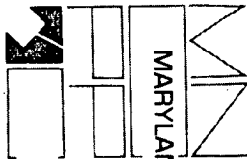


35/54-92B 8806 Hawkins Lane

Hawkins Lane Historic District

8787 ...gia Avenue • Silver Spring, Maryland 209 ... 8760



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

2016 Review

Nil. Hist. Cont.

35/54



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 CVARENCE D. EWISON 3RD TELEPHONE NO. 301-654-0037
(Contract/Purchaser) (Include Area Code)

ADDRESS 8800 HAWKINS LANE, CHEVY CHASE, MD CITY STATE ZIP
20815

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY DEAN KENNETH BEENHMAN, A.I.A. CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. (301) 340-7444
(Include Area Code)

REGISTRATION NUMBER 6934-A

LOCATION OF BUILDING/PREMISE

House Number 8800 Street HAWKINS LANE

Town/City CHEVY CHASE Election District _____

Nearest Cross Street JONES BRIDGE ROAD

Lot _____ Block _____ Subdivision CREAN DENKING

Liber 4337 Folio 740 Parcel _____

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
		Revocable		<u>Fence/Wall (complete Section 4)</u>	Other	Woodburning Stove

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000

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

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 () WSSC	02 () Septic	<u>N/A</u>
03 () Other		

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 2 feet 6 inches

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

- Entirely on land of owner
- On party line/Property line
- 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.

Dean K. B. Signature of owner or authorized agent (agent must have signature notarized on back) 7.24.92 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 8.18.92

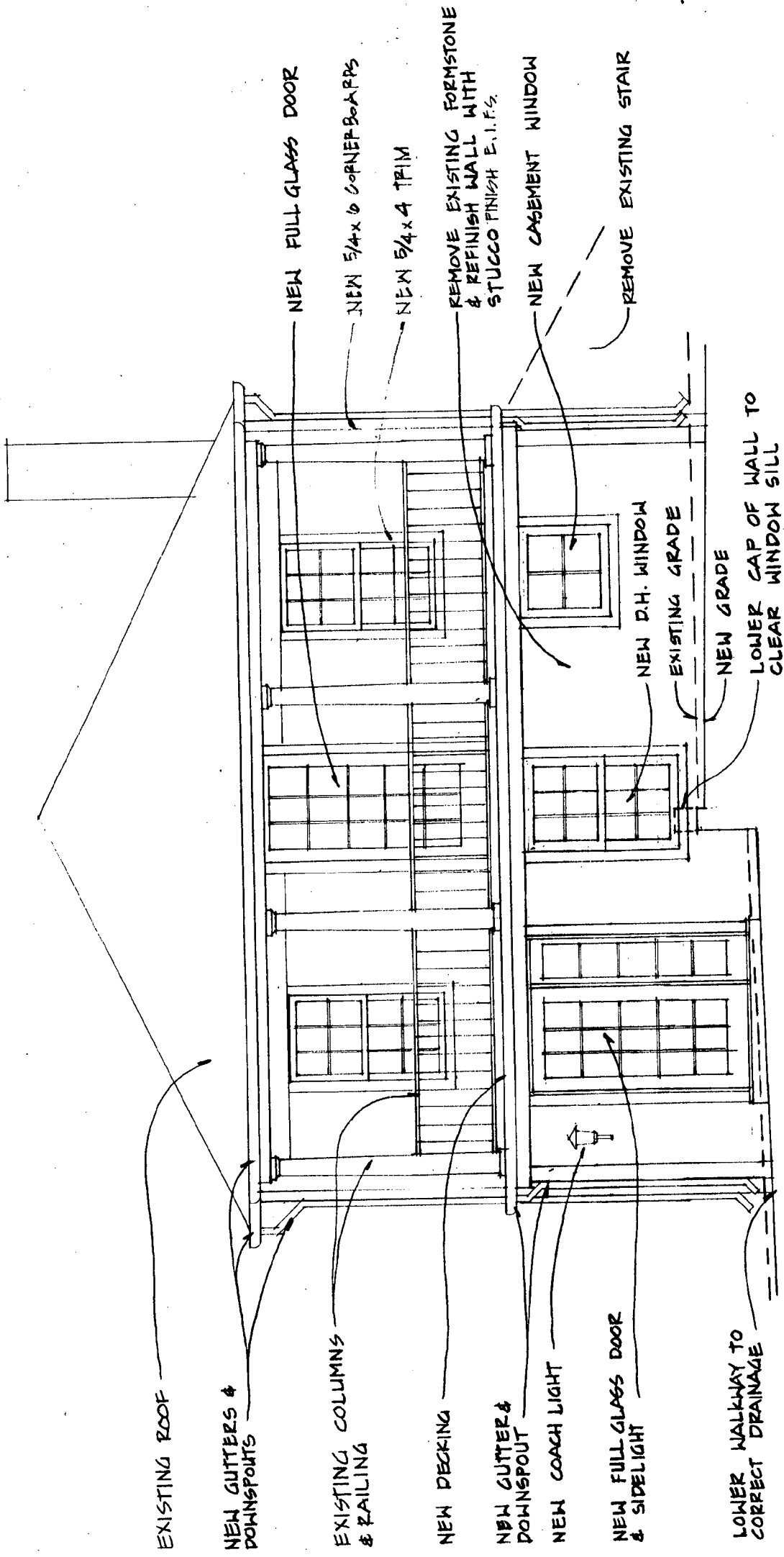
APPLICATION/PERMIT NO: 9207270061 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

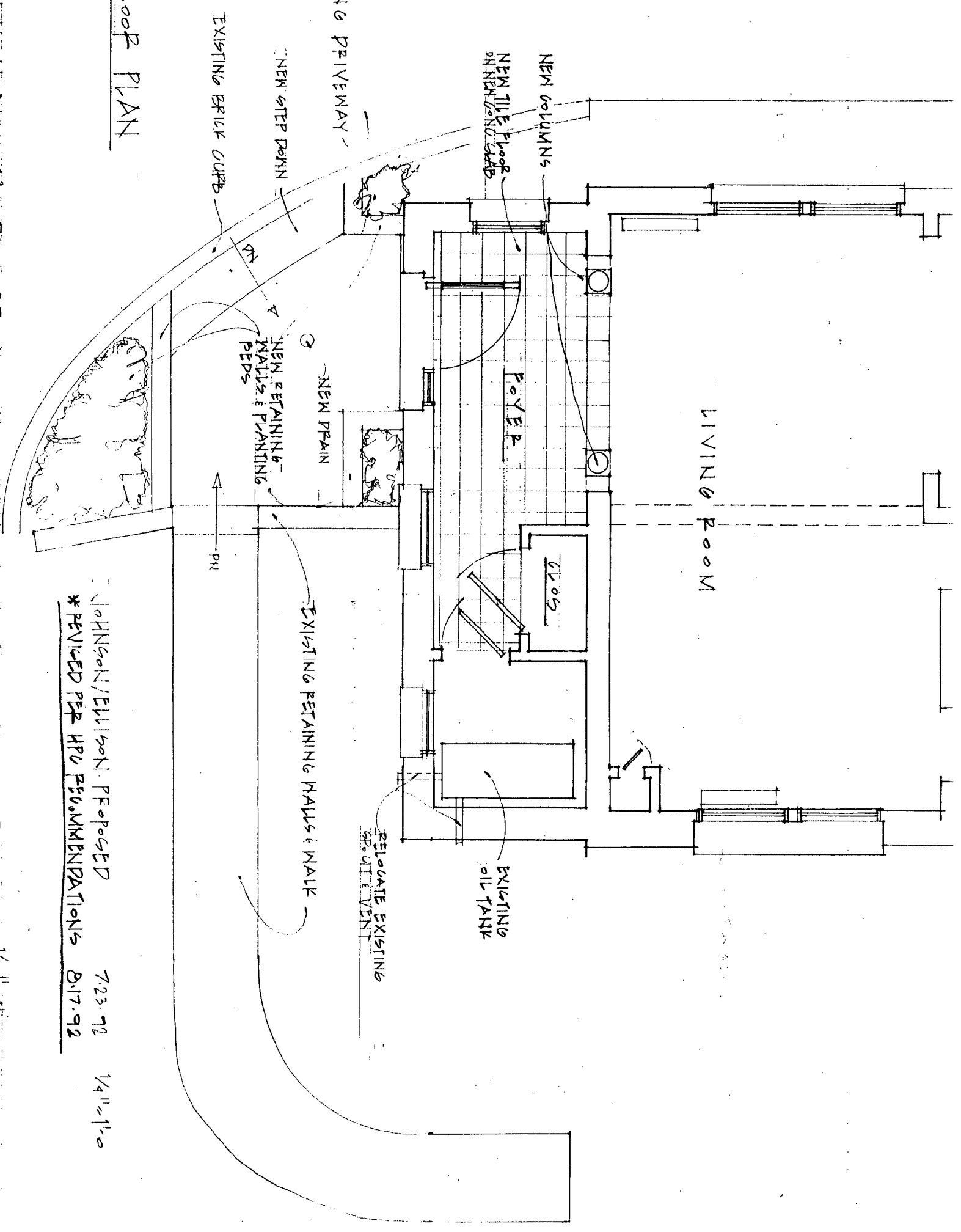


EAST ELEVATION

7.23.92 1/4" = 1'-0"

