

31/6 10300 Fawcett St.
31/6-89C



Montgomery County Government
MEMORANDUM

DATE: 7/14/89
TO: Robert Seely, Chief
Department of Environmental Protection
Division of Construction Codes Enforcement
FROM: Jared B. Cooper, ^{JBC}Historic Preservation Specialist
Department of Housing and Community Development
Division of Community Planning and Development
SUBJECT: Historic Area Work Permit Application

The Montgomery County Historic Preservation Commission at their meeting of 3/16/89 reviewed the attached application by Vinetta King for an Historic Area Work Permit. The application was:

Approved

Denied

With Conditions: with the exception of front gable skylights

Attachments:

1. Plans (incl. elevations; floor plans; details)
2. HAWP Application
3. _____
4. _____
5. _____

JBC:av

1199E

Historic Preservation Commission

51 Monroe Street, Rockville, Maryland 20850-2419, 301/217-3625

HISTORIC PRESERVATION COMMISSION STAFF REPORT

PREPARED BY: Jared B. Cooper

DATE: March 8, 1989

CASE NUMBER: 31/6-89C

TYPE OF REVIEW: HAWP

SITE/DISTRICT NAME: Kensington

PROPERTY ADDRESS: 10300 Fawcett St

DISCUSSION:

The applicant is proposing a variety of minor/major alterations to the exterior of the home located at 10300 Fawcett Street in Kensington, as per the attached plans. Some of the proposed changes should be very compatible and will serve to improve the appearance of certain elevations. Certain other changes, in staff's opinion, will probably serve to detract from other elevations.

The LAC approved the application with the following exceptions: 1. The elliptical window on the front elevation in the gable. 2. The use of veneer brick on the chimneys. While the LAC did indicate some concerns about the fact that certain details were not submitted with the application, they did approve the remainder, which included landscaping, rear and north side porch addition/changes, kitchen expansion, rear deck, picket fence, replacement of chimneys, replacement of front door, addition of skylights, and addition of porch detail (front porch).

Staff is satisfied with the overall plans and drawings as submitted by the applicant; however, no specifications were included. Staff has contacted the architect and requested that specifications on windows, doors, skylights, fences, porches, and kitchen expansion be provided. The architect will submit this information, but probably not in time for the packet. The applicant wants to be included on this agenda, and staff has agreed, as long as all specifications are submitted, prior to the meeting.

STAFF RECOMMENDATION:

Generally, staff recommends approval of this application, with the following exceptions: 1. Staff recommends that the gable windows on the front elevation be retained and restored, as opposed to replaced. 2. That the chimney be stuccoed. 3. That the skylights proposed for the front gable not be approved, unless further information reveals them to be modest in size and profile.

ATTACHMENTS:

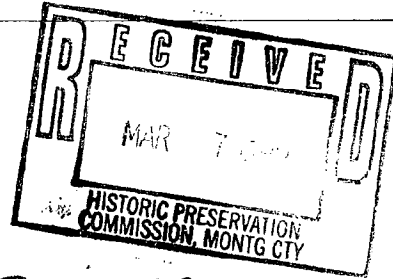
1. HAWP Application
2. LAC Comments
3. Existing Elevations
2. Proposed Elevations

COMMISSION ACTION:



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327



APPLICATION FOR HISTORIC AREA WORK PERMIT

COUNT # 1024945

PROPERTY OWNER Vinetta E King TELEPHONE NO. 301-588-7030
(Include Area Code)

Contract/Purchaser

ADDRESS 715 DARTMOUTH Ave. Silver Spring Md. 20910
CITY STATE ZIP

ACTOR _____ TELEPHONE NO. _____

PREPARED BY Betty Lee CONTRACTOR REGISTRATION NUMBER _____
TELEPHONE NO. 984-7000
(Include Area Code)

REGISTRATION NUMBER _____

NUMBER OF BUILDING/PREMISES _____

Number 10300 Street Fawcett St.

