

35/54-92A 8807 Hawkins Ln. Chevy Chase

Hawkins Lane



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____ 301320 1-167

NAME OF PROPERTY OWNER _____ TELEPHONE NO. _____
(Contract/Purchaser) (Include Area Code)

ADDRESS _____ CITY _____ STATE _____ ZIP _____

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Joseph J. Deanna CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 301 110 1243
(Include Area Code) 1 301 611 1117

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 8307 Street Hickins Lane

Town/City Chevy Chase Election District _____

Nearest Cross Street Jones Bridge Road

Lot _____ Block _____ Subdivision _____

Liberal 6751 Folio 843 Parcel 866

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PG&E

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.

Key L. M. Brown

4/21/92

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

Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 4.8.92

APPLICATION/PERMIT NO: _____ 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
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

Monroe

Robert J. [illegible]

HISTORIC PRESERVATION COMMISSION STAFF REPORT

ADDRESS: 8807 Hawkins Lane

MEETING DATE: 4/8/92

RESOURCE: Hawkins Lane Historic District

REVIEW: HAWP/Alteration

CASE NUMBER: 35/554-92A

TAX CREDIT ELIGIBLE: Yes

PUBLIC NOTICE: 3/25/92

STAFF: Nancy Witherell

APPLICANTS: Joseph and Kim O'Connor

REPORT DATE: 4/1/92

The applicants propose to restore and rehabilitate a house that has been allowed to deteriorate for a number of years. The house has suffered a fire, severe water damage, and incorrect and damaging structural repair. The house was built in 1928 for Mary Hawkins Gassaway, the daughter of James H. Hawkins.

The new owners plan to restore the dilapidated front and rear porches, remove the asbestos shingles and install wood clapboard, remove the aluminum window panning and aluminum shutters, replace the vinyl sashes with wood sashes, and restore the single window opening where a bay window was installed in the south elevation. These features of the HAWP proposal will restore the house to its original appearance as best as can be ascertained and are potentially eligible for the county property tax credit.

In addition, the applicants propose additions to the house to provide more living space. The proposal includes expanding both shed dormers and constructing an addition at the rear of the house. The extensions at the rear are consistent with HPC-approved additions on other residential projects. The existing roof slope and general footprint of the house are retained.

The widening of the front shed dormer is problematic. The best solution is not to alter it at all. Some widening could be done without a significant change in proportion, the staff finds. So that the dormer continue to read as a dormer, and so that the house not appear too top-heavy, it is important that the dimension of the roof surface between the new dormer wall and the house side wall be wider than the 18" width of the eave extension itself. The applicants propose a total additional width of 48"--two feet on either side. This will allow for the installation of a closet in the front bedroom.

Other proposed modifications to the house include moving the front porch steps to the other side of the house, moving the rear door to the adjacent wall in the rear porch, removing the non-original side door entirely and replacing it with a window, removing the brick chimney permanently, and moving the location of several of the windows. The staff concurs with these changes, but recommends that the applicants either retain in place or reuse the small attic windows that are a noticeable feature of the house.

Proposed site work includes removing the deteriorated concrete-block retaining wall along Hawkins Lane and replacing it with a wooden picket fence similar to others on the Lane, and removing the concrete patio behind the house. These

alterations are all either modest changes or remove later alterations to the house. In addition, the applicants propose building a garage on the existing concrete slab. The design of the proposed garage is consistent with the modest, early-twentieth-century architectural character of the house and historic district.

STAFF RECOMMENDATION

The staff recommends that the width of the front shed dormer be expanded as little as possible, not to exceed 4 additional feet. In all other respects, the applicants have proposed measures that will either restore the original appearance of the house or modify it acceptably. The staff finds the proposal consistent with the purposes of Chapter 24A, specifically 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.

The proposal is also consistent with the Secretary of the Interior's Standards #2 and #6:

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.

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new features shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.



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 Joseph J. & Kimberly Mills O'Connor 301320 6167
(Contract/Purchaser) TELEPHONE NO. 301-718-0248
(Include Area Code)

ADDRESS 8807 Hawkins Lane CHEVY CHASE, MD 20815
CITY STATE ZIP

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Joseph J. O'Connor CONTRACTOR REGISTRATION NUMBER _____
 TELEPHONE NO. 301 718 0248
(Include Area Code) or 320 6167

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 8807 Street Hawkins Lane

Town/City Chevy Chase Election District _____

Nearest Cross Street Jones Bridge Road

Lot _____ Block _____ Subdivision _____

Liber 6751 Folio 843 Parcel 866

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY Pepeo

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.

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:

See Attached item labeled as
"Historic map of the site"
and other structures.

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

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:

See attached

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

See attached

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

?

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); *See plan*
- 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.

See plat

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 Clarence Ellison
 Address 8806 Hawkins Lane
 City/Zip Chesley Chase, MD 20815
2. Name Owner
 Address 8815 Hawkins Lane
 City/Zip Chesley Chase, MD 20815

3.

Name Owner
Address 4117 Jones Bridge Road
City/Zip Chevy Chase, MD 20815

4.

Name Owner
Address 4115 Jones Bridge Road
City/Zip Chevy Chase, MD 20815

unsubscribed

5.