JOHNSON/ELLISON - PROPOSED
 *REVISED PER HPO RECOMMENDATIONS 8.17.92

FIRST FLOOR PLAN



JOHNSON/ELISON PROPOSED
* REVISED PER HPC PERMITS 8/17/92

7/23/92 1/4" = 1'-0"

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8806 Hawkins Lane Meeting Date: 8/12/92
Resource: Hawkins Lane Hist. District Review: HAWP/Alt.
Case Number: 35/54-92B Tax Credit: No
Public Notice: 7/29/92 Report Date: 8/5/92
Applicants: C. Johnson/C. Ellison Staff: Nancy Witherell

The two-story, three-bay, hipped-roofed house was built in the late 1930s by Samuel Hawkins, the son of James H. Hawkins. The applicants propose alterations to a concrete-block house now clad with aluminum siding and formstone. The formstone is deteriorated in places and pieces are missing, particularly on the front corner of the house. Underneath, the block is parged. In addition to removing the siding and formstone, the owners wish to return the house to an appearance similar to that of parged concrete block through the application of an exterior insulated finish system (E.I.F.S. on the plans) such as Dri-vit on all four sides.

A second consideration of the applicants is to focus attention on the ground floor entrance to the house. Steps leading to the second story porch and door induce most visitors to walk to the second (bedroom) story rather than to use the ground floor front door. The applicants propose removing the steps to the second story front porch and reconfiguring the first floor front elevation to make the front door more prominent. Additional landscaping and the installation of front lights would assist in redirecting visitors to the ground floor entrance.

A further concern for the applicants is the physical condition of the porch and the stairs. The slope of the concrete slab porch floor, which currently directs water to the ceiling below, would be rebuilt, reusing the existing metal railing. The stairs are in dilapidated condition, with broken and cracked concrete steps, and the entire staircase is leaning away from the house.

STAFF DISCUSSION

The date of the application of formstone and aluminum siding is undetermined. The permastone is probably an early alteration, however, since its appearance seems to date it to about the 1940s. The aluminum siding appears to be a later alteration. The date of the side stairs leading to the second floor is also

undetermined, although the stairs are most likely original to the house.

Although the appearance of the house would be changed by the removal of the siding and the formstone, the essential simple character of the house would be retained. The Dri-vit system is intended to replicate the original appearance of parged concrete block. The proposal falls within the guidelines detailed in The Hawkins Lane Historic District Development Guidelines Handbook:

Exterior alterations and additions should be compatible in scale and massing and materials with existing buildings.

Architectural elements which contribute to a building's character, including front porches, should be retained.

The removal of the staircase is a more significant alteration of the appearance of the house and signals the redirection of the focus to the ground level. It is not known how long the second floor has been used solely for bedrooms, but this interior plan change occurred some years ago. The applicants are concerned about an expenditure on necessary repairs to a concrete staircase which they wish no one to use.

The proposed changes to the front facade, aside from the material change and the removal of the stairs, would include alterations to the fenestration. The front door on the ground floor would remain in the left bay of the facade, but would be emphasized by the use of a glass door and sidelights. A double-hung window and a casement window would be installed where no openings exist. Double-hung windows would be added on the side and rear elevations. The existing door on the second floor would be replaced with a multi-paned glass door.

A reconfiguration of the retaining wall in front would define the entry to the house as well as the lawn space.

STAFF RECOMMENDATION

The staff recommends that the HPC approve the proposed alterations with one condition related to the new front door.

The removal of the formstone and aluminum siding, non-original materials, is appropriate as long as the installation of the Dri-vit achieves a simple appearance similar to that of parging. The application of 5/4" corner boards and window trim diverges from the appearance of parged block; staff considers it an acceptable alteration.

The alteration and addition of window and door openings is appropriate and consistent with the specific development guidelines for Hawkins Lane since the character of the house would not be substantially altered.

The removal of the staircase fundamentally changes the approach to the house, visually if not in fact. In this instance, considering the poor physical condition of the staircase, and the fact that it has not been used for many years following the alteration of the internal plan of the house, the staff recommends that the applicants' request to remove it be approved.

The alteration of the retaining wall would not affect the character of the house or setting.

The staff recognizes that one of the purposes of the project is to increase the amount of light reaching the ground floor living room. Nevertheless, the staff is concerned with the formality of the proposed front door and sidelights. Given the additional windows proposed for the vestibule, the staff recommends that the sidelights be eliminated so that the door width is similar to that of the other fenestration openings on the front facade.

The staff recommends that the HPC approve the proposal, with the condition stated above, finding it consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of 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;

and with the Secretary of the Interior's 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.



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 CLARENCE P. ELLISON 3RD TELEPHONE NO. 301-654-0037

(Contract/Purchaser)

(Include Area Code)

ADDRESS 8800 HAWKINS LANE, CHEVY CHASE, MD. 20815

CITY

STATE

ZIP

CONTRACTOR _____ TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY DEAN KENNETH BRENNEMAN, A.I.A. TELEPHONE NO. (301) 340-7444

(Include Area Code)

REGISTRATION NUMBER 6934-A

LOCATION OF BUILDING/PREMISE

House Number 8800 Street HAWKINS LANE

Town/City CHEVY CHASE Election District _____

Nearest Cross Street JONES BRIDGE ROAD

Lot _____ Block _____ Subdivision DEAN BRENNEMAN

Liber 4857 Folio 740 Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | | | | |
|------------|------------|-----------------------|----------|-------------------|----------------------|---------------|------|-------|-------------------|
| Construct | Extend/Add | <u>After/Renovate</u> | Repair | Circle One: A/C | Slab | Room Addition | | | |
| Wreck/Raze | Move | Install | Revision | Porch | Deck | Fireplace | Shed | Solar | Woodburning Stove |
| | | Revocable | | <u>Fence/Wall</u> | (complete Section 4) | Other | | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A
- 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 () WSSC | 02 () Septic | <u>N/A</u> |
| 03 () Other | | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|--------------|-------------|
| 01 () WSSC | 02 () Well |
| 03 () Other | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT 2 feet 6 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.

Clarence P. Ellison

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:

THE EXISTING STRUCTURE IS A TWO STOREY HOUSE LOCATED NEAR THE ENTRANCE OF THE HAWKINS LANE HISTORIC DISTRICT. THE HOUSE WAS ORIGINALLY BUILT OF C.M.U. W/A CEMENT PARGE COAT. IT WAS SUBSEQUENTLY RE-SIDED W/ ALUM. SIDING AND FORMSTONE. THE ORIGINAL ENTRY VIA THE FRONT PORCH HAS LONG SINCE BEEN ABANDONED AND REPLACED BY A LOWER LEVEL ENTRY. THE HOUSE IS REPRESENTATIVE OF THE DISTRICT IN ITS USE OF SIMPLE FORM AND MATERIALS AS WELL AS IN THE AD-HOC NATURE OF THE "IMPROVEMENTS" MADE.

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

THE APPLICANT WISHES TO REMOVE THE ALUM. SIDING AND FORMSTONE (WHICH IS BADLY DETERIORATED) AND RESTORE THE BUILDING TO AN APPROXIMATION OF ITS FORMER APPEARANCE. SPECIFICALLY, A SAND FINISH EIFS SYSTEM DETAILED WITH 5/4" CORNER BOARD AND WINDOW TRIM. THIS WILL PROVIDE MUCH NEEDED INSULATING VALUE AS WELL AS A TRADITIONALLY DETAILED STUCCO APPEARANCE. ADDITIONALLY, THE ENTRY IS PROPOSED TO BE MODIFIED TO CORRECT DRAINAGE PROBLEMS, TO ADMIT MORE DAYLIGHT, AND TO ELIMINATE CONFUSION OVER WHICH FRONT DOOR TO USE. THE EXISTING STAIRS TO THE FRONT PORCH ARE BADLY DETERIORATED AND WILL BE REMOVED. THESE CHANGES WILL HAVE LITTLE IMPACT ON THE ENVIRONMENTAL SETTING AND/OR 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:

THE PROPOSED DESIGN IS INFORMAL IN THE COMPOSITION OF WINDOWS AND DOORS. THIS REFLECTS THE AD-HOC APPROACH TO PREVIOUS DESIGN DECISIONS MADE. MATERIALS ARE INTENTIONALLY SIMPLE AND SOMEWHAT PLAIN IN DETAIL.

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

THIS DESIGN SEEKS TO CREATE A MORE COHESIVE DESIGN WITHOUT BECOMING TOO POLISHED AND/OR FORMAL. SPECIFIC ATTENTION IS GIVEN TO PRESERVING THE AD-HOC CHARACTER OF THE EXISTING RESOURCE.

