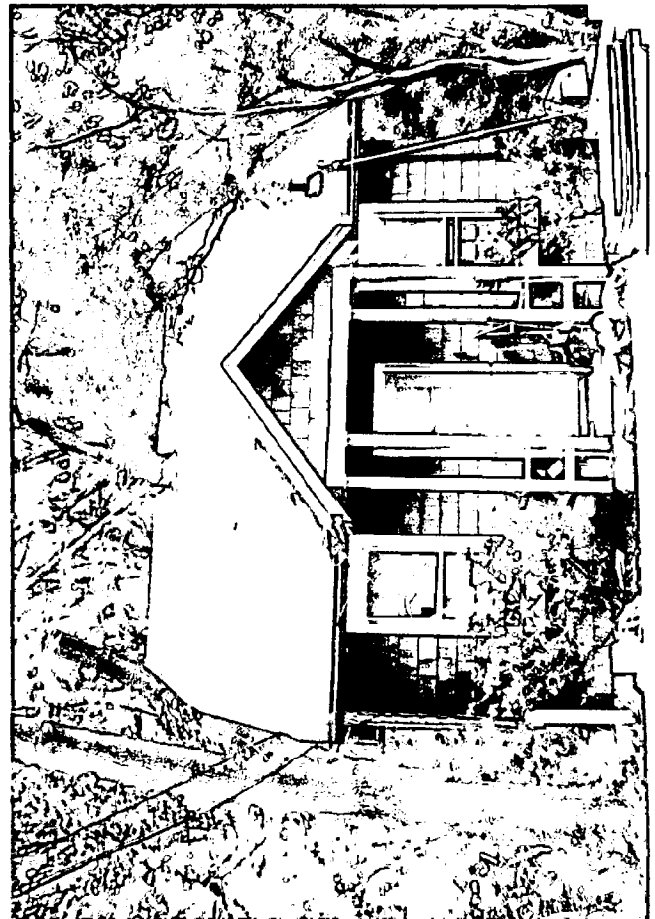
8825 Hawkins Lane
View from street showing 8827 Hawkins Lane on left

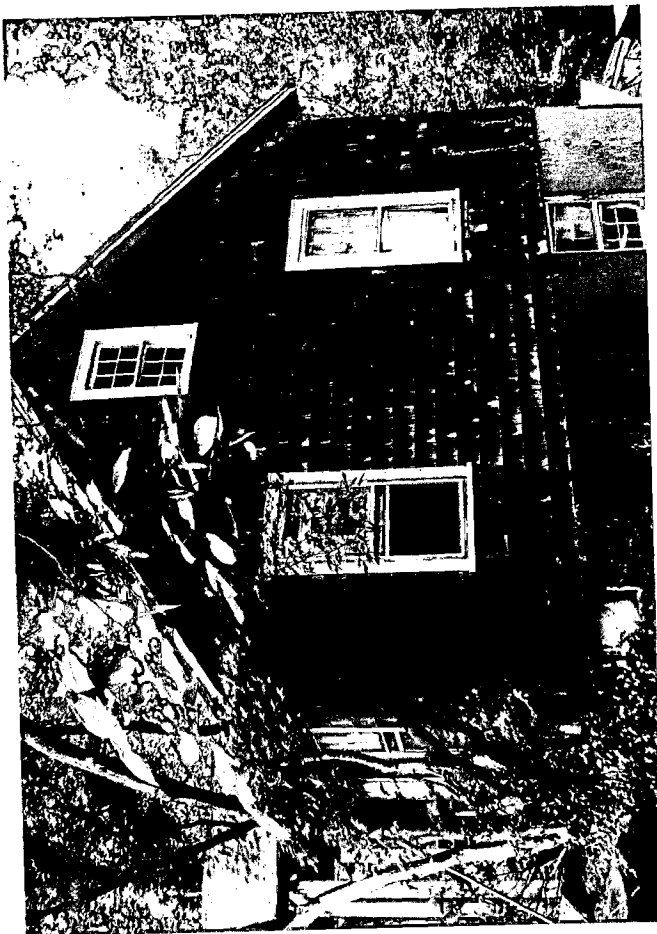


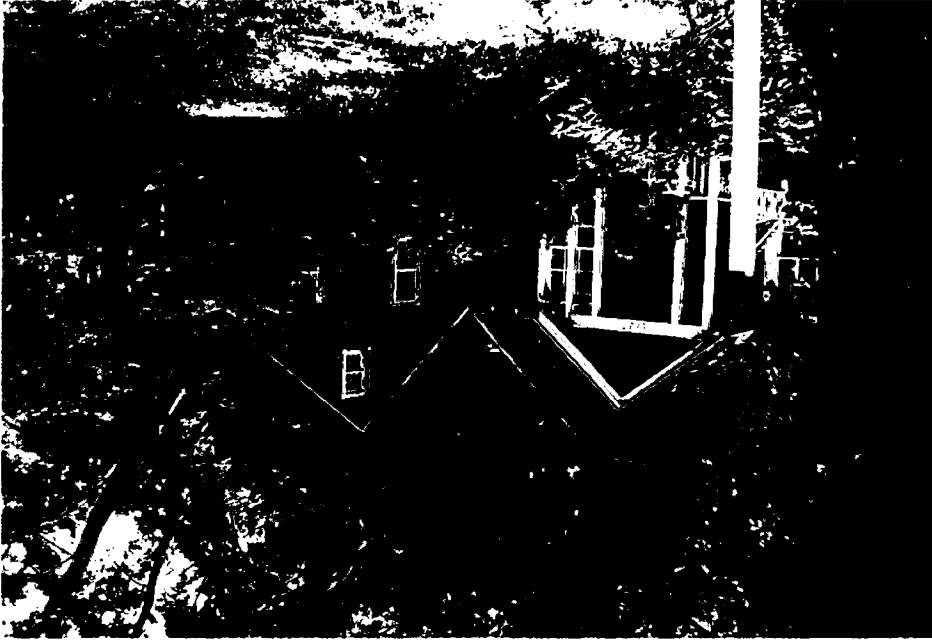
8825 Hawkins Lane
View toward houses across the street



8825 Hawkins Lane
View from street showing 8823 Hawkins Lane on right









HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 7/9/09

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #512954

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **approved with one condition** at the July 8, 2009 HPC meeting. The condition of approval is:

1. A tree protection plan will be provided to staff and will be in place prior to construction.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Curtis Wahl and Ana Baide
Address: 8825 Hawkins Lane, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





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: CURTIS WAHL
Daytime Phone No.: ~~412-200-8333~~ 301-332-9909

Tax Account No.: 00430064
Name of Property Owner: CURTIS WAHL & ANA BAIDE Daytime Phone No.: ~~412-200-8333~~ 301-332-9909
Address: 8825 HAWKINS CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: BY OWNER Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 8825 Street: HAWKINS LANE
Town/City: CHEVY CHASE Nearest Cross Street: JONES BRIDGE ROAD
Lot: _____ Block: _____ Subdivision: HAWKINS
Liber: 11 Folio: 769 Parcel: B

PART ONE: TYPE OF PERMIT ACTION AND USE

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

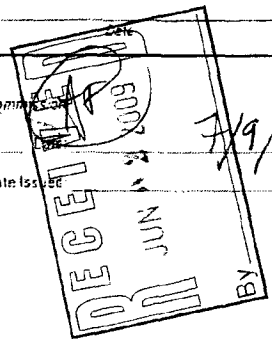
PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 6 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 of owner or authorized agent: _____
Approved: ✓ with one condition For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____
Application/Permit No.: #512954 Date Filed: _____ Date Issued: 7/9/09

SEE REVERSE SIDE FOR INSTRUCTIONS



**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:

20' x 22' 1/2 story w/ basement walk-out. Cedar shake siding, asphalt shingle roof, conc. basement. Bungalow style. Property backs up to Regional Park at rear. Gravel street & shared gravel driveway w/ neighbor on south. Generally wooded neighborhood.

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

15' x 20' Addition to the rear of the home for new bedroom, bath & living room. Replacement of exg. deteriorated shake siding with new cedar shakes. Removal of one Maple tree interfering w/ elec line & foundation of house. All new finishes to compliment exg. & maintain historic character.

