

*Second Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	8827 Hawkins Lane, Chevy Chase	<b>Meeting Date:</b>	12/4/2024
<b>Resource:</b>	Contributing Resource <b>Hawkins Lane Historic District</b>	<b>Report Date:</b>	11/27/2024
<b>Applicant:</b>	Adisra Jittipun	<b>Public Notice:</b>	11/20/2024
<b>Review:</b>	2 <sup>nd</sup> Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>PROPOSAL:</b>	Building Addition, Trim and Siding Replacement, and Window Replacement		

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**STAFF RECOMMENDATION**

Staff recommends the applicant make any changes recommended by the HPC and return for a HAWP.

**ARCHITECTURAL DESCRIPTION**

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



*Figure 1: The subject property is located near the northern end of Hawkins Lane.*

## **BACKGROUND**

The HPC held a Preliminary Consultation at the October 9, 2024 HPC meeting. The HPC concurred with Staff's finding that the footprint of the proposed addition was appropriate, but also agreed with Staff's finding that the roof was too flat to be compatible with the character of the house. The commissioners recommended several revisions that could help to reduce the apparent mass of the addition including; installing a long dormer, something similar to a mansard roof, and sinking the addition into the ground by several feet to lower the addition's apparent height.

A majority of the commissioners present indicated that a visual element was necessary to separate the historic from the new construction as required under *Standard 9*.

The applicant made minor modifications to the proposal and updated the proposed site work and now seeks additional feedback from the HPC before submitting for a HAWP.

## **PROPOSAL**

The applicant proposes to construct a rear addition, replace siding and trim as needed, and replace the existing windows.

## **APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Hawkins Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Hawkins Lane Historic District Development Guidelines Handbook (Design Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.<sup>1</sup>

### ***Hawkins Lane Historic District Development Guidelines Handbook***

#### **Existing Buildings**

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

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<sup>1</sup> A copy of the full *Design Guidelines* is available here: <https://montgomeryplanning.org/wp-content/uploads/2019/09/Hawkins-Lane-HD-Development-Guidelines-Handbook.pdf>.

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
  - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
  - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

**Secretary of the Interior's Standards for Rehabilitation:**

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
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.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### **STAFF DISCUSSION**

Text from the *Hawkins Lane Historic District Design Guidelines Handbook*, January 1991:

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

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

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

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

### **The History of Hawkins Lane**

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

The first Hawkins to be associated with the property was a prosperous white farmer from Prince George's County named James Hawkins, who, in 1825, bought for \$10,000 " all that part of a tract of land called Clean Drinking, a total of 400 acres " from Clement Smith, who had acquired the property from a

descendant of Charles Jones [Montgomery County Land Records, Y/80]. In 1867 Hawkins' relatives sold approximately 93 acres of the tract to the Reverend John Hamilton Chew of Washington, D.C., a prominent Episcopalian minister. It was the Reverend Chew's widow, Sophia, who, in February of 1893, sold three acres of Clean Drinking for \$300 to James H. Hawkins, an ex-slave who had been employed (as a freedman) by her husband; the sale set the stage for the development of a small black community on the site.

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

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

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

Established by a black, with the majority of dwellings built by --and for -- blacks, the Hawkins Lane Historic District remained a black residential enclave and "kinship community" for well over half a century, with the houses owned and occupied primarily by one family. Although the community is now racially mixed, a number of the properties are still black-owned and the Hawkins family is still represented in the district [this text was authored in 1990 and based on Staff's review of the tax records for the lane it does not appear that any Hawkins still reside on the lane]. And, in spite of changes in the racial composition of the district, it has retained the strong sense of community cohesiveness which was originally based on ties of kinship.

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

The subject property is a contributing resource to the Hawkins Lane Historic District. It is a small side-gable cottage with a concrete foundation, shake siding, exposed rafter tails, and a small front porch. The house retains its six-over-six wood sash windows and half-light wood door. The house to the south (8825

Hawkins Lane) is a twin to the subject property.



*Figure 2: The subject property is a small cottage near the north end of the Hawkins Lane Historic District.*

The applicant proposes to construct a rear addition, replace the existing windows, and repair trim and siding in kind. Based on Staff's observations during a recent site visit, it appears the roof shingles are damaged and will also need to be replaced.

### **Rear Addition**

The small cottage is 20' × 22' (twenty feet wide by twenty-two feet deep), and the applicant proposes to construct a two-story addition to the rear that measures 20' × 20' (twenty feet by twenty feet). The proposed rear addition will be covered by a rear-facing gable roof with a wall dormer that runs the full length of the elevation covered in three-tab asphalt shingles. The addition will have a parged CMU block foundation with fiber cement panels on the first floor and shake siding on the second floor. The addition's windows will be a combination of six-over-six aluminum-clad sash windows and twelve light aluminum-clad casements. The windows will have simulated divided lites with permanently affixed exterior and interior grilles with a spacer bar between the panes of glass. On the rear of the addition, the applicant proposes to install a pair of aluminum-clad wood sliding-glass doors in the basement and a larger sliding-glass door on the first floor that provides access to a small wood balcony.

Staff finds the proposal is similar to the 2009 approved addition at 8825 Hawkins Lane.<sup>2</sup> That addition measures 16' × 19' (sixteen feet deep by nineteen feet wide) and utilizes large shed dormers on both sides of the rear-facing gable roof to create the second-floor living space. The original proposal at that property proposed a large rear-facing shed roof (see pages 45-49 of the linked application materials). At the Preliminary Consultation, the HPC concurred with Staff's finding that a very low-sloping gable roof was inappropriate. One of the recommendations was to utilize a large dormer similar to the proposal at 8825 Hawkins Lane (see *Fig 3*, below).



*Figure 3: The subject property (left) and 8825 Hawkins Lane with the approved rear addition (right).*

As with the previous Preliminary Consultation, Staff finds the majority of the proposed materials, including asphalt shingles, cedar shake siding, and parged concrete foundation match the existing house materials and are appropriate in this application, per 24A-8(b)(1). Staff does not find fiber cement panels to be an appropriate material for the first floor of the addition. An appropriate alternative would be to side both the first and second floors in fiber cement clapboards. Staff finds that this would successfully differentiate the historic construction from the new (per *Standard 9*), but the fiber cement clapboards would also be a compatible substitute for wood clapboards, which would be an appropriate material for the simple vernacular historic building. Staff request feedback from the HPC on the appropriateness of the proposed siding and any recommended alternative solutions.

Staff finds the proposed aluminum-clad wood windows and doors are generally appropriate for building additions and new construction as their finish and profiles are an acceptable substitute for divided light wood sash windows, per 24A-8(b)(2) and (d). Detailed window specifications that include

<sup>2</sup> The Staff Report and application materials for the 2009 HAWP at 8825 Hawkins Lane is available here: [https://mcatlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640008/Box062/35-54-09A\\_Hawkins%20Lane%20Historic%20District\\_8825%20Hawkins%20Lane\\_07-09-2009.pdf](https://mcatlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640008/Box062/35-54-09A_Hawkins%20Lane%20Historic%20District_8825%20Hawkins%20Lane_07-09-2009.pdf).

measurements, not just the product line information, should be provided with the HAWP application. The proposed aluminum-clad sliding glass doors are on the house's rear elevation and will not be visible from the right-of-way. Staff finds these doors are an appropriate material and their limited visibility supports a lenient level of review, per 24A-8(d). Staff finds the proposed architectural shingle to be appropriate for the addition and the historic house roof.

The proposed addition will effectively double the size of the existing house; from 20' × 22' (twenty feet wide by twenty-two feet deep) to 20' × 42' (twenty feet wide by forty-two feet deep). The low-pitched rear gable roof meets the existing side gable at its ridge, allowing all of the proposed second floor to become occupiable space. The proposed addition is entirely behind the existing house, and will not project above the 17' 3" (seventeen feet, three inches) historic roof, however, the neighbors to the north and south will still see a three-story wall plane from the rear of their properties.

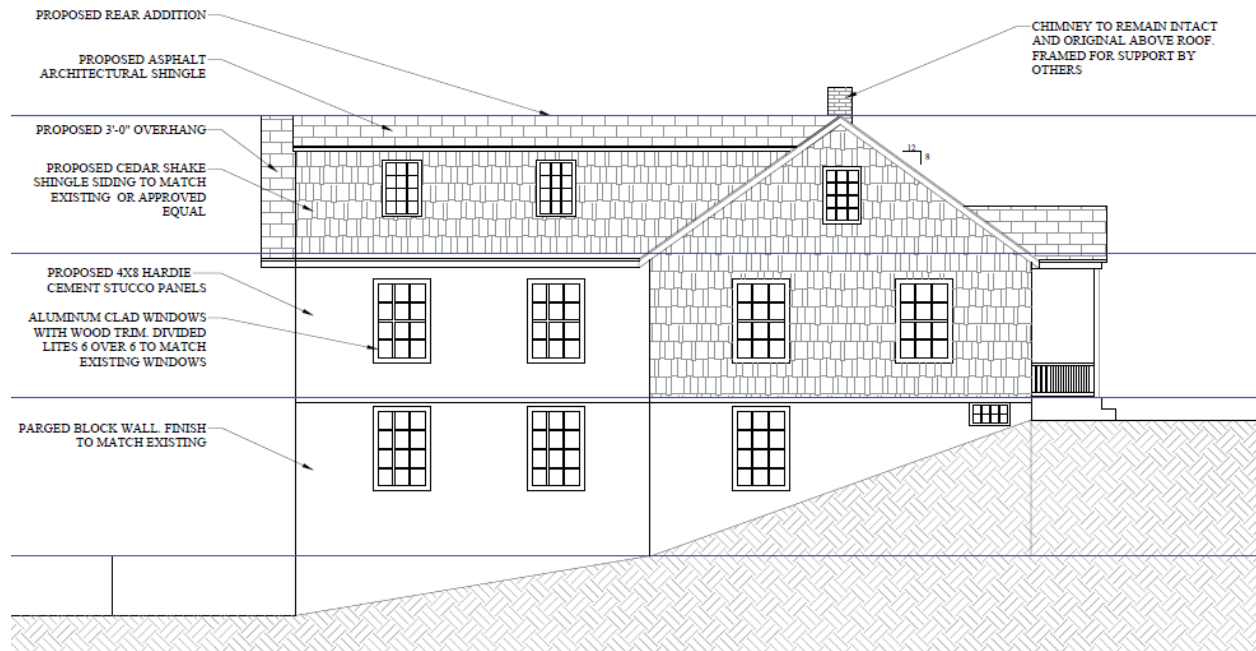


Figure 4: Proposed left-side elevation of the subject property.



