

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8810 Hawkins Lane, Chevy Chase	Meeting Date:	1/11/2017
Resource:	Contributing Resource Hawkins Lane Historic District	Report Date:	1/4/2017
Applicant:	Hawkins Lane, LLC	Public Notice:	12/28/2016
		Tax Credit:	Partial
Review:	HAWP	Staff:	Michael Kyne
Case Number:	35/54-17A		
PROPOSAL:	Roof replacement, restoration of original siding, fence replacement, and window replacement		

STAFF RECOMMENDATION

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

1. **The proposed replacement fence on the left side must be installed in the same exact location, which is below the grade of the subject property's driveway.**

ARCHITECTURAL DESCRIPTION

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

PROPOSAL

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

- Replace the existing architectural asphalt shingle roofing with new architectural asphalt shingle roofing
- Remove the existing vinyl siding from the historic house and restore the original wood siding underneath
- Repair the brick columns in the front yard and remove the attached white metal railings/fencing
- Remove the 6' tall privacy fences at the side property lines and install new fences in their place

Note: A proposal to replace certain windows that was originally a part of this application has been withdrawn and is not under consideration at this time. The existing windows are to be retained.

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.

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 the following work items at the subject property:

- Replace the existing architectural asphalt shingle roofing with new architectural asphalt shingle roofing
- Remove the existing vinyl siding from the historic house and restore the original wood siding underneath
- Repair the brick columns in the front yard and remove the attached white metal railings/fencing
- Remove the 6' tall privacy fences at the side property lines and install new fences in their place

Roofing

Staff fully supports the proposed replacement of the existing architectural asphalt shingle roofing with new architectural asphalt shingle roofing. The proposed alteration will result in minimal visual change

and will not detract from the subject property or surrounding historic district.

Siding

Staff fully supports the proposed removal of the existing, non-historic vinyl siding from the historic house and the restoration of the original wood siding underneath. The proposed alteration will enhance the preservation of the historic house and surrounding historic district and is eligible for a Montgomery County Historic Preservation Tax Credit.

Brick Column Repair/Metal Fence Removal

Staff fully supports the proposed brick column repairs, which include the removal of a tree stump that has damaged one brick column in the front/right corner of the property, resetting the impacted column, and removing the attached white metal railings/fencing between the brick columns. The railings/fencing to be removed is generally incompatible with the Hawkins Lane Historic District and detracts from its open space characteristics.

Fence Replacement

The applicant proposes to remove existing 6' tall wooden privacy fences at the right and left sides of the subject property and install new 6' tall board-on-board wooden fences in their place. The existing fence on the left side is perpendicular to Hawkins Lane and extends from the rear property line to the front property line. The existing fence on the right side is also perpendicular to Hawkins Lane and extends from the rear property line to the existing brick column and metal fence, which is at the approximate front of the house. The proposed replacement fences will be in the same locations; however, the fence on the left side will drop to 4' tall from the approximate front of the house to the front property line.

According to the *Guidelines*, the Commission should discourage the installation of new fences within the Hawkins Lane Historic District, and where new fences are installed, "they should be low and inconspicuous, and preferably wood picket or rail." In this case, staff suggests that the proposed fence replacement is appropriate.

As noted, the proposed replacement fence on the left side will drop from 6' to 4' tall from the front of the house to front property line, and the white metal fence at the front of the property will be removed. The existing fence on the left side is installed below the grade of the subject property's driveway, which mitigates the perceived height of the fence and its potential impact to the open space of the historic district. As the proposed replacement fence in this location will drop down to 4' tall from the front of the house to the front property line, the perceived height will be further mitigated. Overall, the proposal will result in a net reduction of fencing at the subject property and increased open space, which, along with the proposed siding restoration, will make the subject property more compatible with the surrounding historic district.

Regarding materials, staff finds that the proposed replacement fencing – a 4' to 6' tall wooden board-on-board fence – is generally consistent with the rural character of the historic district and has minimal potential to detract from subject property or streetscape.

Staff recommends a condition of approval, stipulating that the proposed replacement fence on the left side will be installed in the same exact location, which is below the grade of the subject property's driveway. As noted above, this will help mitigate the perceived height of the fence from the public right-of-way and minimize its potential to detract from the open space of the historic district.