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

THE PROPOSED CHANGES ARE IN PART NECESSARY TO CORRECT WATER PENETRATION AND SUBSEQUENT DAMAGE. FURTHER MORE, THE PROPOSED WORK WILL NOT NEGATIVELY AFFECT THE HISTORIC RESOURCE OR THE HISTORIC DISTRICT. THE CHANGES ARE CONSISTENT WITH THE NATURE OF THE EXISTING RESOURCE.

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 EVEASE FOWLER
 Address 8810 HAWKINS LANE
 City/Zip CHERRY CHASE, MD 20815

2. Name INEZ HANKINS
 Address 7255 TITONKA WAY
 City/Zip FOLKSTONE MD, 20855

OWNER OF: 4201 JONES BRIDGE
 BETHESDA, MD 20815

3. Name JOSEPH J & K.M. O'CONNOR
Address 8807 HAWKINS VANE
City/Zip CHEY CHASE, MD 20815

4. Name THOMAS AUBRECHT
Address 4117 JONES BRIDGE RD
City/Zip BETHESDA MD 20815

5. Name RONALD S.Y. & AGU H.S.U ET AL OWNER OF 8811 HAWKINS VANE
Address 6817 MILKWOOD RD CHEYCHASE, MD 20815
City/Zip BETHESDA, MD 20817

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

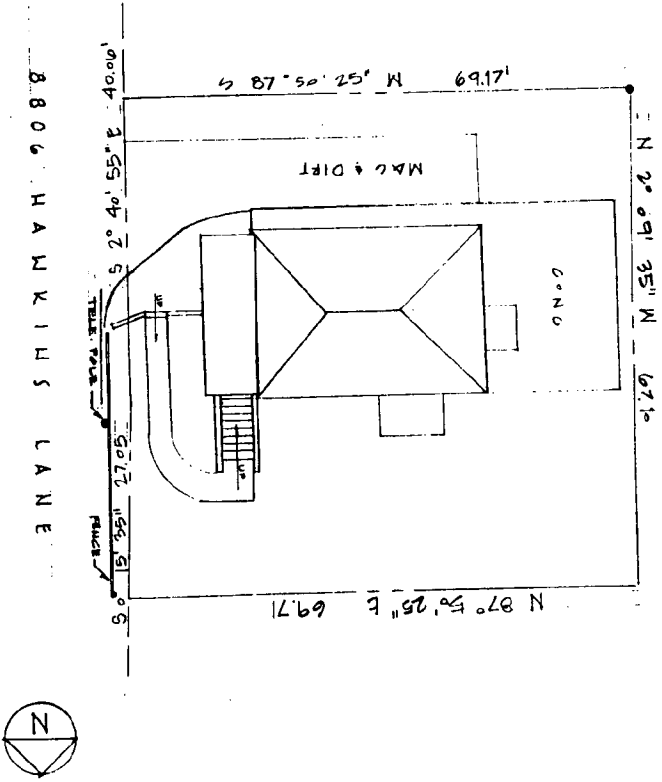
8. Name _____
Address _____
City/Zip _____

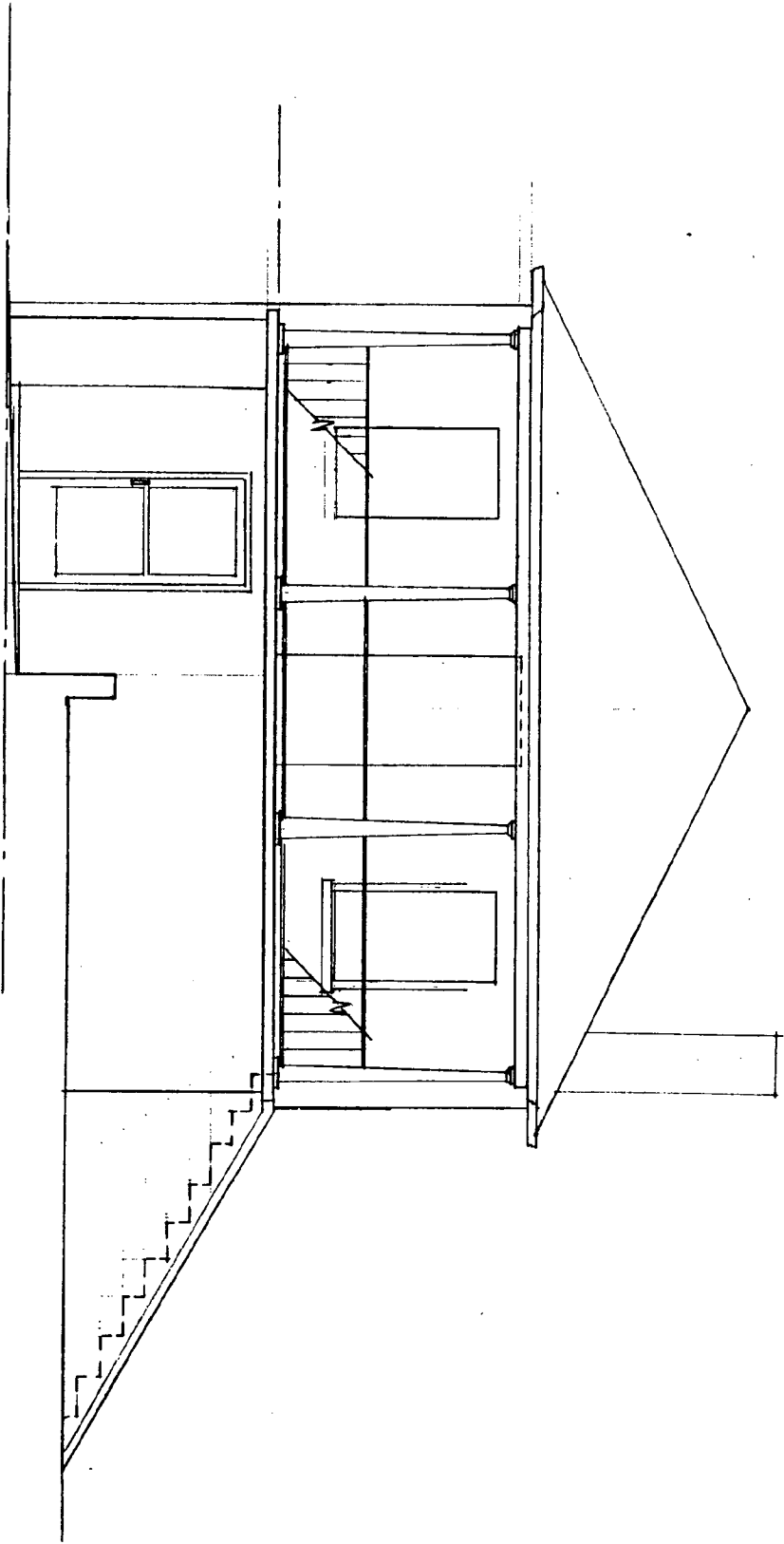
1757E



JOHNSON/ELLISON EXISTING CONDITIONS 723.92 1"=20'