Name _____
Address _____
City/Zip _____

6.

Name _____
Address _____
City/Zip _____

7.

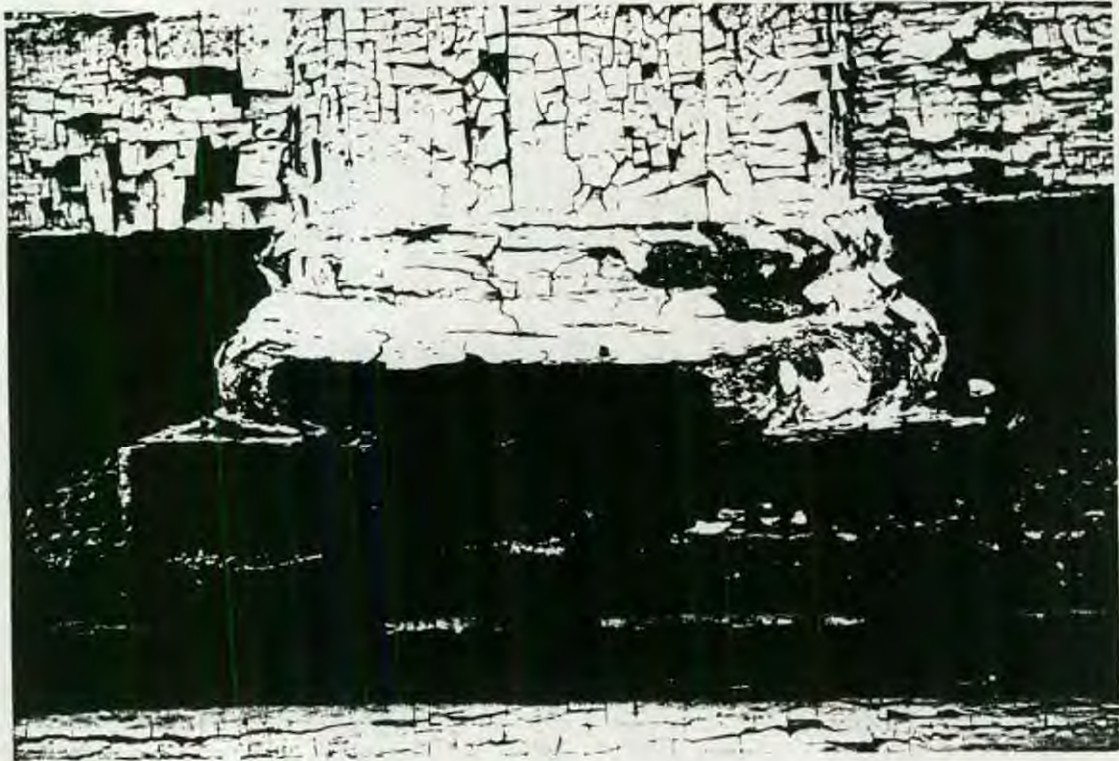
Name _____
Address _____
City/Zip _____

8.

