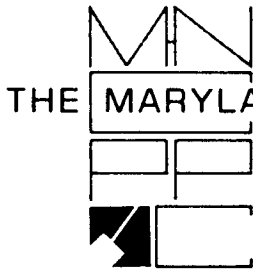


35/54-93C 4111 Jones Bridge Road
Hawkins Lane Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

April 8, 1994

Mr. Richard Drummond, President
Greenbriar Homes, Inc.
1000 16th Street, N.W.
Washington, D.C. 20036

Dear Mr. Drummond:

This letter is written in support of your request for a variance from the requirement to situate accessory buildings, in this case a garage structures, in the rear yards at 4109 and 4111 Jones Bridge Road in the Hawkins Lane Historic District.

At the direction of the Historic Preservation Commission (HPC), your plan located the garages to (1) reduce the amount of impervious surface on each lot and (2) to minimize mature tree disturbance on each lot. These lots are located within the Hawkins Lane Historic District and are unusual in this location. They are removed from both Jones Bridge Road and Hawkins Lane.

Design guidelines have been established for the Hawkins Lane Historic District to preserve the rural atmosphere and modest size houses and appurtenances. The rural character of the Lane is further maintained by the presence of magnificent trees: poplars, oaks and maples that dominate the landscape. It is important that any new construction be consistent with these guidelines.

In accordance with Montgomery County Code Chapter 24A (Preservation of Historic Resources), the HPC reviewed two Historic Area Work Permit (HAWP) applications for the two lots. After revisions and with conditions, the HAWP proposals were determined to be compatible in character and nature with the historical, architectural and cultural features of the historic district.

Chapter 24A further states that in the event that there is a conflict between the permit (HAWP) and the requirements of the building code, the permit would control provided that all health and safety requirements are met. It does not appear that health and safety are at issue here. It is important that the objectives of the Preservation Ordinance and the Hawkins Lane Historic District be met. Therefore, this office supports your request for variance.

If this office can be of further assistance, please call us at
(301) 495-4570.

Sincerely,

A handwritten signature in cursive script that reads "Gwen Marcus".

Gwen Marcus
Historic Preservation
Coordinator



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC. TELEPHONE NO. 202 833-8845
(Contract/Purchaser) (Include Area Code)

ADDRESS 1000 16th ST NW WASHINGTON, DC STATE 20036

CONTRACTOR GREENBRIAR/CHE CONSTRUCTION CITY WASHINGTON TELEPHONE NO. 202 833 8845
CONTRACTOR REGISTRATION NUMBER 51070

PLANS PREPARED BY _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 1 Street JONES BRIDGE RD

Town/City BETHESDA Election District _____

Nearest Cross Street CONNETCUOT

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 110,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	2B. TYPE OF WATER SUPPLY
03 <input type="checkbox"/> Other _____		01 <input type="checkbox"/> WSSC
		02 <input type="checkbox"/> Wall
		03 <input type="checkbox"/> Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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

[Signature] 11-24-93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311260064 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCES _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

NO STRUCTURE PRESENTLY
EXIST ON THIS PROPERTY

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

CONSTRUCT NEW SINGLE FAMILY
HOME CONSISTANT WITH ADJACENT
STRUCTURES.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WOOD FRAME, CEDAR SIDING, BRICK CHIMNEY
FOUNDATION & WOODED LANDSCAPE

- b. the relationship of this design to the existing resource(s):

FAMILY & COMMUNITY ORIENTED

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PRESERVES THE CHARACTER OF
THE AREA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD HSU
 Address 6817 MILLWOOD RD
 City/Zip BETHESDA, MD 20817

2. Name JOE & KIM O'CONNOR
 Address 8807 HAWKINS LA
 City/Zip BETHESDA, MD 20815

3. Name GREENBRIAR HOMES
Address 4113 JONES BRIDGE RD
City/Zip BETHESDA, MD 20814

4. Name MNC PC.
Address 8787 GEORGIA AVE
City/Zip SILVER SPRING, MD 20910

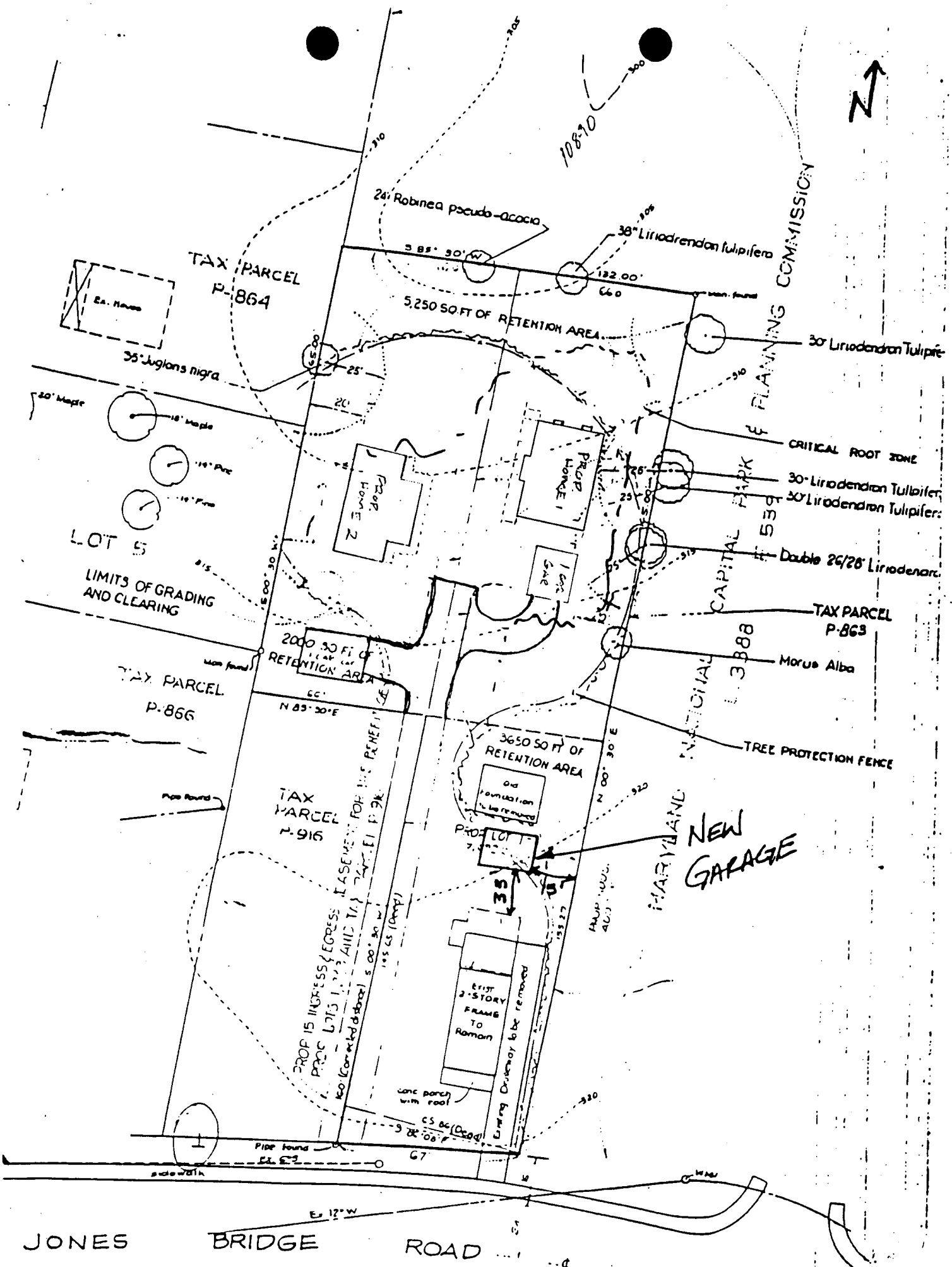
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

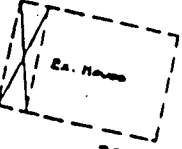
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



TAX PARCEL
P-864



LOT 5

LIMITS OF GRADING
AND CLEARING

TAX PARCEL
P-866

2000 SQ FT OF
RETENTION AREA

TAX PARCEL
P-916

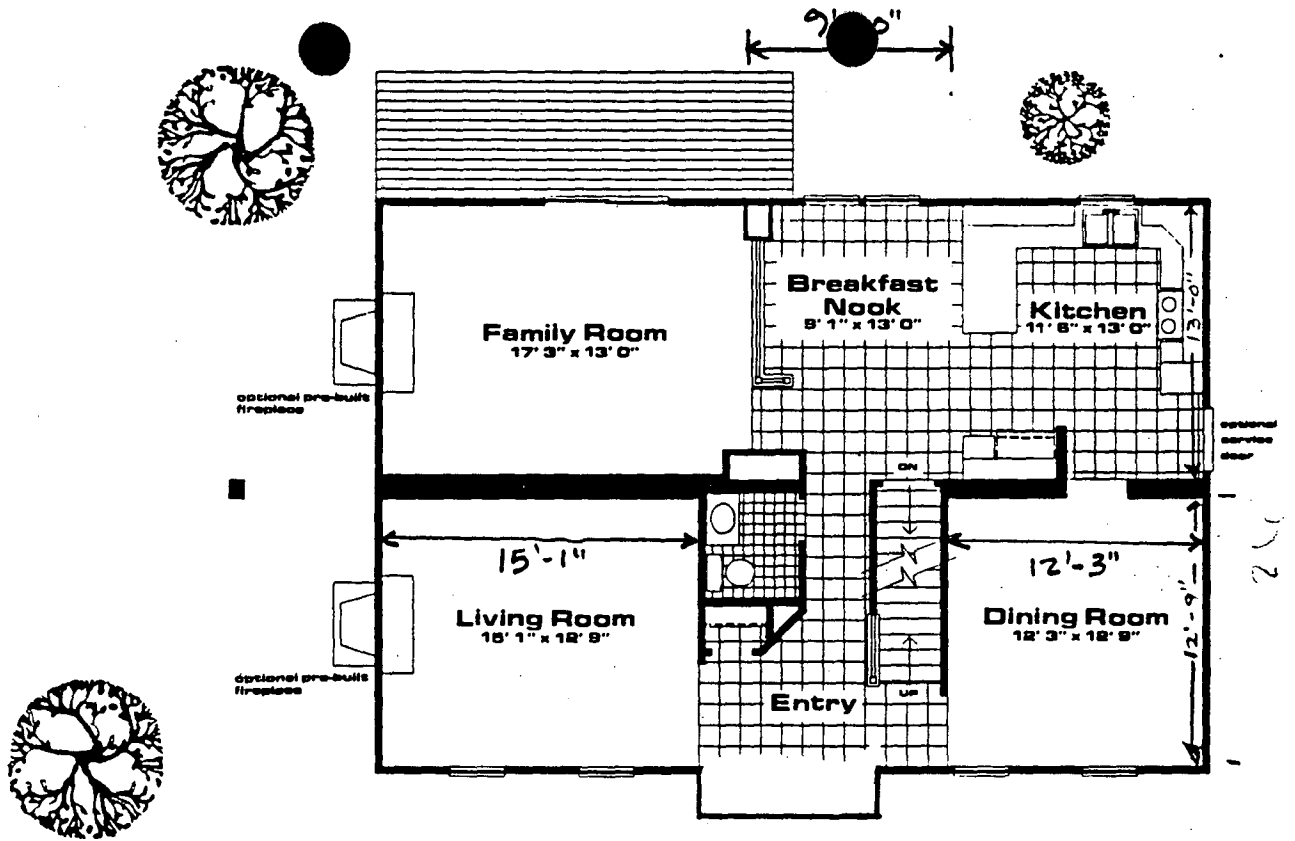
PROP 15 INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF
PROP LOTS 1, 2, 3 AND TRS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 (Corrected distal)

3650 SQ FT OF
RETENTION AREA

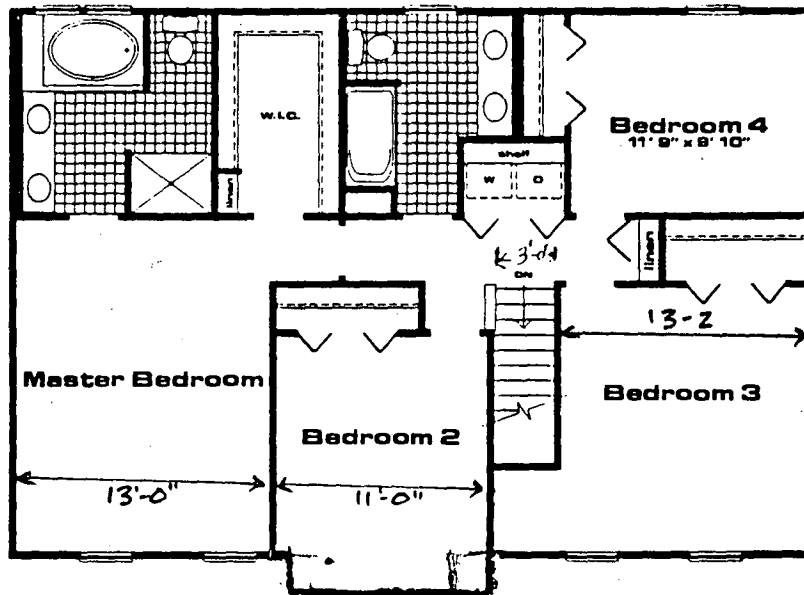
NEW
GARAGE

JONES BRIDGE ROAD

4500
2600



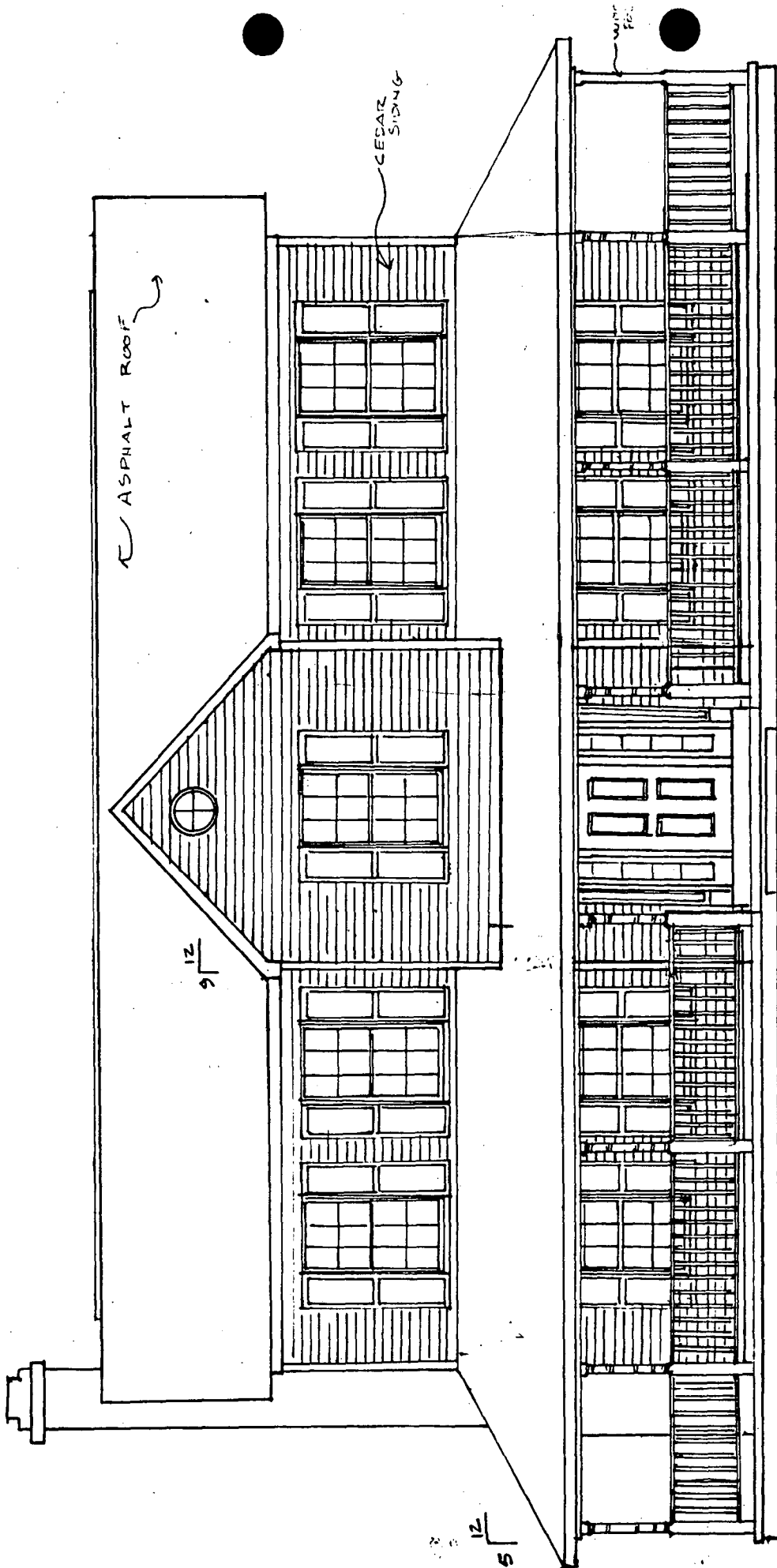
First Floor - Basement



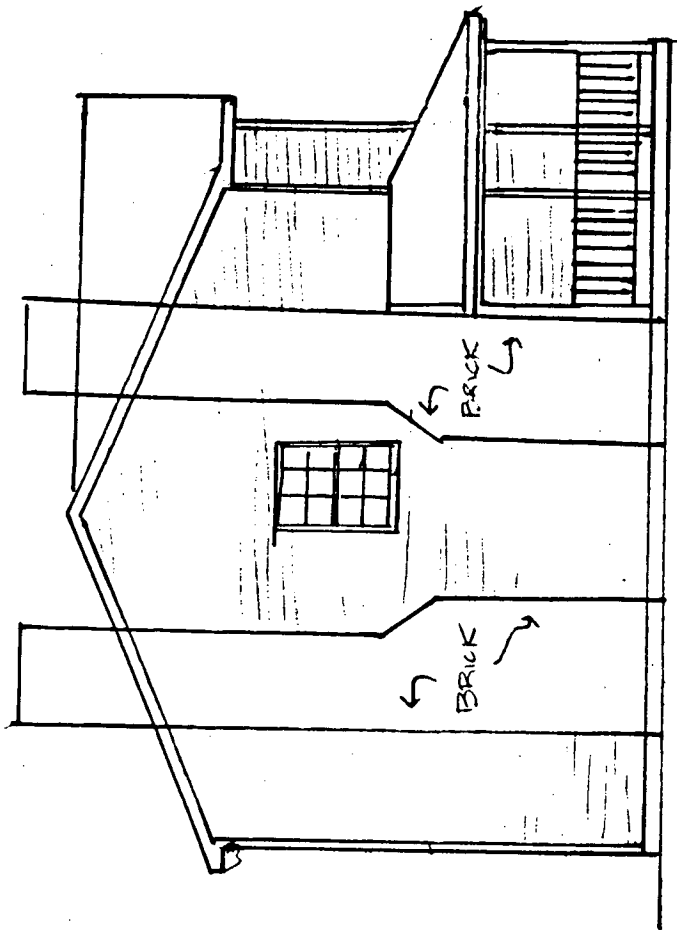
2ND FLOOR

Greenbriar Homes, Inc.

1000 16th St., N.W.
 Lower Level
 Washington, D.C. 20036



F 2 3
E

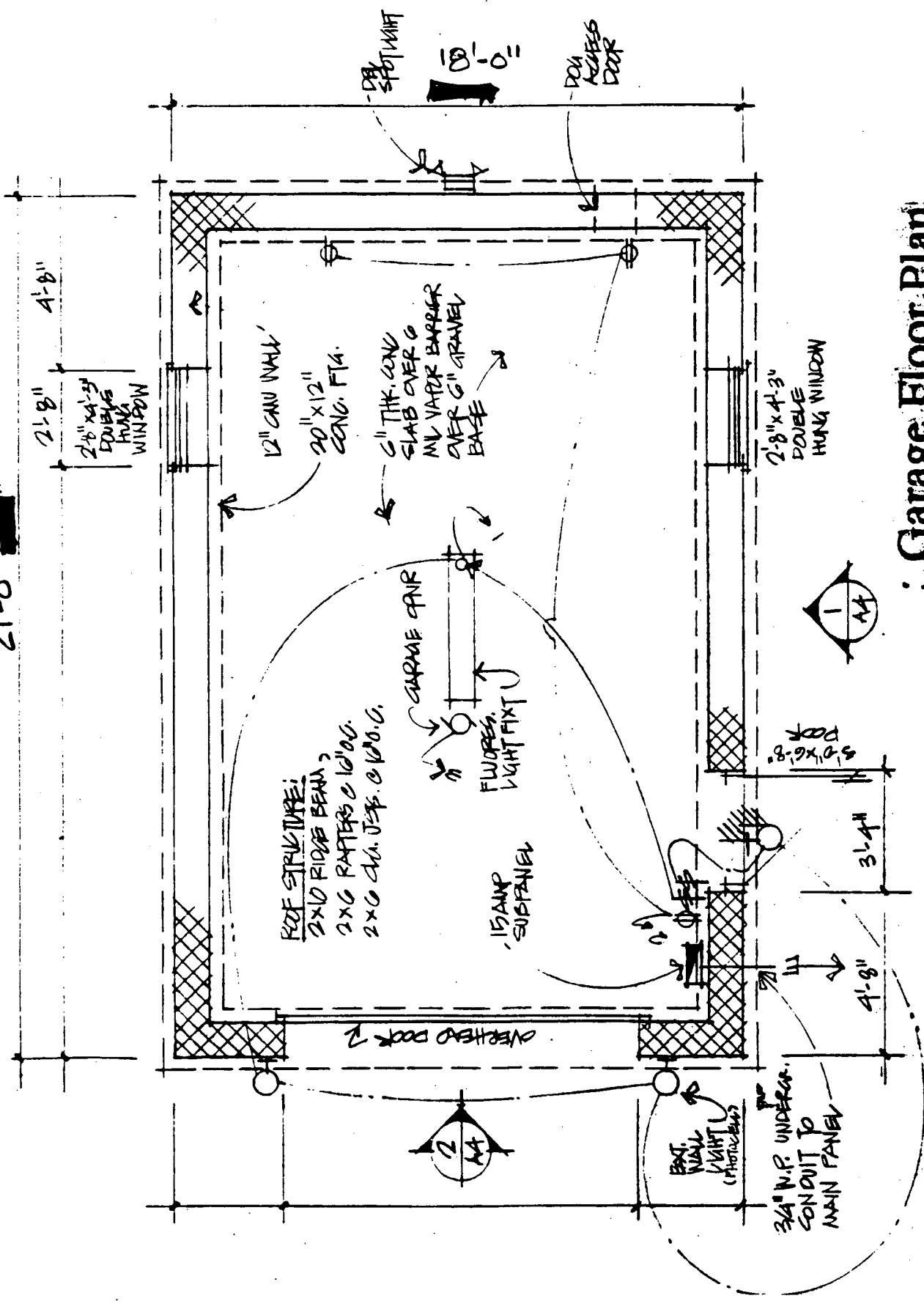


LEFT SIDE ELEV.

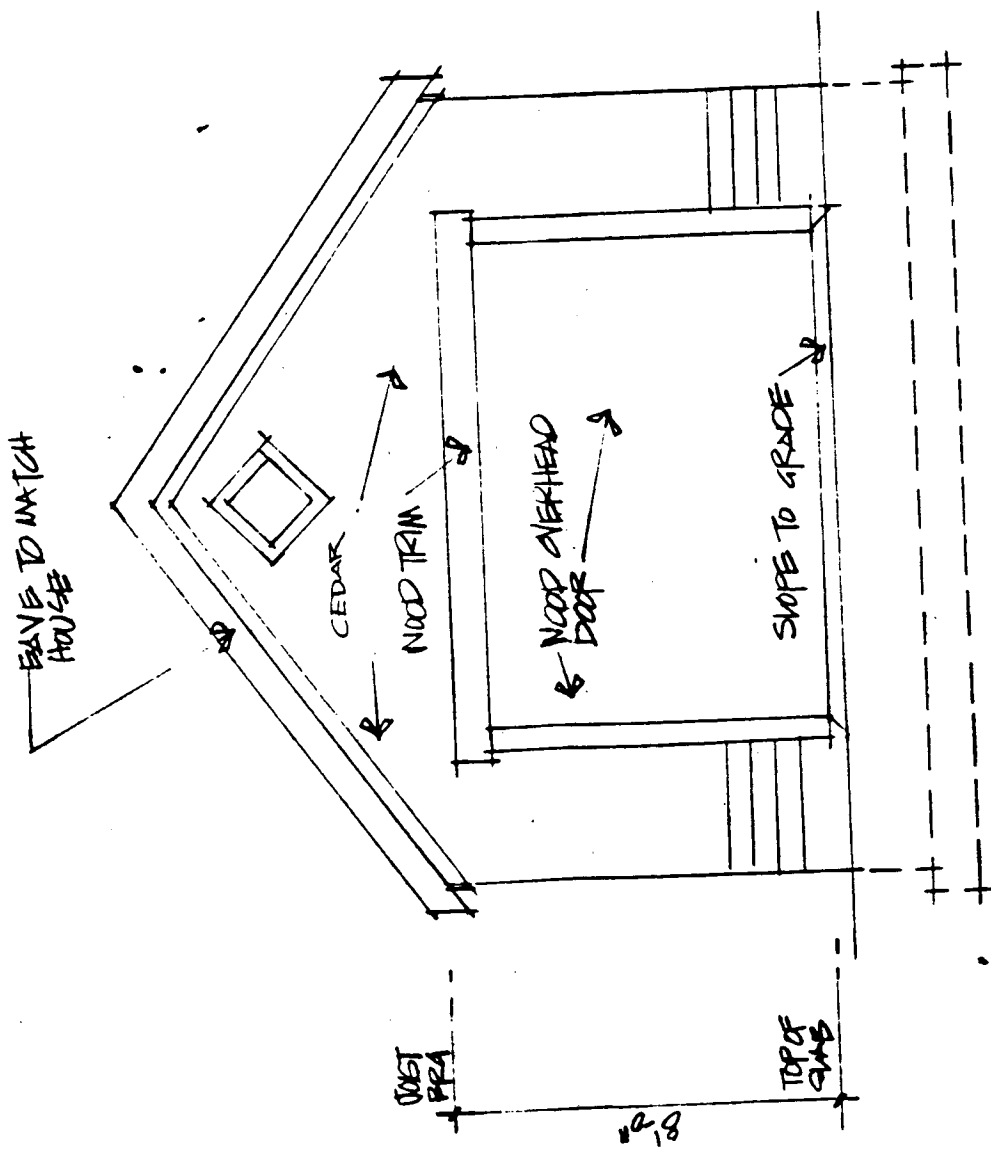


RIGHT SIDE ELEV.

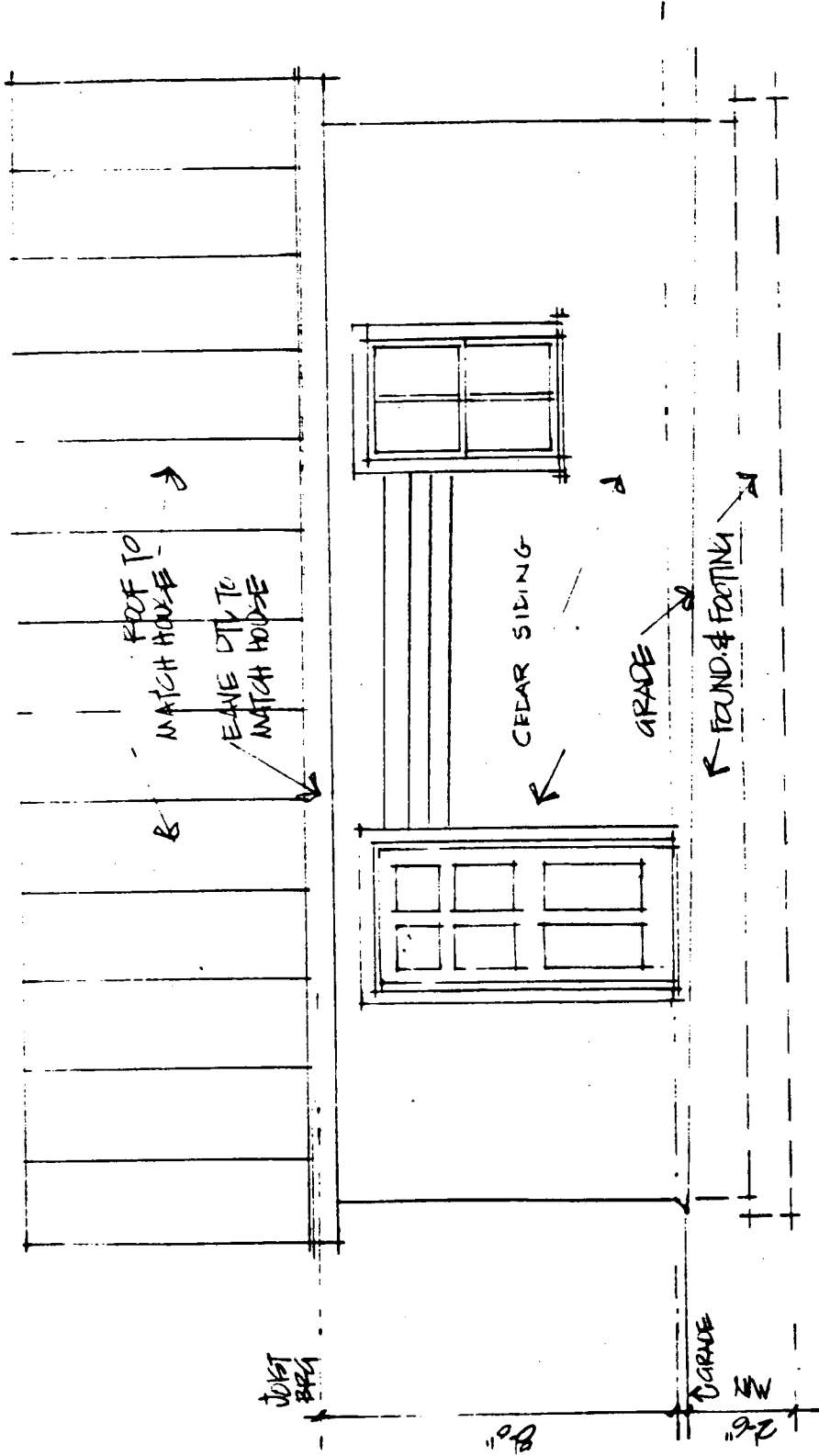
21'-0"



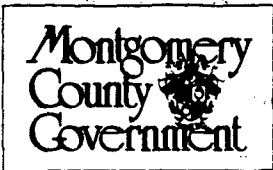
Garage Floor Plan



Garage Front Elevation



Garage Side Elevation (1)



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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC TELEPHONE NO. 202 833-8845
 (Contract/Purchaser) (Include Area Code)

ADDRESS 1000 16TH NW WASH DC 20036
 CITY STATE ZIP

CONTRACTOR GREENBRIAR/CHF CONSTRUCTION TELEPHONE NO. 202 833-8845
 CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY KEITH HUNTER TELEPHONE NO. _____
 (Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4113 Street JONES BRIDGE ROAD

Town/City CHEVY CHASE MD Election District _____

Nearest Cross Street CONN. AVE

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair	Circle One: A/C	Slab	Room Addition
<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input type="radio"/> Install	<input type="radio"/> Revocable	<input type="radio"/> Porch	<input type="radio"/> Deck	<input type="radio"/> Fireplace
			<input type="radio"/> Revision	<input type="radio"/> Shed	<input type="radio"/> Solar	<input type="radio"/> Woodburning Stove
				Fence/Wall (complete Section 4) Other <u>SFD</u>		

