

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8810 Hawkins Lane, Chevy Chase	Meeting Date:	2/22/2017
Resource:	Contributing Resource Hawkins Lane Historic District	Report Date:	2/15/2017
Applicant:	Hawkins Lane, LLC	Public Notice:	2/8/2017
		Tax Credit:	No
Review:	HAWP	Staff:	Michael Kyne
Case Number:	35/54-17B		
PROPOSAL:	Non-historic siding replacement		

STAFF RECOMMENDATION

Staff recommends that the HPC **approve with one (1) condition** the HAWP application.

1. The proposed Hardie Plank siding will be smooth-faced.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Hawkins Lane Historic District
DATE: c. 1955

BACKGROUND

The Commission approved the applicant's proposal to remove vinyl siding and restore the siding underneath at the January 11, 2017 HPC meeting. The applicant has since removed the vinyl siding and discovered that the siding underneath is in poor condition and cannot be repaired.

The Commission also approved the removal of non-historic metal fencing from the front yard of the subject property. The fencing was located between several brick columns, which the applicant proposed to repair. The applicant now proposes to remove the brick columns.

PROPOSAL

The applicant proposes the following work items at the subject property:

- Remove the existing wood lap siding and cementitious shingle siding
- Install Hardie Plank and fiber cement shingle siding
- Remove non-historic brick columns from the front yard of the subject property.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Hawkins Lane Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Hawkins Lane Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter*

24A), and *the Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Hawkins Lane Historic District

Setting: The Historic District

The character of the district is a result of a combination of factors, some natural and some man-made... [O]ne of the most important is the pleasant setting provided by adjoining publicly-owned properties. In addition, within the district, such factors as vegetation, topography, open space, and the appearance of Hawkins Lane itself all contribute to the district's visual character.

Open Space

The rural character of the district is enhanced by the large proportion of open space created by vacant lots on Hawkins Lane and Jones Bridge Road, the generous "side-lots" between buildings on the west side of the Lane, and, the fact that rear yards "flow into" adjoining properties which are largely undeveloped.

Guidelines:

- Every effort should be made to preserve existing open spaces since they contribute to the rural quality of the district.

Buildings: Architecture and Materials

[The houses on Hawkins Lane] are covered in a wide variety of materials, including wood shingle, aluminum and wood siding, and brick and stucco.

Guidelines:

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

Fences and Other Property Markers

Hawkins Lane residences are generally separated from one another and from the road by bushes and other vegetation rather than fences or walls. In a few instances, property lines are marked by low fences in a variety of materials and styles, the most prevalent being wood picket. There are also several metal fences and, in front of one house, a low, stuccoed concrete block wall.

Guidelines:

- Property owners should be encouraged to use shrubs and trees to mark boundary lines, where such marking is desired.
- Where fences are erected, they should be low and inconspicuous, and preferably wood picket or rail.

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is

sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

#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.

#9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and

STAFF DISCUSSION

The applicant proposes to remove the existing wood lap siding and cementitious shingle siding from the subject property. Hardie Plank siding will be installed in place of the wood lap siding, and fiber cement

shingles will be installed in place of the cementitious shingle siding.

The applicant has provided photographs, demonstrating the poor condition of the siding, and staff agrees that it cannot be successfully repaired in a manner that will continue to protect the resource. Staff fully supports the applicant's proposal, finding the proposed materials appropriate and compatible and consistent with the *Guidelines* and *Standards*.

According to the *Guidelines*, "[e]xterior alterations and additions should be compatible in scale and massing and materials with existing buildings." Likewise, the *Standards* state that "[t]he 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."

As noted, where the existing lap siding will be removed, Hardie Plank siding will be installed, and where the cementitious shingles will be removed, fiber cement shingles will be installed. Although staff acknowledges that there will be a noticeable change in appearance, the overall look of the materials will be similar, and, due to the poor condition of the existing materials, will enhance the preservation of the resource.

Staff recommends a condition of approval, stipulating that the proposed Hardie Plank siding will be smooth-faced, as the Commission has found that smooth-faced Hardie Plank more accurately represents properly maintained wood siding.

Staff fully supports the removal of the brick columns from the front yard. The brick columns are likely non-historic and are incompatible with the character of the historic district. The *Guidelines* urge property owners to make every effort to preserve the open space of the historic district. Accordingly, staff finds that the removal of the brick columns from the front yard will enhance the perceived openness of the subject property and surrounding streetscape.