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

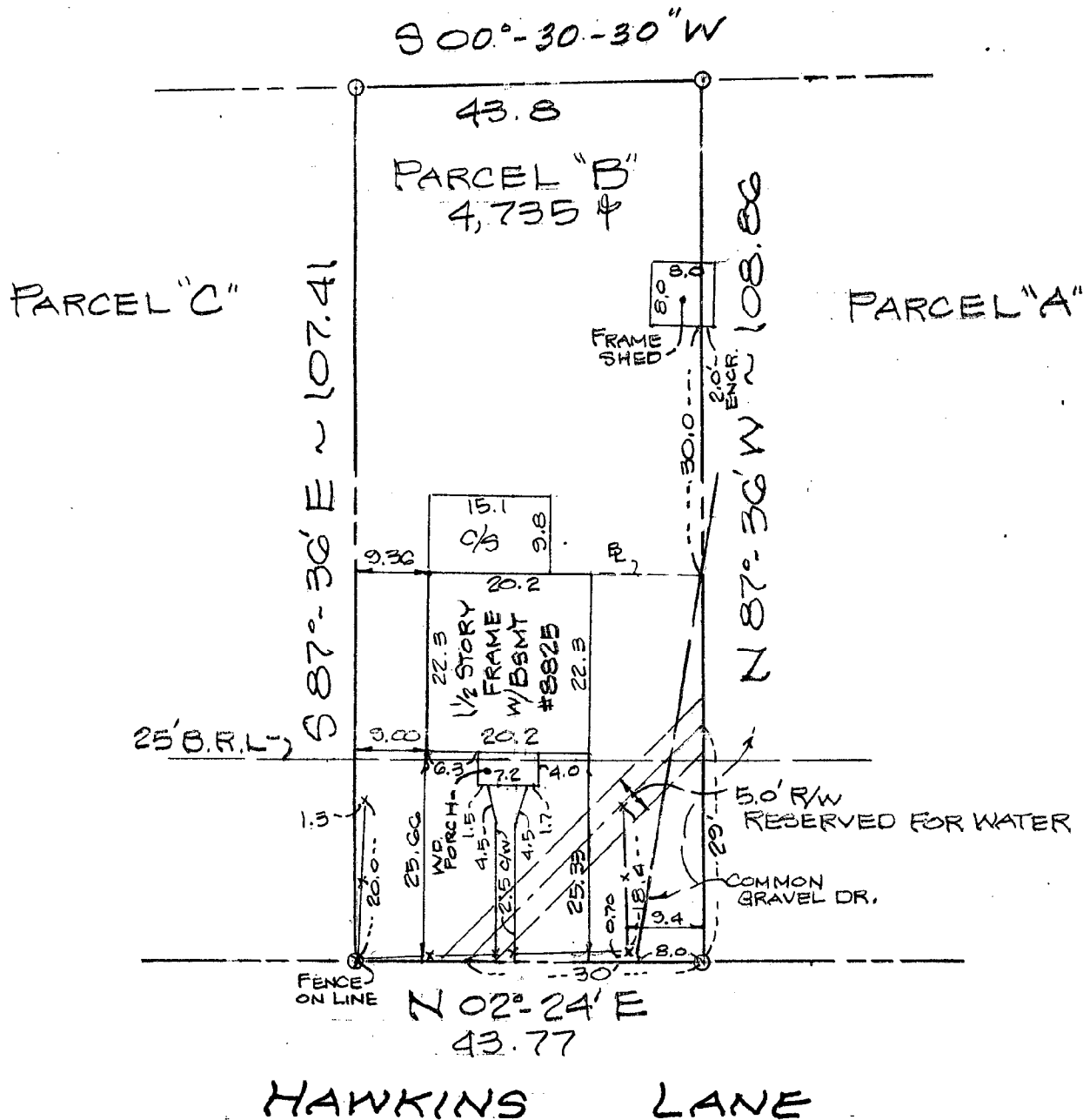
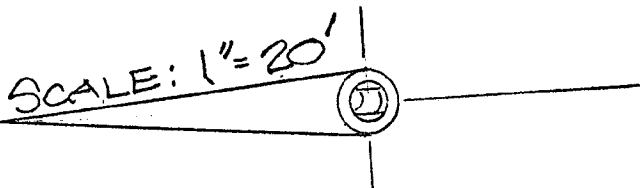
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

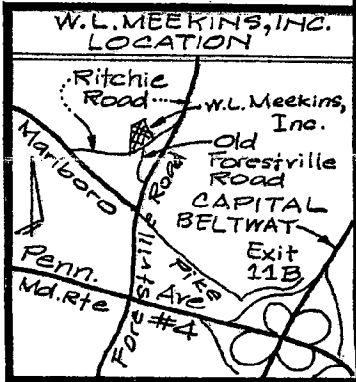
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which abut the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly 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.

House Location
 HAWKINS SUBDIVISION
 Parcel B
 Montgomery County, MD
 Plat Book 11 at Plat No. 769



HAWKINS LANE



SURVEYOR'S CERTIFICATES:

I hereby certify that the position of the existing improvements on the above described property has been carefully established by a transit-tape survey and that unless otherwise shown, there are no visible encroachments.

Date: 5-21-09 *[Signature]*

I hereby certify that I have carefully surveyed the property as shown by this plat and iron pipes are in place as shown.

Date:



The property shown hereon is not within Zone A-Special Flood Hazard Area per FEMA Flood Insurance Rate Maps.

NO TITLE REPORT FURNISHED.
 PLAT SUBJECT TO RESTRICTIONS & EASEMENTS OF RECORD OR OTHERWISE.

W.L. MEEKINS, INC.
 3101 Ritchie Road
 Forestville MD 20747-4434
 301-736-6387/5366

REGISTRATIONS
 MD # 2134 & # 10833
 VA # 576 D.C. L.S. # 900860
 www.meekins.net

Note: House location surveys do not include setting iron pipes on property corners.

8825 Hawkins Lane, Chevy Chase, MD

WINDOWS & DOOR SCHEDULE

Assume all windows and doors to be Andersen, Marvin, Pella or similar quality. Exterior should be clad (assume white for now), insulated low-E glass, with wood interior finish (likely pine). Simulated or true divided lite mullions should typically match or coordinate with existing patterns. No "in-the-glass" or snap-in mullions.

Windows:

Window A (quantity 4) - Lower level living area: approx 32" x 63" double hung.

Window C (1) - Upper level bedroom: approx 32" x 63" double hung. (Same as Window A)

Window D (1) - Upper level bath: approx 24" x 36" double hung.

Window E (1) - Upper level bath & attic level: approx. 18" x 24" fixed w/frosted glass.
Note: Interior window finish to be vinyl instead of wood. No mullions.

Window F (2) - Upper level bedroom: The owner wants to salvage the two existing windows to be removed and re-use them here. If this is not feasible, assume these windows to match Windows A & C.