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

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: WHESSICK@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: 8801 HAWKINS LN CHEY CHASE MD
Street Number City State Zip Code
Contractor: WILLIAM HESSICK Phone No.: 301.351.1612
Contractor Registration No.: _____
Agent for Owner: WILLIAM HESSICK Daytime Phone No.: 301.351.1612

LOCATION OF BUILDING/PREMISE

House Number: 8801 8810 Street: HAWKINS LANE
Town/City: CHEY 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/Raze
☐ Revision ☒ Repair ☐ Revocable

CHECK ALL APPLICABLE

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

1B. Construction cost estimate: \$ 10,000

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.

Will (HAWKINS LANE, LLC)
Signature of owner or authorized agent

12.21.16
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

**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:

PLEASE SEE ATTACHED

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

PLEASE SEE ATTACHED

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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

- 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

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

1. WRITTEN DESCRIPTION OF PROJECT

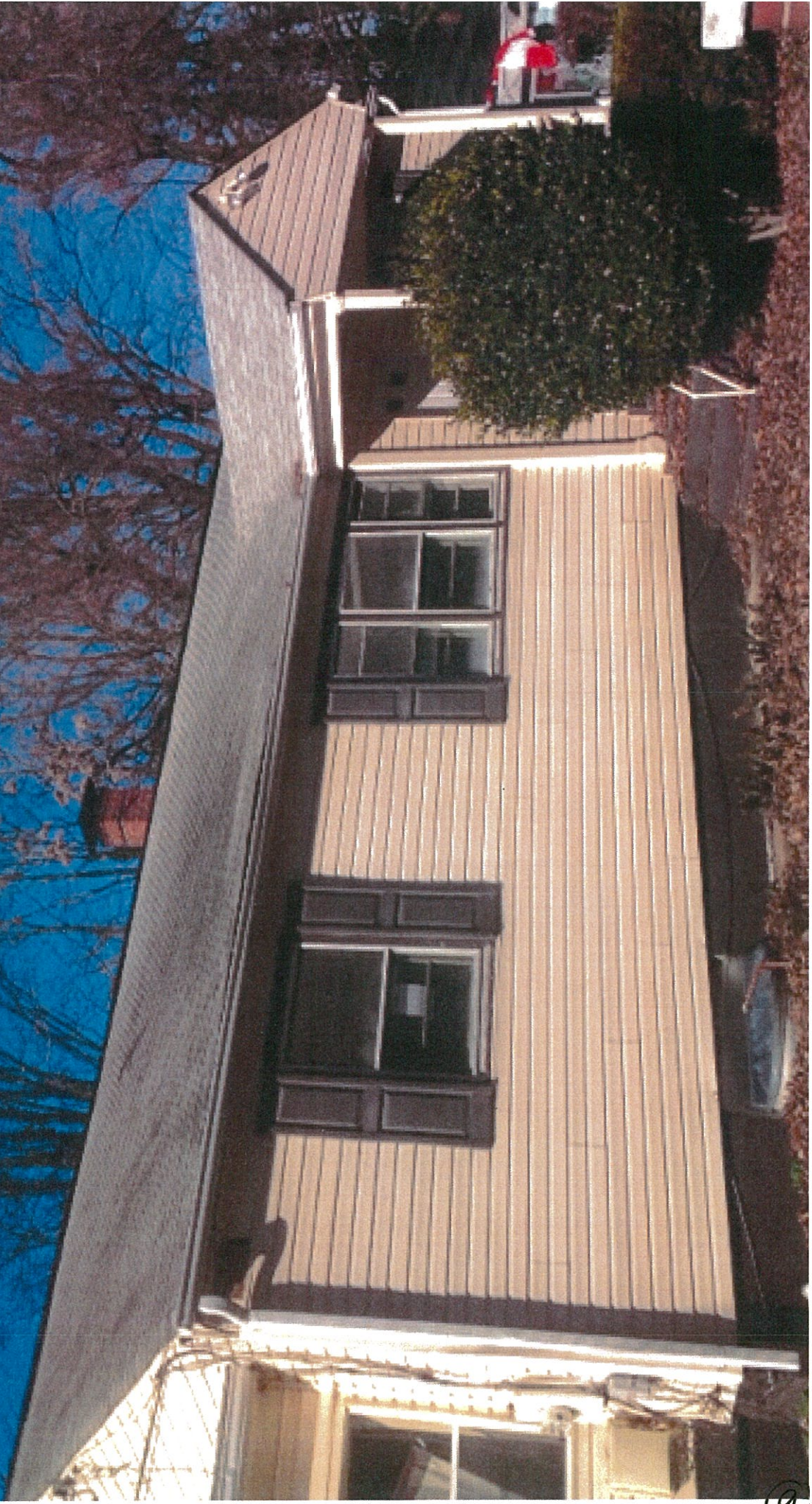
Description of Existing Structure:

