

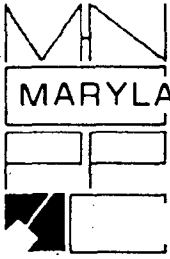
35/54-96A 8816 Hawkins Lane  
(Hawkins Lane Historic District)

Hoobler

8816 Hawkins Lane

# 35/54-96A

6/12/96



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: June 12, 1996

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

           Approved

           Denied

  X   Approved with Conditions:

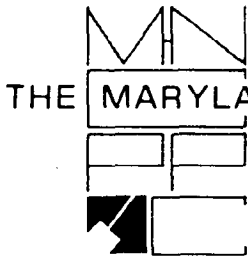
1. Siding shall be painted wood siding. All trim shall be made of wood, including cornice & cornice boards.
  2. Windows & doors shall be wood, set in wood framing and having true divided lites. If windows do not have 6/8 true divided lites, then the windows shall be 1/1. Applied muntins are not permitted.
  3. Glass used in the openings shall be simple and devoid of ornamentation.
  4. New roofing shall match existing roof materials.
  5. The tree shall be removed below grade with soil or re-seeding in its place.
  6. New driveway surfacing shall be gravel.
  7. Applicant shall maintain roadway surfacing of Hawkins Lane during construction.
  8. Adequate and effective tree protection measures shall be developed and enforced throughout construction.
- THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Carey Hoobler

Property Address: 8816 Hawkins Lane, Chevy Chase, Md. 20815

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

Mailing Address: 10907 Jarboe Avenue  
Silver Spring, Md. 20901



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: June 12, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of  
Application/ Release of Other Required Permits

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Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8816 Hawkins Lane

Meeting Date: 6/12/96

Resource: Hawkins Lane Historic District

HAWP: Alterations

Case Number: 35/54-96A

Tax Credit: No

Public Notice: 5/29/96

Report Date: 6/5/96

Applicant: Carey Hoobler

Staff: Patricia Parker

PROPOSAL: Remove roof, metal windows and wood doors;  
Add second floor; install new windows and doors

RECOMMEND: Approve w/  
conditions

---

### BACKGROUND

The applicant requests HPC approval to remove the existing roof with 4/12 pitch and existing metal windows. The applicant proposes to increase the height of a one story house to 21'-8-1/2" and to construct dormers providing livable space for bedrooms and a bathroom at the attic level. The new roof would have a 10/12 pitch.

As proposed, new double-hung windows having 6/6 configuration would replace the existing metal windows in all existing openings, except two smaller openings on the rear elevation and two small openings at the attic level on each side elevation. At the rear, the smaller openings, as drawn, appear to have 6 lites and on the side elevation, they are single pane.

Wood doors would be used within three openings designed for egress. Facing Hawkins Lane, a 3'0" x 6'8" door with two bottom wood panels would be used and on the rear elevation one 6'0" wide opening would be oversized to accommodate two in-swing french doors. And in the other opening on the same elevation, a 2'8" door would also provide access to an existing rear deck. A skylight would be featured at the roof level facing the rear of the property.

Alterations to the house, as proposed, would be contained within the existing footprint. The applicant has amended his proposal to include the removal of a cherry tree due to its close location to the house foundation.

### DISCUSSION

As submitted the proposal contained no discussion of proposed materials. After further discussion with the applicant, staff received additional documentation. Staff has reviewed materials that have been approved by the Commission and used within the Hawkins Lane Historic District. Staff has discussed the use of wood materials with the applicant. Staff recommends that siding should be made of painted wood and that all windows and doors should have true divided lites and be made of wood set in wood framing and trimmed with a minimum of 4" wood trim. If the applicant chooses not to use true divided lite windows and doors, then staff recommends that the applicant use 1/1 windows. The Commission has not approved applied muntins in earlier decisions. The applicant agrees with the staff's recommendations and in fact proposes to utilize

5/4 trim on the exterior and exposed rafters to be more compatible with other houses in the district.

The Hawkins Lane Historic District has experienced substantial change in recent years. A substantial amount of in fill housing has been constructed in a relatively small area within the district. Four new houses have been constructed within the district; one house which faces Jones Bridge Road has been completely restored and rear additions have also been approved by the Commission.

Directly across from 8816 are two one- and one-half story wood frame houses with painted wood siding. These were recently constructed and the Commission approved a HAWP for these houses after substantial review at both the level of a preliminary consultation and as part of a revised HAWP. During the review of the confronting properties, the HPC stated:

- 1) Two houses should be significantly differentiated so that they are not identical in appearance.
- 2) Design details and proposed materials should be submitted for review as part of the application.
- 3) If tree removal is proposed and involves the removal of healthy specimens, a tree survey with the applicant's proposal for reforestation should be included in the HAWP application.

The HPC also requested submission of documents showing the street scape to resolve compatibility issues with respect to height, massing and scale. There was concern that 25' as the height indicated in the original proposal may be problematic, and this height was decreased.

In this application the existing footprint is unchanged. The house is approximately 24' x 38' - 912 square feet. Therefore this proposal is smaller than the newly built houses directly across the Lane. The footprint of the houses addressed at 8813 and 8817 Hawkins Lane are 1140 square feet each (30' wide x 38' deep). The houses are one and one-half stories facing Hawkins Lane but are two to three stories at the rear of the property as the topography permits.

This proposal is consistent with previous HPC efforts to minimize perceived massing facing Hawkins Lane. The applicant proposes to construct a shed dormer facing the rear of the property and places three small gable dormers at the roof level facing the Lane to add interest. This feature would be consistent with the Commission's efforts to differentiate houses along the Lane.

The applicant proposes to use lattice within the gable. But staff would suggest the use of a shaped shingle for ornamentation in this area. Staff would also recommend that the dormers should be surfaced with asphalt shingle to match the main roof.

In the past the Commission has offered comment about the importance of porches to the Hawkins Lane Historic District. This feature results from the social development patterns of the Lane. This house, as proposed, has a simple small porch facing the Lane with roof above. It is light in construction so as not to add further weight to the front facade.

The height of the house appears to be consistent with earlier HPC decisions within this Historic District. The height of the house from grade to the top of the ridge line would be 24'-0-1/2". 8813 and 8817 Hawkins Lane were approved to be 24' in height from grade.

Staff was concerned about the level of the first floor as shown. The applicant has proposed a slight change in grade from the Lane due to water problems they now experience. As proposed, the house would be 2'6" above grade with painted lattice over block used as fill below the first floor. The appearance is lacy but staff feels that consistency within the district should be retained concerning the setting of the first floor level. This feature is most intimate with the public street and impacts the street scape importantly.

Staff reviewed the level of the first floor on other properties within the historic district. Several of the properties have two steps up to grade; others appear to rest on grade and a few have a stair to provide a more substantial rise. Because of the diversity within the district, and to permit the new design to address existing water problems, staff feels that the proposed grade change could be approved.

Consistent with earlier HPC approved proposals, staff would recommend that if the applicant is unable to use wood windows having 6/6 true divided lites, then staff would recommend that the applicant uses 1/1 wood double-hung windows with wood trim. Door openings should also be trimmed using 4" minimum wood trim.

In the amended application, the front door would be wood with the upper portion of single pane glass and the lower portion would have two wood panels. Staff would recommend that the applicant not choose a decorative glass which would be inconsistent and inappropriate for the district.

Staff also recommends that the structure be clad in painted wood siding. Staff suggests that porch posts be simple, but substantial - made of wood and at least 6'x 6'. Wood cornice trim should be used and wood corner boards should be a minimum of 4" wide.

The proposal to remove a cherry tree at the front entrance is approvable, because the tree is close to the foundation of the house.

#### STAFF RECOMMENDATION

In summary, staff commends the applicant's proposal in that the overall form of the structure is simple and that the applicant has chosen not to expand the footprint. The gable dormers at the front of the house add interest, reducing the roof mass and the character of the gables adequately differentiate this proposal from other structures within the Hawkins Lane Historic District.

Staff does not find the two story appearance at the rear to be problematic. The applicant has contained the overall square footage within the existing footprint and staff feels that this proposal is compatible with scale and massing within the Hawkins Lane Historic District. The Hawkins Lane Historic District Development Guidelines state:

1. Proposed alterations should allow for the retention of those features (such as trees and open space) which contributed to the district's rural character.
2. New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.
3. New construction should take into account the vernacular character of existing structures and the wide variety of materials used.

**4. New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.**

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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.

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;

and with The Hawkins Lane Historic District Development Guidelines.

Staff's recommended conditions are as follows:

1. Siding shall be painted wood siding. All trim shall be made of wood, including cornice and corner boards.
2. Windows and doors shall be wood, set in wood framing and having true divided lites. If the windows do not have 6/6 true divided lites, then the windows shall be 1/1. Applied muntins are not permitted.
3. Glass used within the openings shall be simple and devoid of ornamentation, i.e. no stained or leaded glass shall be used.
4. Wood shingles shall be used within the new gables.
5. New roofing shall match existing roof materials.
6. The tree shall be removed below grade with sod or re-seeding in its place.
7. New driveway surfacing, if a part of the proposal, shall be gravel.
8. During construction, the applicant must provide for and assure the continued good maintenance of roadway surfacing for Hawkins Lane.
9. Adequate and effective tree protection measures shall be developed and enforced throughout the construction period to minimize loss. This will include placement of snow fencing at the driplines of existing trees.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of



Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carey Hoobler  
 DAYTIME TELEPHONE NO. (301) 681 1411  
 TAX ACCOUNT # 00426118  
 NAME OF PROPERTY OWNER Carey Hoobler DAYTIME TELEPHONE NO. ( ) AS ABOVE  
 ADDRESS 10907 Jarboe Ave Silver Spring MD 20901  
 CITY STATE ZIP CODE  
 CONTRACTOR ELLISON CORP. TELEPHONE NO. (301) 681 4999  
 CONTRACTOR REGISTRATION NUMBER 14099  
 AGENT FOR OWNER Carey Hoobler DAYTIME TELEPHONE NO. ( ) AS ABOVE

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER BB16 STREET HAWKINS LN  
 TOWN/CITY CHEVY CHASE NEAREST CROSS STREET JONES BRIDGE RD  
 LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ SUBDIVISION CLAW DRINKING PLANS AND ELEVATIONS  
 LIBER AV55 FOLIO AS9 PARCEL B38

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: AVC Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Haze (Install) Revocable Revision Fence/Wall (complete Section 4) Single Family Other  
 1B. CONSTRUCTION COST ESTIMATE \$ 25K  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

**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**  
 3A. HEIGHT 6 feet 0 inches  
 3B. 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 TREE SURVEY

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.  
 Signature of owner or authorized agent [Signature] Date 5/11/93

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

HAWKINS LANE - NO 8816 - EXISTING 1953 RAMBLER 7'2" 1ST FLOOR CEILING HT  
OCCASIONAL LEAKING BSMT, HOUSE IN NEED OF RENOVATIONS + REPAIR NO HISTORICAL  
(NEW ROOF, WINDOWS, GENERAL REPAIR)  
FEATURES ARCHITECTURALLY - HISTORIC DISTRICT ON BASIS OF KINSHIP COMMUNITY

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

REMOVE EXISTING ROOF (4-12 PITCH) + REMOVE EXISTING WINDOWS. MAINTAIN EXIST BLOCK 1ST  
FLOOR WALLS, INSTALL NEW ROOF WITH 10-12 PITCH + DORMERS TO ACCOMMODATE FINISHED  
ATTIC FOR BEDROOMS AND BATHROOM. INSTALL NEW WINDOWS + DOORS