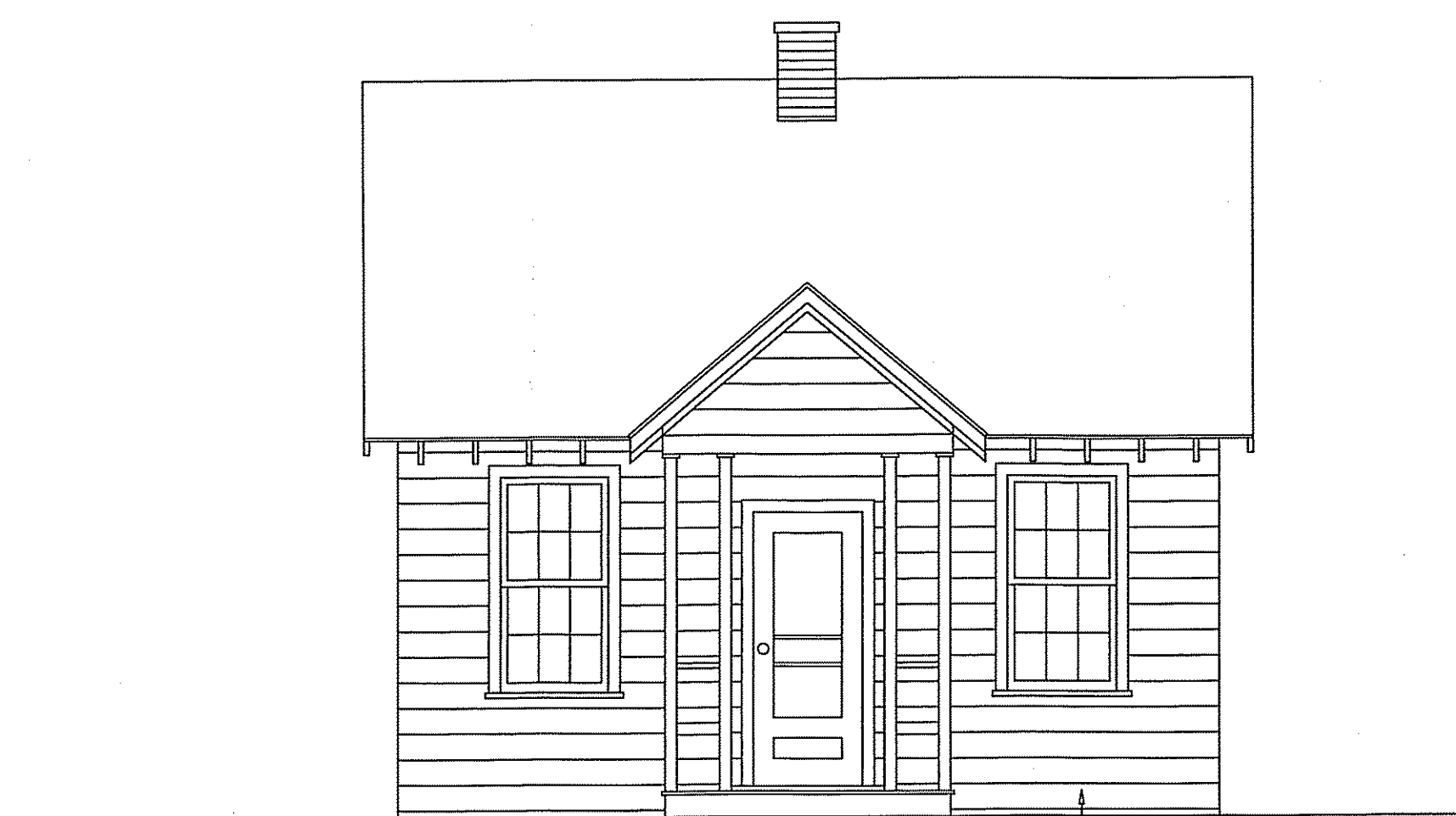
Window G (4) - Attic Level: approx 24 x 42 double-hung.

Window H (1) - Attic Level: Egress window size. Approx 30" x 42" casement.

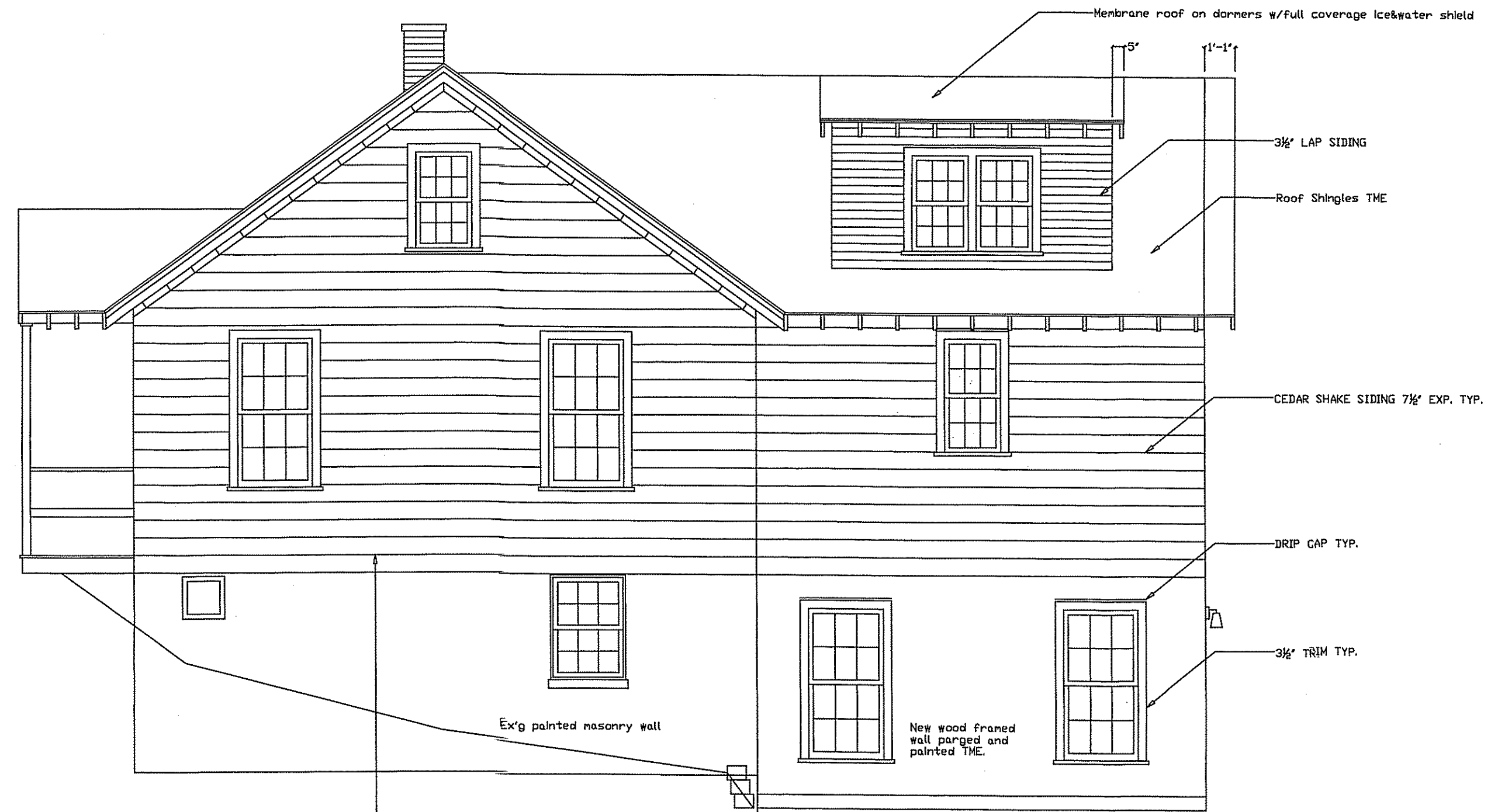
Doors:

Sliding doors on the lower level living to be standard height of 6'8". Width approx. 6'-0". Like the windows, assume exterior cladding and interior wood finish. Mullions similar to what is shown on drawings.

Two hinged doors, leading into the upper level and bath, assume as flush-panel solid core wood. The sliding door between toilet compartment and vanity in the bath also assume as flush-panel solid core wood.



