

35/54-95B 8823 Hawkins Lane
Hawkins Lane Historic District

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

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.

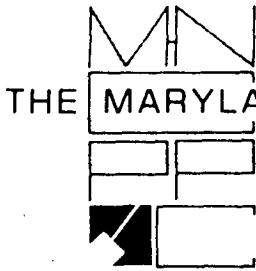
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

DATE: July 26, 1995

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:

X Approved _____ Denied
_____ Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Barbara Clancy

Address: 8823 Hawkme 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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8823 Hawkins Lane Meeting Date: 7/26/95
Resource: Hawkins Lane Historic District HAWP: Addition
Case Number: 35/54-95B Tax Credit: No
Public Notice: 07/12/95 Report Date: 7/19/95
Applicant: Barbara Glancy Staff: Patricia Parker
PROPOSAL: Construct Rear Addition RECOMMEND: Approval

BACKGROUND

This application follows earlier discussion of this proposal to construct an addition indented from the sidewall and at the rear of 8823 Hawkins Lane. This proposal was reviewed by the Commission at its most recent meeting (7/5/95 Staff Report attached-pages A-X).

At the time of review the Commissioners commented that the original structure had already experienced several changes. The applicant verified the comments as fact. And the Commissioners felt that the changes proposed as part of this application and those already made to a very modest structure do not change the nature of the house and are therefore compatible and consistent in design. Commissioners approved the proposal and instructed the applicant to submit the proposal without revision as a Historic Area Work Permit for final review.

STAFF DISCUSSION

The applicant has made no further changes since HPC review. The proposal is appropriate for this house and the Hawkins Lane Historic District as a whole. Therefore, staff recommends approval.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal 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 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 Standards #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; and

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 Guidelines established for the Hawkins Lane Historic District.

**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:

REMODELED ARTS AND CRAFTS BUNGALOW ON
HISTORICALLY SIGNIFICANT STREET.

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

SMALL ADDITION AT REAR OF HOUSE. STYLE AND FINISH
MATERIALS ARE SIMILAR TO EXISTING. EXIST. SCALE OF
HOUSE IS MAINTAINED

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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 WE HAVE ALREADY SUBMITTED THESE TO ROBIN ZIEK,

- a. 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.
- b. 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.

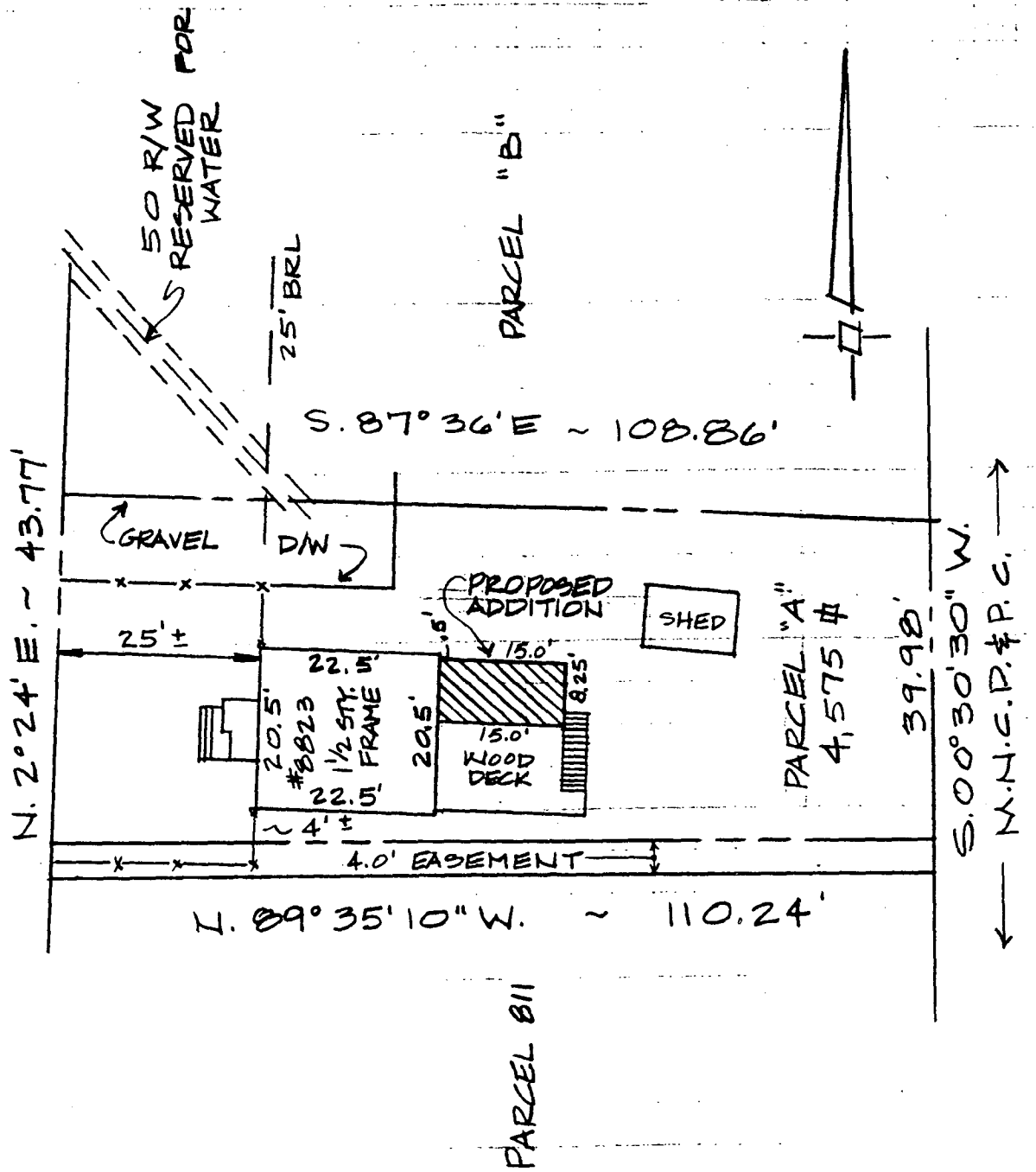
6. TREE SURVEY

CURTIS WAHL
8825 HAWKINS LANE
CHEVY CHASE, MD 20815

BOB CAMPS
8817 HAWKINS LANE
CHEVY CHASE, MD 20815

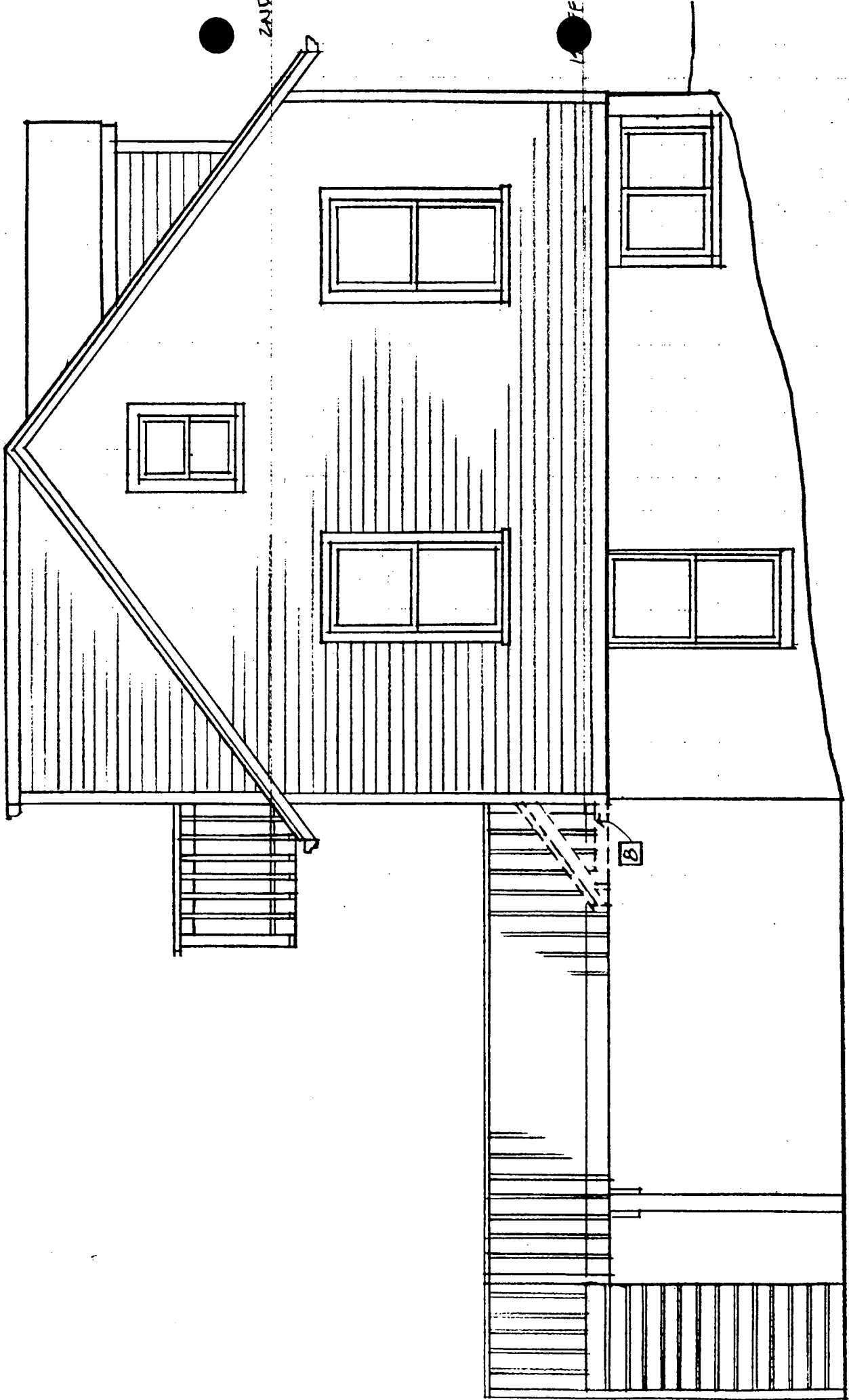
AL JENKINS
8822 HAWKINS LANE
CHEVY CHASE, MD 20815

ELLA HAWKINS
8818 HAWKINS LANE
CHEVY CHASE, MD 20815



PARCEL "A"
 HAWKINS SUBDIVISION
 PLAT BOOK 11
 PLAT 769

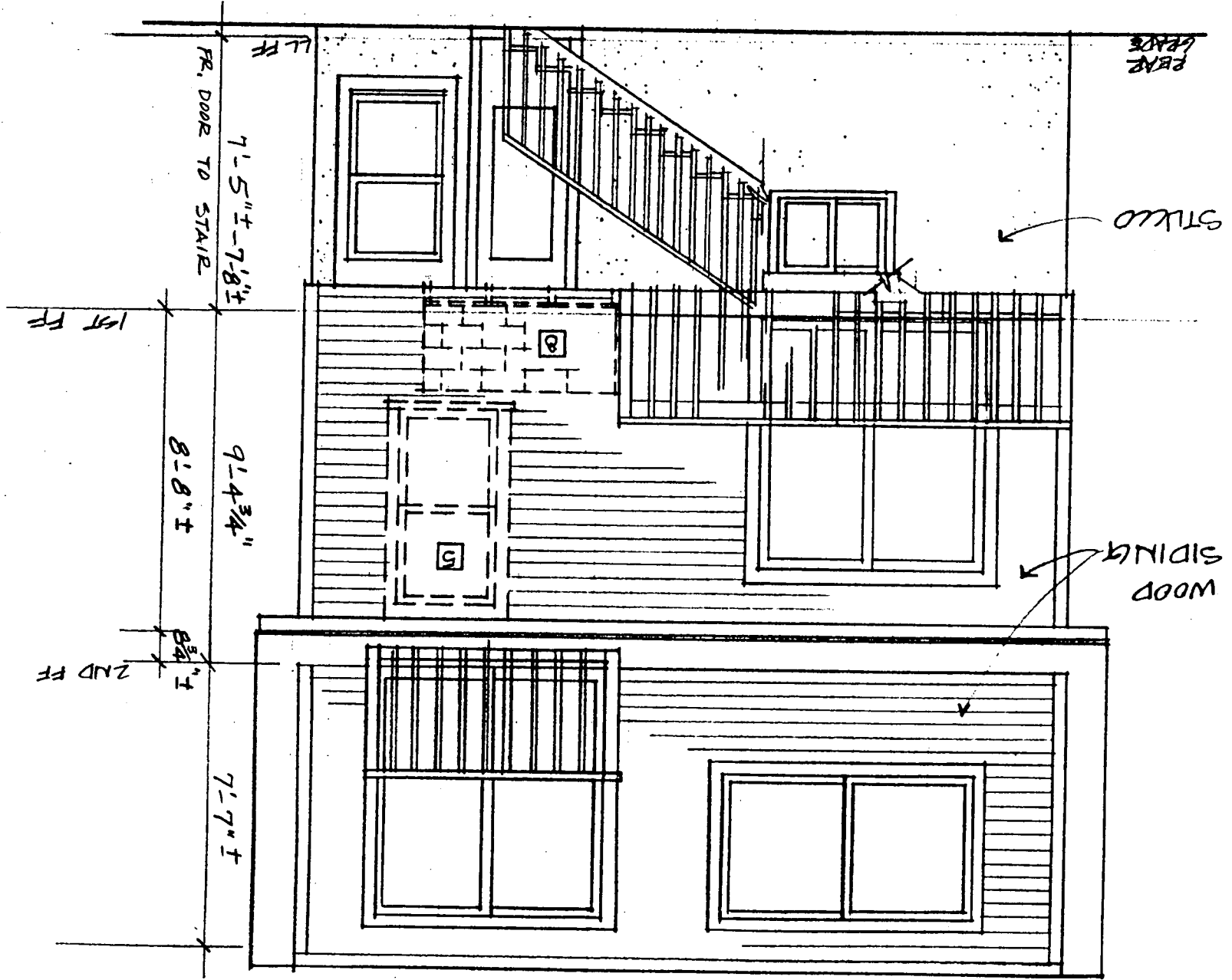
SCALE: 1" = 20'-0"



(LEFT SIDE ELEVATION SIMILAR)

EXIST. RIGHT SIDE ELEVATION 1/4" = 1'-0"