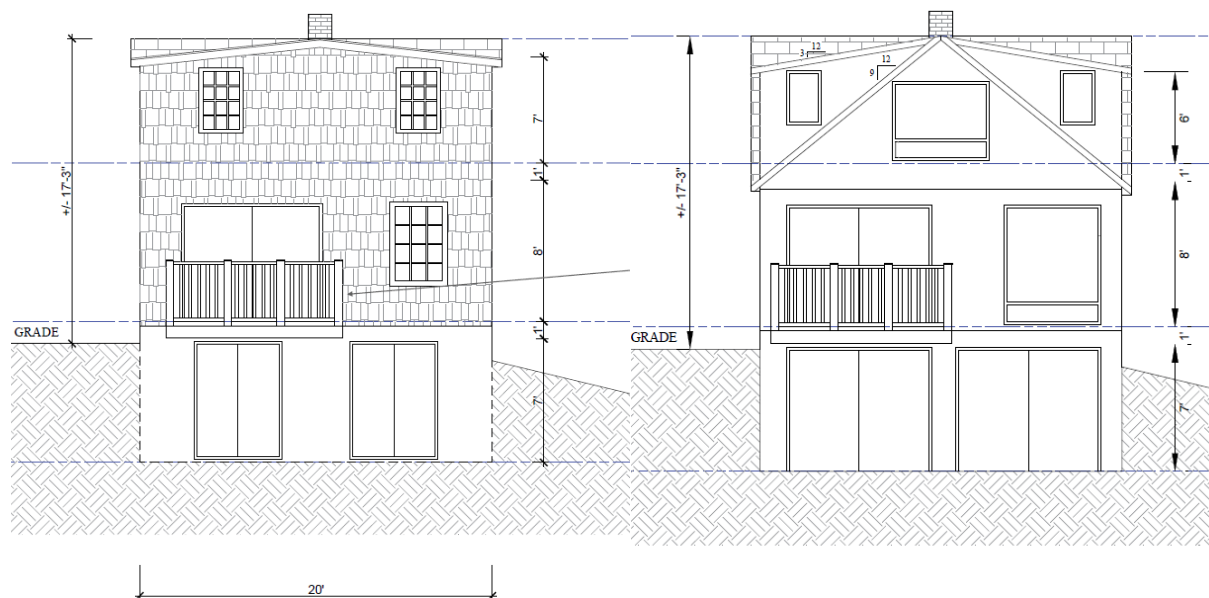


Figure 5: Original rear addition (left) and revised proposal (right).

While the HPC usually does not approve additions that will effectively double the size of a historic resource – so that the historic resource retains primacy – Staff finds there are several factors supporting a building addition of the size proposed. First, the location of the house within the historic district and the setbacks of the adjacent houses will limit the visibility of the proposed addition. Second, Staff finds the addition can be placed so that it doesn't overwhelm the historic resource; even taking into consideration the 'small-scale' appearance identified in the *Design Guidelines*. Third, Staff finds the historic building is small by modern and historic standards, and even with the proposed addition, the subject property will not overwhelm the character of the surrounding district. At the Preliminary Consultation, a majority of the commissioners present concurred with Staff's finding that the size of the addition was appropriate.

Staff finds that inseting the addition by 1' (one foot) or even 6" (six inches) on each side could potentially solve two design problems. First, the inset would help to differentiate the historic house mass, even if the addition was clad in cedar shakes, from the new construction as required under *Standard 9*. Additionally, the inset would pull the dormer away from the historic wall plane, slightly reducing its visibility from the lane. Staff requests feedback from the HPC, on the desirability of inseting the proposed addition.

Though Staff finds the size of the proposed addition appropriate, Staff does not find that the roof revisions go far enough to result in a compatible form. The roof eave has been lowered by 1' (one foot), see *Fig. 5*, above, which is a notable improvement, but the rear gable is still only a 3:12 slope. Additionally, Staff finds the proposed shed dormer, which is co-planer with the first floor wall below, does not reduce the apparent mass of the second floor to the degree requested by the HPC. Comparing the current proposal to the approved neighboring property (see *Fig. 3*, above), the dormers on the neighboring property are inset from the wall plane by approximately 1' (one foot). This dimensional difference keeps the dormer from visually overwhelming the rest of the addition below. Staff requests feedback from the HPC on the appropriateness of the revised roof form.

Questions for the HPC on the building addition:

- Does the HPC find the revised roof form to be compatible with the character of the house and surrounding district or are revisions recommended?

- Does the HPC concur with Staff’s finding that the fiber cement panels are an inappropriate material?
  - And if so, what other materials would be appropriate?
- Would inseting the addition be a preferable design solution?
- Are any revisions necessary to make the 2<sup>nd</sup> floor dormer more compatible?
- Any other recommended revisions or alterations?

### **Window Replacement**

The applicant proposes to remove the existing wood sash windows and replace them with aluminum-clad wood windows that match the existing in size and configuration. The applicant reached out to Staff to arrange a time to inspect the windows on-site, but at the time of this report, Staff has not had an opportunity to do so.

The HPC typically does not allow the removal of historic wood windows unless they have deteriorated beyond reasonable repair. This is in keeping with the requirements of *Standards* 5 and 6. Staff will examine the windows on site before the HAWP submission to evaluate the window condition and provide its findings to the HPC.

Hawkins Lane is unique within the county’s designated historic districts, in that its significance is its development as an African-American kinship community and its overall rural character, not as representative examples of historic architecture. The *Guidelines* stress the impact changes will have to the setting of the surrounding district to ensure all of the buildings on Hawkins Lane “clearly reflect a sense of historic time and place.”

Because the significance of the district is its social and community development and overall character, the HPC may find a less rigorous level of documentation than is typically required may be appropriate in this instance. The HPC approved a window replacement at 4201 Jones Bridge Rd. in 2017.<sup>3</sup> In that instance, many of the windows were obvious replacements and the HPC approved the window replacement based on the photographs submitted in the application, Staff’s observation from a site visit, and Staff’s interpretation of the *Guidelines*.

If the HPC finds the applicant has satisfied the requirements to justify the removal of the existing windows, Staff finds the proposed aluminum-clad casement windows are an appropriate replacement, provided the size and profiles match. Measured drawings of an existing window and one of the proposed replacements should be submitted with the final HAWP material to verify the dimensions and profiles are consistent.

Questions for the HPC:

- What level of documentation is necessary for the HPC to evaluate the condition of the existing windows?
- Does the HPC concur with Staff’s requirement that the applicant present measured drawings of an existing and proposed window to effectively evaluate the proposed replacement windows?

### **Trim and Siding Replacement**

The applicant proposes to replace any damaged siding and trim in kind. This work does not require a HAWP, but Staff notes the work is eligible for the County’s Historic Preservation Tax Credit program. More information about that program is available here:

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<sup>3</sup> The Staff Report and application materials for the 2017 HAWP at 4201 Jones Bridge Rd., Chevy Chase is available here: [https://mcatlas.org/files6/06\\_HistoricPreservation\\_PhotoArchives/HAWP/01-05-2022/I.N%20-%204201%20Jones%20Bridge%20Road,%20Bethesda.pdf](https://mcatlas.org/files6/06_HistoricPreservation_PhotoArchives/HAWP/01-05-2022/I.N%20-%204201%20Jones%20Bridge%20Road,%20Bethesda.pdf).

<https://montgomeryplanning.org/planning/historic/tax-credit-program/>.

If the applicant can satisfy the burden of persuasion regarding the windows in the historic house, discussed above, those window replacements are likely eligible for the tax credit as well.

### **Hardscape Alterations**

The applicant proposes to construct a 3' (three-foot) stone walkway on both the left and right sides of the house, connecting to the rear patio. The information included in the application packet shows irregularly shaped stones set on a gravel bed. Stairs down the grade will have wood risers and ends with stone and gravel treads. An 11' × 12' (eleven foot wide by twelve foot deep) concrete patio is proposed behind the house.

While staff finds the proposed materials are appropriate, Staff finds the amount of new paving is too much to be compatible with the character of the surrounding lane. Rather than having a path down the right and left sides of the house, Staff recommends limiting the path to only one side of the house. Staff finds with less formal hardscaping the site will retain more of the rural, informal character that is one of the defining features of the Hawkins Lane Historic District.

Staff finds the proposed concrete patio to be small and in a location that will not be at all visible from the lane and would recommend the HPC approve it under 24A-8(b)(2) and (d), the *Design Guidelines*, and *Standard 2*.

Staff requests feedback from the HPC on the appropriateness of the amount of proposed paving.

### **STAFF RECOMMENDATION**

Staff the applicant to make any revisions recommended by the HPC and return for a HAWP.



APPLICATION FOR HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# \_\_\_\_\_
DATE ASSIGNED \_\_\_\_\_

APPLICANT:

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
Daytime Phone: \_\_\_\_\_ Tax Account No.: \_\_\_\_\_

AGENT/CONTACT (if applicable):

Name: \_\_\_\_\_ E-mail: \_\_\_\_\_
Address: \_\_\_\_\_ City: \_\_\_\_\_ Zip: \_\_\_\_\_
Daytime Phone: \_\_\_\_\_ Contractor Registration No.: \_\_\_\_\_

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? Yes/District Name \_\_\_\_\_
No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: \_\_\_\_\_ Street: \_\_\_\_\_

Town/City: \_\_\_\_\_ Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: N808

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

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

Adisra Jittipun

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b>	<b>Owner's Agent's mailing address</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	

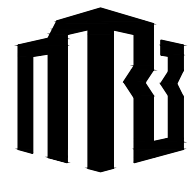
**Description of Property:** Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

**Description of Work Proposed:** Please give an overview of the work to be undertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

Work Item 3: _____	
Description of Current Condition:	Proposed Work:



MRB | Renderings  
9210 Kingsbury Dr Silver Spring, MD 20910 (301) 727-4193

CONSULTANT

CONSULTANT

STAMP

# HAWKINS LANE RENOVATION

## ADISRA JITTIPUN

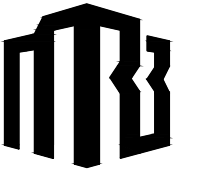
8827 Hawkins Lane | Chevy Chase, MD 20815

PROJECT TEAM	SHEET INDEX	GRAPHIC SYMBOLS	CODE ANALYSIS	SITE PLAN: 1" = 100'-0"											
<p>OWNER: ADISRA JITTIPUN 406 ELLSWORTH DR SILVER SPRING, MD 20910</p> <p>DESIGNER: MATT BROWN MRB   RENDERINGS 9210 KINGSBURY DR SILVER SPRING, MD 20910</p>	<p>ARCHITECTURAL</p> <p>CS COVER SHEET</p> <p>A100 SITE PLAN</p> <p>A101 EXISTING FLOOR PLANS</p> <p>A102 EXISTING ELEVATIONS</p> <p>A103 PROPOSED FLOOR PLANS</p> <p>A104 PROPOSED ELEVATIONS</p> <p>A105 PROPOSED ELEVATIONS</p>	<p> SECTION CALLOUT SHEET NUMBER</p> <p> DETAIL CALLOUT SHEET NUMBER</p> <p> ELEVATION CALLOUT SHEET NUMBER</p> <p> DETAIL NUMBER SHEET NUMBER</p> <p> INTERIOR ELEVATION SHEET NUMBER</p> <p> SPOT ELEVATION</p> <p> WINDOW IDENTIFIER</p> <p> DOOR IDENTIFIER</p> <p> FLOOR HEIGHT IDENTIFIER</p> <p> KEYNOTE</p> <p> REVISION INDICATOR</p>	<p>SCOPE OF WORK: PRELIMINARY APPROVAL FOR THE RENOVATION AND ADDITION TO AN EXISTING RESIDENCE AT THE ABOVE ADDRESS</p> <p>LOT: PART OF 10 BLOCK: A SUBDIVISION: 0107</p> <p>CODE: IRC 2021 ZONE: R-90 CONSTRUCTION TYPE: II-B NO. OF STORIES: 2 PLUS BASEMENT SPRINKLERED: NO</p> <p>DESIGN CRITERIA: GROUND SNOW LOAD 30 PSF WIND SPEED 115 MPH SEISMIC DESIGN CATEGORY B WEATHERING SEVERE FROST DEPTH LINE 30 IN. TERMITE MODERATE TO HEAVY DECAY SLIGHT TO MODERATE WINTER DESIGN TEMP. 13° F ICE SHIELD UNDERLAYMENT REQ'D YES FLOOD HAZARDS JULY 2, 1979 AIR FREEZING INDEX 300 MEAN ANNUAL TEMP. 55° F</p> <p>ALLOWED HEIGHT: 2 1/2 STORIES; 30'-0" MEAN HEIGHT PROPOSED HEIGHT: UNCHANGED</p> <p>SETBACKS: FRONT YARD 30'-0" SIDE YARD 7'-0" REAR YARD 25'-0"</p> <p>TOTAL AREA OF WORK TO BE DISTURBED: 800 SF</p> <p>CODE AUTHORITIES BUILDING CODE: 2021 INTERNATIONAL RESIDENTIAL CODE MECHANICAL CODE: 2021 INTERNATIONAL MECHANICAL CODE PLUMBING CODE: 2021 INTERNATIONAL PLUMBING CODE ELECTRIC CODE: 2021 NFPA NEC, 2021 INTERNATIONAL ENERGY CONSERVATION CODE LIFE SAFETY: 2021 NFPA 101</p>	<p>Property Line</p> <p>Shed</p> <p>PROPOSED CONCRETE PATIO</p> <p>PROPOSED ADDITION</p> <p>EXISTING HOUSE</p> <p>PROPOSED GRAVEL DRIVEWAY</p> <p>PROPOSED BLUE STONE WALKWAY TO REAR PATIO</p> <p>HAWKINS LANE</p>	<p>ADISRA JITTIPUN 8827 HAWKINS LANE CHVY CHASE, MD 20815</p> <table border="1"> <tr> <td>DATE</td> <td>SCALE</td> </tr> <tr> <td>DRAWN BY:</td> <td>CHECKED BY:</td> </tr> <tr> <td>PROJECT NUMBER</td> <td></td> </tr> <tr> <td>DRAWING TITLE</td> <td>COVER SHEET</td> </tr> <tr> <td>PAGE NUMBER</td> <td>CS</td> </tr> </table>	DATE	SCALE	DRAWN BY:	CHECKED BY:	PROJECT NUMBER		DRAWING TITLE	COVER SHEET	PAGE NUMBER	CS
DATE	SCALE														
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PROJECT NUMBER															
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PAGE NUMBER	CS														