SITE PLAN





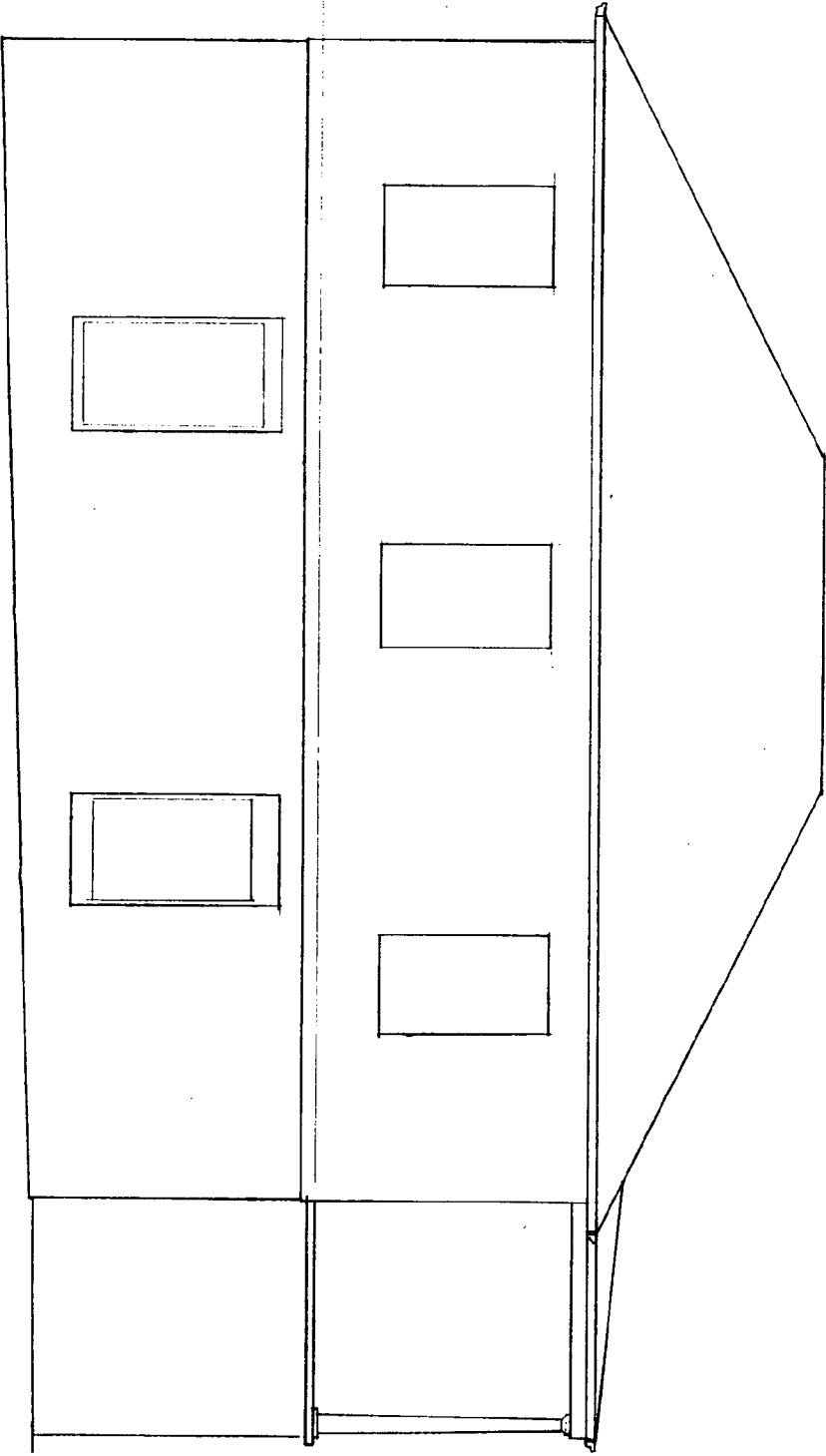
EAST ELEVATION

JOHNSON/ELIUSON - EXISTING CONDITIONS

3/8/92

1/4" = 1'-0"

SOUTH ELEVATION



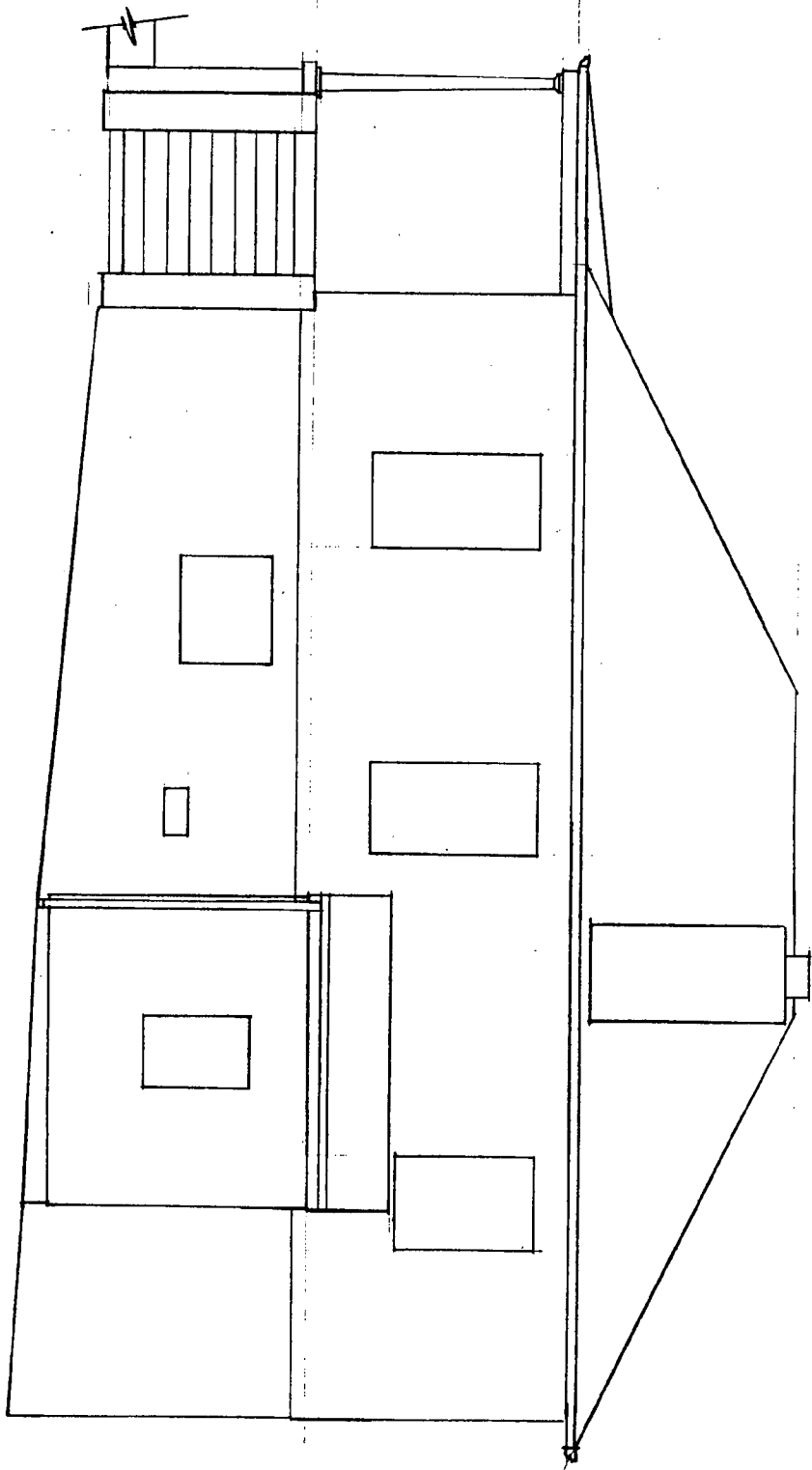
JOHNSON/ELLISSON - EXISTING CONDITIONS

5/8/92 1/4" = 1'-0"

JOHNSON/ELMSON - EXISTING CONDITIONS

5/8/92 1/4" = 1'-0"