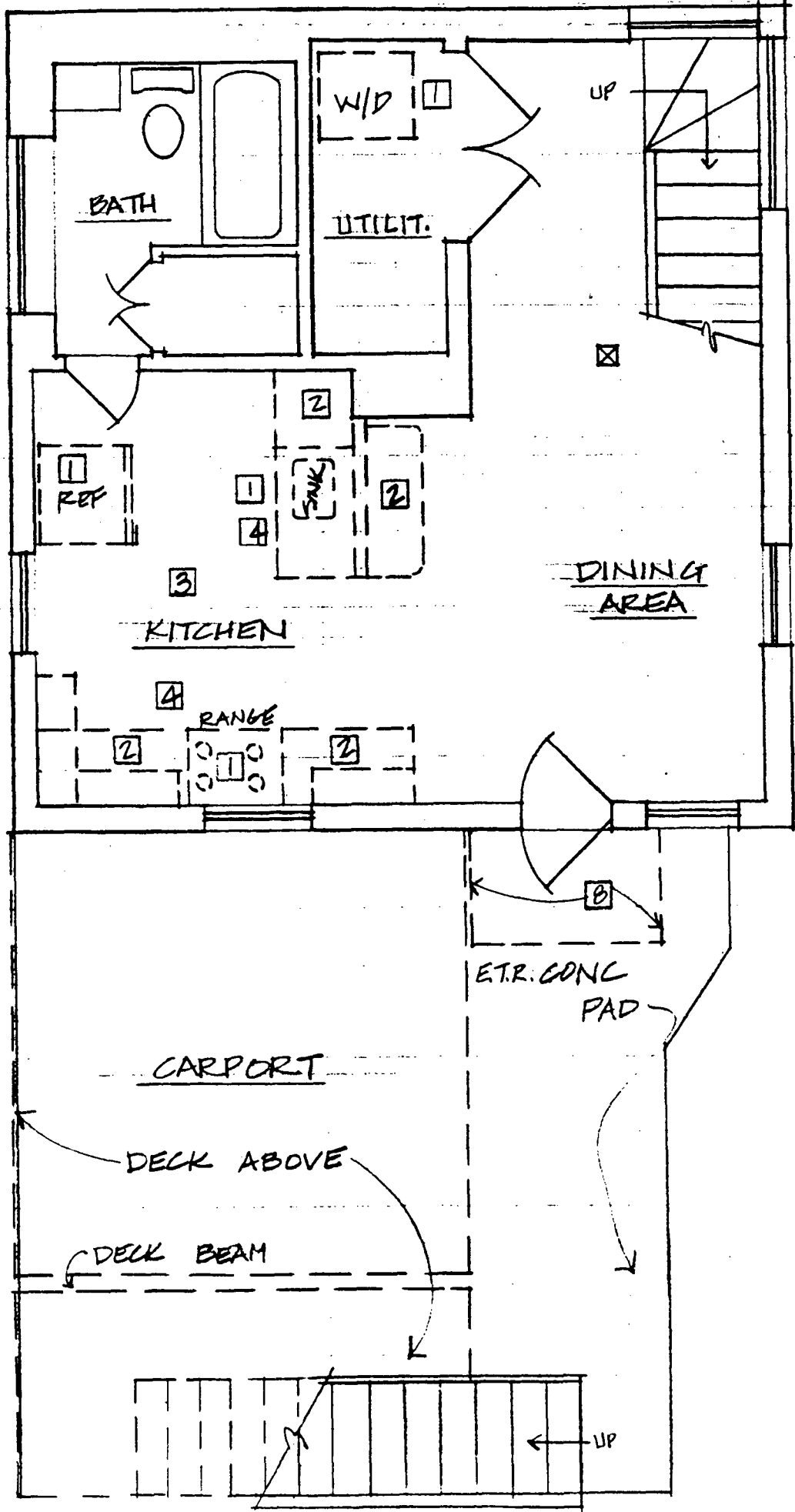
EXISTING REAR ELEVATION



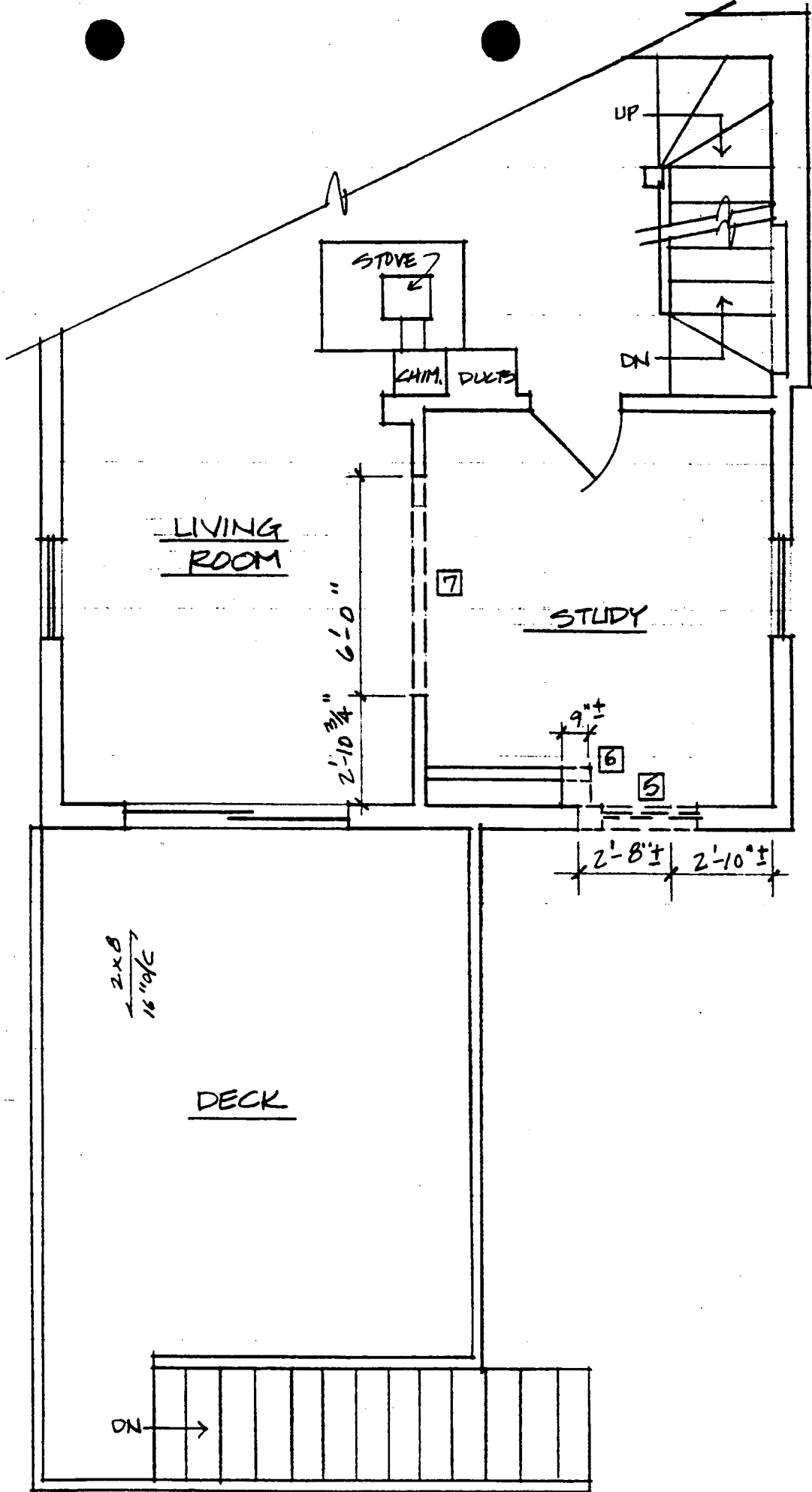
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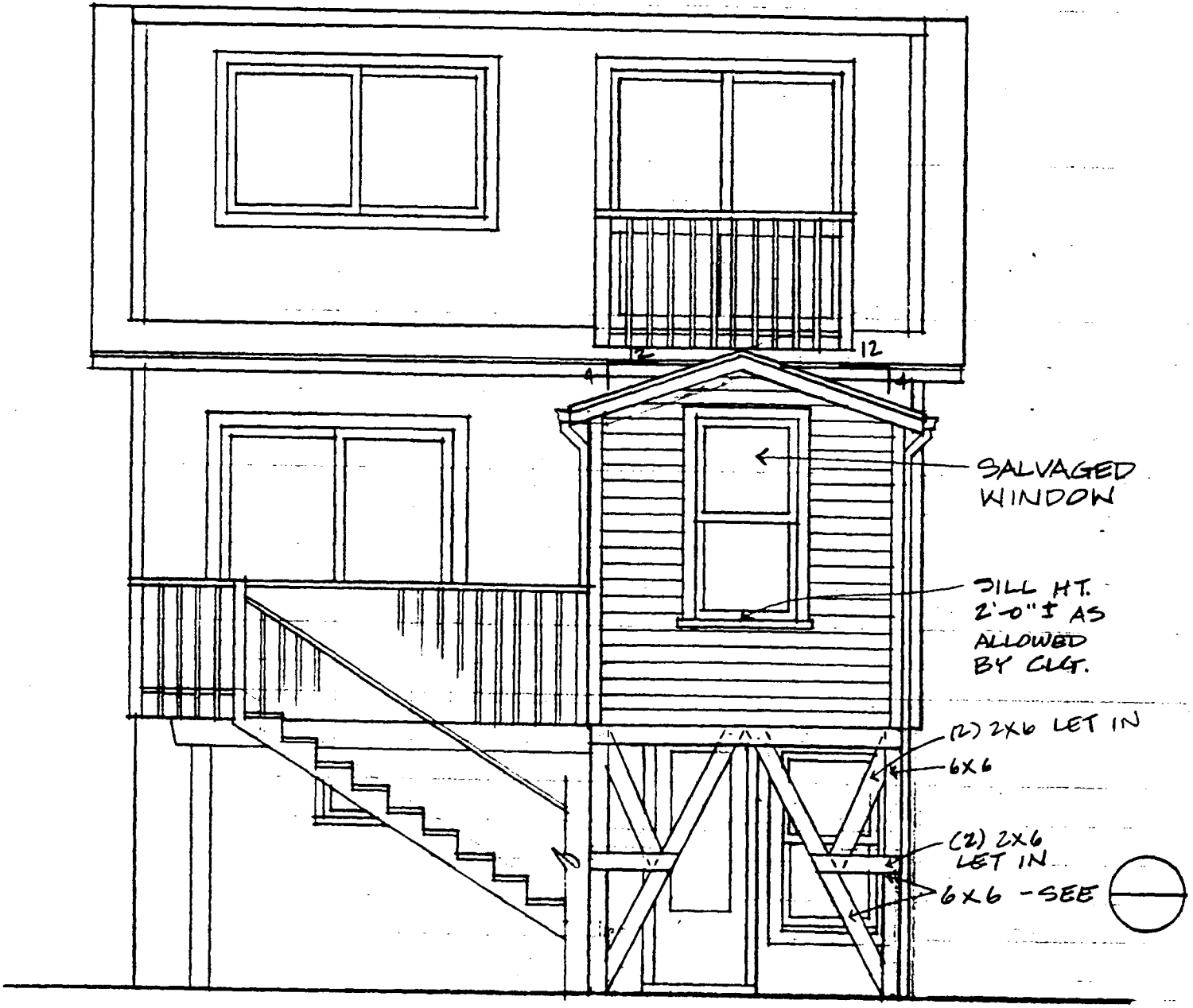
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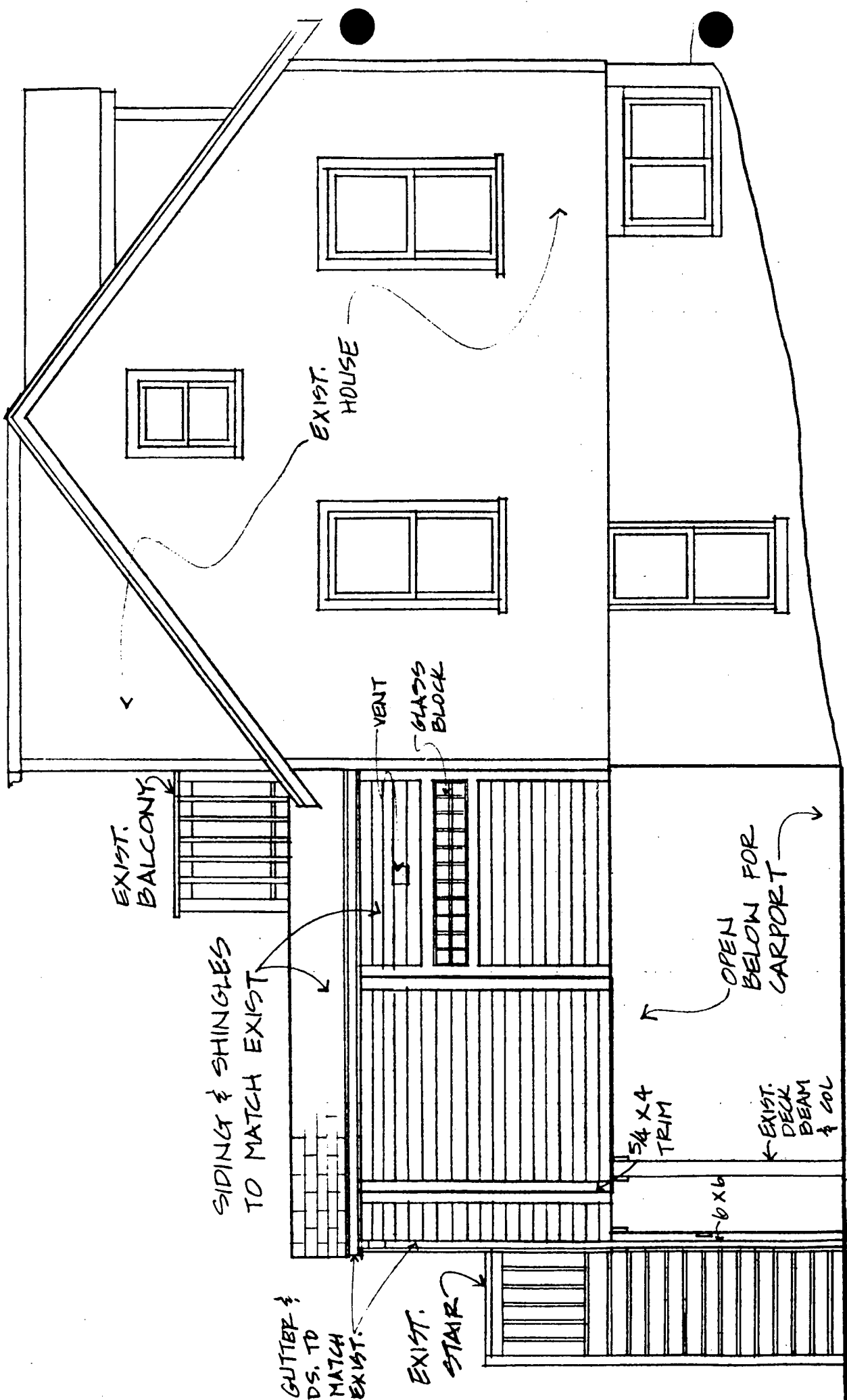
DIMENSIONS

BY ALL

DVE ALL



PROP. REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$



EXIST. HOUSE

EXIST. BALCONY

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GUTTER & DS. TO MATCH EXIST.