City Kensington Md. Election District _____

Cross Street Baltimore Ave

5 Block 9 Subdivision Kensington Park

Folio _____ Parcel _____

TYPE OF PERMIT ACTION: (circle one)

Construct	Extend/Add	<u>Alter/Renovate</u>	Repair	Circle One: <u>ADD</u>	Slab	Room Addition			
Wreck/Raze	Move	Install	Revocable	<u>Porch</u>	<u>Deck</u>	Fireplace	Shed	Solar	Woodburning Stove
			Revision	<u>Fence/Wall</u>	(complete Section 4)		Other		

CONSTRUCTION COSTS ESTIMATE \$ 75,000.00

IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

IS THIS PROPERTY A HISTORICAL SITE? YES

WORK: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

TYPE OF SEWAGE DISPOSAL	2B. TYPE OF WATER SUPPLY
01 () WSSC	01 () WSSC
02 () Septic	02 () Well
03 () Other _____	03 () Other _____

FENCE: COMPLETE ONLY FOR FENCE/RETAINING WALL

HEIGHT 3 feet — inches

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 YES
- On public right of way/easement _____ (Revocable Letter Required).

I certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with the laws and regulations of the Commission and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Vinetta E King _____ 2-25-89 _____
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED _____ For Chairperson, Historic Preservation Commission

APPROVED _____ Signature _____ Date _____

APPLICATION/PERMIT NO: _____

FILED: February 27, 1989

ISSUED: _____

SHIP CODE: _____

FILING FEE: \$ _____

PERMIT FEE: \$ _____

BALANCE \$ _____

RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

p 6 3rd floor 1/2 circle windows
p 6 front porch - restored to original
driveway - landscaping
back and side screened porch and back deck
picket fence (height)
deck
modification of windows (kitchen)
stain glass window in stairwell
chimney stacks
front door

If more space is needed, attach additional sheets on plain or lined paper to this application)

CH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), MAPS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Kensington historic district.

b. This is a Master Plan/Atlas historic district (circle one).

c. Address of Property: 10300 Fawcett St.

Kensington, MD 20895

d. Property owner's name, address and phone number:

Vinetta E. King

715 Dartmouth Ave, Silver Spring, MD 20910

(h) 588-7030 (w) _____

e. Is this property a contributing resource within the historic district? Yes X No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No Carroll Manor across street.

II. Description of work proposed

a. Briefly describe proposed work: Extensive remodelling. Includes: driveway and landscaping, back and north side porches, back deck, picket fence, replacement of windows on 3rd floor east gable, replacement of chimneys, replacement of front door, skylights, addition of porch detail on front porch.

b. Is this work on the front, rear, or side of the structure?

All of above

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

see list to be submitted to HPC. This was stipulated at meeting of L.A.C.

e. Are these materials compatible with existing materials? How? If not, why?

III. Recommendation of the Local Advisory Committee

a. Approval of Work *vote: 6 approve - unanimous - but six concerns voted on as separate conditions.*

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?

FF (2) (with conditions below) The proposed half-round window is not approved in recommendation.

2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)

1. By vote of 6 to 0 - the proposed half-round window on front of east facing gable not approved (6 to 0).

2. Skylights on east facing gable: South facing skylight approved (5 to 1). North facing skylight approved (4 to 2)

3. Addition of trim to existing front porch at top approved (5 to 1) (continued below)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

*4. Patio deck, ~~5. material~~ approved 6 to 0
5. Material of 5 pavers on driveway excluded. From this submission
6. Chimney finishing materials - stucco approved 6 to 0 (rather than veneer brick)*