1B. CONSTRUCTION COSTS ESTIMATE \$ 90,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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

Keith R. Hunter _____ 11-24-93
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311260063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

NO STRUCTURE PRESENTLY EXISTS
ON THIS LOT

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

CONSTRUCT NEW SINGLE FAMILY
HOME CONSISTANCE WITH ADJACENT
STRUCTURES

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WOOD FRAME CEDAR SIDING, BRICK
CHIMNEY, WOODED LANDSCAPE

- b. the relationship of this design to the existing resource(s):

FAMILY & COMMUNITY ORIENTED

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PRESERVES THE CHARACTER OF THE
AREA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

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1. Name RONALD HSU
 Address 6817 MILLWOOD RD
 City/Zip BETHESDA, MD 20817
2. Name JOE & KIM O'CONNOR
 Address 8807 HAWKINS LA.
 City/Zip BETHESDA, MD 20815

3. Name GREENBRIAR HOMES
Address 4113 JONES BRIDGE RD
City/Zip BETHESDA, MD 20815

4. Name M.N.C.P.C.
Address 8787 GEORGIA AVE
City/Zip SILVER SPRING, MD 20910

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

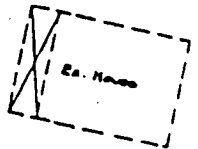
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



108.70



TAX PARCEL P-864

24' Robinia pseudo-acacia

38' Liriodendron tulipifera

5,250 SQ FT OF RETENTION AREA

PLANNING COMMISSION

35' Juglans nigra

30' Liriodendron Tulipifera

20' Maple

18' Pine

18' Pine

LOT 5

LIMITS OF GRADING AND CLEARING



CRITICAL ROOT ZONE

30' Liriodendron Tulipifera

30' Liriodendron Tulipifera

Double 26/28' Liriodendron

CAPITAL PARK

TAX PARCEL P-863

Morus Alba

2,000 SQ FT OF RETENTION AREA

TAX PARCEL P-866

66' N 83° 30' E

TAX PARCEL P-916

3,650 SQ FT OF RETENTION AREA

TREE PROTECTION FENCE

PROP 15 INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF PRC LOTS 1, 2, 3, 4 AND TR. 24.00' (corrected) 5' 00' 30" 105' 65" (deep)

PROP LOT 7

35'

EXIST 2-STORY FRAM TO REMAIN

Living Driveway to be removed

unc porch with roof

CS 06 (Dead)

MARYLAND NATIONAL

NEW GARAGE

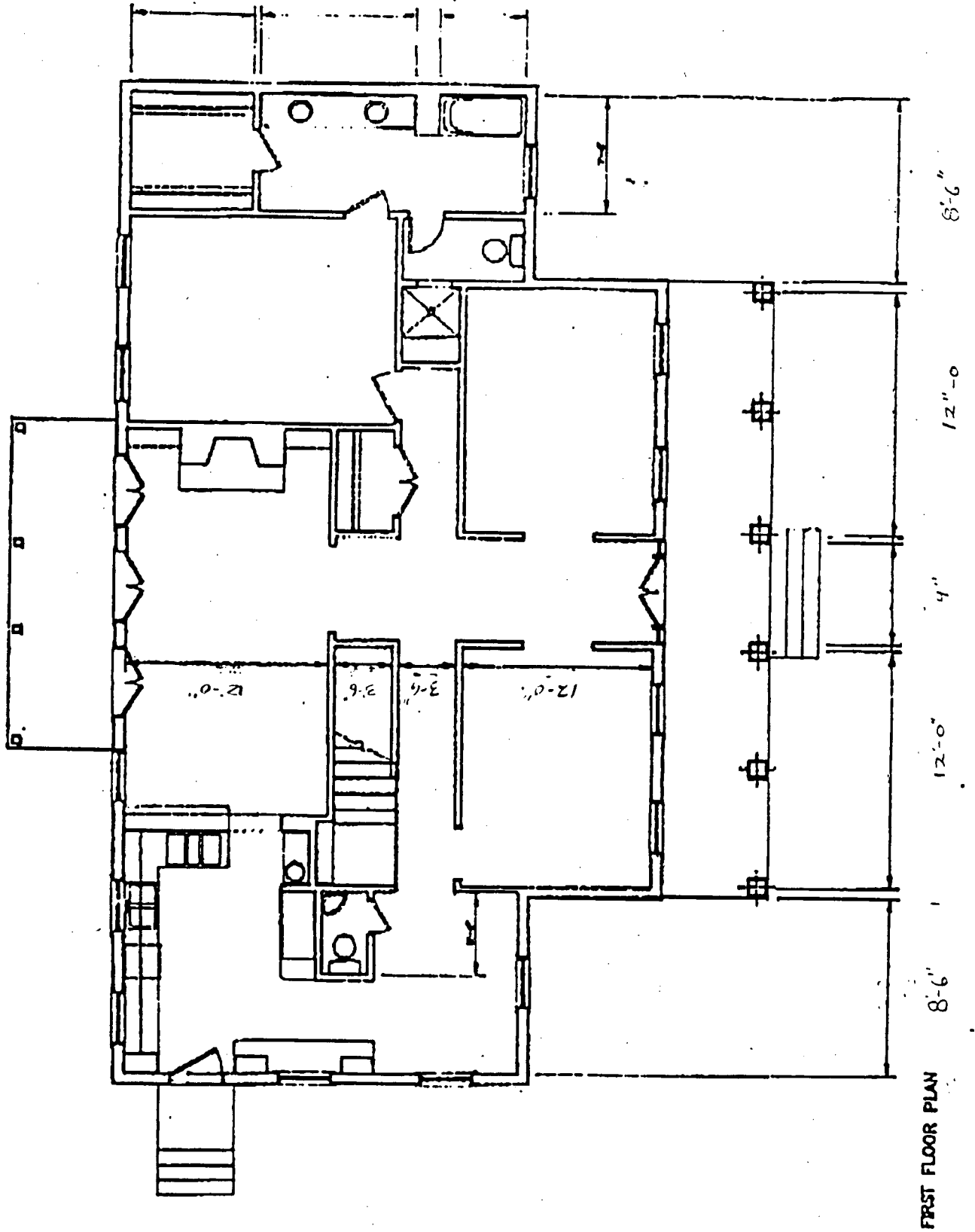
PIPE FOUND

EL. 62

G7

JONES BRIDGE ROAD

4500
3600



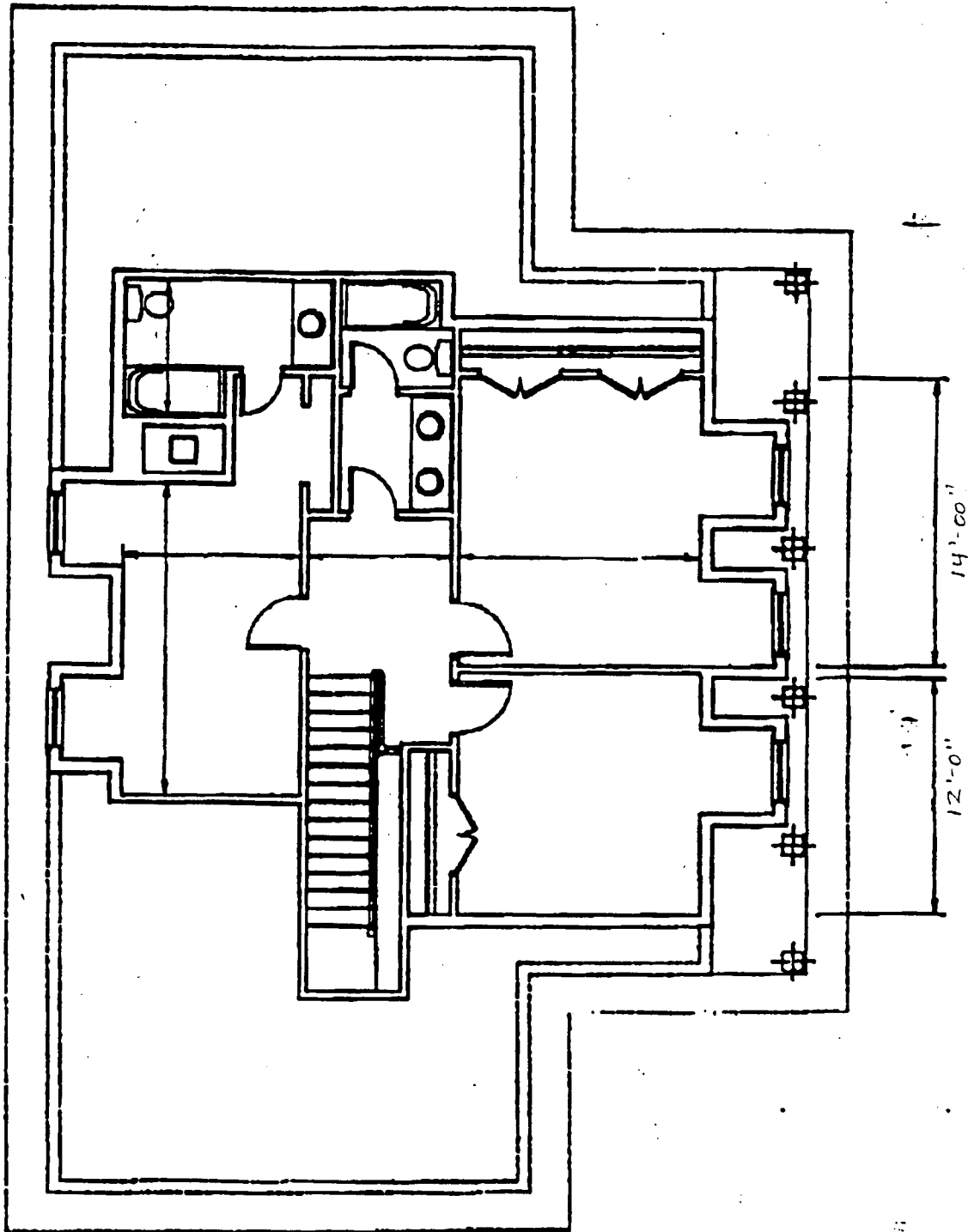
FIRST FLOOR PLAN

GREENBRIAR HOMES

P04

KEITH JAMES HUNTER ARCH 282 543 6738

P.A



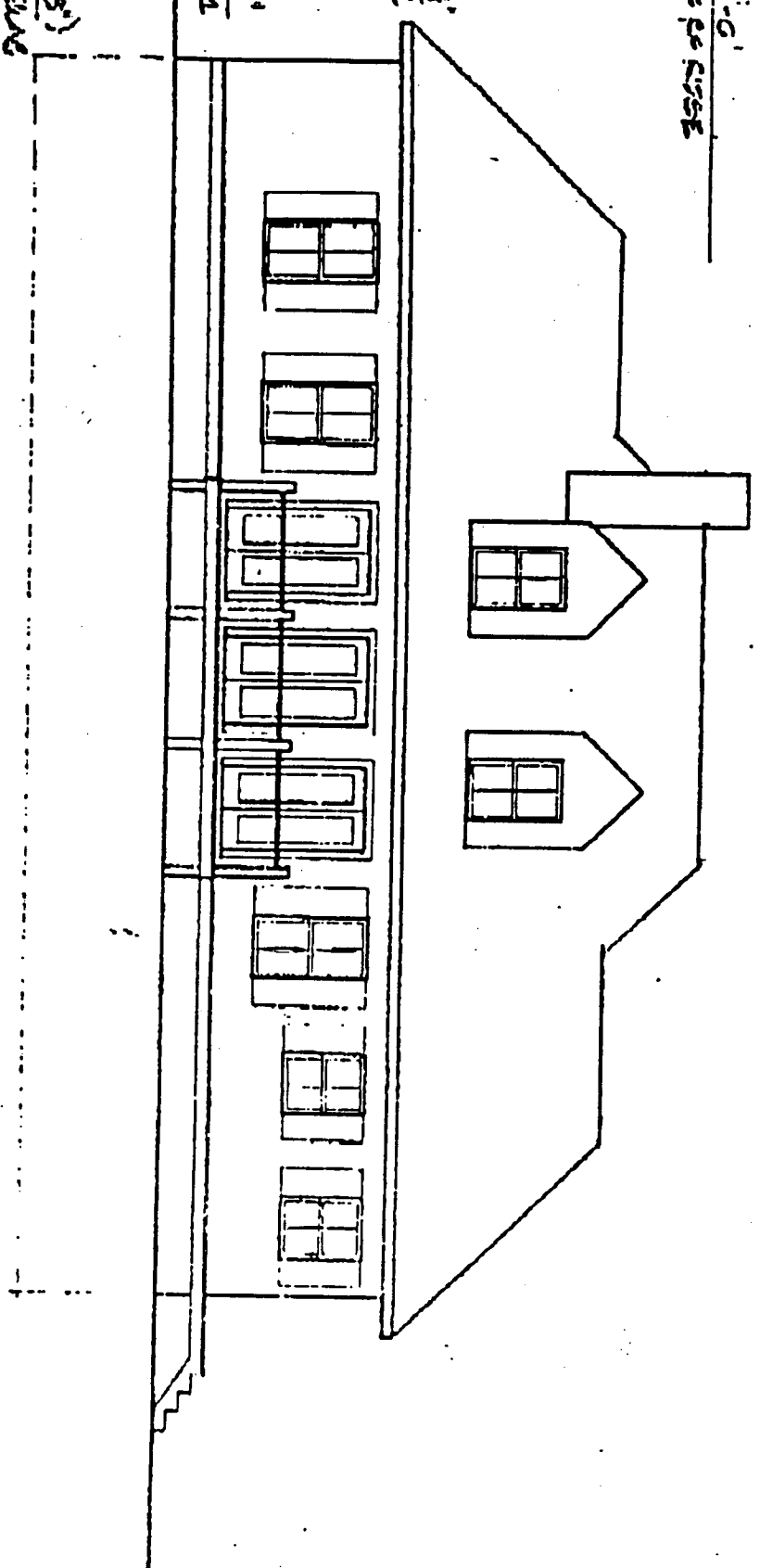
SECOND FLOOR PLAN

Bl. 25'-0"
FR. 12'-0" 1/2

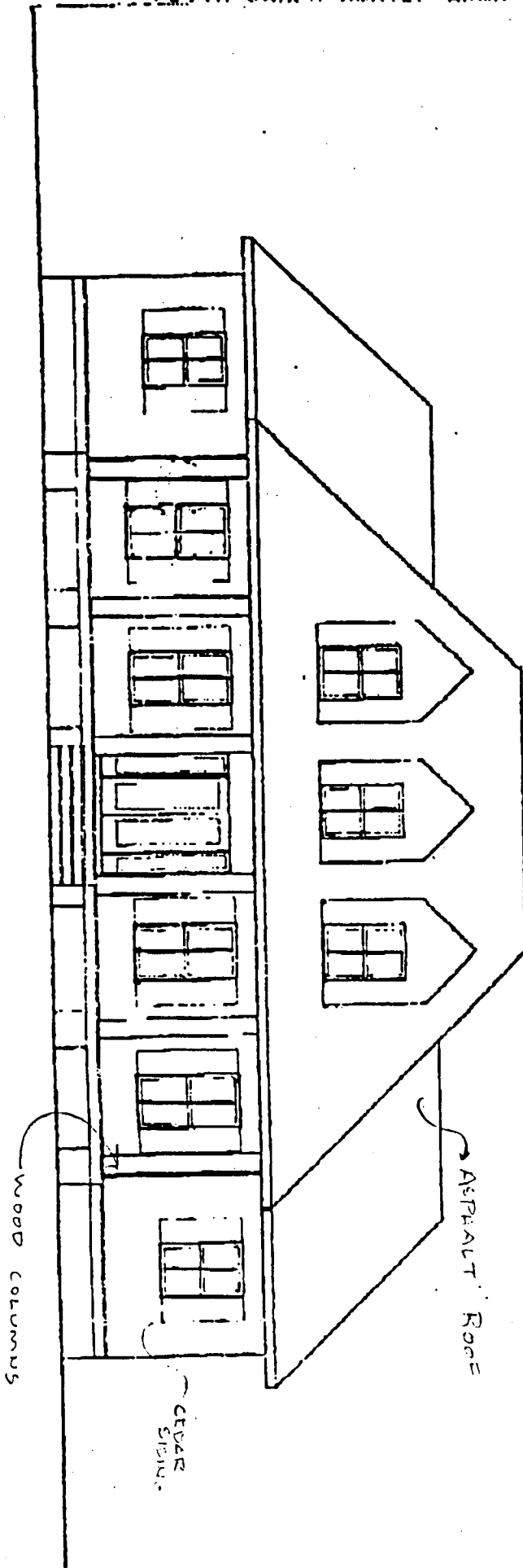
Bl. 11'-4"
FR. 12'-0" 1/2

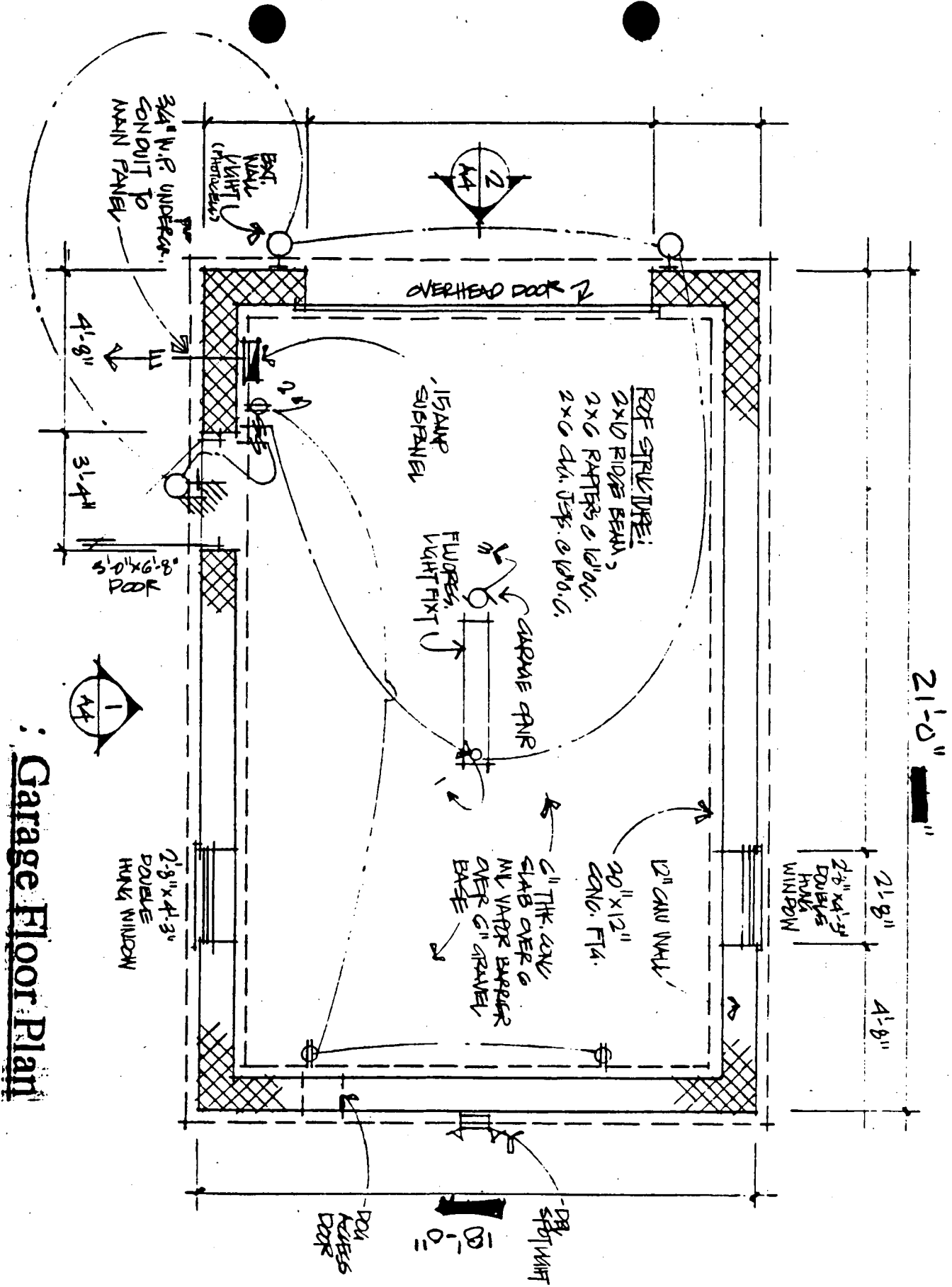
Bl. 2'-4"
FR. 12'-0" 1/2

Bl. (6'-8")
FR. 12'-0" 1/2
PREFABRICATION

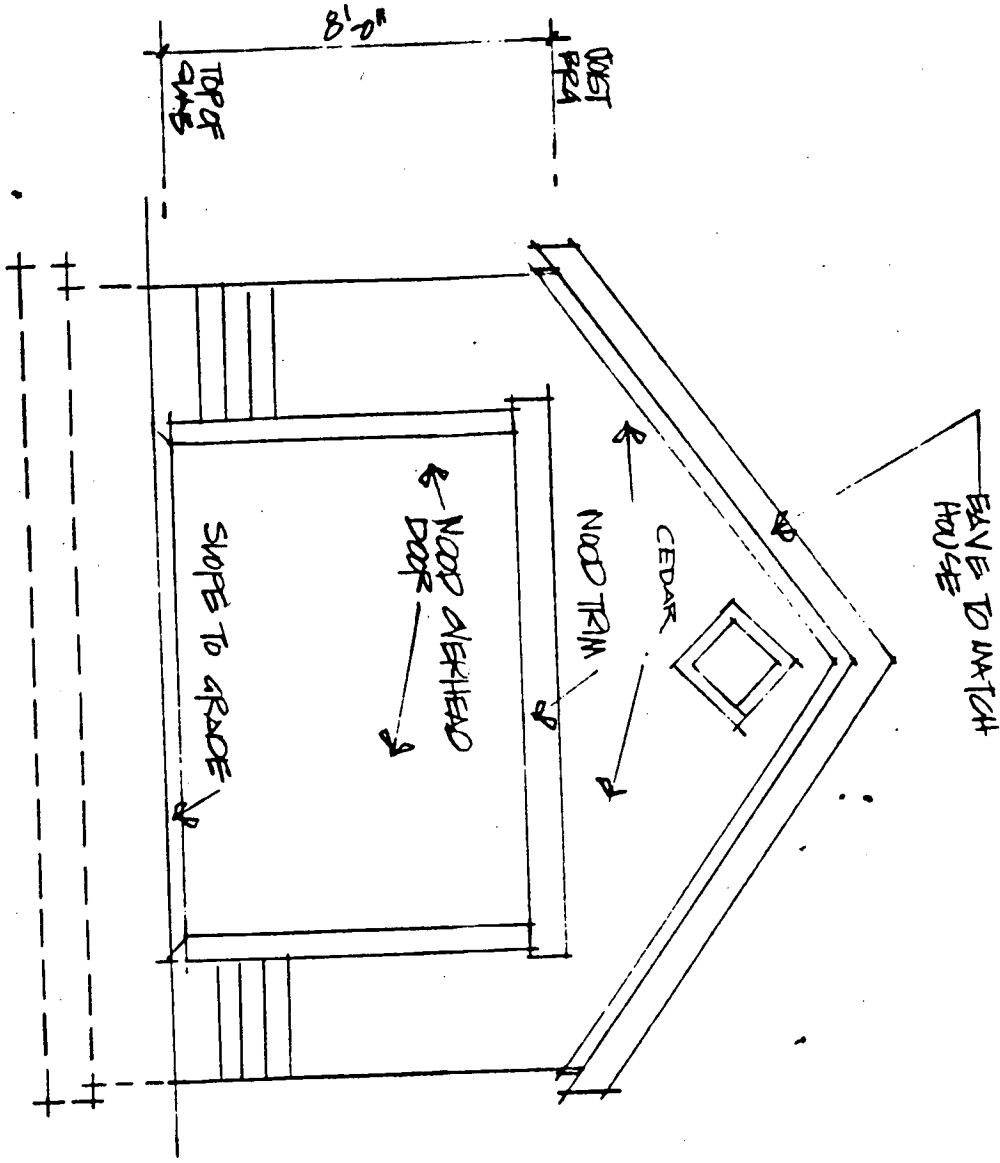


SCALE: 1/8" = 1'-0"

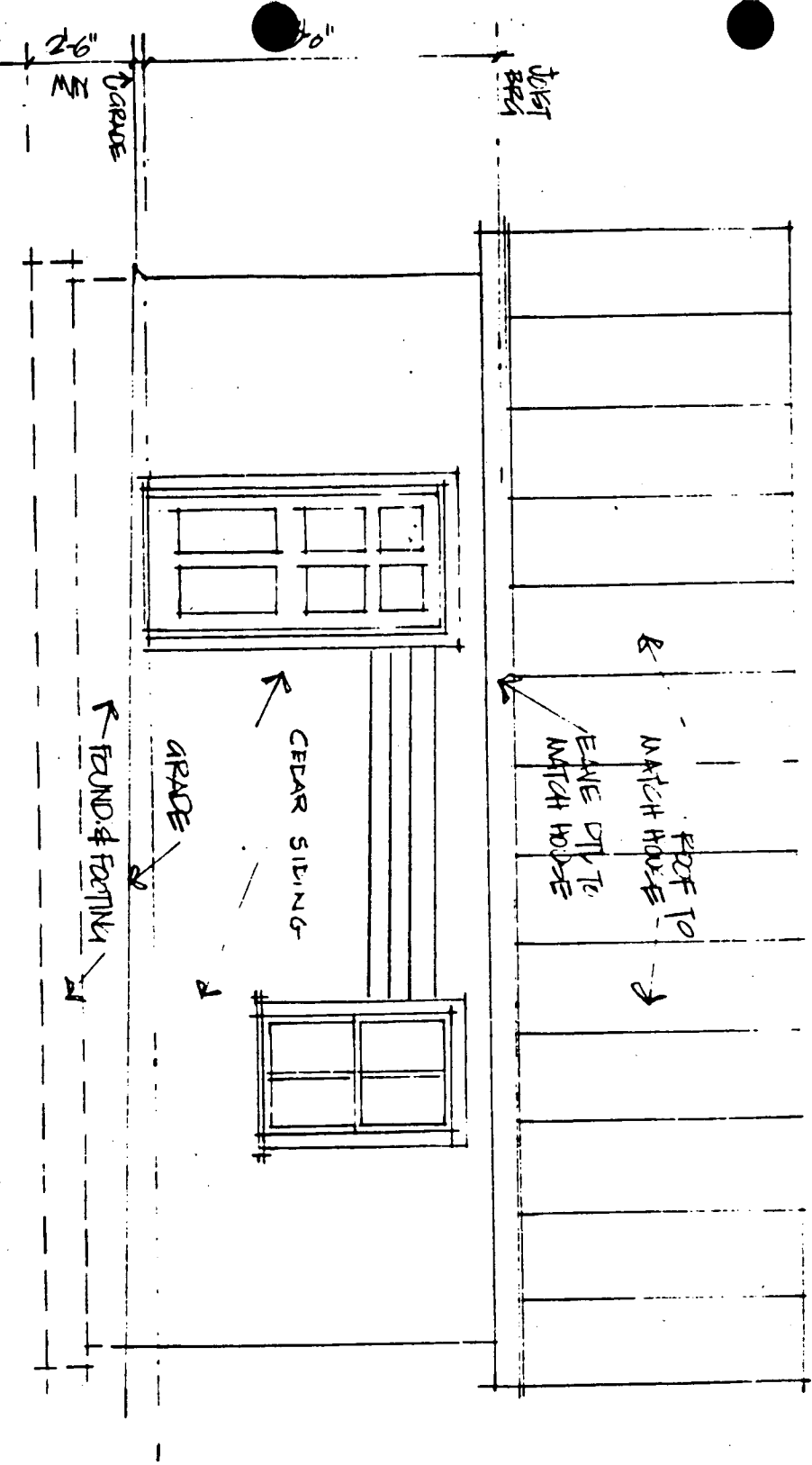




Garage Floor Plan



Garage Front Elevation



Garage Side Elevation (1)

Greenbriar Homes, Inc

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036

(202) 833-8845
(202) 833-8846 Fax

TELECOPIER TRANSMITTAL SHEET

REQUEST MADE BY:

NAME: _____ DATE: _____ TIME: _____

TO: PAT PARKER
NAME: _____

COMPANY NAME: _____

COMPANY TELECOPIER NUMBER: _____

FROM: RICH DRUMMOND
NAME: _____

DIRECT DIAL: _____ TELECOPIER: (202) 833-8846

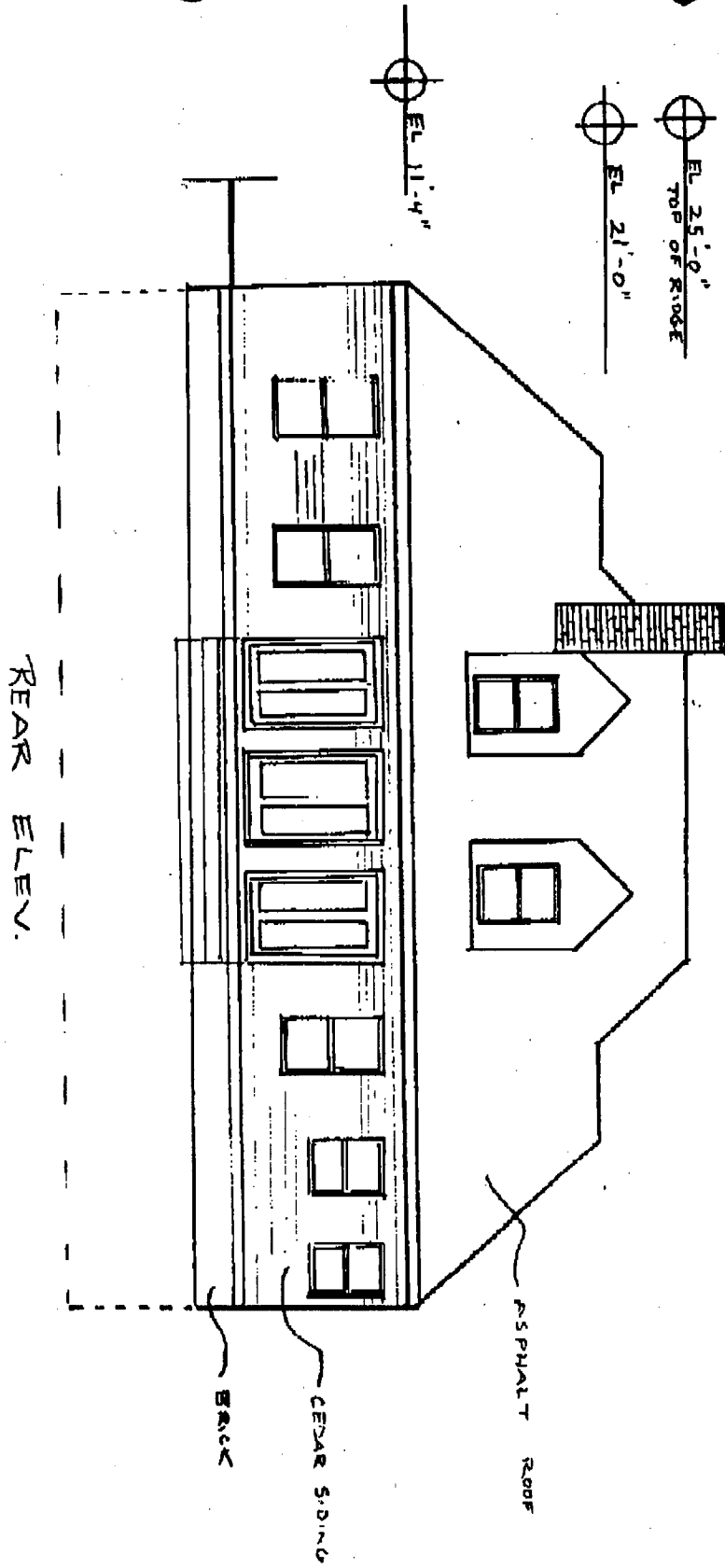
ORIGINAL WILL: _____ FOLLOW VIA MAIL
_____ FOLLOW VIA OVERNIGHT MAIL
_____ NOT BE SENT

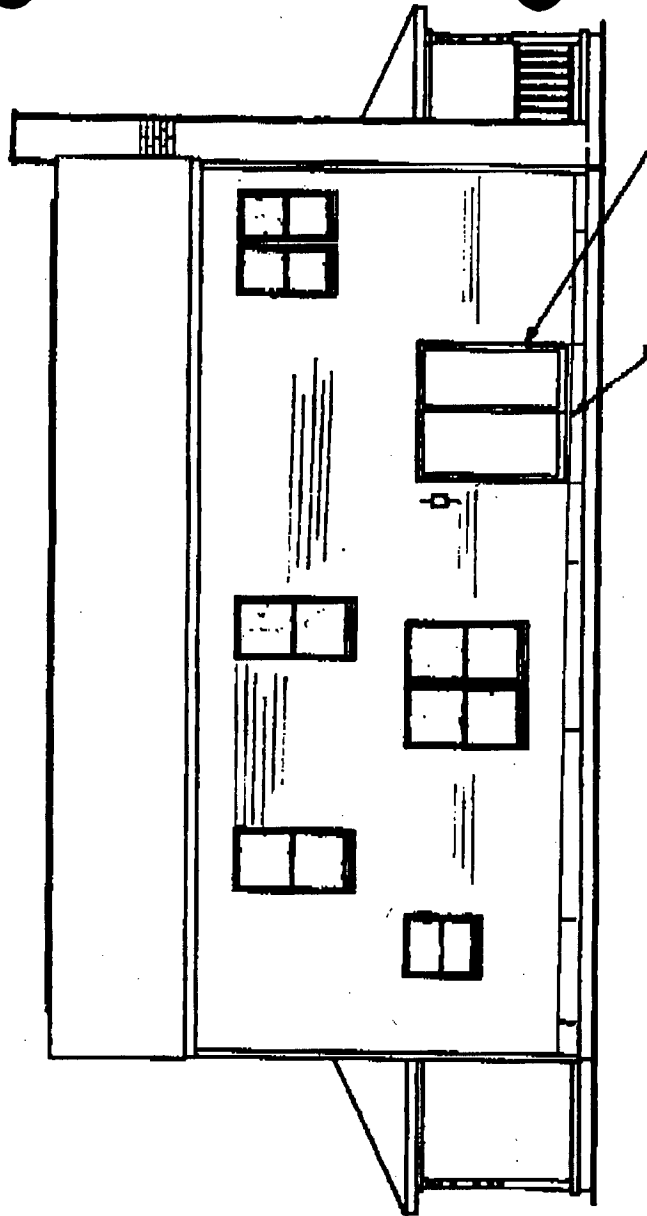
TOTAL NUMBER OF PAGES (INCLUDING COVER LETTER): 3

COMMENTS: _____

NOTE: IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL THE OPERATOR AT (202) 833-8845.