EXIST. STAIR

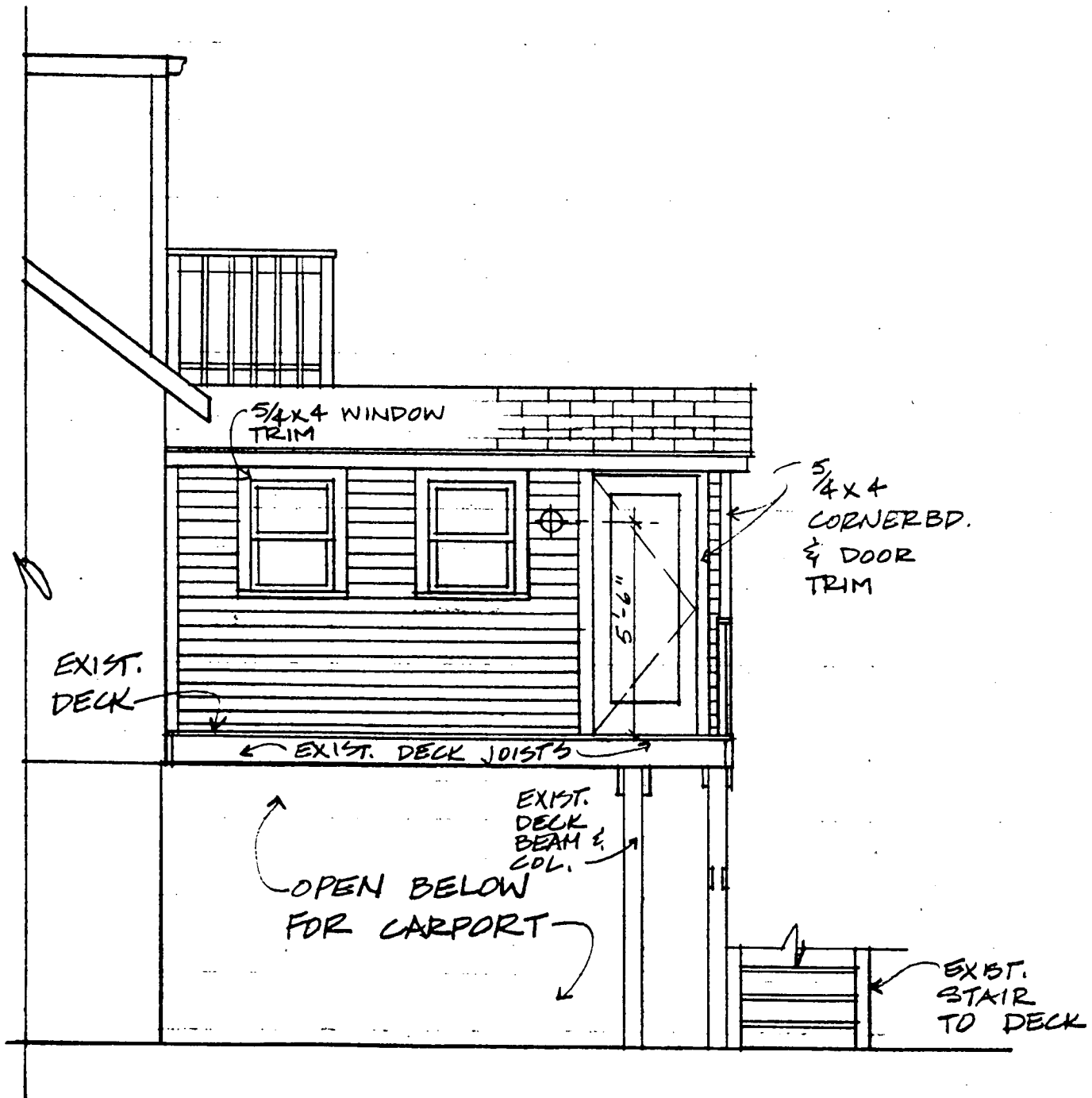
VENT GLASS BLOCK

5/4 X 4 TRIM

EXIST. DECK BEAM & COL

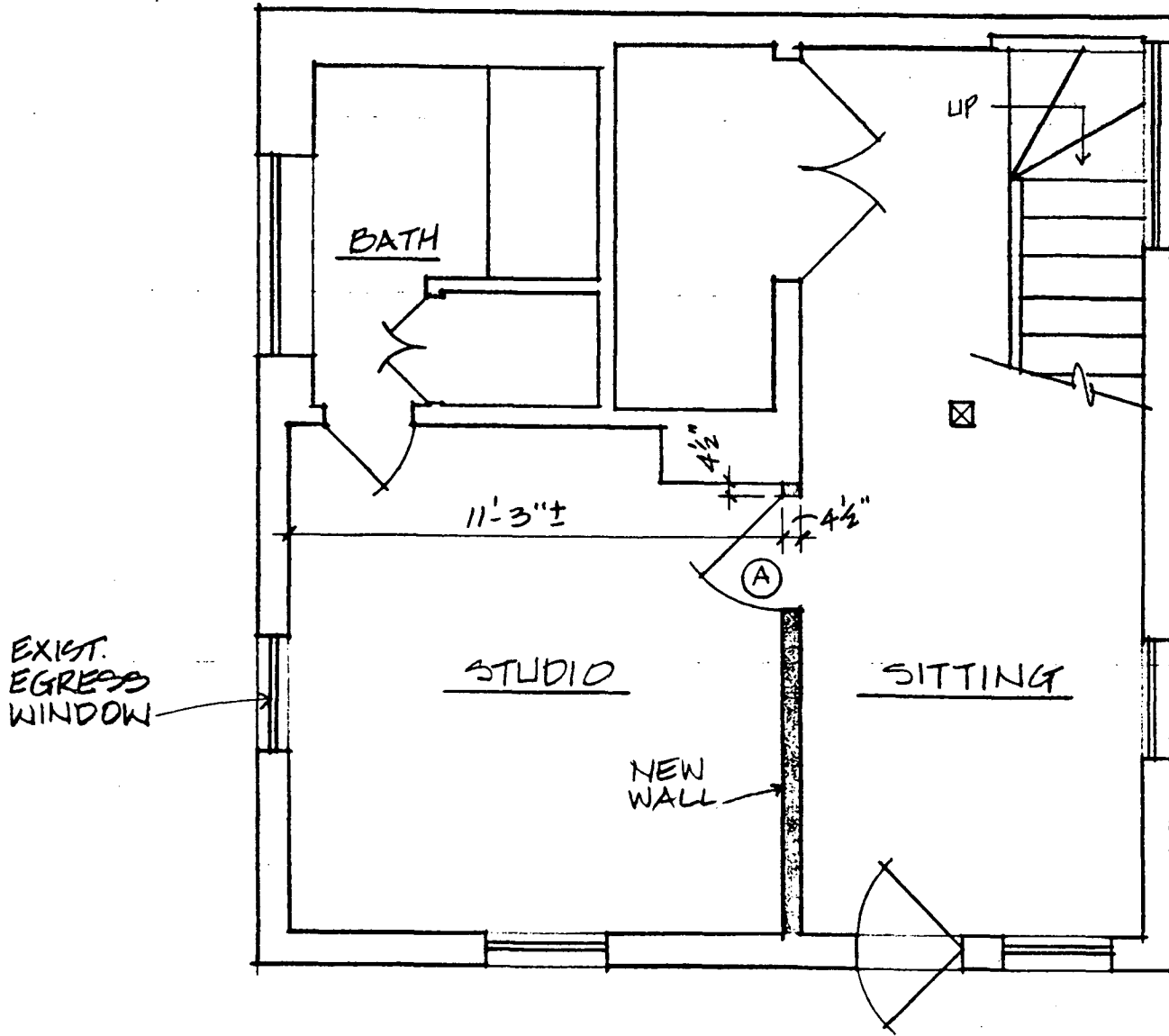
OPEN BELOW FOR CARPORT

PROF. LEFT SIDE ELEVATION
 1/4" = 1'-0"



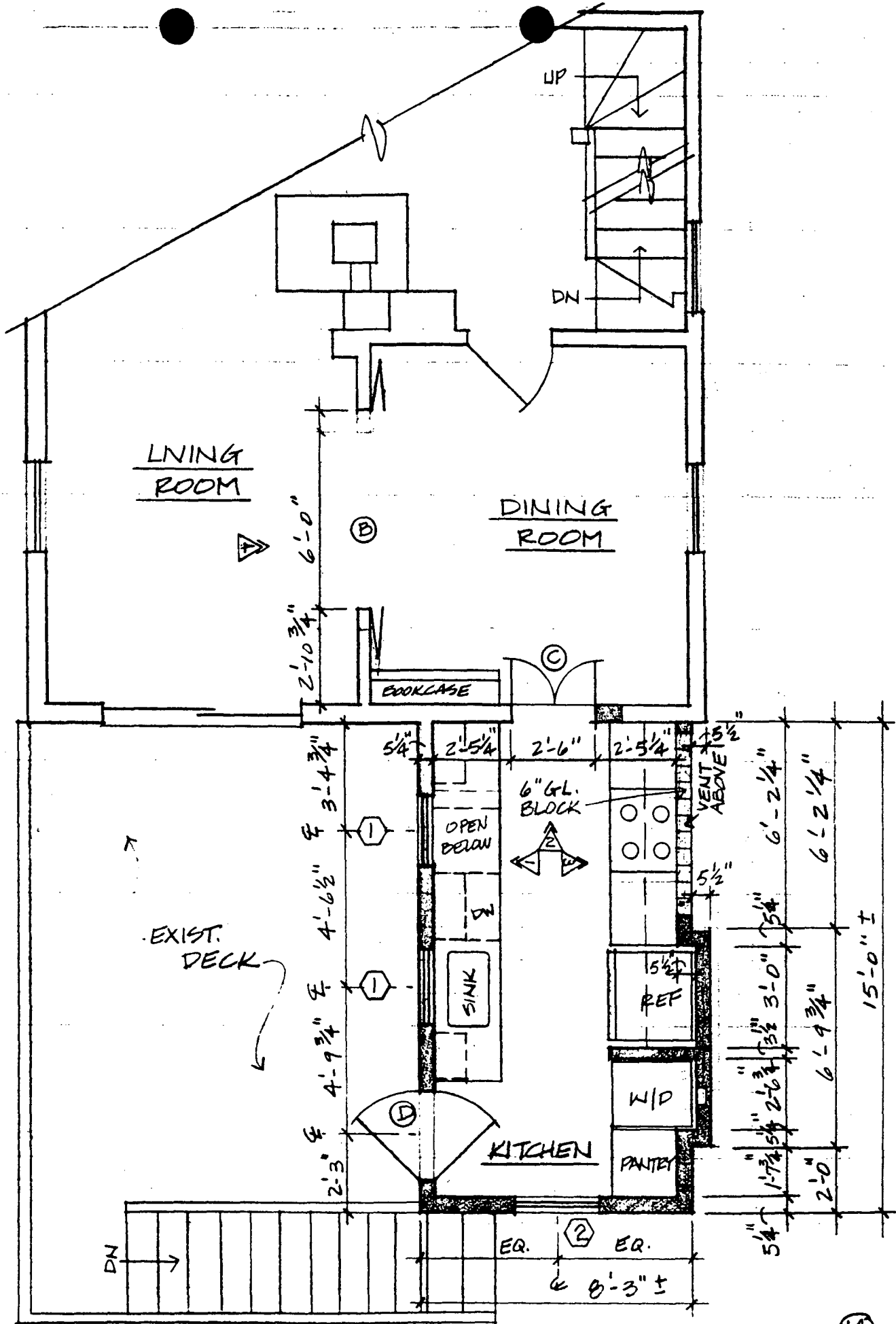
PROP. RIGHT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$



PROPOSED LOWER LEVEL PLAN 1/4" = 1'-0"

NOTE: (13)
 SHADED W.
 ARE NEW.



(14)

PROPOSED FIRST FLOOR PLAN 1/4" = 1' "



KAREN MCK. WOOD, AIA
Architect

7825 Tuckerman Lane
Suite 204
Potomac, Maryland 20854
(301) 299-1126

June 28, 1995

M-NCPPC

Attn: Sue Brubacher
8787 Georgia Avenue
Silver Spring, Maryland 20910

To The Historic Preservation Commission:

On behalf of Ms. Barbara Glancy, I am submitting drawings for your preliminary consideration pursuant to obtaining an Historic Area work permit. We would like to be included in your July 26th review.

Thank you.

Yours truly,

Karen Mck. Wood, AIA

Karen McK. Wood, AIA

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 8823 Hawkins Lane

Meeting Date: 07/12/95

Resource: Hawkins Lane Historic District Preliminary Consultation

Case Number: N/A

Tax Credit: None

Public Notice: 6/28/95

Report Date: 07/05/95

Applicant: Barbara Glancy

Staff: Patricia Parker

PROPOSAL: Construct rear addition

RECOMMEND: Proceed w/HAWP
submission

The applicant submits this proposal for preliminary discussion with the HPC to receive comment before proceeding to file a formal HAWP. The proposal involves alteration to the rear of a resource within the Hawkins Lane Historic District. Adjacent to this property is 8817 Hawkins Lane (lot size=8,548 square feet) for which a HAWP was submitted and approved for the new construction of a one and one-half story frame bungalow (30' wide x 38' long) - 1,140 square feet with full basement and driveway. On the other side on this property is 8825 Hawkins Lane. This lot (4,753 square feet) is improved by a two-story 900 square foot frame cottage with driveway.

Two properties confront 8823 - 8822 and 8818 Hawkins Lane. A one-story stucco and frame structure which has 1800 square feet with full basement and a 15' driveway is situated on 8822 Hawkins Lane (lot size=7,134 square feet); and 8818 is improved by a one story stucco and frame structure which has 900 square feet and a 15' driveway.

The subject property (lot size=4,575 square feet) is improved by a three story frame structure which has 1,350 square feet. The height of the building at street grade is 25 feet. This height is consistent with other structures within the Historic District.

STAFF DISCUSSION

Guidelines established for the Hawkins Lane Historic District address certain features:

- 1) Proposed alterations should allow for the retention of those features (such as trees and open spaces) which contribute to the district's rural character.

2) Plans for new development or alterations to existing buildings and sites should provide for the retention of the natural topography of the land.

3) New construction should be designed and sited so as to maximize the amount of open space retained.

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

5) The massing of a new addition should defer to and complement the massing of the existing structure, not obliterate or overwhelm it.

6) Additions should be placed to the rear of existing buildings, whenever possible, to make them less obtrusive.

This proposal to construct a 15' long x 8'3" wide addition enlarges the footprint of the house although all proposed change is totally confined to the rear of the existing structure. The length of the proposed addition would match the length of the existing wood decking excluding stair to grade. The depth of the house with the new addition would be 37'-6". The adjacent property, 8817 is 38' deep.

Visible change is proposed to the first level (one level above grade) only. An existing window at the rear at this level would be removed and reused in the new space on the rear wall. The new frame addition would be set on double 2x6 wood posts with bracing and sheathed in wood clapboard, with wood trim and a hip roof of asphalt shingles.

Staff does not find the proposal problematic. The addition would be totally confined to the rear of the property and in deference to the existing structure, would be further indented from the sidewall of the house, although it would enlarge the footprint of the house. The addition would be consistent with Guidelines established for the Hawkins Lane Historic District and with the Secretary of the Interior's Standards of Rehabilitation.

The Secretary of the Interior's Standards for Rehabilitation require that:

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; and

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.



STAFF RECOMMENDATION

Staff is pleased that the applicant proposes a modest addition and to confine the alterations to the rear of the property. The proposed addition would be appropriate in size, scale and massing. Further, the additional mass, as proposed, would be indented, differentiating new construction from the existing structure. Materials would match the existing structure and tree removal would not be a part of the proposal. Therefore, staff recommends that the HPC advise the applicant to proceed to submit a formal HAWP application.

The formal HAWP application should include reduced drawings fully dimensioned with materials description.



KAREN MCK. WOOD, AIA
Architect

7825 Tuckerman Lane
Suite 204
Potosi, Maryland 20854
(301) 298-1128

June 28, 1995

M-NCPPC
Attn: Sue Brubacher
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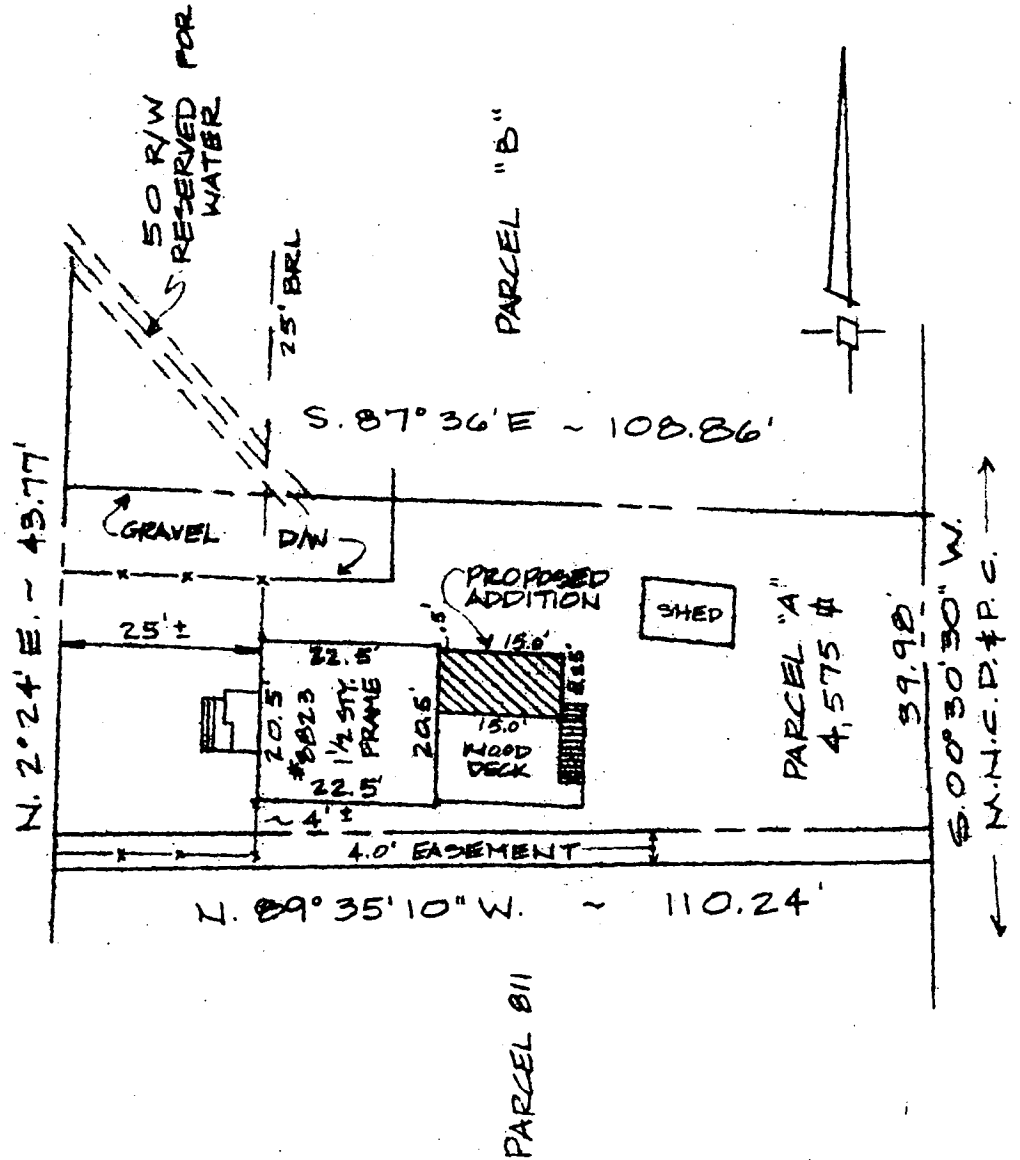
Thank you.

