31/6 92I 10313 Fawcett Street
Kensington Historic District

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

December 9, 1992

Mr. Don Little
Little + Architects
3504 Farragut Avenue
Kensington, MD 20895

Dear Don:

I am writing in regard to the Orenstein property at 10313 Fawcett Street, Kensington, whose owners are your clients. I concurred that no HAWP was required for removal of two Norway Maples upon receipt from you of a letter from Mr. Gregg stating that they were diseased.

In instances when the Historic Preservation Commission approves the removal of a healthy tree, it is the Commission's practice to approve the HAWP on the condition that replacement trees be planted. The HPC has not placed such a condition on the replacement of diseased or damaged trees, however, because no HAWP is required for their removal. Nevertheless, the HPC staff encourages replacement planting in these instances, as well.

The Town of Kensington has asked that I write you requiring replacement of the two removed Norway Maples. The Town recommends either Sugar or Red Maples as a suitable replacement species. Would you please notify the Town and me of your clients' plans for the site?

Sincerely,

Nancy Witherell
Historic Preservation
Planner

cc: Pat Weikel

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

November 24, 1992

Mr. Don Little
Little + Architects
3504 Farragut Avenue
Kensington, MD 20895

Dear Mr. Little:

In response to your letter of November 24 requesting approval for revisions to an approved HAWP for the Orenstein property at 10313 Fawcett Street in the Kensington Historic District, please be advised that I have determined the proposed revisions to be consistent with the alterations approved by the Historic Preservation Commission at its October 14, 1992, meeting and also consistent with the purposes of Chapter 24A.

As now revised, the first floor side wing will not be enclosed at this time, the dormer on the south elevation will not be constructed, and the rear porch room has been reduced in size and simplified in design.

In addition, you have submitted a letter from David T. Gregg stating that two trees on the lot are in deteriorating condition, with evident signs of decay. These trees, a Norway Maple located in the right front yard, and a Norway Maple located at the right rear corner of the house, may be removed without a HAWP because of their poor health.

Thank you for notifying this office of your revisions and of the poor condition of the two Norway Maples. If you have any questions, please call me at 301-495-4570.

Sincerely,

Nancy Witherell
Historic Preservation
Planner

LITTLE + ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

November 24, 1992

MEMO

TO: Nancy Witherall
Historic Preservation Planner
MNCPPC
8787 Georgia Avenue
Silver Spring, MD 20910-3760

RE: Orenstein Residence
10313 Fawcett Street
Kensington, Maryland 20895

DESIGN REVISION - HAWP # 9209290062

The Orenstein Residence design has been revised to accommodate reductions in the construction budget. Please note that these revisions primarily occur in the rear addition. We therefore are resubmitting these drawings for your review and approval.

If you have any further questions please don't hesitate to call.

Sincerely,

Donald H. Little AIA

Donald H. Little AIA
LITTLE + Architects

TREE REMOVAL
PRUNING

FIREWOOD
snow removal

STORM DAMAGE
FEEDING & CABLING

DAVID T. GREGG 'S
TREE SERVICE, INC.
4421 INDEPENDENCE ST.
ROCKVILLE, MD 20853

LICENSE #412
INSURED
FREE ESTIMATE

PHONE
WH 2-7597

DATE 11/18/92

ESTIMATE	AMOUNT
Norway Maple tree located right front in a decling state. Large decayed area down back side of tree. Tree should be removed.	
Norway Maple tree located right rear corner of house. Tree has large area of decay on back side of tree and is leaning over house. Tree should be removed.	
Equipment:	Subtotal

Customer: Denise Orenstein
10313 Fawcett street
Kensington, MD.
PHONE 907-0824

DATE COMPLETED

Signed: David T. Gregg

Add 2% after 30 days

ESTIMATE GOOD FOR SIX (6) MONTHS

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

URBAN DESIGN DIVISION

10/14/92

10313 Fawcett St.

Kensington

31/6-92I

Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Suzanne Scherr TELEPHONE NO. 301 942 1924
(Contract/Purchaser) Denise and Harry Orenstein (Include Area Code) 203 364 8325
ADDRESS 10313 Fawcett Street Kensington (CITY) Maryland (STATE) 20895 (ZIP)
CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____
PLANS PREPARED BY Little + Architects TELEPHONE NO. 301 949 8800 (Include Area Code)
REGISTRATION NUMBER MD 3311-A

LOCATION OF BUILDING/PREMISE

House Number 10313 Street Fawcett Street

Town/City Kensington Election District _____

Nearest Cross Street Armory Avenue

Lot 8,9 Block _____ Subdivision Wood and Paul Subdivision

Liber _____ Folio _____ Parcel Plat book A Plat 5

1A. TYPE OF PERMIT ACTION: (circle one)
Construct **Extend/Add** Alter/Renovate Repair
Wreck/Raze Move Install Revocable Revision

Circle One: A/C Slab **Room Addition**
Porch Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE $ 30,000
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

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

4A. HEIGHT _____ feet _____ inches
4B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
1. On party line/Property line _____
2. Entirely on land of owner _____
3. On public right of way/easement _____ (Revocable Letter Required).

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.

Donald H. Little AIA LITTLE + ARCHITECTS — Sept. 28 19 2
Signature of owner or authorized agent (agent must have signature notarized on back) — Date

APPROVED ✓ For Chairperson, Historic Preservation Commission
DISAPPROVED _____ Signature Albert B. Randall Date 10-14-92

APPLICATION/PERMIT NO: 9209290062 FILING FEE: $ _____
DATE FILED: _____ PERMIT FEE: $ _____
DATE ISSUED: _____ BALANCE $ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

STATE OF MARYLAND
COUNTY OF MONTGOMERY
SIGNED BEFORE ME THIS 28th day
of September

Caroline Schofield
Commissioned as
Caroline S. Oliver

My Commission expires: 4-1-94

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10313 Fawcett Street	Meeting Date: 10/14/92
Resource: Kensington Historic District	Review: HAWP/Alt.
Case Number: 31/6-92I	Tax Credit: No
Public Notice: 9/30/92	Report Date: 10/7/92
Applicant: Denise and Harry Orenstein	Staff: Nancy Witherell

The house under consideration is an early 20th-century house built in the Italian Revival style popular at that time for both residential and institutional buildings. Constructed of masonry with a stucco finish, the main block of the house is symmetrical in elevation and formal in both massing and articulation. The south (right side) elevation has a one-story screened porch and the rear (east) elevation has a small screened porch, as well.

These one-story wings, whether screened, glazed, or fully enclosed, were typical of residential structures designed in the classical revival styles in the early decades of this century.