Name _____
Address _____
City/Zip _____

1757E

161) Front Board



162 Move Porch Stair



←
property line

163

Expand Dormer ●

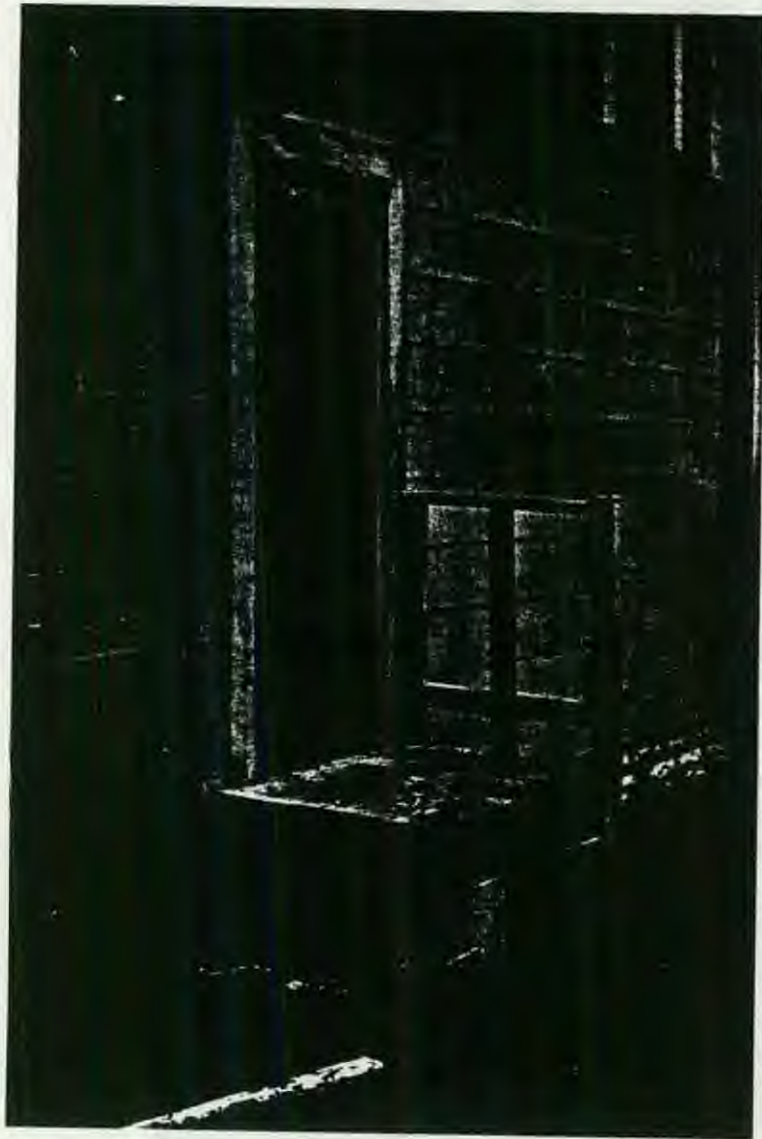


West Elevation

164 Masonry Wall ●



165 Exit Door - North Side



166
168

Windows
Bump out

South



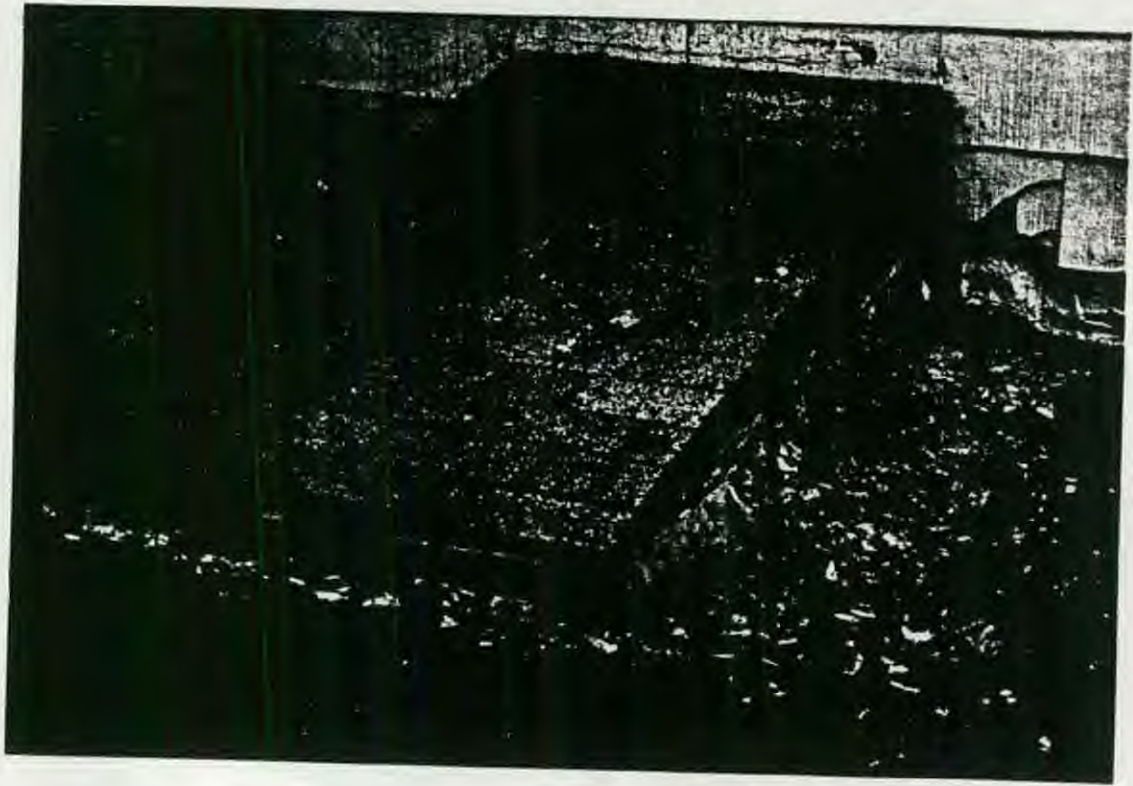
North

167

Back Porch



1612 Concrete Patio ●



↑ Water Damage





EAST ELEVATION

porch at entrance. Originally identical to 8827 and 8825. Altered, late 1970's, early 1980's. Built 1938 by R. Mizell.

8827 Hawkins Lane: One-story, with another level below grade at rear. Side-gabled, three-bay cottage with a small front-gabled porch at the entrance. Exposed rafter ends and centered brick chimney. Six-over-six windows. Wood shake shingles. Built 1938 by R. Mizell.

8825 Hawkins Lane: Virtually identical to 8827, except for the addition of gutters and minor variations in porch steps and railings. Wood rail fence encloses front yard. Built 1938 by R. Mizell.

8823 Hawkins Lane: One-and-one-half-story, with another level below grade at rear. Side-gabled, with an enclosed, front-gabled entranceway and twin gabled front dormers. Covered with German siding. One-over-one windows throughout. Except for the fact that it was originally covered with German siding rather than wood shingles, it was identical to 8827 and 8825 until altered in 1987. Low wood picket fence encloses front yard. Built 1938 by R. Mizell.

8815 Hawkins Lane: One-story, side-gabled, two-bay dwelling covered with artificial siding. Shed-roof over full width of main facade is supported by turned posts. Centered brick chimney. Low wood fence separates front yard from street. Built 1928 by R. Mizell for Lula Hawkins Steward, daughter of James H. Hawkins.