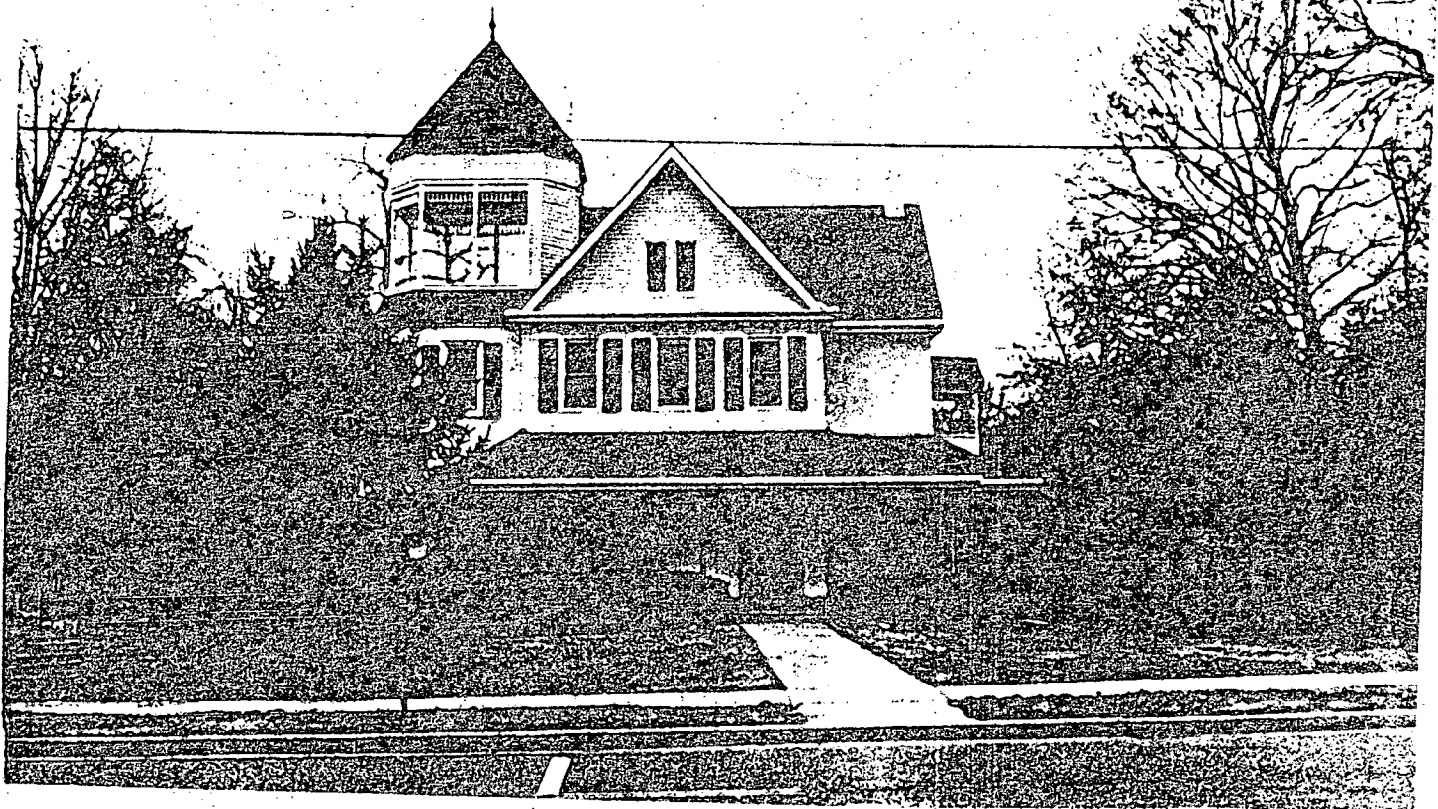
Date on which application received: ~~Feb~~ February 27, 1989