The applicants propose enclosing the side porch and adding a second story above it, as well as replacing the rear screened porch with a new one-story "loggia" room. Both of the enclosures are designed with significant glazed surfaces. The new wooden windows, doors, and transoms would have true divided lights. The use of stucco is reserved for the articulation of the piers at the first story level and for wall surfaces on the second story addition and on the north elevation of the loggia room.

The south elevation would feature a second story window below a wall dormer with a half-round window. In conjunction with the painted metal trellis extending to the second story, this arrangement refers to the house's front entrance, which employs the <u>serliana</u> or Palladian archway/window commonly revived in the early part of this century.

At the rear, the first story of the elevation would be lost or altered. This elevation is very plain and is not a significant feature of the house. In fact, since it is so distinct from the formal aspects of the front elevation, the new loggia room with its prominent garden entrance would make the rear elevation much more significant than it is now.

STAFF DISCUSSION

The proposed alterations are within the tradition of the classical revival styles as practiced in the metropolitan area during the early decades of this century. Many houses of this style had two-story side wings; the increase in height on the south elevation is consistent with this practice. Further, the change in the rear elevation is also consistent with the use of transitional rooms leading to the gardens. The rear elevation now is very simple; the new design would create a much more emphatic elevation.

The two-story trellis on the side elevation is an unusual feature, but one that would not detract from the architectural character of the house or the historic district.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with 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 Standard #2:

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Montgomery County Government

Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
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CONTRACTOR _____ TELEPHONE NO. _____
CONTRACTOR REGISTRATION NUMBER _____
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Donald H. Little AIA LITTLE + ARCHITECTS Sept. 28 1992
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

OISAPPROVEO _____ Signature _____ Date _____

APPLICATION/PERMIT NO: 9209290062 FILING FEE: $ _____
OATE FILEO: _____ PERMIT FEE: $ _____
OATE ISSUEO: _____ BALANCE $ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVEO: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

3

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Existing two story Italian Revival structure was built in approximately 1920. The structure is masonry with a stucco finish. The roof is hipped with asphalt shingles. The structure is proportioned in plan and elevation as two overlapping squares forming a golden rectangle.

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

The project is to add a one story 'loggia' room and porch at the rear(replacing the existing screened porch); to enclose the existing porch on the south side with a second story above. This addition is intended to blend with the original structure. Impact on the existing structure will be minimum, if at all.

4

2. Statement of Project Intent:

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

New rear and side addition to have hipped roof with asphalt shingle and flat (trellis) roofs. Piers and walls of stucco masonry. Cornice of painted wood. Windows, doors, and transoms of wood true-divided lite. Arbors of painted ornamental metal - All forms and materials to match existing.

b. the relationship of this design to the existing resource(s):

Matches existing materials, forms, and details

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

1 (one) and 2 (two)

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5′ contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5

5. Design Features: Schematic construction plans drawn to scale at 1/8" =1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Helen and Charles Stuart

   Address 10319 Fawcett Street

   City/Zip Kensington, Maryland 20895

2. Name Carol and Jim Sharp

   Address 10226 Carrol Place

   City/Zip Kensington, Maryland 20895

6

3. Name Gloria and Jeffery Capron

Address 10304 Montgomery Avenue

City/Zip Kensington, Maryland 20895

4. Name _____

Address _____

City/Zip _____

5. Name _____

Address _____

City/Zip _____

6. Name _____

Address _____

City/Zip _____

7. Name _____

Address _____

City/Zip _____

8. Name _____

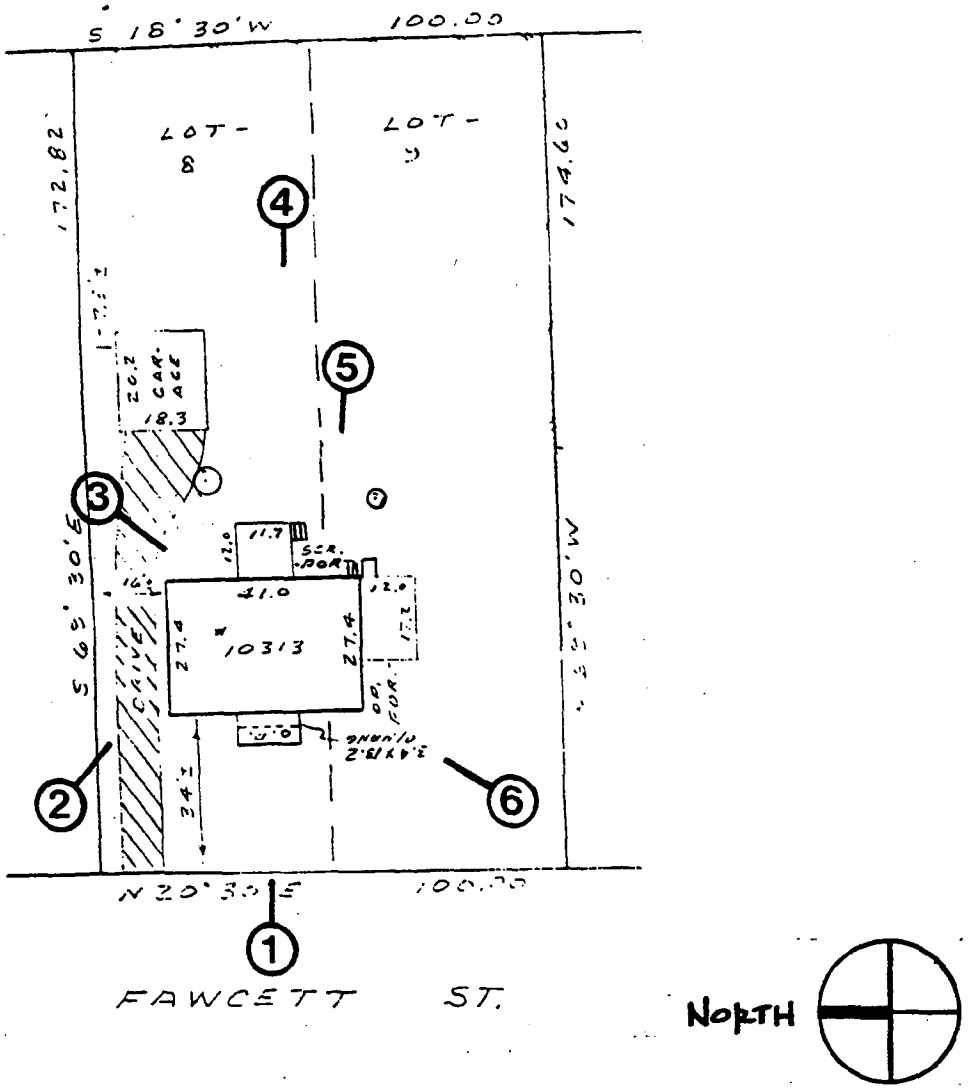
Address _____

City/Zip _____

1757E

7

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



Orenstein Residence
10313 Fawcett Street
Kensington, Maryland 20895

Lots 8,9
Scale 1" = 40'-0"