After full and fair consideration of the applicant's submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior's Standards for Rehabilitation, #2 & #9, and the Hawkins Lane Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve with the condition specified on Circle 1** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Hawkins Lane Historic District Guidelines identified above, and therefore will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they

propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: WHESSTICK@GMAIL.COM Contact Person: WILL HESSICK
Daytime Phone No.: 301.351.1612

Tax Account No.: _____

Name of Property Owner: HAWKINS LANE LLC Daytime Phone No.: 301.351.1612
Address: 8705 BELMART RD POTOMAC MD 20854
Street Number City State Zip Code

Contractor: PROCRFT CONSTRUCTION Phone No.: 240.375.6160

Contractor Registration No.: _____

Agent for Owner: WILL HESSICK Daytime Phone No.: 301.351.1612

LOCATION OF BUILDING/PREMISE

House Number: 8801 8810 Street: HAWKINS LN

Town/City: CHEYV CHASE Nearest Cross Street: JONES BRIDGE RD

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stair ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ 7,000

1C. If this is a revision of a previously approved active permit, see Permit # YES - PERMIT # 782236

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 _____ feet _____ 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

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.

W.H. (HAWKINS LANE, LLC)
Signature of owner or authorized agent

1.30.17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. WRITTEN DESCRIPTION OF PROJECT

Description of Existing Structure:

- Single family one story home approximately 1,140sf w/ unfinished basement

General Description of Project:

- Replace existing siding
 - o I removed the yellow vinyl siding (Photo 1)
 - o The existing siding is in very poor condition and not able to be restored (2, 3 & 4)
 - o The original siding was a combination of materials (Photo 5 & 6)
 - o Replace siding with Hardie Plank Lap Siding (Photo 7 & 8) and ~~Hardie Plank Straight Edge Panel Siding~~ (Photo 9) *Fiber Cement Shingle Siding* (M)
- Remove damaged non-historic brick fence in front of home (Photo 10)