→ 8807 Hawkins Lane: One-and-one-half story, side-gabled, three-bay dwelling with two-bay, shed-roof front and rear dormers. A facade-wide porch with a wood railing is supported by classical columns. Molded concrete porch piers are connected by latticework inserts. There are small, six-pane windows at each gable end. Windows are shuttered and have plain surrounds. Covered with artificial siding. There is a one-story shed-roofed addition at the rear, with a small entrance porch at the southeast corner. Another entrance is located at the northeast corner of the north facade. Built 1928 for Mary Hawkins Gassaway, daughter of James H. Hawkins.

9203240061

A front-bleed garage at the rear is sided with horizontal clapboard, except for the double doors at the front, which are of vertical boards. Except for the carport extension, added later, it appears to be from the same period as the house.

4201 Jones Bridge Road: One-story, hipped-roof, four-bay, stuccoed dwelling with concrete steps at the entrance and aluminum awnings over the windows. Was the site of an earlier dwelling built for Samuel Hawkins in about 1907 which was demolished in 1953 to permit widening of Jones Bridge Road. Built 1954 by Samuel Hawkins.

4117 Jones Bridge Road: Two-story, hipped-roof, two-bay brick dwelling with a facade-wide one-story porch supported by squared, tapered wood columns on brick piers. Metal porch railing, aluminum awnings over windows. One-story shed-roof brick addition at rear of west facade, and aluminum driveway cover at side entrance, east facade. Built 1932 by George Hawkins, son of James H. Hawkins.

4113 Jones Bridge Road: Two story, front-gabled, three-bay, German-sided dwelling with a seamed metal roof and a chimney at the ridge line. A one-story, shed-roofed porch across the full width of the main facade is supported by turned, bracketed posts. Entrance is in the easternmost bay, with a transom over the entranceway. Windows are two-over-two with plain surrounds and there is a small diamond-shaped window in the gable end. A one-story, one-bay gable-roofed rear kitchen addition with an exterior chimney is covered with German siding. A shed-roof entrance porch at the northeast corner of the addition is covered with both German and artificial siding. An aluminum awning extends out from the rear of the addition to form a patio cover.

The interior features a side-hall plan, two rooms deep, with the kitchen in the rear; the stairway to the second floor is directly opposite the entrance. Built c. 1907 by David Hawkins, son of James H. Hawkins. Kitchen added between 1923-1929.

As per the requirements set forth in the application for a Historic Area Work Permit we submit the following:

WRITTEN DESCRIPTION OF PROJECT:

a. See attached

b. General Description of Project(s) and its impact on the historic resources, the environmental setting, and the historic district.

1) We need to rebuild the front porch. All of the floor boards as well as the column bases and railings are badly deteriorated. We would be interested in trying to salvage the columns. The ceiling of the porch is also in terrible shape and needs replacing.

2) We would also like to move the porch stairs from one side of the house to the other. As the stairs are now, when you reach the bottom of the stairs and the walk you are on the neighbors property. We would like stairs to lead you to our property instead. We would build the stairs in a manner consistent with the style of the porch.

3) We would like to expand the dormer in the front of the house slightly. We are trying to utilize as much of the interior space without changing the feeling of the outside of the house.

4) In front of the house there is a small masonry wall referred to as a retaining wall on the plat. The wall is down in some places and looks quite bad. We would be interested in removing this completely and perhaps replacing it with a picket fence at a later time. The wall is not a retaining wall as the grade is only an inch or two higher behind the wall and could easily be smoothed out.

5) There is an exterior door on the North side of the house. We would like to remove this door. It is not an original door and does not belong. We would like to put a window there as we are sure there was one there before.