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
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1. Fawcett Street - West Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

2. North Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

3. Northeast Corner Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

4. East Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
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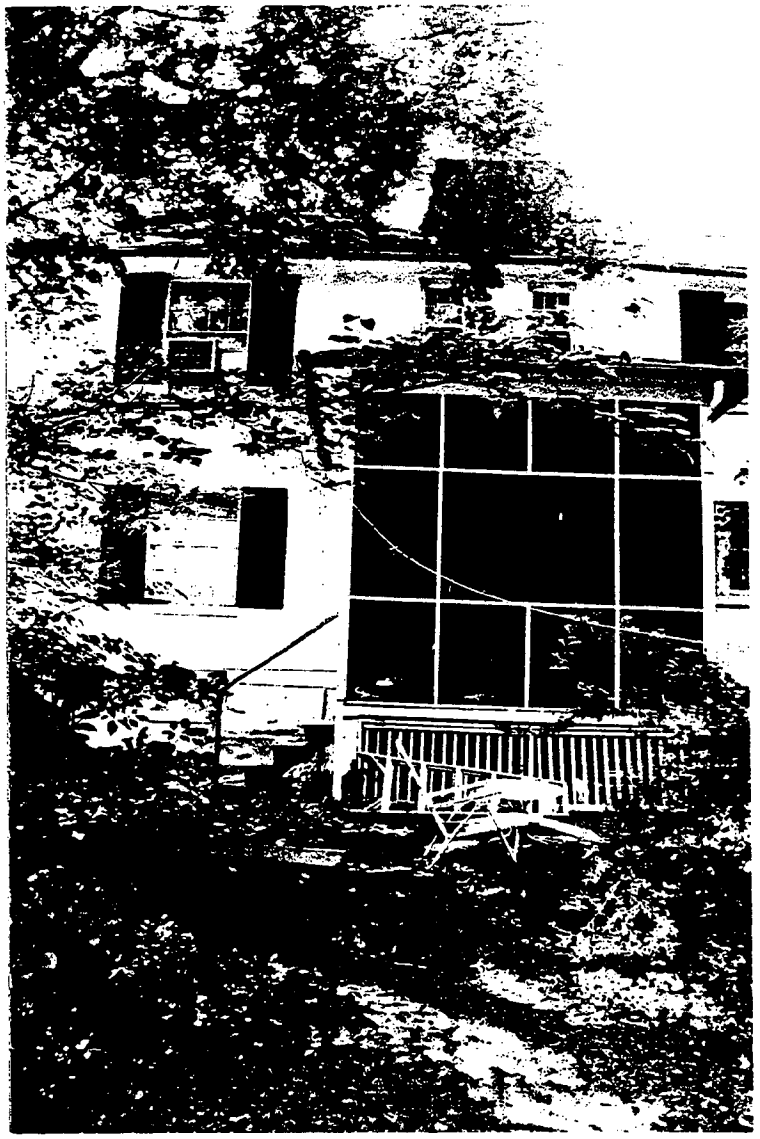
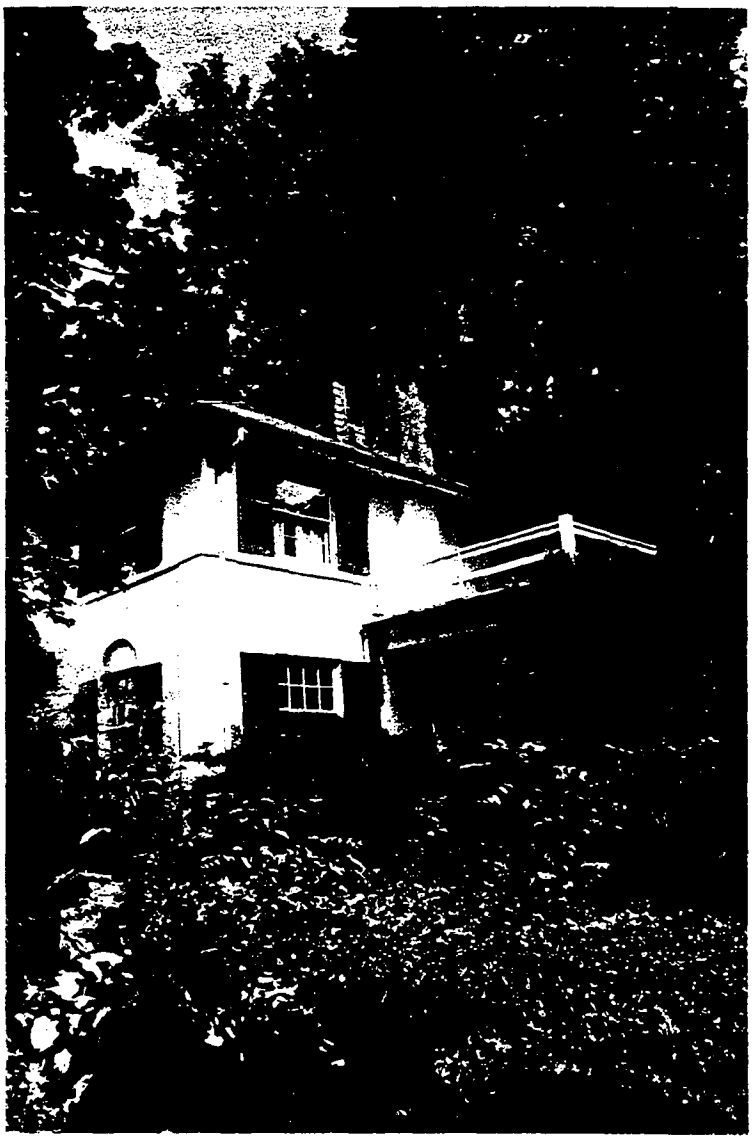
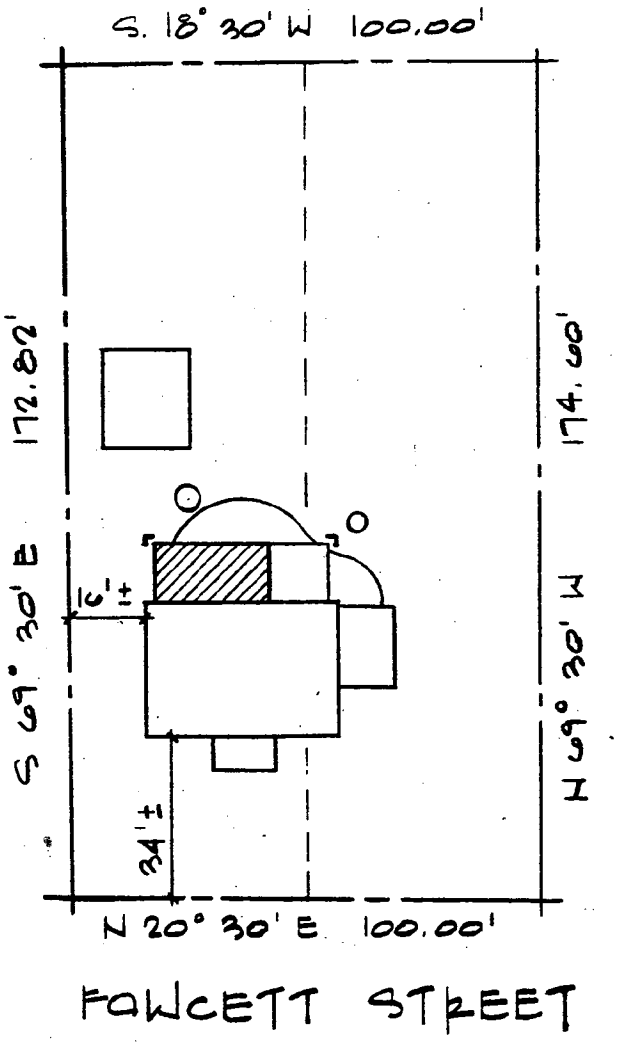