Photo - 1

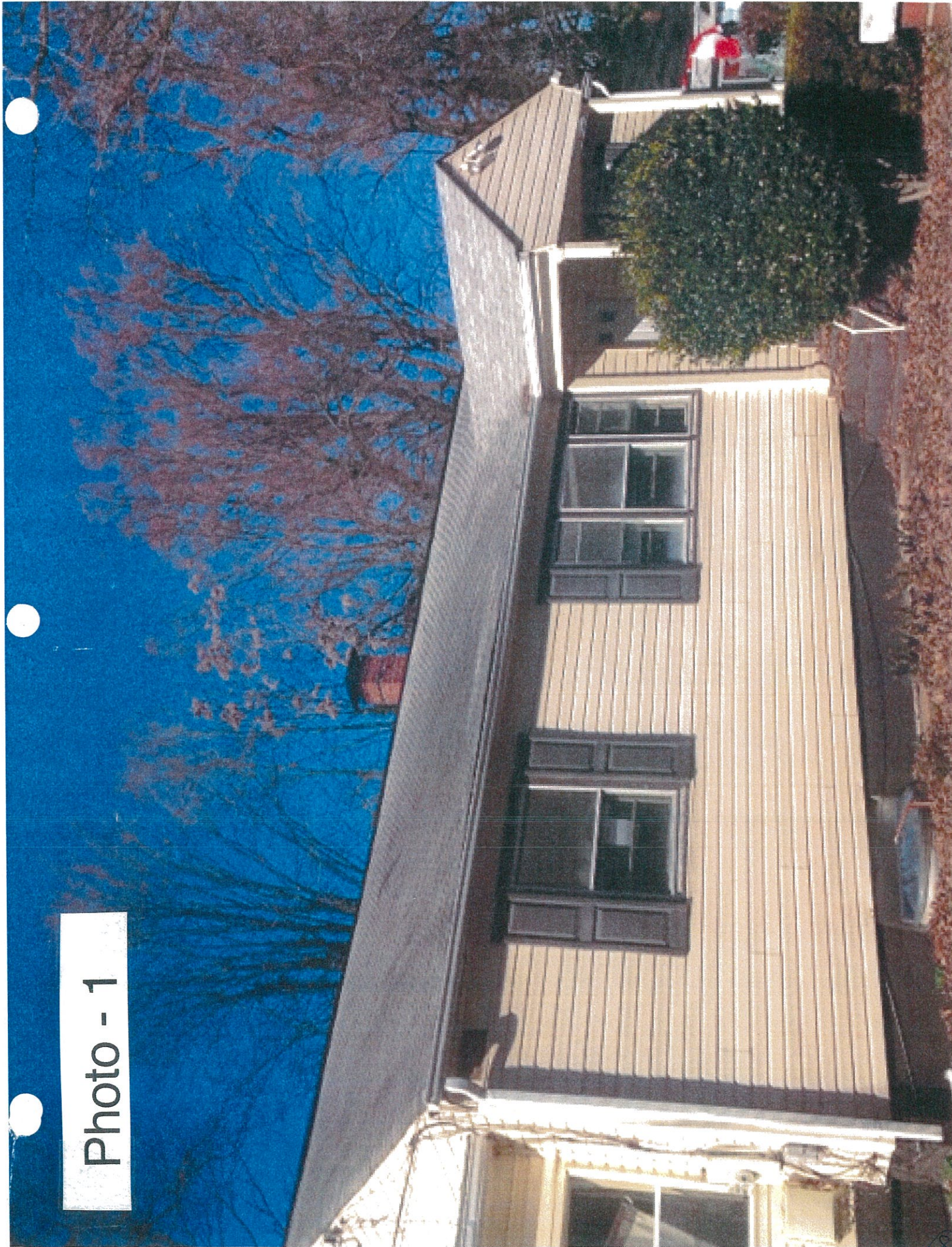


Photo - 2



Photo - 3

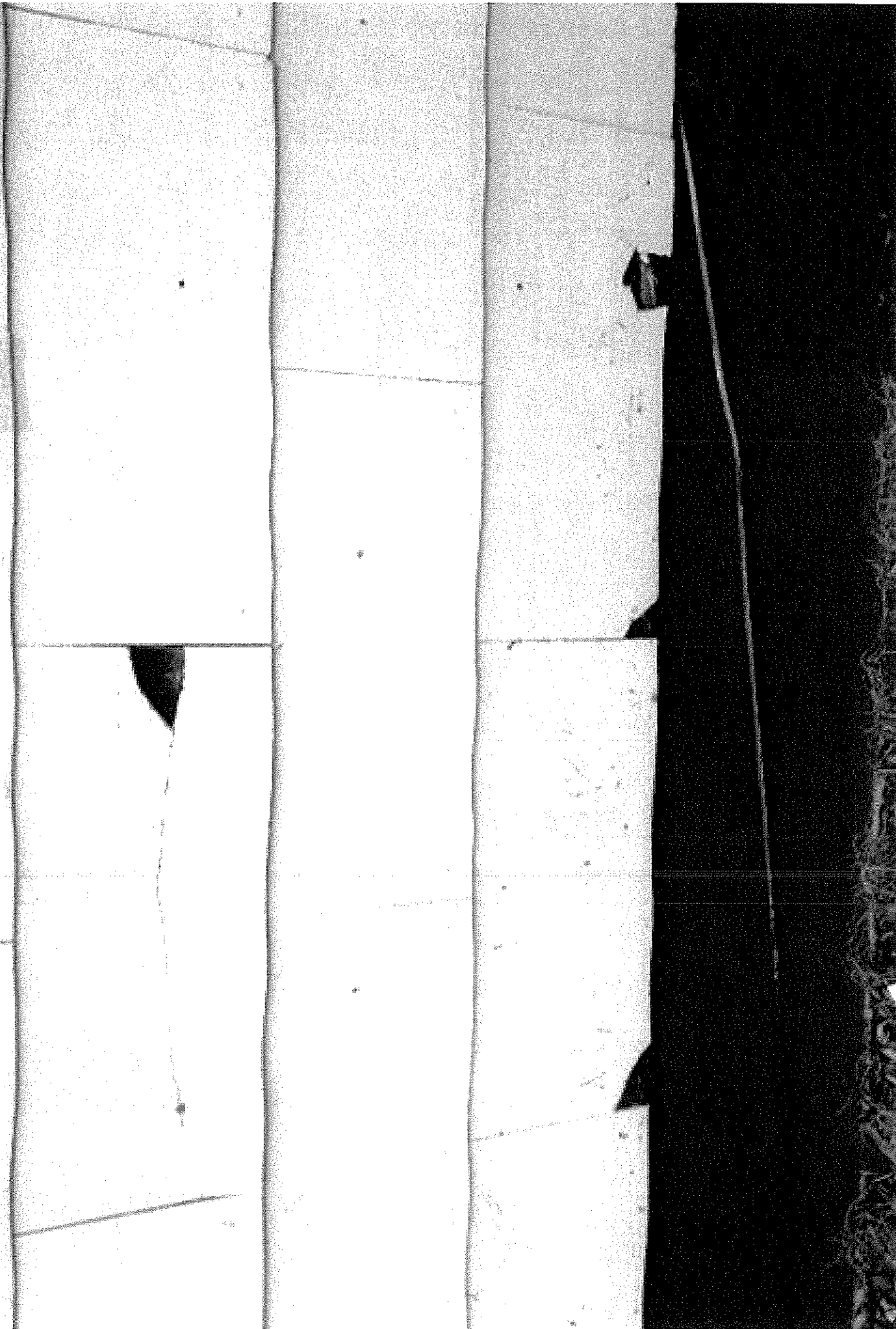


Photo - 4