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

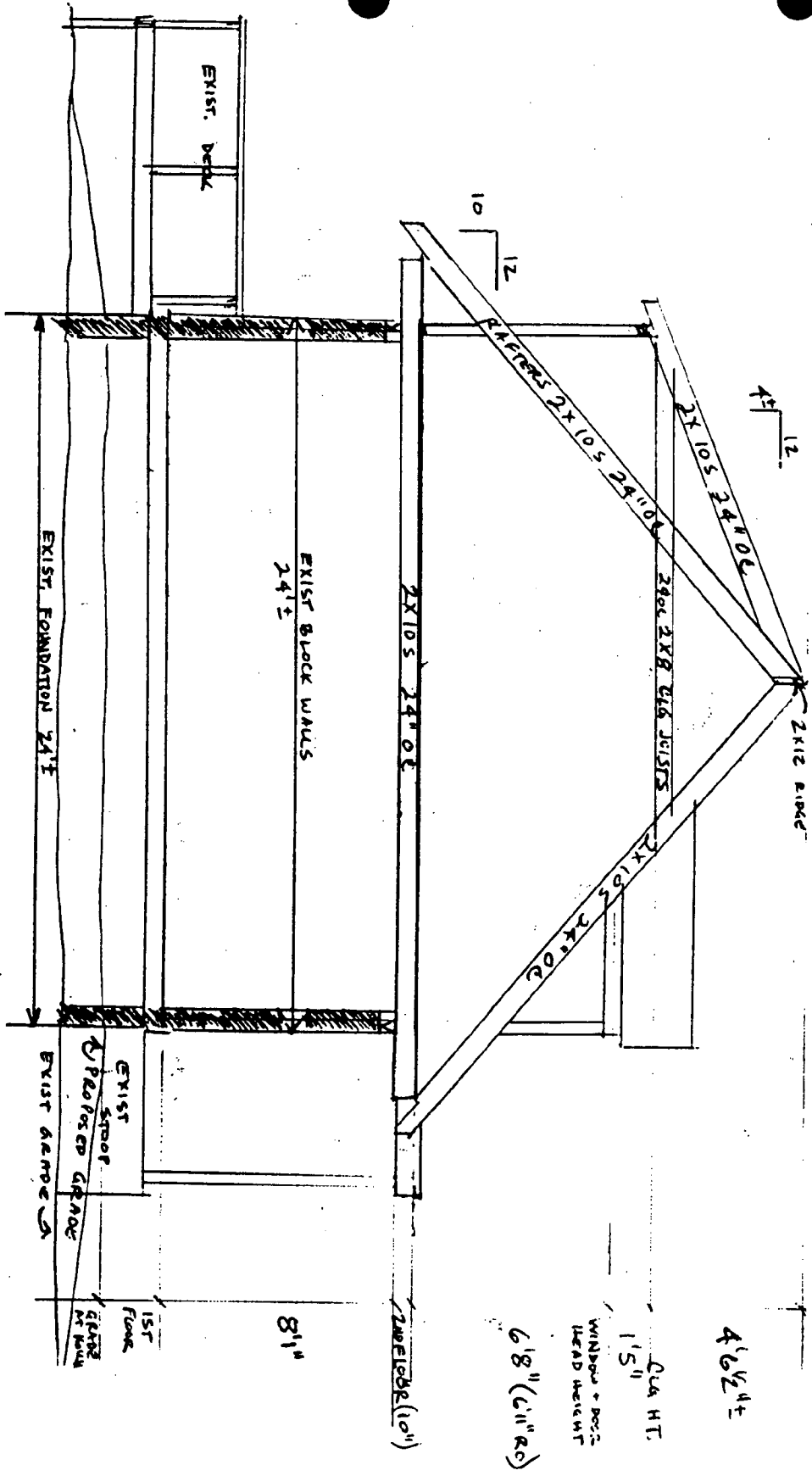
**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

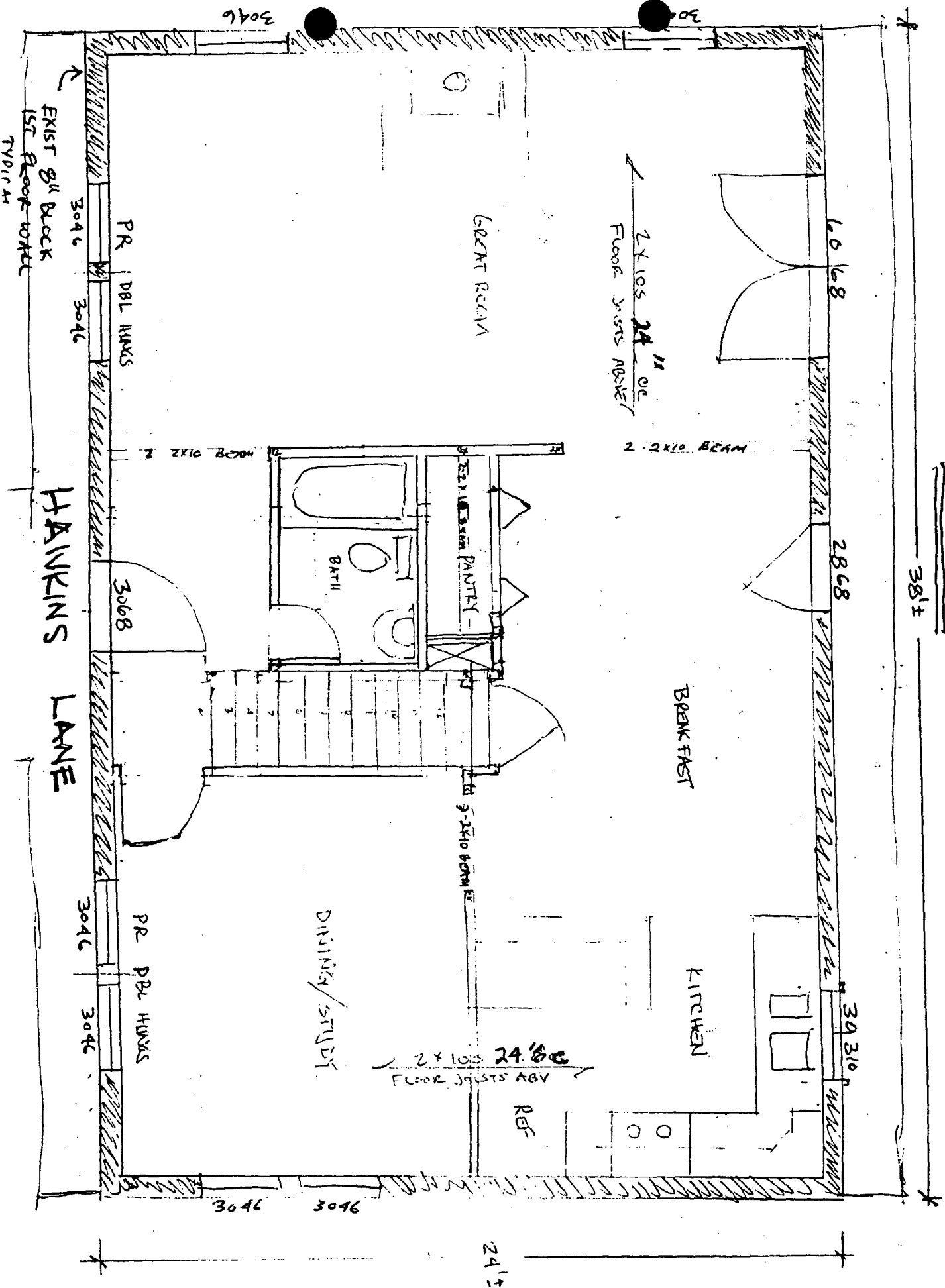
**6. TREE SURVEY**

LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS  
 (Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT	BLOCK
MS ELLA HAWKINS	8816 HAWKINS LANE CHEVY CHASE, MD 20815	P837	
MR. CLEVELAND CHAMBLISS 1630 UPSHUR ST. NW WASH. DC 20011 (726-7852)	8812 HAWKINS LANE CHEVY CHASE, MD 20815	P890	
MR. HSH (WALTER)	8815 HAWKINS LANE CHEVY CHASE, MD 20815	P864	
UNITED STATES OF AMERICA 3ST, 18 <sup>th</sup> + 19 <sup>th</sup> ST. NW, WASH. D.C. 20006	72 1/331 40.84 AC.	P670	



1ST FLOOR - 14'11" x 1' SEWER  
38'±



EXIST BRICK  
1ST Floor WALL

HANKINS LANE

GREAT ROOM

BREAKFAST

KITCHEN

DINING/STUDY

BATH

PANTRY

RF

2x10s 24" OC  
FLOOR JOISTS ABOVE

2x10 BEAM

3x10 BEAM

2x10s 24" OC  
FLOOR JOISTS ABOVE

PR DBL HUNGS

PR DBL HUNGS

30'46"

30'46"

30'68"

30'46"

30'46"

30'46"

30'46"

24'11"

60'68"

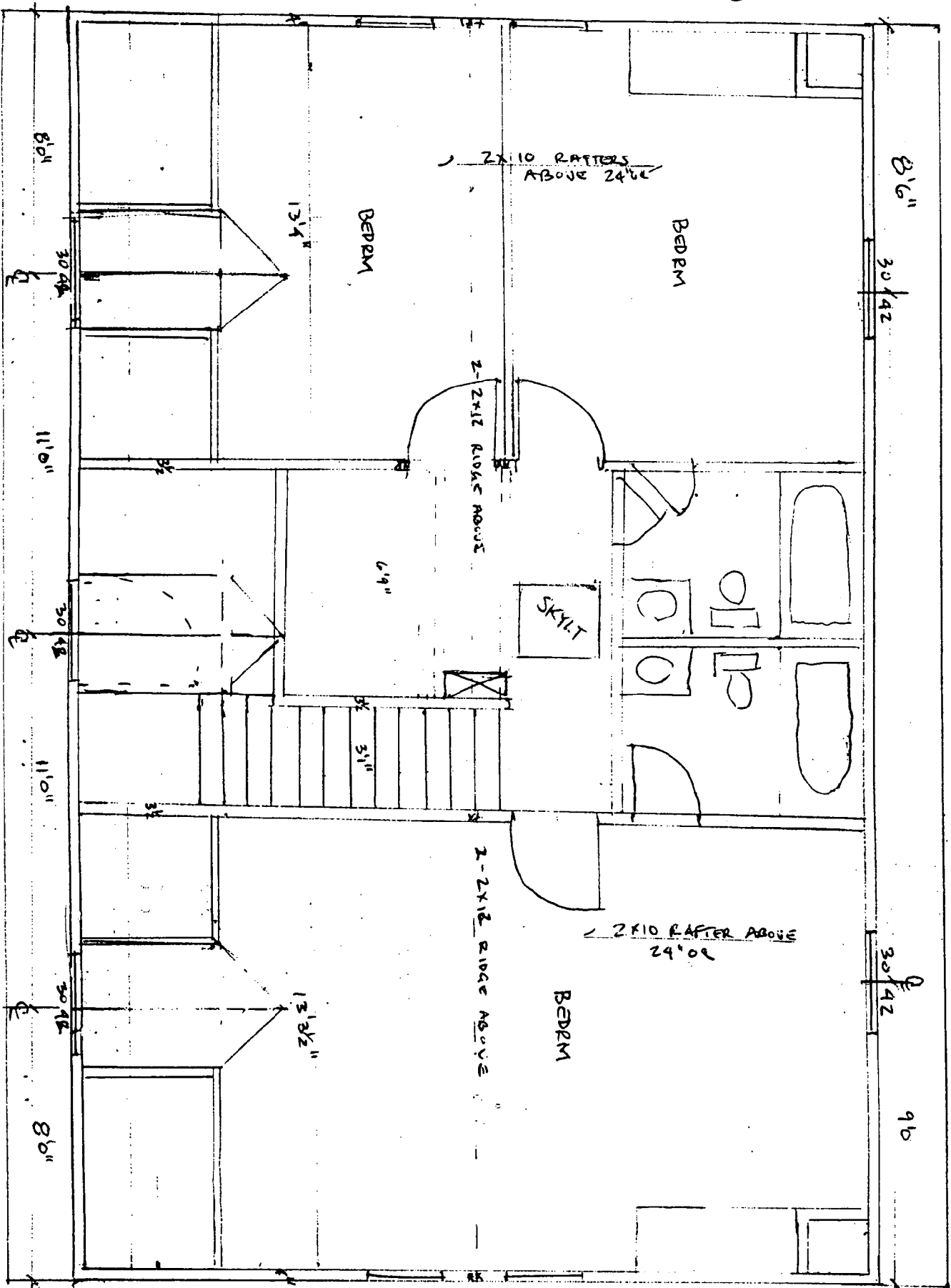
28'68"

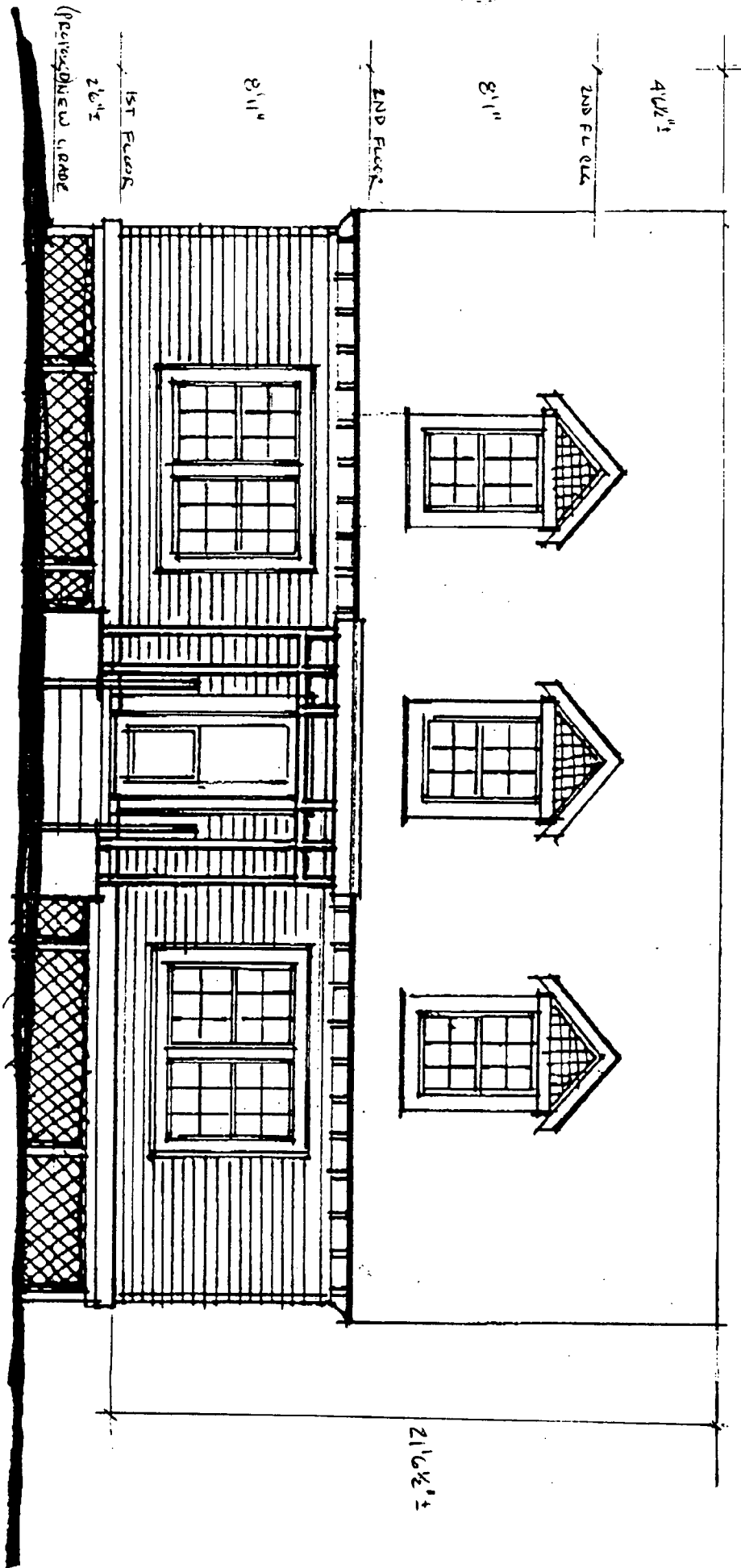
39'310"