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

General Description of Project:

- Remove and replace existing roof
 - o Existing Comp Shingle Roof (Photo 1)
 - o Replace with Landmark Designer Comp Shingles (Photo 2 & 2A)
- Remove existing vinyl siding and restore original siding
 - o Existing vinyl siding (Photo 3)
 - o Original siding to be restored (Photo 4)
- Repair fence in front of home
 - o Repair and Touch up brick and fence (Photo 5)
- Replace fence on sides of home
 - o Pictures of Existing Fence (Photo 6 & 7)
 - o Replace with residential 6' high board on board wood fence (Photo 8)
- Replace 4 windows in front of home to match existing replaced windows

HAWKINS LANE - Existing Roof (Photo 1)



DESIGNER SHINGLES

"Best Buy"

As ranked by a leading Consumer Magazine.

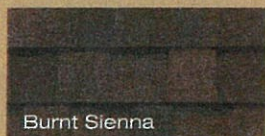
Color Availability



Atlantic Blue



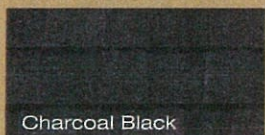
Hunter Green



Burnt Sienna



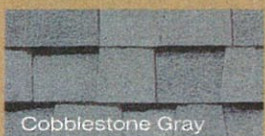
Mist White



Charcoal Black



Moire Black



Cobblestone Gray



Mojave Tan



Colonial Slate



Pewter



Cottage Red



Resawn Shake



Driftwood



Silver Birch



Georgetown Gray



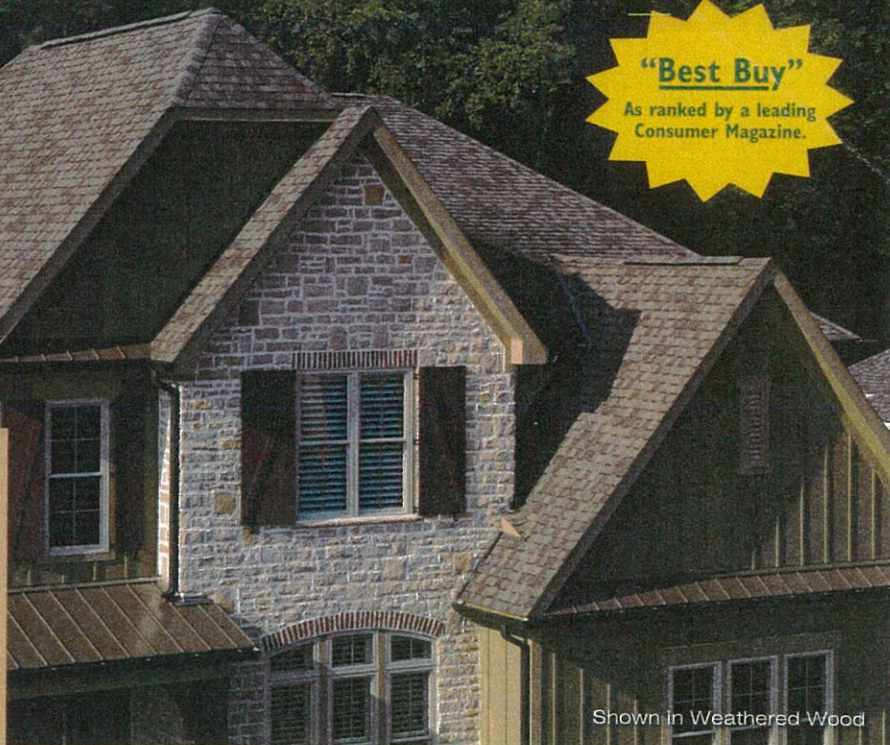
Sunrise Cedar



Heather Blend



Weathered Wood



Shown in Weathered Wood

LANDMARK®

- Two-piece laminated fiber glass base construction
- Classic shades and dimensional appearance of natural wood or slate
- 229/235 lbs. per square
- Lifetime limited transferable warranty*
- 10-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available. CertainTeed starter and CertainTeed hip and ridge required
- CertainTeed Starter and hip and ridge accessory available (see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