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

Greenbriar Homes, Inc

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036

(202) 833-8845
(202) 833-8846 Fax

TELECOPIER TRANSMITTAL SHEET

REQUEST MADE BY:

NAME: _____ DATE: 12/7/93 TIME: _____

TO: PAT PARKER
NAME: _____

MNC PR
COMPANY NAME: _____

COMPANY TELECOPIER NUMBER: _____

FROM: RICHARD DRUMMOND
NAME: _____

DIRECT DIAL: _____ TELECOPIER: (202) 833-8846

ORIGINAL WILL: _____ FOLLOW VIA MAIL

FOLLOW VIA OVERNIGHT MAIL
NOT BE SENT

TOTAL NUMBER OF PAGES (INCLUDING COVER LETTER): 2

COMMENTS: _____

NOTE: IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL THE OPERATOR AT (202) 833-8845.

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Greenbriar Homes, Inc

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036

(202) 833-8845
(202) 833-8846 Fax

December 4, 1993

Pat Parker
Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

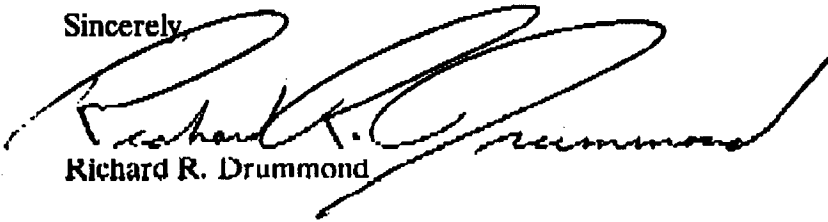
Dear Pat:

Enclosed is a density analysis of the homes on Hawkins Lane as compared to the two proposed Greenbriar Homes. This analysis shows that the proposed houses (4113a & 4113b) occupy less percentage of the lot then the average house on the lane as well as less then the majority of the houses taken individually.

I hope this analysis will be of help to you in the writing of your staff report and if possible I would like to have it introduced for discussion at the commissioners meeting on December 15.

If you have any additional questions regarding this analysis please feel free to call me at the above number.

Sincerely,



Richard R. Drummond

HAWKINS LANE DENSITY ANALYSIS

HAWKINS LANE ADDRESS	FOOTPRINT SF.	LOT SF.	DENSITY
8806	1400	4636	30.20%
8807	733	9969	7.35%
8810	1385	5607	24.70%
8812	1050	5739	18.30%
8815	950	9969	9.53%
8816	865	6398	13.52%
8818	900	7175	12.54%
8822	900	7134	12.62%
8823	450	4575	9.84%
8825	450	4753	9.47%
8827	450	4670	9.64%
8829	650	4730	13.74%
		AVERAGE	14.29%
			=====
4113a	1040	11500	9.04%
4113b	1021	11500	8.88%

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

THE NEW HOMES AS PROPOSED BY GREENBRIAR ARE DESIGNATED AS 4113a AND 4113b.

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

Greenbriar Homes, Inc

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036

(202) 833-8845
(202) 833-8846 Fax



TELECOPIER TRANSMITTAL SHEET

REQUEST MADE BY:

NAME: _____ **DATE:** 12-03-93 **TIME:** 11:30AM

TO: PAT PARKER
NAME: _____

COMPANY NAME: _____

COMPANY TELECOPIER NUMBER: _____

FROM: RICH DRUMMOND
NAME: _____

DIRECT DIAL: _____ **TELECOPIER:** (202) 833-8846

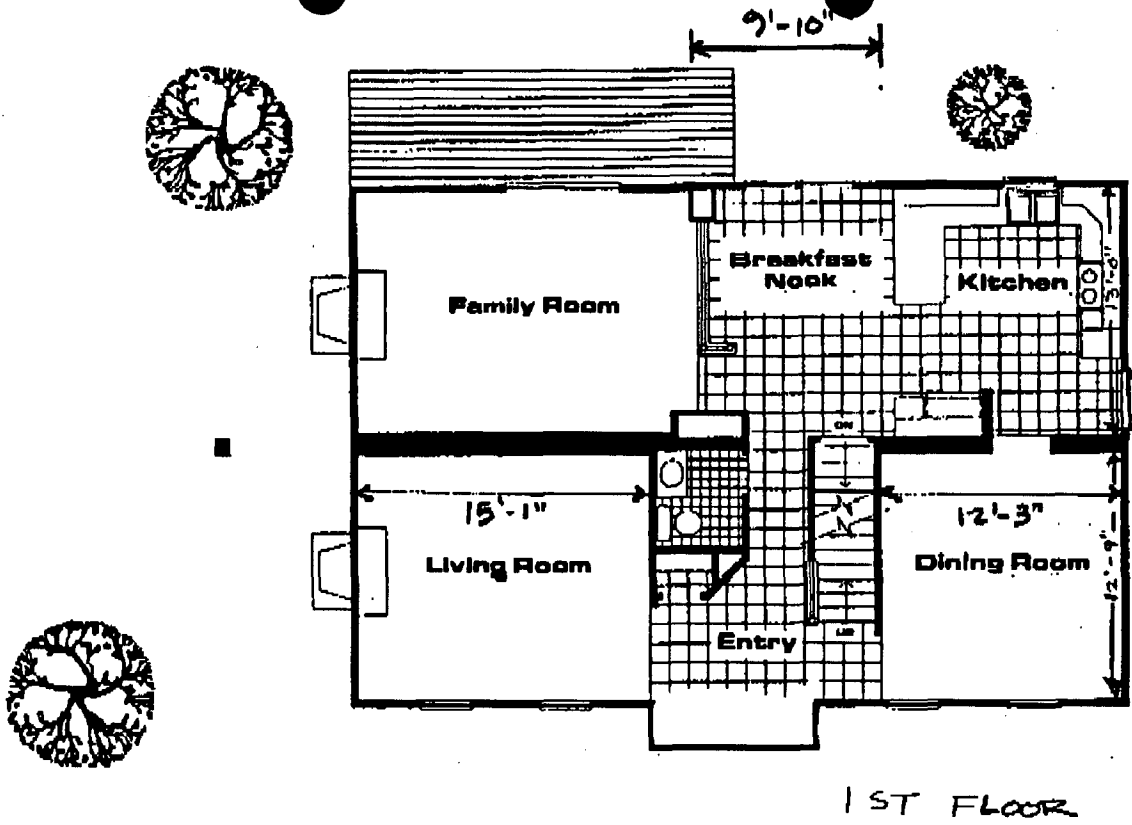
ORIGINAL WILL: _____ **FOLLOW VIA MAIL**
_____ **FOLLOW VIA OVERNIGHT MAIL**
_____ **NOT BE SENT**

TOTAL NUMBER OF PAGES (INCLUDING COVER LETTER): _____

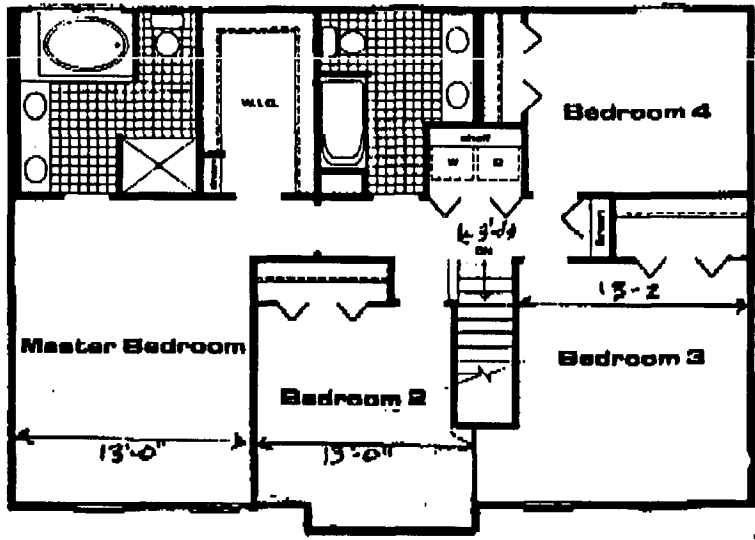
COMMENTS: _____
PLEASE CALL TO DISCUSS
OTHER HOUSE FORTHCOMING

NOTE: IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CALL THE OPERATOR AT (202) 833-8845.

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1ST FLOOR



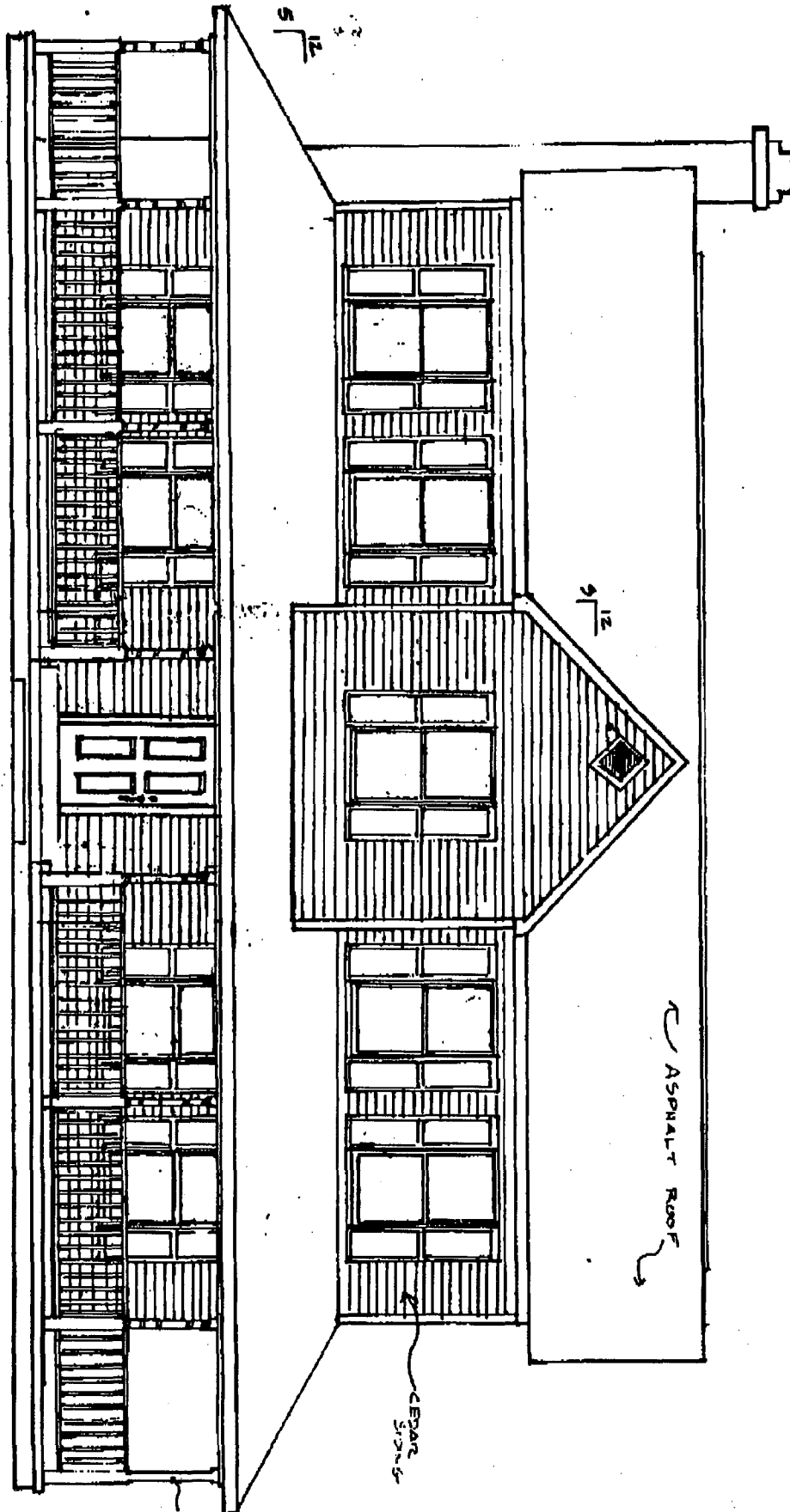
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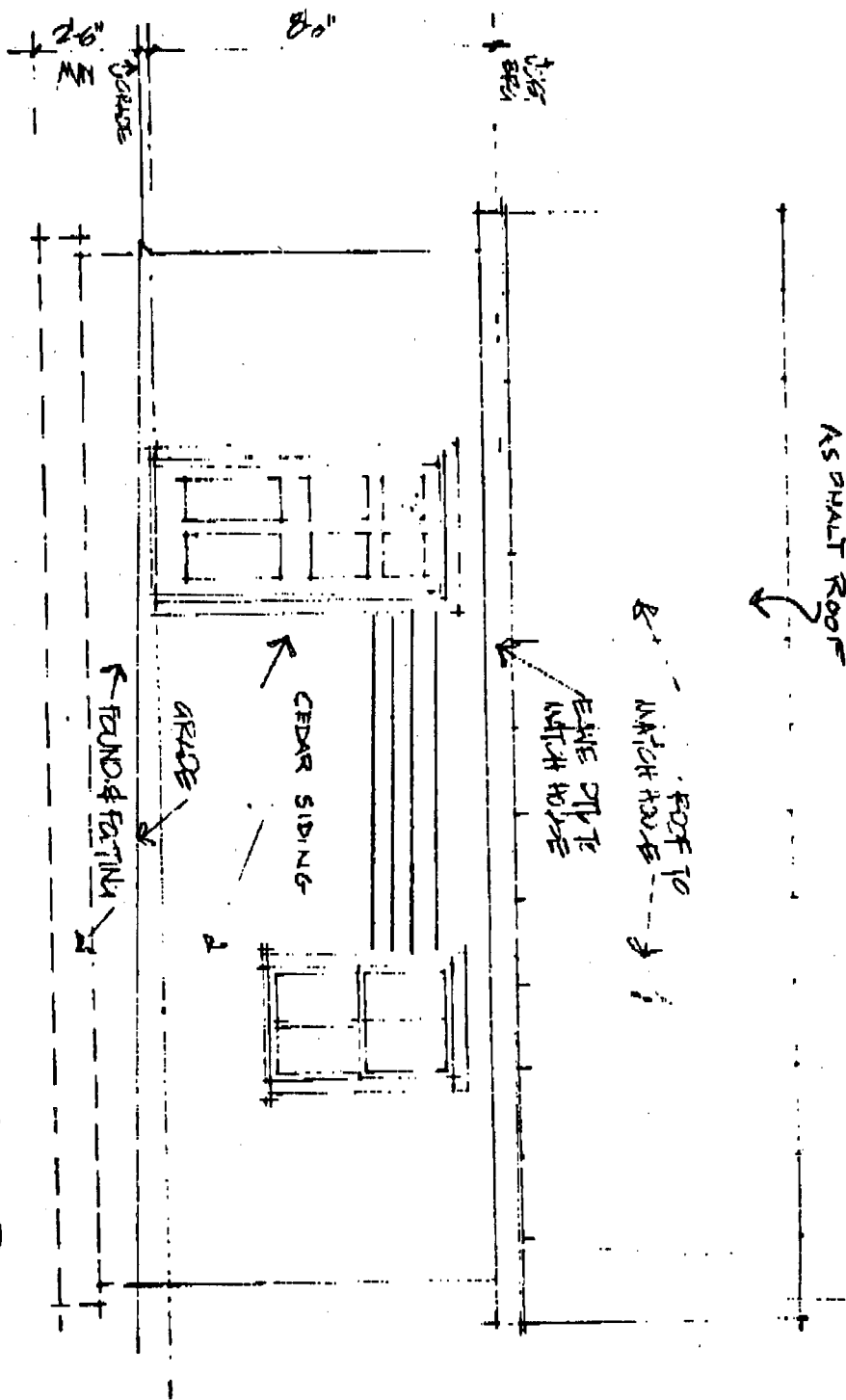
Greenbriar Homes, Inc

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036

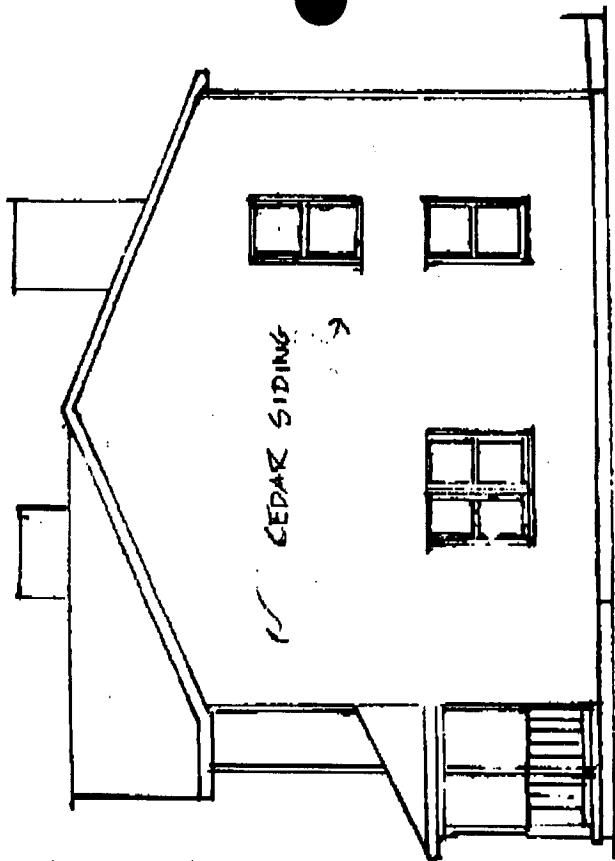
TOTAL SF = 2000 SF

FRONT

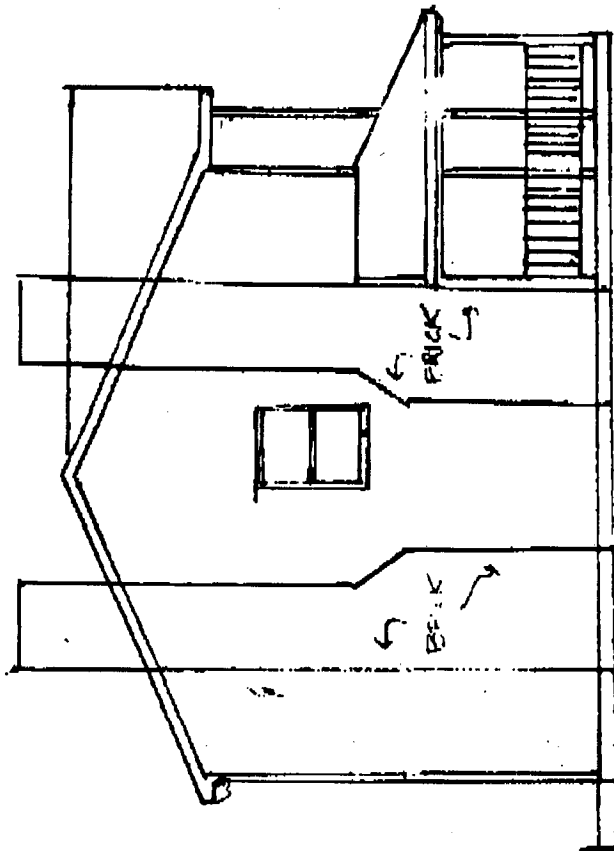




Garage Side Elevation

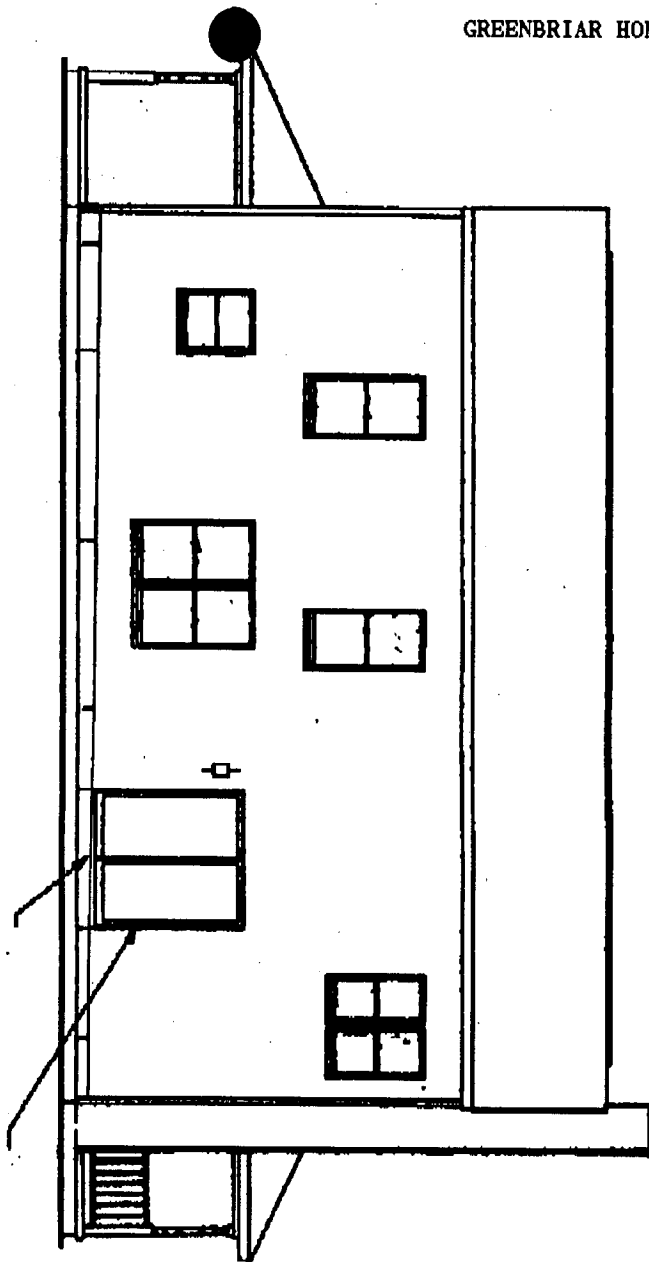


RIGHT SIDE ELEV.



LEFT SIDE ELEV.

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



HISTORIC PRESERVATION COMMISSION STAFF REPORT

(4111)

Address: Lot #3 at rear of 4113
Jones Bridge Road

Meeting Date: 12/15/93

Resource: Hawkins Lane Hist. Dist.

HAWP/New Construction

Case Number: 35/54-93C

Tax Credit: No

Public Notice: 12/01/93

Report Date: 12/08/93

Applicant: Greenbrier Homes, Inc.

Staff: Patricia Parker

PROPOSAL: New Construction

RECOMMEND: Approval
w/conditions

BACKGROUND:

This proposal for new construction of a single-family house and separate garage on Lot #3 is offered by Greenbrier Homes, Inc. for HPC review. The applicant proposes the construction of two new homes on unimproved lots #2 and #3 at the rear of 4113 Jones Bridge Road in the Hawkins Lane Historic District. These lots are behind lots that face the east side of Hawkins Lane itself. This proposal focuses on Lot #3.

The HPC has reviewed similar proposals for this lot at earlier meetings. Attached at the end of the staff report is a copy of the HPC's denial decision on a previous proposal for this lot. This document includes a discussion of the guidelines for the district (see attached).

DISCUSSION:

This current application is quite different than the applicant's earlier submissions:

o The footprint has been reduced to approximately 1,040 square feet. The proposed house is a full two stories, and the total square footage of the house as proposed is 2,080 square feet.

o The width of the house is 40'2" (previous submissions were a minimum of 52' wide); the depth of the house is now approximately 26', excluding the porch. The height of 25' remains the same as in earlier submissions.

o The area of disturbance for the new driveway is decreased, terminating at the front of the lot rather than extending to the rear of the property.

o The bay on the front facade is only at the second story in an attempt to decrease mass at the ground floor level. The entrance elevation is not raised so that it is possible to build under the existing tree umbrella.

o Materials are now indicated: siding will be painted cedar; the chimneys will be brick; roofing will be asphalt shingles; posts will be wood with wood railing.

o In an effort to achieve simplicity, the windows are indicated as 1 over 1, and there are no sidelights at the entrance. Shutters will be raised panel.

o In discussions with the applicant, the porch would have a return and would wrap around the corner of the house on the north elevation; but there would be no return on the elevation facing the garage. The applicant will need to revise his drawings to indicate this change.

o On the front facade, a louver is now indicated in lieu of a stylized window in the upper gable.

o Plans for the garage are now included.

STAFF RECOMMENDATION:

Staff feels that the applicant has sufficiently down-sized his proposal to reflect consideration of the Commission's earlier comments. Although the house is now a full two stories, it is compatible in size and massing with the historic house at 4113 Jones Bridge Road and other houses in the district.

The applicant has completely revised the earlier submission, which had resulted in a denial by the HPC. The applicant has changed the size of the building, many details, and deleted the raised elevation to allow the building to be more compatible with the site. The applicant has simplified some details to conform to the character of dwellings in the district.

Staff has encouraged the developer to consider a two-story solution on this lot closest to parkland if a 1 1/2-story solution is proposed for the lot closest to Hawkins Lane. The developer has responded by submitting a HAWP for both lots simultaneously with a stepped-down approach going from two stories facing the park to 1 1/2 stories facing the Lane.

The applicant has indicated material selections and simplified the facades. The house is sited to favor the park with its broad sides facing east and west. The applicant has indicated those specimen trees which would remain undisturbed - no major removal of trees is required by this proposal.

In summary, the staff feels that this proposal is acceptable. As has been discussed previously, greater design freedom

may be utilized in this case because the site is off Hawkins Lane and is bordered to the east by parkland.

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)2:

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

with Standard #9:

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

and with the Hawkins Lane Historic District Development Guidelines.

Conditions of approval:

1. Wood siding and wood trim shall be painted.
2. 4" wood trim to be used around all windows and doors.
3. Side and rear elevation windows shall be identical to those indicated for the front elevation: 1 over 1, fully trimmed and shuttered. Shutters shall be 1/2 the width of the window opening. Special attention shall be given to side elevations that are directly visible from the drive.
4. Roofing material on the garage shall be the same as the roofing material of the house.
5. Gutters and downspouts shall be indicated.
6. Exterior lighting system shall be indicated.
7. Wood shall be used for porch construction including decking; however, the step to grade may be painted concrete.
8. The new driveway shall be gravel.
9. Prior to DEP notification of the HAWP approval, the applicant submit a clean, consistent and clear set of plans reflecting all required changes.