West Elevation

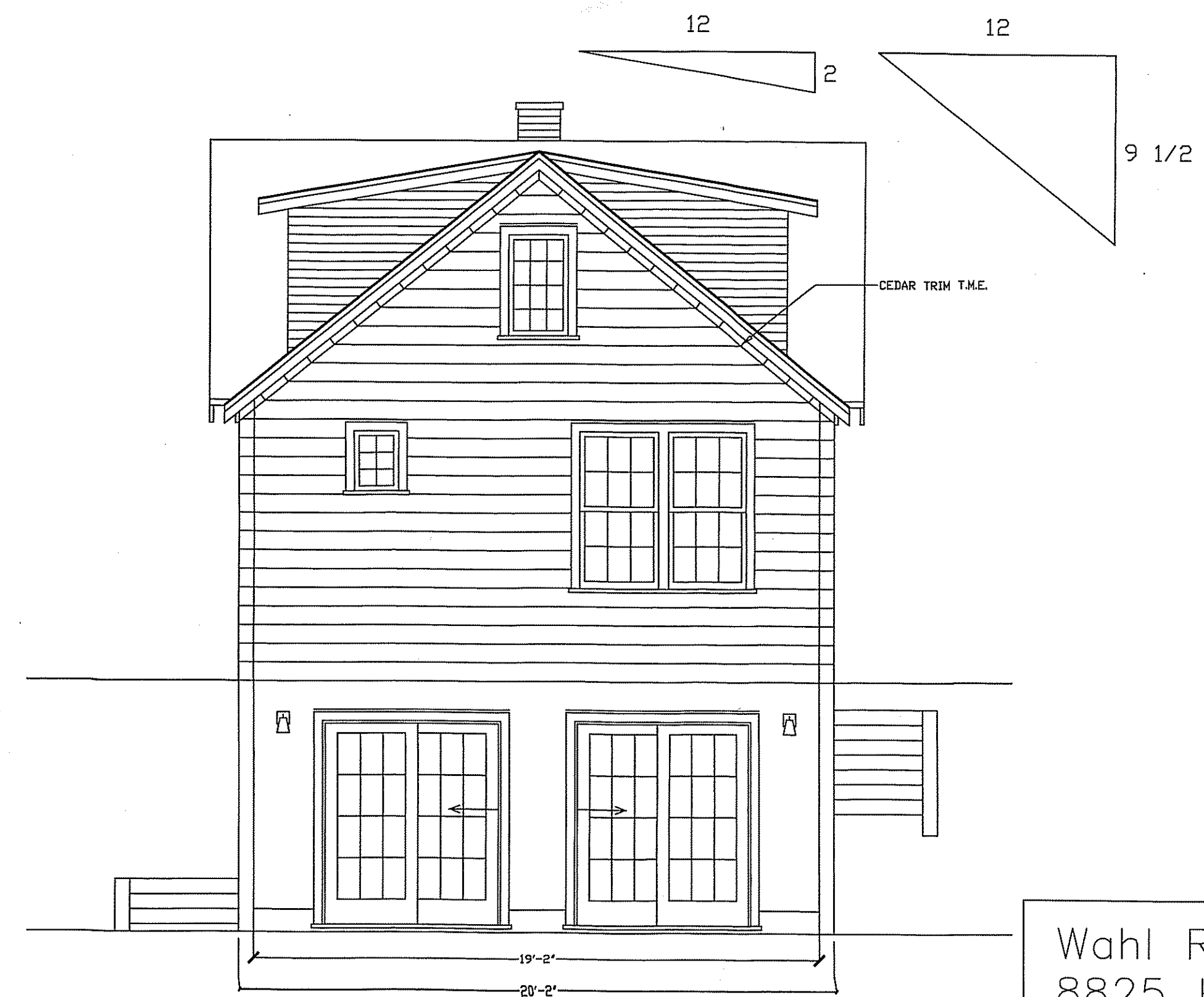


South Elevation

REPLACE CEDAR SHAKE SIDING ON EXISTING HOUSE AS REQ'D. MATCH EXISTING EXPOSURE AND TRIM DETAILS.
RESTORE EXISTING WINDOWS, CASING & TRIM AND REPAINT