GENERAL NOTES

1. ALL WORK IS TO CONFORM TO ALL APPLICABLE ALL WORK IS TO CONFORM TO ALL APPLICABLE REQUIREMENTS OF ALL GOVERNING LOCAL, STATE AND FEDERAL CODES, LAWS, REGULATIONS, AND BEST TRADE PRACTICES.
2. THE CONTRACTOR SHALL GIVE ALL NOTICES, OBTAIN ALL PERMITS, LICENSES, CERTIFICATES OF INSPECTION, OF APPROVAL, OF OCCUPANCY AND OTHER SUCH INSTRUMENTS REQUIRED FOR HIS WORK, AND PAY ALL COSTS AND FEES FOR THEM. THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR THE CONNECTIONS OF UTILITIES AND PAY THE CHARGES FOR THEM.
3. EXCEPT AS OTHERWISE NOTED, THE CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS FOR ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE NECESSARY REPAIRS OR CHANGES SHALL INCLUDE CORRECTING ANY DEFECTIVE OR INFERIOR WORK AND CORRECTING ALL DAMAGE TO PROPERTY CAUSED BY SUCH WORK OR BY CORRECTING IT.
4. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION INSTALLATION, OR OPERATION OF ANY PART OF THE WORK, AS DETERMINED BY THE ARCHITECT, STANDARDS OF GOOD WORKMANSHIP AND BEST TRADE PRACTICES, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
5. ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
6. ALL WORK LISTED IN THESE CONSTRUCTION NOTES AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE COORDINATED BY THE GENERAL CONTRACTOR AND SUPPLIED AND INSTALLED BY SELECTED SUBCONTRACTOR.
7. ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON ALL DIMENSIONS AND CONDITIONS SHOWN AND ASSUMED ON THE DOCUMENTS MUST BE VERIFIED AT THE SITE BY THE CONTRACTOR BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK. ANY DISCREPANCIES OR ERRORS IN THE DOCUMENTS MUST BE REPORTED TO THE ARCHITECT AT ONCE. NO CHANGE IN PLANS, DETAILS, OR DIMENSIONS IS PERMISSIBLE WITHOUT THE CONSENT OF THE ARCHITECT.
8. ALL CONTRACTORS SHALL NOTIFY THE DESIGNER IMMEDIATELY IF THEY CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THESE PAGES AND ON ALL OTHER DRAWINGS OR DOCUMENTS.
9. PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD-TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.
10. THE CONTRACTOR, SUBCONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE.
11. THE CONTRACTOR SHALL PROVIDE ALL FABRICATION SHOP. THE CONTRACTOR SHALL PROVIDE ALL FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE DESIGNER FOR APPROVAL. ALL SHOP DRAWINGS AND CUTS SIGNED "APPROVED" SHALL SUPERSEDE ORIGINATING DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS, NASH WATERS ARCHITECTURE APPROVAL OF SHOP DRAWINGS AND/OR CUTS SHALL BE FOR CONFIRMATION OF RELATED WORK BY OTHER SUBCONTRACTORS, FIELD MEASUREMENTS, OR FIELD CONDITIONS.
12. THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER THE CONTRACTOR SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM LEAVING THE JOB SITE. JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES DURING THE PROJECT.
13. PROVIDE FIRE STOPPING AT SOFFITS OVER CABINETS AND DROPPED CEILINGS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AND NEW CONDITIONS AND MATERIALS WITHIN AND ADJACENT TO THE CONSTRUCTION AREA. THIS CONTRACTOR SHALL KEEP THE WORK SITE FREE FROM DEBRIS AND ACCUMULATED REFUSE, AND SHALL HAVE SOLE RESPONSIBILITY FOR PROTECTING ALL DANGEROUS AREAS FROM ENTRY BY UNAUTHORIZED PARTIES.
15. THE CONTRACTOR SHALL LAY OUT HIS WORK AND BE SOLELY RESPONSIBLE FOR ITS CORRECTNESS AND SAFETY, AND SHALL GIVE NECESSARY DIMENSIONS AND DIRECTIONS TO ALL PARTIES.
16. SUBSTITUTION OF EQUIPMENT OR MATERIALS OTHER THAN THOSE SHOWN IN THE DOCUMENTS SHALL BE MADE ONLY UPON THE APPROVAL OF THE ARCHITECT OR OWNER.
17. THE CONTRACTOR SHALL PATCH ALL AREAS WHICH ARE AFFECTED BY THE CONSTRUCTION TO MATCH THE EXISTING OR NEW ADJACENT MATERIALS AND SURFACES.
18. THE CONTRACTOR SHALL PROPERLY PROTECT THE BUILDING AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO THE SAME CAUSED BY HIS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY.
19. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE CLIENT.
20. THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
21. THE CONTRACTOR SHALL MAINTAIN A CURRENT AND THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS, SPECIFICATIONS AND SKETCHES ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
22. THE CONTRACTOR SHALL COORDINATE ALL CUTTING, FITTING, AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND TO FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
23. ALL DAMAGED SURFACES SHALL BE REPAIRED TO THE ALL DAMAGED SURFACES SHALL BE REPAIRED TO THE SATISFACTION OF NASH WATERS ARCHITECTURE.
24. LOCATE AND TEST SHUT-OFF VALVES PRIOR TO LOCATE AND TEST SHUT-OFF VALVES PRIOR TO DEMOLITION AND CONSTRUCTION.
25. PROBE TO LOCATE ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION.
26. NO COMBUSTIBLE, OR EXPLOSIVE FLUID, MATERIAL, NO COMBUSTIBLE, OR EXPLOSIVE FLUID, MATERIAL, CHEMICAL OR SUBSTANCE, EXCEPT AS SHALL BE NECESSARY AND APPROPRIATE FOR THE PERMITTED USES OF SUCH UNIT.
27. UPON COMPLETION OF PROJECT, PREMISES SHALL BE LEFT BROOM CLEAN, SWEEPED FREE OF DIRT AND DUST. ALL GLASS TO BE CLEAN, ALL FIXTURES AND WARRANTIES AND MANUALS OF SYSTEMS REVIEWED AND GIVEN TO OWNER.
28. CHANNELING OF EXISTING MASONRY WALLS OR NOTCHING OF JOISTS FOR THE INSTALLATION OF NEW PLUMBING LINES AND/OR ELECTRICAL CONDUIT.
- 29.



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9210 Kingsbury Dr Silver  
Spring, MD 20910  
(807) 727-4193

CONSULTANT

CONSULTANT

STAMP

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CHVY CHASE, MD 20815

DATE SCALE

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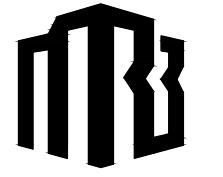
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EXISTING PLANS