PROPOSED
HOUSE #1
ON LOT #3
(EASTERN
LOT)



Historic Preservation Commission

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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC. TELEPHONE NO. 202 833-8845
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 1000 10th ST NW WASHINGTON, DC STATE 20036
 CONTRACTOR GREENBRIAR/CHE CONSTRUCTION TELEPHONE NO. 202 833 8845
 CONTRACTOR REGISTRATION NUMBER 31010
 PLANS PREPARED BY _____ TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 1 Street JONES BRIDGE RD
 Town/City BETHESDA Election District _____
 Nearest Cross Street CONNECTICUT
 Lot _____ Block _____ Subdivision _____
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4) Other SFD
 1B. CONSTRUCTION COSTS ESTIMATE \$ 110,000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO
 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

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

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

[Signature] 11-24-93
 Signature of owner or authorized agent (agent must have signature notarized on back) Date

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

APPLICATION/PERMIT NO: 9311260064 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS



SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

NO STRUCTURE PRESENTLY
EXISTS ON THIS PROPERTY

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

CONSTRUCT NEW SINGLE FAMILY
HOME CONSISTANT WITH ADJACENT
STRUCTURES.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WOOD FRAME, CEDAR SIDING, BRICK CHIMNEY
FOUNDATION LA WOODED LANDSCAPE

- b. the relationship of this design to the existing resource(s):

FAMILY & COMMUNITY ORIENTED

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PRESERVES THE CHARACTER OF
THE AREA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD HSU
 Address 6817 MILLWOOD RD
 City/Zip BETHESDA, MD 20817

2. Name JOE & KIM O'CONNOR
 Address 8807 HAWKINS LA
 City/Zip BETHESDA, MD 20815

3. Name GREENBRIAR HOMES
Address 4113 JONES BRIDGE RD
City/Zip BETHESDA MD 20814

4. Name MNC PC.
Address 8787 GEORGIA AVE
City/Zip SILVER SPRING, MD 20910

5. Name _____
Address _____
City/Zip _____

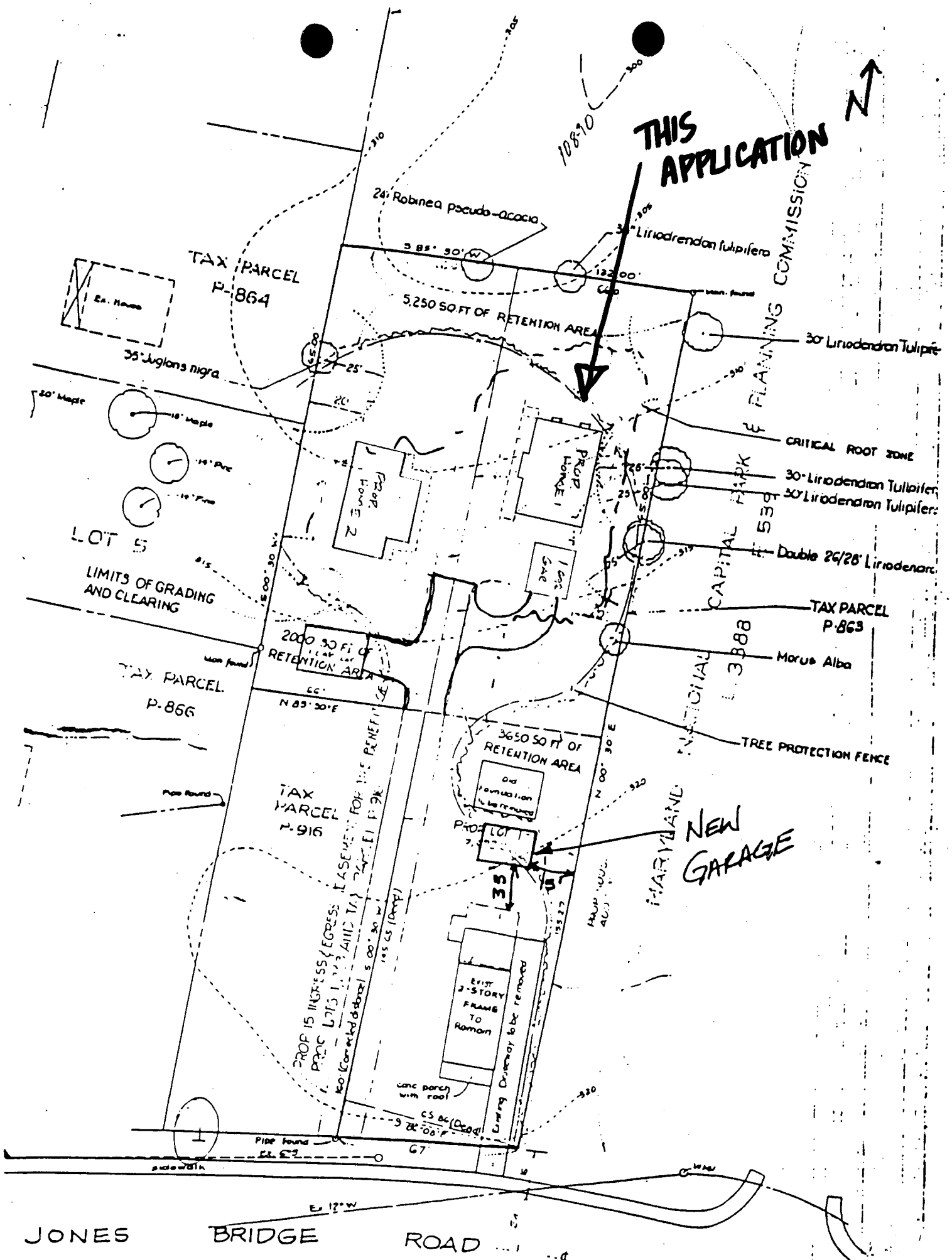
6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

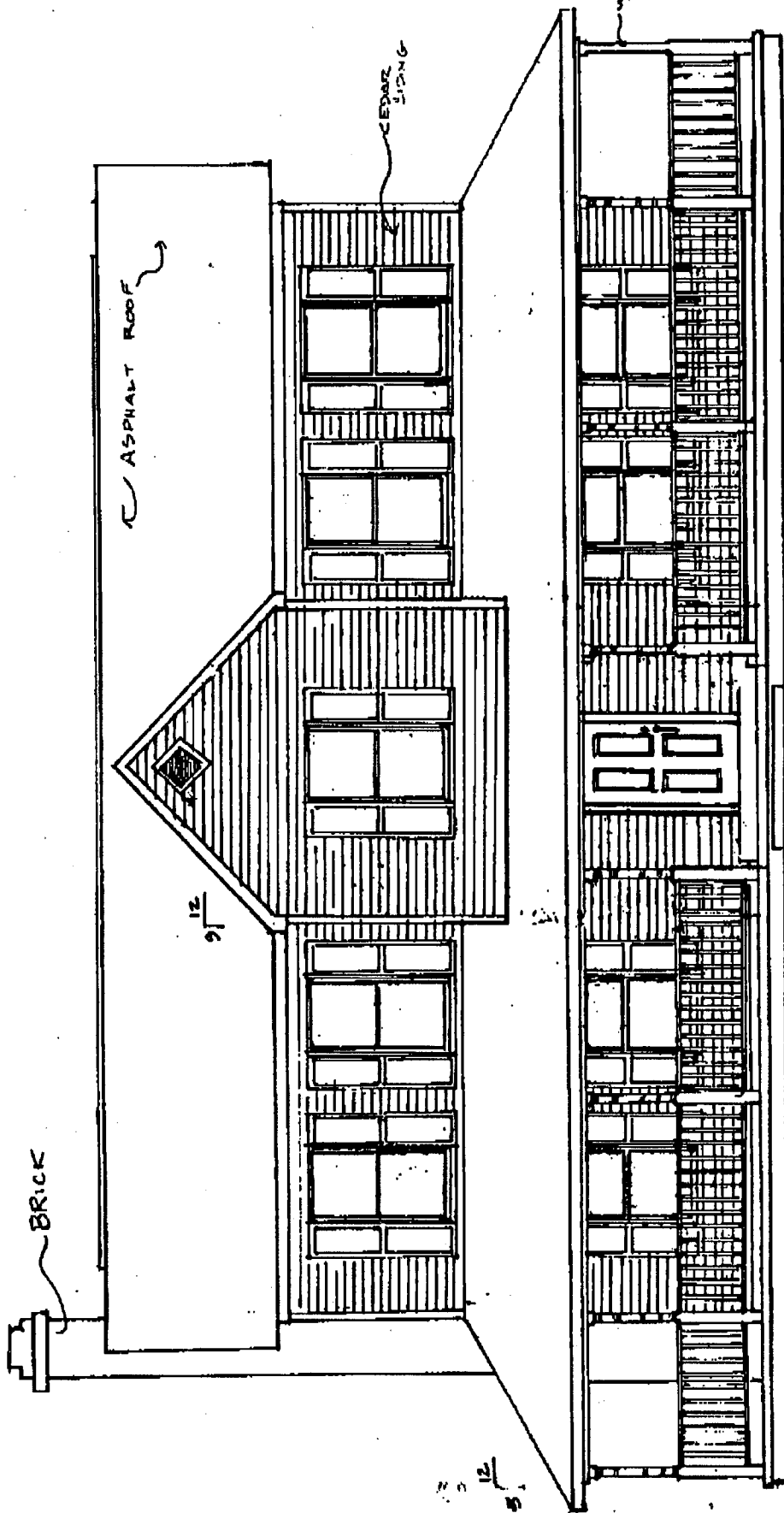
1757E

THIS APPLICATION



JONES BRIDGE ROAD

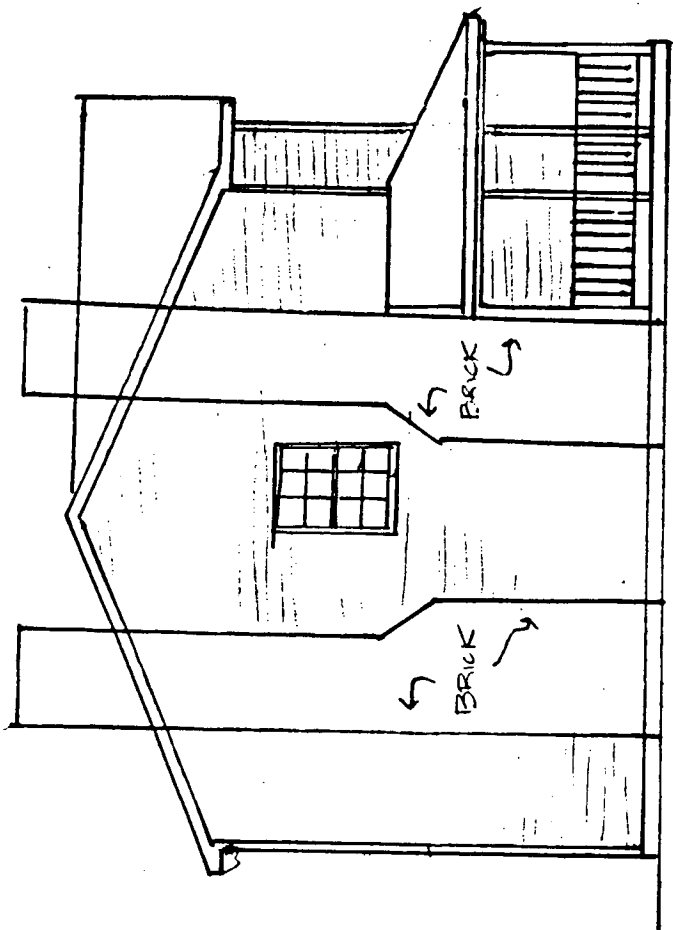
4500
200



REVISION 2

12/03/93

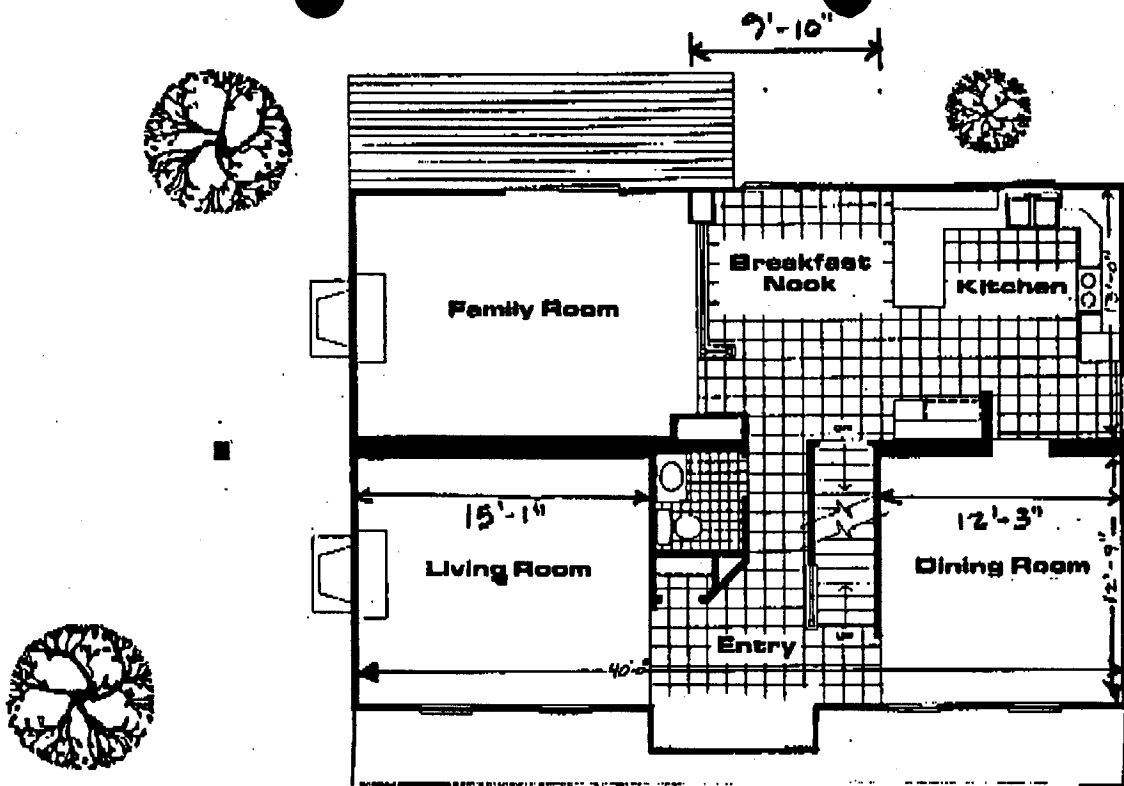
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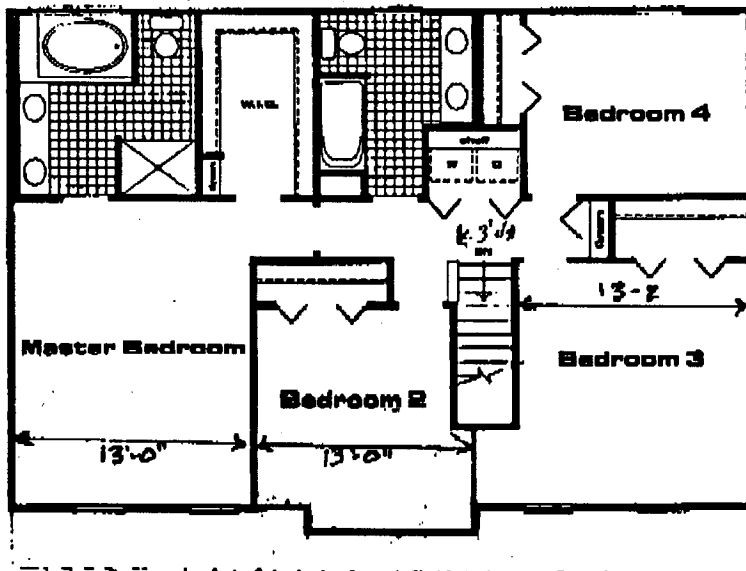
LEFT SIDE ELEV.



RIGHT SIDE ELEV.



1ST FLOOR
 1040 SF ←



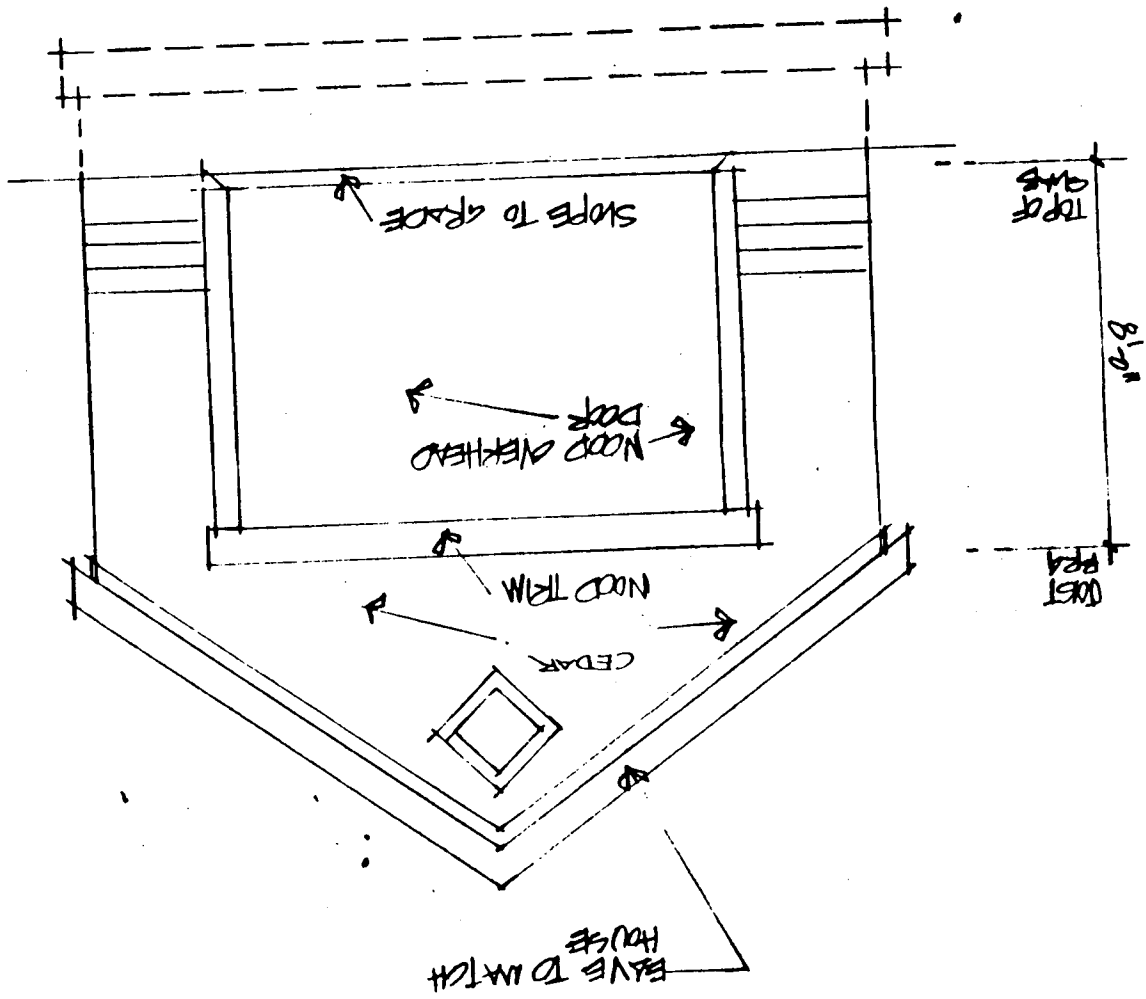
2ND FLOOR
 1040 SF ←

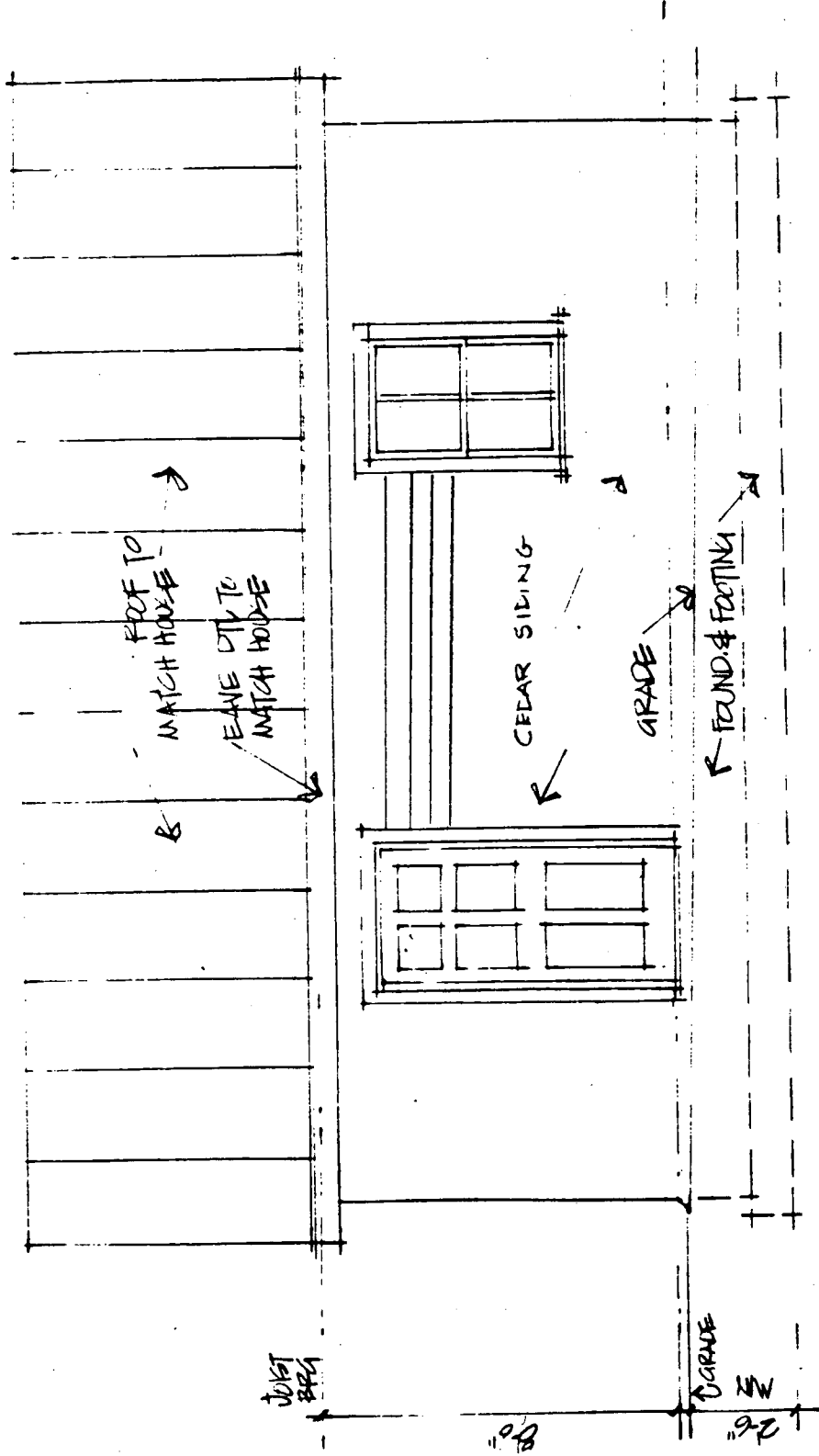
REVISION 2
 12/03/93

Greenbriar Homes, Inc

1000 16th St., N.W.
 Lower Level
 Washington, D.C. 20036

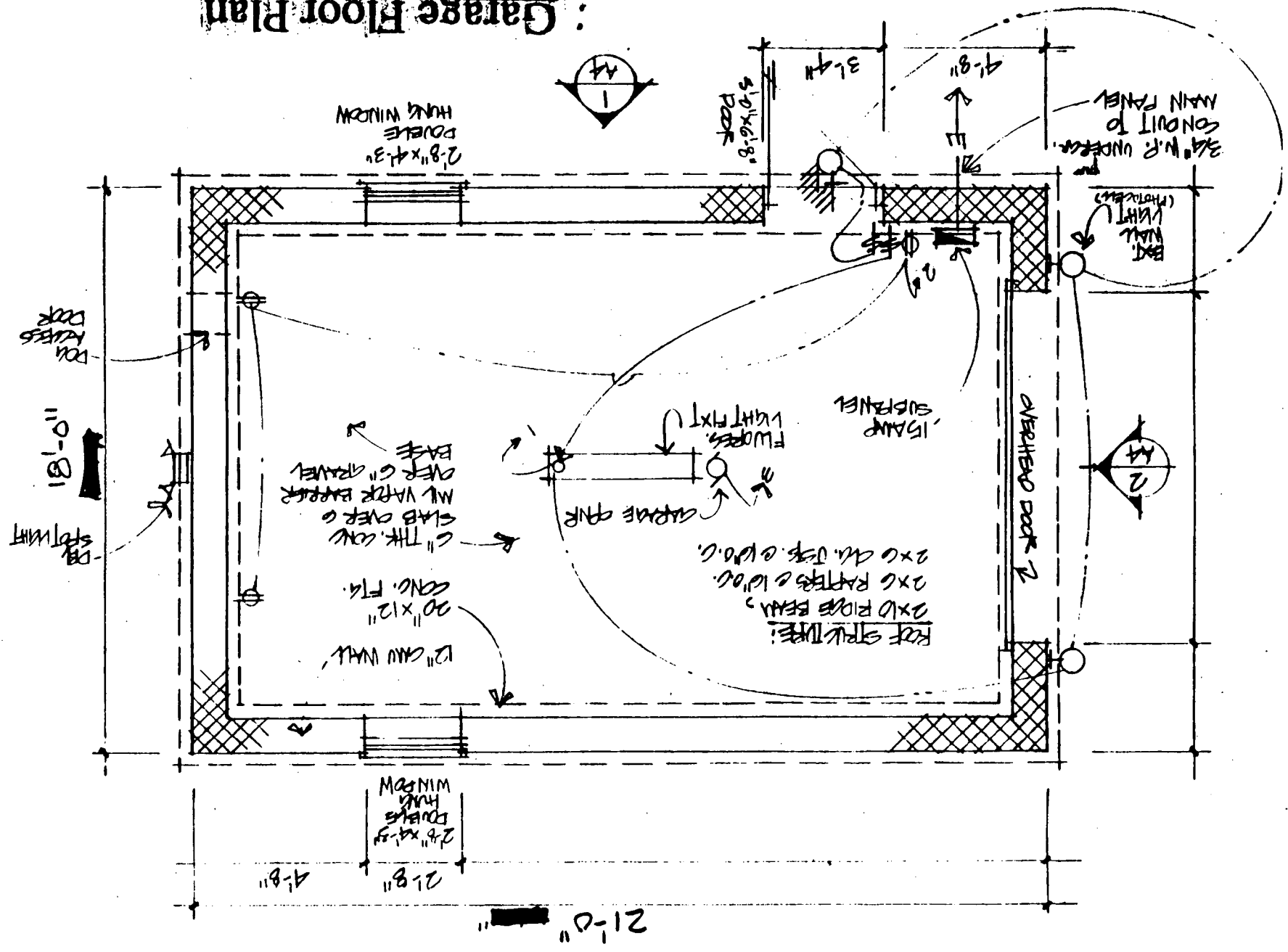
Garage Front Elevation





Garage Side Elevation (1)

Garage Floor Plan



HISTORIC PRESERVATION COMMISSION

of

MONTGOMERY COUNTY

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

301-495-4570

Case No. 35/54-93B

Received: September 2, 1993

Public Appearances: September 22, 1993; October 13, 1993

Before the Montgomery County Historic Preservation Commission

Application of Greenbrier Homes, Inc.
Lot #3 at rear of 4113 Jones Bridge Road

DECISION AND OPINION OF THE COMMISSION

Decision of the Commission: DENY the Applicant's proposal to construct a new single-family house, as proposed, on Lot #3 at rear of 4113 Jones Bridge Road.

Commission Motion: At the October 13, 1993, meeting of the Historic Preservation Commission, Commissioner Lanigan presented a motion to deny new construction of a house, as proposed, on Lot #3 at the rear of 4113 Jones Bridge. Commissioner Brenneman seconded the motion. Commissioners Clemmer, Lanigan, Brenneman and Chairman Randall voted in favor of the motion. Commissioner Harris voted to oppose the motion. The motion was passed 4-1. Commissioners Booth, Norkin, Handler and Kousoulas were absent.

BACKGROUND INFORMATION AND SUMMARY OF APPLICATION

Historic Preservation Ordinance

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

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

Historic resource: A district, site, building, structure or object, including its appurtenances and environmental setting, which is significant in national, state or local history, architecture, archaeology or culture. This includes, but is not limited to, all properties on the "Locational Atlas and Index of Historic Sites in Montgomery County".

Historic District: A group of historic resources which are significant as a cohesive unit and contribute to the historical, architectural, archeological or cultural values within the Maryland-Washington Regional District and which has been so designated in the master plan for historic preservation.

Section 24A-7(g)(1) provides that:

The applicant for a permit shall have the responsibility of providing information sufficient to support the application and the burden of persuasion on all questions of fact which are to be determined by the commission.

Section 24A-8(a) states that:

(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 or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection of the historic site, or historic resource within an historic district, and to the purposes of this chapter.

Hawkins Lane Historic District

Information on the historic and architectural significance of the Hawkins Lane Historic District, as incorporated in the Master Plan amendment approved July, 1991, is as follows:

The Hawkins Lane Historic 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 intent of designating the Hawkins Lane neighborhood as a Montgomery County historic district is to preserve for future generations those qualities of the area which reflect its historic importance as a black "kinship" community.

Future changes and new construction must be sensitive to the character of the district and to the elements - both built and natural - which contribute to that character.

Some of the particular elements which contribute to the Hawkins Lane Historic District's distinctive historic character include the rural character of the area - enhanced by the wooded surroundings, mature trees, and unfenced property lines - and the small scale of the homes which are clustered close to the unpaved lane...

...If there is additional development on or near Hawkins Lane, it is very important that the road remain unimproved and the new buildings conform to the existing neighborhood patterns in terms of scale, size and setbacks. New development should also be sensitive to the district's existing patterns of open space, its rural character, and its mature vegetation.

Specific historic preservation review guidelines were included in the Hawkins Lane Historic District Development Guidelines Handbook for the Hawkins Lane Historic District. The purpose of these guidelines is to "...provide the Historic Preservation Commission and other applicable agencies...with guidance regarding the intent of the historic designation" and to assist the Historic Preservation Commission with in reviewing applications for Historic Area Work Permits. The Guidelines state that:

The district's significance is based primarily on its history as a late nineteenth century black kinship community, not on its architectural merit. Several district buildings, however, do have architectural significance in their own right, and...all district buildings "clearly reflect a sense of historic time and place." All district buildings, therefore, are considered to be "contributing" structures, that is, they contribute to the district's historical significance...

The purpose of the Historic Area Work Permit process is to ensure that alterations and/or new construction will be compatible with the existing appearance and character of the historic site or district.

...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...

HAWP Application Process

On July 28, 1993, Brendan Magner had a Preliminary Consultation with the Historic Preservation Commission (HPC) on the concept of building a new house on Lot #3 behind 4113 Jones Bridge Road.

Several concepts for architectural styles were presented and discussed.

On September 2, 1993, Greenbrier Homes, Inc., represented by Richard R. Drummond, President (applicant) applied for a Historic Area Work Permit (HAWP), to construct a new house on Lot #3 at the rear of 4113 Jones Bridge Road in the Hawkins Lane Historic District, Chevy Chase, Maryland.

The applicant first appeared before the HPC on this HAWP case on September 22, 1993. At that time, the Commission discussed the application and, with the applicant's consent, deferred its final decision until October 13, 1993. The case was continued to allow the applicant time to make changes to the proposal to address concerns expressed by the HPC.

The applicant returned to the October 13, 1993 meeting with a revised application and requested that the Commission make its final decision. The Commission voted to deny the application.

EVIDENCE IN THE RECORD

Copies of the Applicant's Historic Area Work Permit application and a written report from the Historic Preservation Commission staff were initially distributed to Commissioners on September 15, 1993. Copies of the revised application and accompanying staff report were then distributed on October 6, 1993.

At the September 22, 1993 meeting, HPC staffperson Patricia Parker presented 35mm slides of the property and testified that the application was for new construction of a house on Lot #3, at the rear of 4113 Jones Bridge Road in the Hawkins Lane Historic District. A letter from the applicant, dated September 16, 1993, was included with the staff report and stated that the approximate square footage for the first floor of the new house was 1656 square feet, and 1128 square feet for the second floor.

Patricia Parker stated her concern that the house, as proposed, was too large for this historic district. It would only be acceptable if the applicant revised the scheme so that it is scaled down in both footprint and mass. She recommended that the HPC ask the applicant to return with revised plans or, if the applicant is not able to do this, to deny the application.

In addition, Ms. Parker noted that letters had been received from a property owner in the district, Barbara Glancy, and from Cheryl Johnson of the Ad Hoc Committee to Save Hawkins Lane. These letters - which were distributed to the HPC and the applicant - expressed concern about the size of the proposed house.

The applicant, Richard Drummond, and his partner Brendan Magner came forward to address the Commission. Mr. Magner stated that the new house proposed was not much larger than the existing house at 4113 Jones Bridge Road with its recently approved

addition. He also stated that the proposed house would be comparable in size with the brick house on the corner of Jones Bridge Road and Hawkins Lane.