30'46"

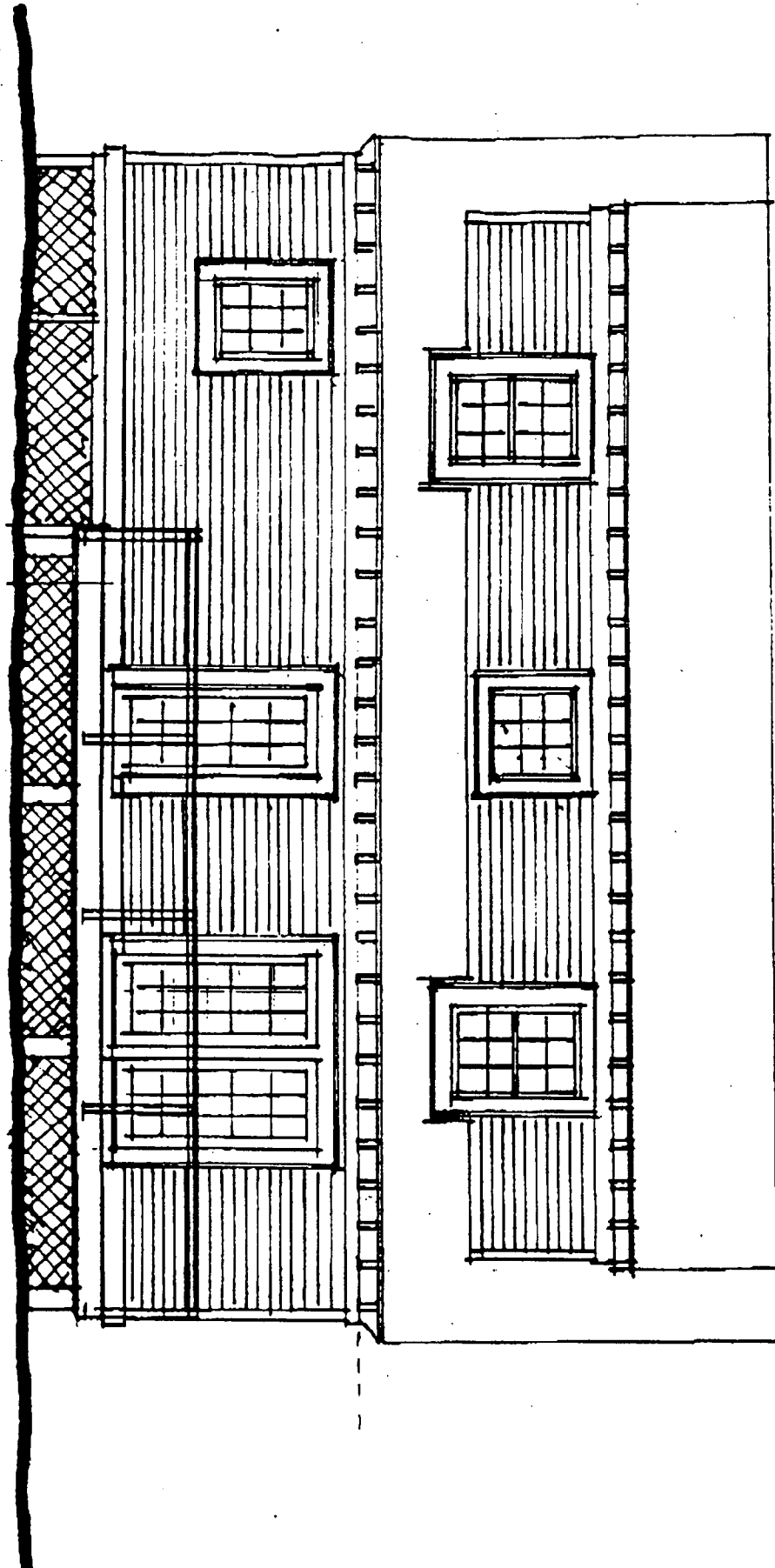
30'46"