PAGE NUMBER

A101



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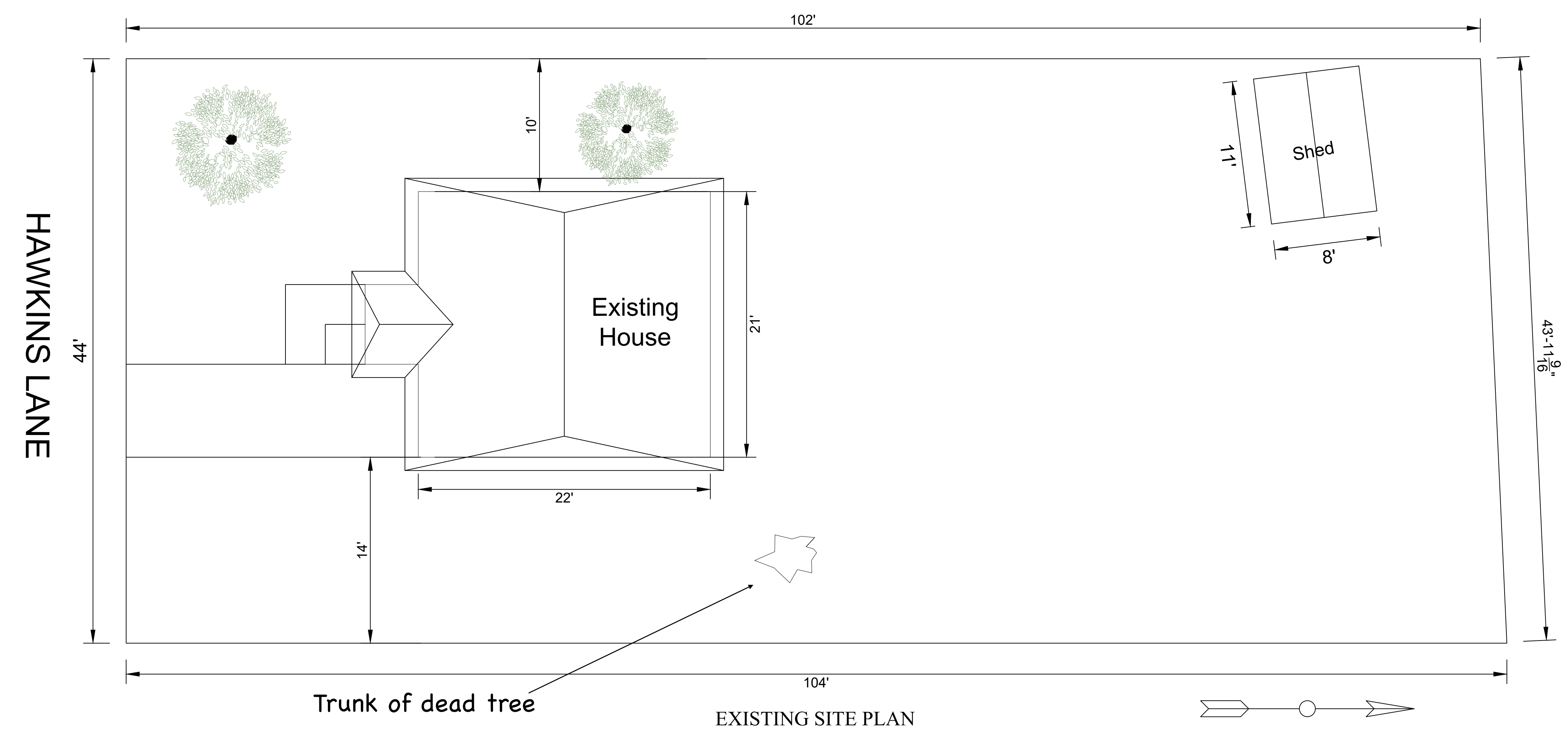
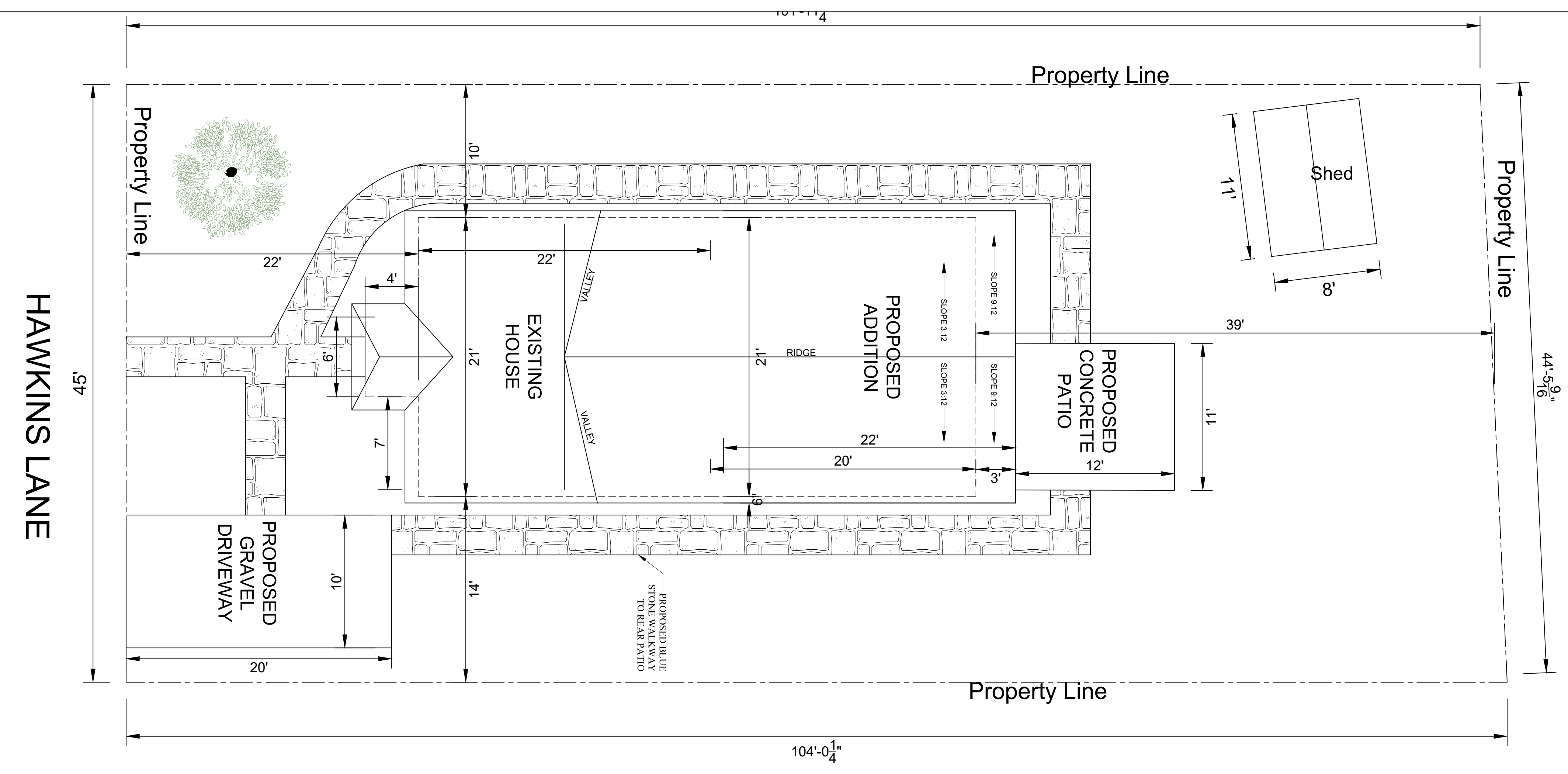
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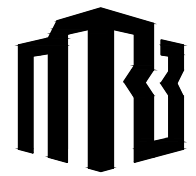
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PAGE NUMBER

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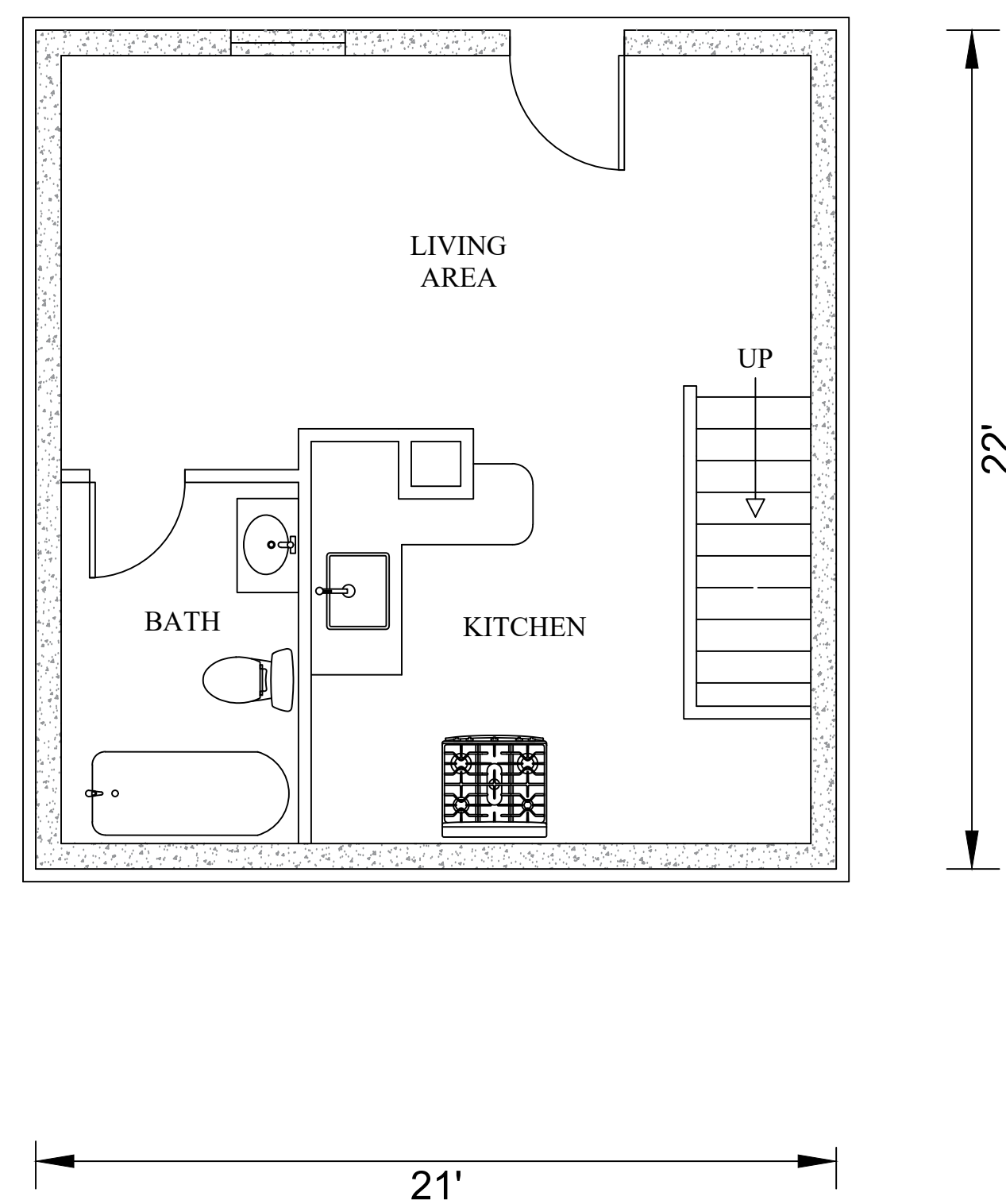
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REAR

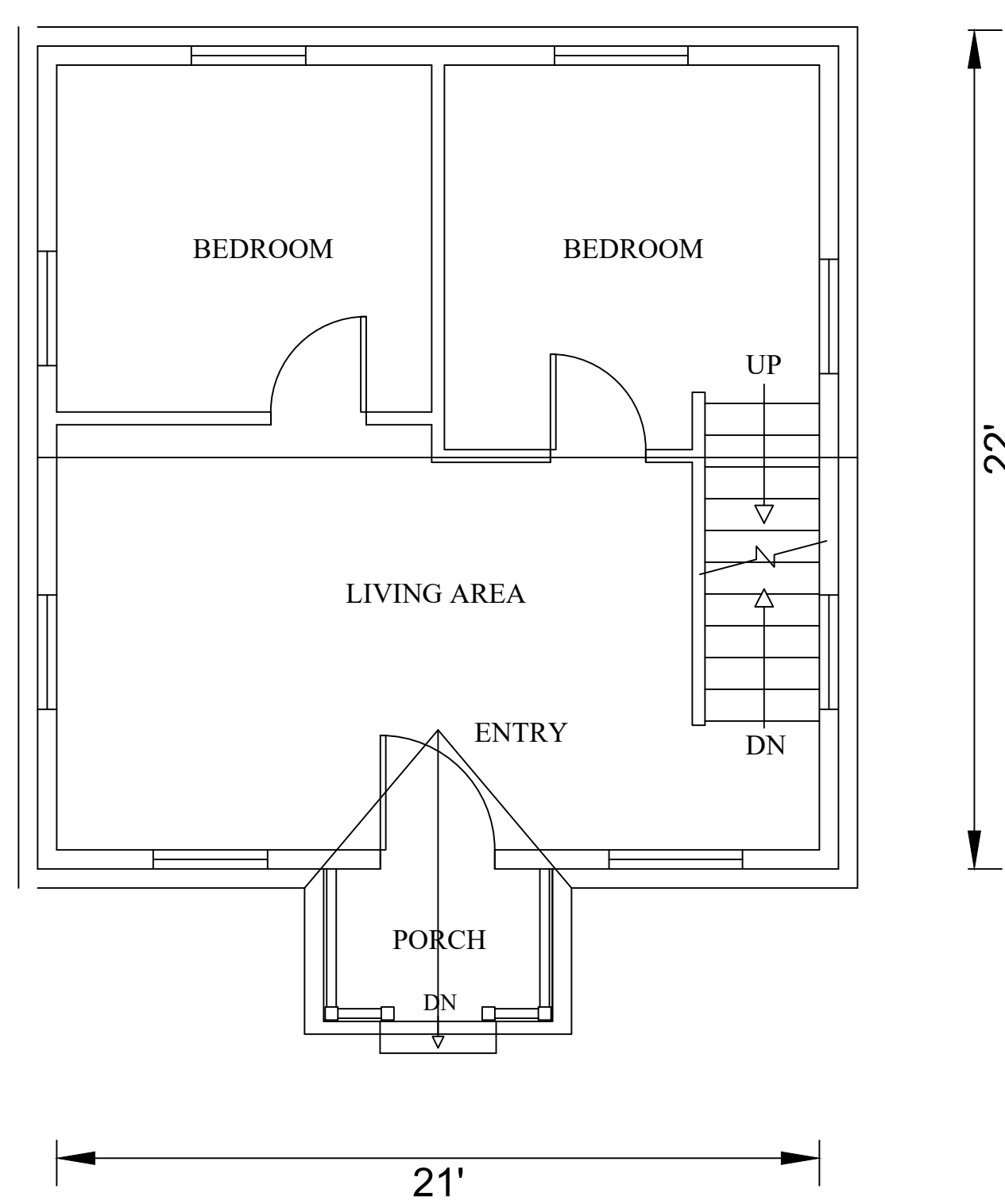


FRONT

EXISTING BASEMENT FLOOR PLAN

SCALE 1/4" = 1'0"

