

Historic Preservation Commission Preliminary Consultation Report

Address: 8827 Hawkins Lane, Chevy Chase

Applicant(s): Adisra Jittipun

Proposal: Building addition, trim and siding repair, and window replacement

Staff Contact: Dan Bruechert

HPC Commissioners Providing Comments: Bob Sutton (Chair), Karen Burditt (Vice-chair), Jeff Hains, Michael Galway, Zara Naser, Julie Pelletier, and James Doman.

Recommendations

The HPC agreed with Staff's finding that the footprint of the proposed addition was appropriate but also agreed that the roof over the addition was too flat to be compatible.

- Commissioners recommended a design similar to the neighboring property but offered it was possible that a longer dormer could be accommodated while still meeting the requisite guidance.
 - One commissioner pointed out that if the stairs were relocated to the center of the house, that there would be adequate head clearance.
- Another commissioner suggested consideration of a mansard roof, however, no other commissioner recommended that treatment.
- Another commissioner asked about the possibility of lowering the addition by a few feet (two or three steps down) and take advantage of the grade to allow the addition to be lower without a loss of square footage.

Several commissioners indicated the need to create some type of visual element to separate the historic construction from the new. (This is often accomplished by inseting the new walls by 1' or more; or by installing trim boards to demarcate the transition from the historic to the new; or by changing the siding on the exterior of the addition).

- On this topic, one commissioner called out the need to do more to differentiate the addition from the historic, as outlined in Standard 9.

A commissioner recommended considering entirely removing the chimney, as the structure to retain the existing chimney stack would take up a substantial amount of room in such a small building.

Additional information required for a complete HAWP application:

- Lot coverage calculation; and
- The submitted site plans do not show any additional hardscaping or paving. New or replacement paving and hardscaping require an approved HAWP and must be consistent with the Design Guidelines.

Staff is available to conduct a site visit to help evaluate the existing windows to determine the need for replacement/repair and provide guidance on the level of documentation necessary to be included with the HAWP.

Staff also notes that a HAWP is required to remove any tree larger than 6" d.b.h. (diameter at breast height). If any trees are going to be removed, that information needs to be included in your HAWP application including species, size, and location + any additional tree plantings on site.

Any new hardscaping or modification to the existing hardscaping needs to be included with the HAWP including any patios, parking pads, walkways, etc.

- Return for an additional preliminary consultation
- Return for a HAWP in accordance with the Commission's recommendations