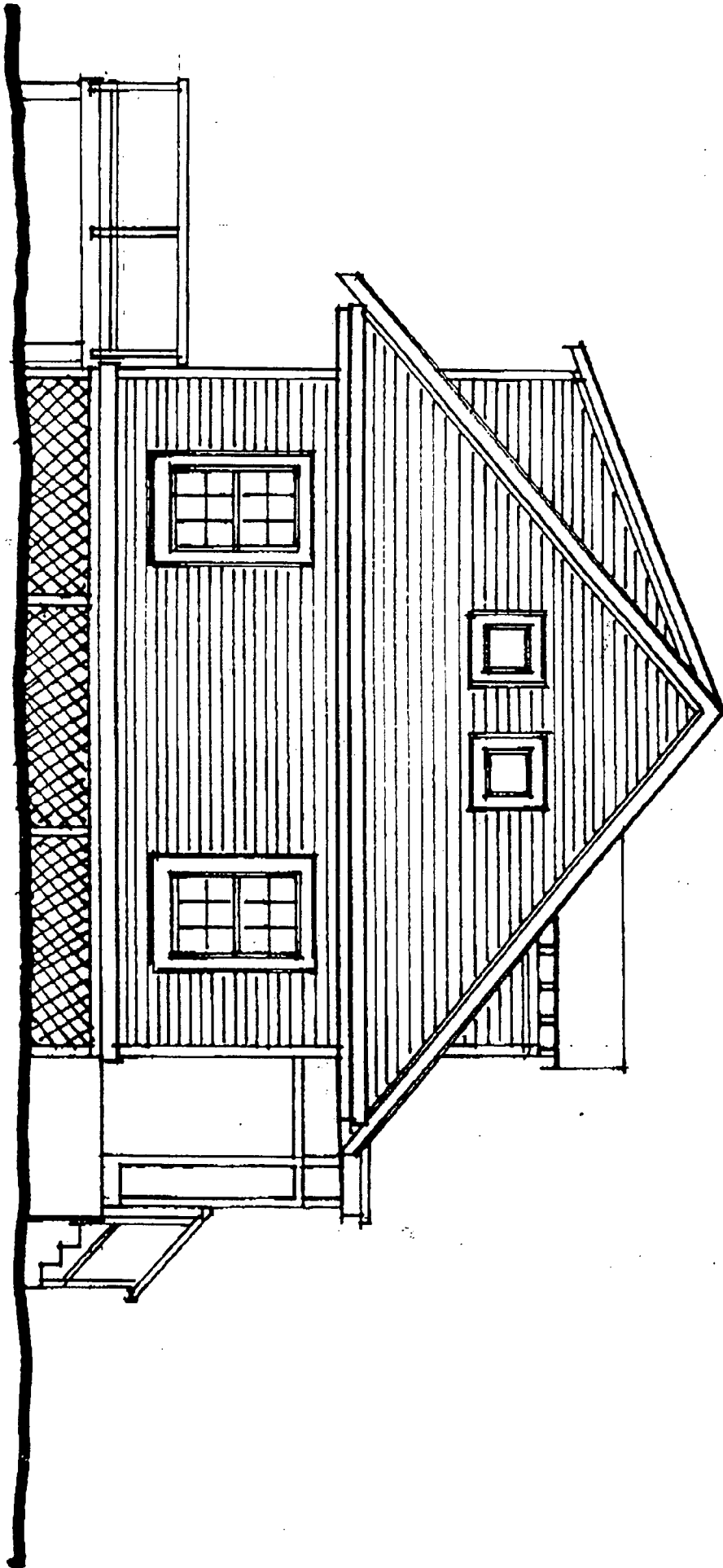
2ND FLOOR (ATTIC LEVEL) 1/2" = 1' SCALE

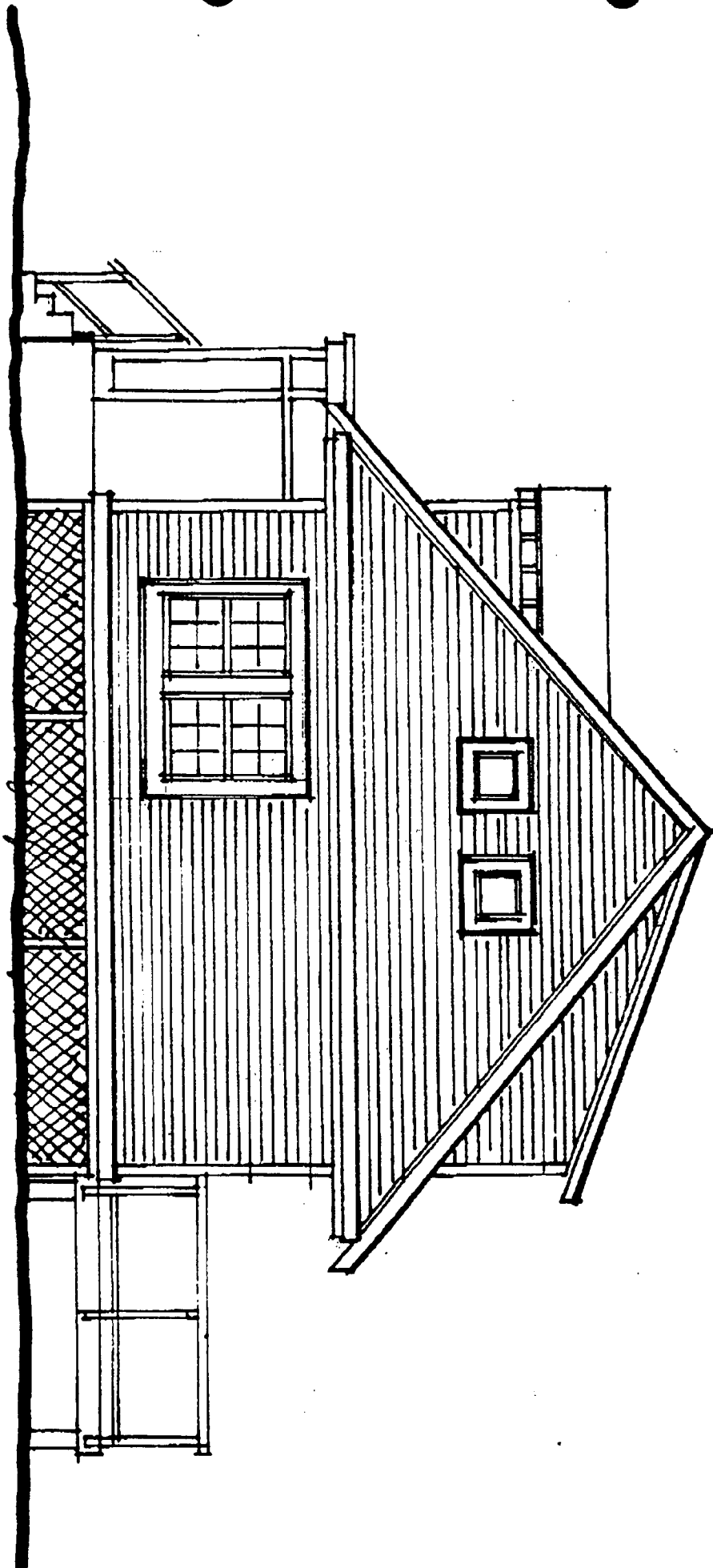










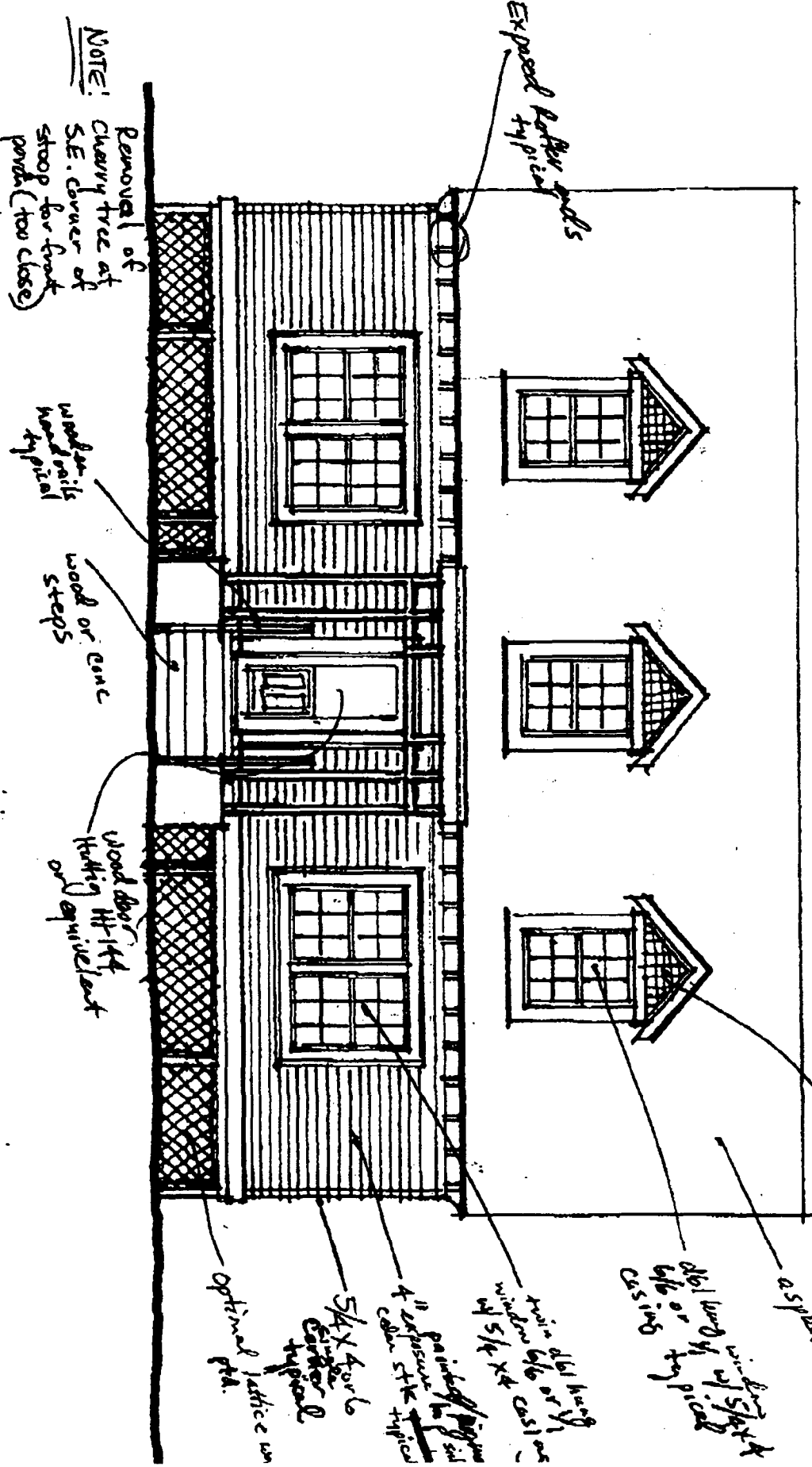


05/05/1996 13:13 7037499016

AUG

PAGE 01

Post-It Fax Note		7671
To: Pat Parker	Date: 5/16/96	# of pages: 1
Co/Dept: HPC	From: Gary Hodder	
Phone #: 495-4730	Co.:	
Fax #: 495-1307	Phone #: 601-144	
	Fax #: 593-1930	

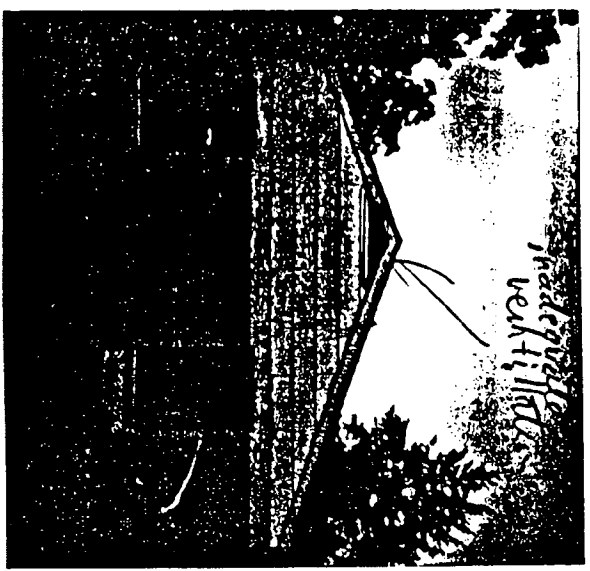


Subject property showing:

① - lower than usual roof pitch (for neighborhood conformity)

② - inadequate ventilation

#8816

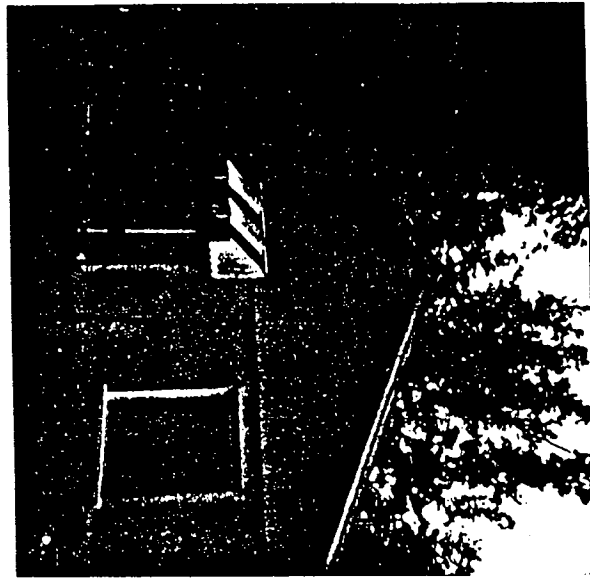


#8816 lowest roof pitch on street.

③ Raised pitch could add more living space w/o additional boundary encroachments.

(next door)

#8814



#8814

(across the street)

#8815



#8815

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8816 Hawkins Lane

Meeting Date: 6/12/96

Resource: Hawkins Lane Historic District

HAWP: Alterations

Case Number: 35/54-96A

Tax Credit: No

Public Notice: 5/29/96

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Staff: Patricia Parker

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RECOMMEND: Approve w/  
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### DISCUSSION

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The applicant proposes to use lattice within the gable. But staff would suggest the use of a shaped shingle for ornamentation in this area. Staff would also recommend that the dormers should be surfaced with asphalt shingle to match the main roof.

In the past the Commission has offered comment about the importance of porches to the Hawkins Lane Historic District. This feature results from the social development patterns of the Lane. This house, as proposed, has a simple small porch facing the Lane with roof above. It is light in construction so as not to add further weight to the front facade.

The height of the house appears to be consistent with earlier HPC decisions within this Historic District. The height of the house from grade to the top of the ridge line would be 24'-0-1/2". 8813 and 8817 Hawkins Lane were approved to be 24' in height from grade.

Staff was concerned about the level of the first floor as shown. The applicant has proposed a slight change in grade from the Lane due to water problems they now experience. As proposed, the house would be 2'6" above grade with painted lattice over block used as fill below the first floor. The appearance is lacy but staff feels that consistency within the district should be retained concerning the setting of the first floor level. This feature is most intimate with the public street and impacts the street scape importantly.

Staff reviewed the level of the first floor on other properties within the historic district. Several of the properties have two steps up to grade; others appear to rest on grade and a few have a stair to provide a more substantial rise. Because of the diversity within the district, and to permit the new design to address existing water problems, staff feels that the proposed grade change could be approved.

Consistent with earlier HPC approved proposals, staff would recommend that if the applicant is unable to use wood windows having 6/6 true divided lites, then staff would recommend that the applicant uses 1/1 wood double-hung windows with wood trim. Door openings should also be trimmed using 4" minimum wood trim.

In the amended application, the front door would be wood with the upper portion of single pane glass and the lower portion would have two wood panels. Staff would recommend that the applicant not choose a decorative glass which would be inconsistent and inappropriate for the district.

Staff also recommends that the structure be clad in painted wood siding. Staff suggests that porch posts be simple, but substantial - made of wood and at least 6'x 6'. Wood cornice trim should be used and wood corner boards should be a minimum of 4" wide.

The proposal to remove a cherry tree at the front entrance is approvable, because the tree is close to the foundation of the house.

#### STAFF RECOMMENDATION

In summary, staff commends the applicant's proposal in that the overall form of the structure is simple and that the applicant has chosen not to expand the footprint. The gable dormers at the front of the house add interest, reducing the roof mass and the character of the gables adequately differentiate this proposal from other structures within the Hawkins Lane Historic District.

Staff does not find the two story appearance at the rear to be problematic. The applicant has contained the overall square footage within the existing footprint and staff feels that this proposal is compatible with scale and massing within the Hawkins Lane Historic District. The Hawkins Lane Historic District Development Guidelines state:

- 1. Proposed alterations should allow for the retention of those features (such as trees and open space) which contributed to the district's rural character.**
- 2. New construction should be compatible in scale, massing and materials with existing structures, particularly those which are adjacent or in close proximity to the construction.**
- 3. New construction should take into account the vernacular character of existing structures and the wide variety of materials used.**



**4. New construction should maintain the approximate setback and siting patterns established by existing buildings in the district, particularly those which are adjacent to or in close proximity to the new construction.**

With the following conditions, staff recommends that the Commission find the proposal **consistent** with the purposes of Chapter 24A-8(b)1:

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;

and with the Secretary of the Interior's Standards for Rehabilitation #9 and #10:

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.

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;

and with The Hawkins Lane Historic District Development Guidelines.

Staff's recommended conditions are as follows:

1. Siding shall be painted wood siding. All trim shall be made of wood, including cornice and corner boards.
2. Windows and doors shall be wood, set in wood framing and having true divided lites. If the windows do not have 6/6 true divided lites, then the windows shall be 1/1. Applied muntins are not permitted.
3. Glass used within the openings shall be simple and devoid of ornamentation, i.e. no stained or leaded glass shall be used.
4. Wood shingles shall be used within the new gables.
5. New roofing shall match existing roof materials.
6. The tree shall be removed below grade with sod or re-seeding in its place.
7. New driveway surfacing, if a part of the proposal, shall be gravel.
8. During construction, the applicant must provide for and assure the continued good maintenance of roadway surfacing for Hawkins Lane.
9. Adequate and effective tree protection measures shall be developed and enforced throughout the construction period to minimize loss. This will include placement of snow fencing at the driplines of existing trees.

and with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of

Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Carey Hoobler  
 DAYTIME TELEPHONE NO. (301) 681 1911

TAX ACCOUNT # 00426118

NAME OF PROPERTY OWNER Carey Hoobler DAYTIME TELEPHONE NO. ( ) AS ABOVE

ADDRESS 10907 Jarboe Ave Silver Spring MD 20901  
CITY STATE ZIP CODE

CONTRACTOR ELLISON CORP. TELEPHONE NO. (301) 681 1911

CONTRACTOR REGISTRATION NUMBER 1A099

AGENT FOR OWNER Carey Hoobler DAYTIME TELEPHONE NO. ( ) AS ABOVE

LOCATION OF BUILDING/PREMISE 8816 HAWKINS LN

HOUSE NUMBER 8816 STREET HAWKINS LN

TOWN/CITY CHEVY CHASE NEAREST CROSS STREET JONES BRIDGE RD

LOT CLER DRINKING BLOCK 3 SUBDIVISION PLANS AND ELEVATIONS

LIBER A659 FOLIO AS9 PARCEL B38

## PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE AC Slab Room Addition
- Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
Wreck/Raze Install Reversible Revision Fence/Wall (complete Section 4) Single Family Other
- 1B. CONSTRUCTION COST ESTIMATE \$ 25K
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # NO

## 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

- 3A. HEIGHT Test inches
- 3B. 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/assessment FREE SURVEY

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.