*July 12th / per telecon
w/ K. Wood*

Yours truly,

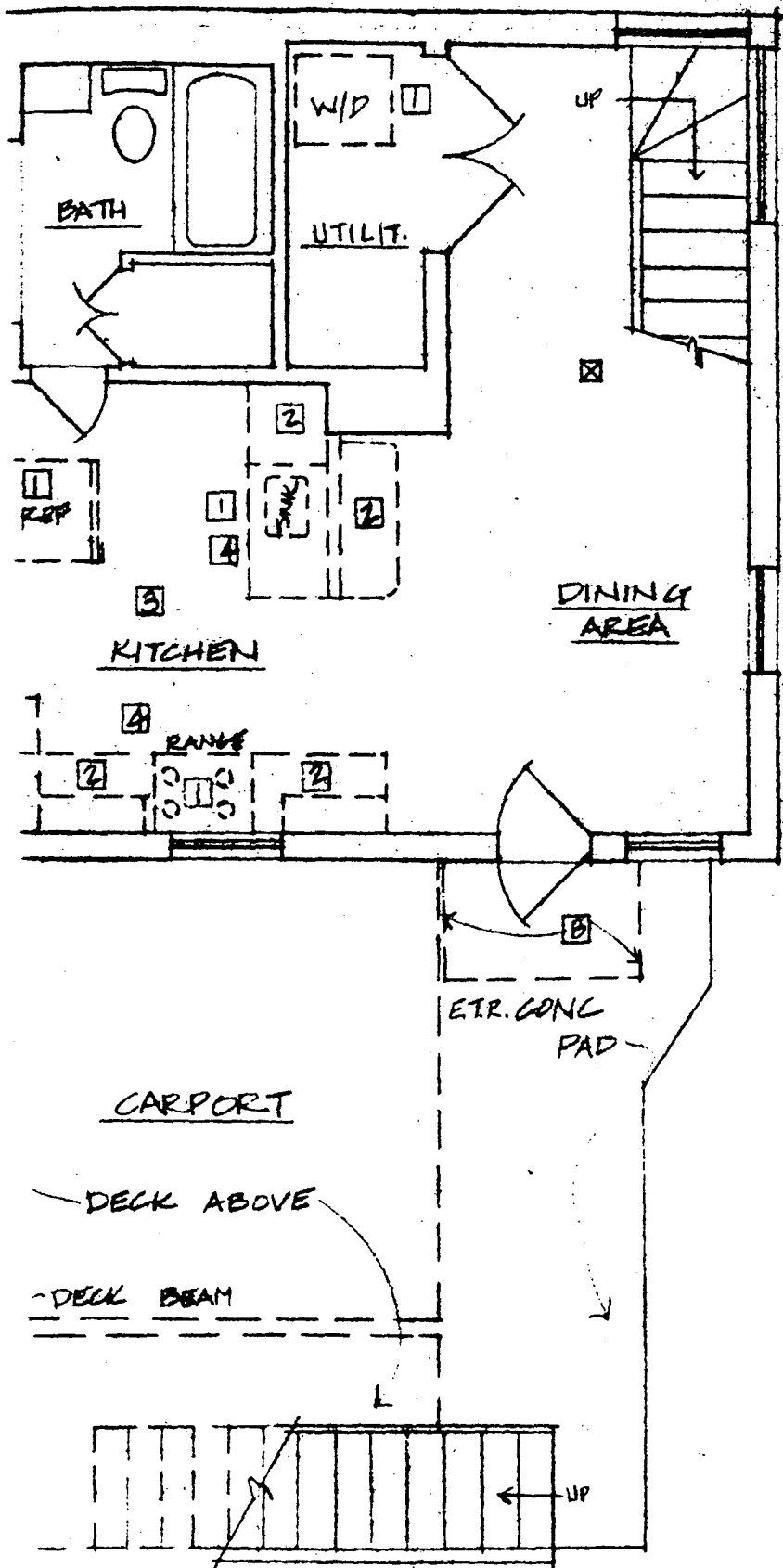
Karen Mck. Wood, AIA

Karen McK. Wood, AIA



PARCEL "A"
HAWKINS SUBDIVISION
PLAT BOOK 11
PLAT 769

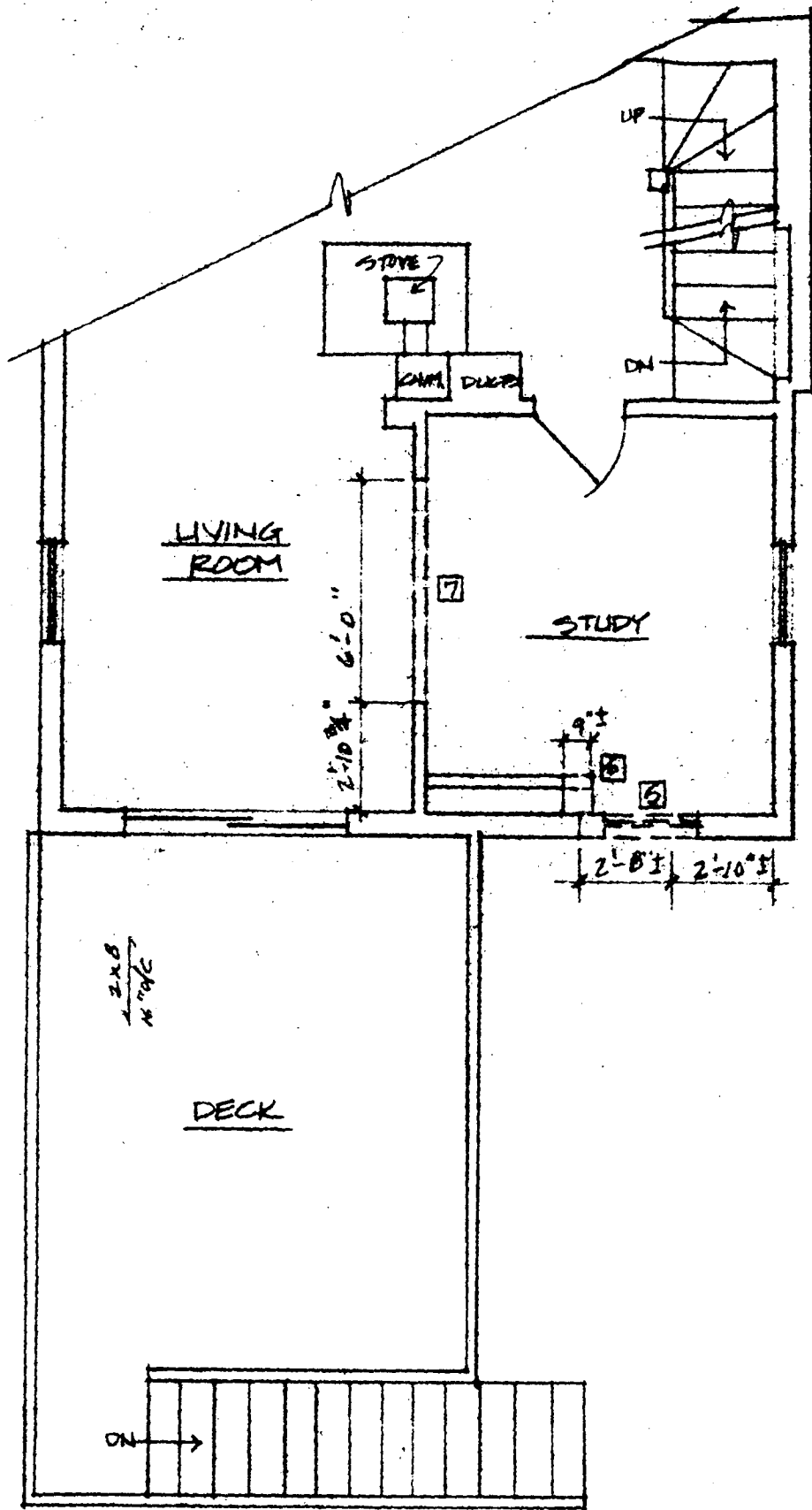
SCALE: 1" = 20'-0"



- DEMOLITION NOTES:**
1. REMOVE AND SALVAGE W/D + ALL APPLIANCES + SINK.
 2. DEMOLISH ALL DASHED COUNTERTOPS.
 3. DEMOLISH KITCHEN FLOOR COVERING.
 4. SALVAGE CABINETS TO BE REINSTALLED.
 5. REMOVE + SALVAGE WINDOW FOR REINSTALLATION. CUT WALL +
 6. CUT DOWN EXIST. BOOKCASE TO ACCOMODATE NEW DOOR.
 7. DEMOLISH WALL AS INDICATED FOR NEW DOORWAY
 8. DEMOLISH ROOF OVER ENTRY.

TING/DDEMOLITION LOWER LEVEL FLOOR PLAN
 1/4" = 1'-0"



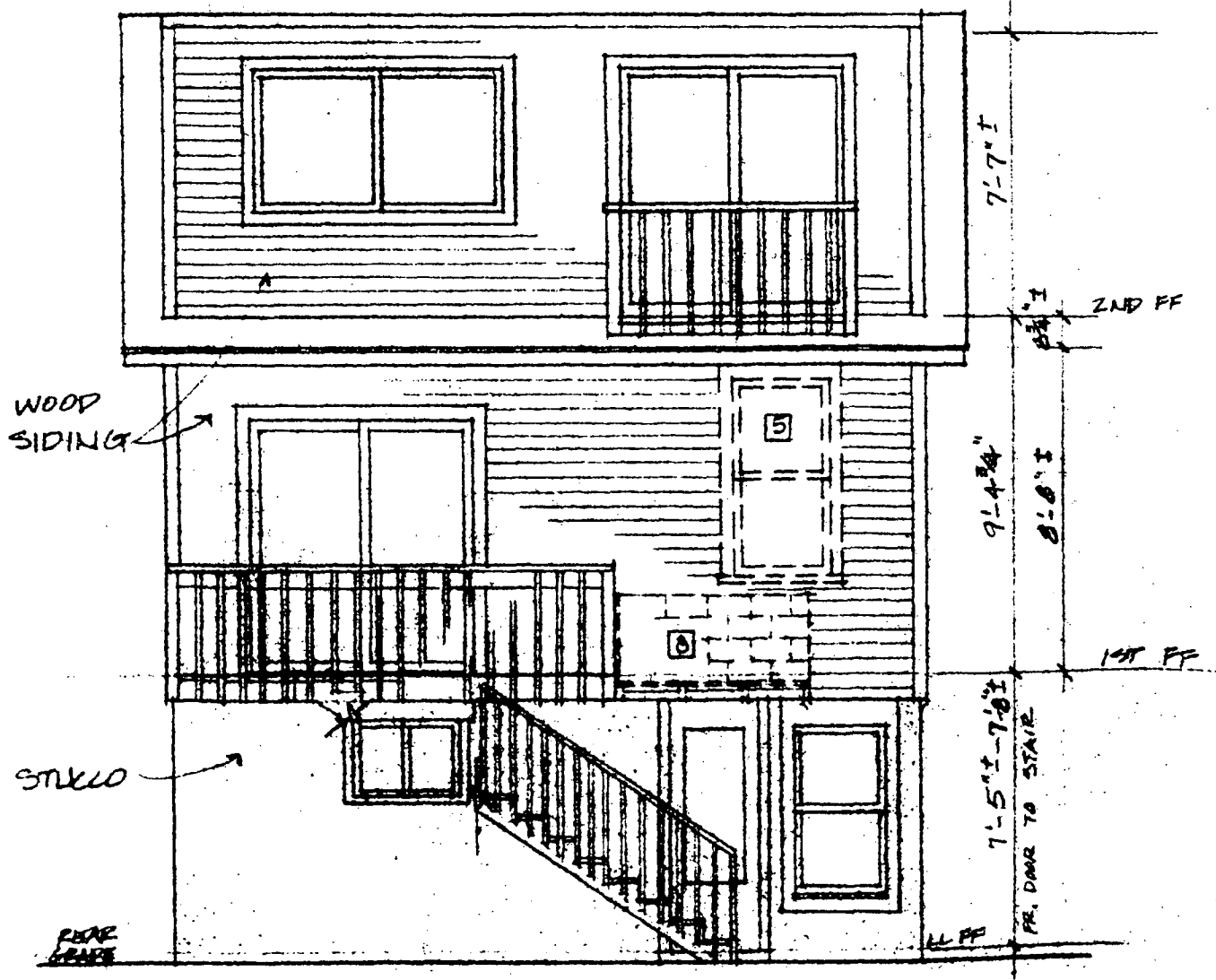


EXISTING/DEMOLITION FIRST FLOOR PLAN

(H)

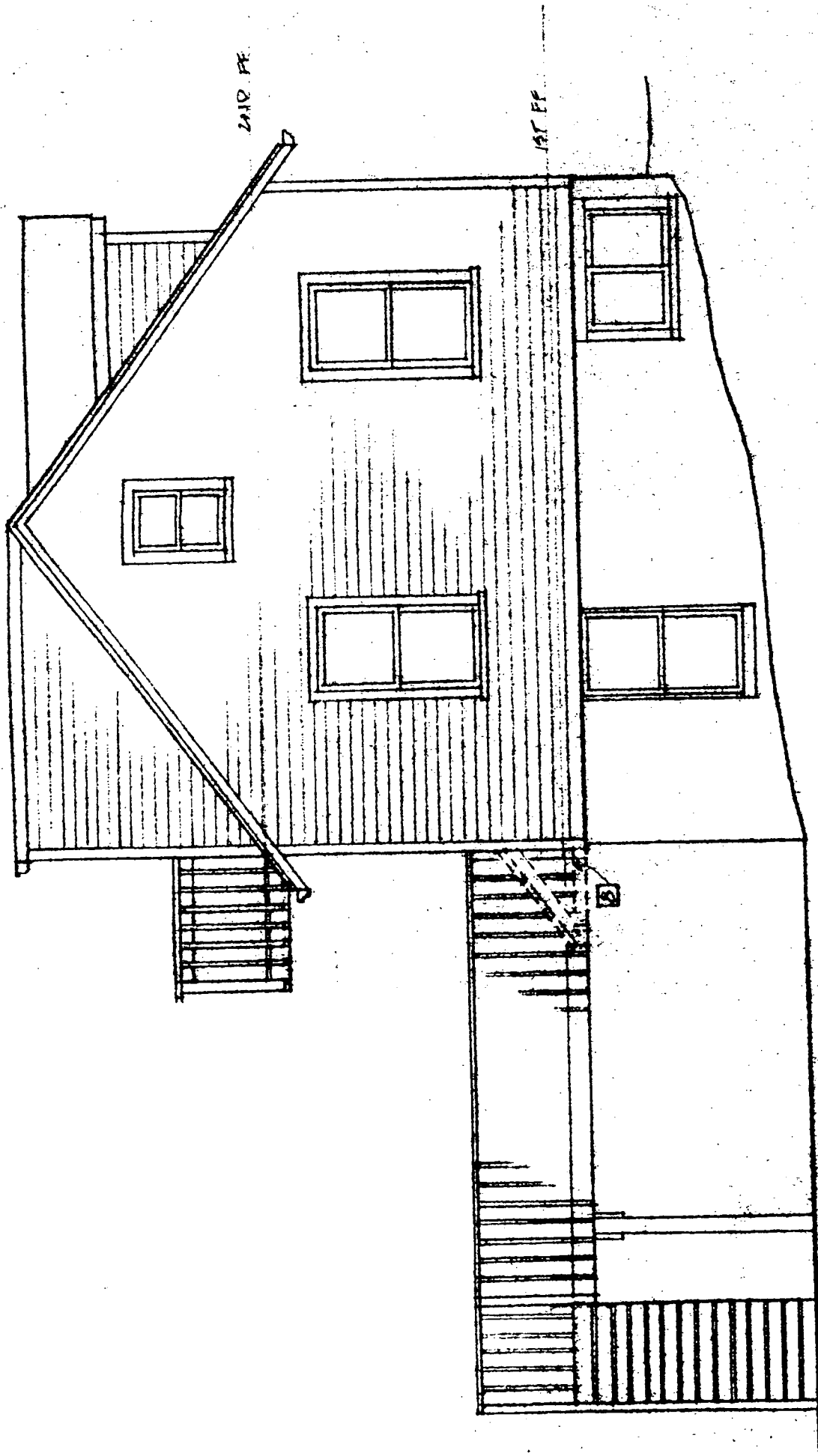


EXISTING/DEMOLITION LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"



EXISTING REAR ELEVATION 1/4" = 1'-0"