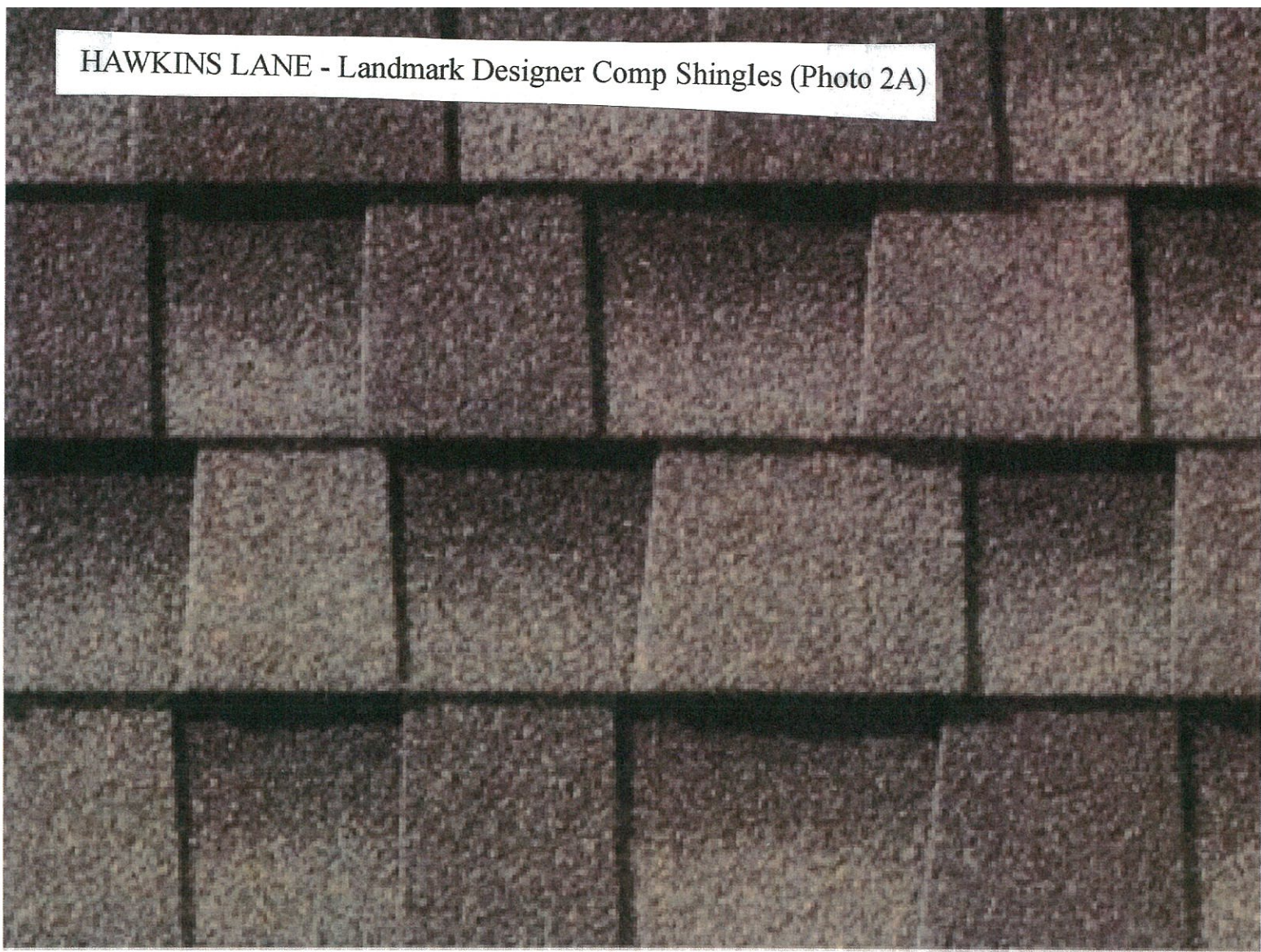
Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

HAWKINS LANE - Landmark Designer Comp Shingles (Photo 2A)



Home Depot



GAF Timberline HD Weathered
Wood Lifetime Shingles (33.3 ...