Mr. Drummond stated that the numbers in his September 16th letter were incorrect: the first floor is actually 1,359 square feet and the second floor is 1,054 square feet. The building would be 54 wide across the front and 28 1/2 feet in depth.

Commissioner Kousoulas asked about the shape of the roof for the the proposed house. The applicant confirmed that there would be a section of roof over the three-bay, second-floor area that would be flat.

Two property owners from the Hawkins Lane Historic District - Walter Hsu and Joe O'Connor - then came forward to comment on the plan. Both of these individuals expressed support for the proposed house. Mr. O'Connor specifically wanted to clarify that the letter from Ms. Glancy reflected her own perspective on the proposed project and not the views of the full Ad Hoc Committee to Save Hawkins Lane.

Mr. O'Connor also expressed the view that, although there is a lot of concern about the houses that may be built right on Hawkins Lane, the land behind the lane could have slightly bigger houses. He felt the proposed house was not much bigger than his own house or the brick house on the corner of Jones Bridge Road and Hawkins Lane.

The applicants, Mr. Drummond and Mr. Magner, came forward again and answered questions from the HPC. Mr. Magner emphasized that the proposed house is only 413 square feet bigger than the largest house on Hawkins Lane. However, staff pointed out that Mr. Magner is comparing the proposed house with the largest house in the district - not to the average house.

Commissioner Norkin asked about the HPC's discussion during the Preliminary Consultation on this property. Ms. Parker stated that the HPC had felt strongly about the issues of scale and massing for houses both on Hawkins Lane and off. The HPC had not determined a square footage maximum, but simply said that the houses off Hawkins Lane could be "slightly larger". Commissioner Norkin agreed with this earlier conclusion.

Mr. Magner discussed the fact that the proposed house would be two full lots back from Hawkins Lane and would be screened by existing vegetation.

Commissioner Kousoulas asked questions about revised elevation drawings which were distributed at that evening's meeting. Mr. Drummond explained that, after reading the staff report, he had asked his architect to revise the roof plans and had just received the elevations that afternoon.

Commissioner Kousoulas stated that the location of this lot and the fact that it is set back from Hawkins Lane would seem to support construction of a larger house. Additionally, he felt that the proposed style is appealing. However, he also felt that the house appeared to be too big. He thought the roof could be reduced by not extending the side ridges of the hip, and the floor plan could be reduced by shrinking the foyer.

Commissioner Booth expressed concern that the letter from the Ad Hoc Committee to Save Hawkins Lane seemed to state that the majority of residents felt the house was too large; but, Mr. Hsu and Mr. O'Connor seem to approve of the house. He also stated that he felt the house was a little bit too big and that it should be scaled down.

The applicants agreed to revise their plans and come back at the October 13th HPC.

At the October 13, 1993 meeting, HPC staffperson Patricia Parker presented 35mm slides of the property and reviewed the history of the application for new construction of a house on Lot #3, at the rear of 4113 Jones Bridge Road. Although staff still had concerns about the size of the house, they had recommended approval of the proposal because the developer had made changes to simplify the floor plan and reduce the roof mass as suggested by the Commission on September 22nd.

The applicants, Mr. Drummond and Mr. Magner, came forward to address their revised application. They explained that they had reduced the overall size of the home, as well as the mass. They had done this by lowering portions of the roof and redesigning the second floor. They had not changed the square footage of the first floor since the previous meeting.

The HPC then asked for comments from adjacent property owners, members of the Hawkins Lane Historic District and any other interested parties present.

Cheryl Johnson, Chairperson of the Ad Hoc Committee to Save Hawkins Lane, stated that the committee met on October 11, 1993. All persons received copies of the developer's proposal. The residents wanted it stressed that they are looking forward to additional neighbors in the district; but, the house, as proposed, is simply too large. They voted 8-1 in opposition to the proposal.

Christine Schafer, residing at 8816 Hawkins Lane, stated that she welcomes the growth of the neighborhood. She felt that the proposal does not fit the guidelines of modest size, and that the character of the proposal did not fit the District.

Curtis Wall, residing at 8825 Hawkins Lane, read from the Hawkins Lane Historic District Development Guidelines Handbook. He stated that property values are not an issue here. However, scale is

very much an issue. He further stated that the proposal should be modest and small with an intimate quality. He noted that the house within the proposal is fifty-four feet wide. This would be extremely wide and this proposed house would overwhelm all other houses within the district. This proposal would set a new precedent in the district.

Jim Barca, at 8816 Hawkins Lane, had talked with his neighbors. He stated that he is not anti-development and that he liked the look, but not the size of the house. He felt the drawings were misleading. The developers did not get approval from the community as the HPC requested. He felt that the house should be somewhat smaller.

Anita Snowdy, at 4201 Jones Bridge Road, stated that Hawkins Lane is where she grew up. She is excited about historic preservation for the area because it keeps the area intact - as she has always known it. She stated that this proposal indicated a house that is larger and different from houses in the area. If this proposal were approved, all the time and effort to designate Hawkins Lane as a historic district would have been wasted. She felt certain that a more appropriate house within the district could be built.

Cheryl Johnson made the additional comment that the residents were pleased with the farmhouse restoration at 4113 Jones Bridge Road.

Commissioner Harris stated that it is unfortunate that a true decrease in square footage is not reflected in these plans. The house, as proposed, appears too large due to its configuration. The HPC had stated that the design of the new houses off Hawkins Lane may have greater frontage parkside, but they should still maintain a narrow profile on the Jones Bridge Road side. The house may be slightly larger than houses fronting the Lane; but certainly not substantially larger, as this proposal appeared.

Commissioner Clemmer suggested that the applicant's proposal should be closer to the footprint of others in the District. If not, this proposal could overwhelm the community and the lot.

Chairman Randall was concerned that the width of the proposed house was twenty percent wider than the widest house in the district.

Commissioner Lanigan stated that the community has always been concerned with the general size of houses proposed for vacant lots within the district.

Commissioner Brenneman concurred with Commissioner Lanigan and he reminded the applicant that Hawkins Lane is a community of generations.

The applicants stated that that they felt they had incorporated the HPC's earlier recommendations from the September 22nd meeting in this revised proposal.

Chairman Randall asked the applicant if they would like further time to revise the proposal more and whether they wanted the HPC to defer consideration until further changes could be made.

The applicant chose not to defer consideration of its application and requested that the HPC vote on this proposal. The HPC voted, with the majority of Commissioners voting to deny the application.

CRITERIA FOR APPROVAL

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

In analyzing whether the criteria for issuance of a Historic Area Work Permit have been met, the Commission also evaluates the evidence in the record in light of generally accepted principles of historic preservation, including the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, adopted by the Commission on February 5, 1987.

In particular, Standard #2 and Standard #9 are applicable in this case:

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

Additionally, the Hawkins Lane Historic District Development Guidelines Handbook state that:

...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...

...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...

...Building scale is one of the most important factors in determining the character of the historic district...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.

FINDINGS AND DECISION OF THE COMMISSION

Based on this, the Commission finds that:

1. As proposed in the current HAWP application, new construction on Lot #3 at the rear of 4113 Jones Bridge Road is not consistent with the preservation and enhancement of the architectural and historic character of the Hawkins Lane Historic District.

The house, as proposed, is too large in scale and mass for the District. Because the district was designed to reflect a concentration of small buildings, a building, such as the one proposed, having a footprint of over 1,300 square feet, is inconsistent with the character of the district.

Buildings in the Hawkins Lane Historic District are small-scale and simple in ornamentation. In the context of the rest of the houses in the district, the overwhelming majority are less than two stories in height; most have an average footprint of about 700 square feet.

2. Approval of the proposed Historic Area Work Permit application would substantially alter the appearance of the district and would cause the loss of the historic integrity of the district. This proposal would substantially diminish the significance of the Hawkins Lane Historic District.

Having heard and carefully considered all of the testimony and exhibits contained in the record, and based on this evidence and on the Commission's findings, as required by Section 24A-8(a) of the Montgomery County Code, it is the decision of the Montgomery County Historic Preservation Commission that the application of Greenbrier Homes, Inc. to construct a new house on Lot #3 at the rear of 4113 Jones Bridge Road be DENIED.

The Commission was guided in its decision by Chapter 24A of the Montgomery County Code, by the Secretary of the Interior's Standards for Rehabilitation, and by the development guidelines for the Hawkins Lane Historic District.

If any party is aggrieved by the decision of the Commission, pursuant to Section 24A-7(h) of the Montgomery County Code, an

appeal may be filed within thirty (30) days with the Board of Appeals, which will review the Commission's decision de novo. The Board of Appeals has full and exclusive authority to hear and decide all appeals taken from decisions of the Commission. The Board of Appeals has the authority to affirm, modify, or reverse the order or decision of the Commission.

Albert B. Randall

Albert B. Randall, Chairperson
Montgomery County Historic
Preservation Commission

October 27, 1993

Date



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC TELEPHONE NO. 202 833-8845
(Contract/Purchaser) (Include Area Code)

ADDRESS 1000 16TH NW WASH DC 20036
CITY STATE ZIP

CONTRACTOR GREENBRIAR/CHF CONSTRUCTION TELEPHONE NO. 202 833-8845
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY KEITH HUNTER TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4113 Street JONES BRIDGE ROAD

Town/City CHEVY CHASE MD Election District _____

Nearest Cross Street CONN AVE

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

OLD

1A. TYPE OF PERMIT ACTION: (circle one)

<input checked="" type="radio"/> Construct	<input type="radio"/> Extend/Add	<input type="radio"/> Alter/Renovate	<input type="radio"/> Repair	Circle One: A/C	Slab	Room Addition	
<input type="radio"/> Wreck/Raze	<input type="radio"/> Move	<input type="radio"/> Install	<input type="radio"/> Revocable	Porch	Deck	Fireplace	
				Fence/Wall (complete Section 4)	Shed	Solar	Woodburning Stove
							560

1B. CONSTRUCTION COSTS ESTIMATE \$ 90,000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 () Well
03 () Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/Property line _____
- Entirely on land of owner _____
- On public right of way/easement _____ (Revocable Letter Required).

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

Keith R. Sumner _____ 11-24-93
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311260063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

NO STRUCTURE PRESENTLY EXISTS
ON THIS LOT

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

CONSTRUCT NEW SINGLE FAMILY
HOME CONSISTANCE WITH ADJACENT
STRUCTURES

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WOOD FRAME CEDAR SIDING, BRICK
CHIMNEY, WOODED LANDSCAPE

- b. the relationship of this design to the existing resource(s):

FAMILY & COMMUNITY ORIENTED

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PRESERVES THE CHARACTER OF THE
AREA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD HSU
 Address 6817 MILLWOOD RD
 City/Zip BETHESDA, MD 20817
2. Name JOE & KIM O'CONNOR
 Address 8807 HAWKINS LA.
 City/Zip BETHESDA, MD 20815

3. Name GREENBRIAR HOMES
Address 4113 JONES BRIDGE RD
City/Zip BETHESDA, MD 20815

4. Name M.N.C.P.C.
Address 8787 GEORGIA AVE
City/Zip SILVER SPRING, MD 20910

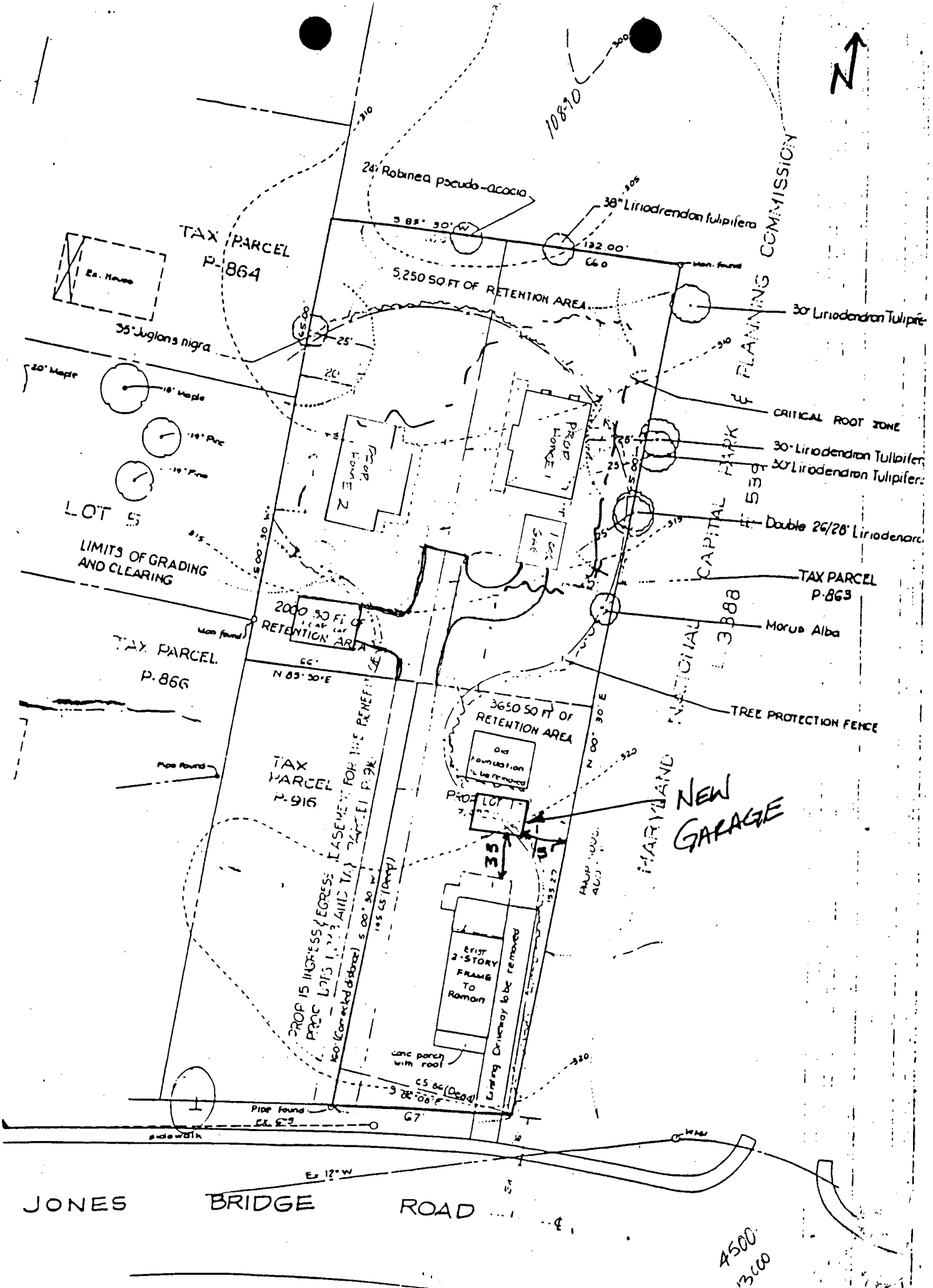
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E



TAX PARCEL
P-864

LOT 5

TAX PARCEL
P-866

TAX PARCEL
P-916

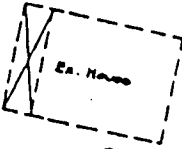
TAX PARCEL
P-863

JONES BRIDGE ROAD

MARYLAND
NATIONAL
CAPITAL
PLANNING
COMMISSION

NEW
GARAGE

4500
3000



35' Juglans nigra

18" Maple

18" Pine

18" Pine

LIMITS OF GRADING
AND CLEARING

2000 SQ FT OF
RETENTION AREA

3650 SQ FT OF
RETENTION AREA

PROP LOT 1

PROP LOT 2

PROP LOT 3

PROP LOT 4

PROP LOT 5

PROP LOT 6

PROP LOT 7

PROP LOT 8

24' Robinea pseudo-acacia

5 85' 30" W

38" Liriodendron tulipifera

122.00'

66.0'

5250 SQ FT OF RETENTION AREA

30' Liriodendron Tulipifera

CRITICAL ROOT ZONE

30' Liriodendron Tulipifera

30' Liriodendron Tulipifera

Double 26/28' Liriodendron

Morus Alba

TREE PROTECTION FENCE

EXIST 2-STORY
FRAME
TO Roman

conc porch
with roof

CS 60' (Dead)

PROP IS INGRESS/EGRESS
EASEMENT FOR THE BENEFIT OF
PROP LOTS 1, 2, 3, 4 AND 5. 74'-11" P. 9K
100' (Corrected & above) 5 00' 30" W
125' 05" (Prop)

Pipe found

22.5'

Ex 12" W

G7

side walk

5'

5'

5'

5'

5'

5'

108' 10"

310

310

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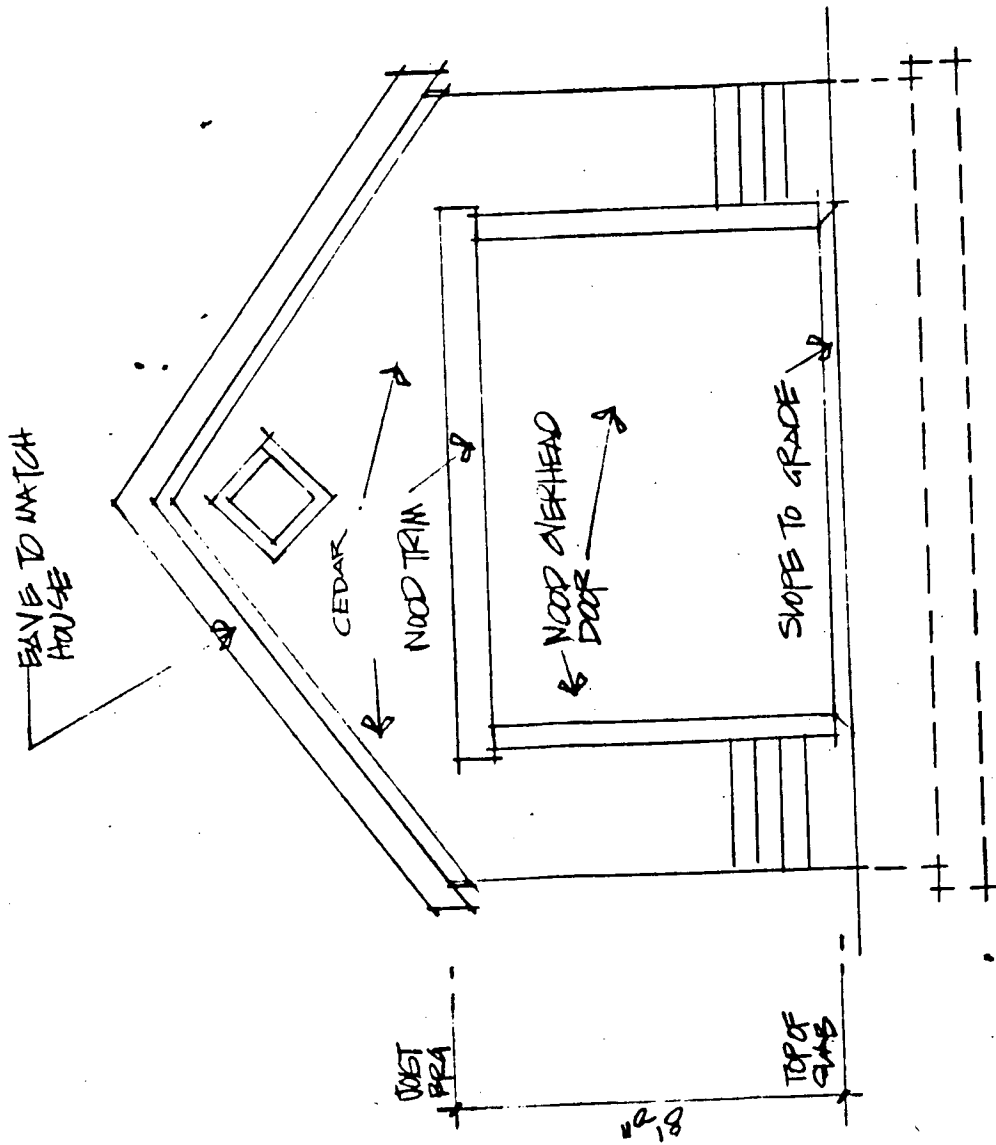
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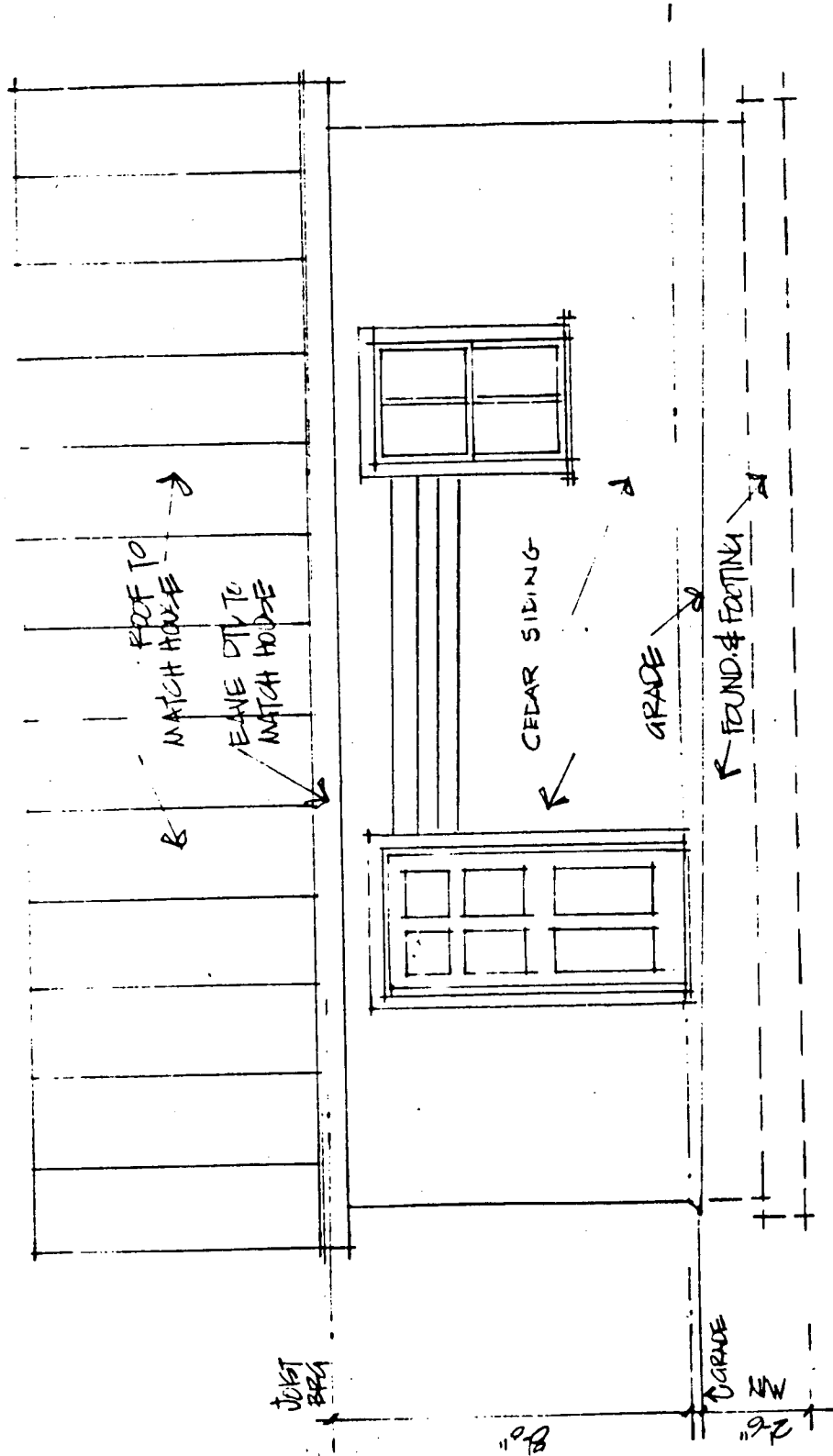
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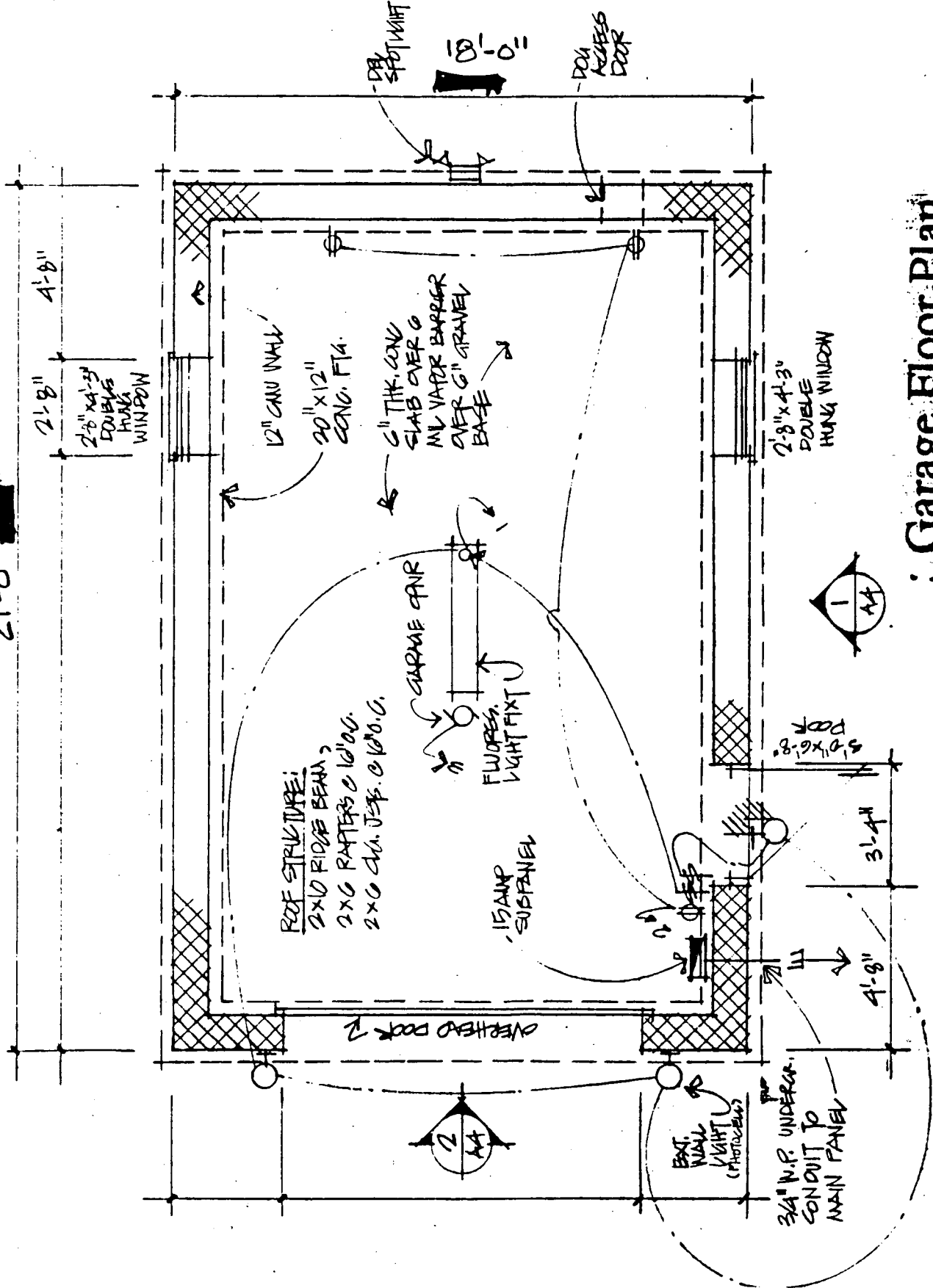


Garage Front Elevation



Garage Side Elevation (1)

21'-0"



Garage Floor Plan

ROOF STRUCTURE:
 2x10 RIDGE BEAM,
 2x6 RAFTERS @ 16" O.C.,
 2x6 CH. JOIS. @ 16" O.C.

GARAGE CAR

FLUORESC. LIGHT FIXTURE

15 AMP SUBPANEL

OVERHEAD DOOR

5'-0" x 6'-8" DOOR

2'-8" x 4'-3" DOUBLE HUNG WINDOW

2'-8" x 4'-3" DOUBLE HUNG WINDOW

1 1/2" CANU WALL

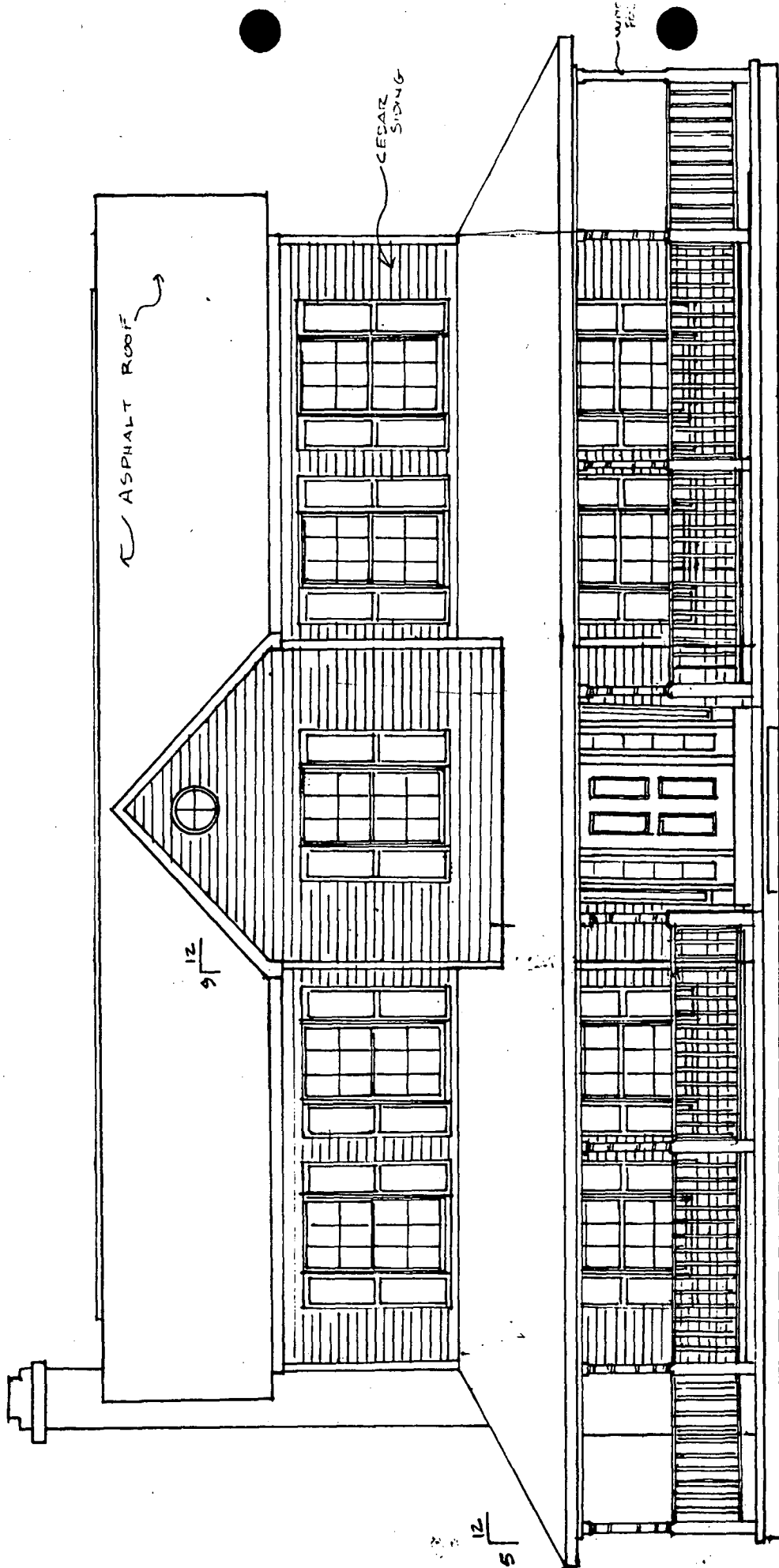
20" x 12" CONC. FTG.