Date of LAC meeting at which application was reviewed: March 6, 1989

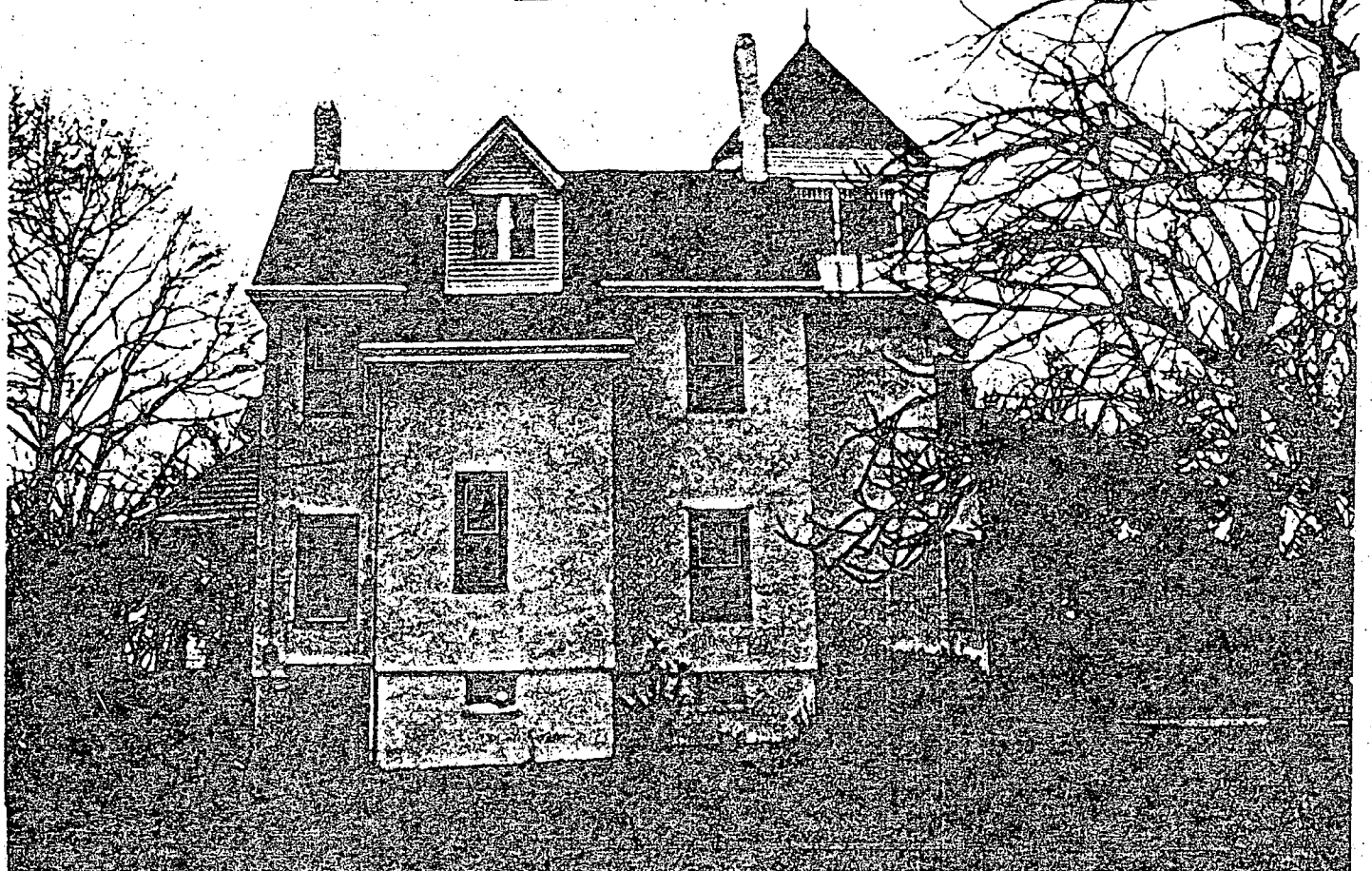
Form completed by: Daniel P. Jones Title: Chairman designate

Member of: Kensington L.A.C.