Signature of owner or authorized agent [Signature] Date 5/1/92

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature \_\_\_\_\_ Date \_\_\_\_\_

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

HAWKINS LANE - NO. 8816 - EXISTING 1953 RAMBLER 7'2" 1ST FLOOR CEILING HT  
OCCASIONAL LEAKING BSMT, HOUSE IN NEED OF RENOVATIONS + REPAIR NO HISTORICAL  
FEATURES ARCHITECTURALLY - HISTORIC DISTRICT ON BASIS OF KINSHIP COMMUNITY  
(NEW ROOF, WINDOWS, GENERAL REPAIR)

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

REMOVE EXISTING ROOF (4-12 PITCH) + REMOVE EXISTING WINDOWS. MAINTAIN EXIST BLOCK 1ST  
FLOOR WALLS, INSTALL NEW ROOF WITH 10-12 PITCH + DORMERS TO ACCOMMODATE FINISHED  
ATTIC FOR BEDROOMS AND BATHROOM. INSTALL NEW WINDOWS + DOORS

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

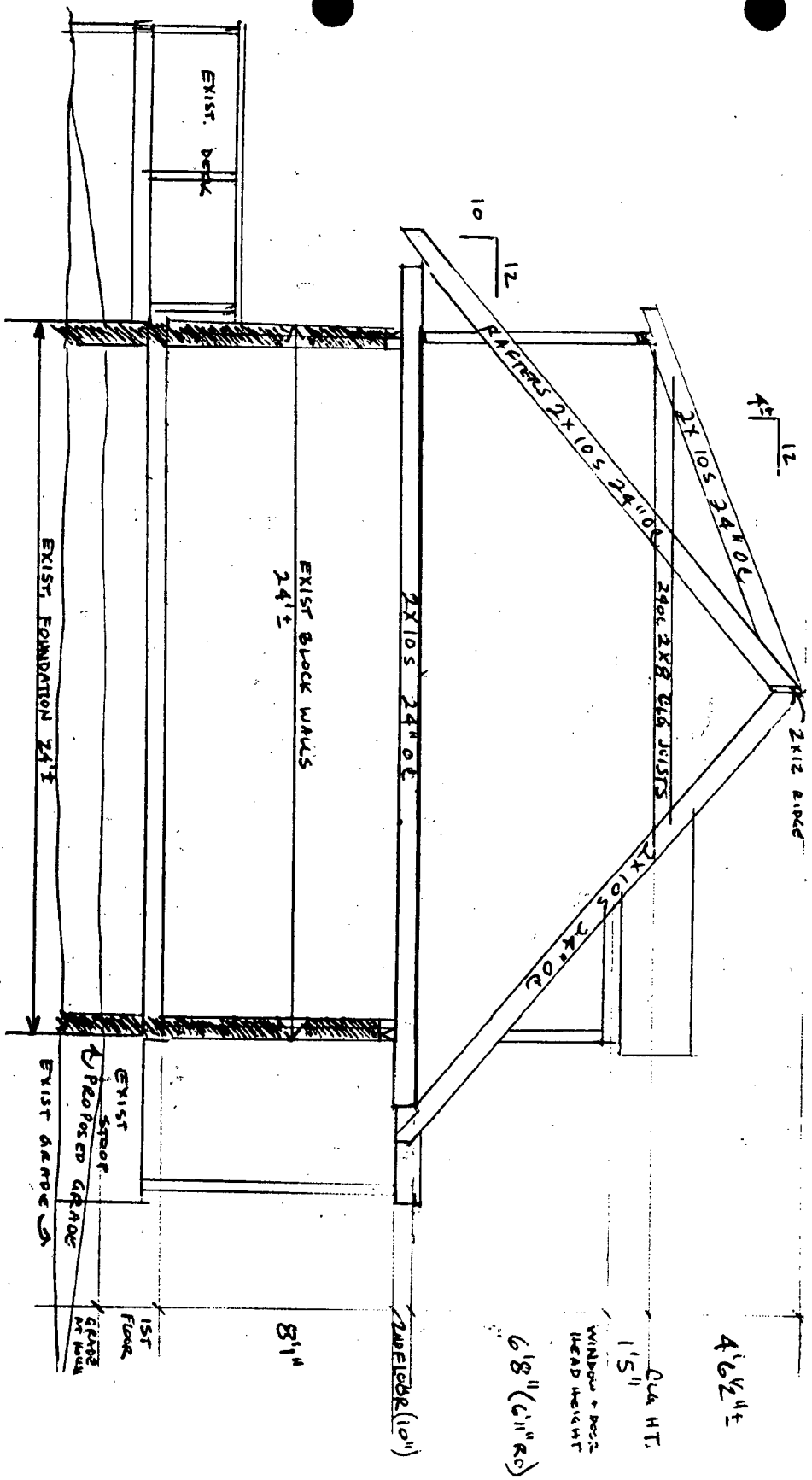
**5. PHOTOGRAPHS**

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

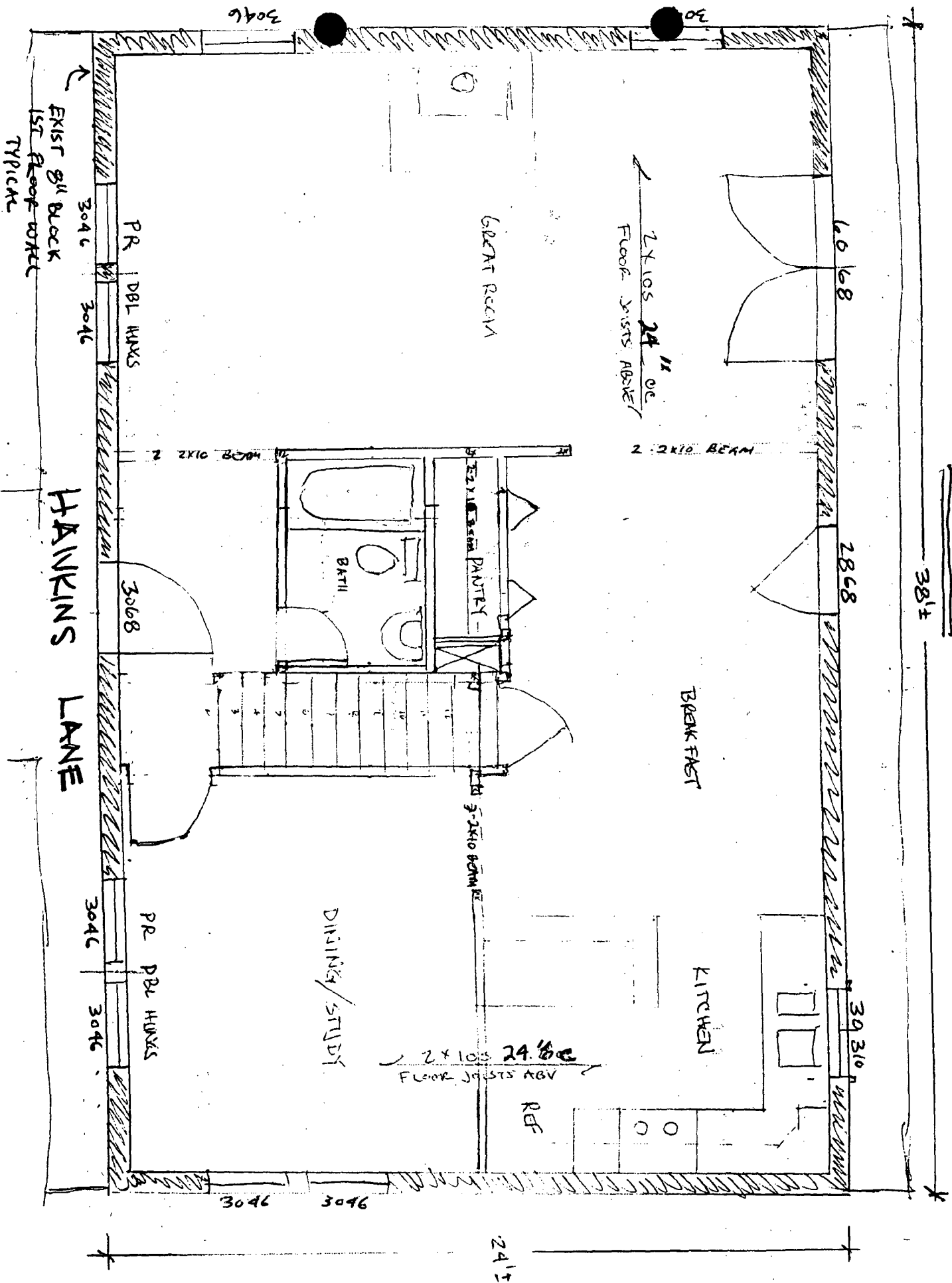
LIST OF ADJOINING AND CONFRONTING PROPERTY OWNERS  
 (Please see information on reverse side)

NAME	ADDRESS (Please add Zip Code)	LOT	BLOCK
MS ELLA HAWKINS	8816 HAWKINS LANE CHEVY CHASE, MD 20815	P837	
MR. CLEVELAND CHAMBLISS 1630 UPSHUR ST. NW WASH. DC 20011 (726-7852)	8812 HAWKINS LANE CHEVY CHASE, MD 20815	P890	
MR. HSH (WALTER)	8815 HAWKINS LANE CHEVY CHASE, MD 20815	P864	
UNITED STATES OF AMERICA 3rd, 18th + 19th St. NW, Wash. D.C. 20006	721/331 40.84 AC.	P670	