NORTH ELEVATION

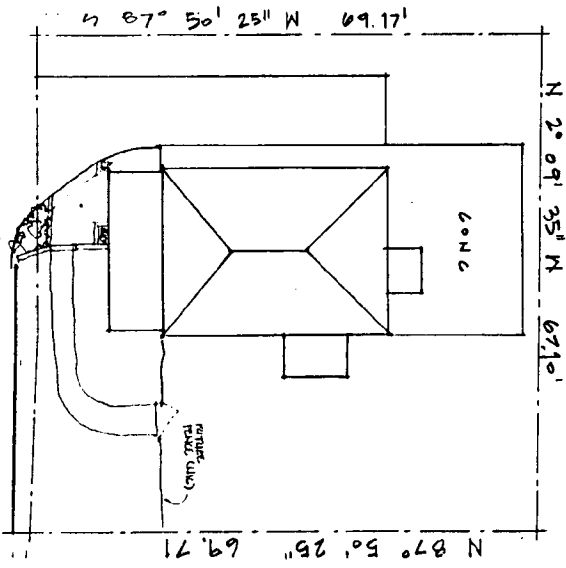


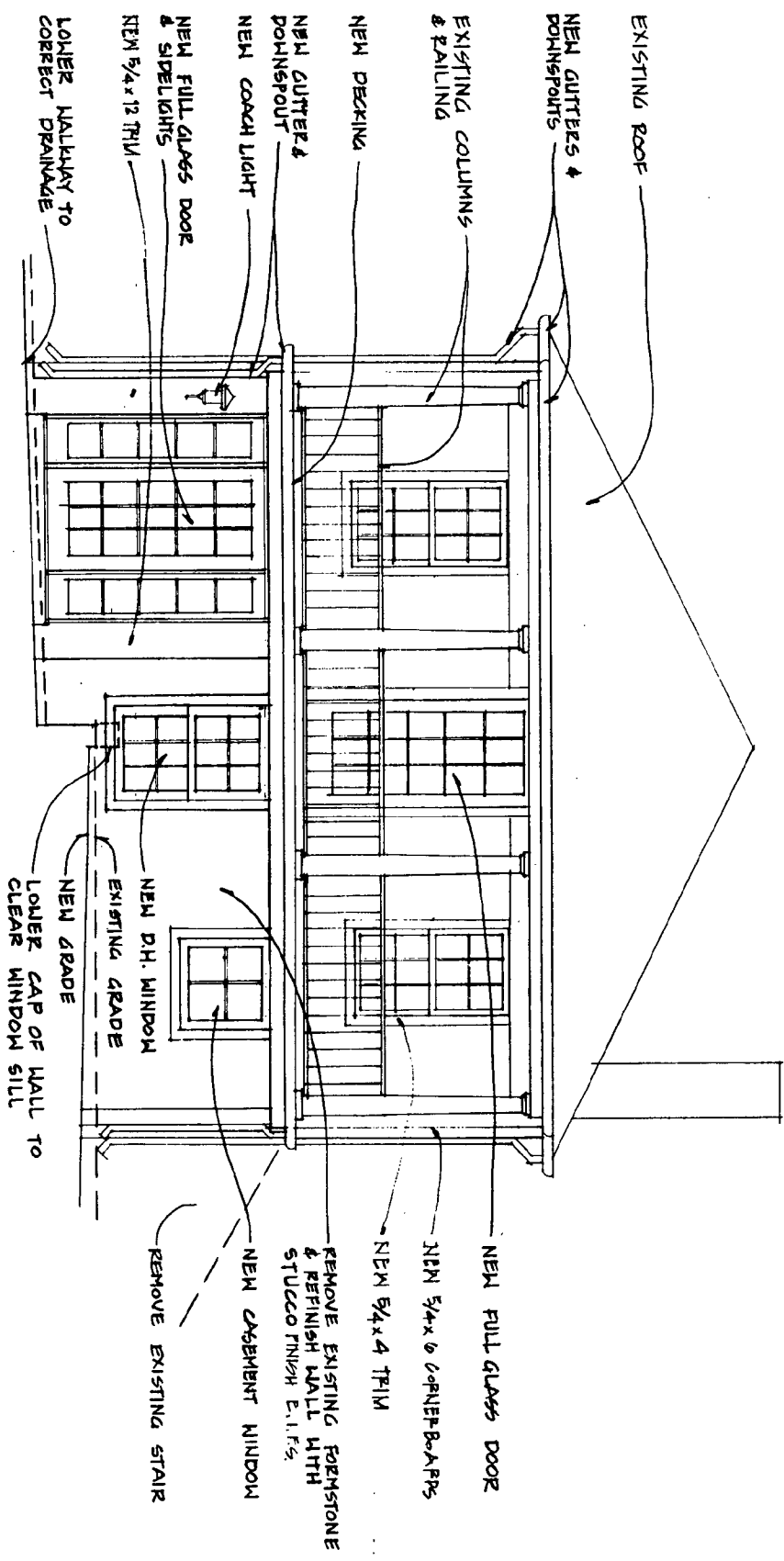
JOHNSON/ELLISON PROPOSED

7.23.92 11:20

SITE PLAN

8806 HAWKINS LANE



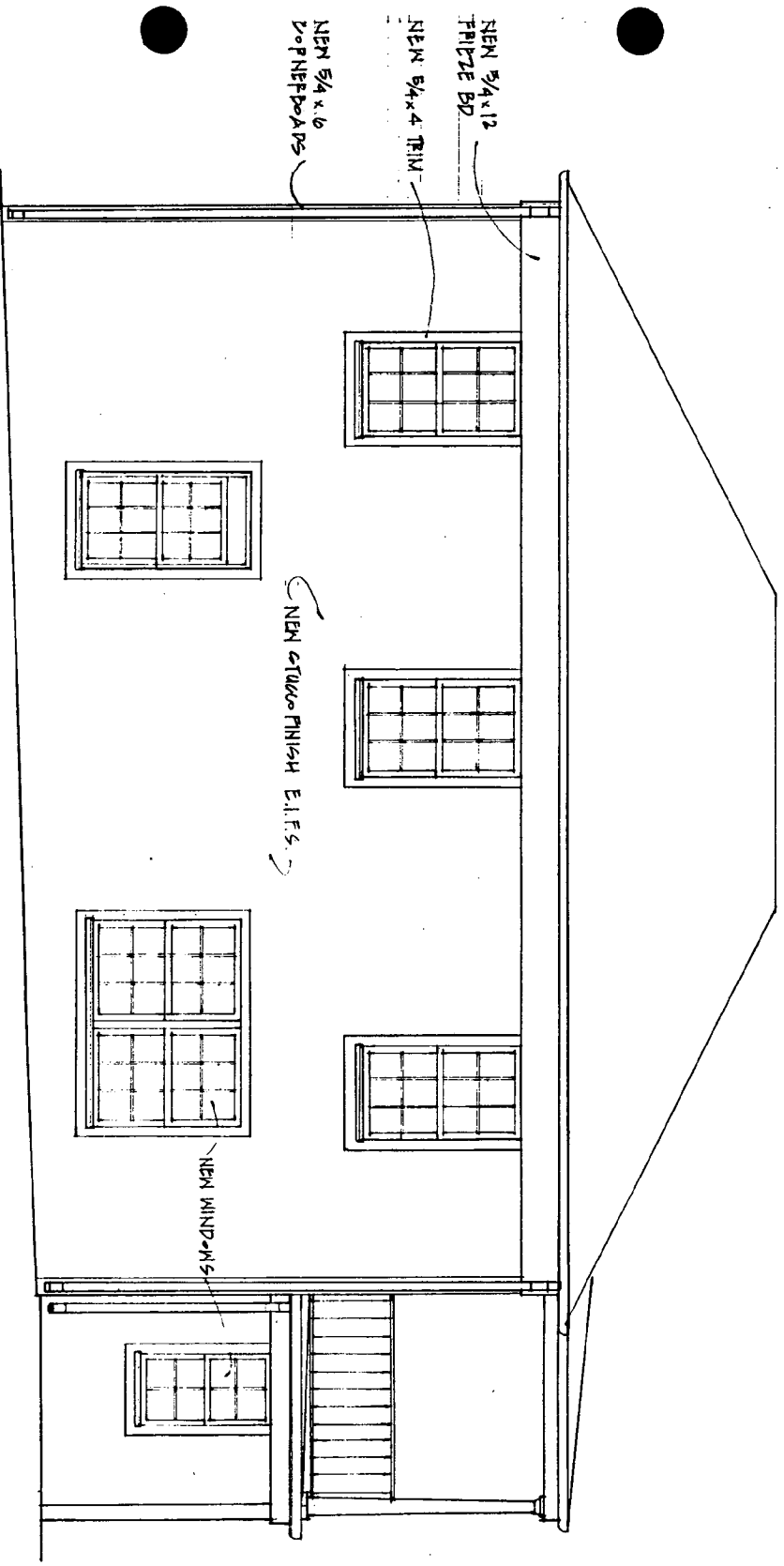


EAST ELEVATION

JOHNSON/ELLISON - PROPOSED

7-23-92

1/4" = 1'-0"