6" THK. CONC. SLAB OVER 6" ML VAPOR BARRIER OVER 6" GRAVEL BASE

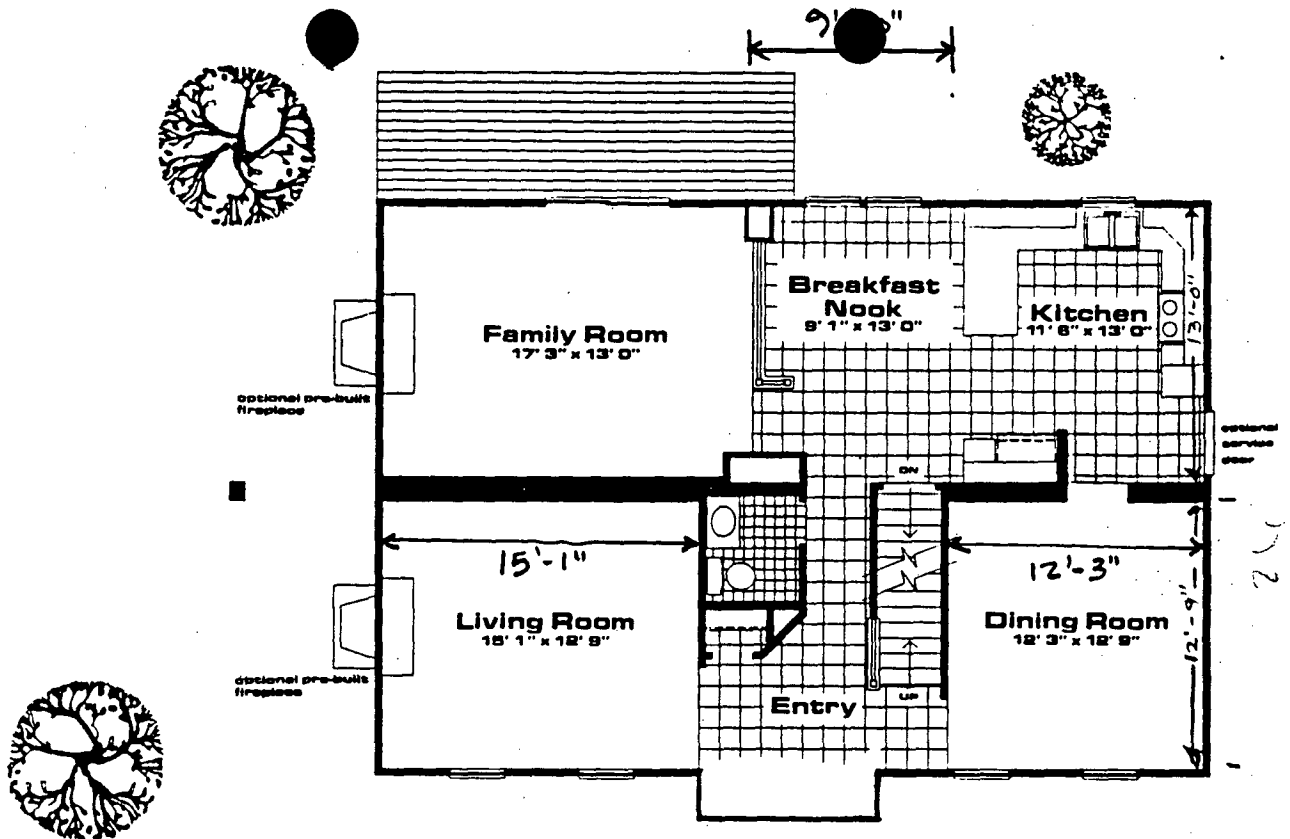
EXT. WALL LIGHT (PHOTOCOPY)

3/4" N.P. UNDERCAR. CONDUIT TO MAIN PANEL

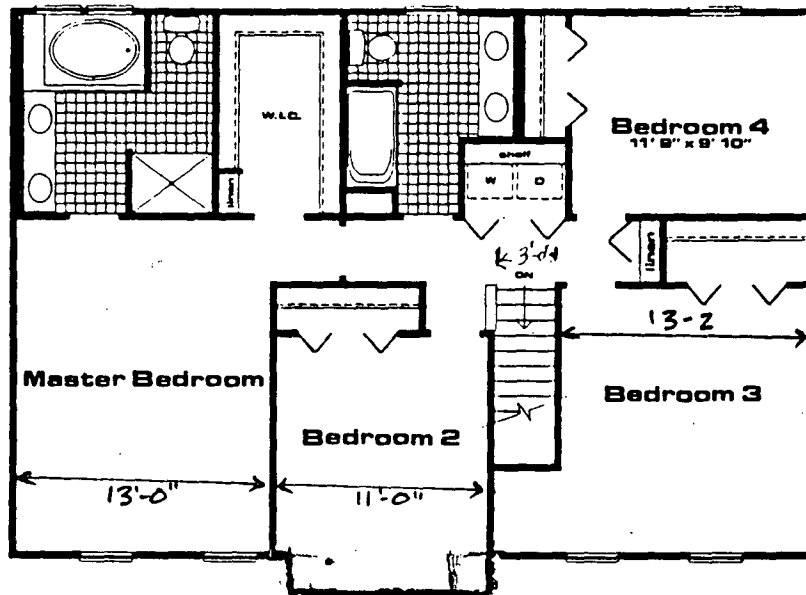




FRONT



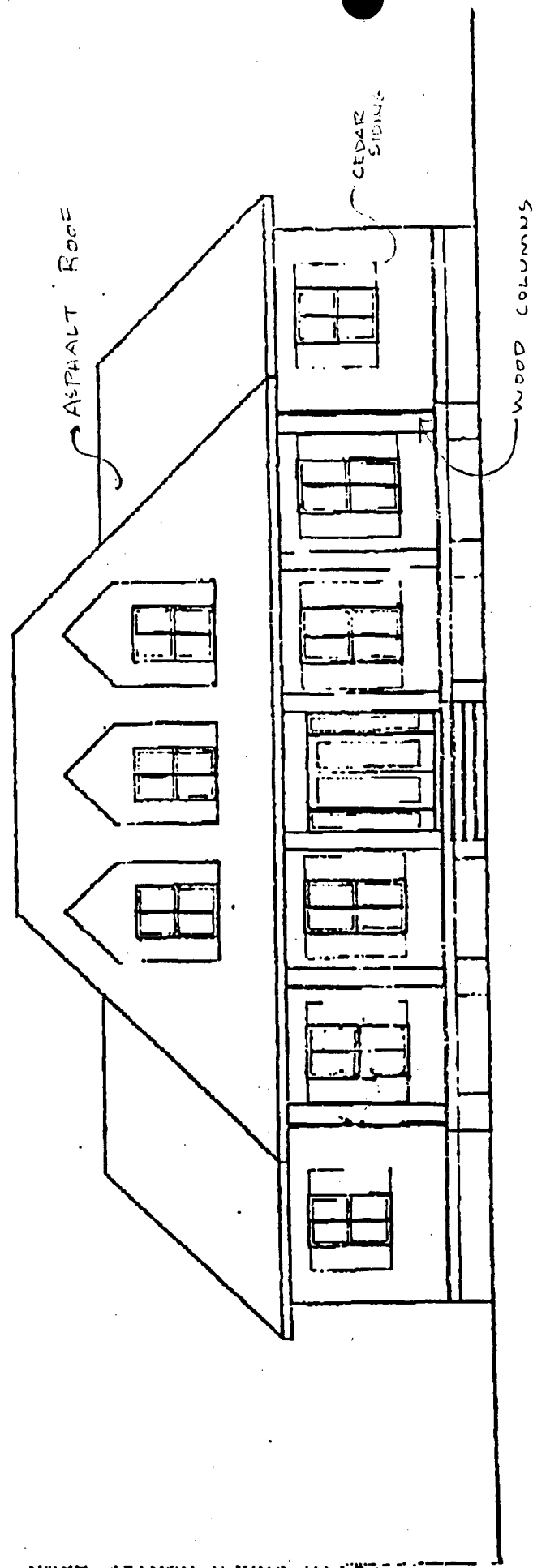
First Floor - Basement

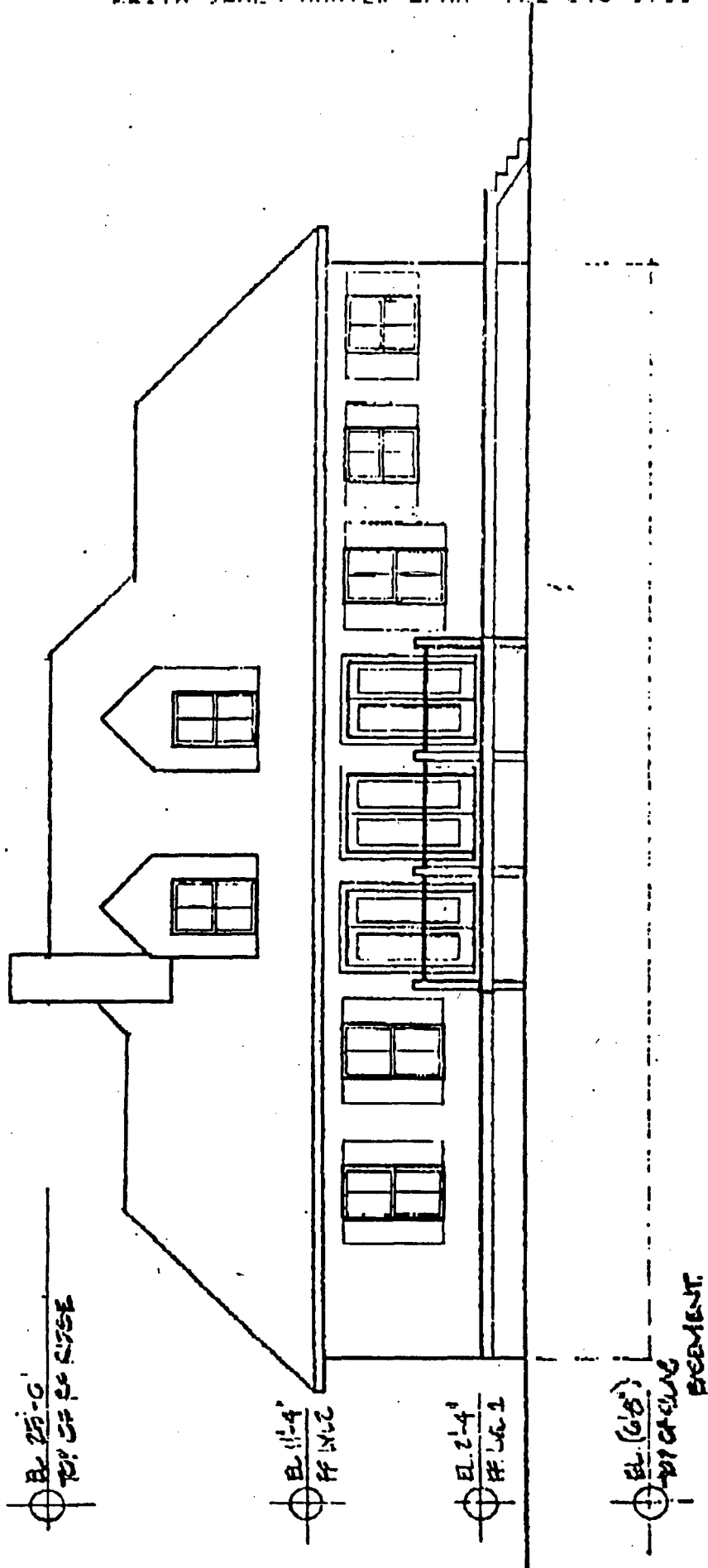


2ND FLOOR

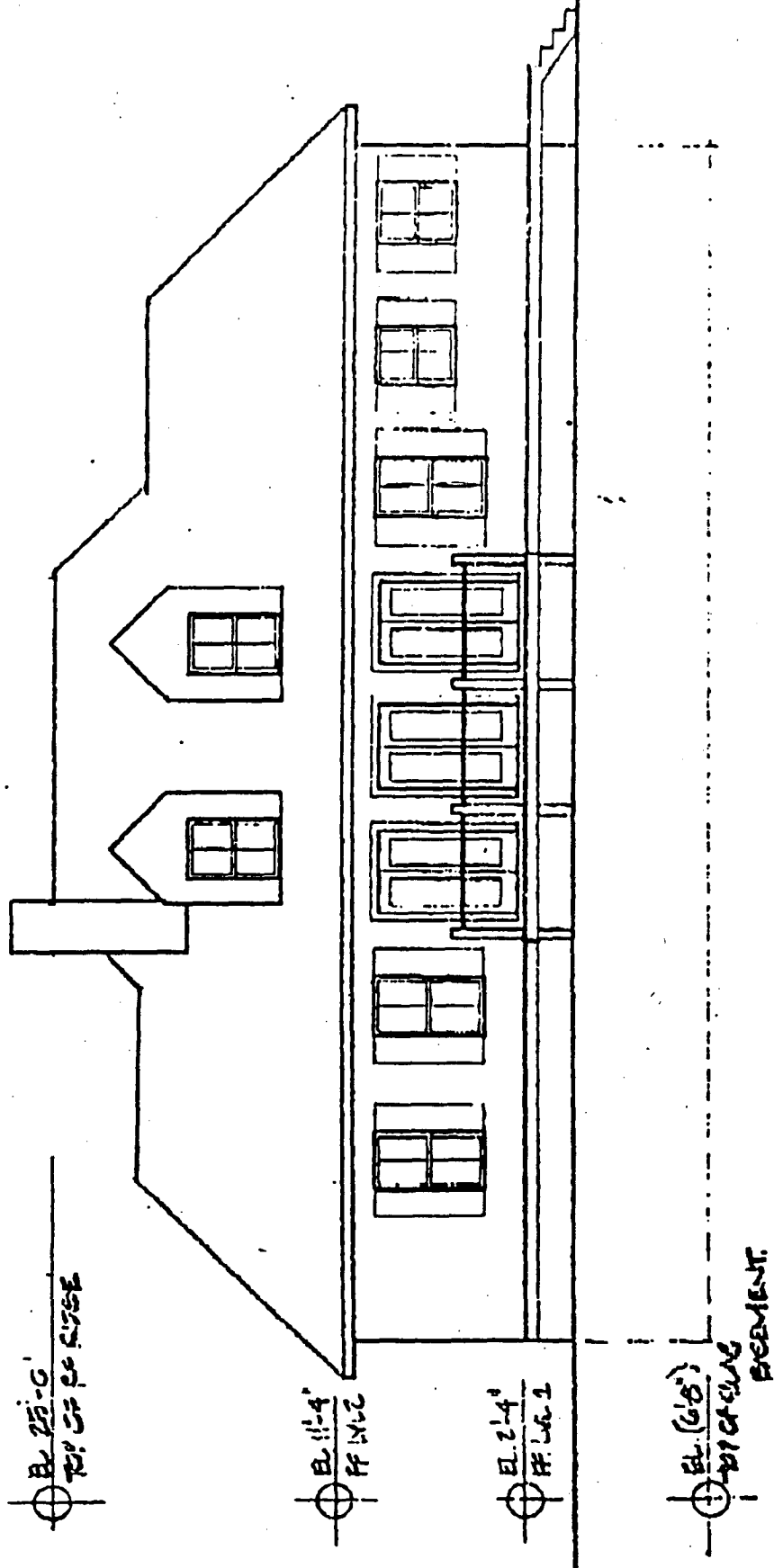
Greenbriar Homes, Inc.

1000 16th St., N.W.
Lower Level
Washington, D.C. 20036





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



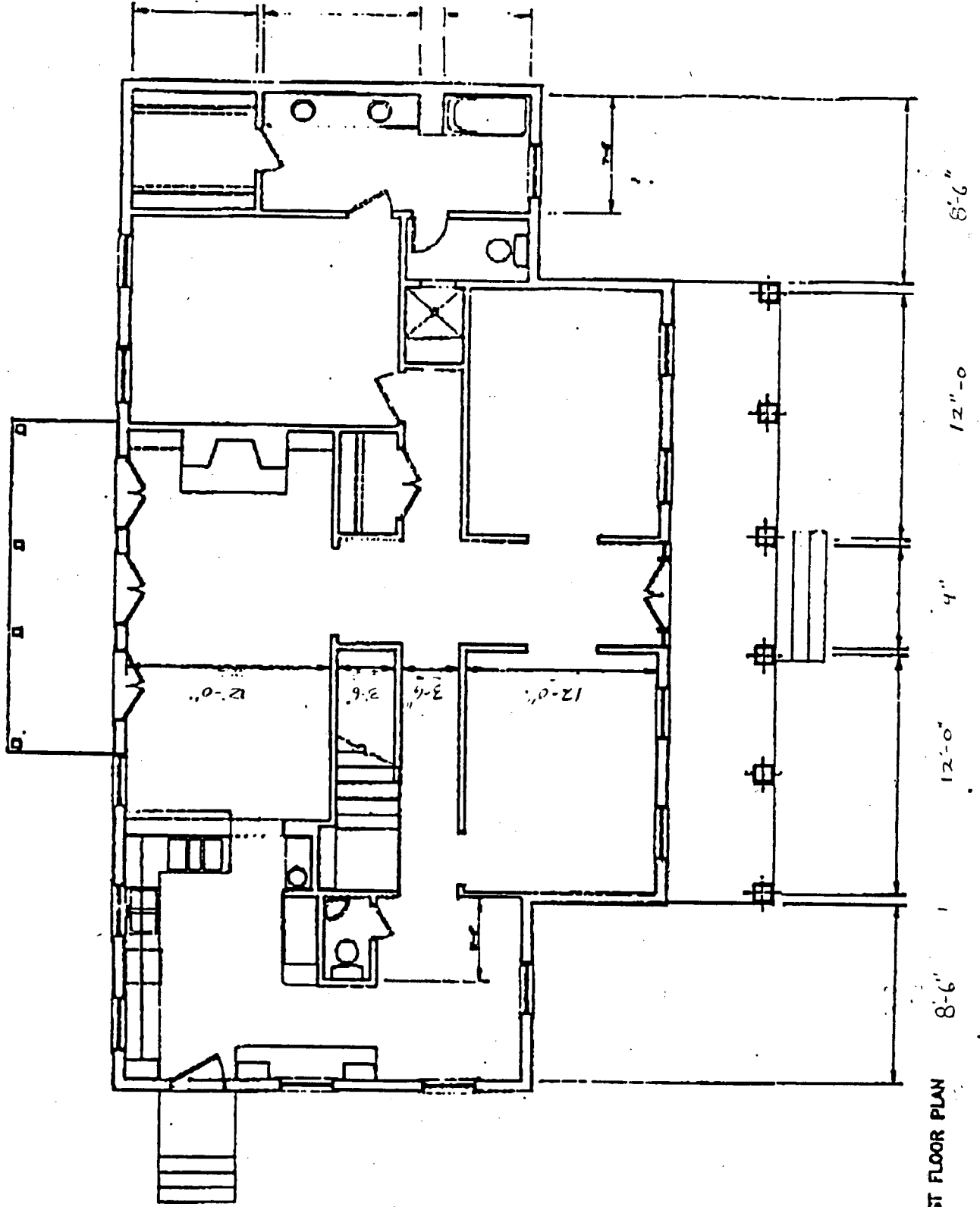
EL. 25'-0"
TOP OF ROOF

EL. 11'-4"
FF 1st FLOOR

EL. 2'-4"
FF 2nd FLOOR

EL. (6'-8")
TOP OF SLAB
BASEMENT

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



FIRST FLOOR PLAN

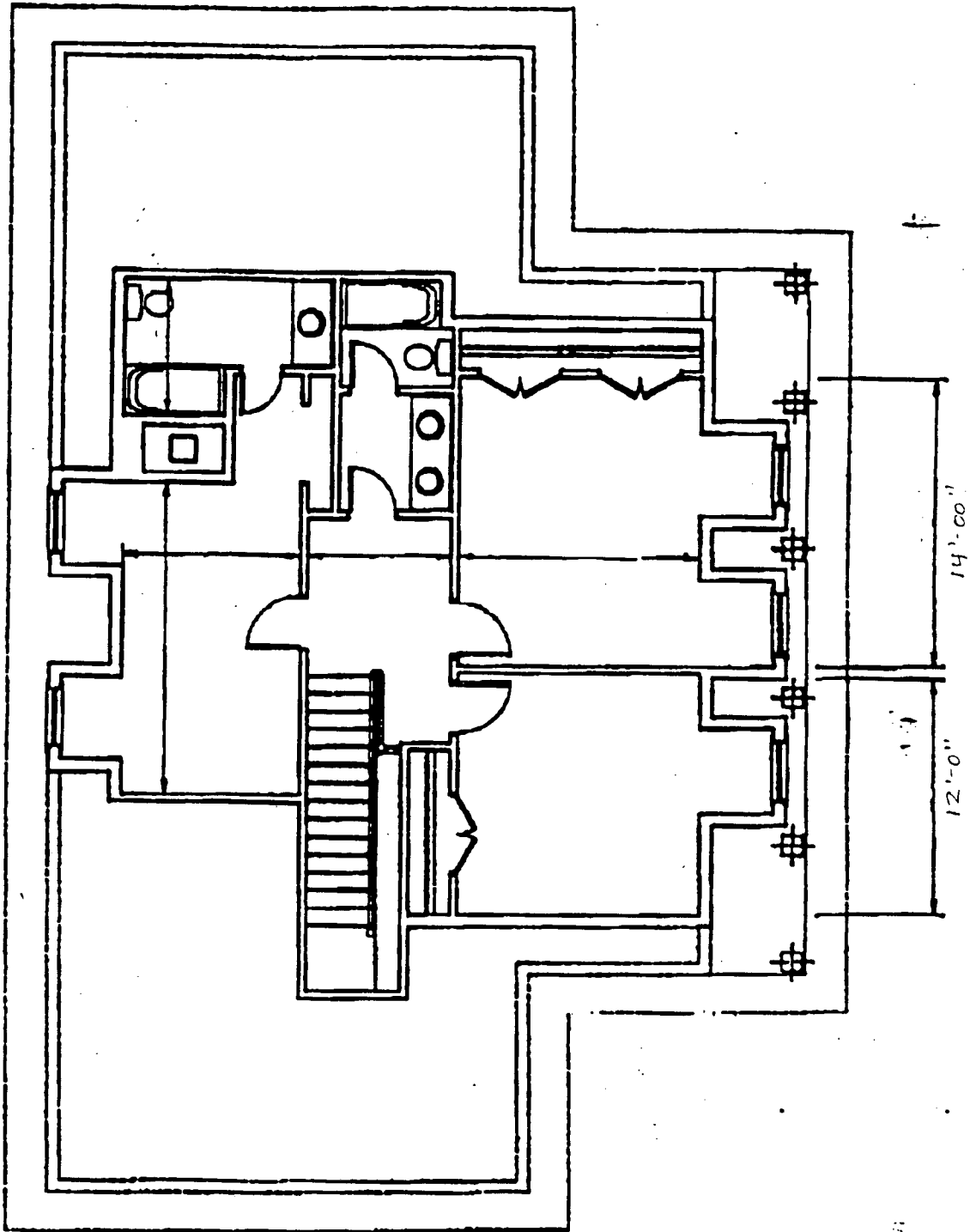
8'-6"

12'-0"

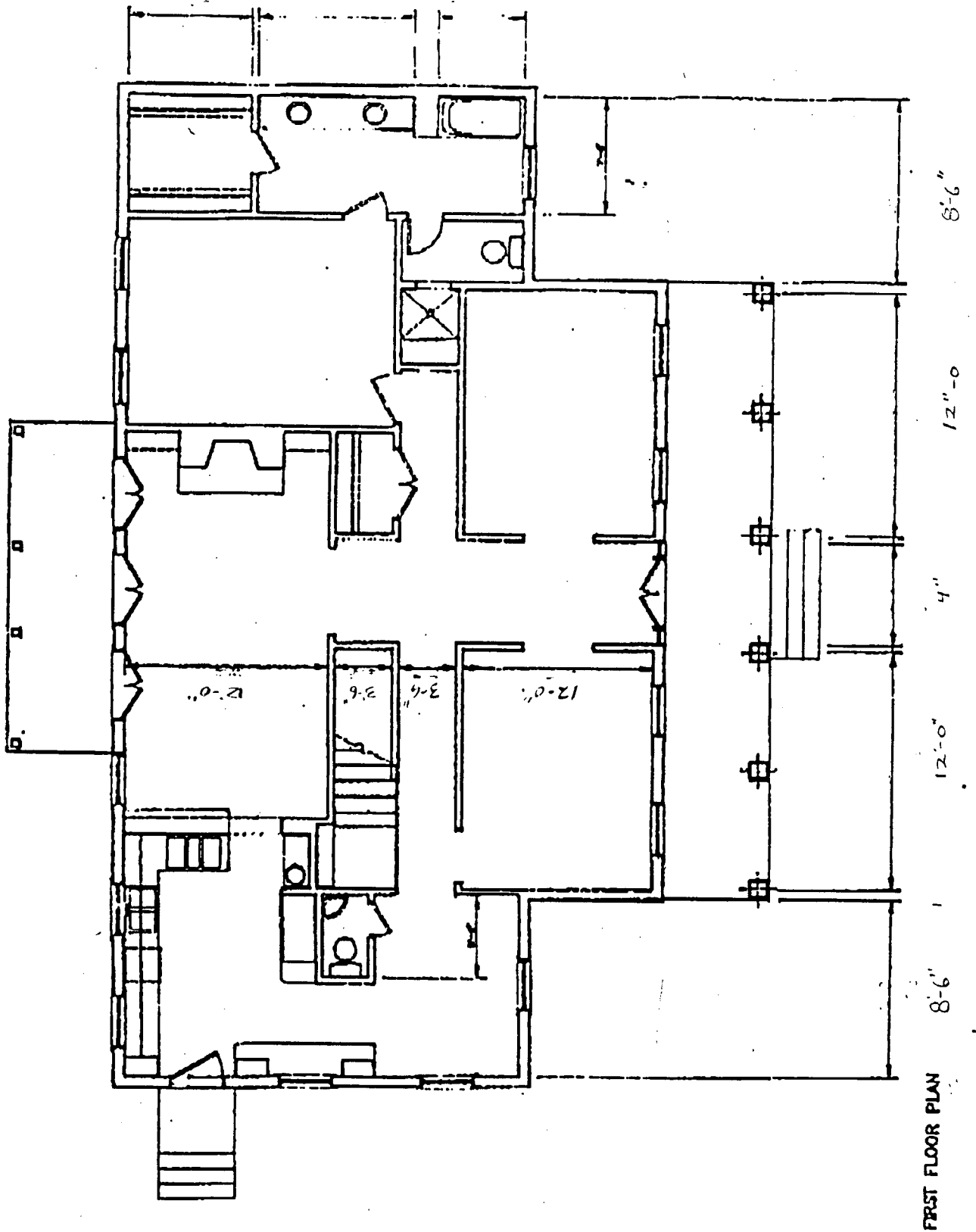
4"

12'-0"

8'-6"



SECOND FLOOR PLAN



FIRST FLOOR PLAN

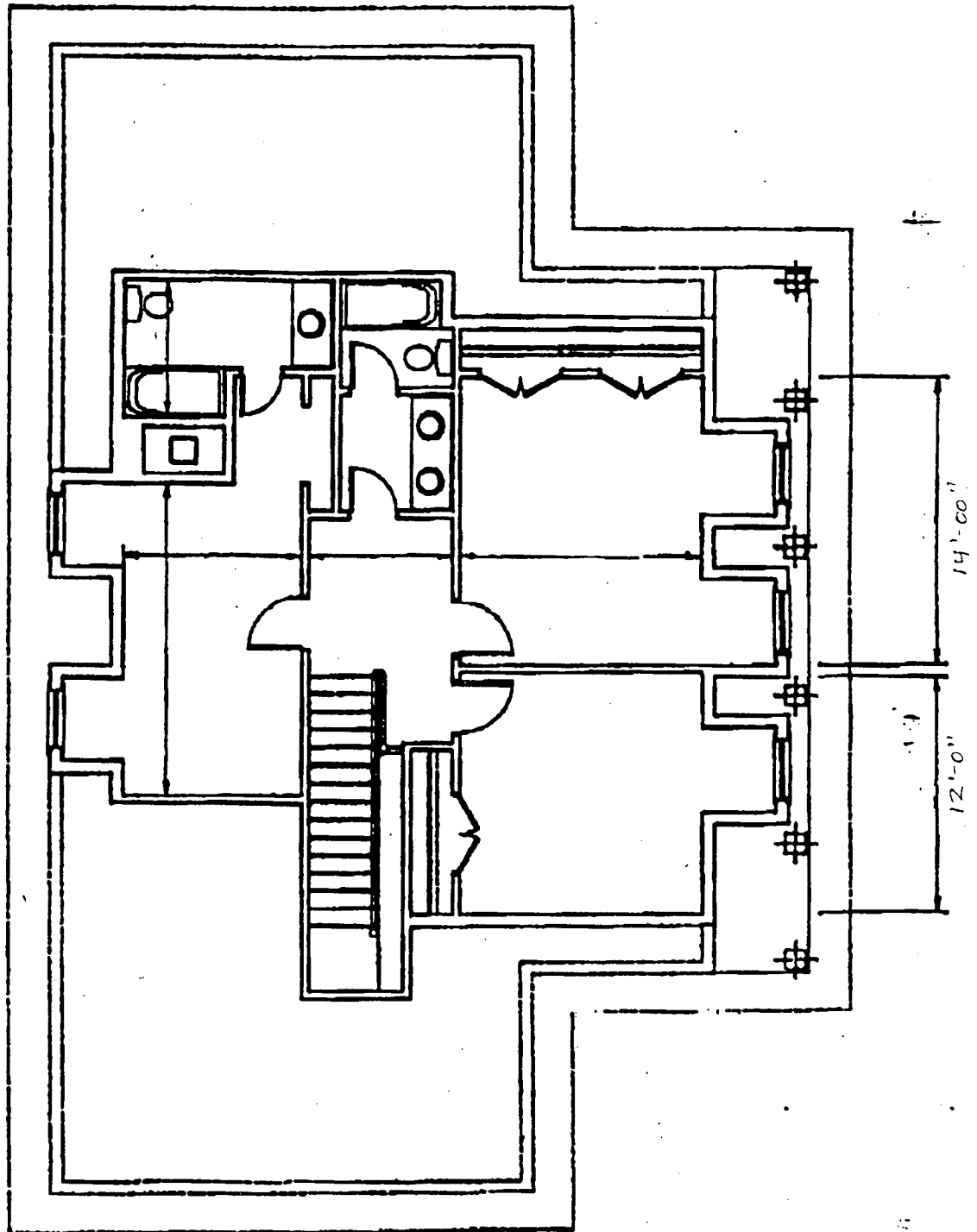
8'-6"

12'-0"

4"

12'-0"

8'-6"