North Elevation



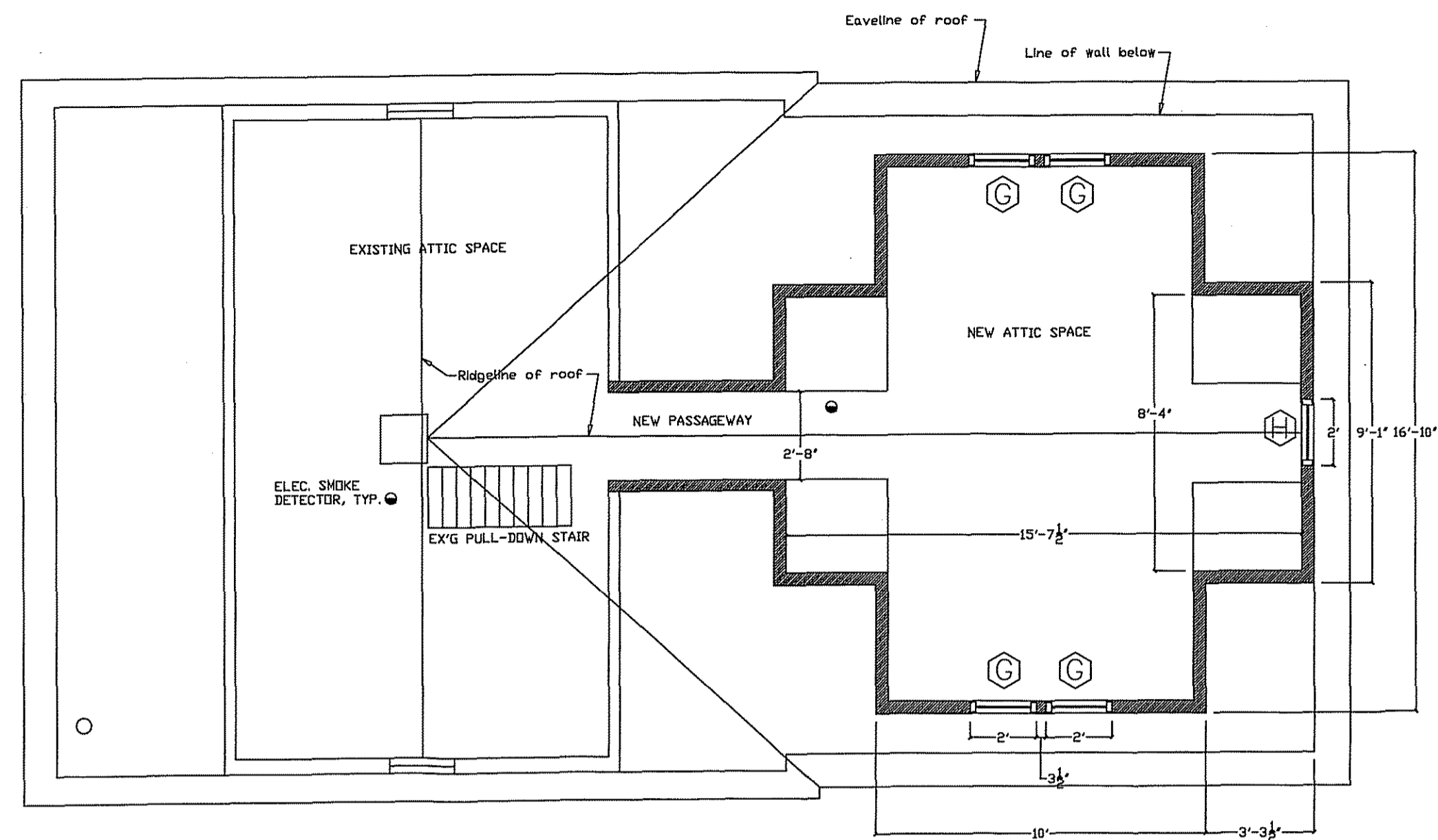
East Elevation

APPROVED
Montgomery County
Historic Preservation Commission
6-26-09

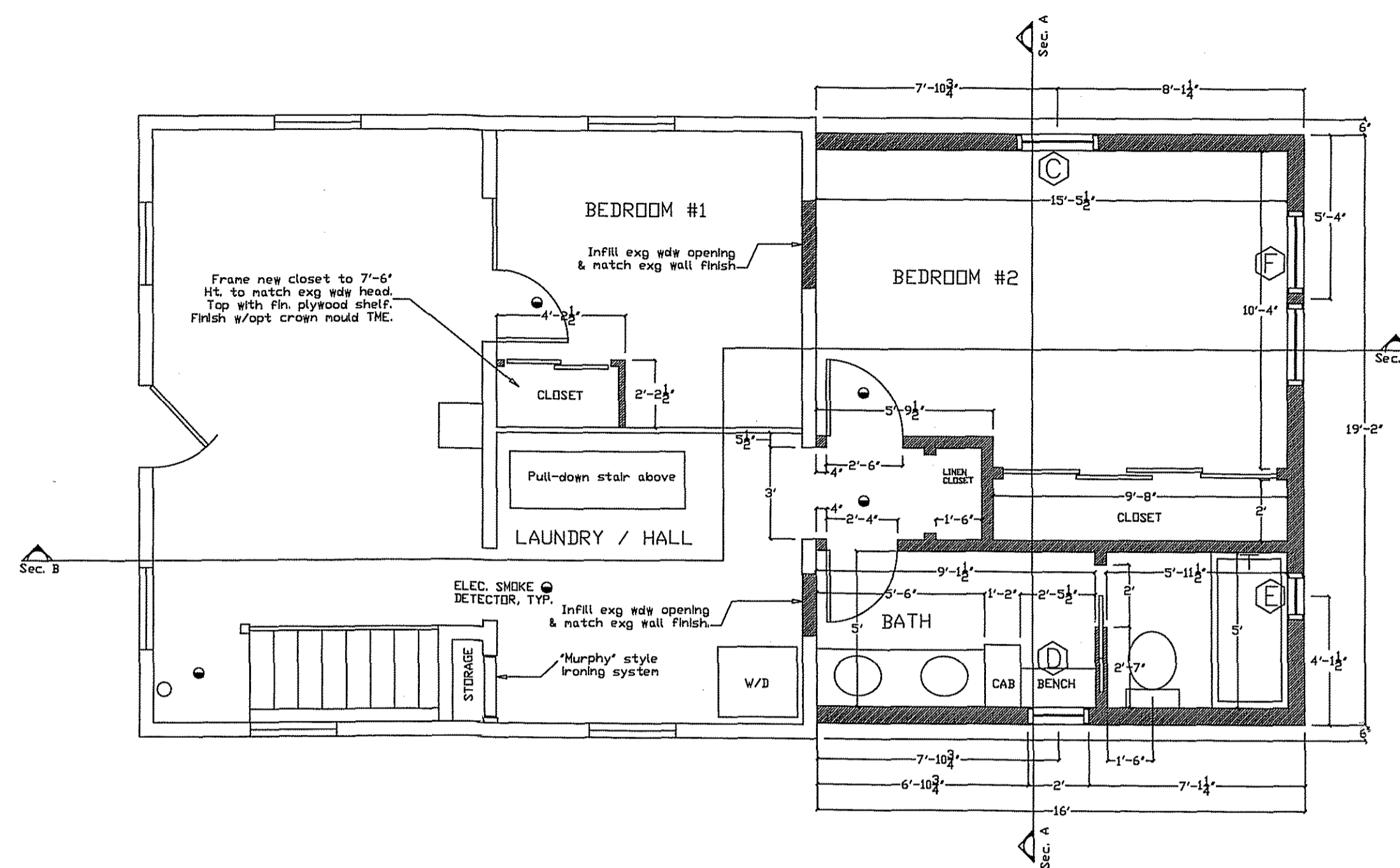
Wahl Residence
8825 Hawkins Lane
Chevy Chase, MD 20815

Elevations
1/4" = 1'-0"