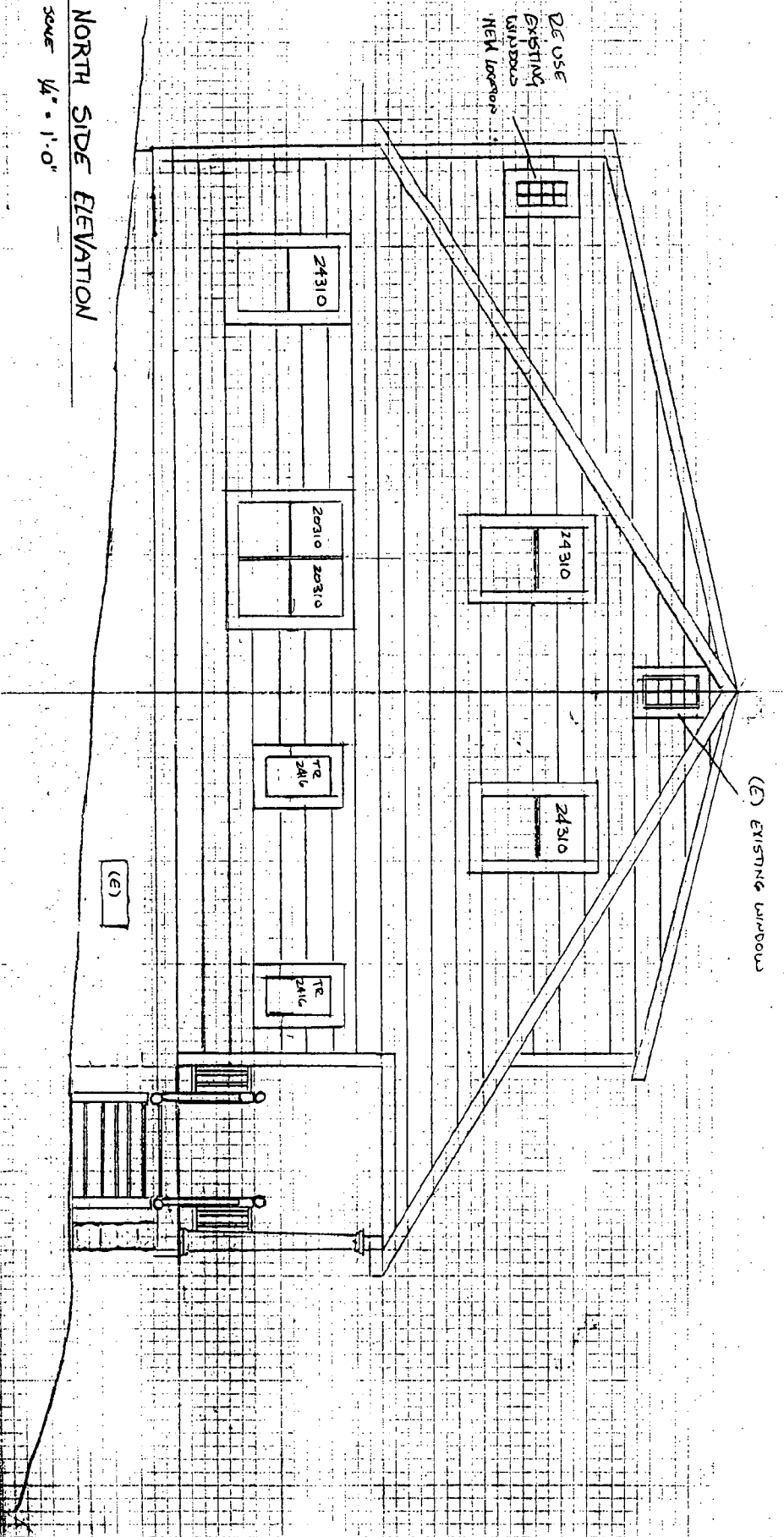
b) We would like to replace all the windows in the house. The windows now installed are Sub-standard Vinyl replacement windows that were incorrectly installed. Most of the windows are not plumb or square and over half of them do not close correctly. We would replace them with Anderson Double Hung Windows. We would like to remove the bay window on the South side of the house as it was added later and does not belong. We might be interested in adding a bay window on the North side of the house but we have not yet decided. If we did decide to add the bay window it would go in the place of the double windows. We would like to change the location of many of the windows but we would replace them with windows of like original style and size.

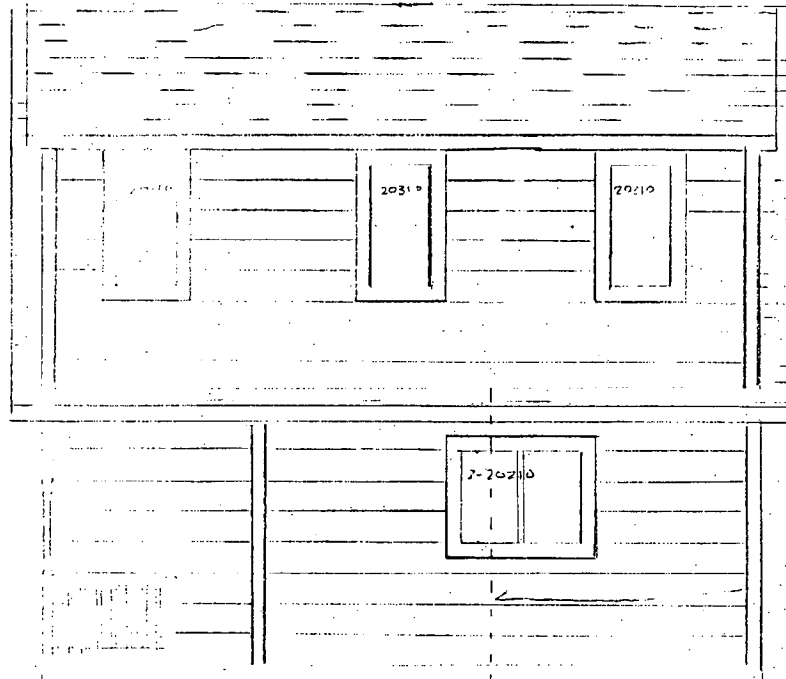
- 7) The small back porch needs to be completely rebuilt. There is basement directly below the porch and water pours in to the basement. It needs to be rebuilt. We do, of course, plan to use like materials when we rebuild the porch.
- 8) We intend to bump out the back North-east corner of the house. We would be extending the existing roof line which would look more like the front of the house than it does currently. At the same time we would widen and lengthen the dormer on the back of the house.
- 9) We would like to replace the siding with something other than what is there. We believe that originally there was clap board on the house. We would like to eventually replace all of the siding with clap board. We fear that it will be awhile before we are ready to do so. We would, however, want to put the clap board on the new areas created by the proposed alterations. We would then match it at a later date.
- 10) We would like to move the existing chimney. We will be installing a high efficiency furnace that would not require a chimney vent. We do not intend to locate the chimney any where else. The chimney is not visible from the front or either side of the house. The chimney is not visible to any of our neighbors.
- 11) We intend to rebuild the garage. We would use the existing foundation and use the description given to us by the historic society as a guide.
- 12) We intend to remove the concrete patio on the back and North side of the house. The concrete acts as a ramp for the water to pour directly into the basement.