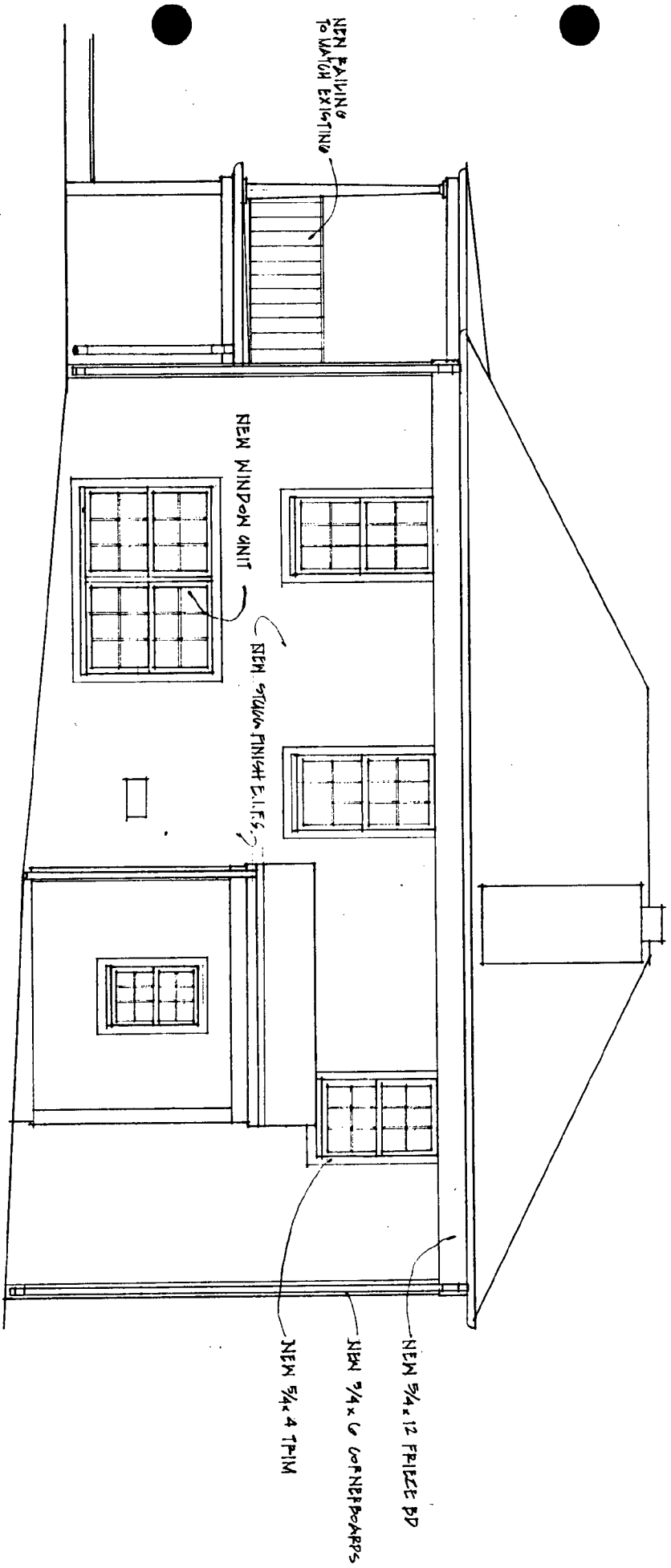


SOUTH ELEVATION

JOHNSON/ELLISON-PROPOSED

723.92

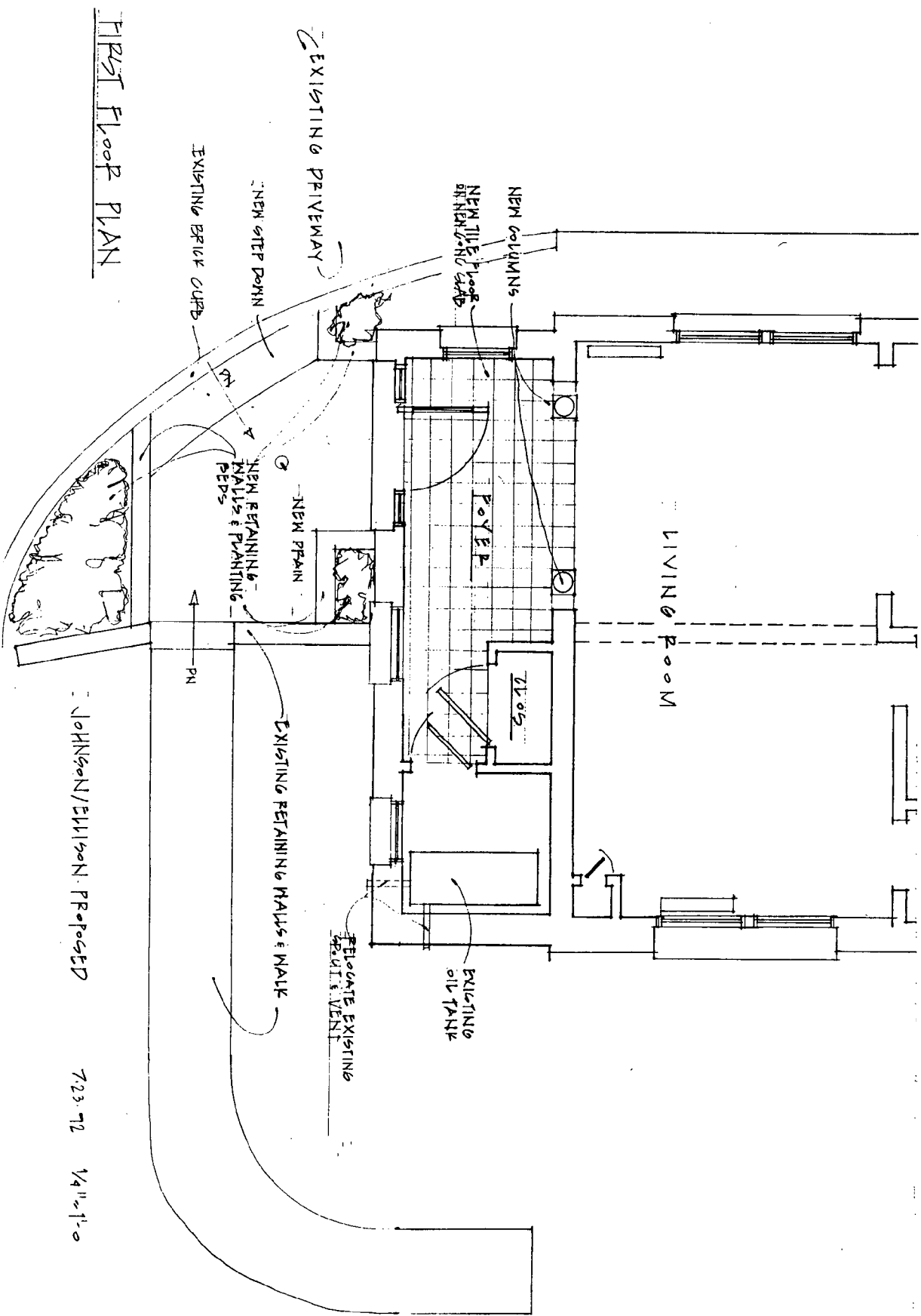
1/4"=1'-0"



NORTH ELEVATION

JOHNSON/ELLISON, PROPOSED

7.23.92 1/4" = 1'-0"



FIRST FLOOR PLAN

JOHNSON/ELLISON PROPOSED

7.23.72 1/4" = 1'-0"

Where your wall stops.

Four separate layers come between your building and the energy-robbing outdoors. The insulation not only provides a much higher "R" value, but prevents thermal bridging. Water infiltration and thermal stress are also blocked, so interior insulation and finishes last much longer.

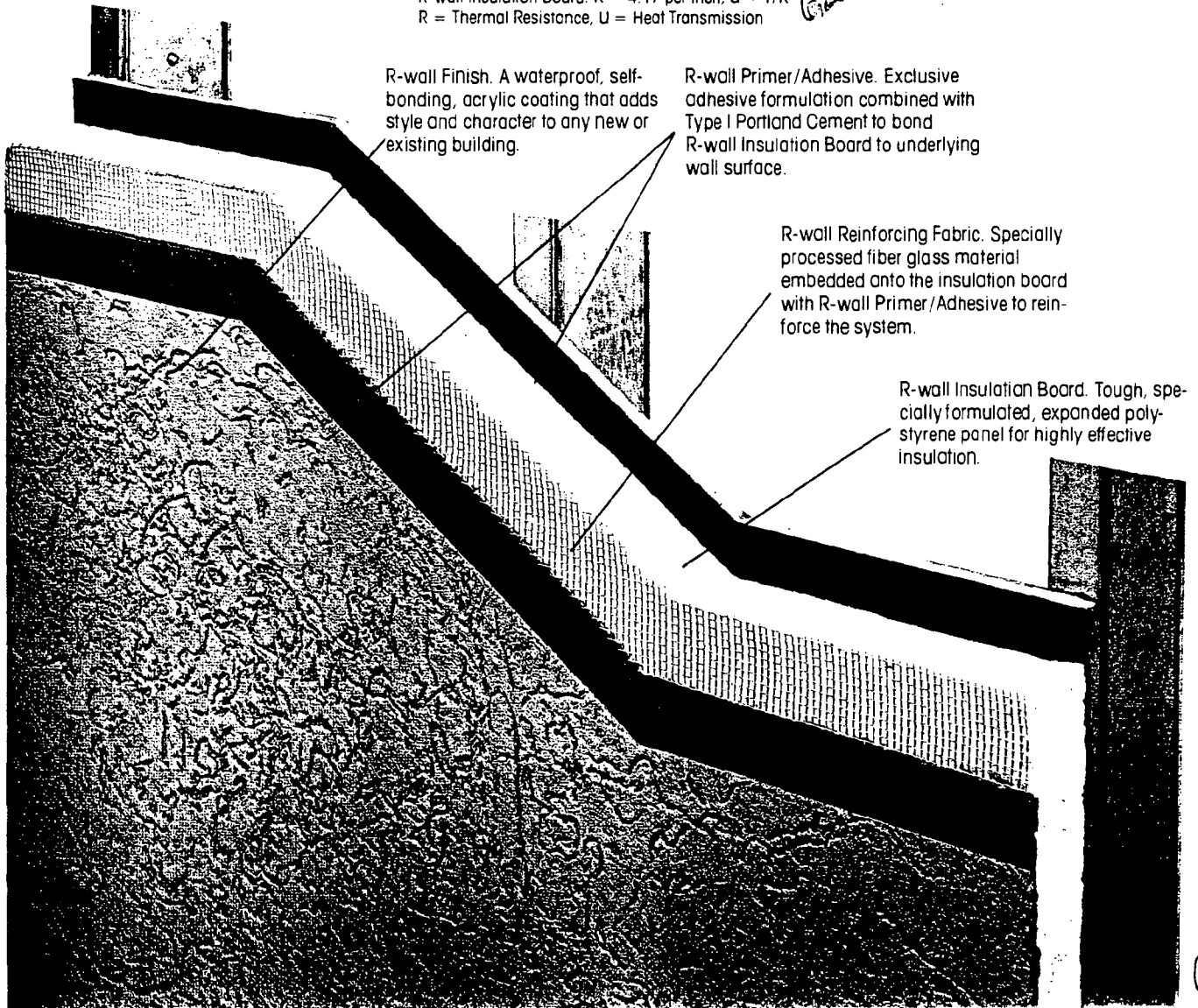
For improved impact resistance, we recommend using our R-wall High-Impact Reinforcing Fabric. Test data available upon request.

Proven insulating efficiency. R-wall's expanded polystyrene insulation board is available in virtually any shape. The most commonly used thicknesses are between 1" and 4".