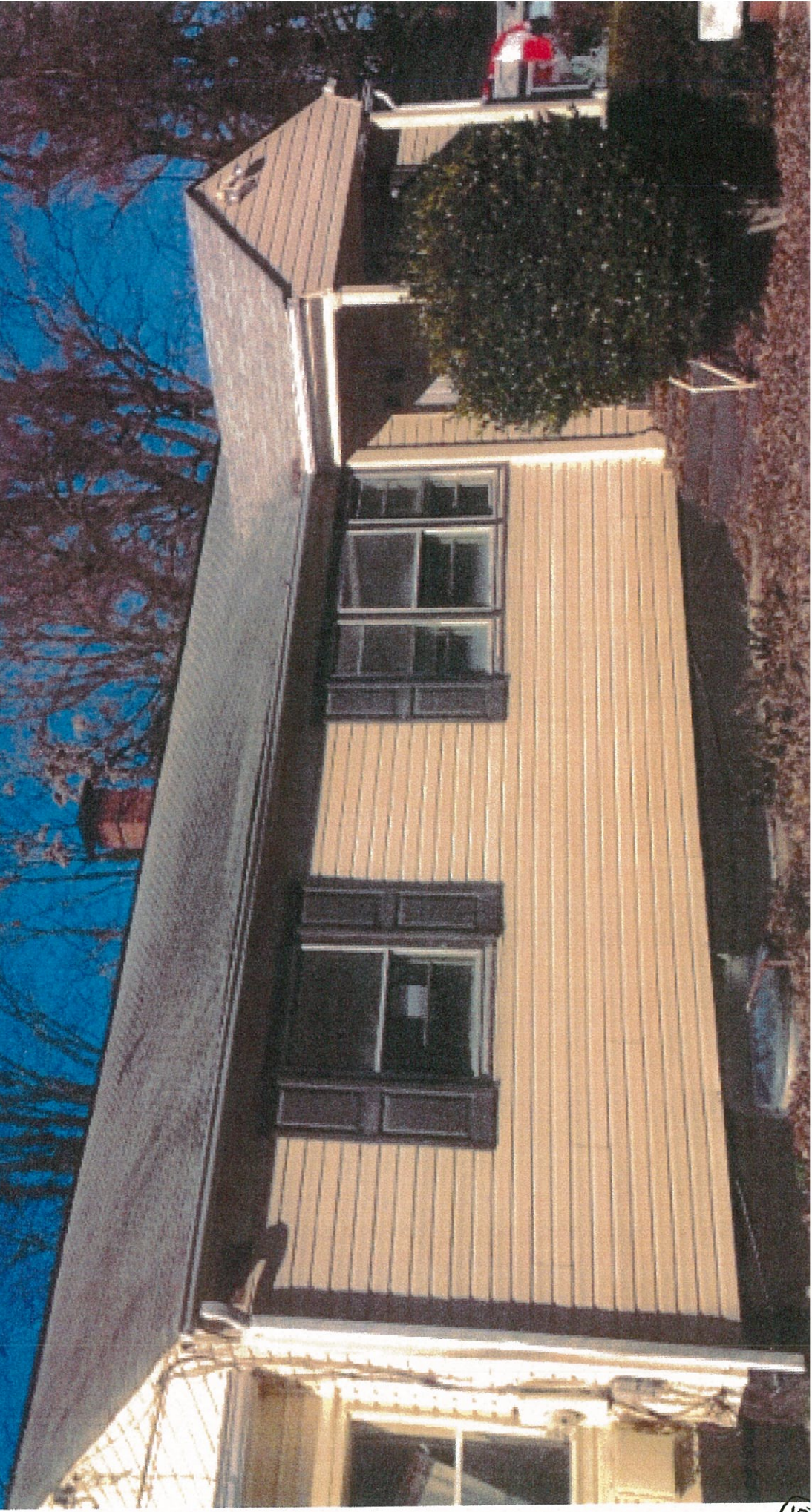
672 reviews ★★★★★

Brand GAF

Your roof can represent up to 400% of your



HAWKINS LANE - Existing vinyl siding (Photo 3)



HAWKINS LANE - Original siding to be restored (Photo 4)



Kyne, Michael

From: Kyne, Michael
Sent: Wednesday, January 04, 2017 12:02 PM
To: Kyne, Michael
Subject: FW: HAWP Application for 8810 Hawkins Lane