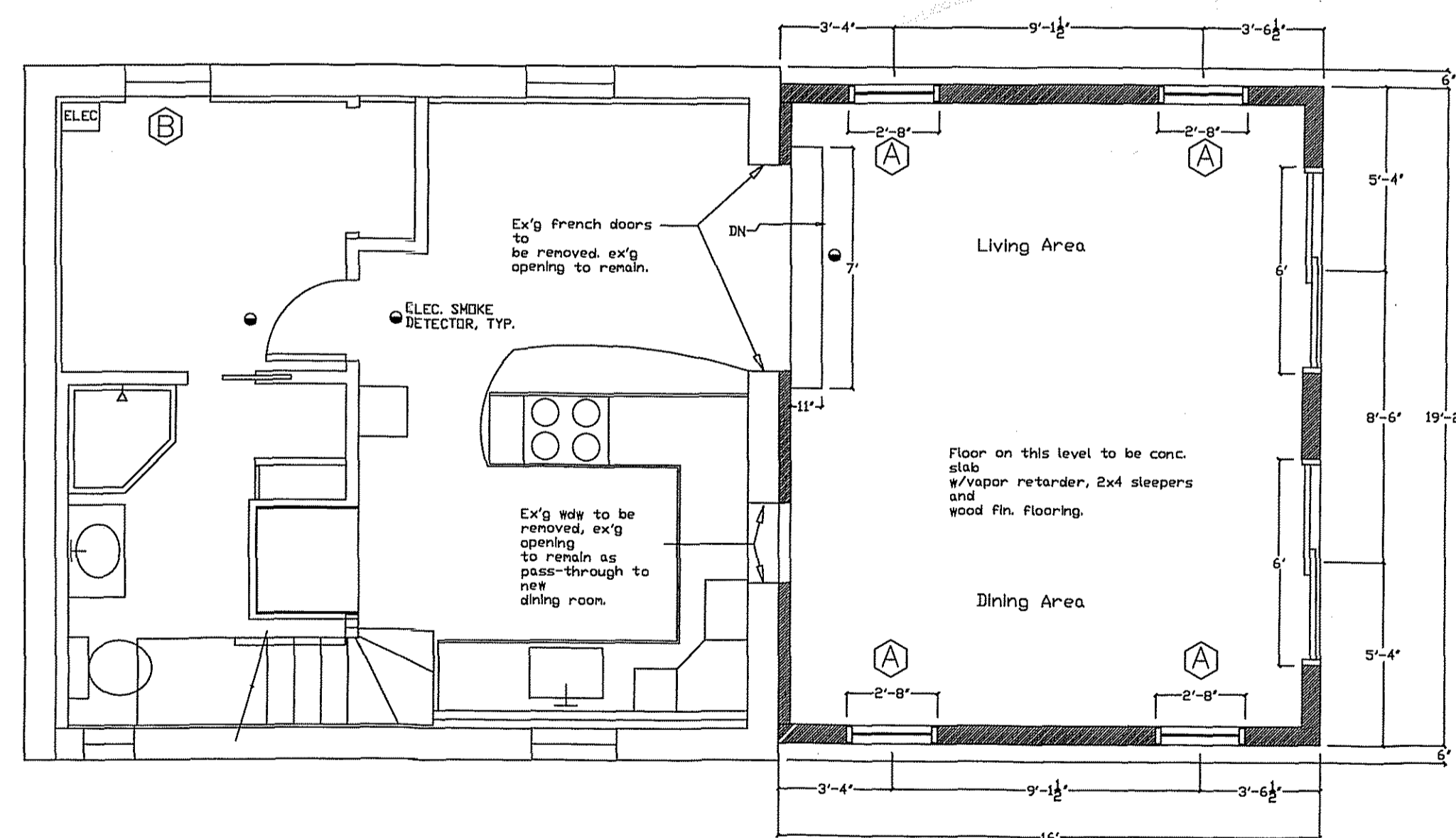
August 19, 2009



Attic Level Plan



Upper Level Plan



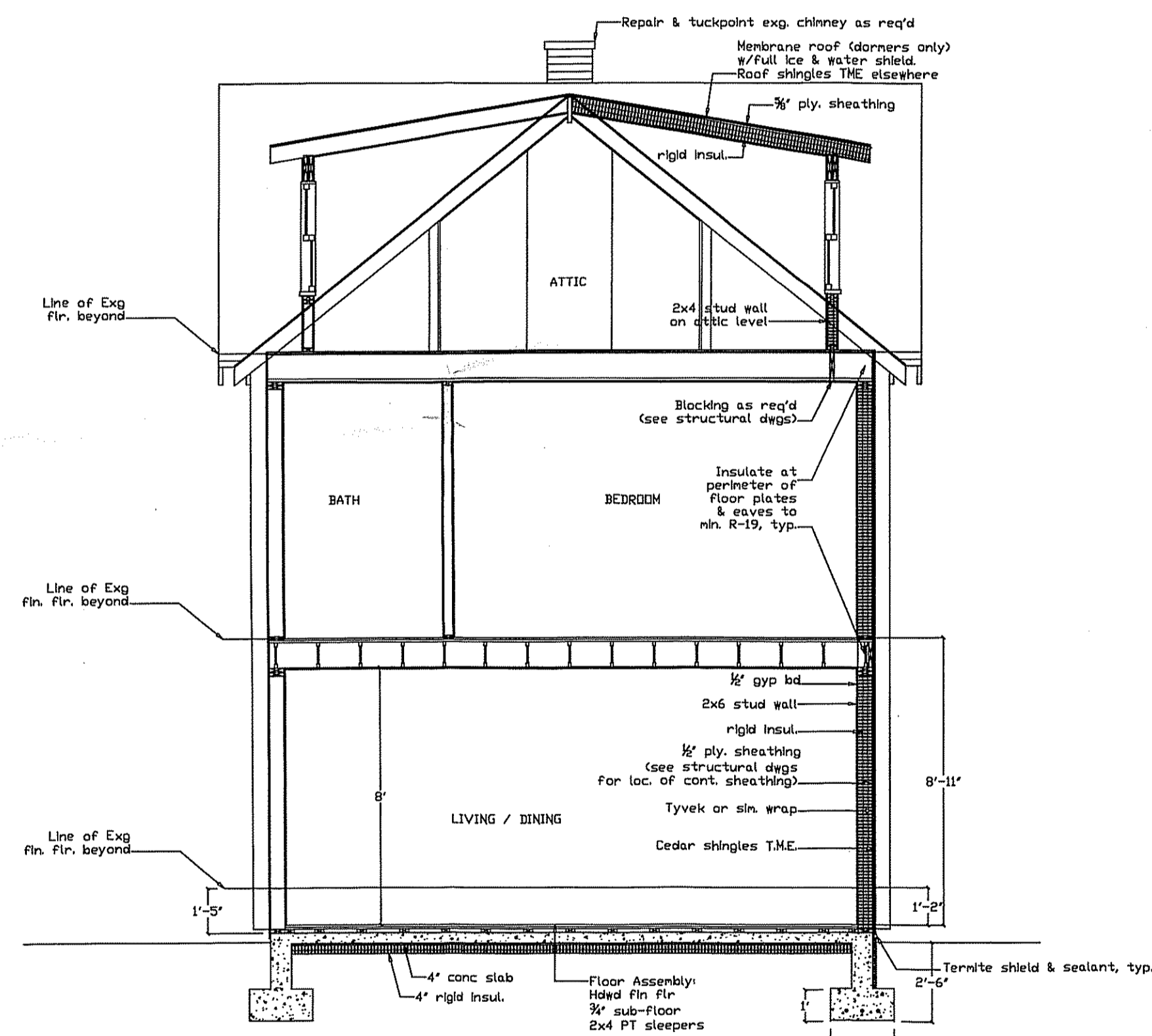
Lower Level Plan

Wahl Residence
 8825 Hawkins Lane
 Chevy Chase, MD 20815

Floor Plans
 1/4" = 1'-0"

August 19, 2009