INSULATION VALUE CHART: The all-important R Factor



R-wall Insulation Board: $R = 4.17$ per inch, $U = 1/R$
 $R =$ Thermal Resistance, $U =$ Heat Transmission



Creating the R-wall.

The R-wall system introduces a new era of design freedom to architects, engineers and contractors. It adapts easily to difficult configurations, and opens new doors to the innovative use of materials. With R-wall, the only limits are the limits of imagination.

R-wall finishes are premixed at the factory, eliminating the need for on-site coloring. As a result, shades are color-consistent and uniformly matched.



Coarse



Medium



Fine



Bold Texture



Stone Matrix

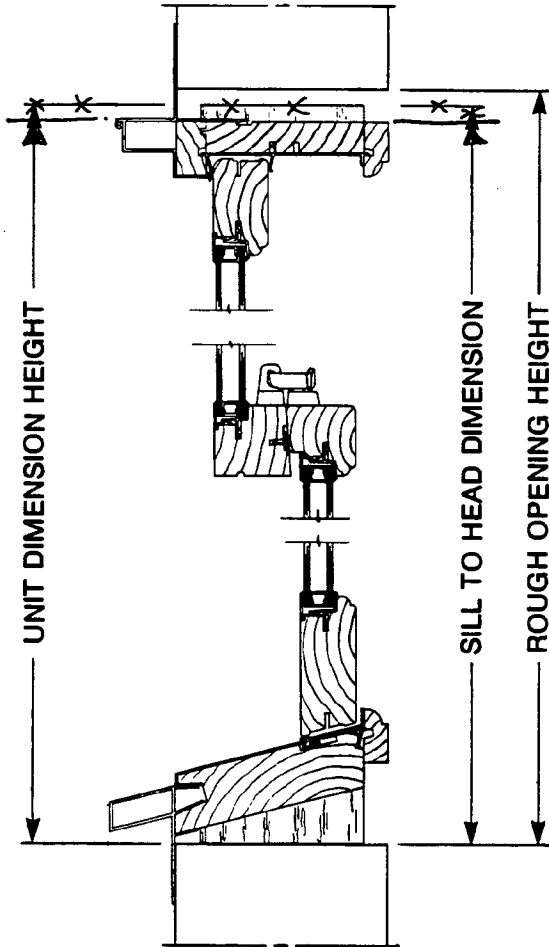
**RFS
FINISH**



Double Hung Cross Sections

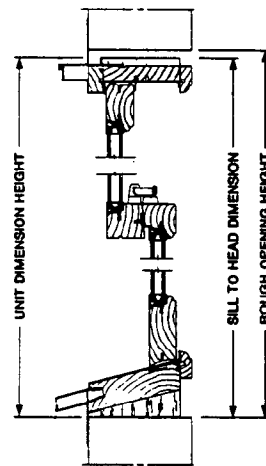
Thin Fin Trim Units

SCALE: 3" = 1'0"



Thin Fin Trim — Side View

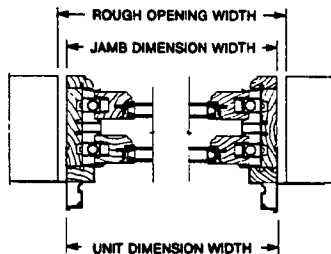
SCALE: 1½" = 1'0"



Thin Fin Trim — Side View

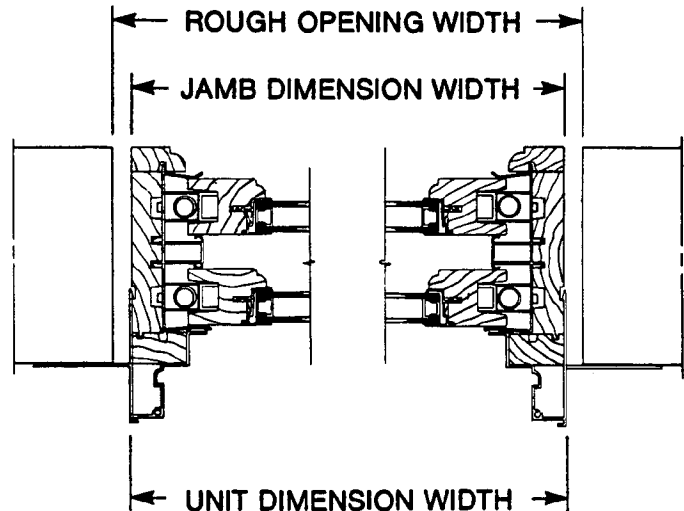
Double Hung	TFT Width	TFT Height
Unit Size	Gl. + 5½"	2 Gl. + 9¾"
Jamb to Jamb / Sill to Head	Gl. + 5½"	2 Gl. + 9¾"
Rough Opening	Gl. + 6"	2 Gl. + 9¾"

SCALE: 1½" = 1'0"



Thin Fin Trim — Top View

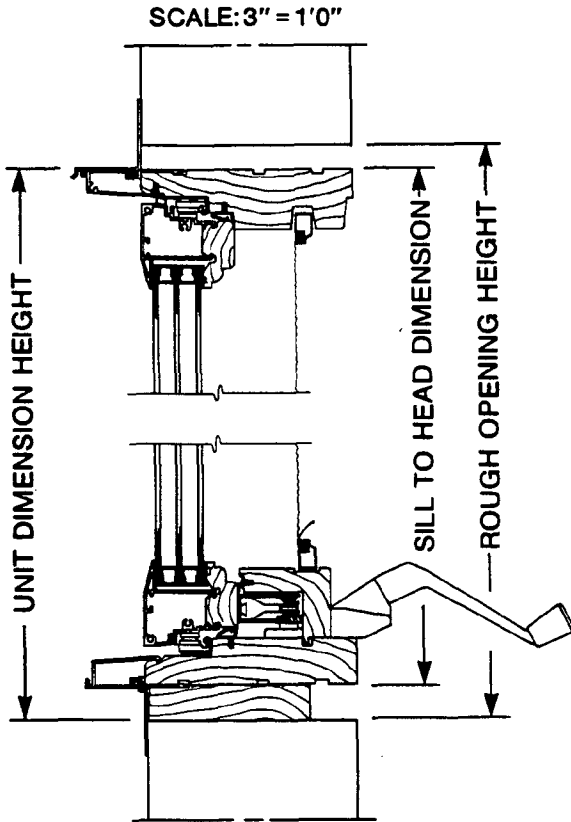
SCALE: 3" = 1'0"