REAR

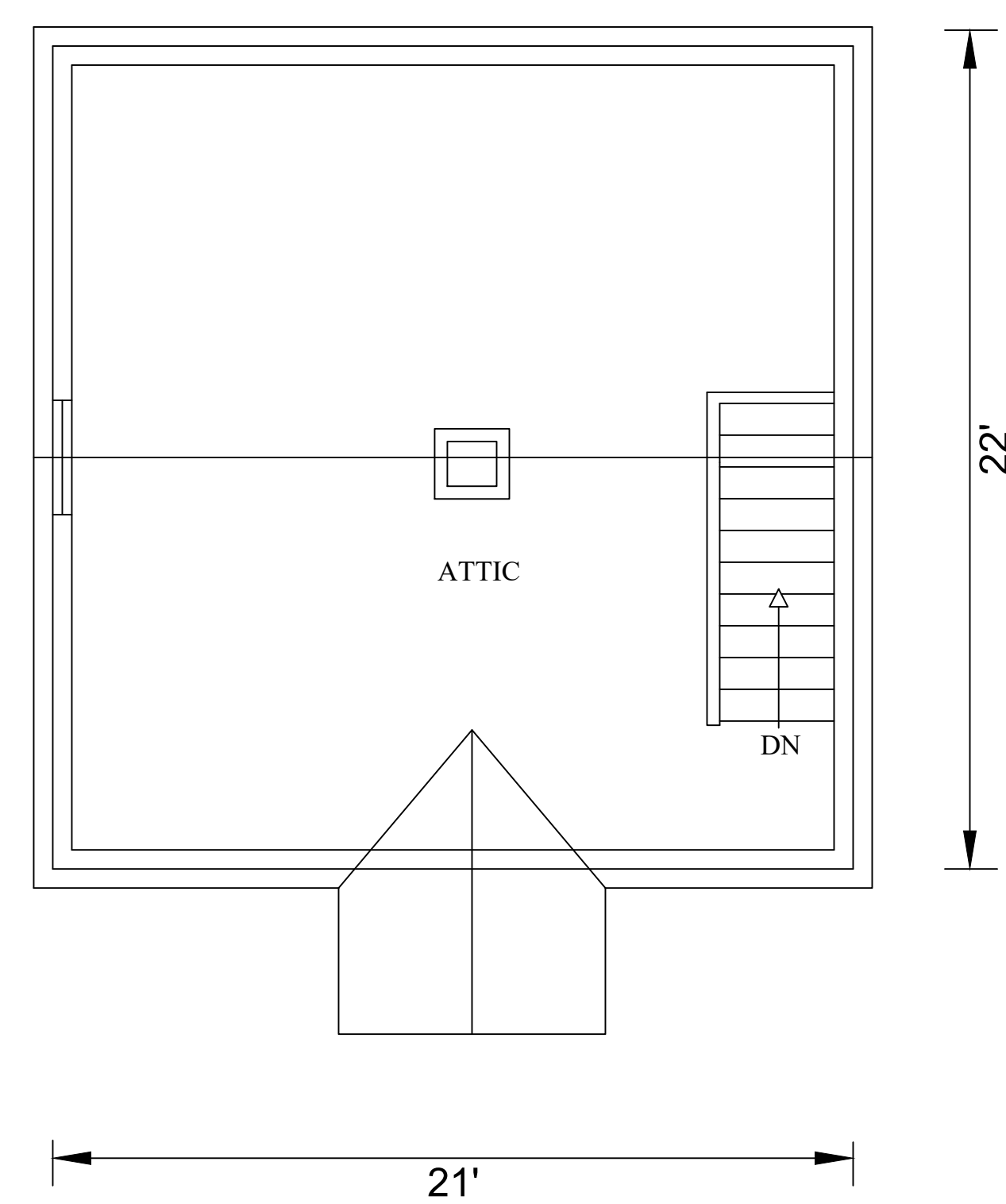


FRONT

EXISTING FIRST FLOOR PLAN

SCALE 1/4" = 1'0"

REAR



FRONT

EXISTING SECOND FLOOR PLAN

SCALE 1/4" = 1'0"

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8827 HAWKINS LANE  
CHVY CHASE, MD 20815

DATE

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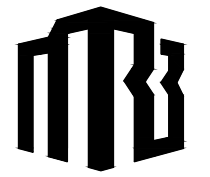
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A101



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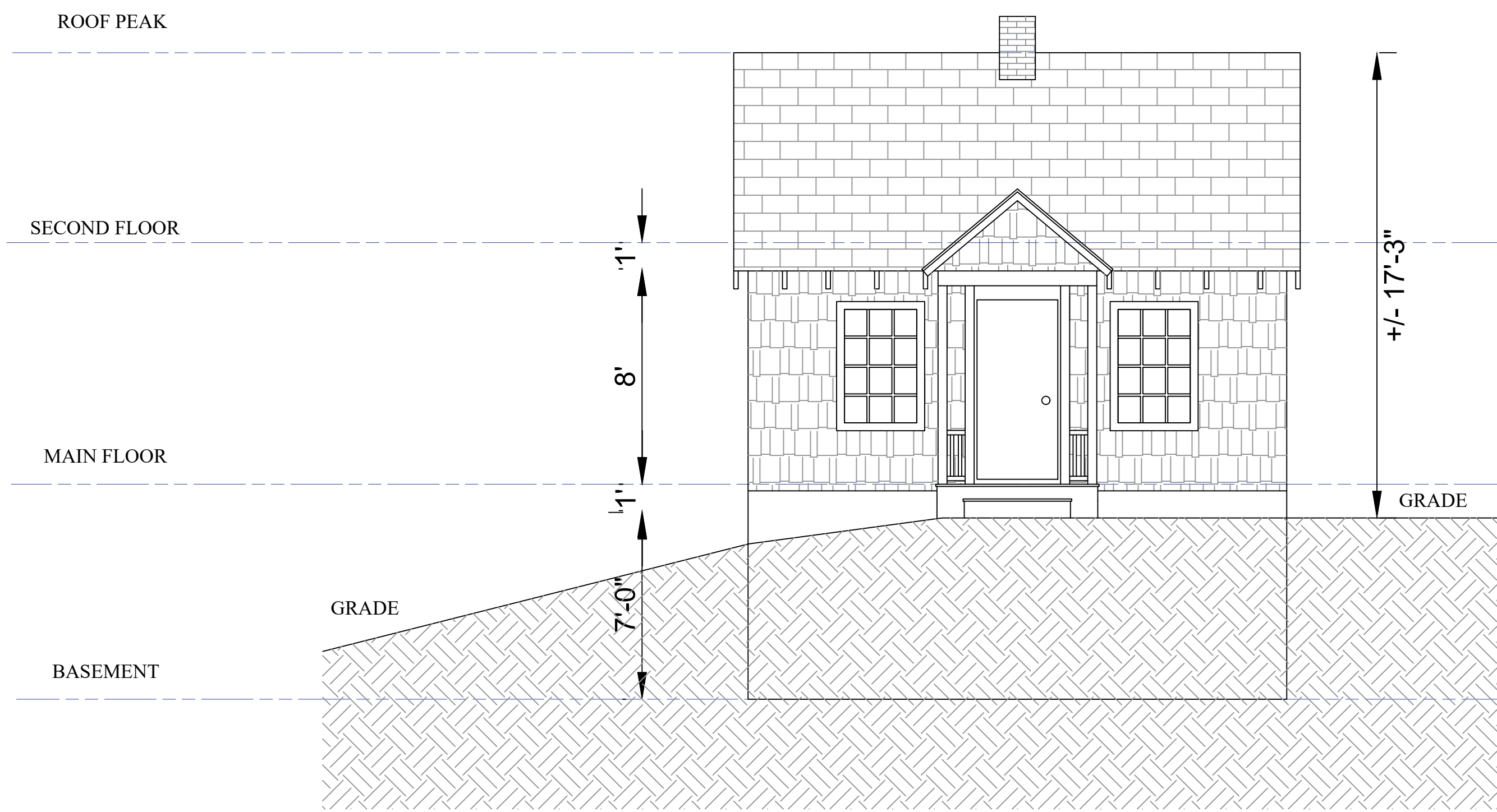
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PAGE NUMBER

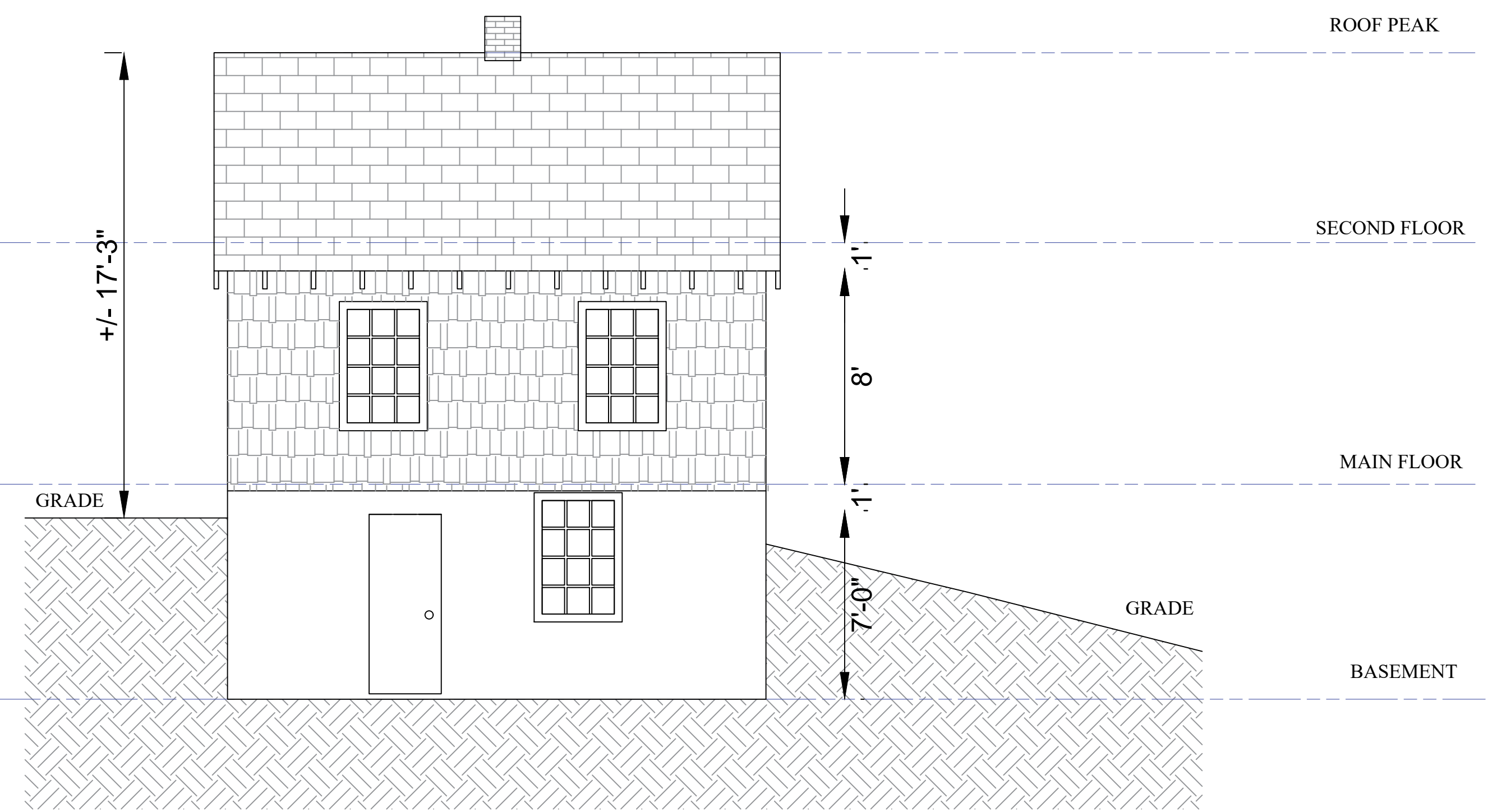
A102



21'