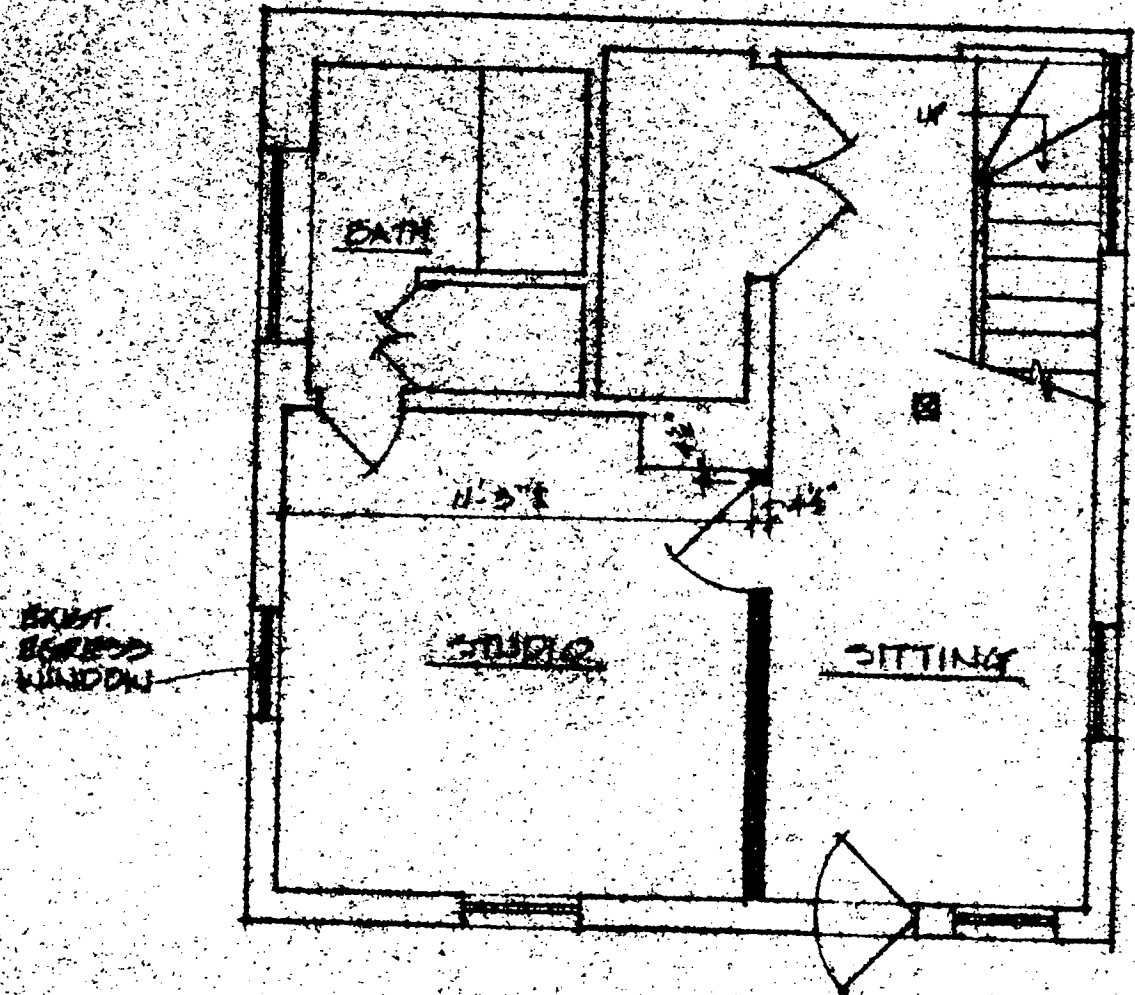




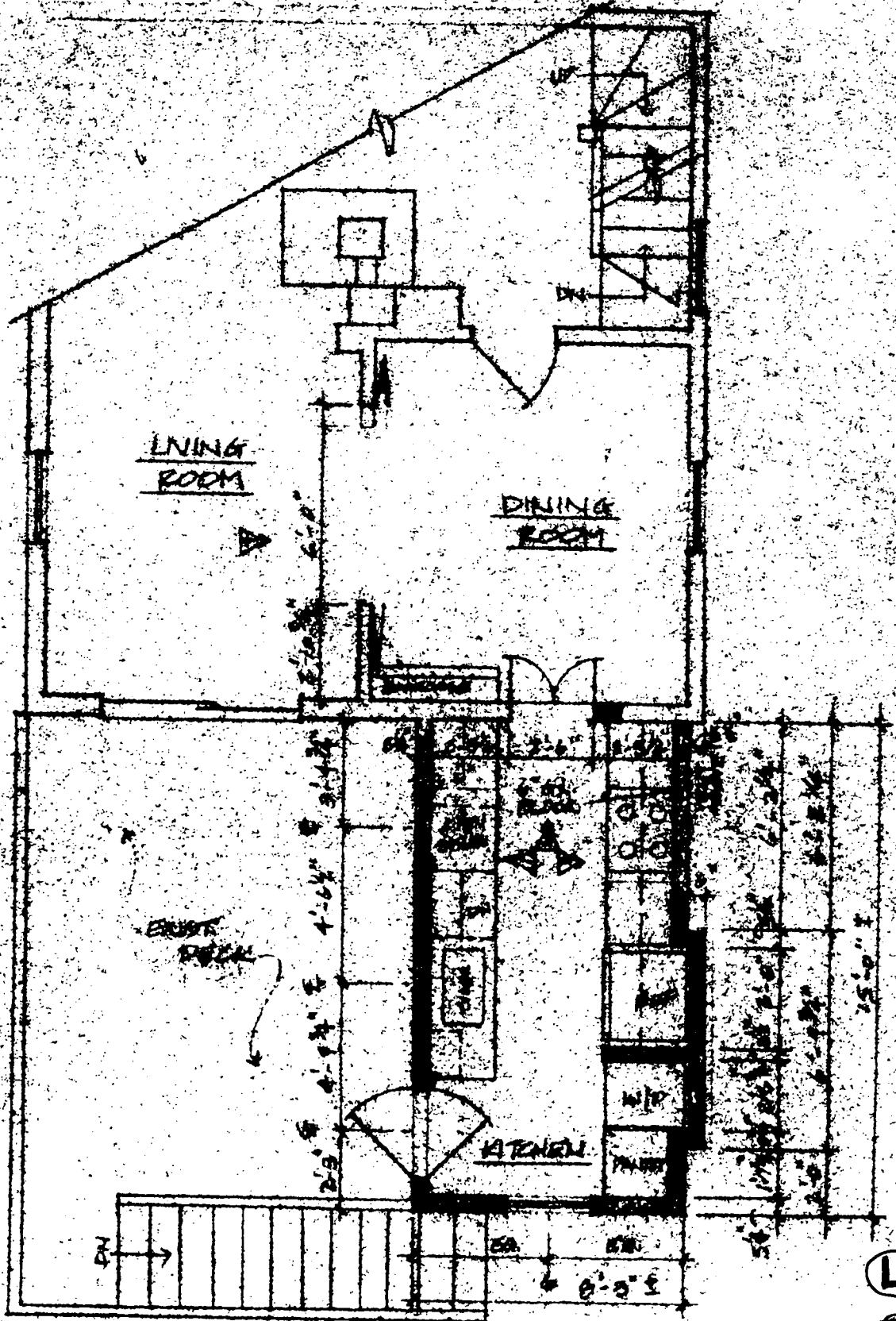
④

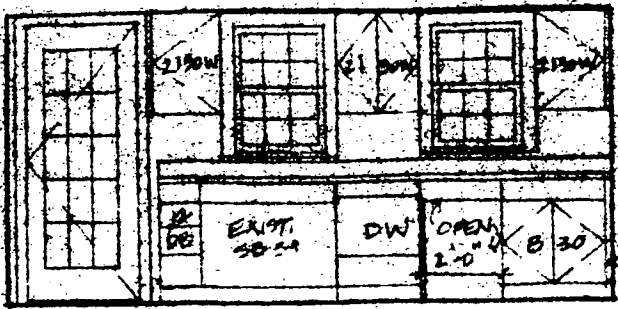
⑤

EXISTING LEFT SIDE ELEVATION 1/4" = 1'-0"

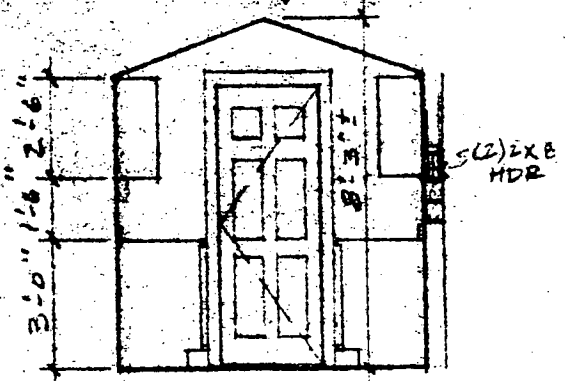


PROPOSED LOWER LEVEL FLOOR PLAN

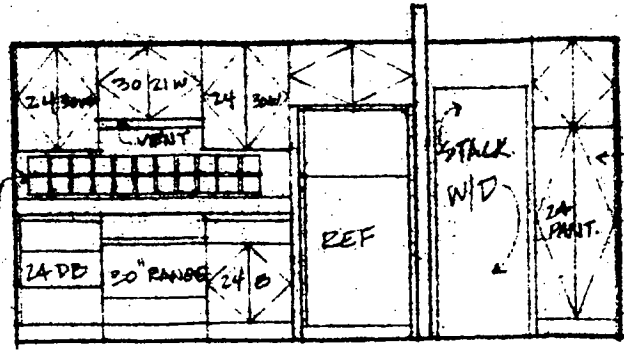




1



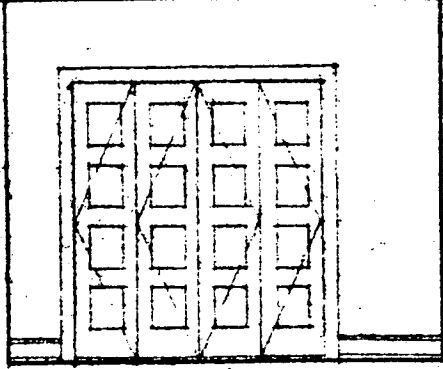
2



ROWS
6"
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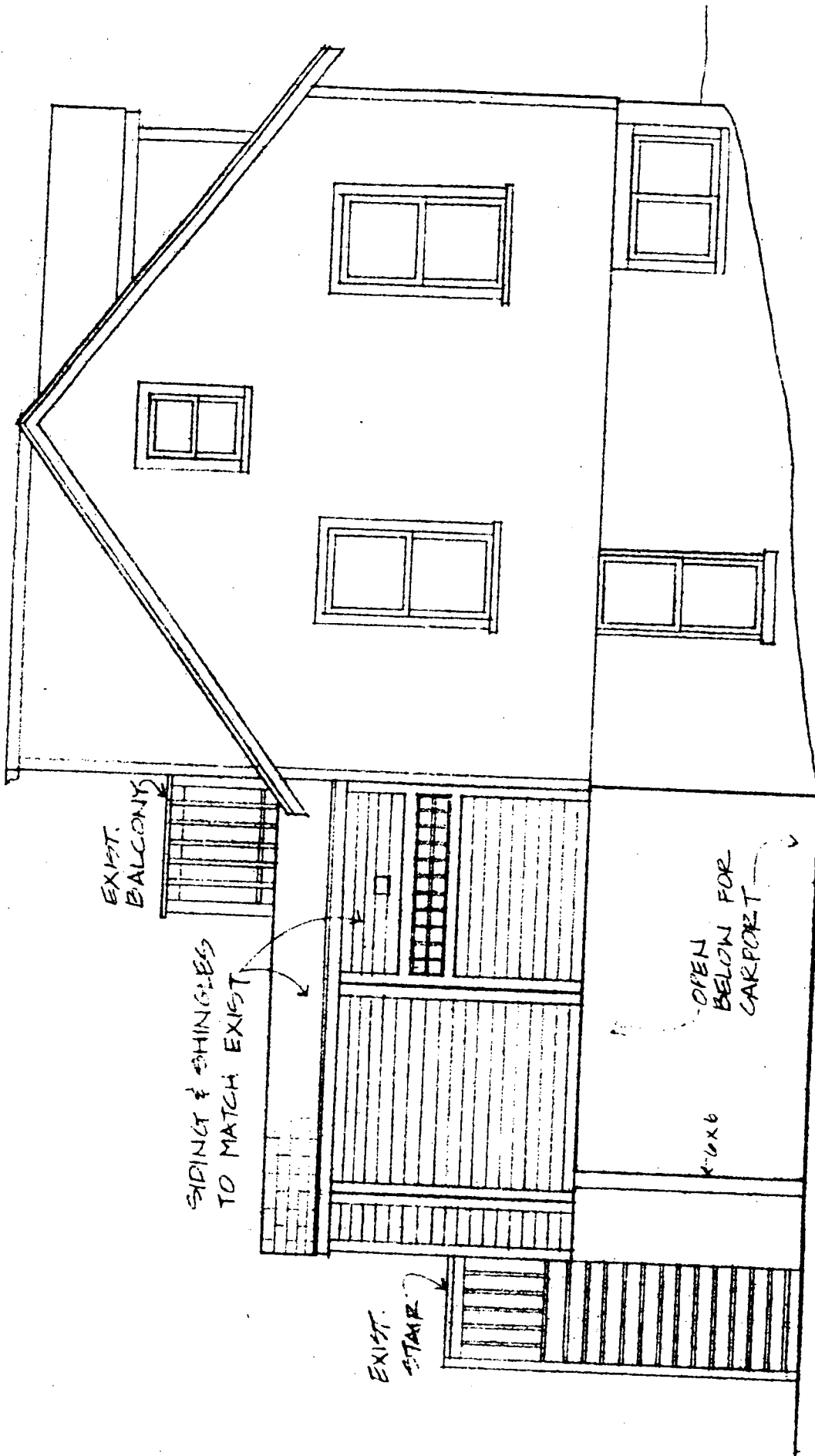
3



4

INTERIOR ELEVATIONS 1/4" = 1'-0"



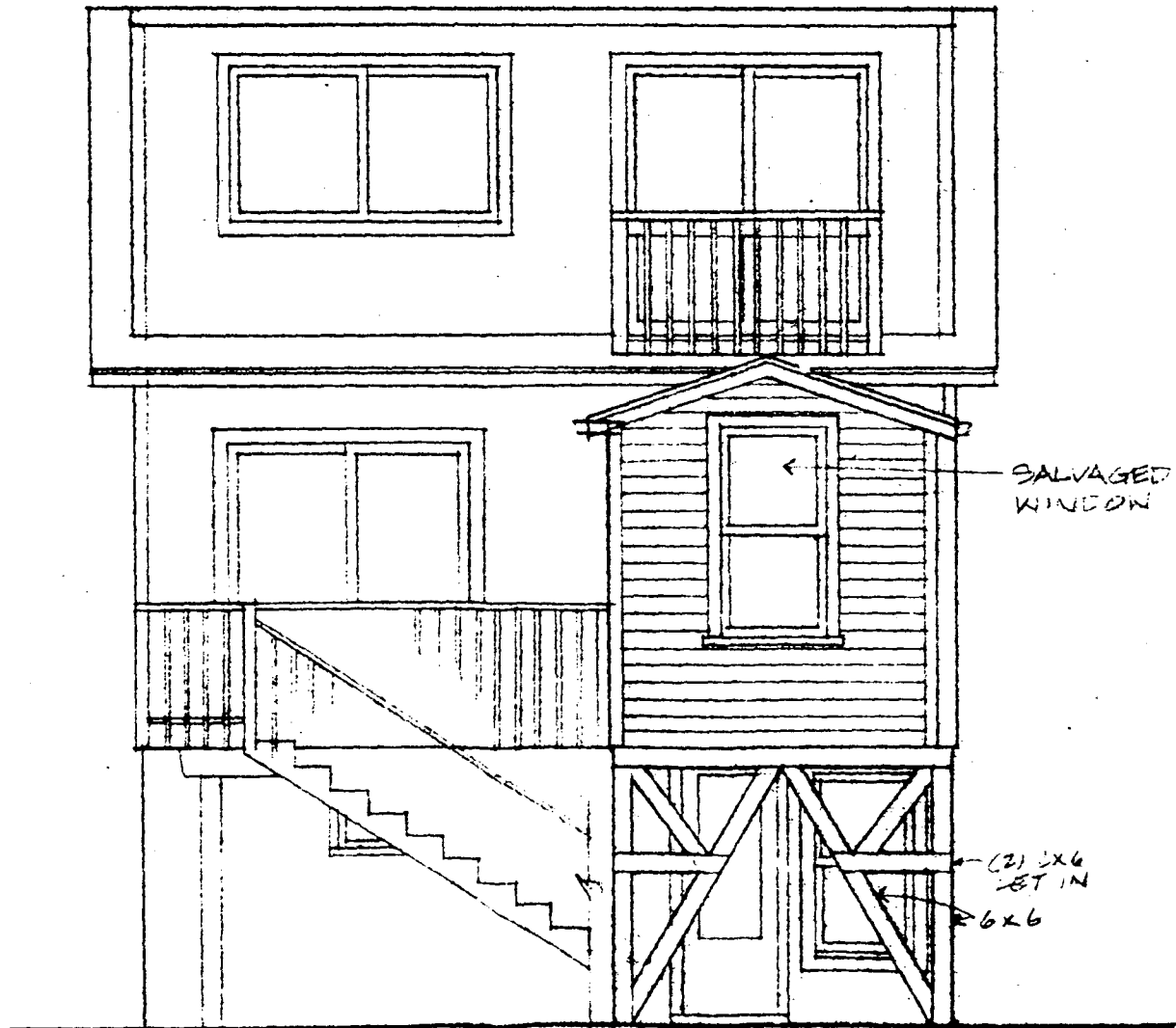


PROP. LEFT SIDE ELEVATION
 1/4" = 1'-0"

EQ. EQ.
6'-3" ±

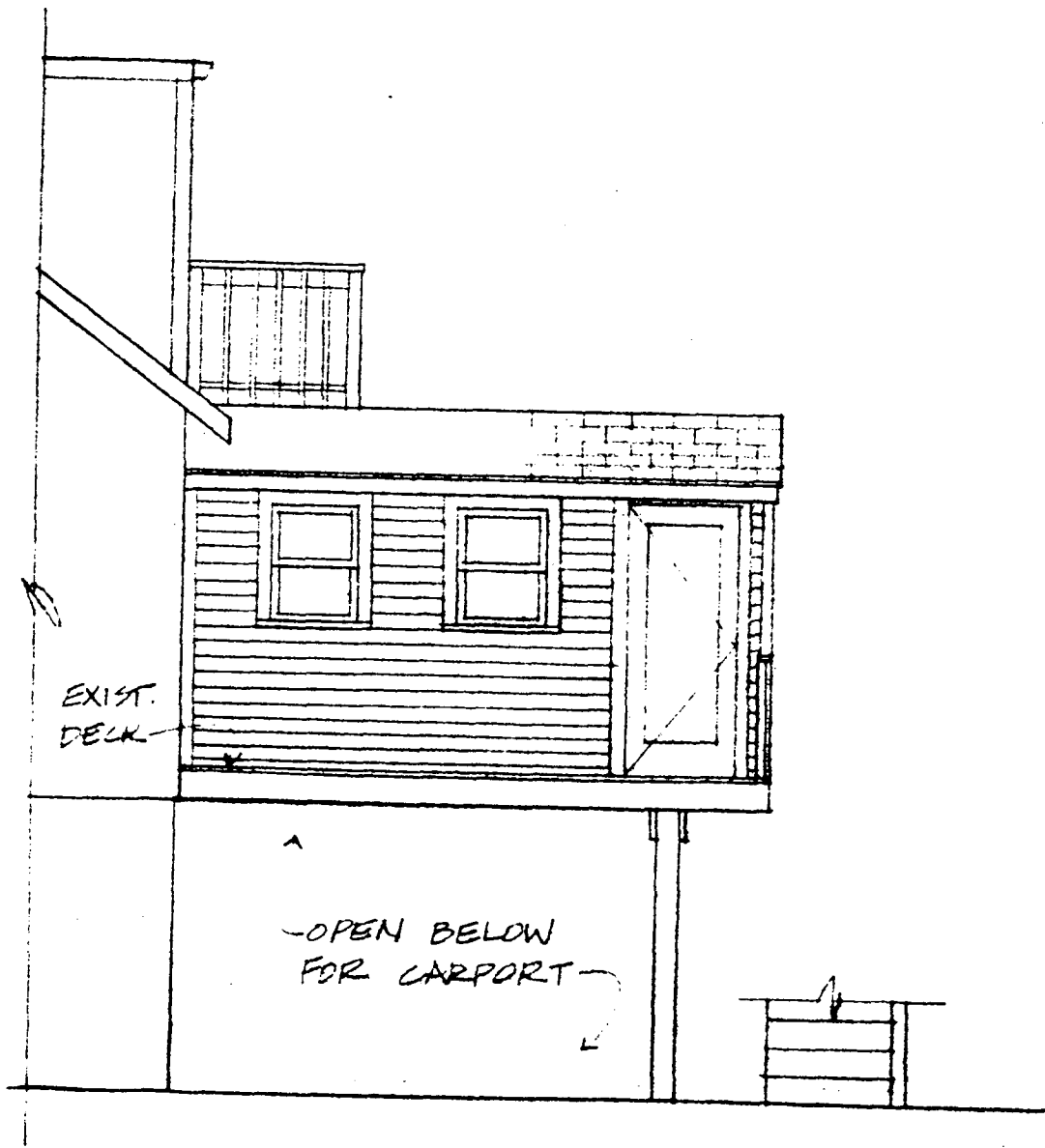
5/4

PLAN 1/4" = 1'-0"



PROP. REAR ELEVATION
1/4" = 1'-0"





EXIST.
DECK

OPEN BELOW
FOR CARPORT

PROP. RIGHT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$

Elevation Facing 8817 H.L.