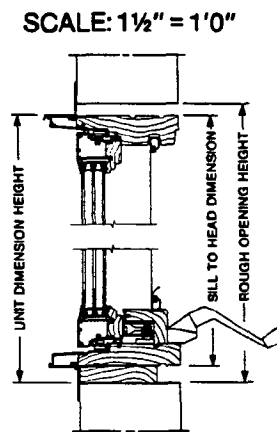
Thin Fin Trim — Top View



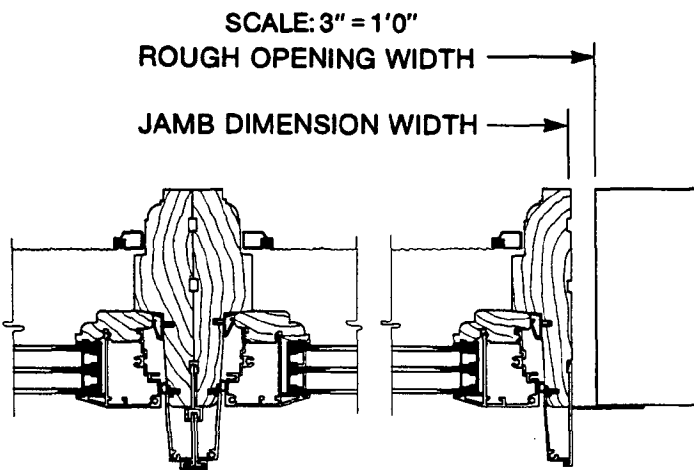
Contempra Casement Cross Sections



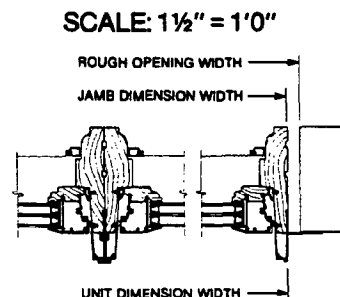
Thin Fin Trim — Side View



Thin Fin Trim — Side View



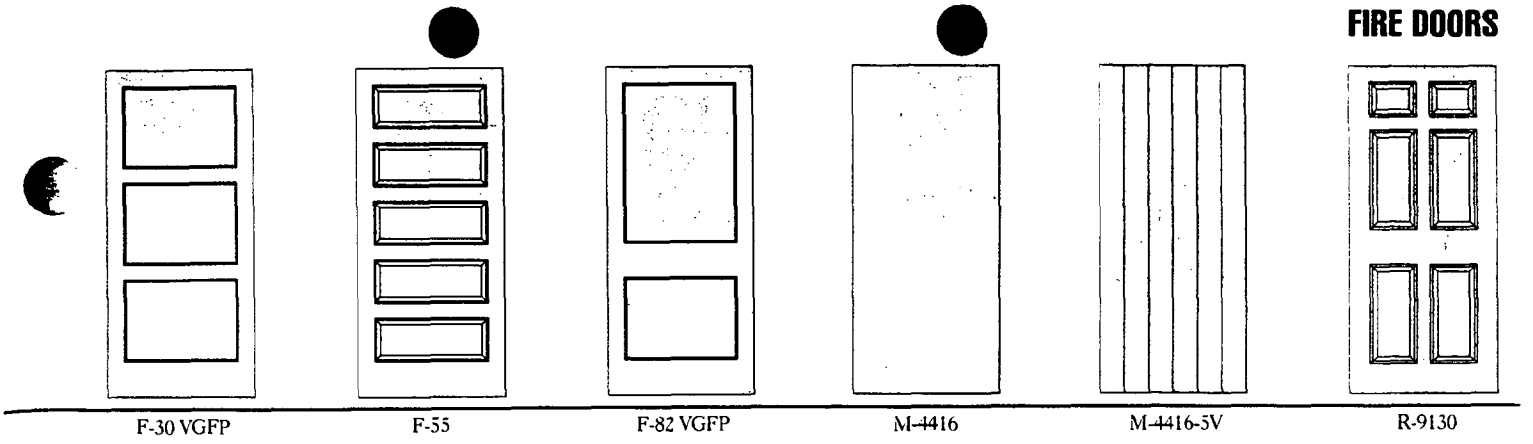
Thin Fin Trim — Top View



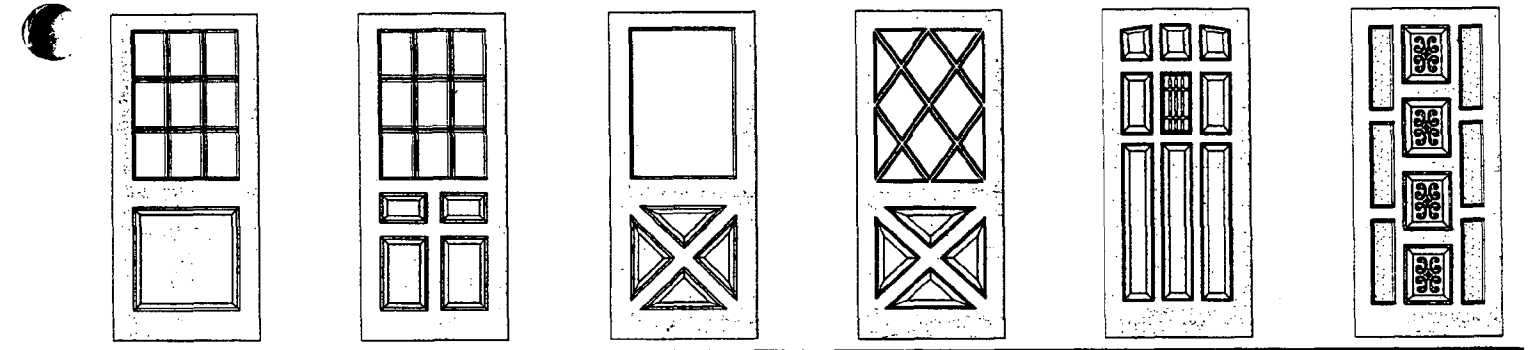
Thin Fin Trim — Top View

Contempra Casement	TFT Width	TFT Height
Unit Size	Gl. + 4"	Gl. + 5"
Jamb to Jamb / Sill to Head	Gl. + 4"	Gl. + 4¼"
Rough Opening	Gl. + 5"	Gl. + 5½"

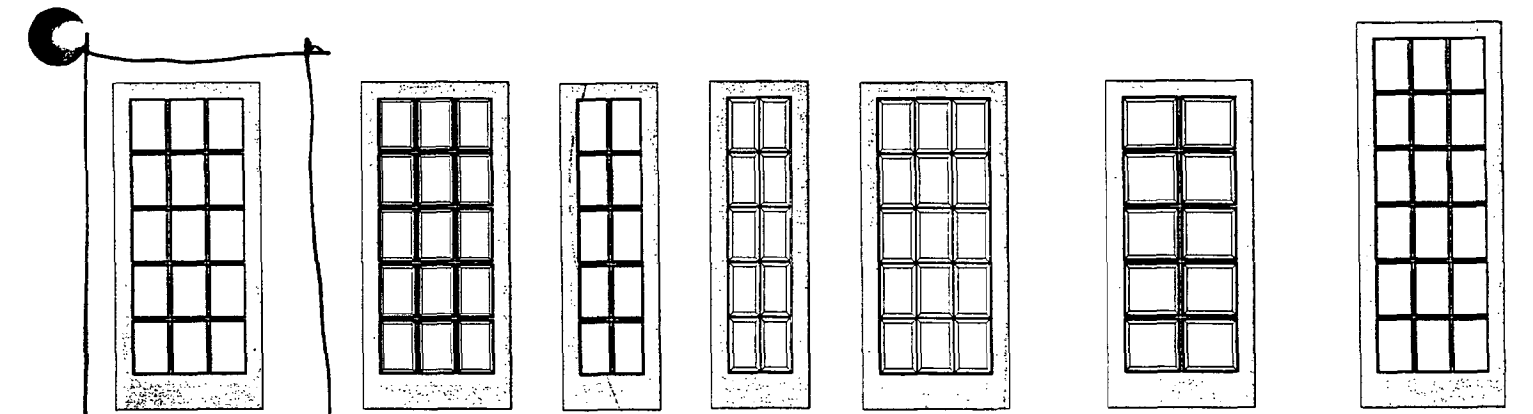
FIRE DOORS



F-30 VGFP F-55 F-82 VGFP M-4416 M-4416-5V R-9130

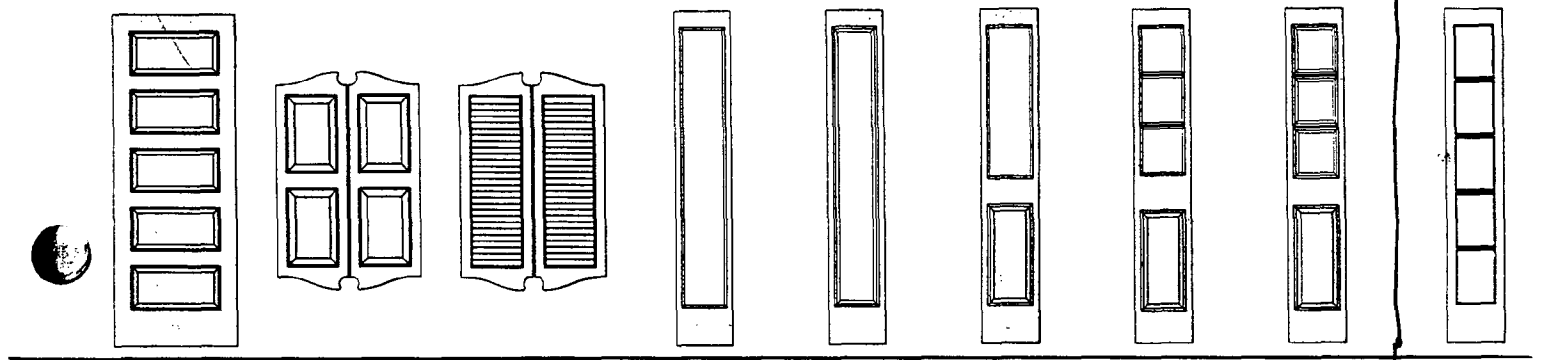


M-124B M-7999 M-7119 E-5031 F-2039 F-2045 F-2113



M-3912 M-5915 E-5515 F-1515 Oak-1515 M-3912-B F-1515-B Oak-1515-B M-3911 M-5910 E-5510 F-1510 Oak-1510 F-1501 Oak-1501 w/G-0210 Insert F-1501 Oak-1501 w/G-0215 Insert M-3911-B F-1510-B Oak-1510-B M-3912 M-5918 F-1518 8'-0"

SIDLIGHTS



F-55 M-508 M-509 M-181 M-5981 F-1701 F-5701 Oak-5701 M-81-40-B M-182 F-1702 F-5702 Oak-5702 M-127 M-5982 F-1703 M-3927 M-3905 M-5905 F-1705

23

ON SIDE DOWN

JOHNSON / ELLISON
8806 HAWKINS LA BETHESDA MD 20815

PHOTO PLASTIC PRODUCTS

STYLE NO. 45-4H

ASSIGNMENT

DATE



NORTH ELEVATION



EAST & NORTH ELEVATIONS

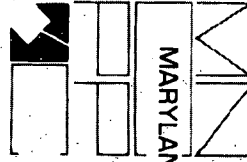


SOUTH ELEVATION



SOUTH & EAST ELEVATIONS

8787 Georgia Avenue • Silver Spring, Maryland 209 3760



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

8806 Hawkins Lane
Cherry Chase
35/S4-92B
8/12/92