SECOND FLOOR PLAN

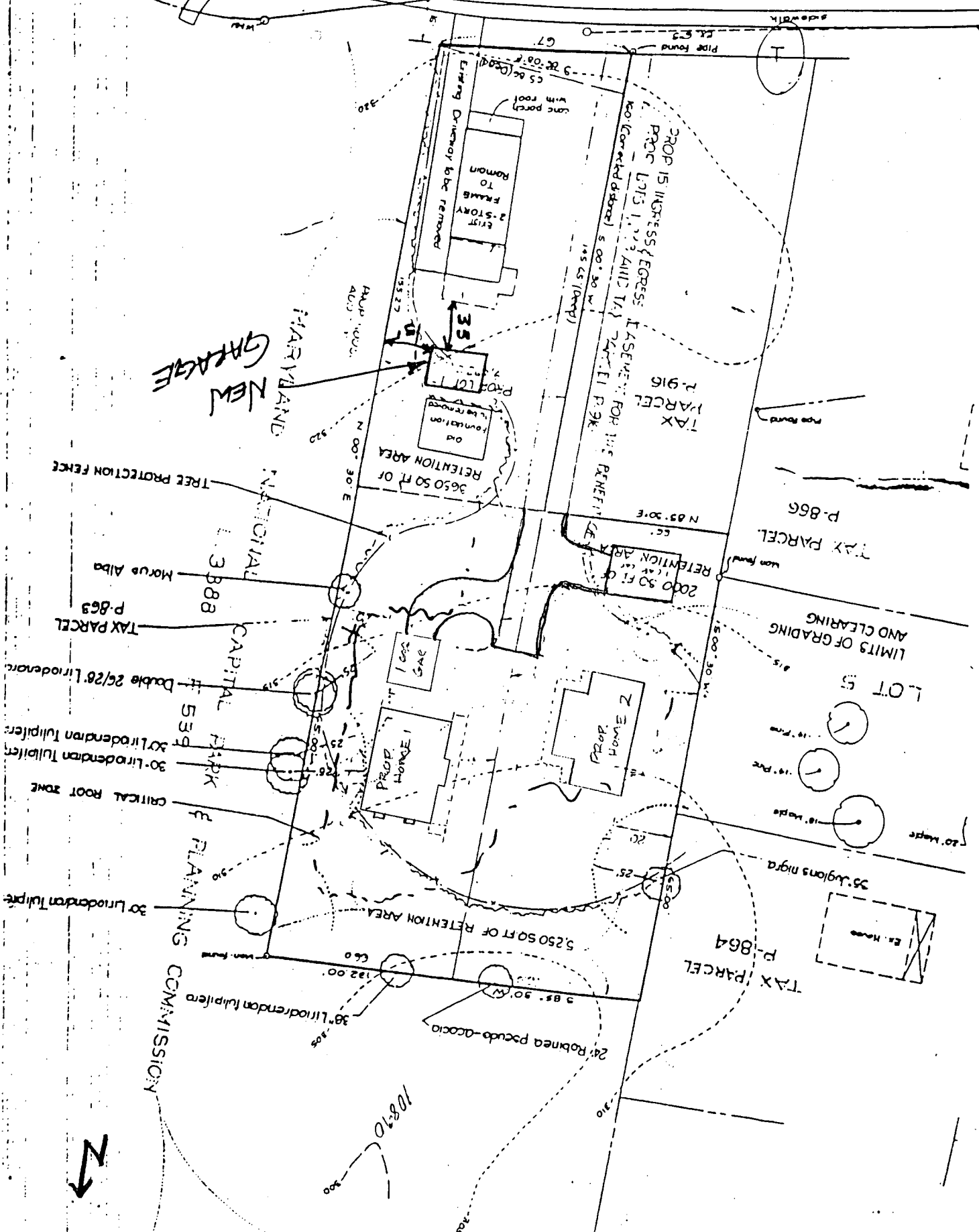
JONES

BRIDGE

ROAD

4500
1300

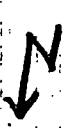
E 12° W



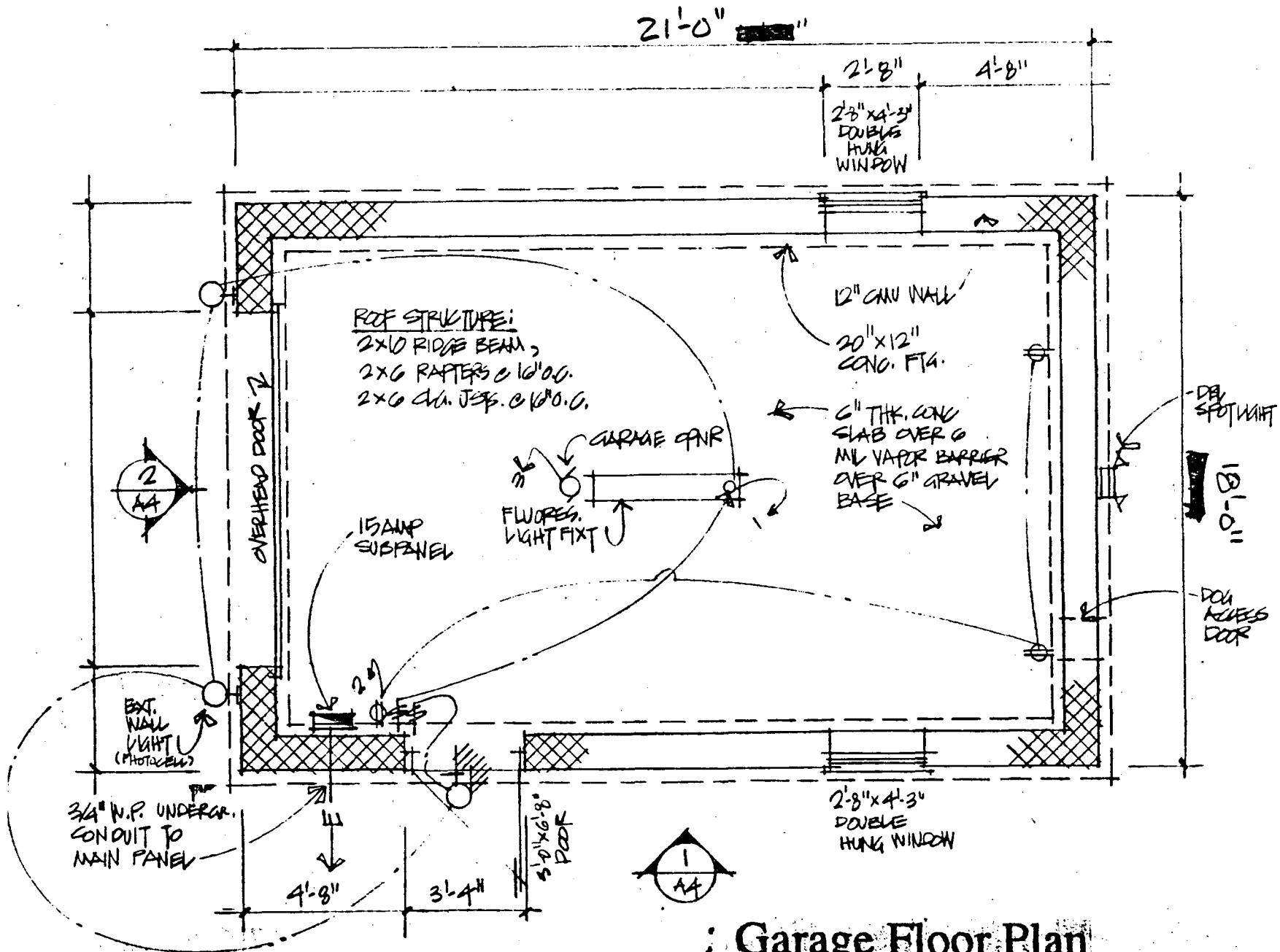
MARYLAND
NEW GARAGE

NATIONAL
CAPITAL PARK

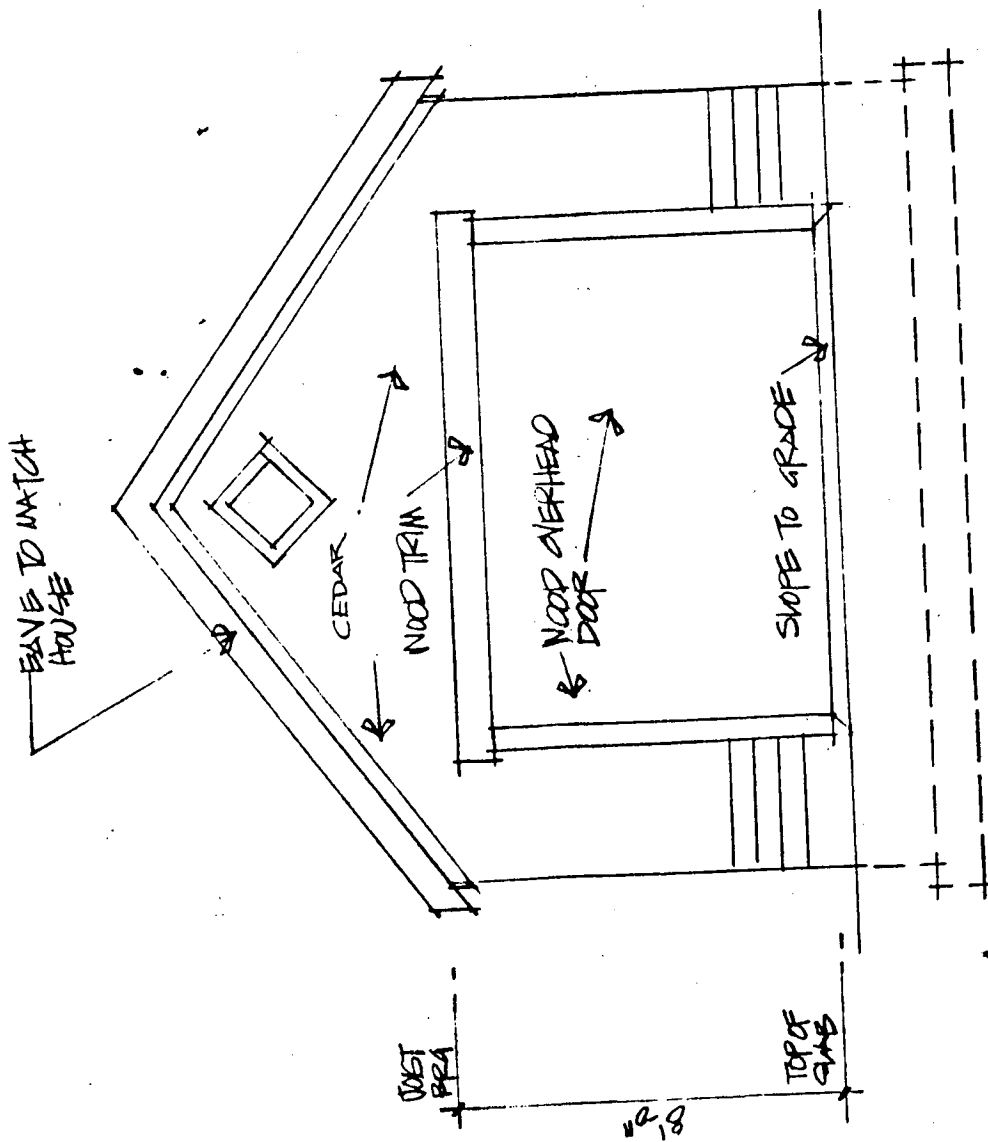
PLANNING
COMMISSION



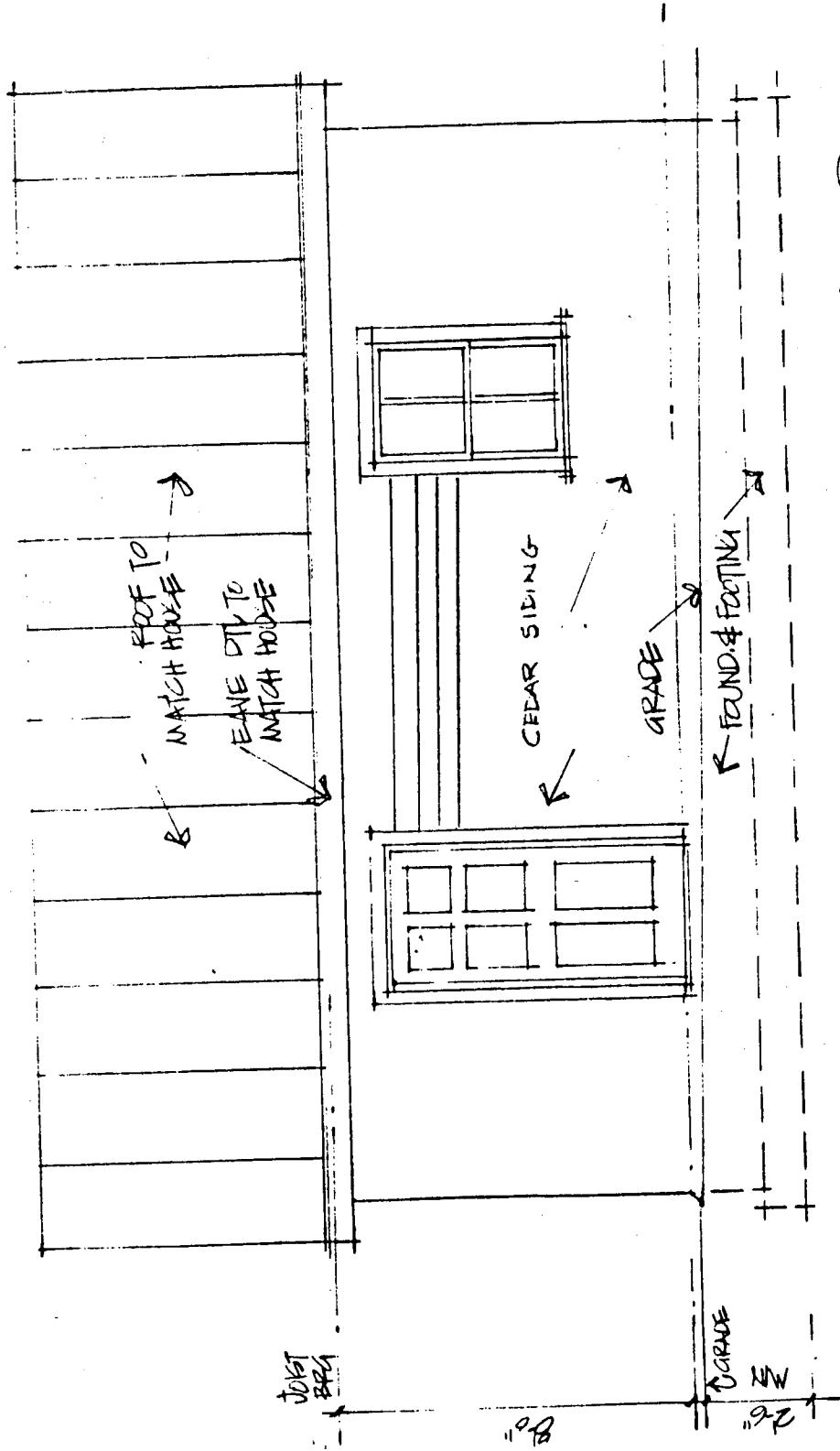
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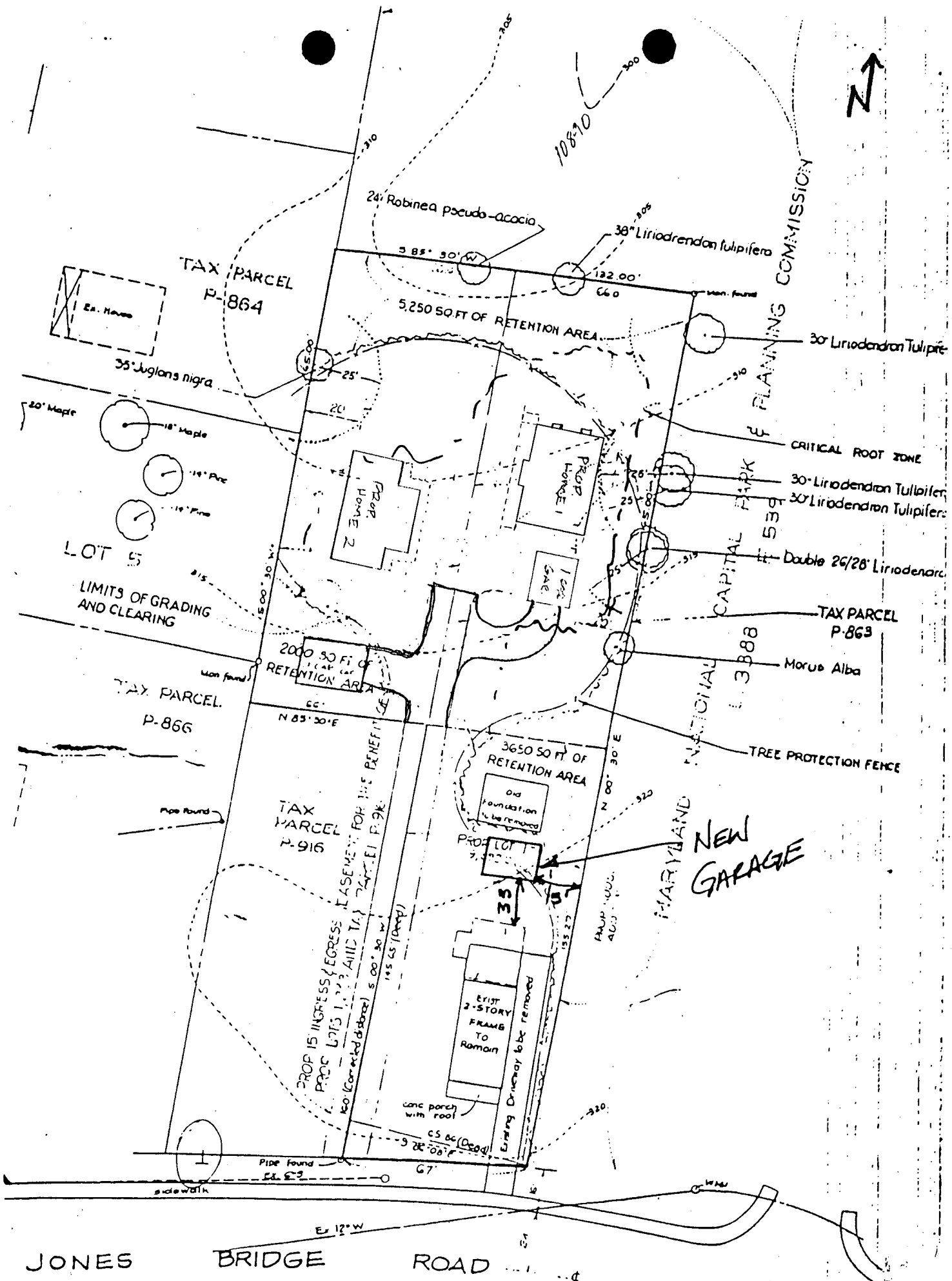
: Garage Floor Plan



Garage Front Elevation



Garage Side Elevation (1)



JONES BRIDGE ROAD

4500
1300

TAX PARCEL P-864

35' Juglans nigra

LOT 5

LIMITS OF GRADING AND CLEARING

TAX PARCEL P-866

2000 SQ FT OF RETENTION AREA

TAX PARCEL P-916

3650 SQ FT OF RETENTION AREA

PROP LOT 1

EXIST 2-STORY FRAM TO Remain

NEW GARAGE

PLANNING COMMISSION

NATIONAL CAPITAL PARK

NATIONAL CAPITAL PARK

MARYLAND

24' Robinea pseudo-acacia

38' Liriodendron tulipifera

30' Liriodendron Tulipifera

CRITICAL ROOT ZONE

30' Liriodendron Tulipifera

30' Liriodendron Tulipifera

Double 26/28' Liriodendron

TAX PARCEL P-869

Morus Alba

TREE PROTECTION FENCE

PROP 15' INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF P-866 LOTS 1, 2, 3, 4 AND TRAIL (connected to parcel) 5.00' 30' W 19.5 65' (depth)

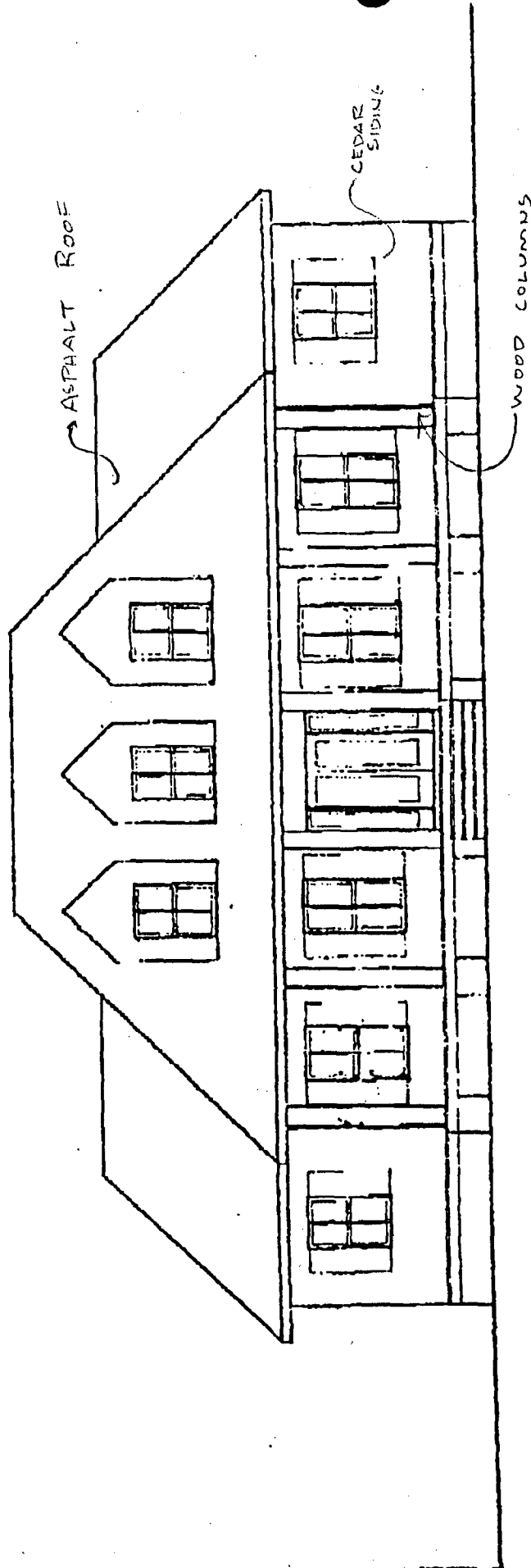
conc porch with roof

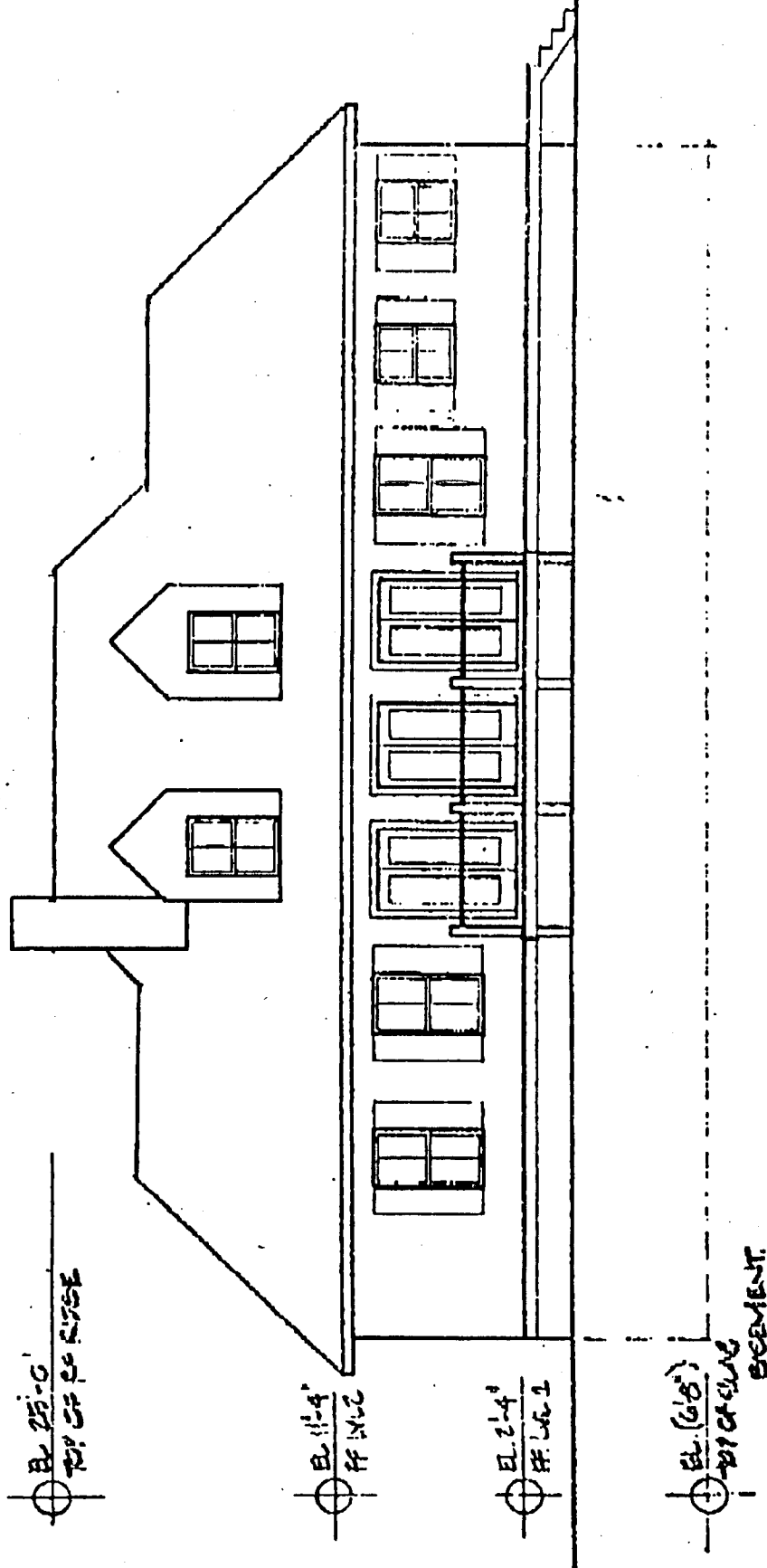
Existing Driveway to be removed

Pipe found

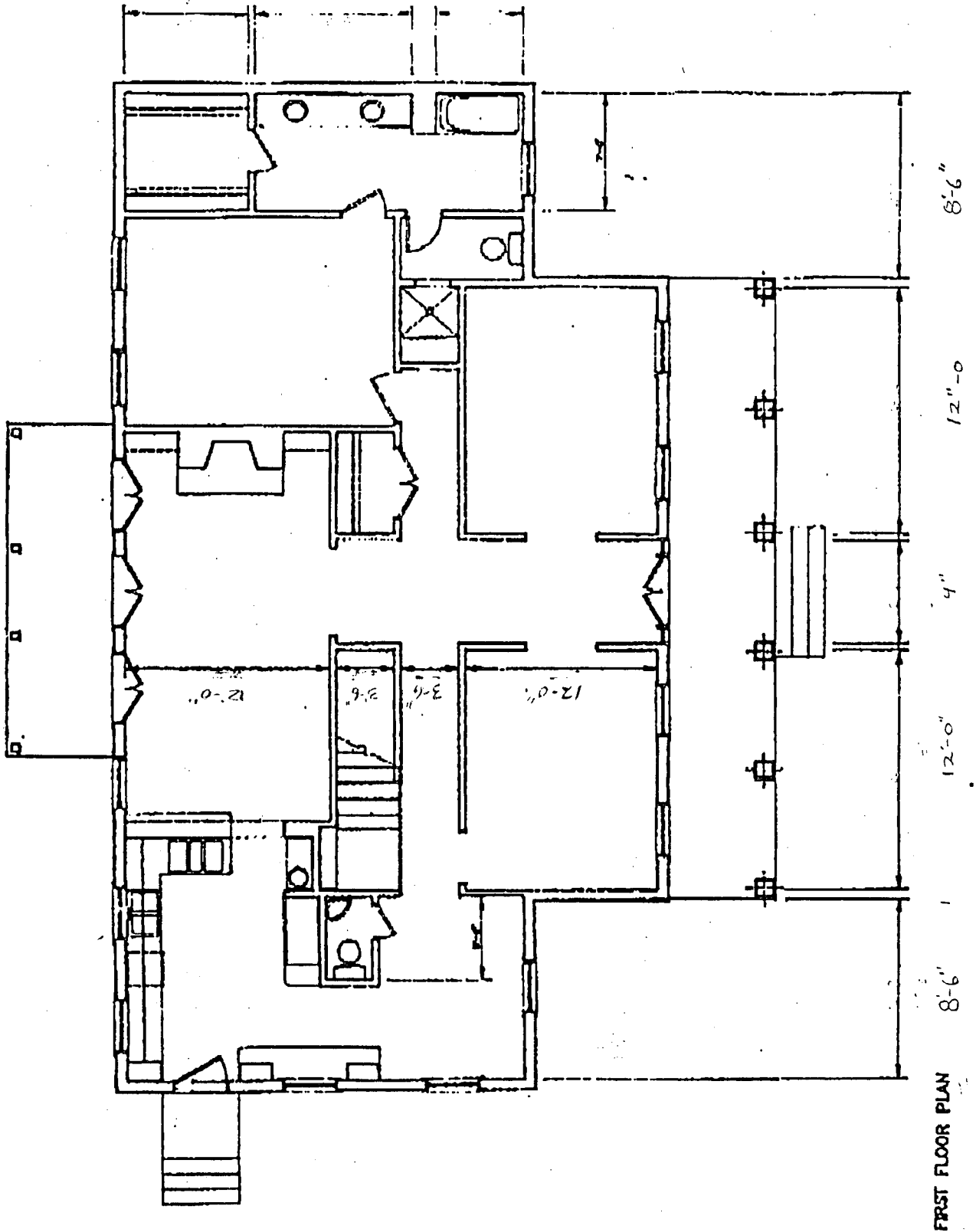
sidewalk

E 12° W

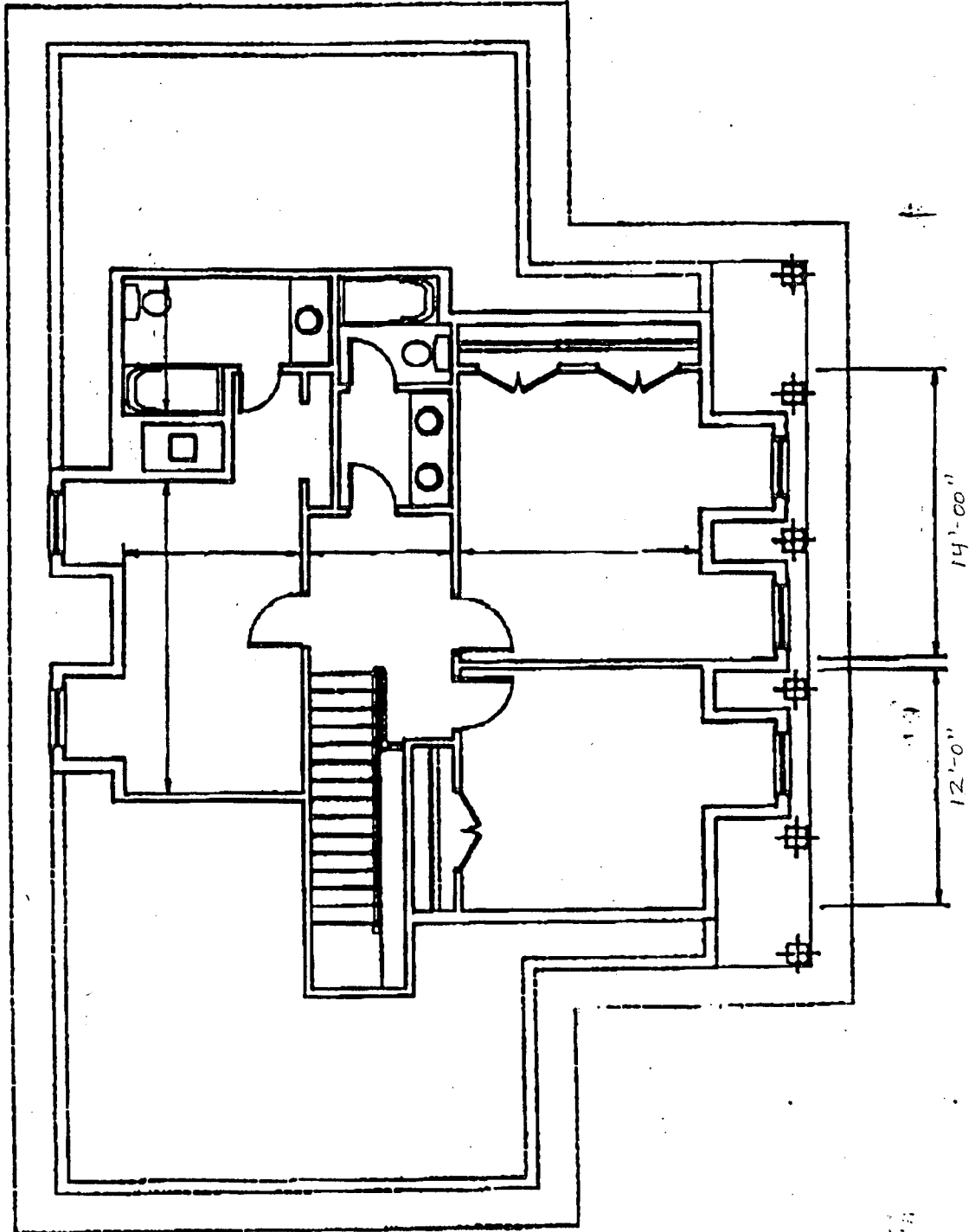




SCALE: 1/8" = 1'-0"