Rear Elevation





®

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Subject Property: 8823 Hawkins Lane



Adjacent Property: 2017 H.L.

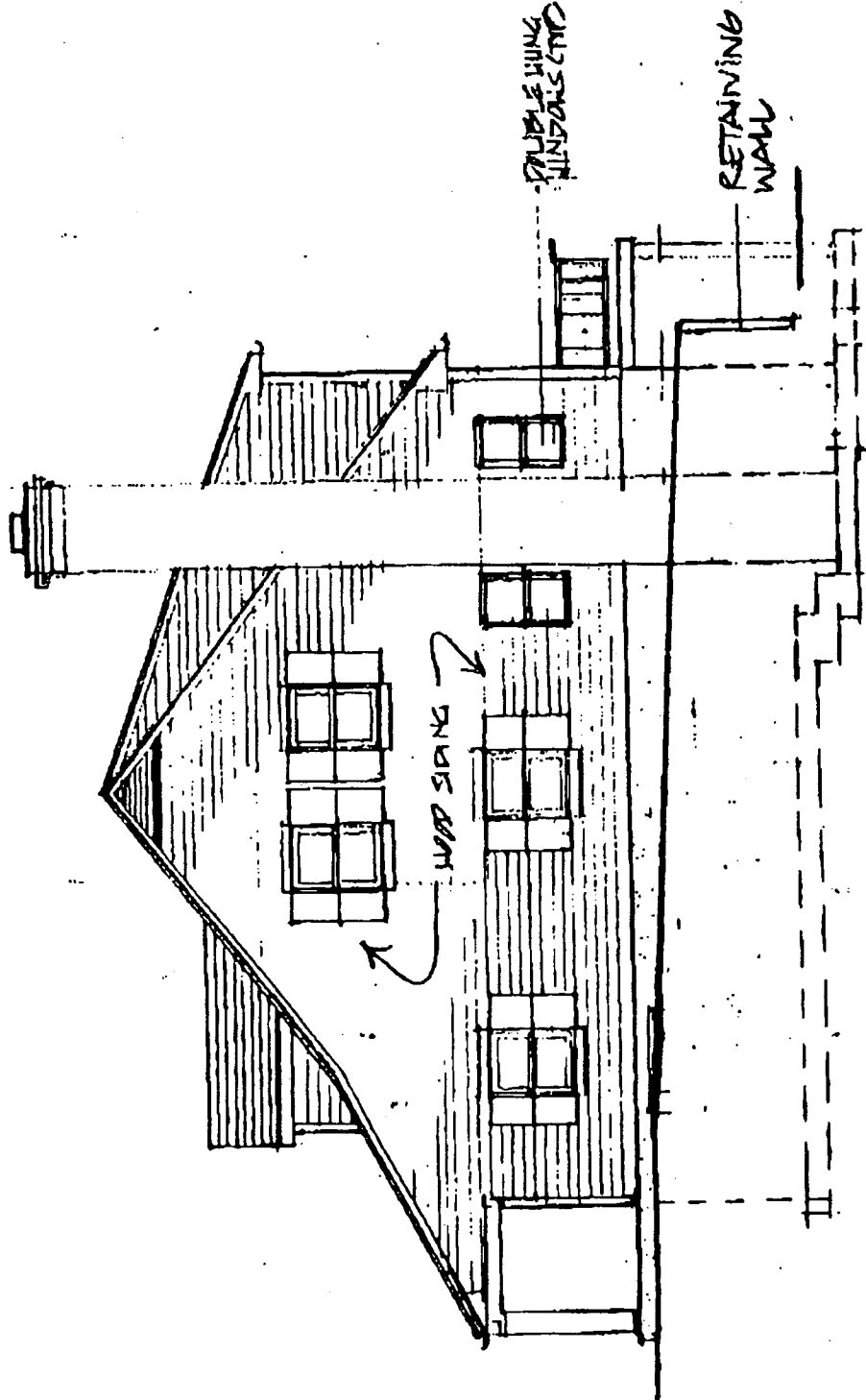
18.07.07 03:48

301 4697830

FROM :

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P002



SIDE ELEVATION
SCALE: 1/8" = 1'-0"



301 4597830

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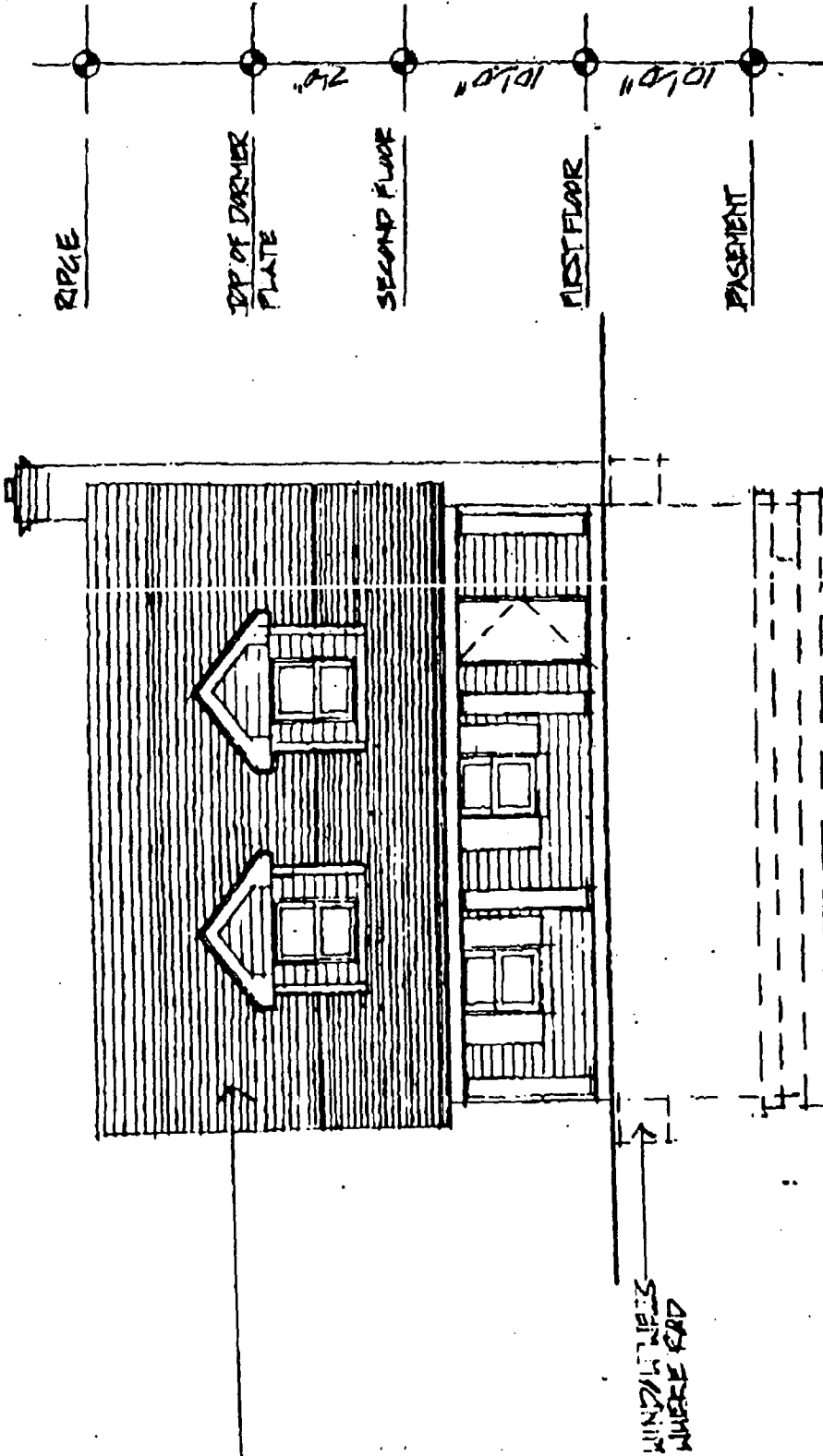
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FRONT ELEVATION

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SCALE: 1/8" = 1'-0"



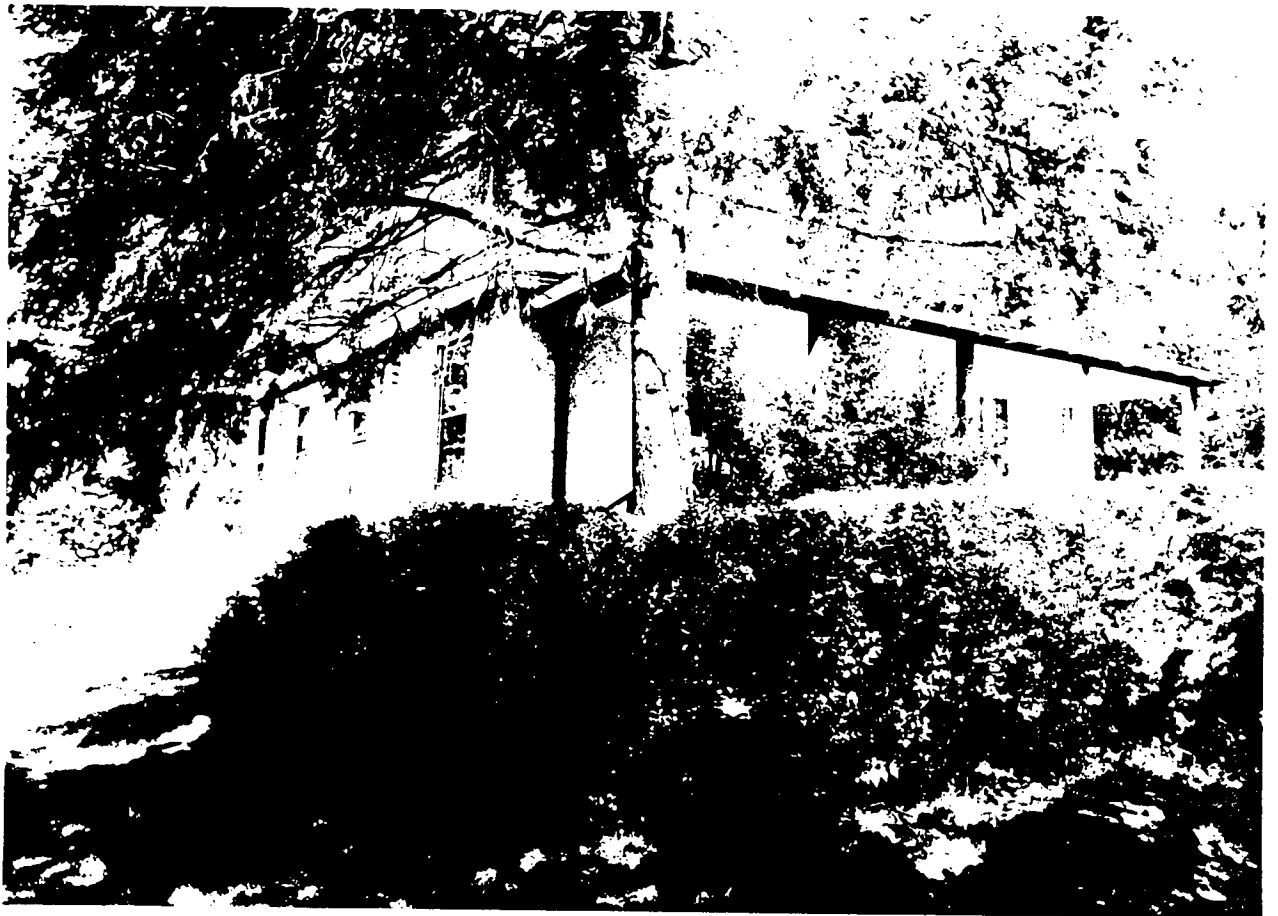
Adjacent Property: 8825 H.L.



Confronting Property: 8822 H.L.

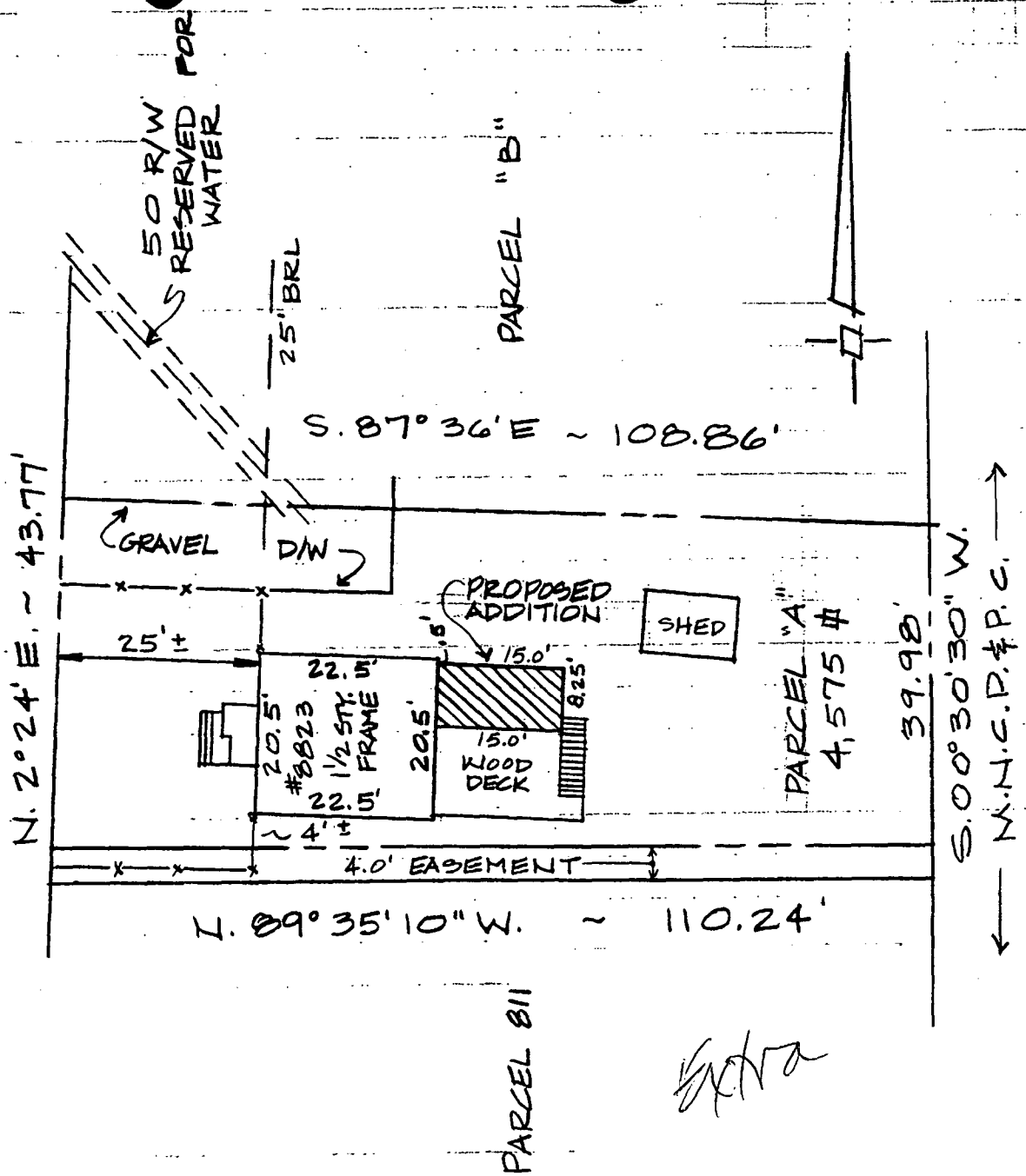


Confronting Property: 8218 H.L.