5. East Elevation

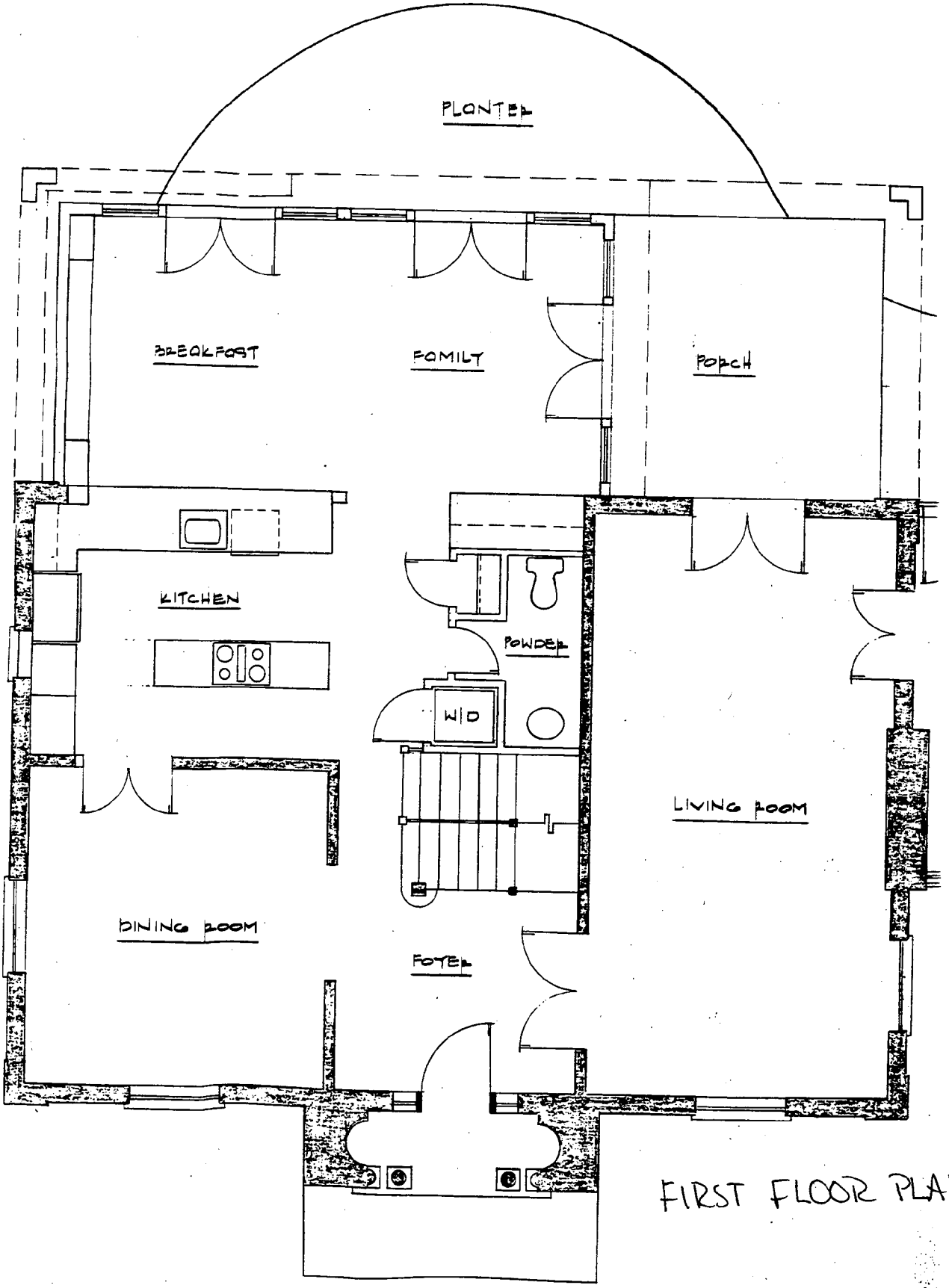
LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