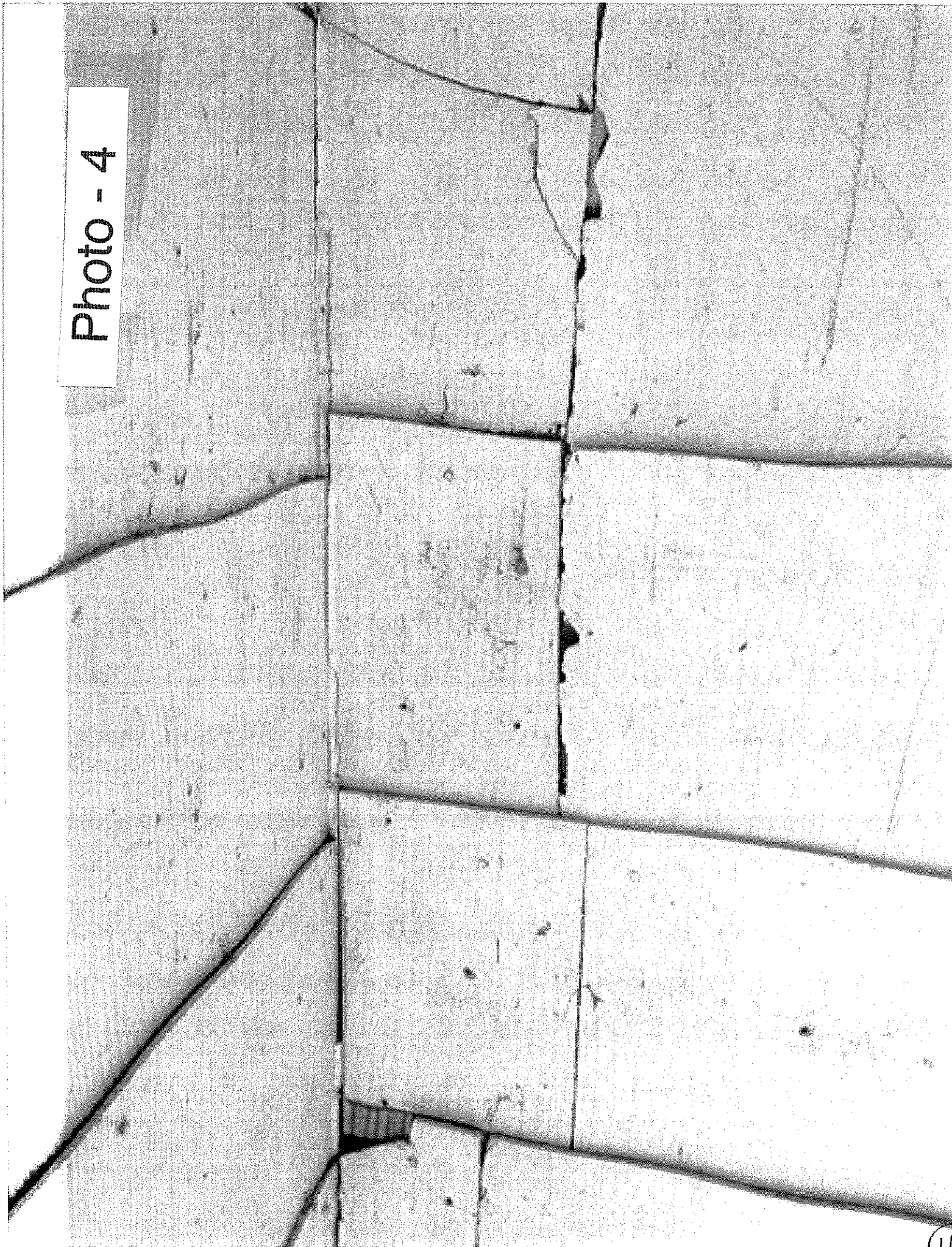


Photo - 5



Photo - 6

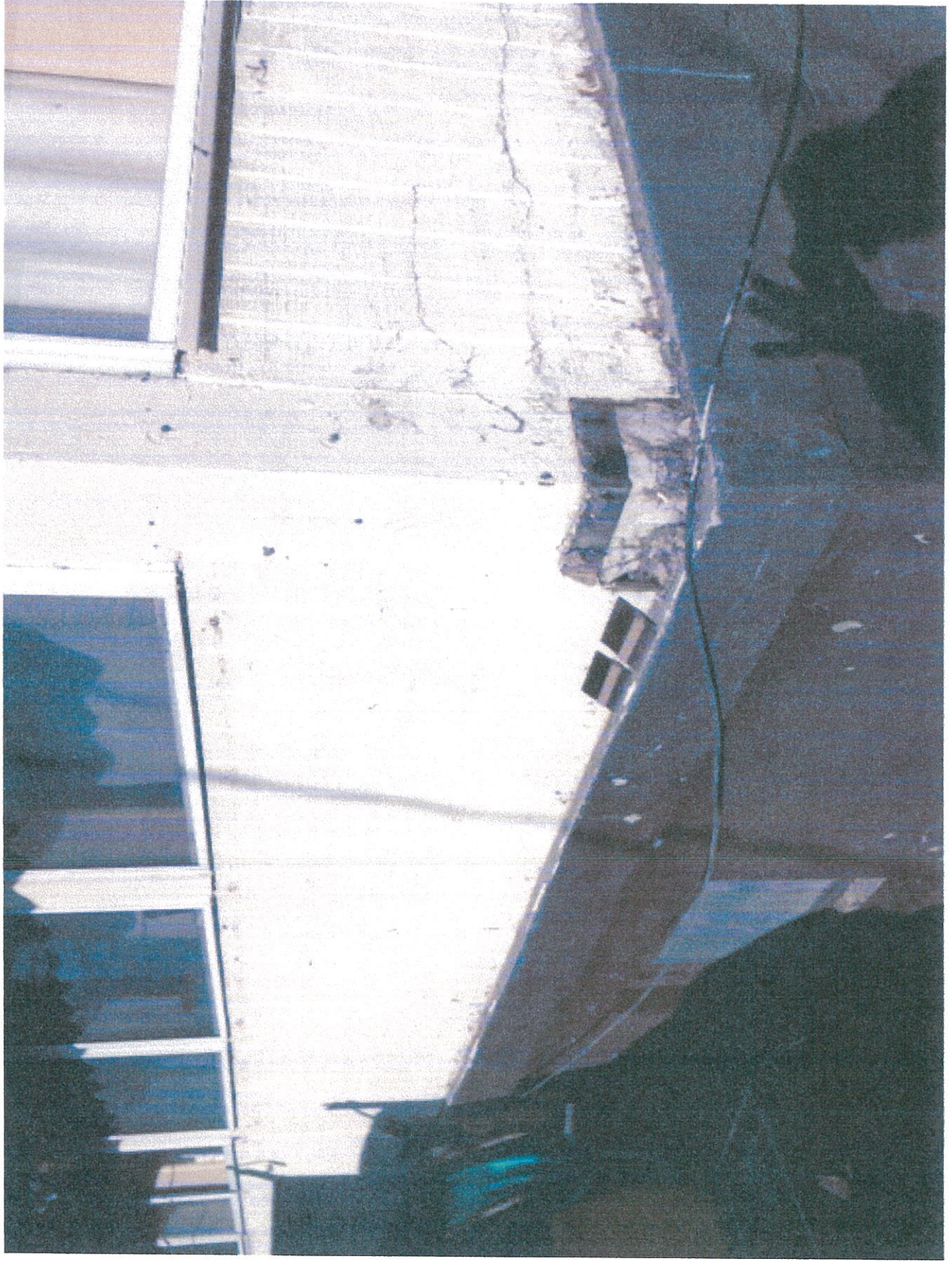


Photo - 7

Verizon LTE

11:01 AM

88%

hardie plank



Carter-Lee ProBuild



HardiePlank® Lap Siding

Cedarmill | 5/16" x 8 1/4" x 12...