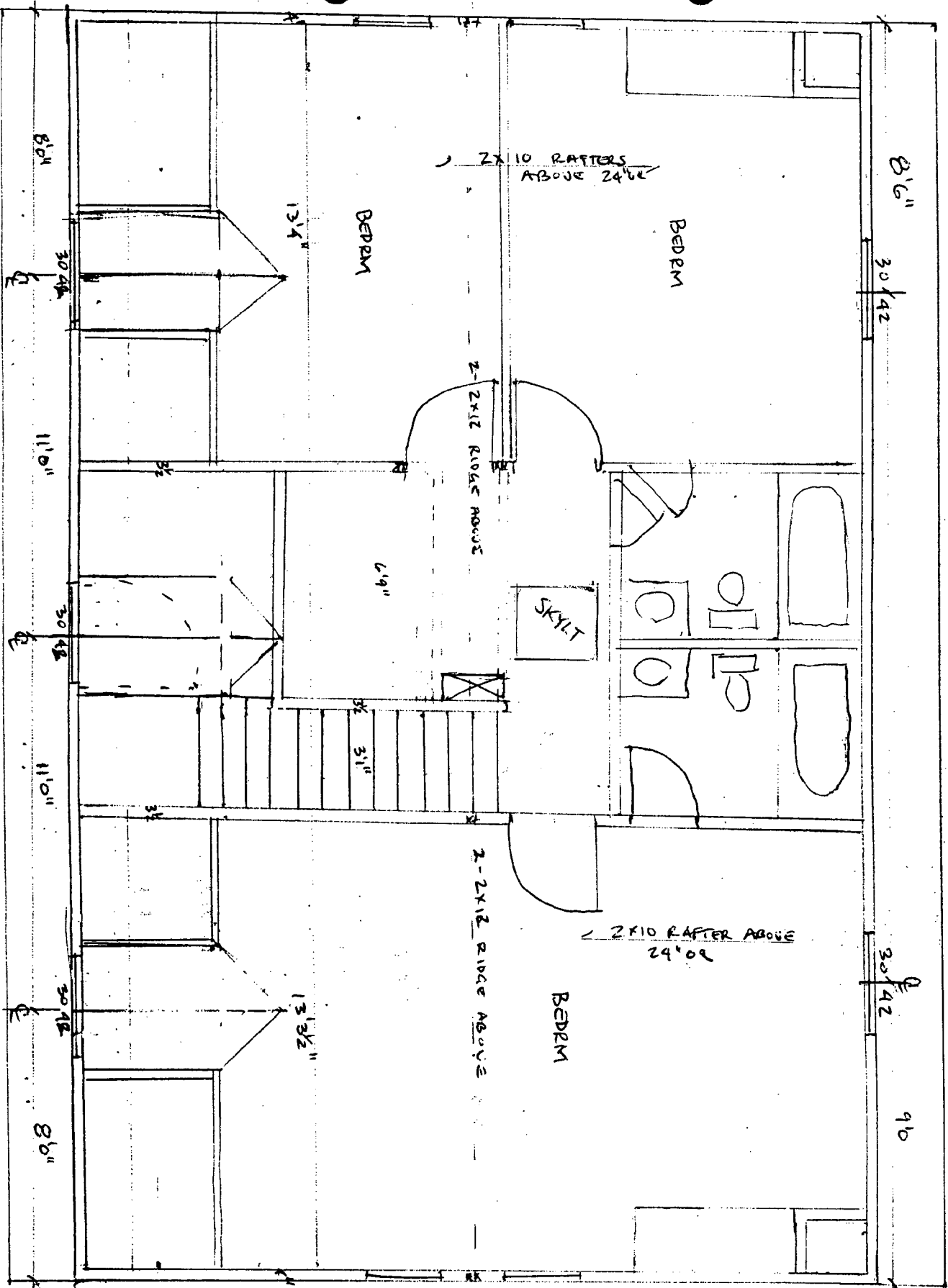


1ST FLOOR - 4" x 1" SCALE

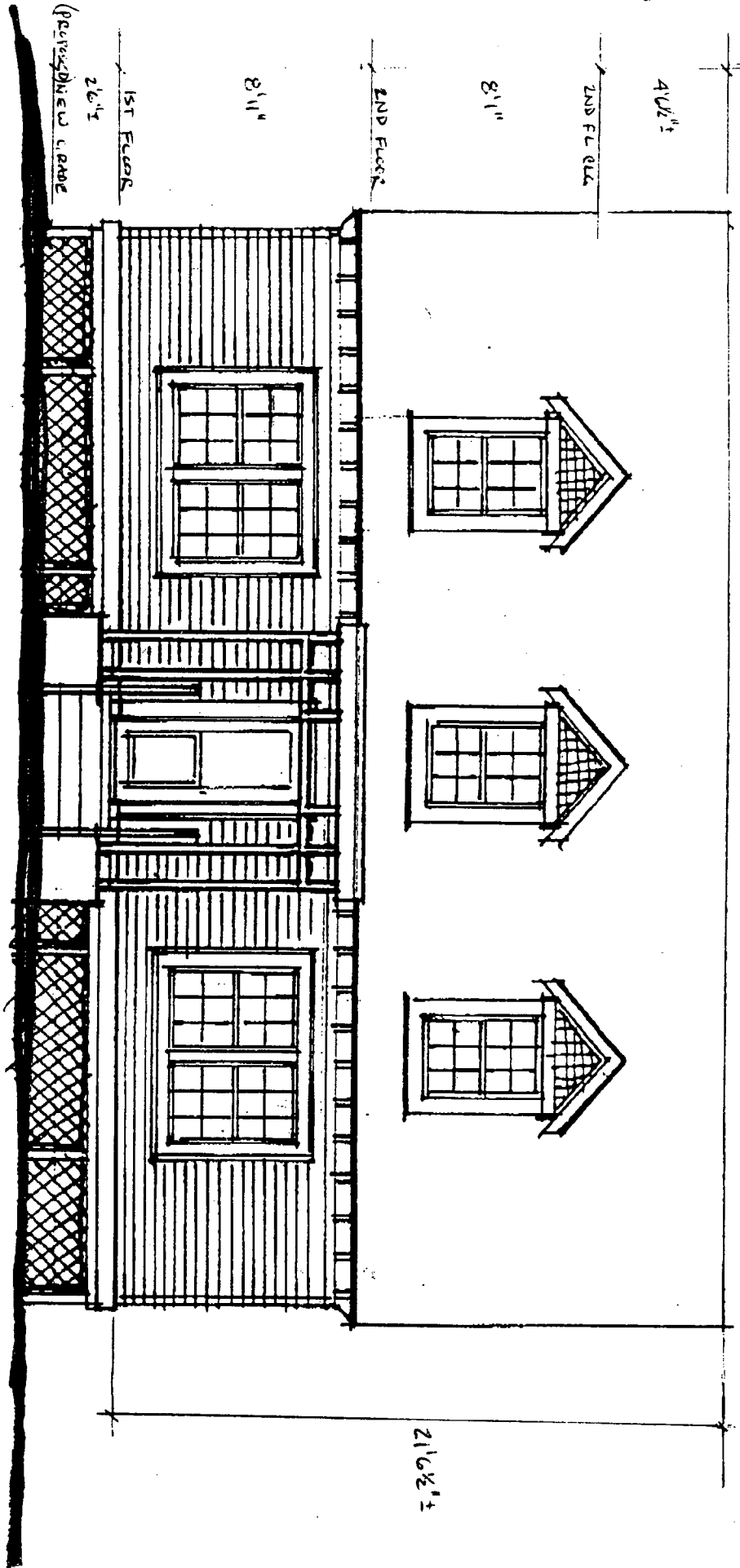
38'±

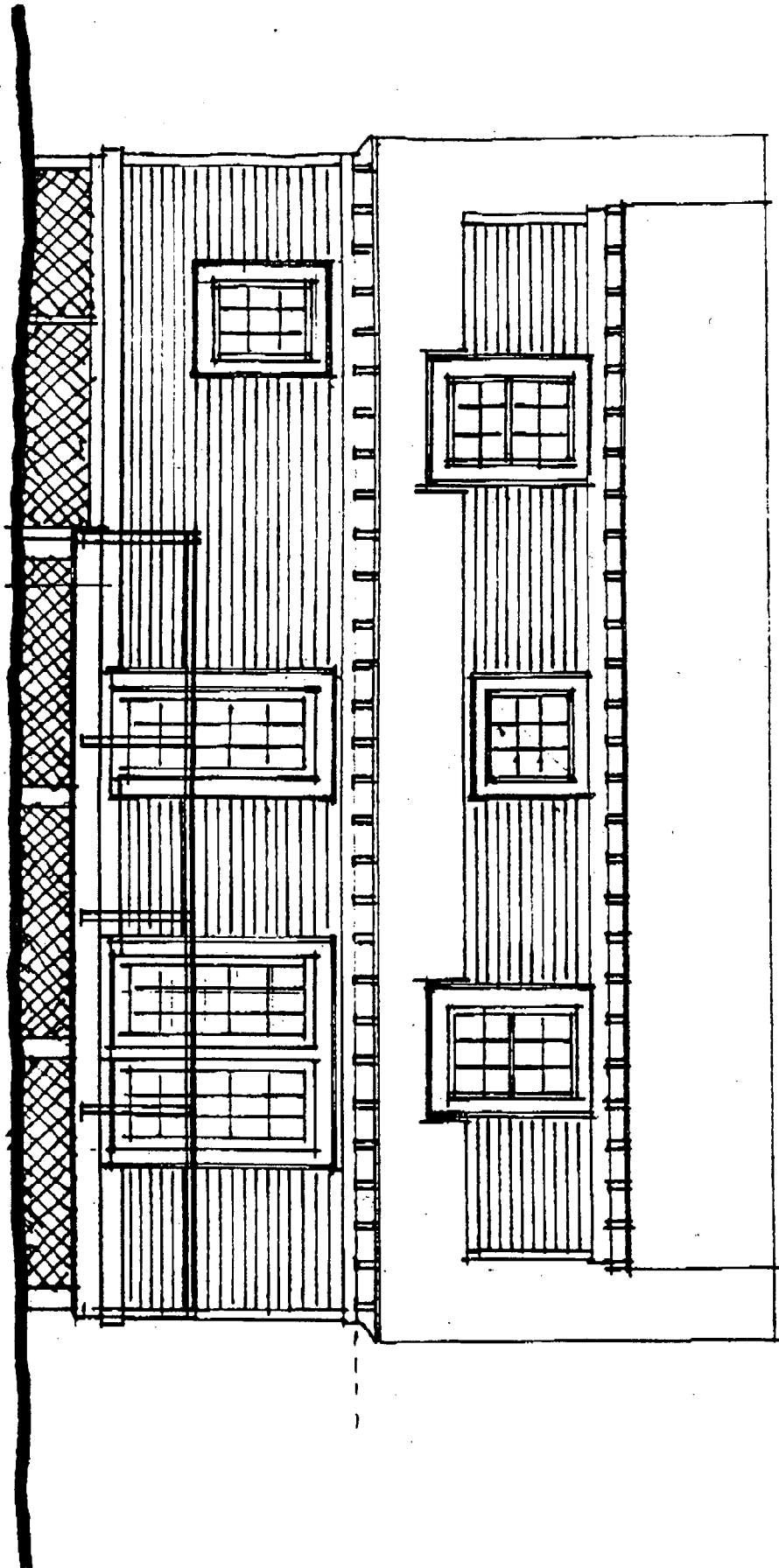


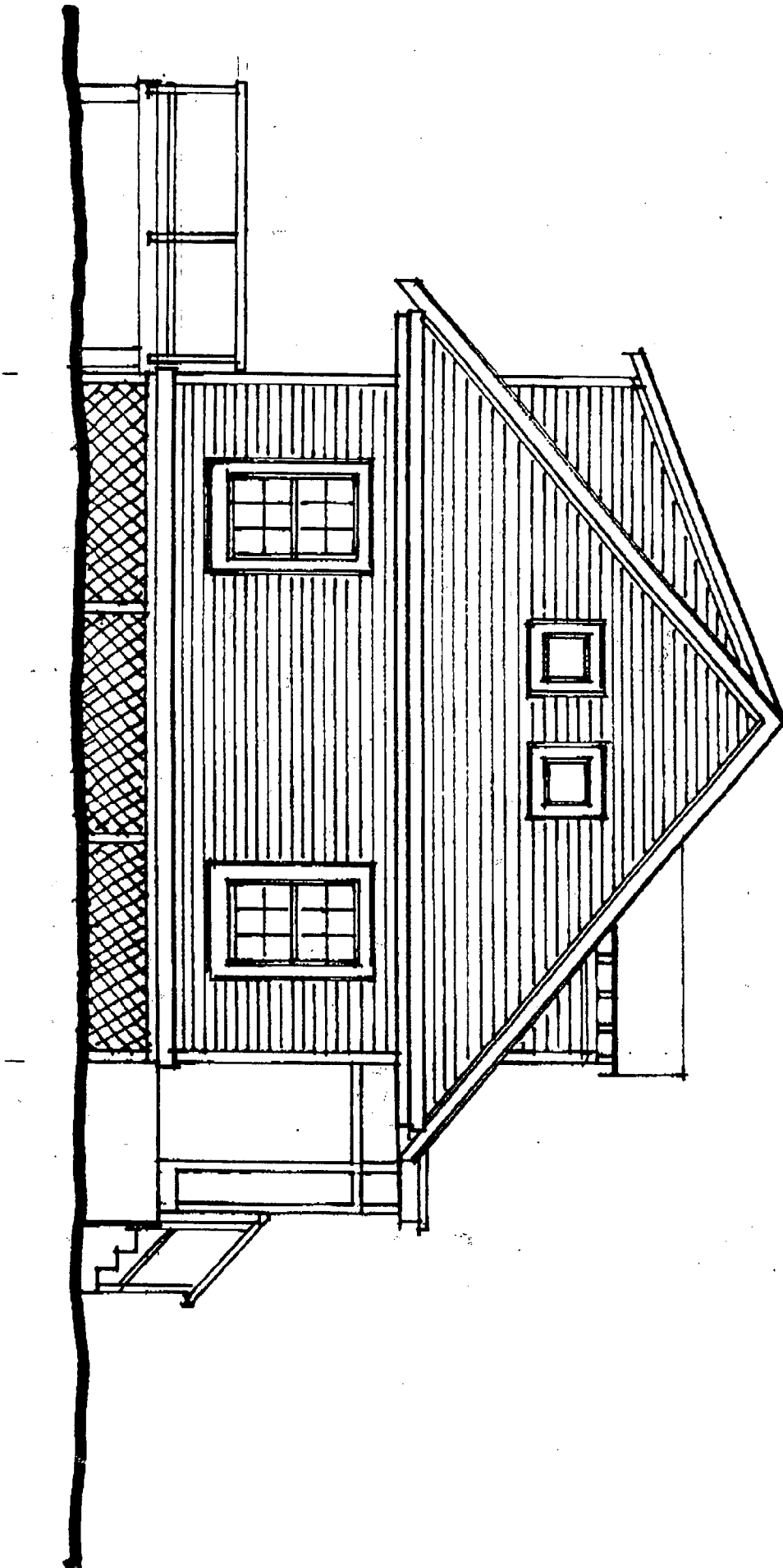
2ND FLOOR (ATTIC LEVEL) 1/4" = 1' SCALE

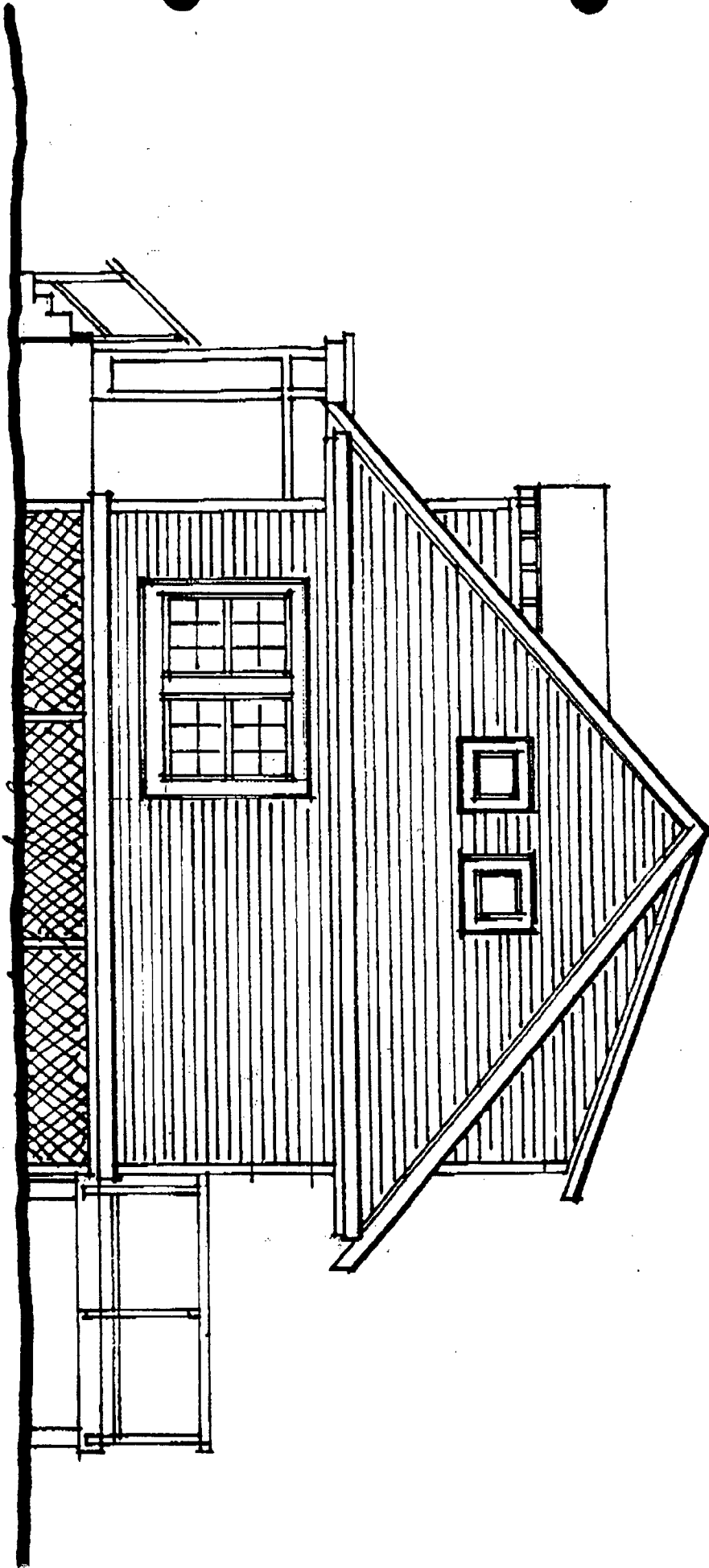












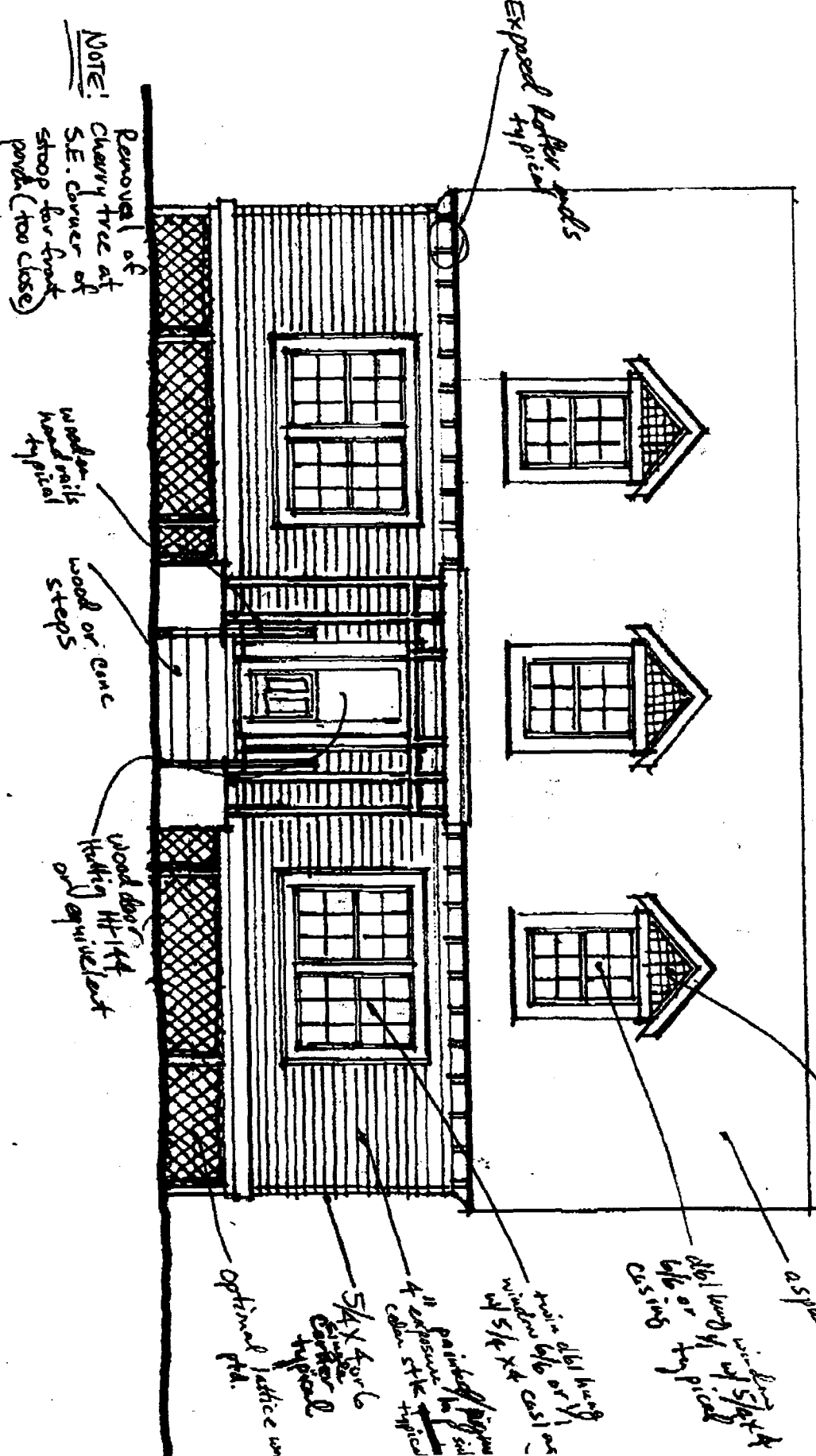
05/05/1996 13:13

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PAGE 01

PostNet Fax Note		7671	Date	6/5/96	# of pages	1
To	Pat Parker		From	Laney Hodder		
Co/Dept	RPC		Co.			
Phone #	495-4730		Phone #	601-1941		