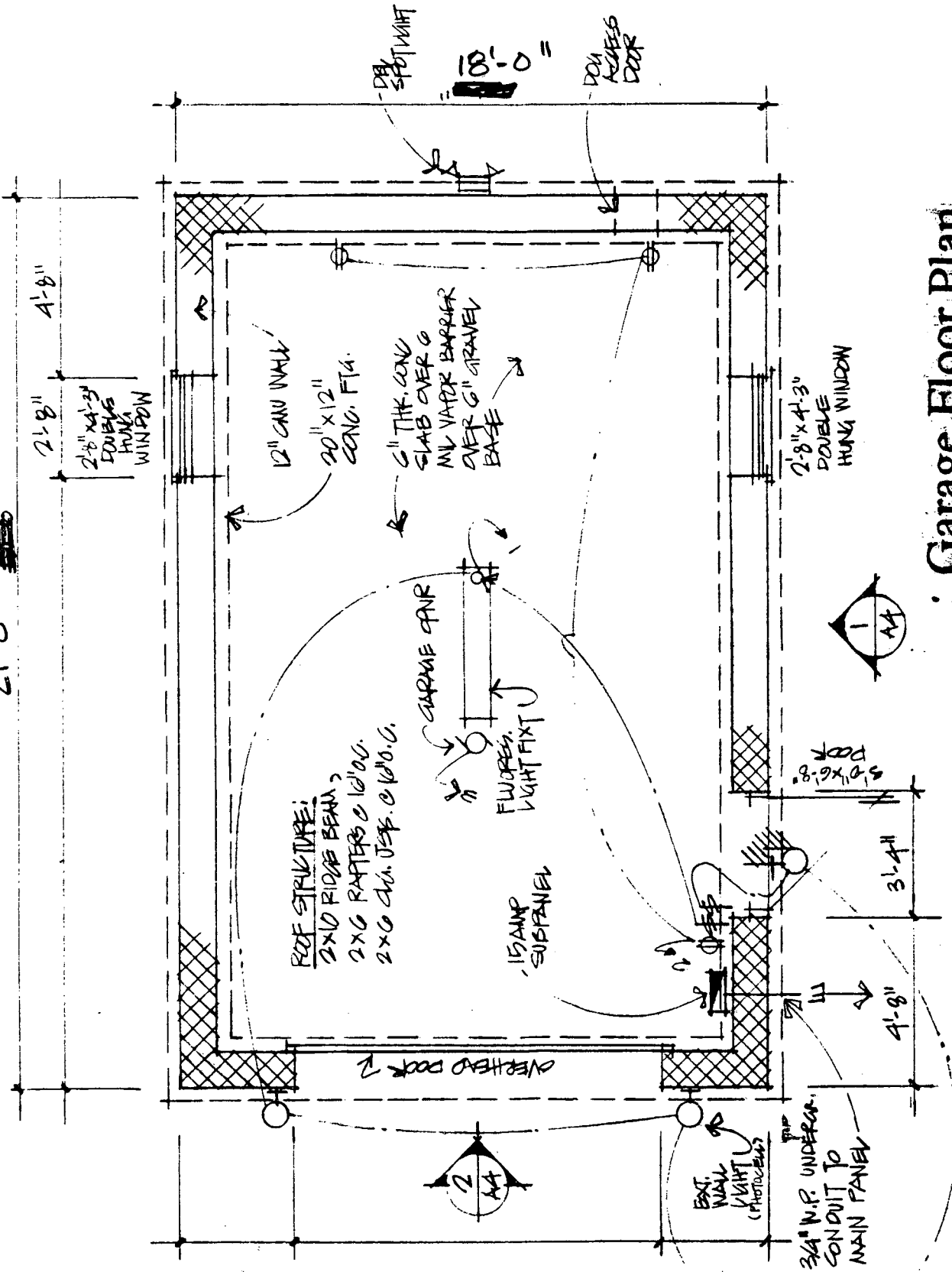
FIRST FLOOR PLAN



SECOND FLOOR PLAN

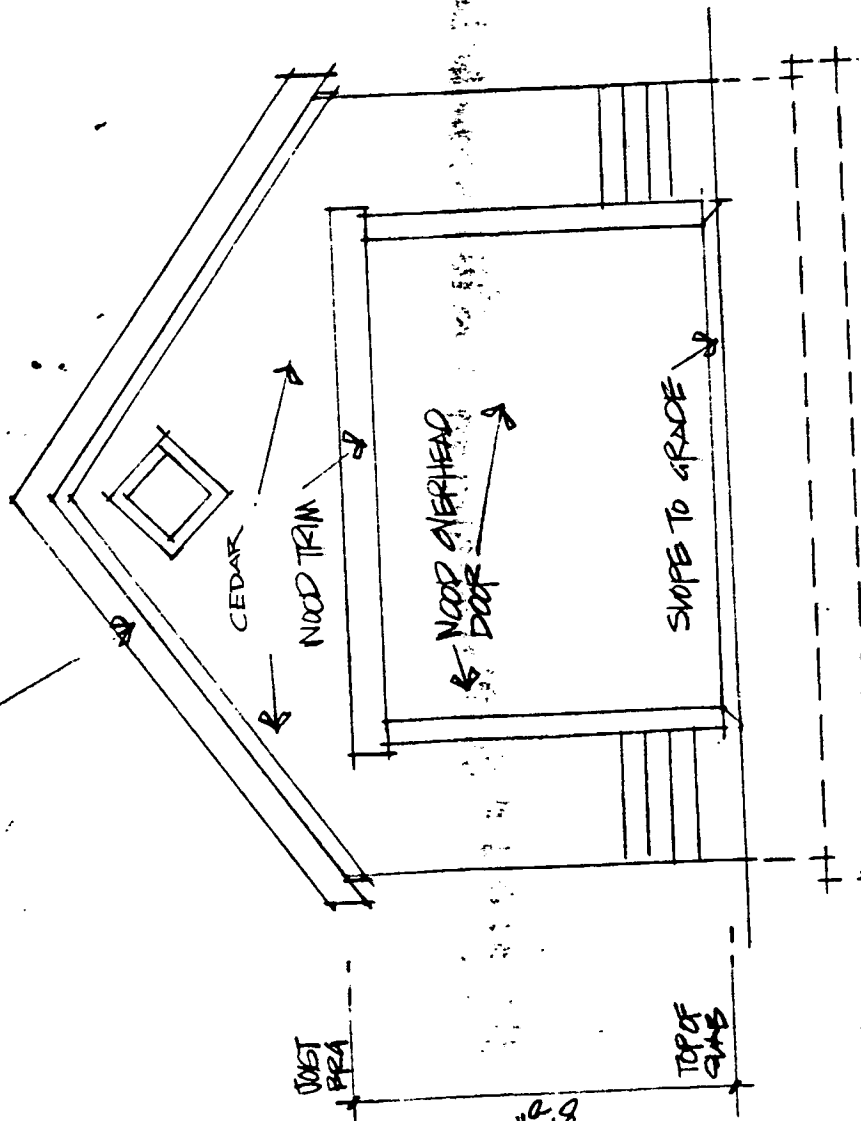
21'-0"

18'-0"

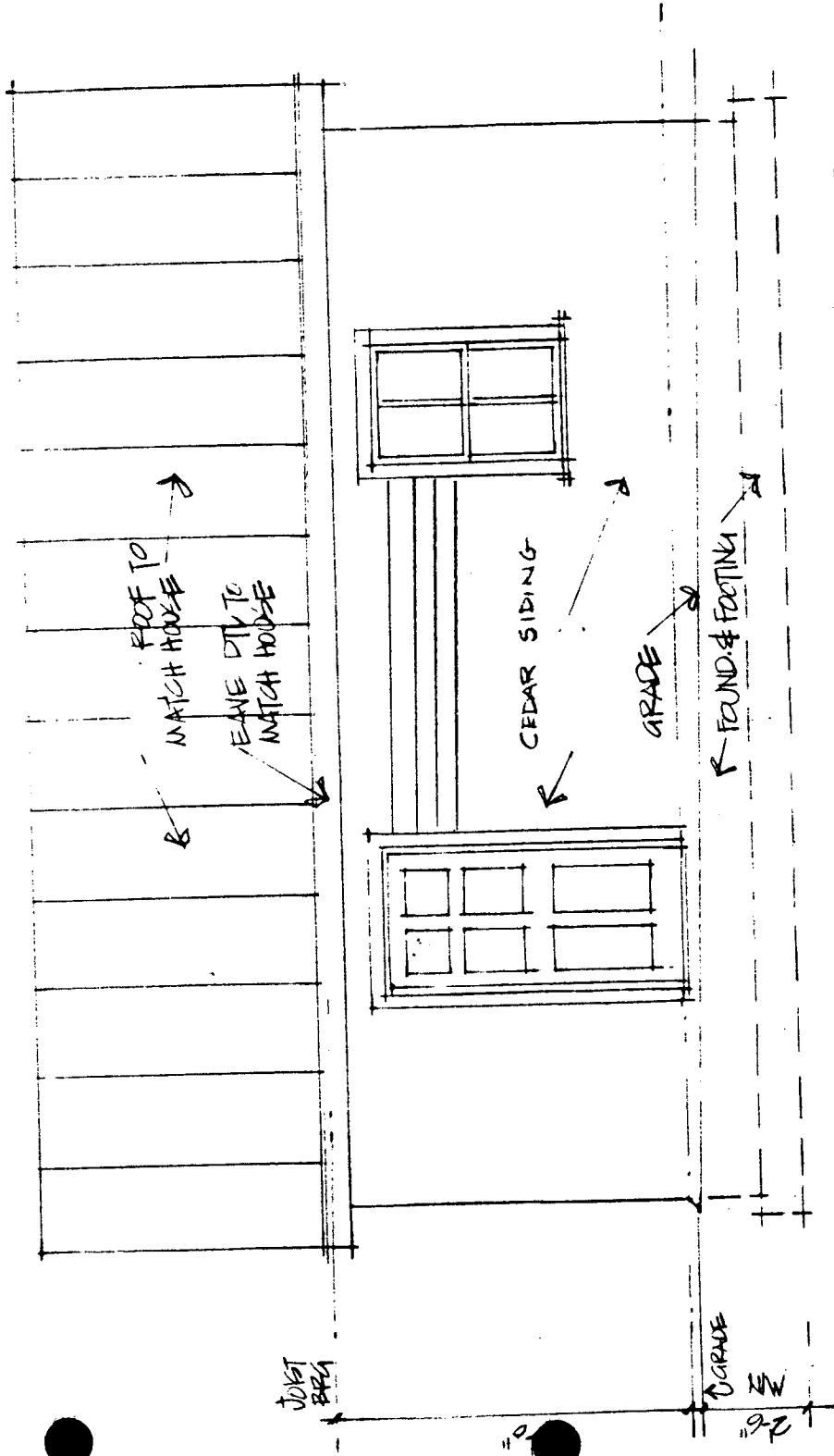


Garage Floor Plan

HAVE TO MATCH
HOUSE



Garage Front Elevation



Garage Side Elevation



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC TELEPHONE NO. 202 833-8845
(Contract/Purchaser) (Include Area Code)

ADDRESS 1000 16TH N.W. WASH. DC. STATE DC ZIP 20036
CITY

CONTRACTOR GREENBRIAR/CHF CONSTRUCTION TELEPHONE NO. 202 833-8845
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY KEITH HUNTER TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 4113 Street JONES BRIDGE ROAD

Town/City CHEVY CHASE MD Election District _____

Nearest Cross Street CONN. AVE

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ Parcel _____

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|---------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Septic |
| 03 () Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|-------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Well |
| 03 () Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- On party line/Property line _____
 - Entirely on land of owner _____
 - On public right of way/easement _____ (Revocable Letter Required).

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

Keith R. Sumner _____ Date 11-24-93
Signature of owner or authorized agent (agent must have signature notarized on back)

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9311260063 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

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

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

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

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



GREENBRIAR HOMES

4113 Historic Preservation Commission

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

M.N.C.P.C.

APPLICATION FOR HISTORIC AREA WORK PERMIT

6787 GEORGIA AVE
SPRING, MD 20910

TAX ACCOUNT #

NAME OF PROPERTY OWNER GREENBRIAR HOMES, INC TELEPHONE NO. 202 833-8845
(Contract/Purchaser) (Include Area Code)

ADDRESS 1000 16TH NW WASH DC STATE ZIP
CITY

CONTRACTOR GREENBRIAR/CHE CONSTRUCTION TELEPHONE NO. 202 833-8845
CONTRACTOR REGISTRATION NUMBER

PLANS PREPARED BY KEITH HUNTER TELEPHONE NO.
(Include Area Code)

REGISTRATION NUMBER

LOCATION OF BUILDING/PREMISE

House Number 4113 Street JONES BRIDGE ROAD

Town/City CHEVY CHASE MD Election District

Nearest Cross Street CONN AVE

Lot Block Subdivision

Liber Folio Parcel

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

1B. CONSTRUCTION COSTS ESTIMATE \$90600 MILLWOOD RD

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY APPOM 2017

1E. IS THIS PROPERTY A HISTORICAL SITE? YES

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () Septic 03 () Other 2B. TYPE OF WATER SUPPLY 01 (X) WSSC 02 () Well 03 () Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

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

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

Signature of owner or authorized agent (agent must have signature notarized on back)

11-24-93 Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature Date

APPLICATION/PERMIT NO: 9311260063 FILING FEE: \$ DATE FILED: PERMIT FEE: \$ DATE ISSUED: BALANCE \$ OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:

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

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

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

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

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:

HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



GREENBRIAR HOMES
 4113 Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

M.N.C.P.C.

6787 GEORGIA AVE
 WASHINGTON SPRINGS, MD 20910

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER GREENBRIAR HOMES INC TELEPHONE NO. 202 933-8845
 (Contract/Purchaser) (Include Area Code)
 ADDRESS 1000 16TH NW WASH DC CITY STATE ZIP
 CONTRACTOR GREENBRIAR/CHE CONSTRUCTION TELEPHONE NO. 202 933-8845
 CONTRACTOR REGISTRATION NUMBER _____
 PLANS PREPARED BY KEITH HUNTER TELEPHONE NO. _____
 (Include Area Code)
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE
 House Number 4113A Street JONES BRIDGE ROAD
 Town/City CHEVY CHASE MD Election District _____
 Nearest Cross Street CORN AVE
 Lot _____ Block _____ Subdivision _____
 Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)
 Construct Extend/Add Alter/Renovate Repair
 Wreck/Raze Move Install Revocable Revision
 Circle One: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove
 Fence/Wall (complete Section 4). Other SFO
 1B. CONSTRUCTION COSTS ESTIMATE \$ 90,000 M. L. L. 2 RD
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY FERRIS STREET
 1E. IS THIS PROPERTY A HISTORICAL SITE? YES

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

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

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

[Signature] _____ Date 11-24-93
 Signature of owner or authorized agent (agent must have signature notarized on back)

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

APPLICATION/PERMIT NO: 931126000 FILING FEE: \$ _____
 DATE FILED: _____ PERMIT FEE: \$ _____
 DATE ISSUED: _____ BALANCE \$ _____
 OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

NO STRUCTURE PRESENTLY EXISTS
ON THIS LOT

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

CONSTRUCT NEW SINGLE FAMILY
HOME CONSISTANCE WITH ADJACENT
STRUCTURES

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

WOOD FRAME CEDAR SIDING, BRICK
CHIMNEY, WOODED LANDSCAPE

- b. the relationship of this design to the existing resource(s):

FAMILY & COMMUNITY ORIENTED

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

PRESERVES THE CHARACTER OF THE
AREA

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name RONALD HSU
Address 6817 MILLWOOD RD
City/Zip BETHESDA, MD 20817
2. Name JOE & KIM O'CONNOR
Address 8807 HAWKINS LA.
City/Zip BETHESDA, MD 20815

3. Name GREENBRIAR HOMES
Address 4113 JONES BRIDGE RD
City/Zip BETHESDA, MD 20815

4. Name M.N.C.P.C.
Address 8787 GEORGIA, AVE
City/Zip SILVER SPRING, MD 20910

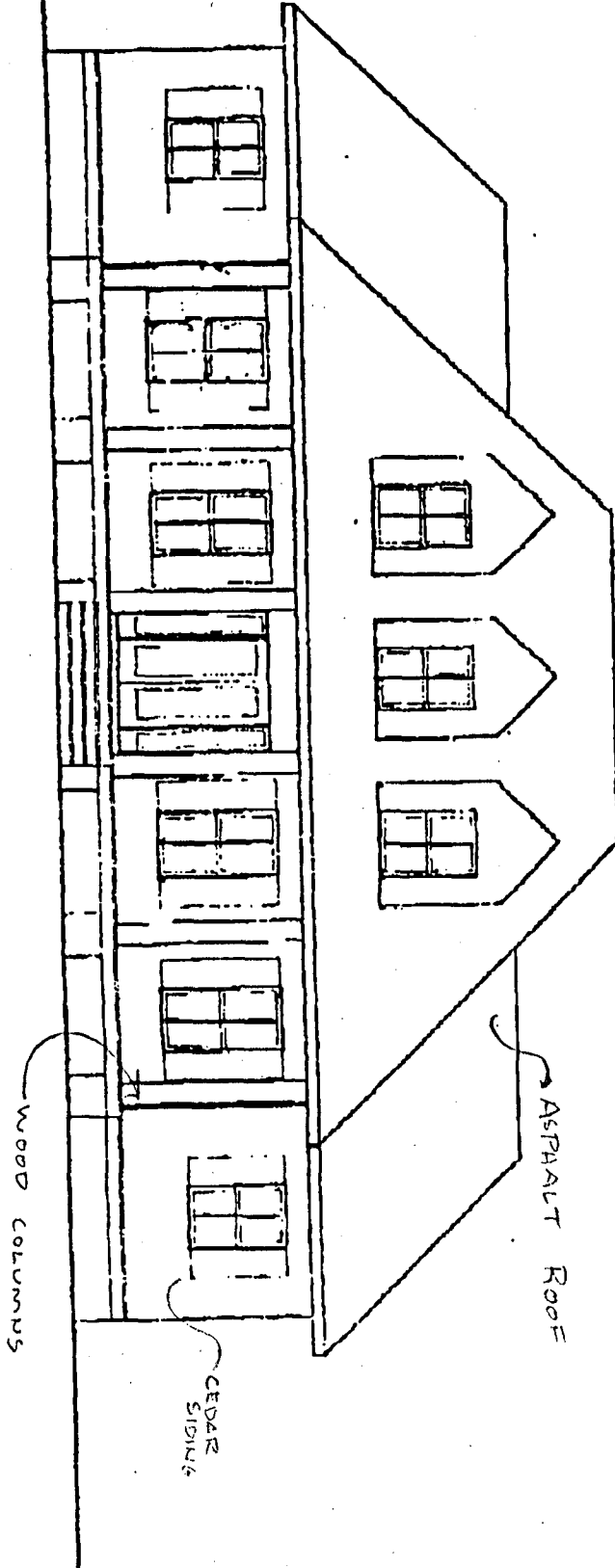
5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

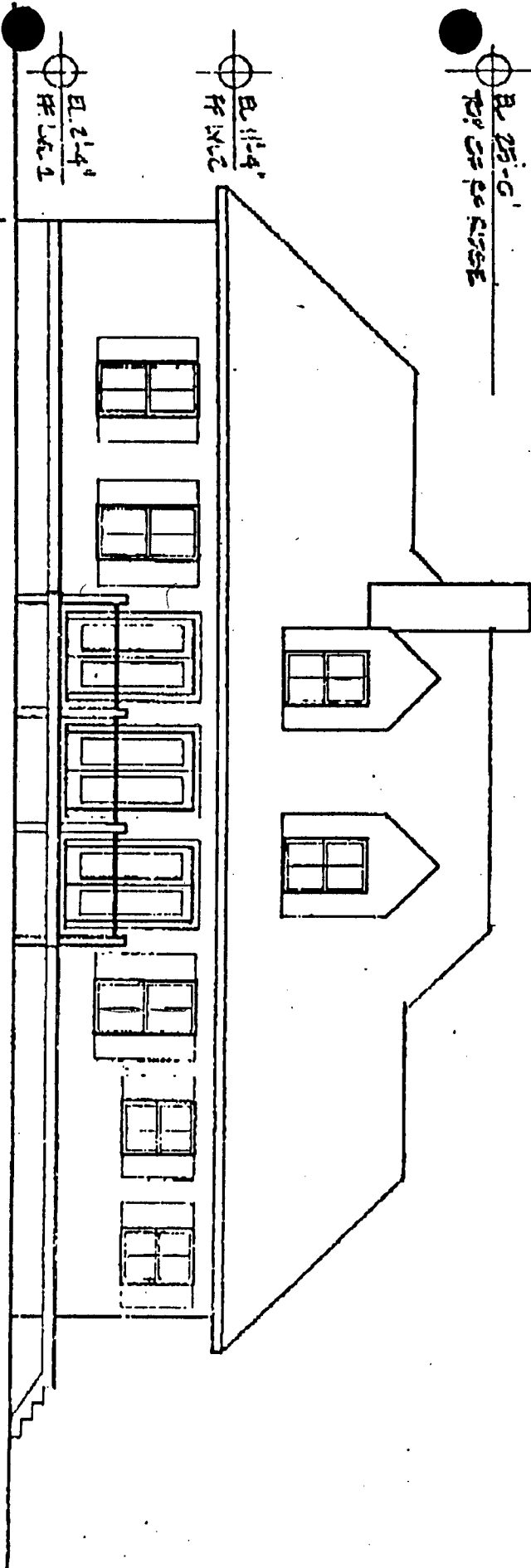


EL. 25'-0"
TOP OF ROOF LINE

EL. 11'-4"
FIN. 1st F.

EL. 2'-4"
FIN. 1st F.

EL. 0'-0"
FIN. GRADE
PRESENT



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

FIRST FLOOR PLAN

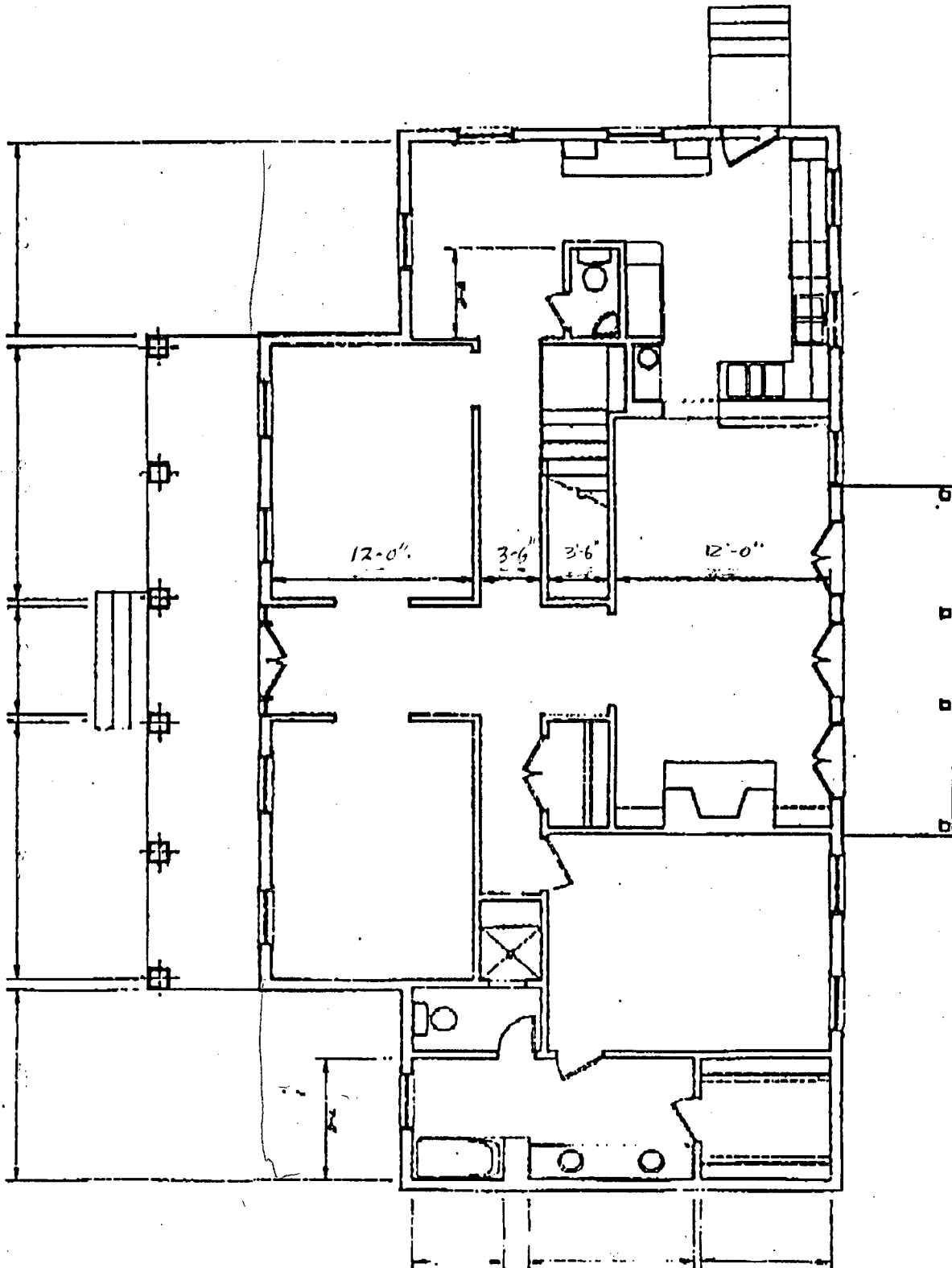
8'-6"

12'-0"

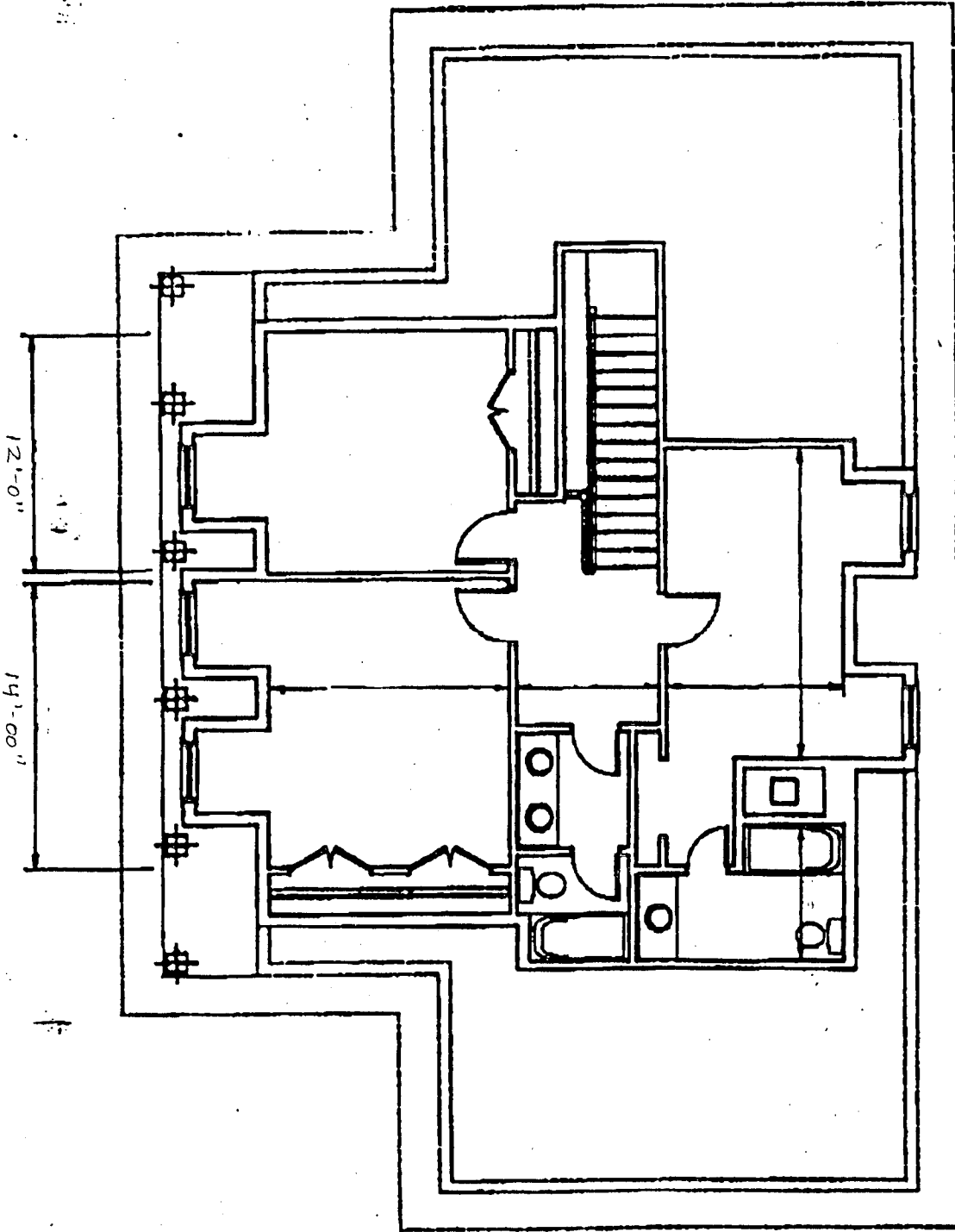
4"

12'-0"

8'-6"



SECOND FLOOR PLAN



GREENBRIAR HOMES
KEITH JAMES HUNTER ARCH 202 543 6720

P. 4