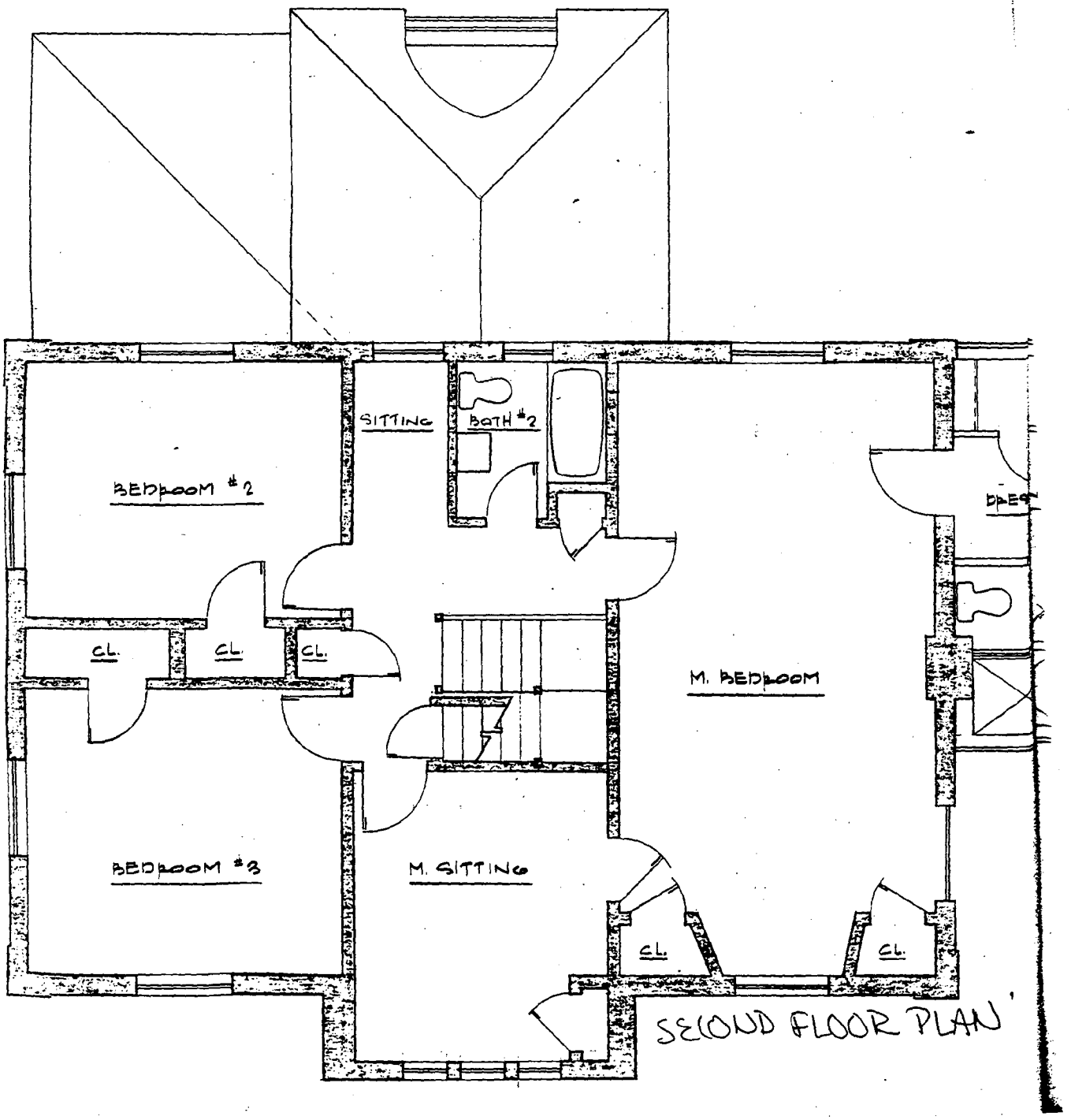
6. Southwest Corner Elevation


S. 18° 30' W 100.00'
172.82'
174.00'
S 69° 30' E
N 69° 30' W
16' ±
34' ±
N 20° 30' E 100.00'
FAWCETT STREET

NORTH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

1
201

SOUTH ELEVATION

1/4" = 1'-0"

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

LITTLE +
ARCHITECTS
3504 Farragut Avenue
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5. East Elevation

LITTLE +
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3504 Farragut Avenue
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3. Northeast Corner Elevation

LITTLE +
ARCHITECTS

3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

1. Fawcett Street - West Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

6. Southwest Corner Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
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2. North Elevation

LITTLE +
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

4. East Elevation

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10313 Fawcett Street	Meeting Date: 10/14/92
Resource: Kensington Historic District	Review: HAWP/Alt.
Case Number: 31/6-92I	Tax Credit: No
Public Notice: 9/30/92	Report Date: 10/7/92
Applicant: Denise and Harry Orenstein	Staff: Nancy Witherell

The house under consideration is an early 20th-century house built in the Italian Revival style popular at that time for both residential and institutional buildings. Constructed of masonry with a stucco finish, the main block of the house is symmetrical in elevation and formal in both massing and articulation. The south (right side) elevation has a one-story screened porch and the rear (east) elevation has a small screened porch, as well.

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The applicants propose enclosing the side porch and adding a second story above it, as well as replacing the rear screened porch with a new one-story "loggia" room. Both of the enclosures are designed with significant glazed surfaces. The new wooden windows, doors, and transoms would have true divided lights. The use of stucco is reserved for the articulation of the piers at the first story level and for wall surfaces on the second story addition and on the north elevation of the loggia room.

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STAFF RECOMMENDATION

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Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED Signature Date

APPLICATION/PERMIT NO: 9209290062 FILING FEE: $
DATE FILED: PERMIT FEE: $
DATE ISSUED: BALANCE $
OWNERSHIP CODE: RECEIPT NO: FEE WAIVED:

SEE REVERSE SIDE FOR INSTRUCTIONS

3

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. **WRITTEN DESCRIPTION OF PROJECT**

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

Existing two story Italian Revival structure was built in approximately 1920. The structure is masonry with a stucco finish. The roof is hipped with asphalt shingles. The structure is proportioned in plan and elevation as two overlapping squares forming a golden rectangle.

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

The project is to add a one story 'loggia' room and porch at the rear(replacing the existing screened porch); to enclose the existing porch on the south side with a second story above. This addition is intended to blend with the original structure. Impact on the existing structure will be minimum, if at all.

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2. **Statement of Project Intent:**

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

New rear and side addition to have hipped roof with asphalt shingle and flat (trellis) roofs. Piers and walls of stucco masonry. Cornice of painted wood. Windows, doors, and transoms of wood true-divided lite. Arbors of painted ornamental metal - All forms and materials to match existing.

b. the relationship of this design to the existing resource(s):

Matches existing materials, forms, and details

c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

1 (one) and 2 (two)

3. **Project Plan:**

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5′ contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. **Tree Survey:** If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

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5. Design Features: Schematic construction plans drawn to scale at 1/8" =1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Helen and Charles Stuart

   Address 10319 Fawcett Street

   City/Zip Kensington, Maryland 20895

2. Name Carol and Jim Sharp

   Address 10226 Carrol Place

   City/Zip Kensington, Maryland 20895

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3. Name Gloria and Jeffery Capron