NOTE: These drawings for illustrative purposes only. Engineering drawings supersede structural details on these sections.



SEE STRUCTURAL DWGS FOR FOUNDATION DETAILS

SECTION A

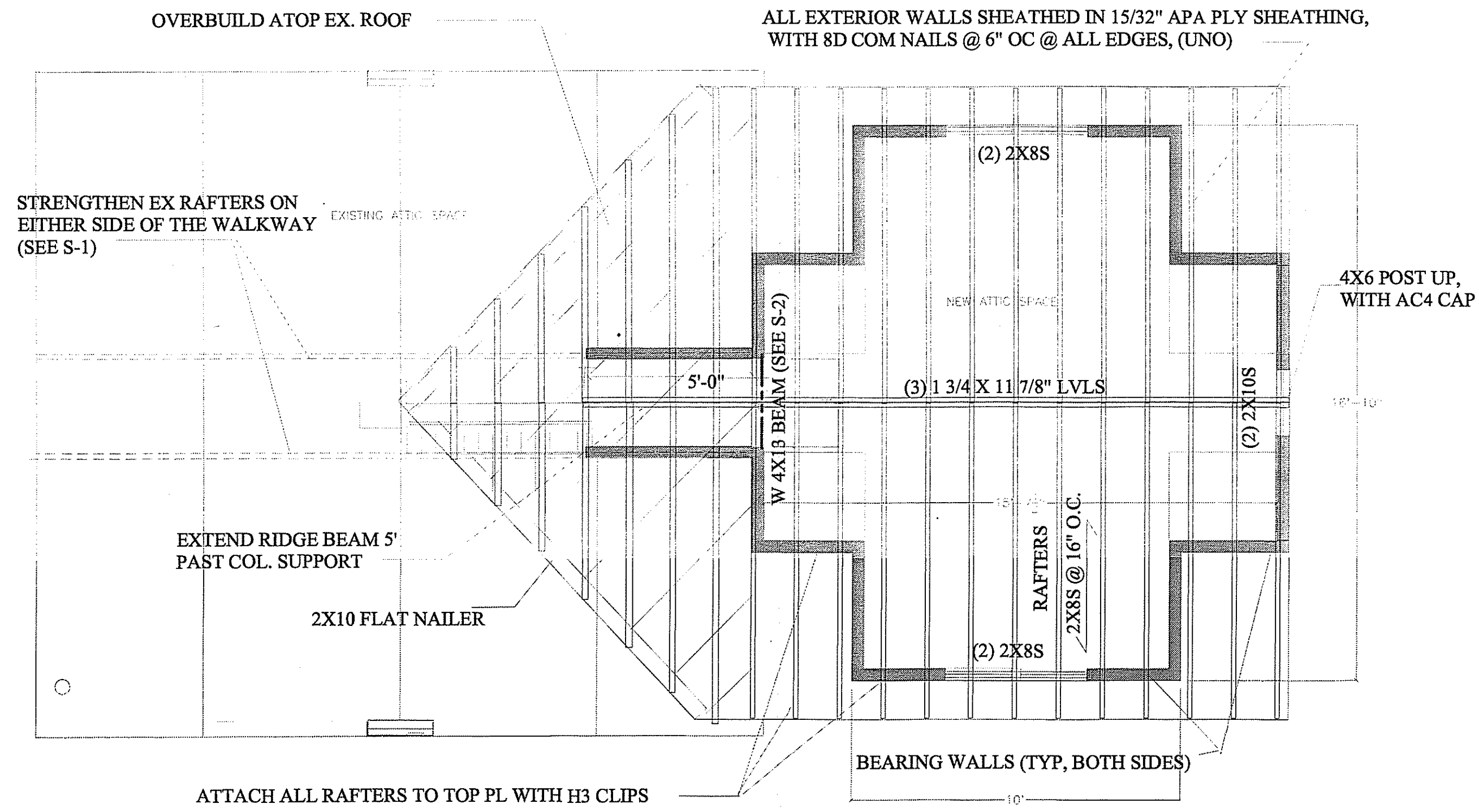


SECTION B

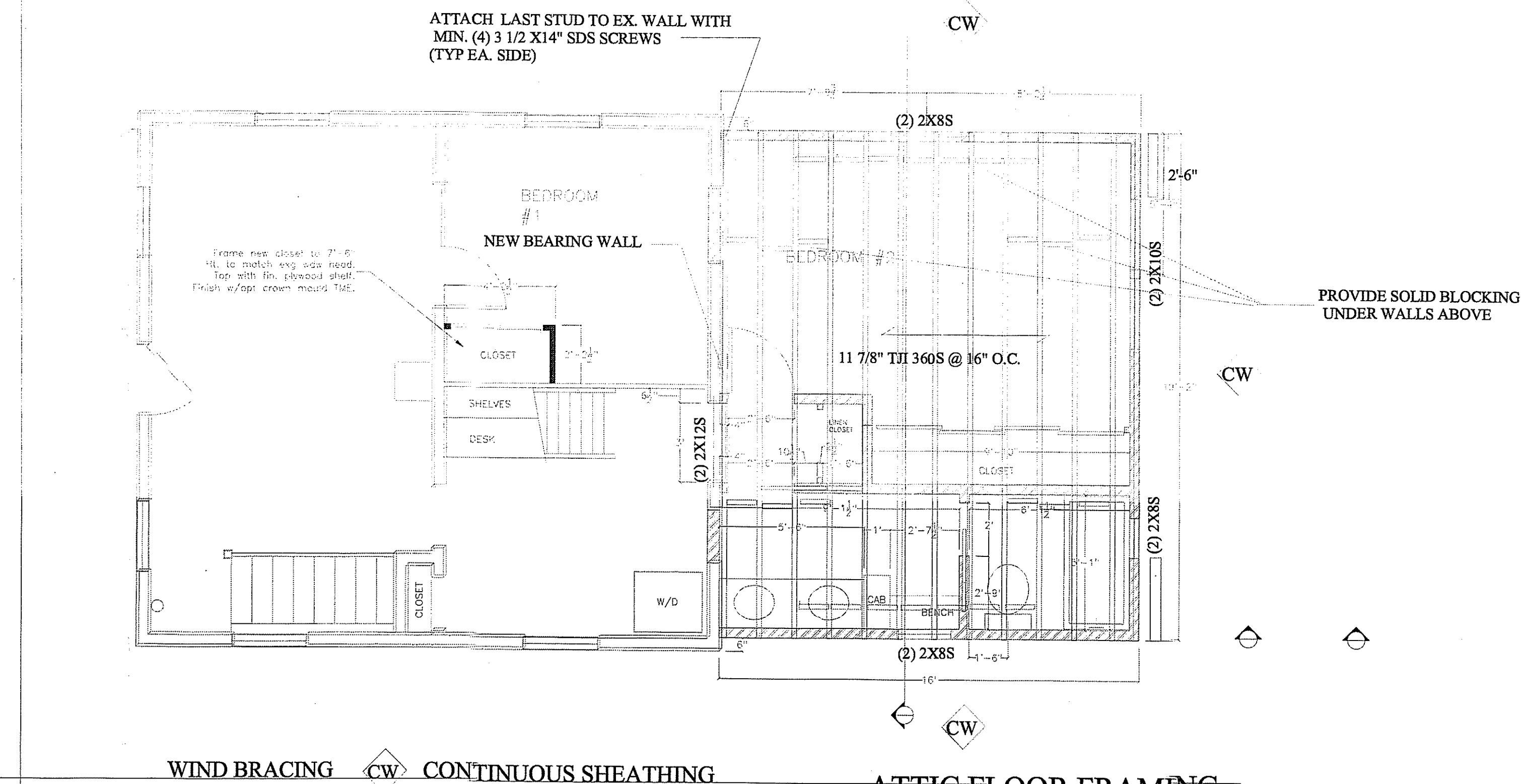
Wahl Residence
 8825 Hawkins Lane
 Chevy Chase, MD 20815

