



## HISTORIC PRESERVATION COMMISSION

**Marc Elrich**  
*County Executive*

**Robert Sutton**  
*Chairman*

Date: November 20, 2024

### **MEMORANDUM**

TO: Rabbiah Sabbakhan  
Department of Permitting Services

FROM: Laura DiPasquale  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1092596 – Fence installation

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: George Myers  
Address: 10314 and 10318 Fawcett Street, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete, the applicant will contact Laura DiPasquale at 301-495-2167 or [laura.dipasquale@montgomeryplanning.org](mailto:laura.dipasquale@montgomeryplanning.org) to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_
submitted on: \_\_\_\_\_
has been reviewed and determined that the proposal fits into the following category/categories:

- Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;
Installation of vents or venting pipes in locations not visible from the public right-of-way;
New gutters and downspouts;
Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;
Removal of accessory buildings that are not original to the site or non-historic construction;
Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;
Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;
Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;
Installation of storm windows or doors that are compatible with the historic resource or district;
Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;
Construction of fences that are compatible with the historic site or district in material, height, location, and design;
Fence is lower than 48" in front of rear wall plane;

- Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;
Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;
Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;
Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;
Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);
Installation of car charging stations in any location on a property or in the right-of-way;
Installation of satellite dishes;
Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.
Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;
Replacement tree required as a condition; and,
Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laure D. Paquale on \_\_\_\_\_. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT HISTORIC PRESERVATION COMMISSION 301.563.3400

FOR STAFF ONLY: HAWP# 1092596 DATE ASSIGNED

APPLICANT:

Name: George Myers Address: 10314 Fawcett St. Daytime Phone: 301-509-0204

E-mail: gmyers@gtmarchitects.com City: Kensington Md Zip: 20895 Tax Account No.: 0101 8614 (10314) 0381 7590 (10310)

AGENT/CONTACT (If applicable):

Name: same as above Address: Daytime Phone:

E-mail: City: Zip: Contractor Registration No.:

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property

Is the Property Located within an Historic District? Yes/District Name KENSINGTON No/Individual Site Name

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 10314/10318 Street: FAWCETT ST. Town/City: KENSINGTON Nearest Cross Street: MITCHELL Lot: 17+18 Block: Subdivision: Parcel:

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- Checklist of work types: New Construction, Addition, Demolition, Grading/Excavation, Deck/Porch, Fence, Hardscape/Landscape, Roof, Shed/Garage/Accessory Structure, Solar, Tree removal/planting, Window/Door, Other.

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent

Date

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>George Myers 10314 Fawcett St. Kensington, Md. 20895</p>	<p><b>Owner's Agent's mailing address</b></p>
<p><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Peter Stuart 10319 Fawcett St. Kensington, Md. - 20895</p>	<p>KEN AND KYLE RICHARDS 10310 Fawcett St. Kensington, Md. 20895</p>
<p>MIKE AND DEBRA MCCURRY 10313 Fawcett St. Kensington, Md. 20895</p>	<p>JAMES AND CAROL SHAPPE 10226 CARROLL PLACE KENSINGTON MD 20895</p>
<p>MARK AND MIRIAM RUMINSKI 10320 Fawcett St. Kensington, Md. 20895</p>	<p>TOWN OF KENSINGTON 3710 MITCHELL ST. KENSINGTON MD. 20895.</p>

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

10314 Fawcett St: CONTRIBUTING STRUCTURE IN KENS. HIST. DIST.  
10318 " : NON-CONTRIBUTING " " " "

Description of Work Proposed: Please give an overview of the work to be undertaken:

NEW 4'-TALL PICKET FENCE PER SITE PLAN (PAINTED CEVOR)

**REVIEWED**

By Laura DiPasquale, M-NCPPC at 10:24 am, Nov 20, 2024

APPROVED

Montgomery County

Historic Preservation Commission



**Proposed fencing to match existing fence on property, shown below):**



**REVIEWED**  
By Laura DiPasquale, M-NCPPC at 10:25 am, Nov 20, 2024

APPROVED  
Montgomery County  
Historic Preservation Commission  


ESS MODIFIED BY FURTHER ACTION BY THE BOARD. THE ILIC FILES FOR ANY SUCH PLAN ARE MAINTAINED BY THE BOARD AND ARE AVAILABLE FOR PUBLIC REVIEW DURING BUSINESS HOURS.

CONFORMS TO THE REQUIREMENTS FOR MINOR SUBDIVISION CONTAINED IN SECTION 50-35A OF THE MONTGOMERY COUNTY REGULATIONS, BEING CHAPTER 50 OF THE MONTGOMERY CODE. THIS PLAN INVOLVES THE CONSOLIDATION OF TWO LOTS AND PART OF A LOT AND A LOT INTO A LOT AS PROVIDED IN SECTION 50-35A(a)(3), AND A MINOR LOT LINE ADJUSTMENT, AS PROVIDED IN SECTION 50-35A(a)(1).

THIS RECORD PLAT IS NOT INTENDED TO SHOW EVERY DETAIL AFFECTING THE OWNERSHIP AND USE, NOR EVERY MATTER AFFECTING THE OWNERSHIP AND USE, OF THIS PROPERTY. THE RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF THE RECORD PLAT TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.