EXISTING FRONT ELEVATION

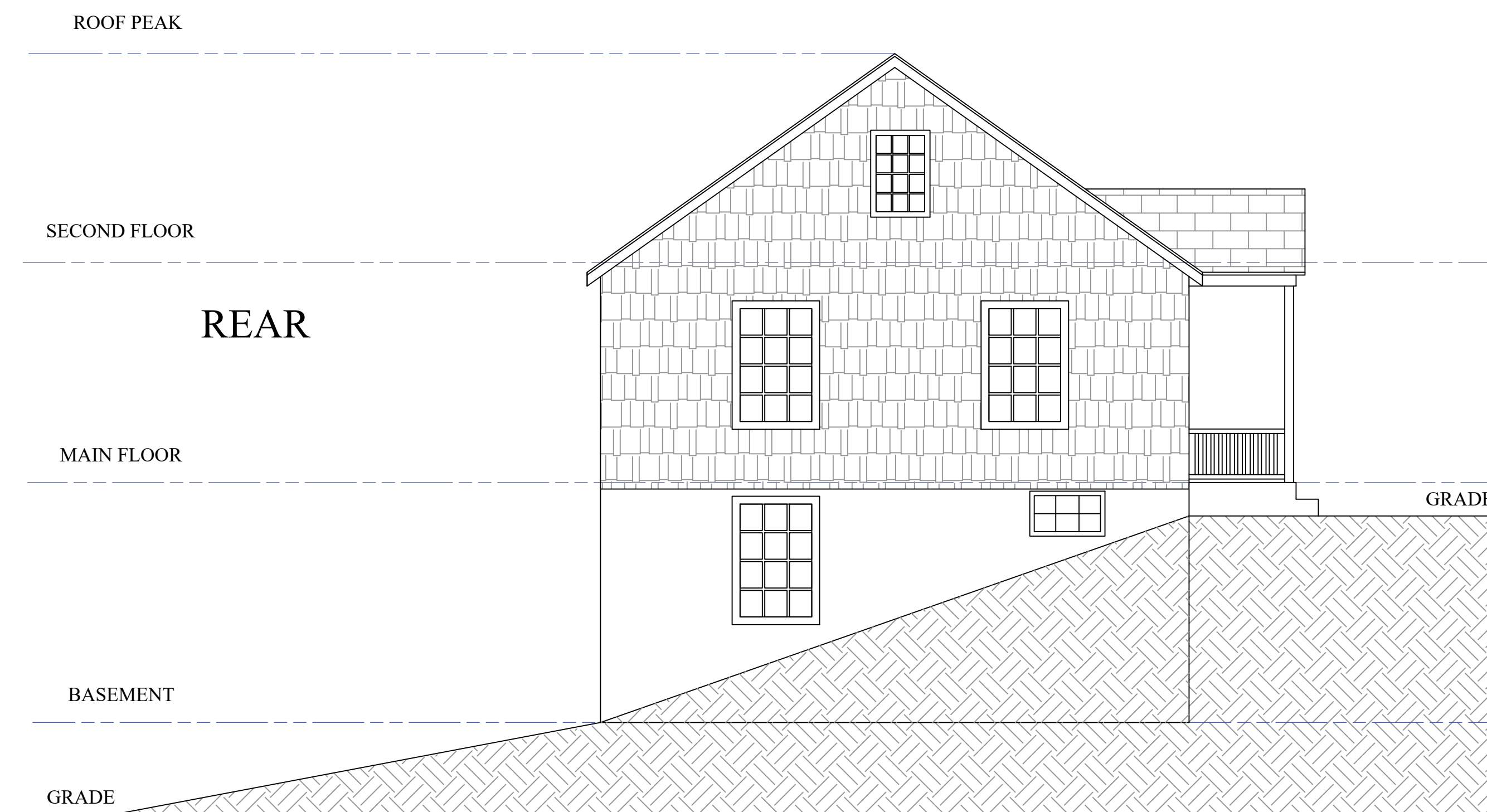
SCALE 1/4" = 1'0"



21'

EXISTING REAR ELEVATION

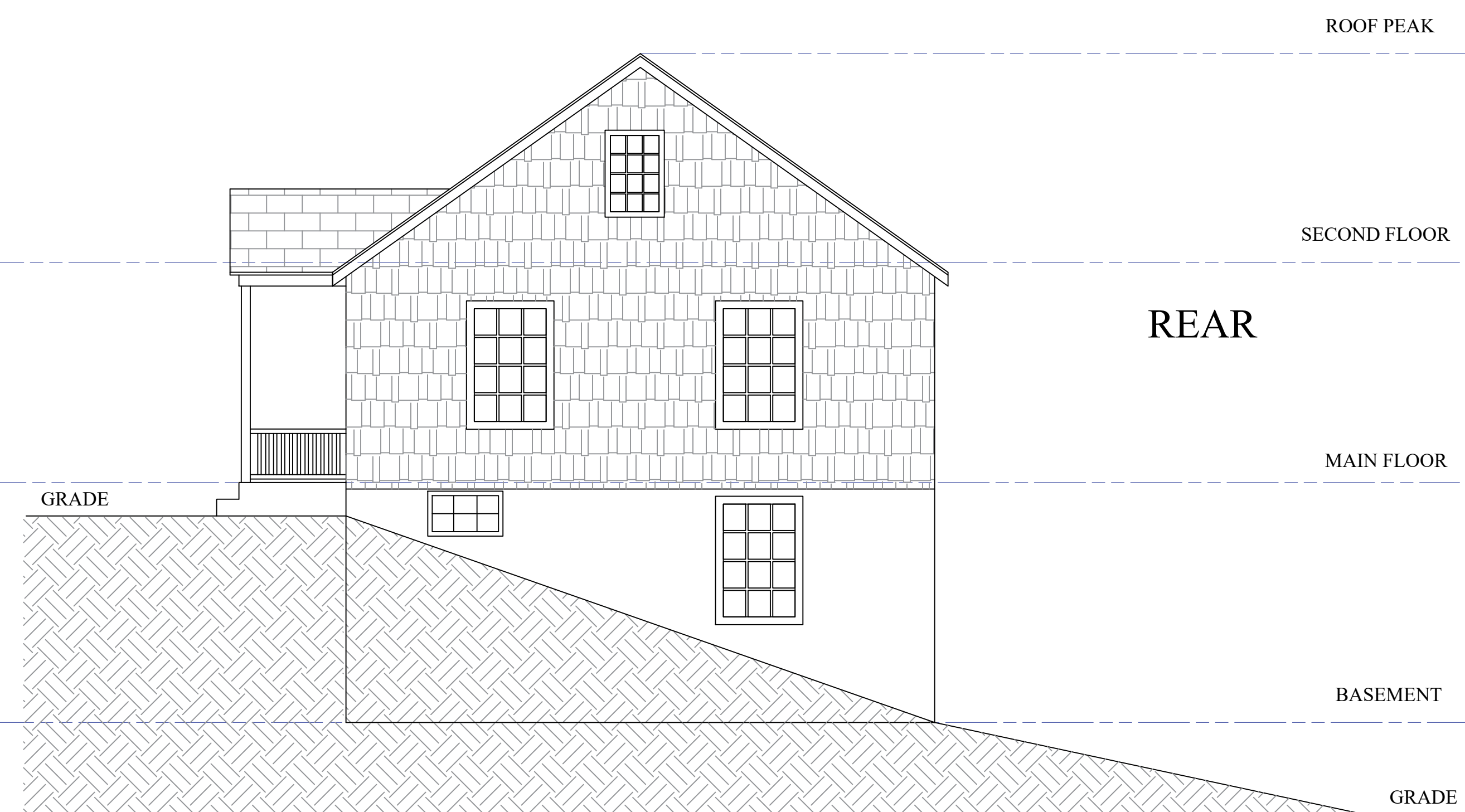
SCALE 1/4" = 1'0"



22'

EXISTING LEFT SIDE ELEVATION

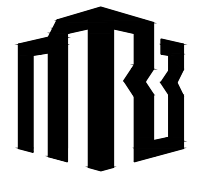
SCALE 1/4" = 1'0"



22'

EXISTING RIGHT SIDE ELEVATION

SCALE 1/4" = 1'0"



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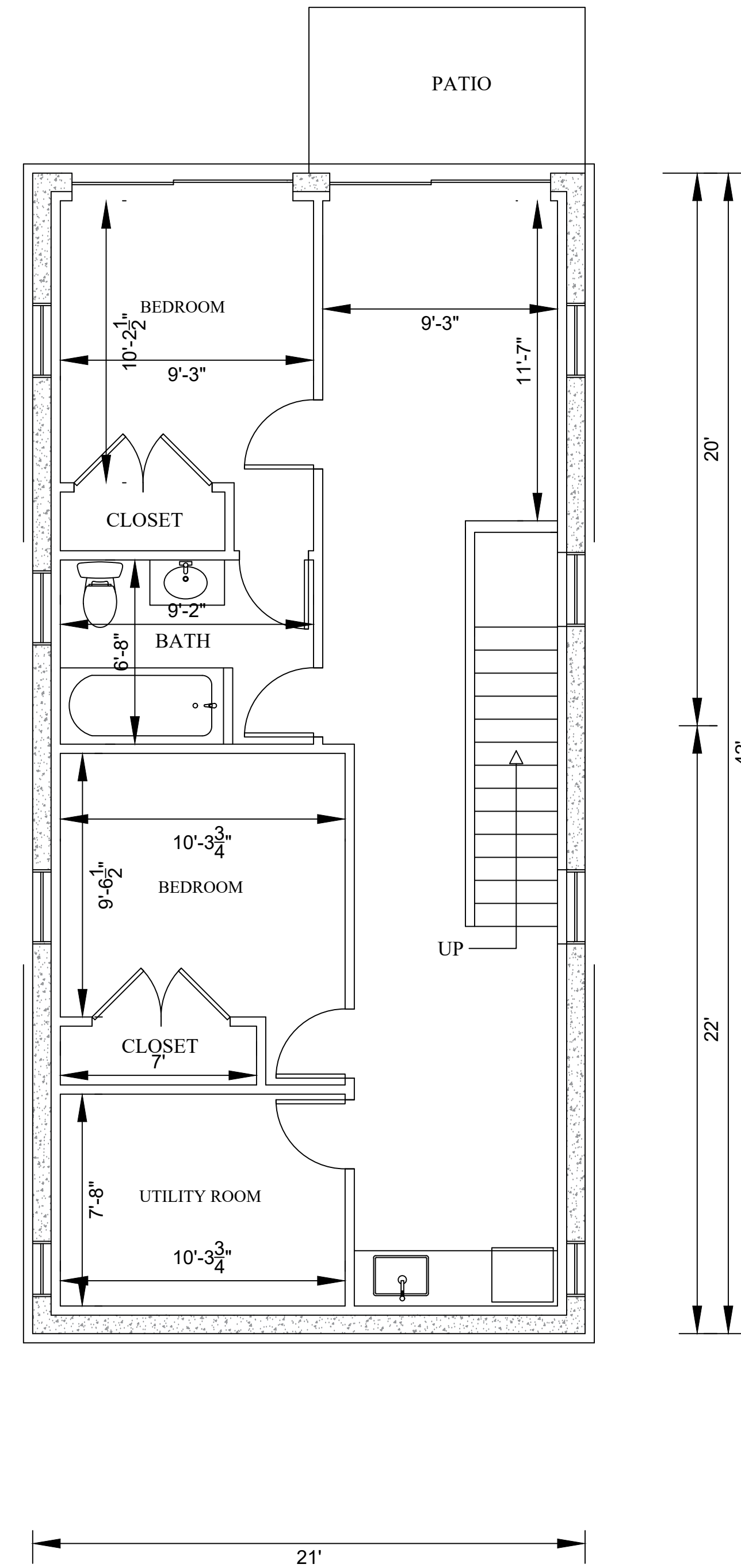
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PROPOSED  
FLOOR  
PLANS