Address 10304 Montgomery Avenue

City/Zip Kensington, Maryland 20895

4. Name _____

Address _____

City/Zip _____

5. Name _____

Address _____

City/Zip _____

6. Name _____

Address _____

City/Zip _____

7. Name _____

Address _____

City/Zip _____

8. Name _____

Address _____

City/Zip _____

1757E

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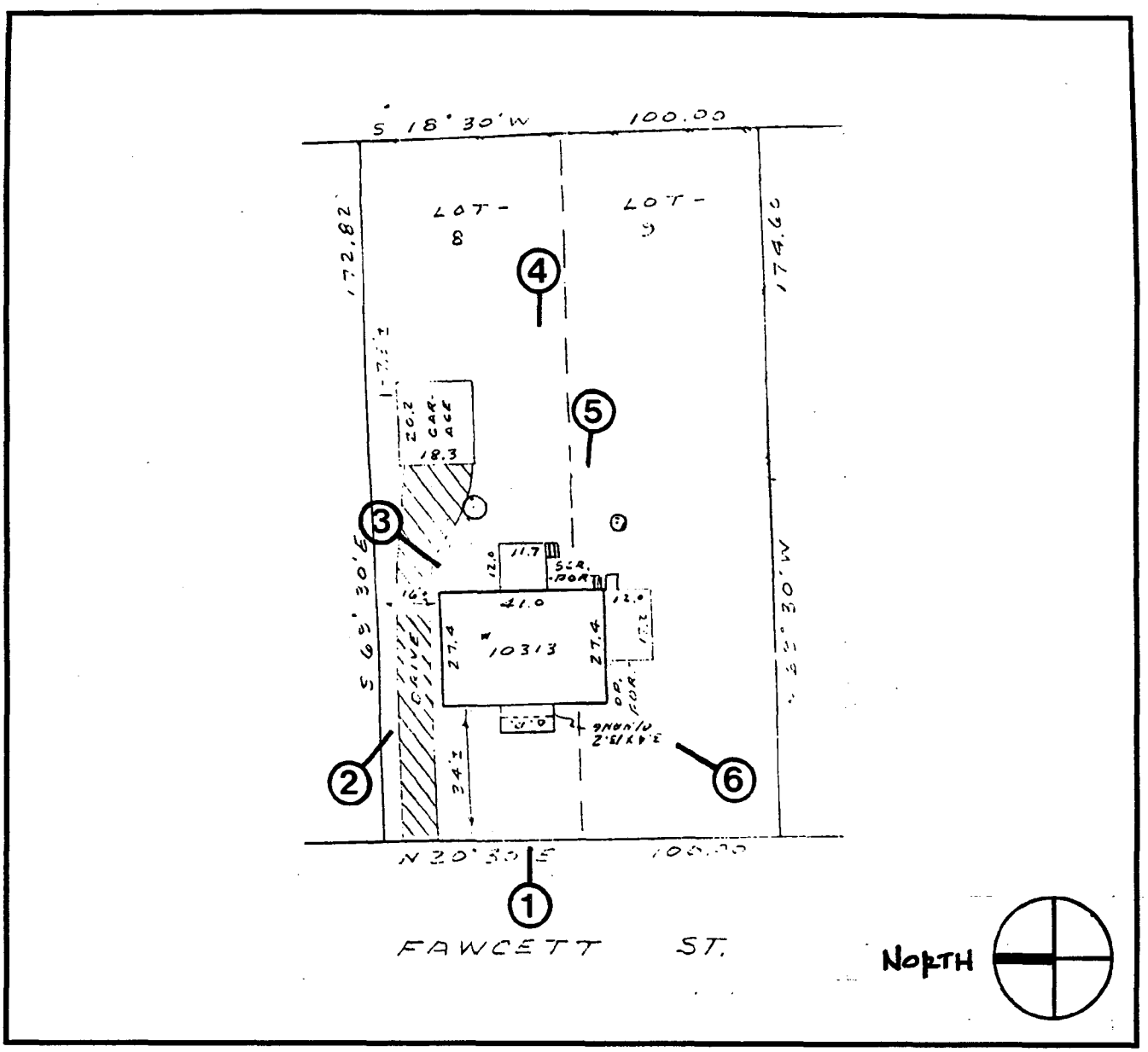
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



Orenstein Residence
10313 Fawcett Street
Kensington, Maryland 20895

Lots 8,9
Scale 1" = 40'-0"

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3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800

1. Fawcett Street - West Elevation

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2. North Elevation

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3. Northeast Corner Elevation

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4. East Elevation

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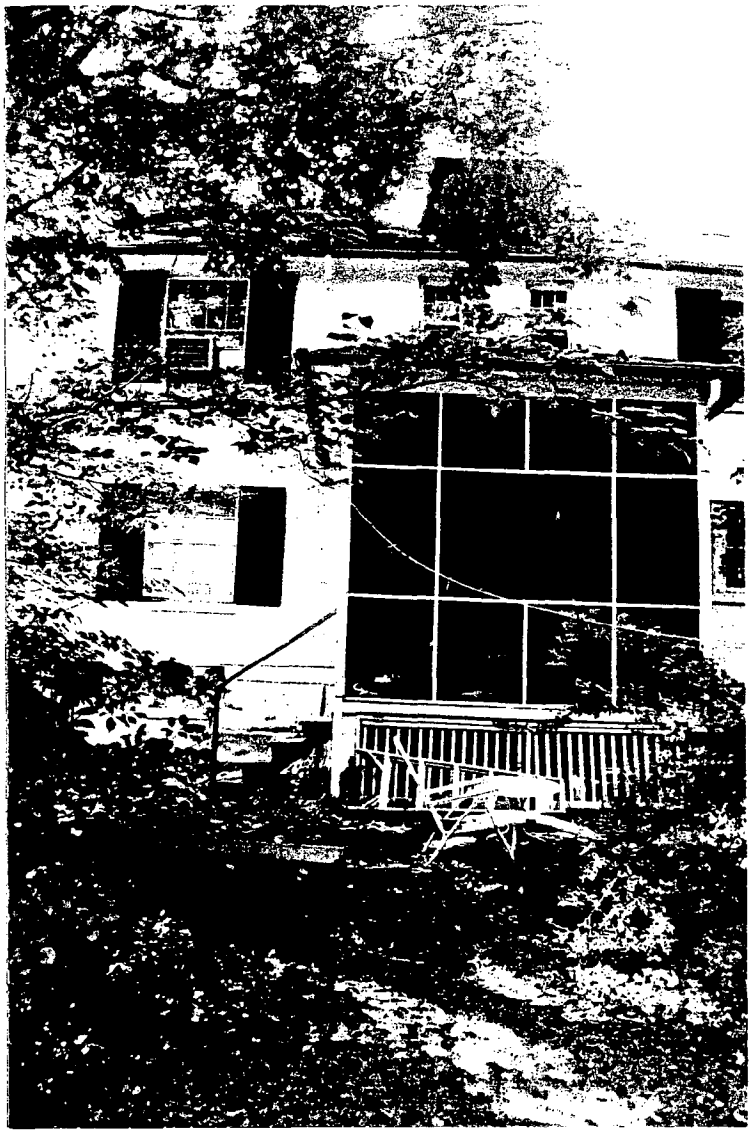
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