(X)

(M)



PARCEL "A"
 HAWKINS SUBDIVISION
 PLAT BOOK 11
 PLAT 769

SCALE: 1" = 20'-0"

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

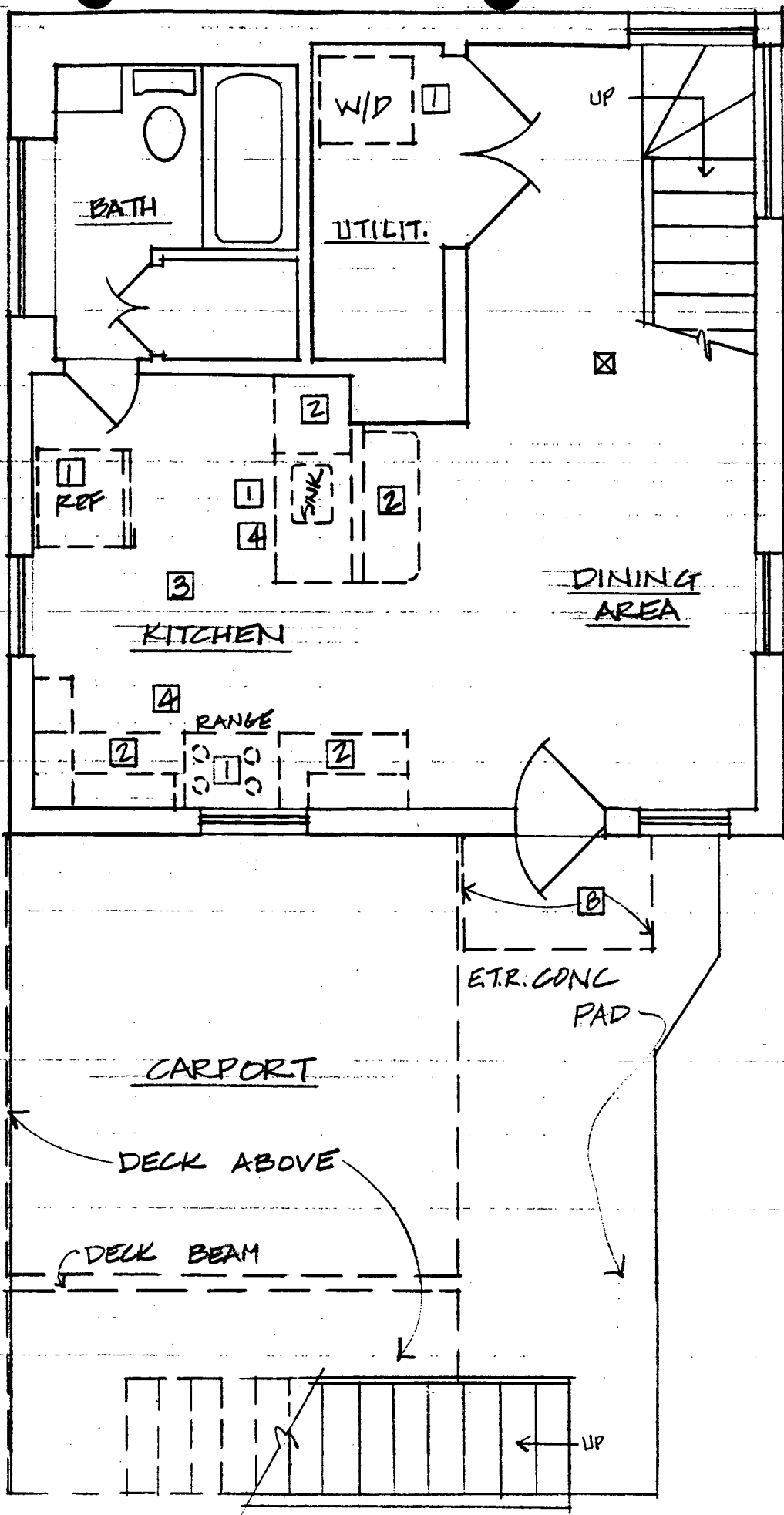
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CHEVY CHASE, MD 20815

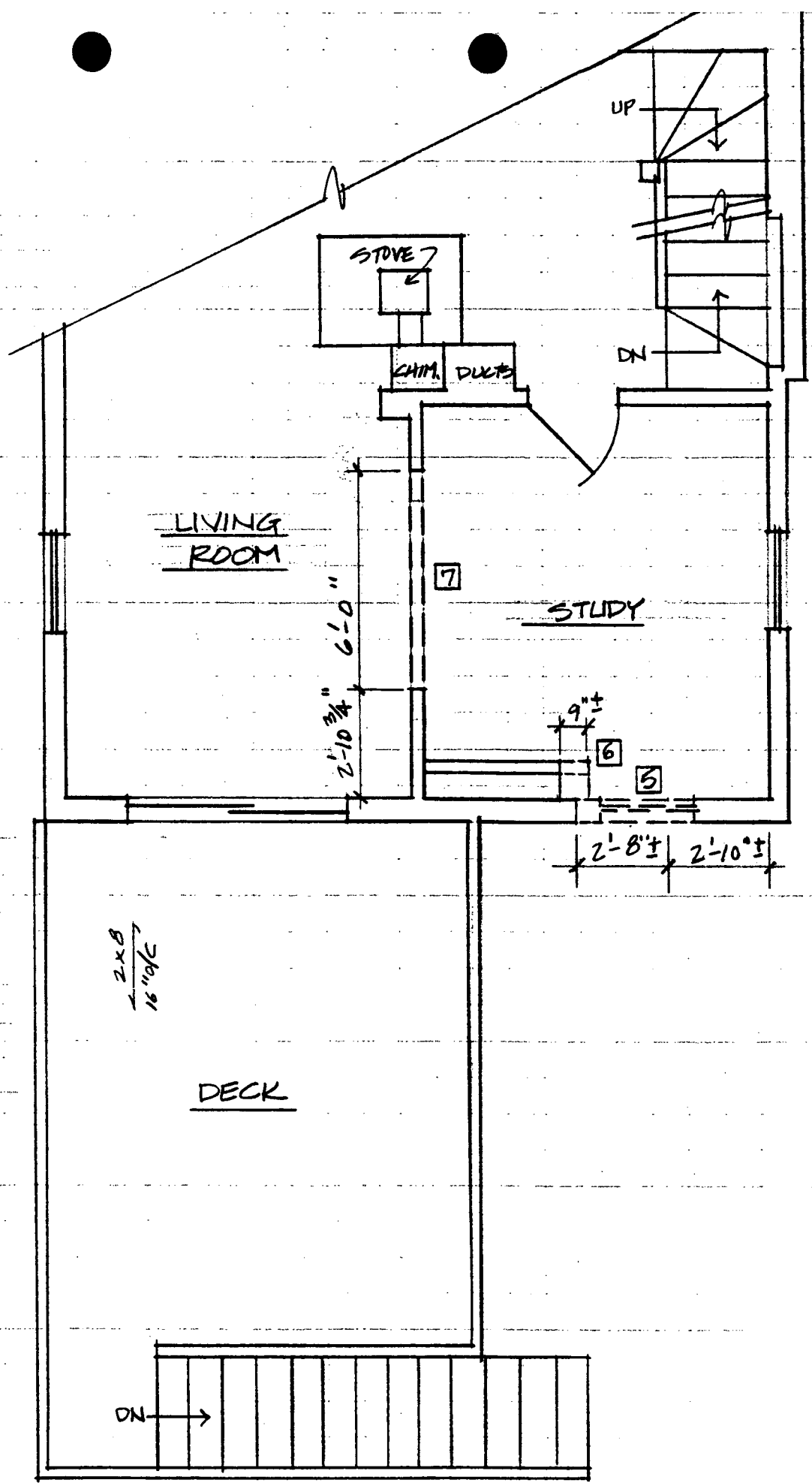
M.N.C.P. & P.C.



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EXIST LOWER LEVEL ...

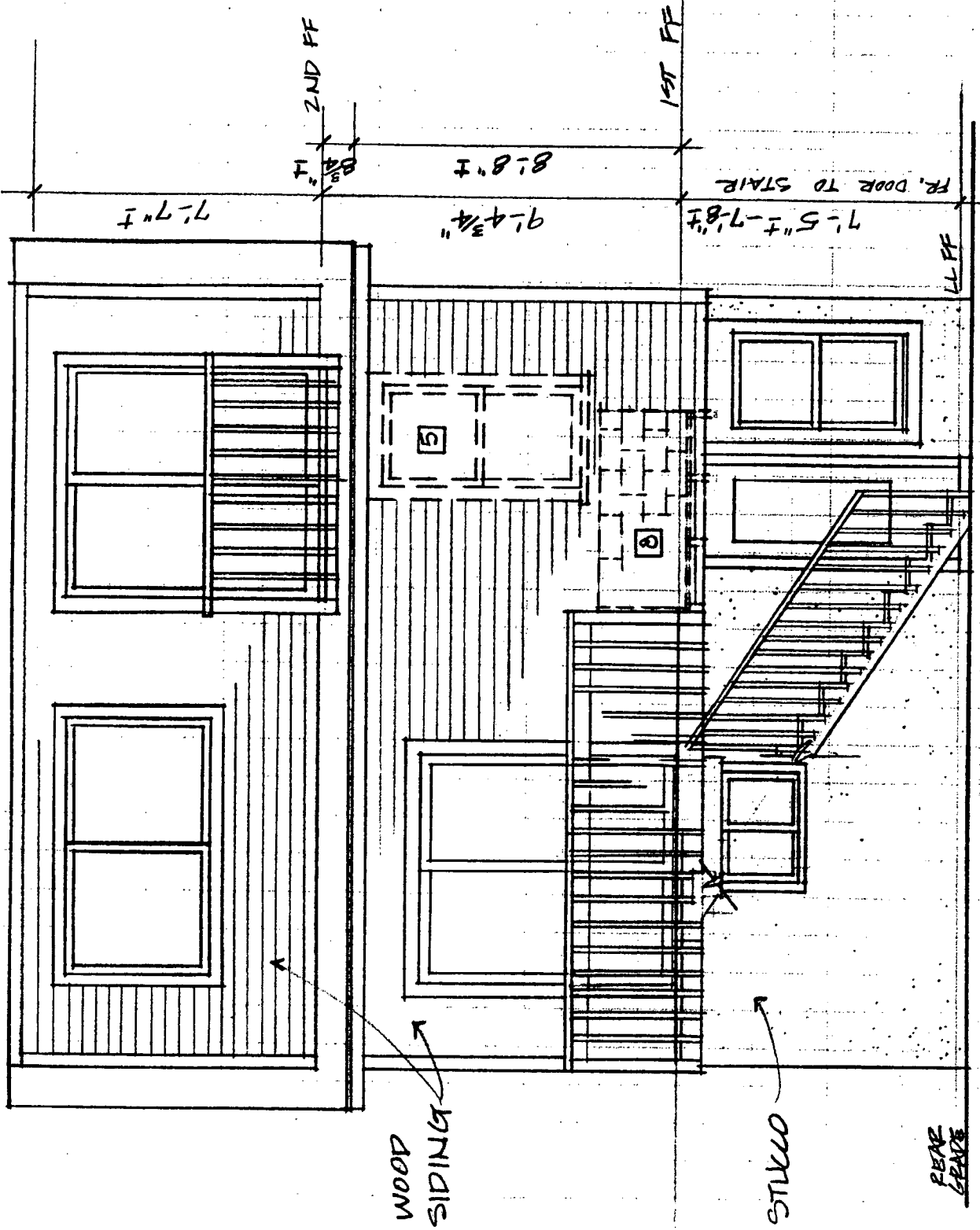
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DIMENSIONS

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EXIST. FIRST FLOOR PLAN $\frac{1}{4}'' = 1'-0''$

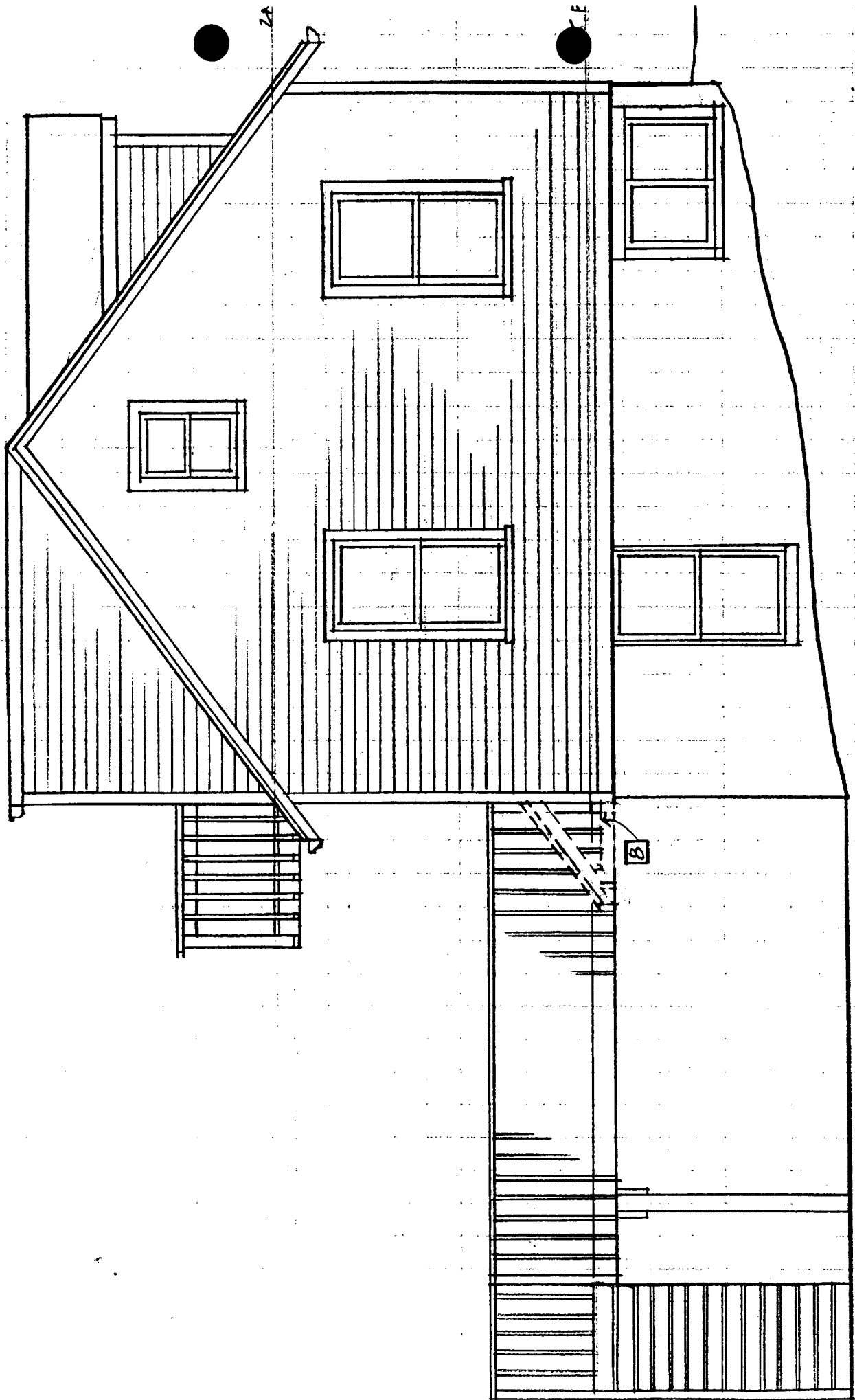


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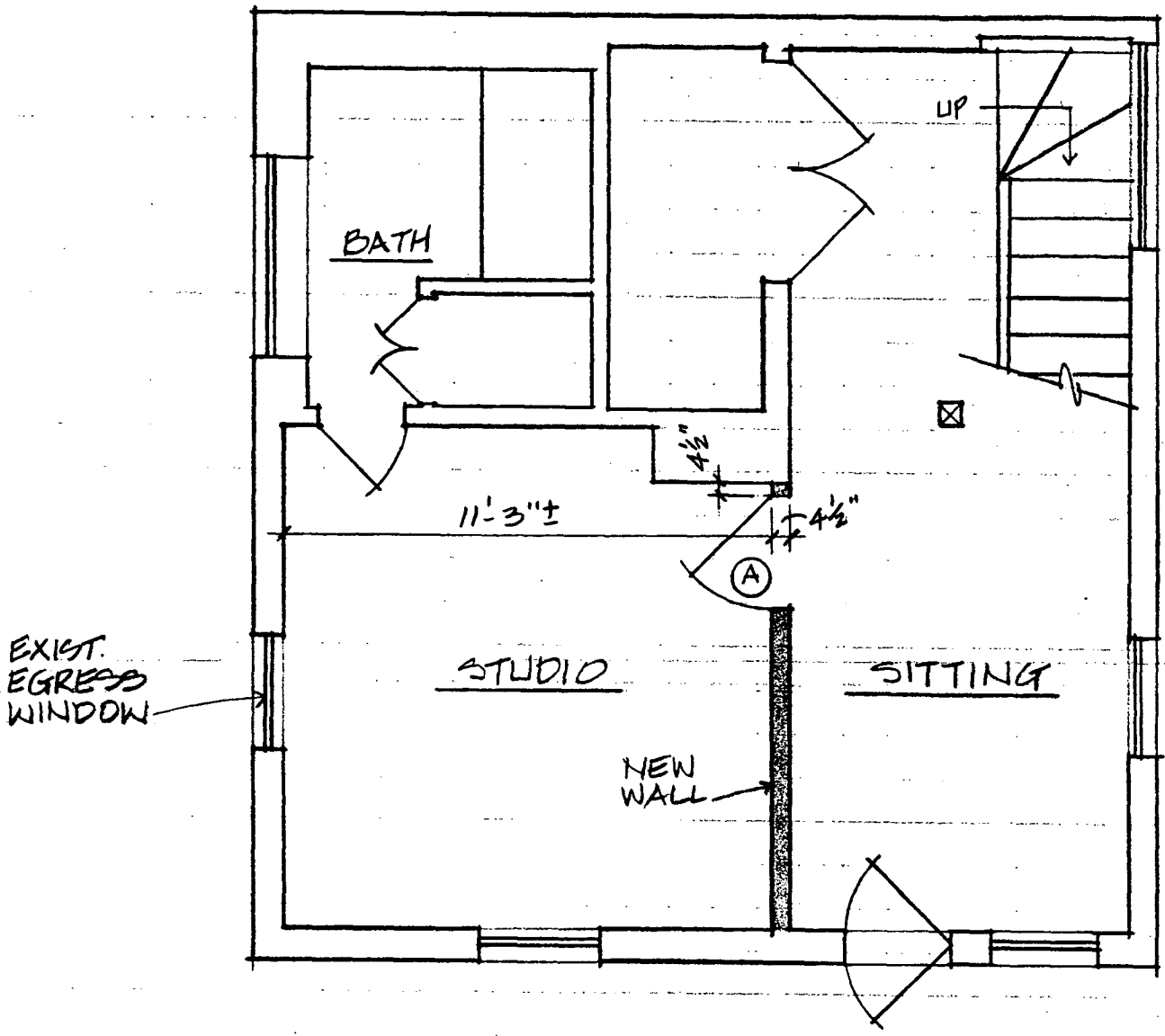
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EXISTING REAR ELEVATION
1/4" = 1'-0"