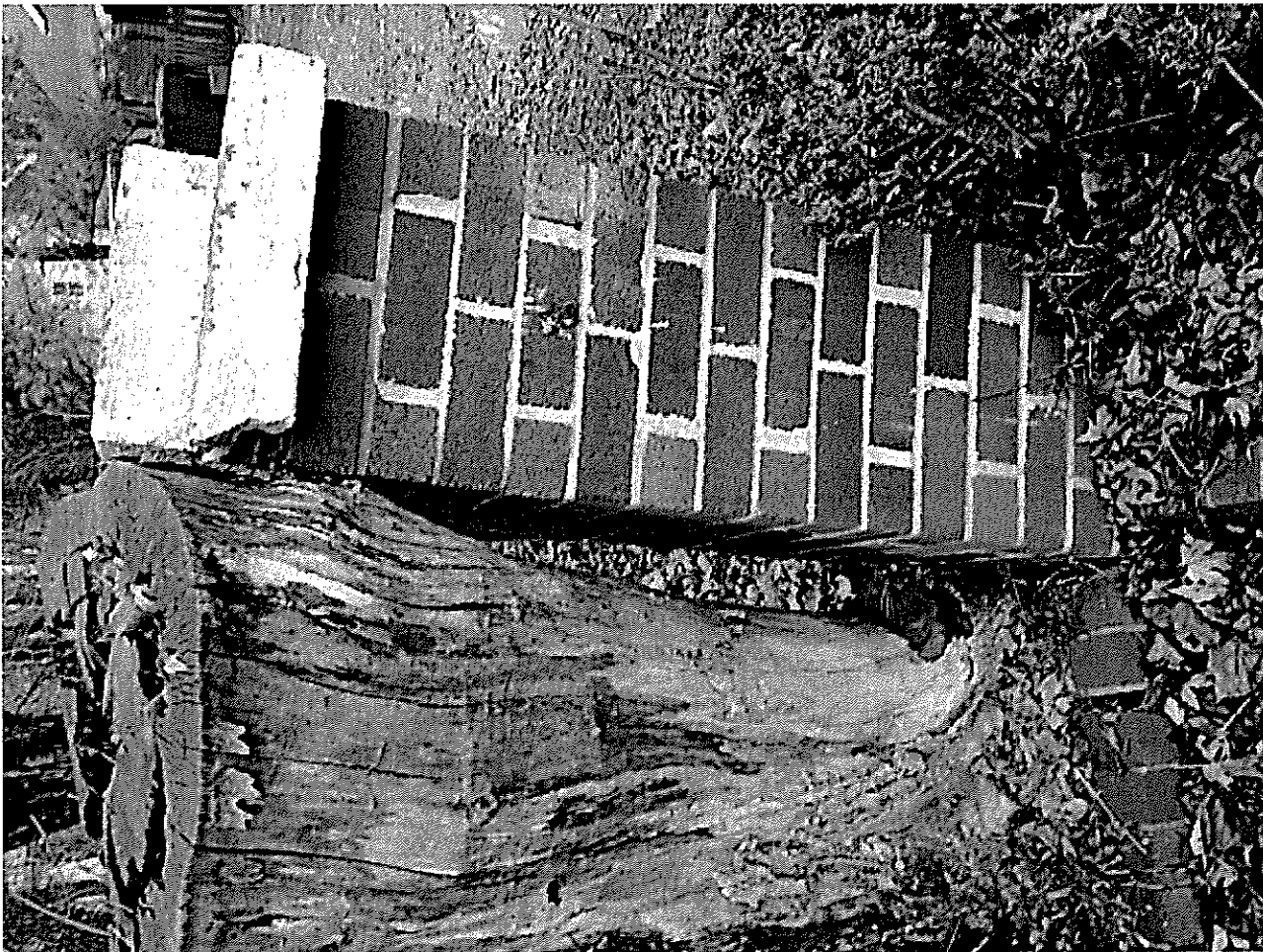
From: William Hessick [mailto:whessick@gmail.com]
Sent: Tuesday, January 03, 2017 9:23 PM
To: Kyne, Michael <michael.kyne@montgomeryplanning.org>
Subject: Re: HAWP Application for 8810 Hawkins Lane

Hi Michael, per your request please see attached the site plan showing the existing side fences.