**FOR LOT LINE ADJUSTMENT CALCS.**

LOT 13 + LOTS 14 + 15 + 16 AREA = TOTAL AREA  
 + 8,125 SF + 8,125 SF + 8,125 = 30,826.25 SF  
 ± 0.05 (5%) = 1,541.3 SF

ADJUSTABLE ADJUSTMENT = 1,541.3 SF  
 AREA OF ADJUSTMENT = 1,540.5 SF  
 ± 0.8 = O.K.

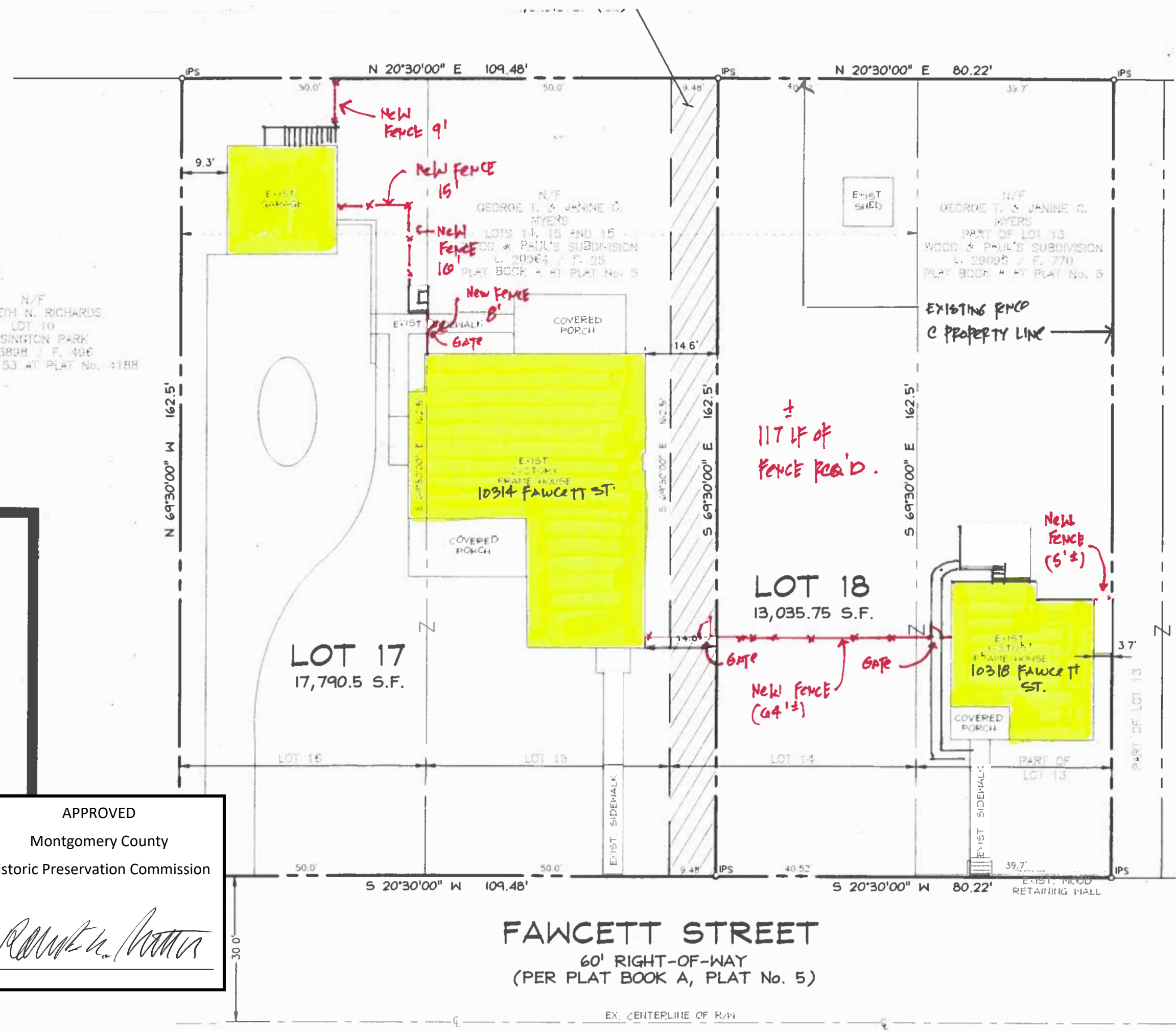
LOT 17 (PREVIOUSLY LOTS 15 & 16) = 17,790.5 SF  
 LOT 18 (PREVIOUSLY PART OF LOT 13 & LOT 14) = 13,035.75 SF

N/F  
 KENNETH N. RICHARDS  
 LOT 10  
 KENSINGTON PARK  
 L. 13898 / F. 406  
 PLAT BOOK 53 AT PLAT No. 4188

APPROVED  
 Montgomery County  
 Historic Preservation Commission

*Ronald A. [Signature]*

**REVIEWED**  
 By Laura DiPasquale, M-NCPPC at 10:25 am, Nov 20, 2024



**FAWCETT STREET**  
 60' RIGHT-OF-WAY  
 (PER PLAT BOOK A, PLAT No. 5)

EX. CENTERLINE OF R/W