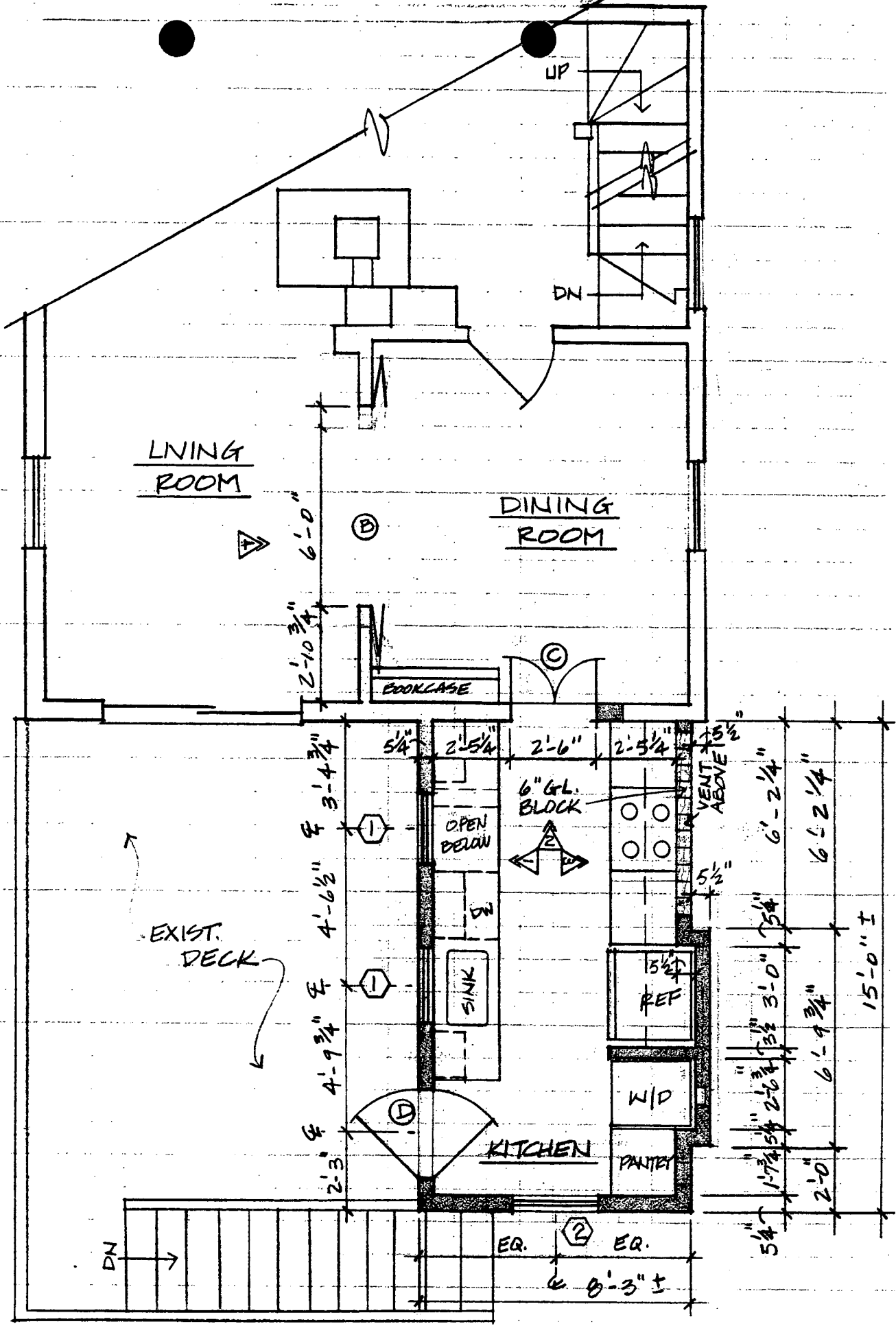


EXIST LEFT SIDE ELEVATION 1/4" = 1'-0"
(RIGHT SIDE SIMILAR)

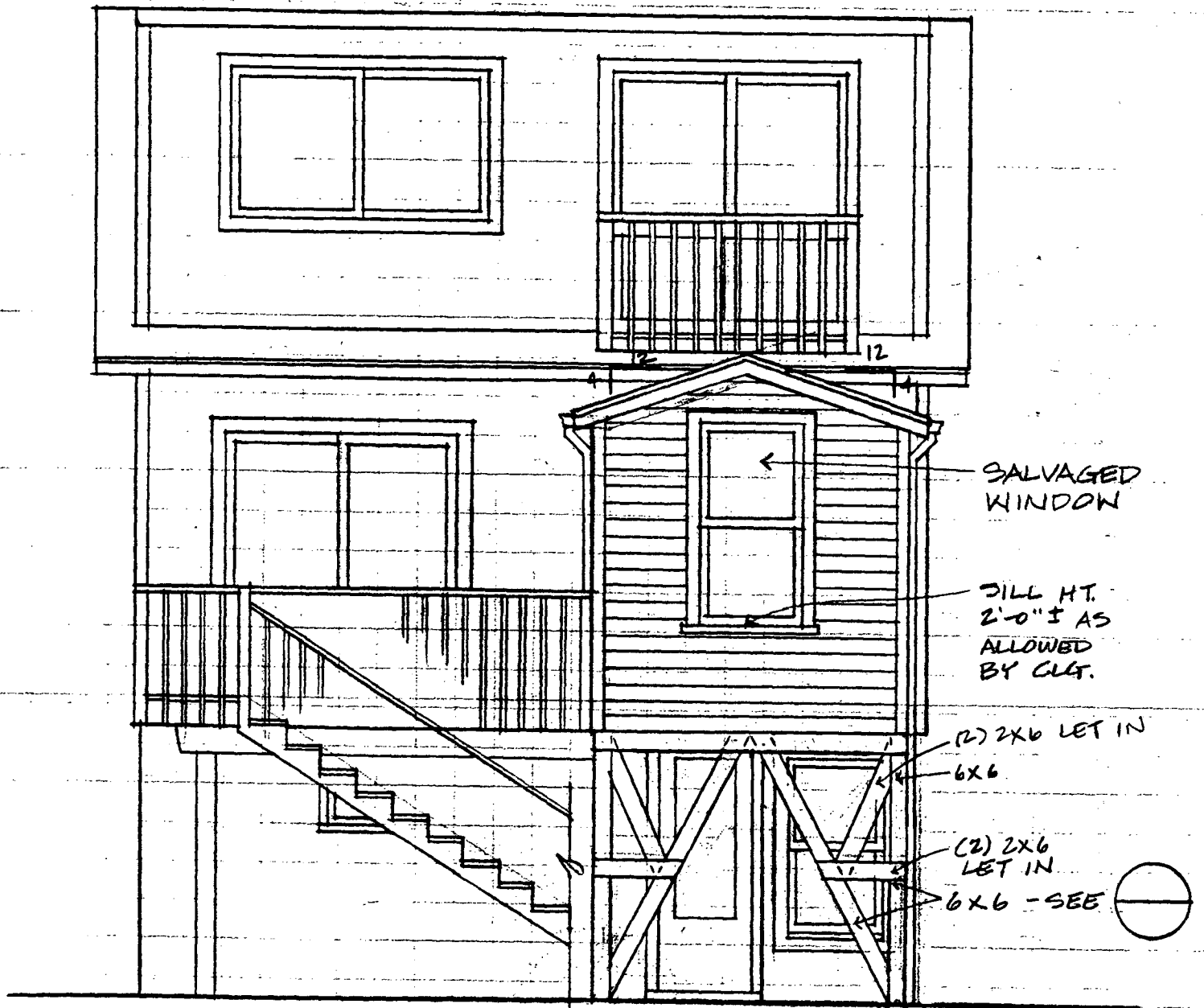


PROPOSED LOWER LEVEL PLAN 1/4" = 1'-0"

NOTE:
 SHADED W.
 ARE NEW.

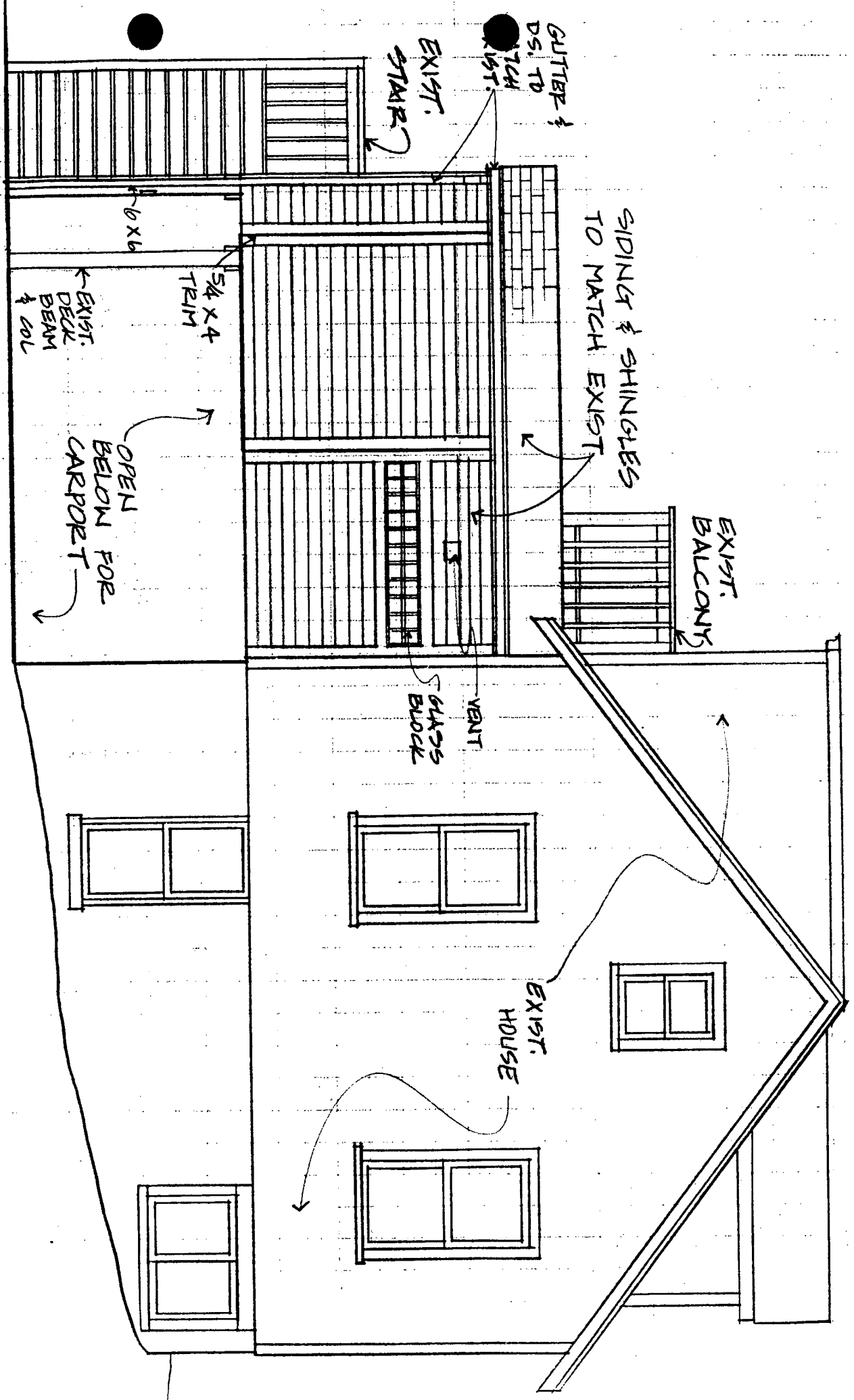


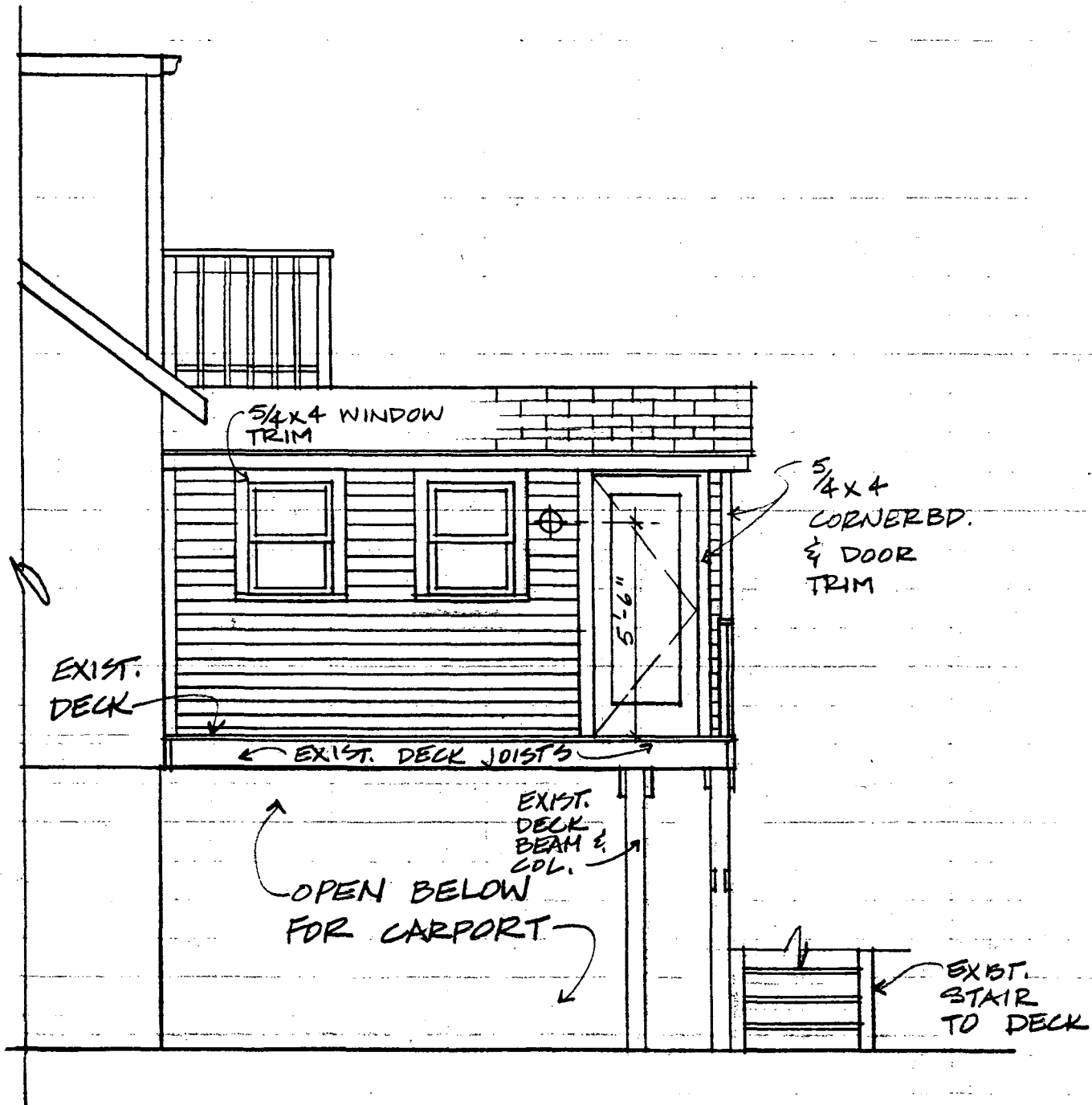
PROPOSED FIRST FLOOR PLAN 1/4" = 1'-0"



PROP. REAR ELEVATION
 $\frac{1}{4}'' = 1'-0''$

PROP. LEFT SIDE ELEVATION
1/4" = 1'-0"





PROP. RIGHT SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$