Fax #	495-1307		Fax #	593-1930		

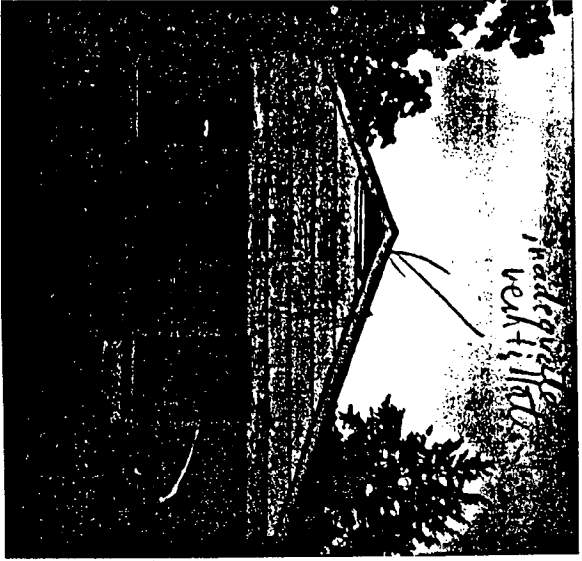


Subject property showing:

① - lower than usual roof pitch for neighborhood con. for height.

② - inadequate ventilation.

#8816



#8816 Lower roof pitch on street.

③ Raised pitch could add more living space w/o additional boundary encroachments.

(next door)

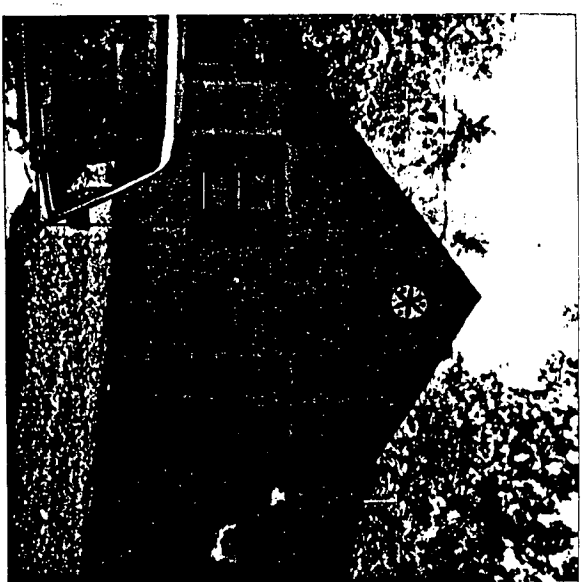
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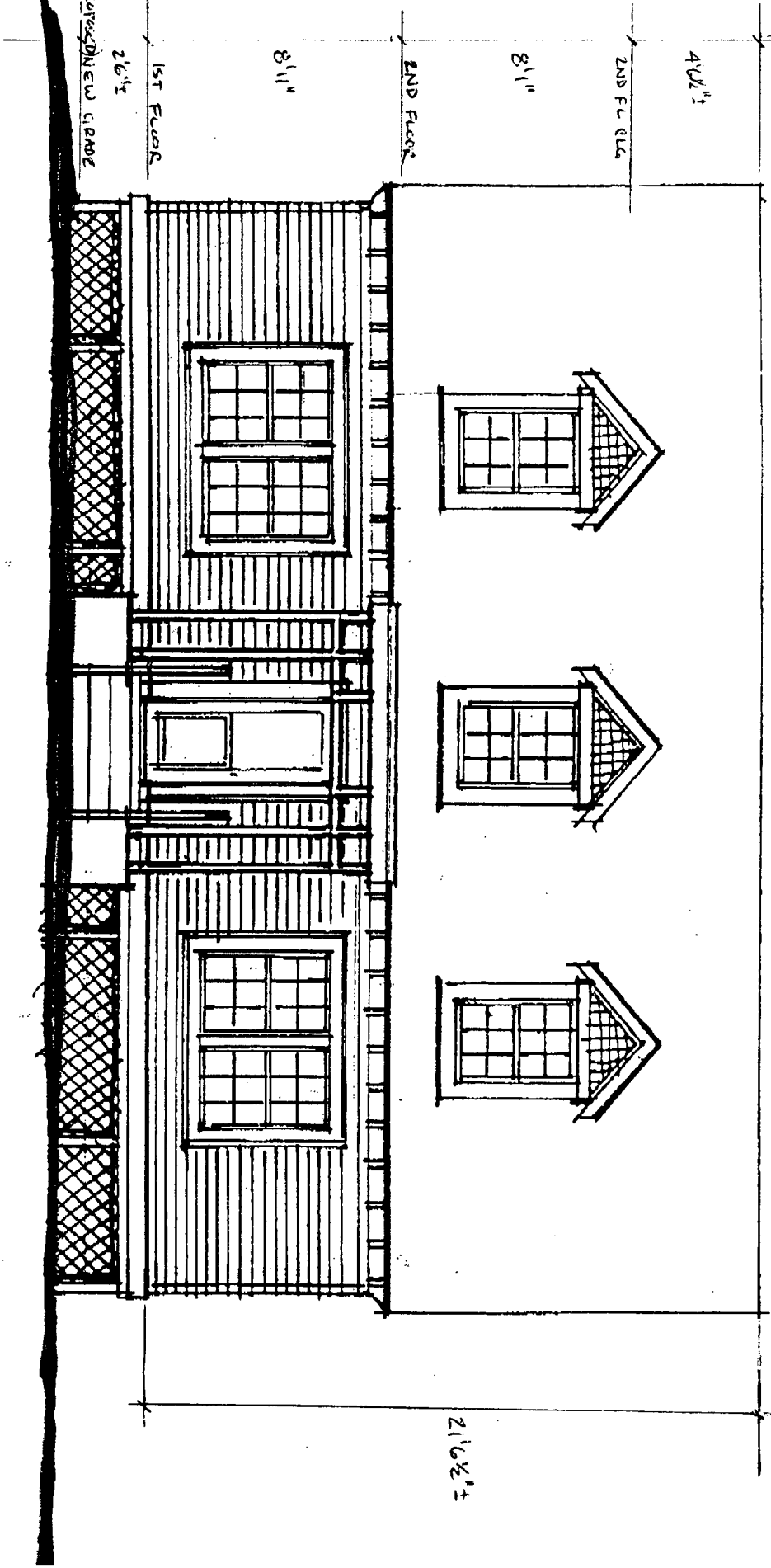
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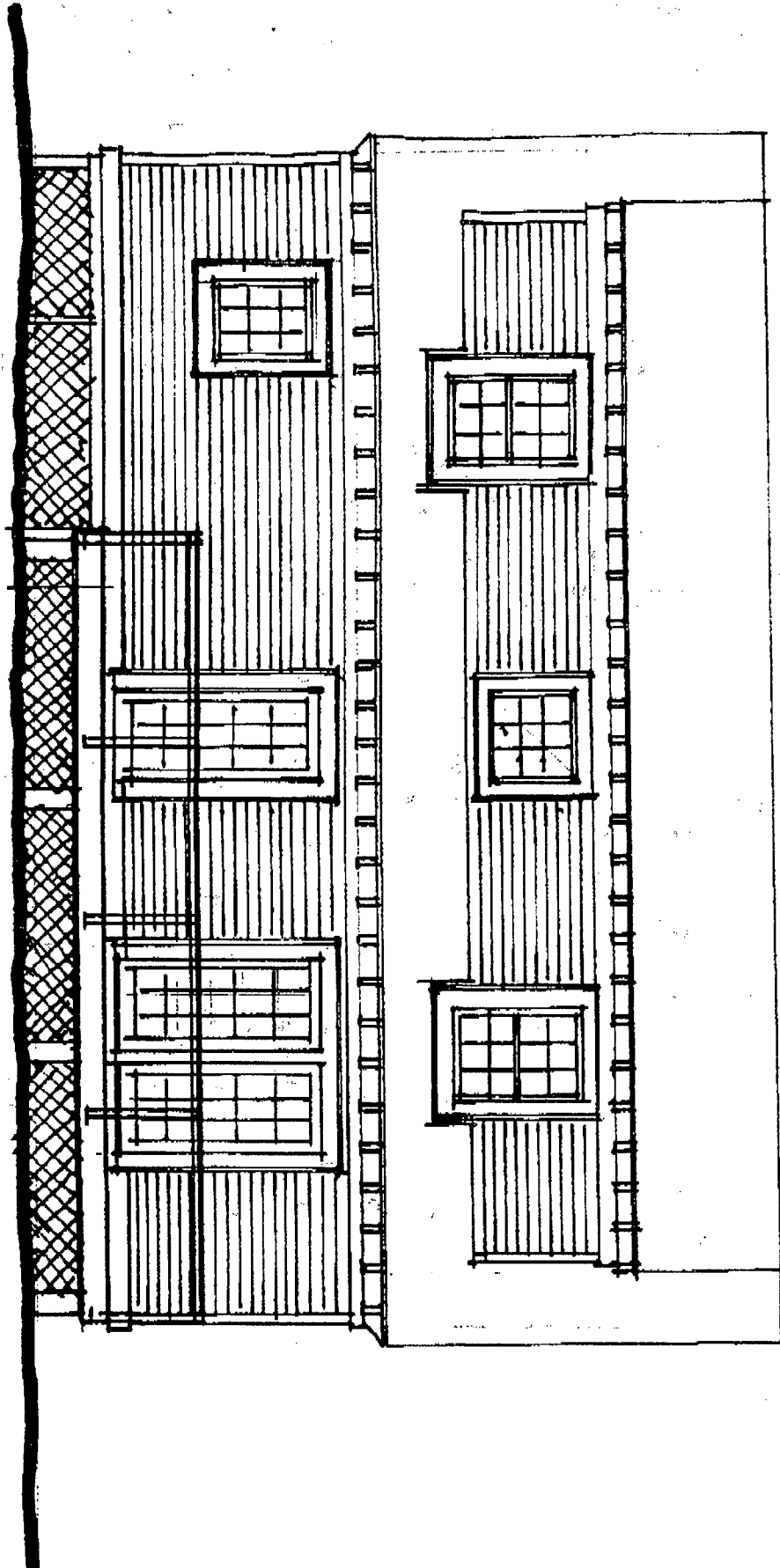
(across the street)