PAGE NUMBER

A103

REAR

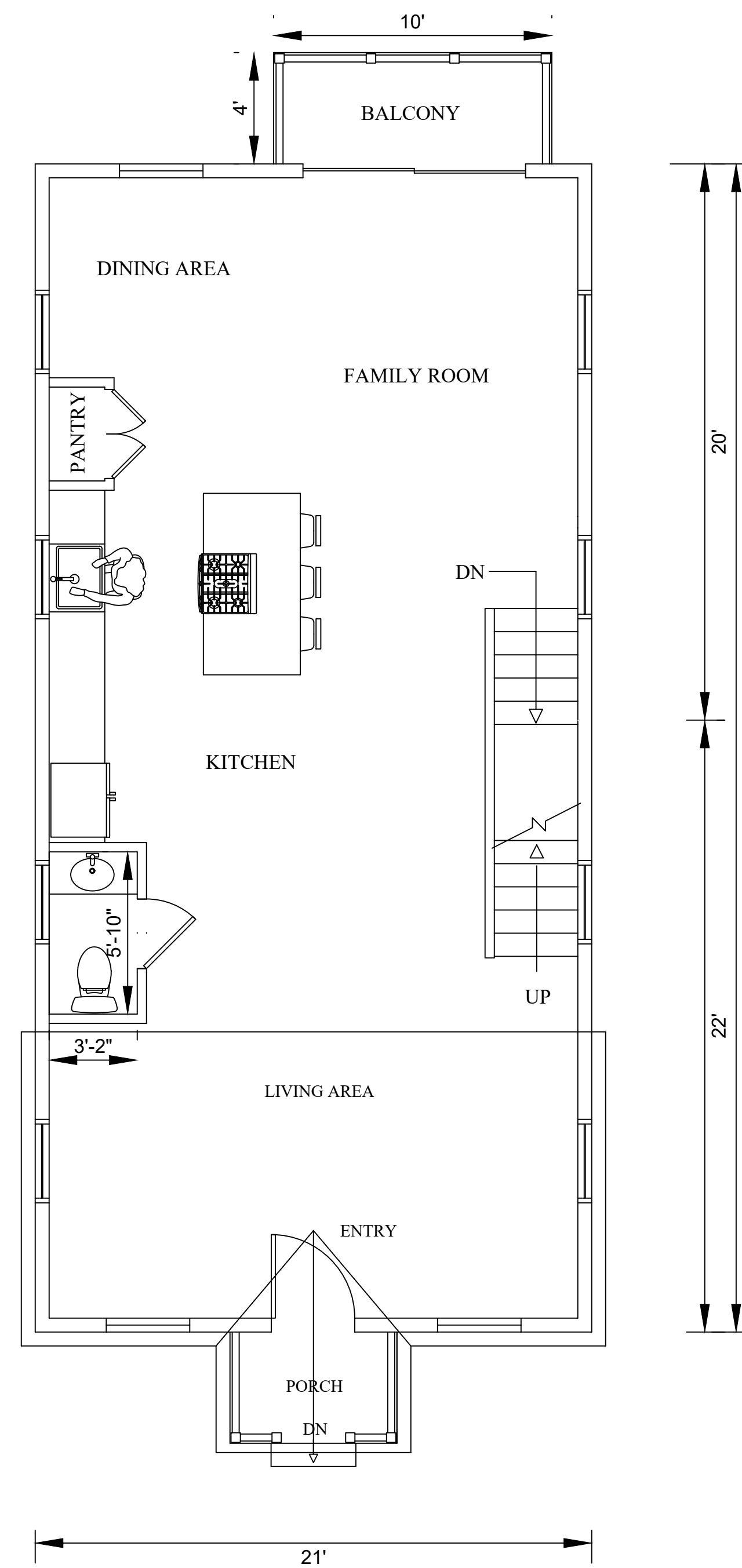


FRONT

PROPOSED BASEMENT FLOOR PLAN

SCALE 1/4" = 1'0"

REAR

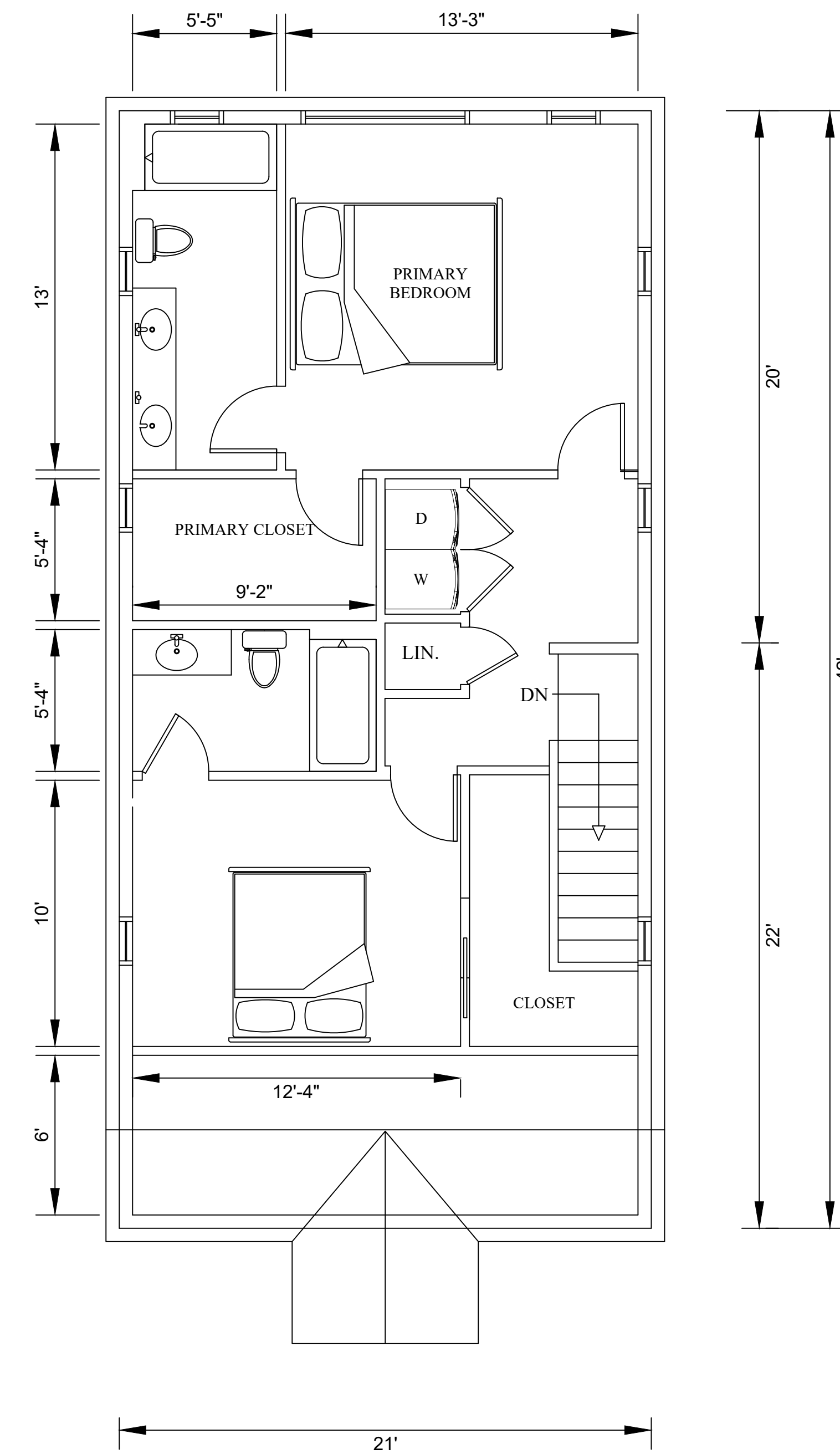


FRONT

PROPOSED FIRST FLOOR PLAN

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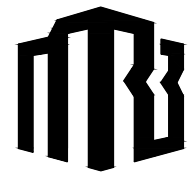
REAR



FRONT

PROPOSED SECOND FLOOR PLAN

SCALE 1/4" = 1'0"



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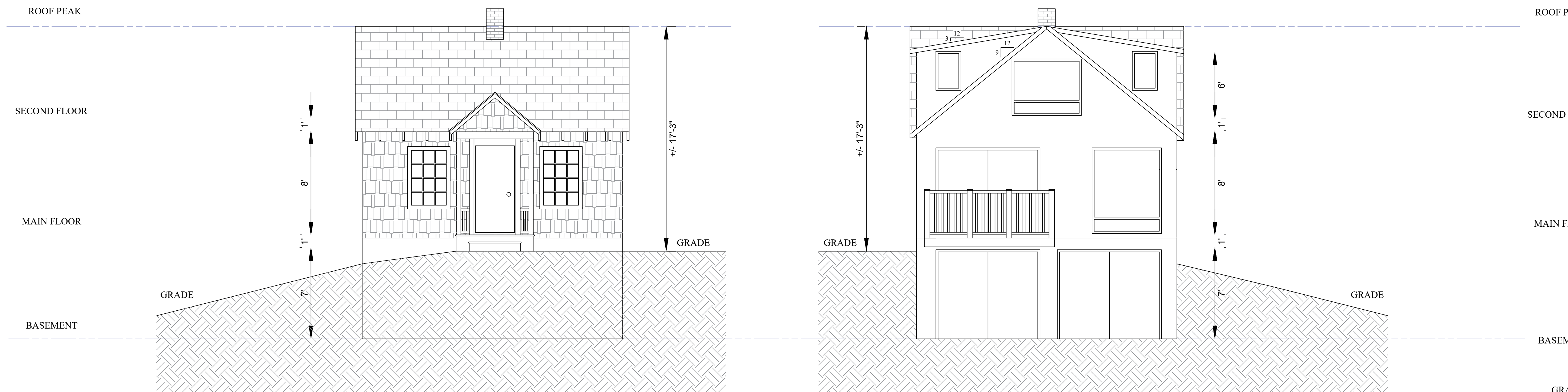
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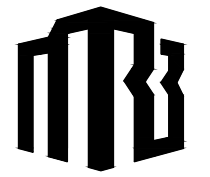


PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'0"