5. East Elevation

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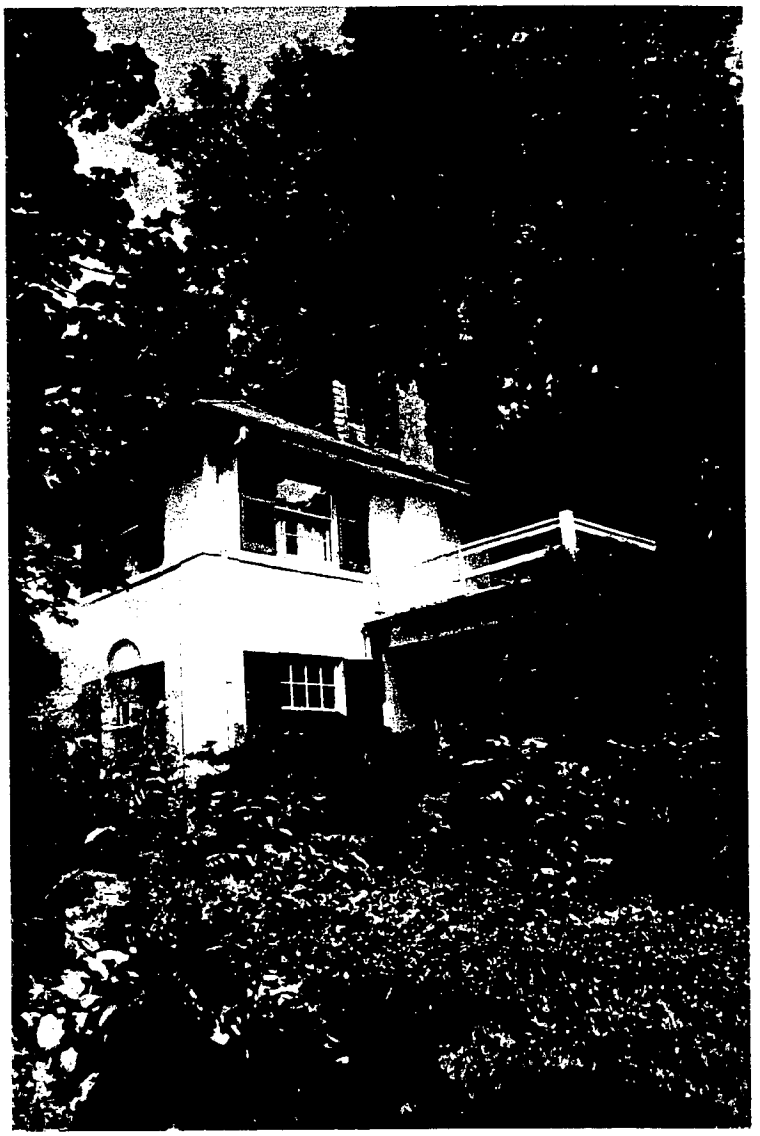
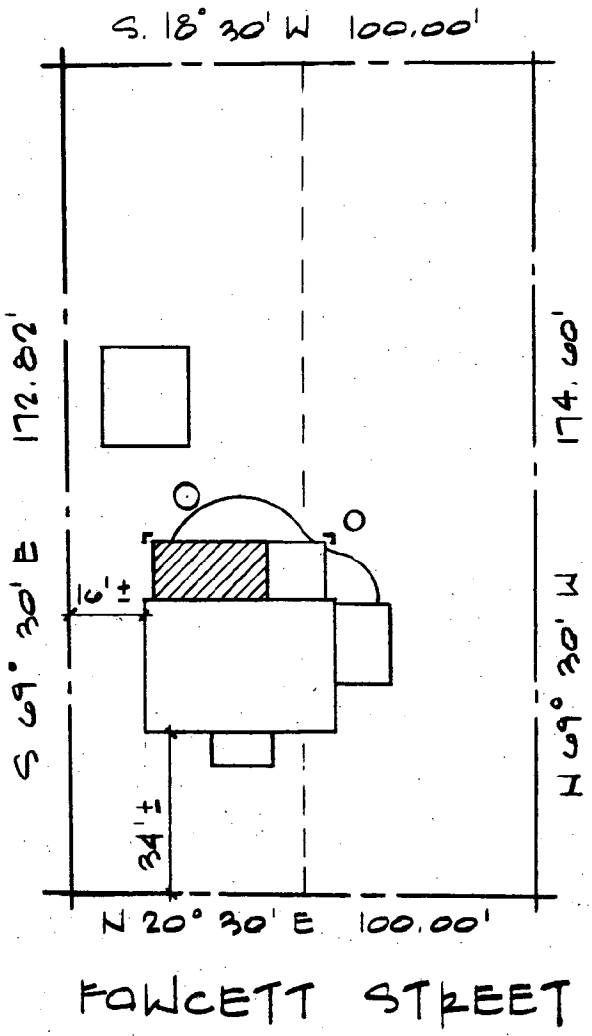
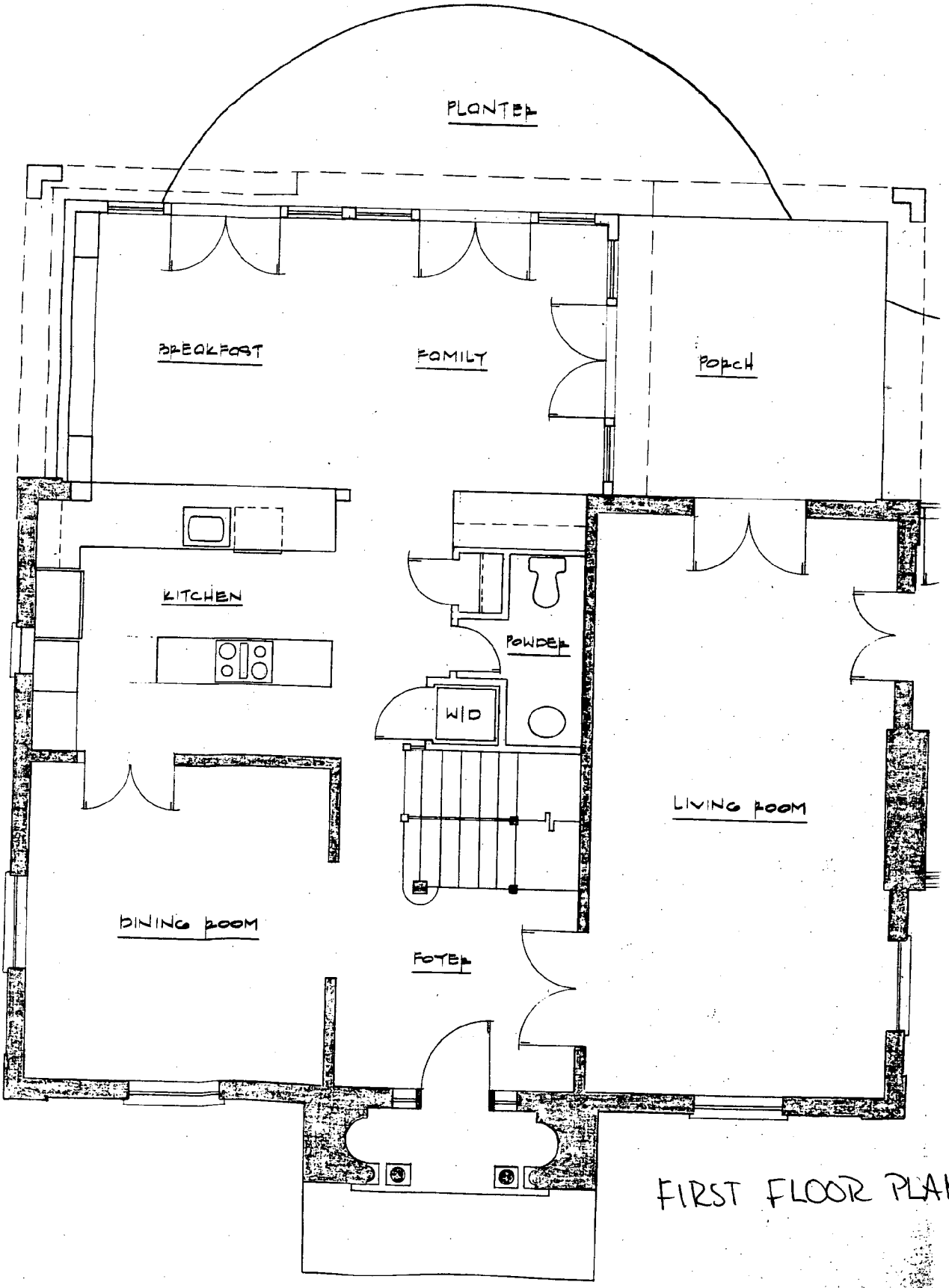
ARCHITECTS
3504 Farragut Avenue
Kensington
Maryland 20895
301 949 8800