#8815

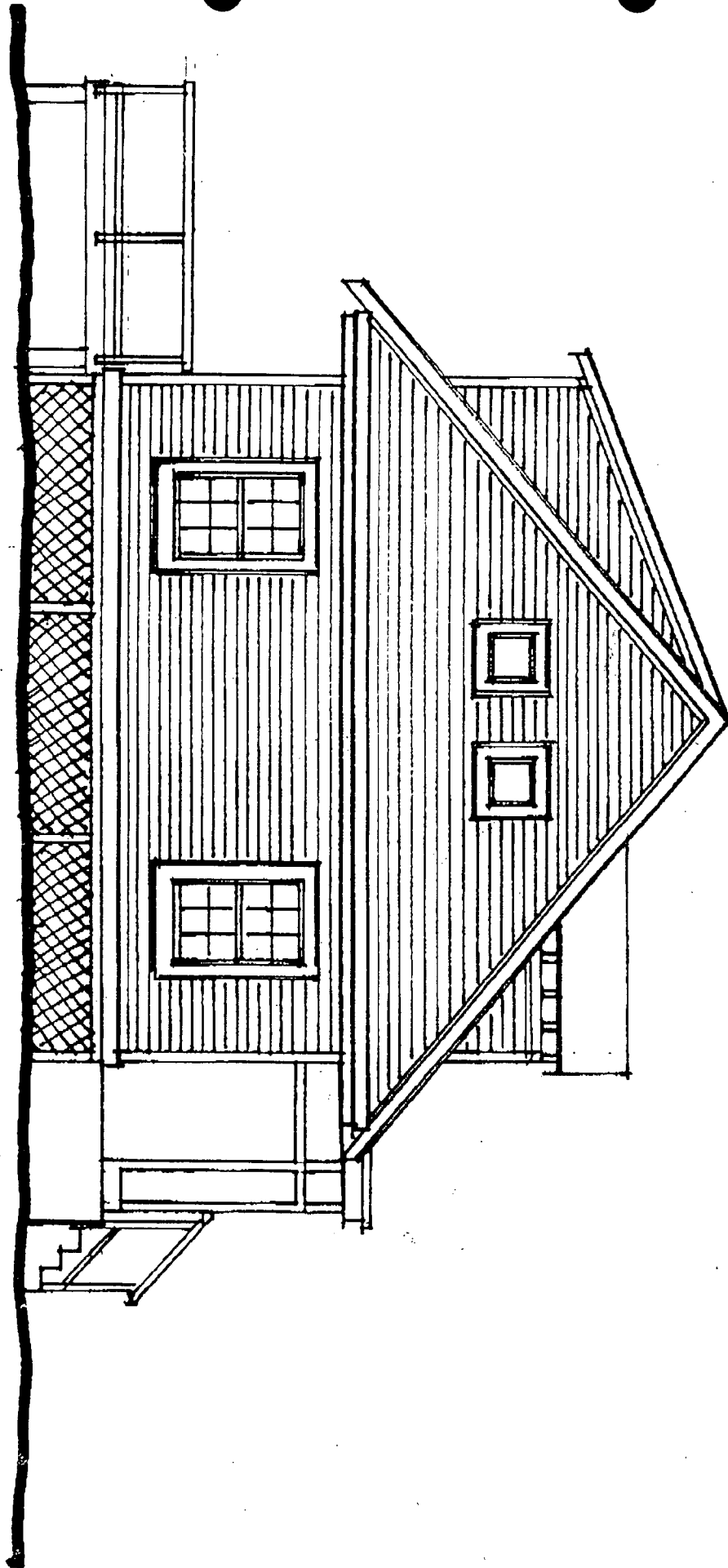


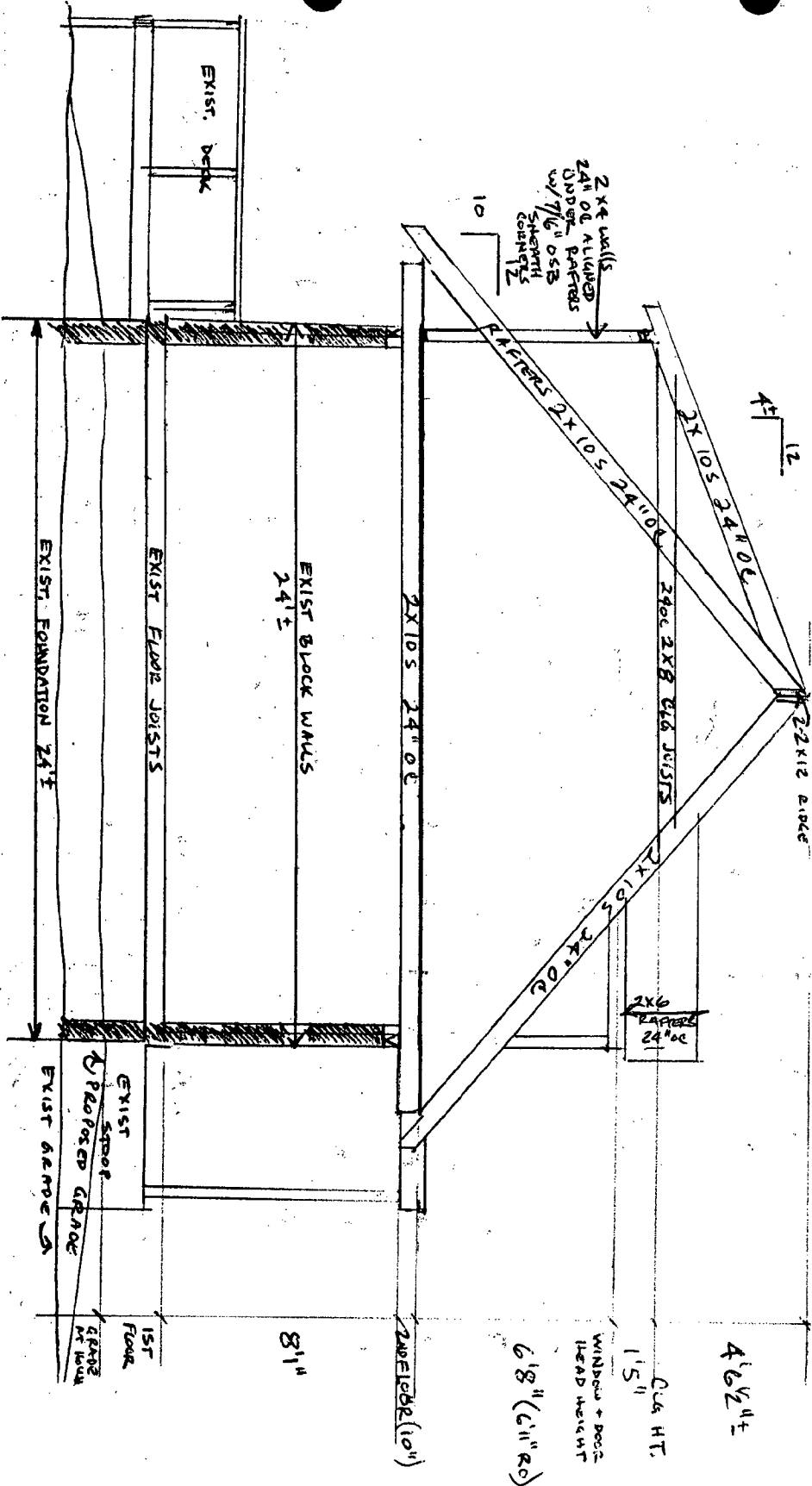
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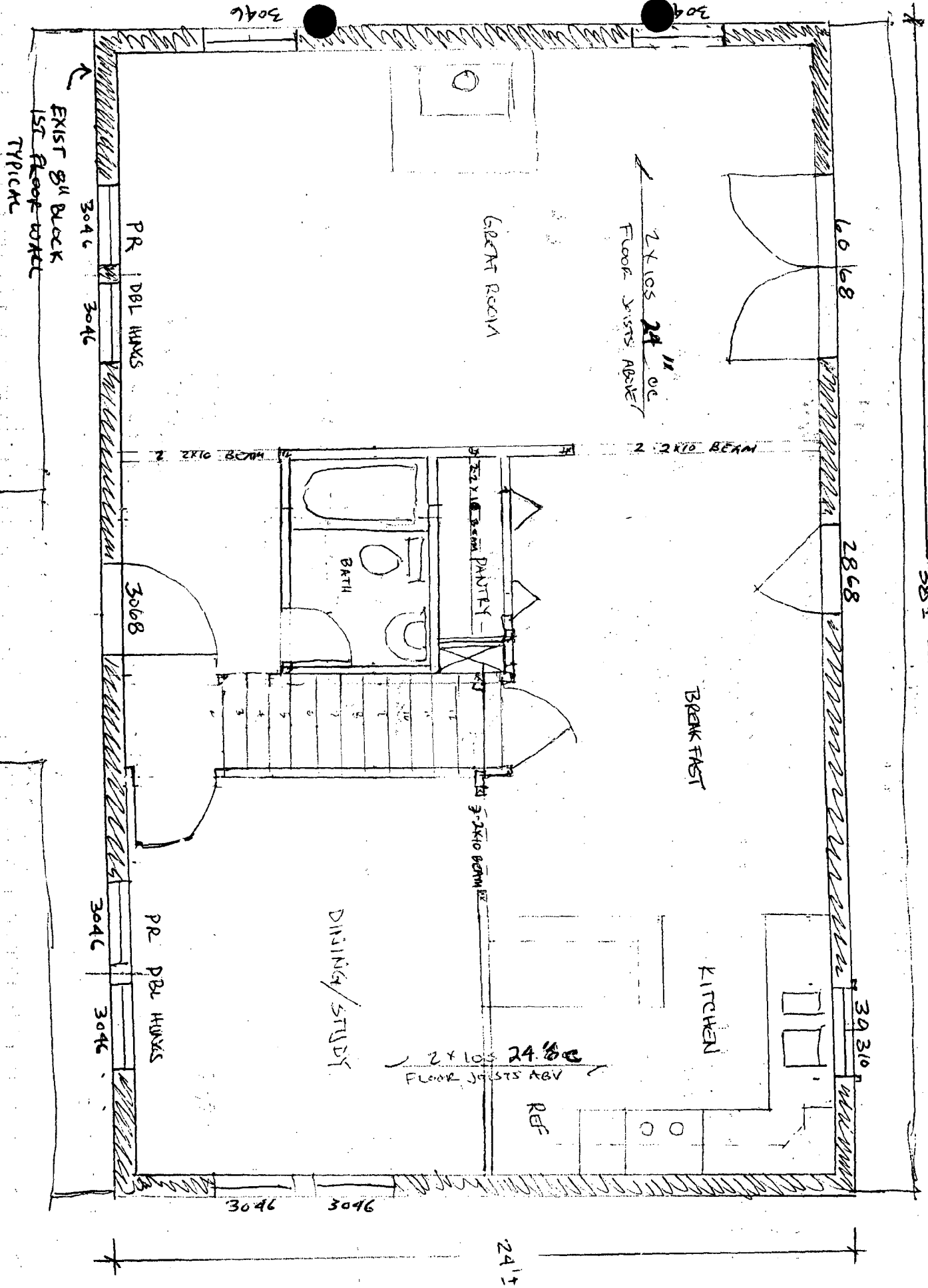






1ST FLOOR - 4 1/2" - 1' SCALE

38'1"



2ND FLOOR (ATTIC LEVEL) 1/4" = 1' SCALE