PROPOSED REAR ELEVATION

SCALE 1/4" = 1'0"



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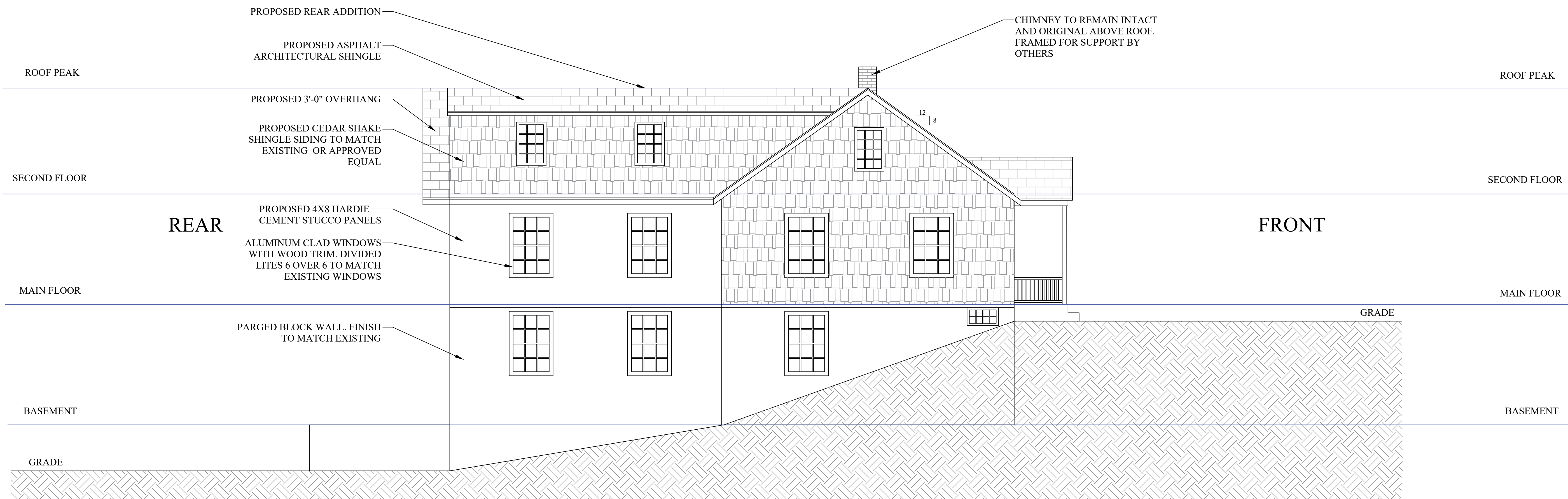
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PROPOSED ELEVATIONS

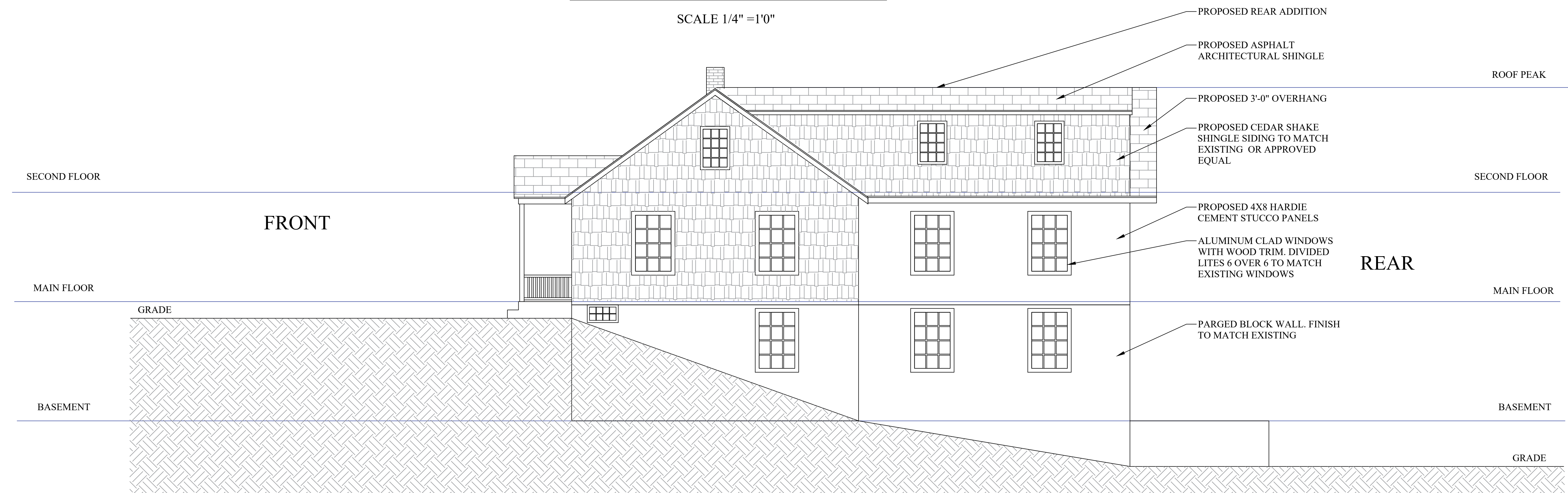
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**PROPOSED LEFT SIDE ELEVATION**

SCALE 1/4" = 1'0"



**PROPOSED RIGHT SIDE ELEVATION**

SCALE 1/4" = 1'0"

## Specification Sheet for Exterior Features

### Windows

Aluminum Clad-Wood Windows. Grilles are simulated divided lite with permanent exterior and interior grilles.



- [WINDOWS](#)
- [DOORS](#)
- [STYLE & DESIGN](#)
- [SUPPORT](#)
- [FOR PROS](#)

#### Siteline® Clad-Wood Window: Double-Hung Sash Pack




#### Model Overview

<p><b>PROJECT TYPE</b> New construction and replacement</p>	<p><b>MAINTENANCE LEVEL</b> Moderate</p>	<p><b>WARRANTY</b> 20 Year Warranty</p>
<p><b>COLORS &amp; FINISHES</b> 28 Exterior Colors 11 Interior Colors 8 Interior Finish Options</p>	<p><b>SCREEN &amp; TRIM OPTIONS</b> 6 Exterior Trim Options</p>	<p><b>FRAME OPTIONS</b> Sash Replacement System</p>
<p><b>GLASS</b> Energy efficient, tinted, textured and protective.</p>	<p><b>DIVIDED LITES</b> Grilles between the glass.</p>	<p><b>HARDWARE</b> 1 Lock Option in 9 finishes</p>

#### Siteline® Clad-Wood Window: Double-Hung Sash Pack

- Materials
- Colors & Finishes
- Glass
- Divided Lites
- Hardware
- Screens & Trim
- Construction & Framing
- Energy & Sustainability

**SIMULATED DIVIDED LITES (SDL)**



**Simulated Divided Lites**

Add architectural interest to your windows with our divided lite options. These options include simulated divided lites (SDL) for an authentic look. They feature grilles that are permanently attached to both the interior and exterior glass (aluminum for clad exteriors, wood for wood exteriors), metal bars placed between the pane of insulating glass to provide design detail.

**GRILLE DESIGNS**



Colonial Grille



No Grille

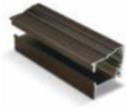


Prairie Grille




Top Down Grille

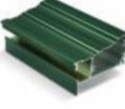
**EXTERIOR TRIM**




Brickmould for Clad Exterior




Flat Casing for Clad Exterior



Adams Casing for Clad Exterior



Brickmould for Wood Exterior



Flat Casing for Wood Exterior



## CLAD-WOOD PATIO & BALCONY DOORS

**JELD WEN.**

WINDOWS

DOORS

STYLE & DESIGN

SUPPORT

Siteline® Clad-Wood Patio Door: Wide Stile Sliding



**Cedar shingles**



16 in. Eastern White Cedar Wood Grade D Utility Shingles



## Roof Shingles

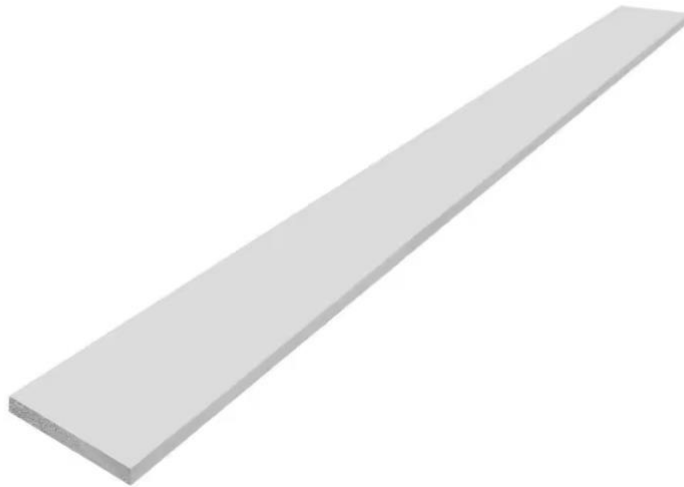
### GAF - Royal Sovereign Charcoal Algae Resistant 3-Tab Roofing Shingles



## Trim and Fascia

ANY TRIM OR SIDING THAT CANNOT BE REPAIRED IS TO BE REPLACED IN-KIND.

1 in. x 4 in. Primed Wood Fascia Trim Board



## Exterior Siding

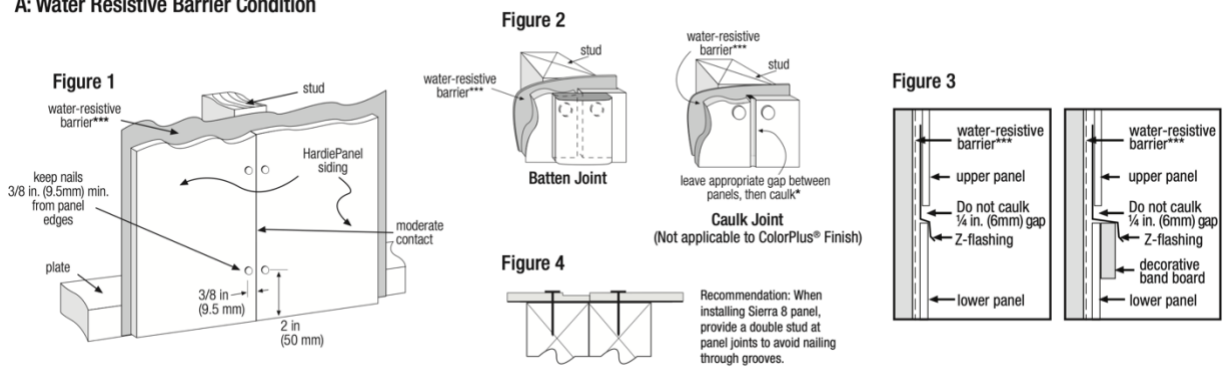
The house will be covered in fiber cement siding to match the existing stucco walls on the first floor.

### Materials

# James Hardie Primed HZ5 Fiber Cement Stucco Panel Siding 48-in x 96-in



## A: Water Resistant Barrier Condition





Caulked vertical joints between panels show a nearly seamless surface. Example from Garrett Park house.



Concrete pavers for front walkway



Steps for sloped side walkway





DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 9/17/2024

Application No: 1086808  
AP Type: HISTORIC  
Customer No: 1502942

## Comments

Add a rear addition to the existing house as it is too small for a family to habitate. Restore the existing house which has been abandoned for a long time.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 8827 Hawkins LN  
Chevy Chase, MD 20815  
Homeowner Jittipun (Primary)

## Historic Area Work Permit Details

Work Type ADD  
Scope of Work Restore the existing house. Add 20 ft addition to the existing house.