



HISTORIC PRESERVATION COMMISSION

HAWP #: 1129034 at: 8816 Hawkins Lane

submitted on: 8/7/2025

has been reviewed and determined that the proposal fits into the following category/categories:

☐ Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

☐ Installation of vents or venting pipes in locations not visible from the public right-of-way;

☐ New gutters and downspouts;

☐ Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

☐ Removal of accessory buildings that are not original to the site or non-historic construction;

☐ Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

☐ Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

☐ Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

☐ Installation of storm windows or doors that are compatible with the historic resource or district;

☒ Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

☐ Construction of fences that are compatible with the historic site or district in material, height, location, and design;

☐ Fence is lower than 48" in front of rear wall plane;

☐ Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

☐ Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

☐ Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

☐ Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

☐ Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

☐ Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

☐ Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

☐ Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

☐ Replacement tree required as a condition; and,

☐ Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Devon Murtha on 8/25/2025. The approval memo and stamped drawings follow.

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

A wood-shingled Cape Cod style home, that was constructed in the 1950s, and renovated in the 1990s. It has a small covered wooden porch and steps at door at front of house, and a wooden deck off the back of the house up stairs from the backyard. There is a external stairwell down to basement door from back yard (and partially under the deck). There is a wood-shingled stand-alone garage on the side of the property at end of gravel driveway.

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

Retroactive approval sought for the repair/restoration of the back retaining wall of outdoor stairwell from backyard to basement door, and the restoration/replacement of the concrete/brick stairs in the stairwell. Work was conducted in 2024 due to urgent need for repair of cracked retaining wall, brace for deck, and danger of the old uneven brick/cement steps. The basement stairwell cannot be seen from neighboring houses (8812, 8813, 8815, 8817 Hawkins Ln). The simple picket fence gate at top of stairwell was retained, and it obscures the view of the stairwell from property backyard and for neighbor at 8818 Hawkins Ln. The footprint of the stairwell did not change. Two masonry firms were consulted and both agreed on urgent need for retaining wall and stairs to be replaced. The work order for Capitol Masonry LLC that performed the work is attached to this permit application.



REVIEWED

By Devon.Murtha at 3:38 pm, Aug 25, 2025

Work Item 1: Replacement of cinder block outside retaining wall along stairwell down to basement door

Description of Current Condition:

The cement cinderblock back retaining wall for the stairwell down to basement door was cracked down all the way to bottom of stairwell with risk of wall failing. One wooden brace for the above back deck, at retaining wall, was also corroded and needed to be replaced.

Proposed Work:

The masonry restoration of the retaining wall for the stairwell, entailed removing the cracked/broken cement and cinder blocks and framing/pouring new cement wall down the side of the stairwell, including adding a brick trim on the top of the wall to create more height, and to reduce water and tree matter falling into stairwell. It also included replacing a wooden pole deck brace fixed in the concrete. (Please see the work order description from Capitol Masonry LLC). No change made to simple picket gate at top of stairwell.

Work Item 2: Replacement of stairs leading from backyard to basement door

Description of Current Condition:

The cement and brick stairs were corroded, with uneven rises and depths and dangerous bumps. This was a danger to anyone climbing/descending the stairs. The original steps (1950s?) were not done to present code, as were uneven and too steep.

Proposed Work:

The masonry restoration of the stairs entailed the replacement of the uneven rise/depth of the brick/cement stairs that were corroded with even cement stairs (and wooden brace under the cement). Due to the restricted vertical/horizontal space used for the original stairs and the not-to-current code rise and depth of original stairs, only cement stairs could replace the uneven cement/bricks and ensure proper rise and depth of steps. The concrete at floor of stairwell was redone to ensure proper angle for drainage of water through grate. (Please see the work order description from Capitol Masonry LLC).

Work Item 3: _____

Description of Current Condition:

Proposed Work:

APPROVED

Montgomery County

Historic Preservation Commission

Karen B. Smith

REVIEWED

By Devon.Murtha at 3:38 pm, Aug 25, 2025

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED

By Devon.Murtha at 3:39 pm, Aug 25, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz



REVIEWED

By Devon.Murtha at 3:39 pm, Aug 25, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Bullock





APPROVED
Montgomery County
Historic Preservation Commission
Karen Culbert



REVIEWED
By Devon Murtha at 3:39 pm, Aug 26, 2025

APPROVED
Montgomery County
Historic Preservation Commission
Karen Oulit