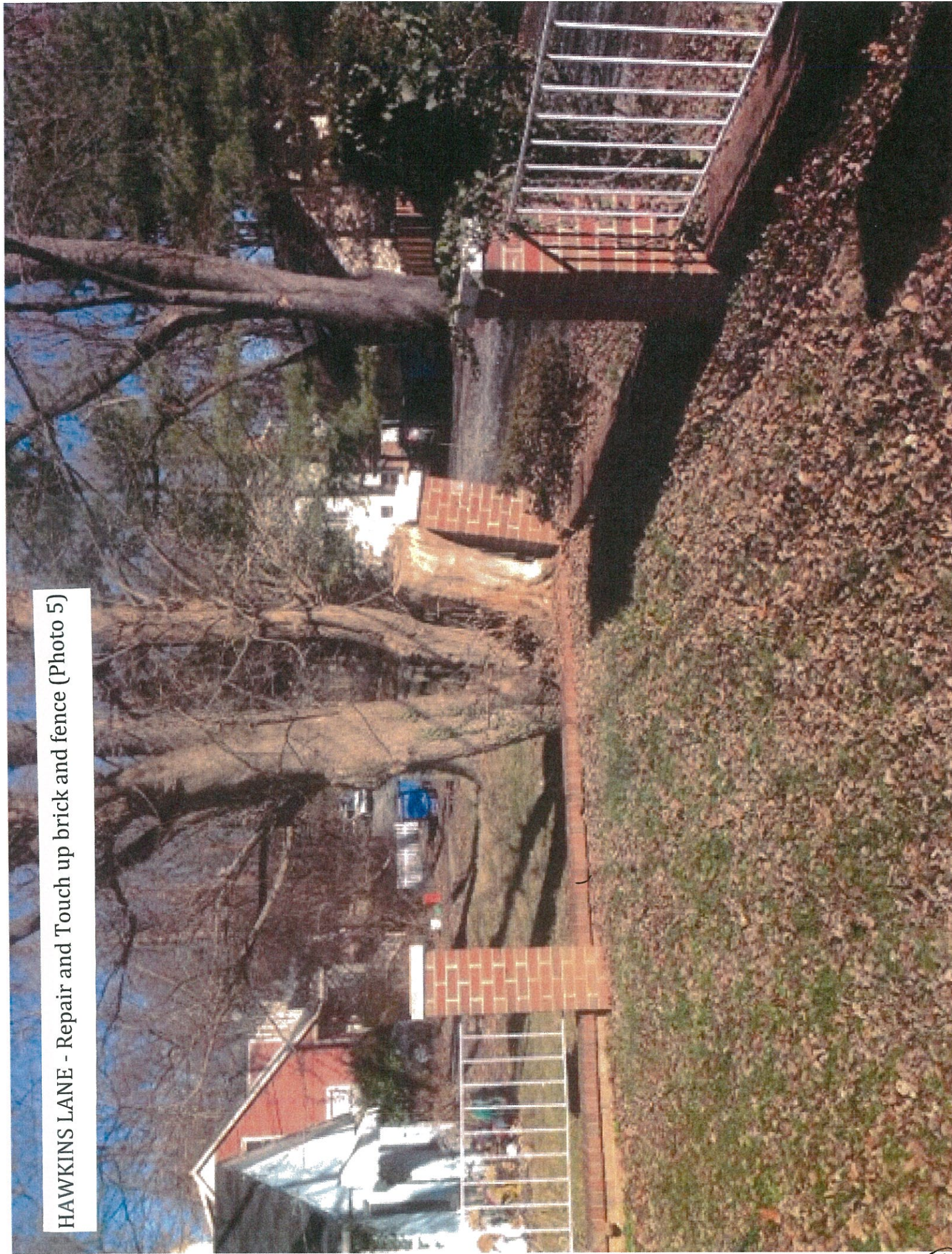
I would like to replace the existing 6' side fences with a board on board 6' fence. I will drop the fence down to 4' from the front house corner to the road on the left side and repair the existing brick fence on the right side.

The repair of the brick fence includes cutting out stump and adjusting corner brick column (see pic). Brick fence repairs also include removing white iron railings and touching up mortar where necessary (see pic).