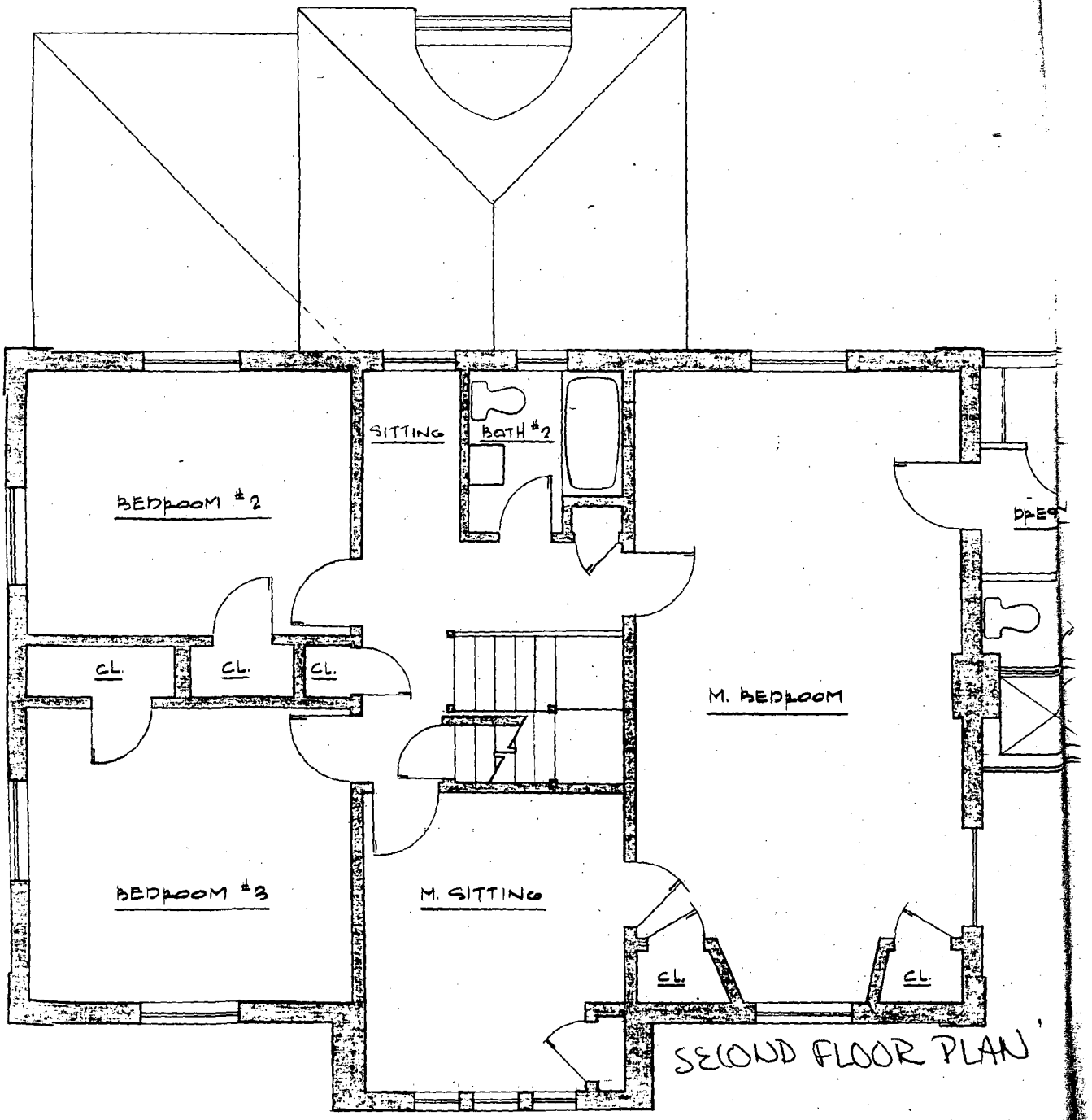
6. Southwest Corner Elevation


S. 18° 30' W 100.00'
172.82'
S 69° 30' E
16' ±
34' ±
174.00'
N 69° 30' W
N 20° 30' E 100.00'
FAWCETT STREET

NORTH



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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201

SOUTH ELEVATION

1/4" = 1'-0"

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

URBAN DESIGN DIVISION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907