We have made every attempt to keep the alterations as modest as possible. We have no intention of changing the feeling and the simplicity of the house.

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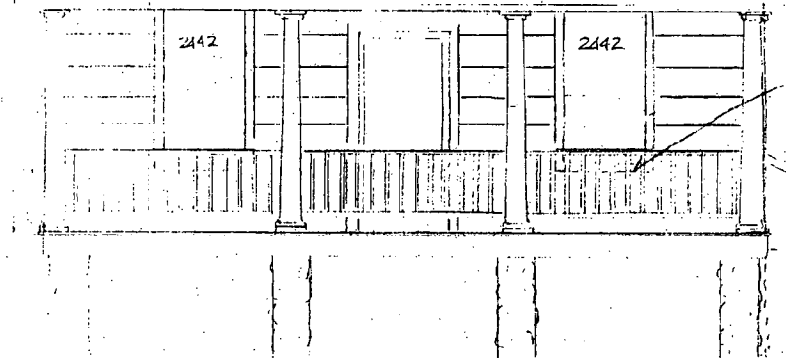
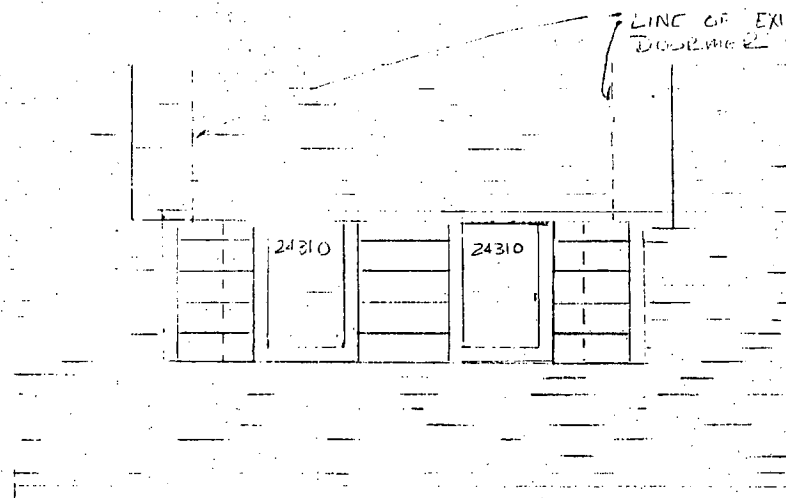
CUT





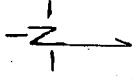
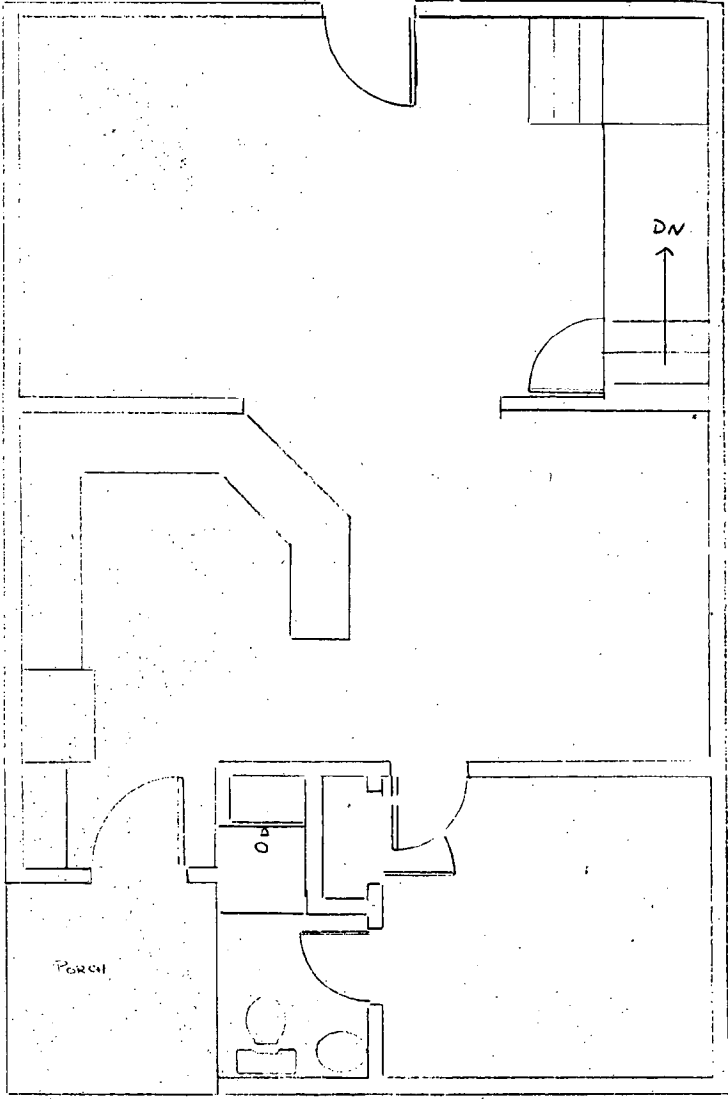
REAR ELEVATION