HardiePlank® Lap Siding Cedarmill | 5/16" x
8 1/4"

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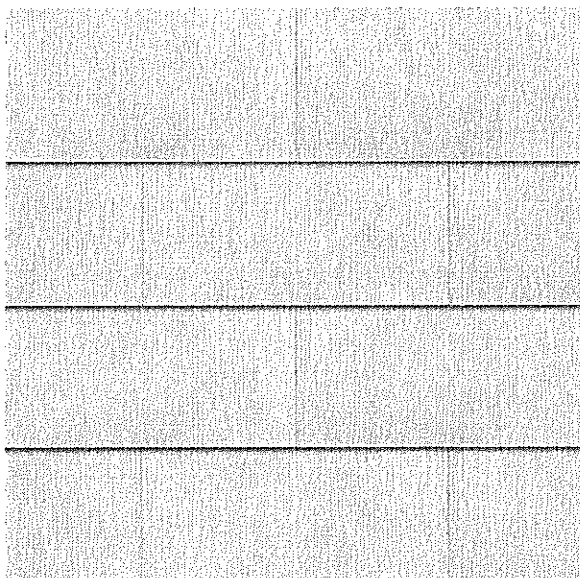
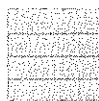
Save

Home / Building Materials / Siding / Fiber Cement Siding

Model # 2213000WG

Internet #100039893

Store SKU #484057



GAF

Photo 8

Weatherside Purity Straight 12 in. x 24 in. Fiber Cement Shingle Siding

★★★★☆ (57)

[Write a Review](#)[Questions & Answers](#)

(21)

- Pre-primed; ready to be painted to match existing wall color
- Fire-proof, durable, and resistant to freeze-thaw conditions
- Won't warp, dent, rot, shrink, or expand

\$106.25

 /bundle

Quantity

-

1

+

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Available for pickup
February 21 - February 24

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Product Overview

Weatherside fiber cement siding is the one and only solution for replacing or repairing old asbestos siding shingles. It's available in a variety of sizes and shapes to match many of the old siding shingles installed over the last 60 years. Unlike some of the original siding shingles that it replaces, Weatherside pre-primed siding shingles contain no asbestos. It's easy to install, after properly removing the old siding, simply nail the WeatherSide siding in place and paint. WeatherSide is even resistant to warping, denting, rotting, expansion/contraction and termite infiltration.

- Size: 12 in. x 24 in.
- Edge: straight
- Surface: textured
- Pre-primed and ready to paint
- Exposure: 11 in.

Info & Guides

[Installation Guide](#)[Instructions / Assembly](#)[Warranty](#)

You will need Adobe® Acrobat® Reader to view PDF documents. Download a free copy from the Adobe Web site.

Photo - 9

Lap Siding

Straight Edge Panel (Shake)



Photo - 10



HAWP APPICATION: MAILING ADDRESSES FOR NOTIFYING

- 8806 Hawkins Lane Chevy Chase, MD 20815-6730
 - House to Left
 - Ellison Clarence D 3rd & Cheryl L Johnson
- 8807 Hawkins Lane Chevy Chase, MD 20815-6730
 - House in front to Left
 - Fahey Brian R & Sara B
- 8810 Hawkins Lane Chevy Chase, MD 20815-6730
 - Subject House
 - Hawkins Lane LLC (William Hessick)
 - Mailing Address – 8705 Belmart Road Potomac, MD 20854
- 8812 Hawkins Lane Chevy Chase, MD 20815-6730
 - House to Right
 - Chambliss Cleveland R & H
- 8813 Hawkins Lane Chevy Chase, MD 20815-6730
 - House in front to Right
 - Massey James D & Emily S