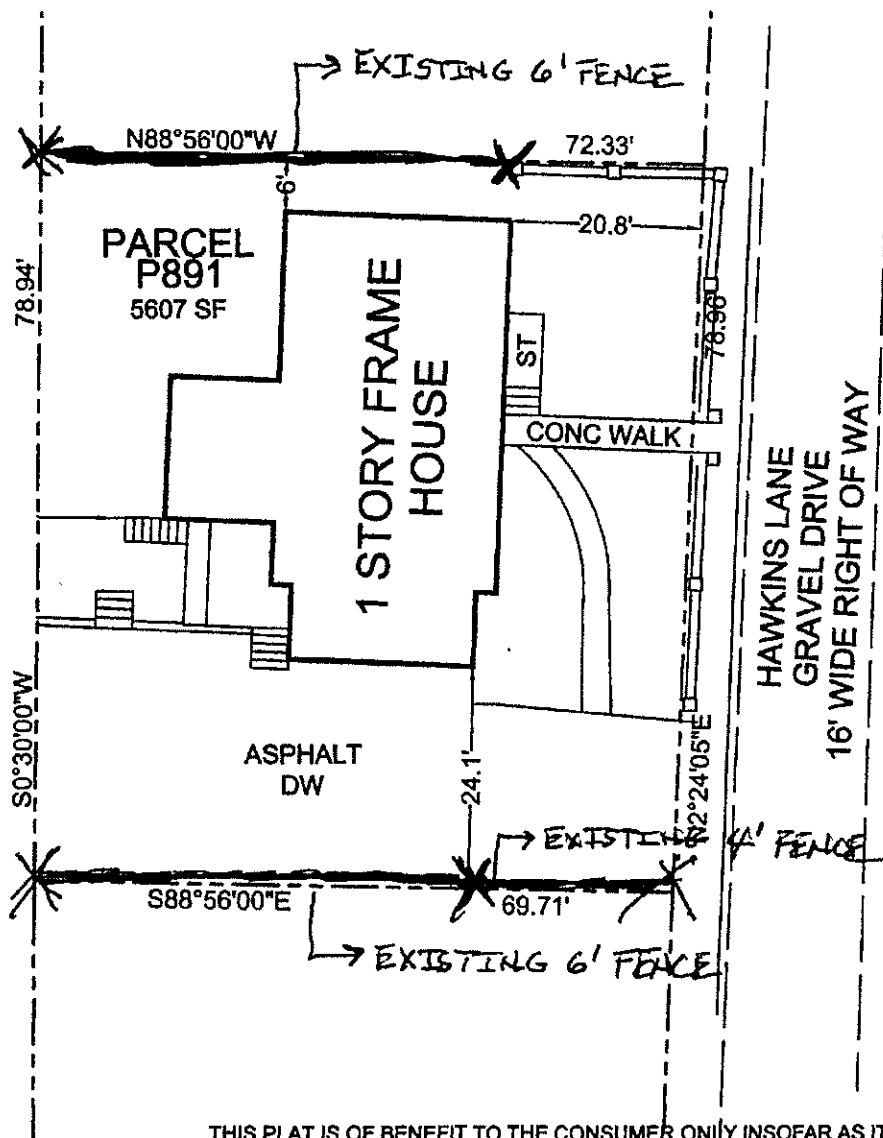
Thanks



HAWKINS LANE - Repair and Touch up brick and fence (Photo 5)







THIS PLAT IS OF BENEFIT TO THE CONSUMER ONLY INsofar AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING. THIS PLAT IS NOT TO BE RELIED UPON FOR THE PLACEMENT OF ANY FUTURE IMPROVEMENTS TO THE PROPERTY; AND THIS PLAT DOES NOT PROVIDE FOR THE ACCURATE IDENTIFICATION OF PROPERTY CORNER MARKERS OR BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.

THE IMPROVEMENTS ON THIS PROPERTY DO NOT LIE IN A FLOOD PLAIN AS INDICATED ON FEMA FLOOD INSURANCE RATE MAPS.

NO TITLE REPORT FURNISHED. ALL ENCUMBRANCES MAY NOT BE REPRESENTED.

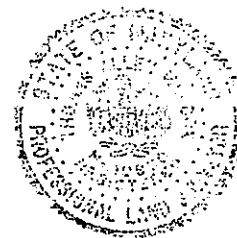
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF AN ACTUAL FIELD MEASUREMENTS DONE BY ME OR UNDER MY DIRECT SUPERVISION ON THE DATE REFERENCED. UNLESS OTHERWISE SHOWN THEY DO NOT ENCROACH. COMPLIES WITH COMAR 09.13.06.11

Thomas A. Maddox

10/21/2016

THOMAS A. MADDOX
REGISTERED PROFESSIONAL LAND SURVEYOR MD
#10850 EXP 4/3/18



HOUSE LOCATION PLAT PARCEL

P 891

LIBER 9286 FOLIO 731
8810 HAWKINS LANE
Election District No. 7

Montgomery County, Maryland
10/21/2016 SCALE 1" = 20'

THOMAS A. MADDOX

PROFESSIONAL LAND SURVEYOR
8933 SHADY GROVE COURT
GAITHERSBURG, MARYLAND 20877
301-984-5804

HESSICK
HAWKINS

HAWKINS LANE - Pictures of Existing Fence (Photo 6)



HAWKINS LANE - Pictures of Existing Fence (Photo 7)





Pinterest



Wood fences, Fence and Cap d'agde on Pinterest

Residential 6 foot high board on board wood
fence in Manassas, VA | Beitzell Fence

Images may be subject to copyright.



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PROPOSED

20

HAWP APPLICATION: 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