SCALE 1/4" = 1'-0"

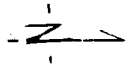
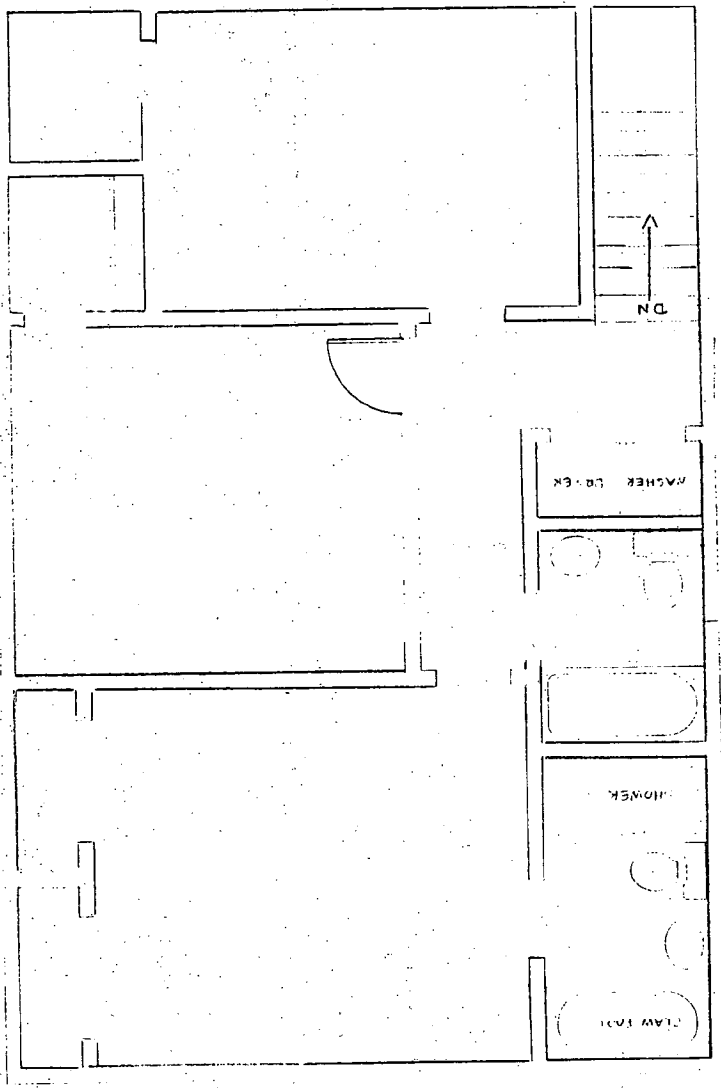


FRONT ELEVATION

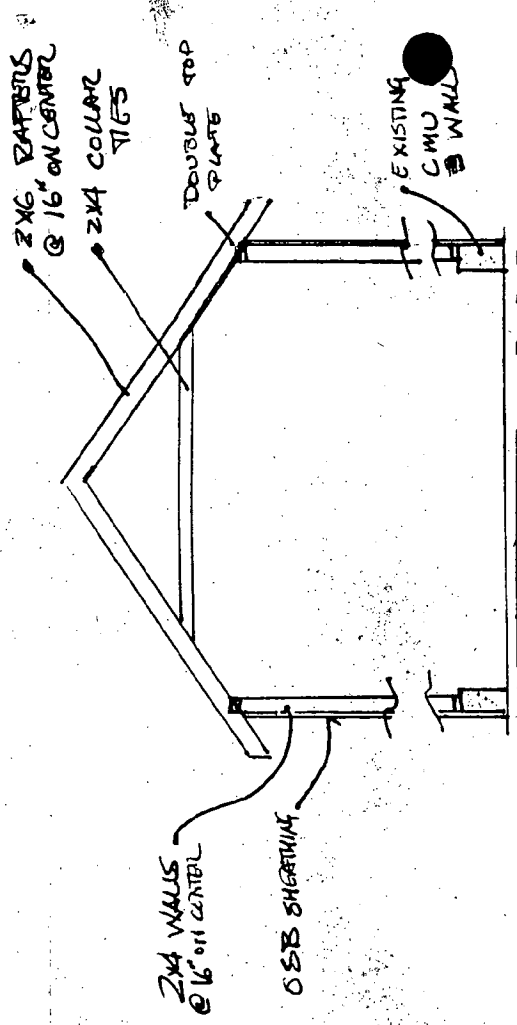
1st FLOOR PLAN
Scale 1/4" = 1'-0"



2ND FLOOR PLAN
SCALE 1/4" = 1'-0"