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

August 19, 2009

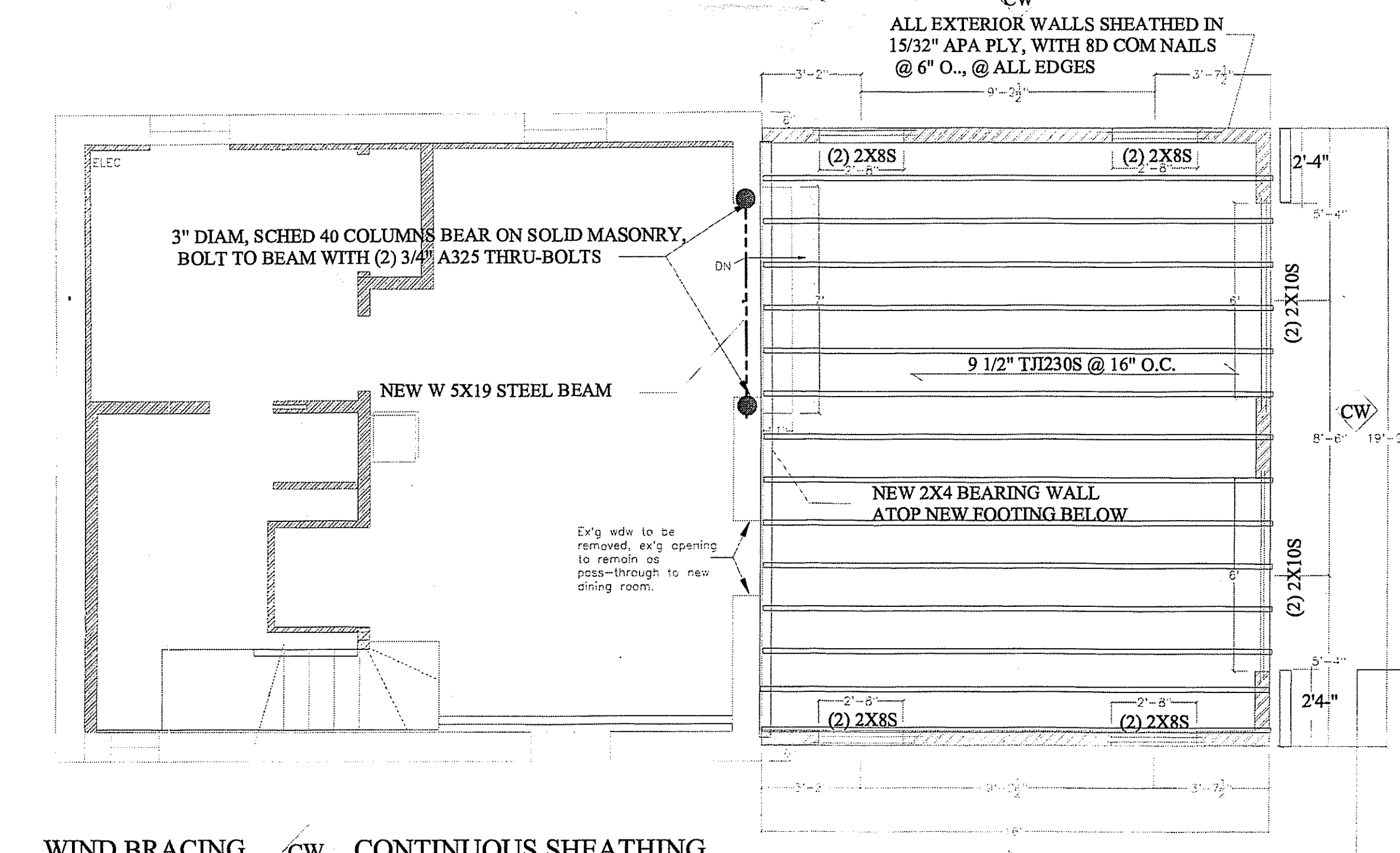


ROOF FRAMING



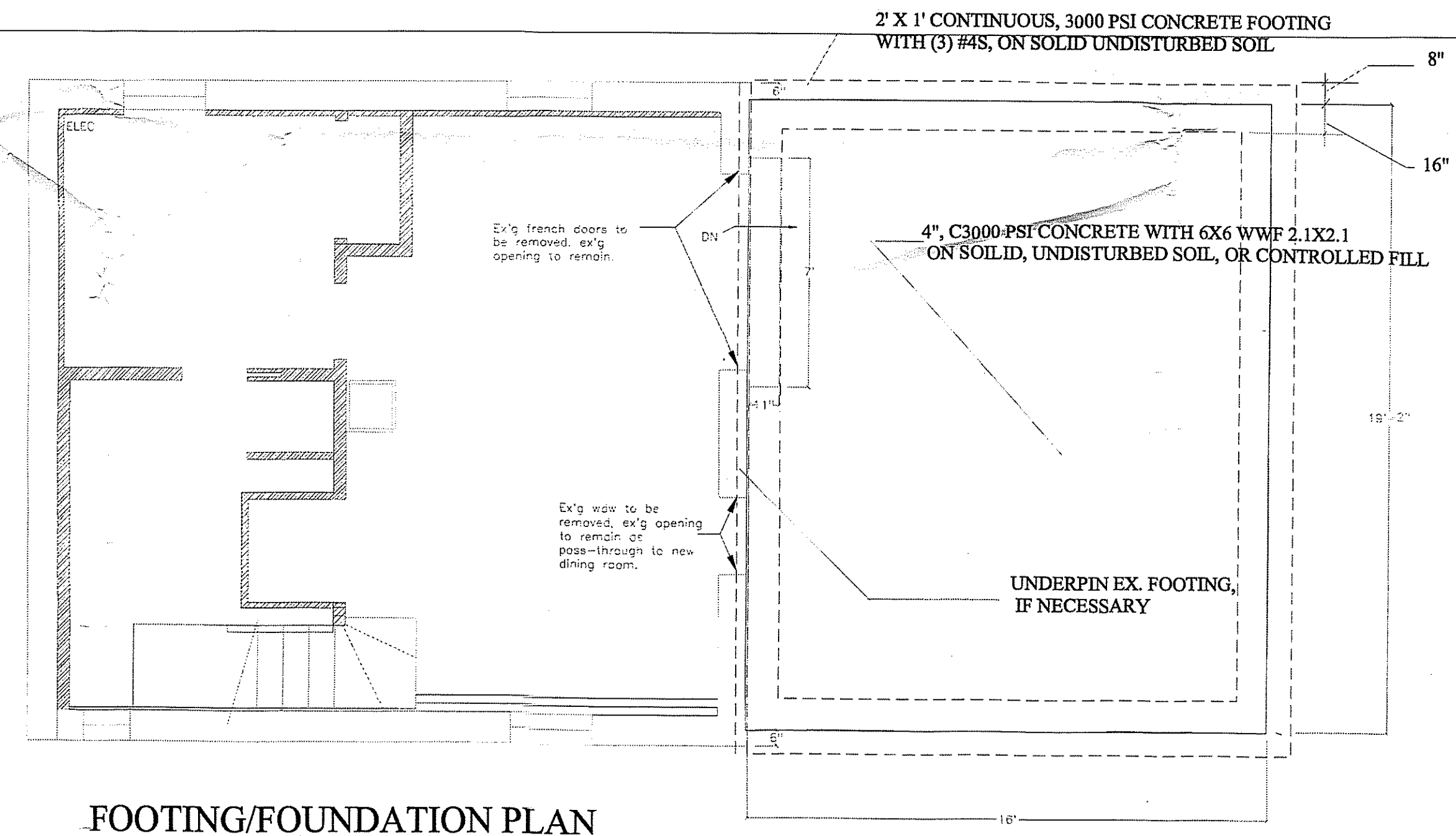
ATTIC FLOOR FRAMING

WIND BRACING CW CONTINUOUS SHEATHING
 DENOTES CORNER REQUIRED FOR CONTINUOUS SHEATHED.
 THE ENTIRE ADDITION IS CONTINUOUS SHEATHING
 (602.10.5, FOOTNOTE B, IRC 2006)

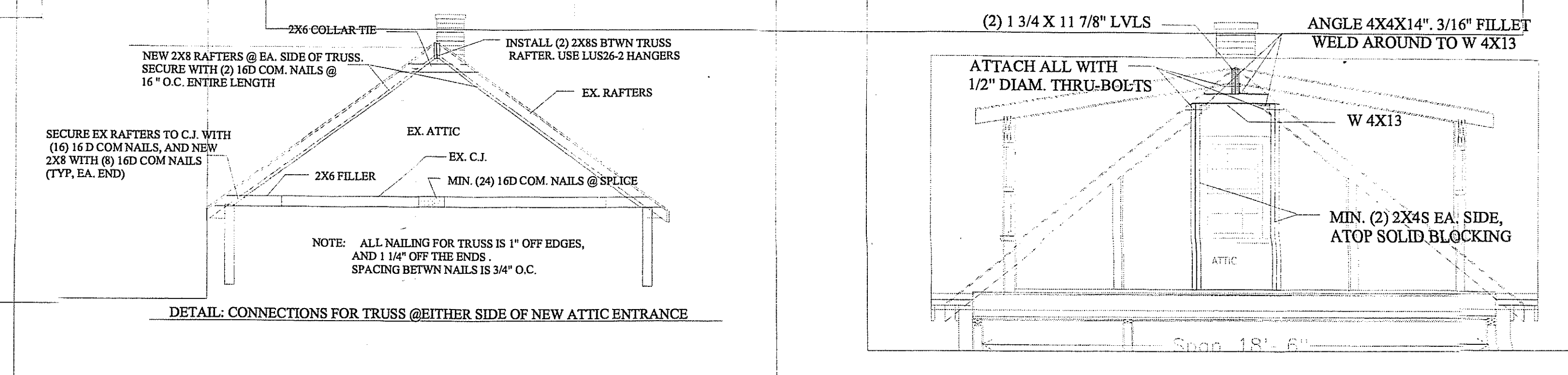


FIRST FLOOR FRAMING

WIND BRACING CW CONTINUOUS SHEATHING
 DENOTES CORNER REQUIRED FOR CONTINUOUS SHEATHED.
 THE ENTIRE ADDITION IS CONTINUOUS SHEATHING
 (602.10.5, FOOTNOTE B, IRC 2006)



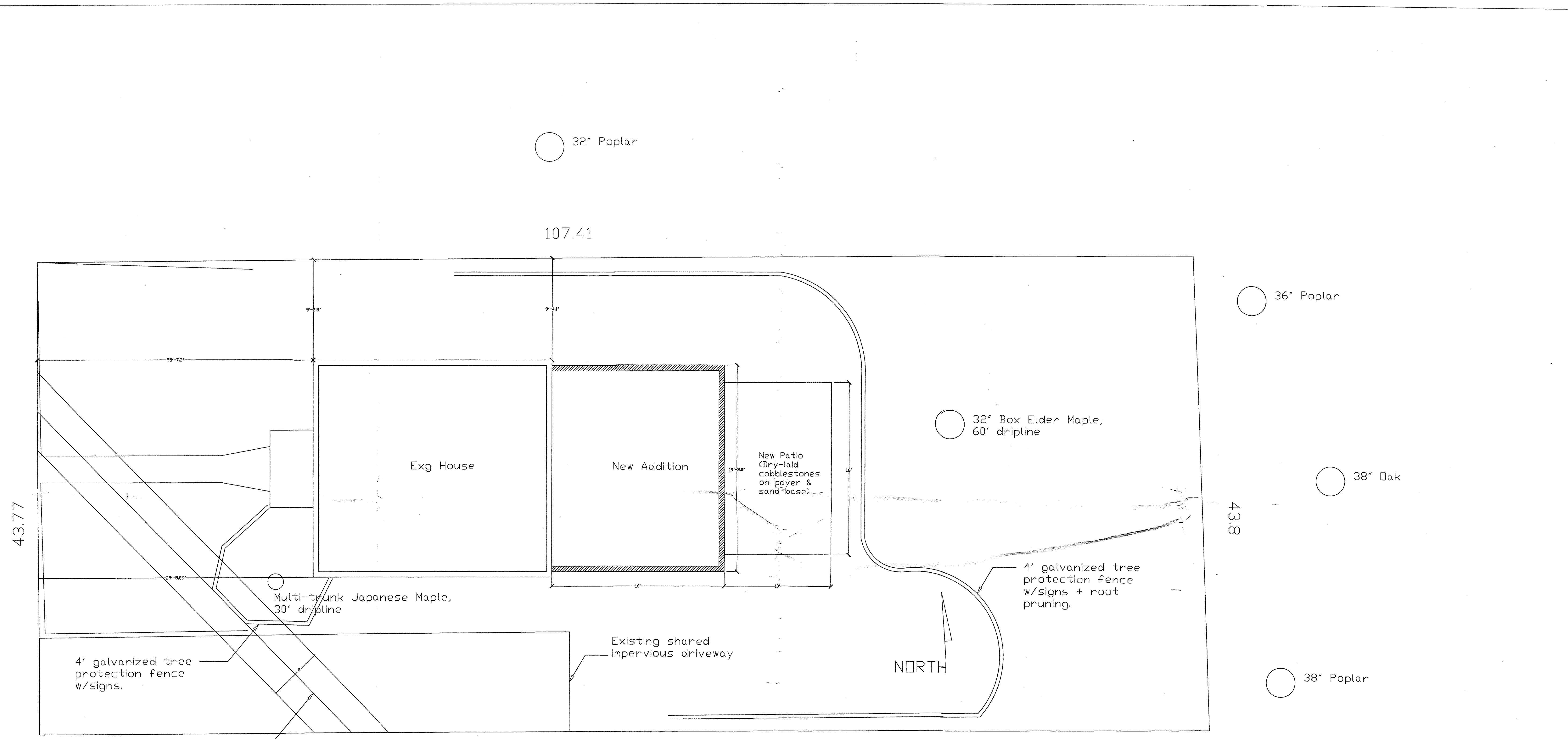
FOOTING/FOUNDATION PLAN



DETAIL: CONNECTIONS FOR TRUSS @ EITHER SIDE OF NEW ATTIC ENTRANCE

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
 License No. 0028903 Expiration Date: 1/14/12





Wahl Residence
 8825 Hawkins Lane
 Chevy Chase, MD 20815

Tree Protection Plan
 1:50
 August 19, 2009

ISA CERTIFIED ARBORIST
 EDUARDO S. MULHERO
 MA 0518