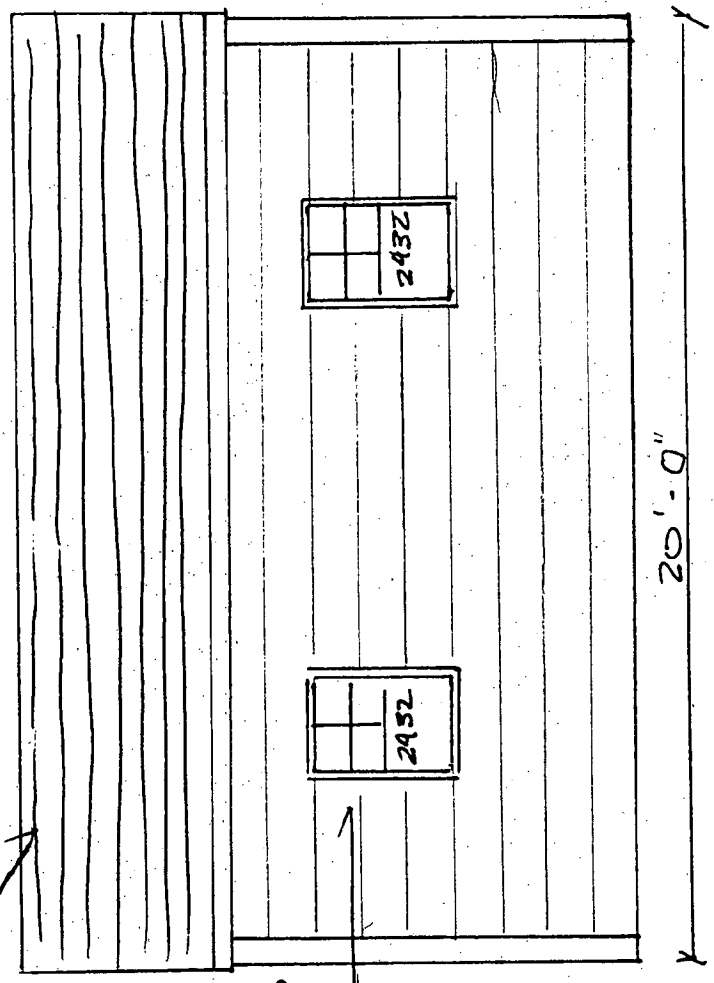


GARAGE



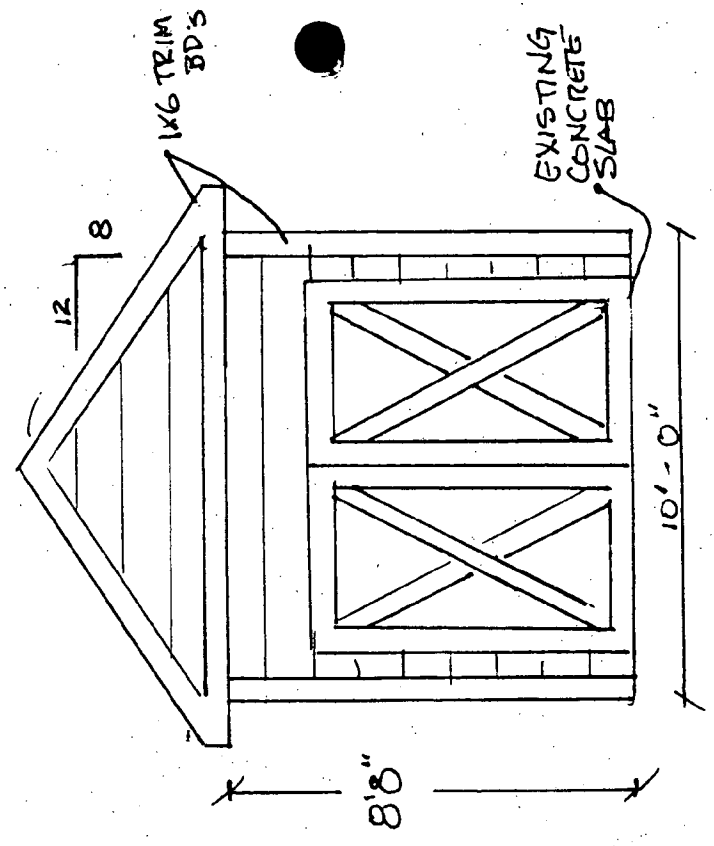
FIBERGLASS ROOF SHINGLES

LAP BOARD SIDING
SHIMS SHINGLES



SIDE ELEVATION

1/4" = 1'



FRONT ELEVATION

1/4" = 1'

161) Front Porch



166
168

Windows
Bump out

South



North

167

Back 'Porch



1612 Concrete Patio



↑ Water Damage





EAST ELEVATION

162 Move Porch Stairs



←
property line

164 Masonry Wall



163

Expand Dormer

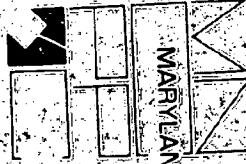


West Elevation

165 Exit Door - North Side



8787 Virginia Avenue • Silver Spring, Maryland 20910 8760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION
URBAN DESIGN DIVISION

5807 Hawkins Lane

Clary Chase

35/54-92A

HAWP April 8, 1992