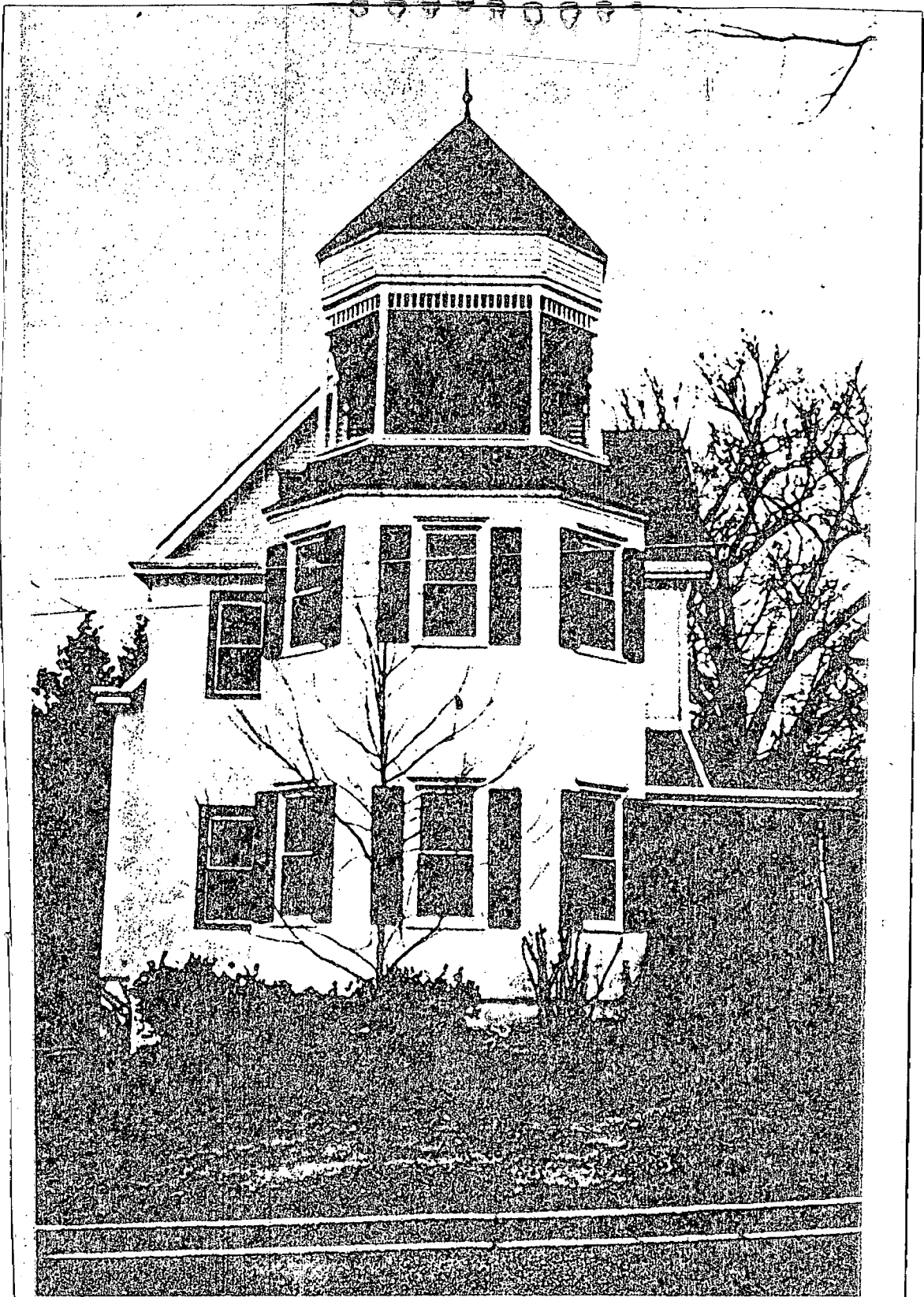
Date: March 7, 1989



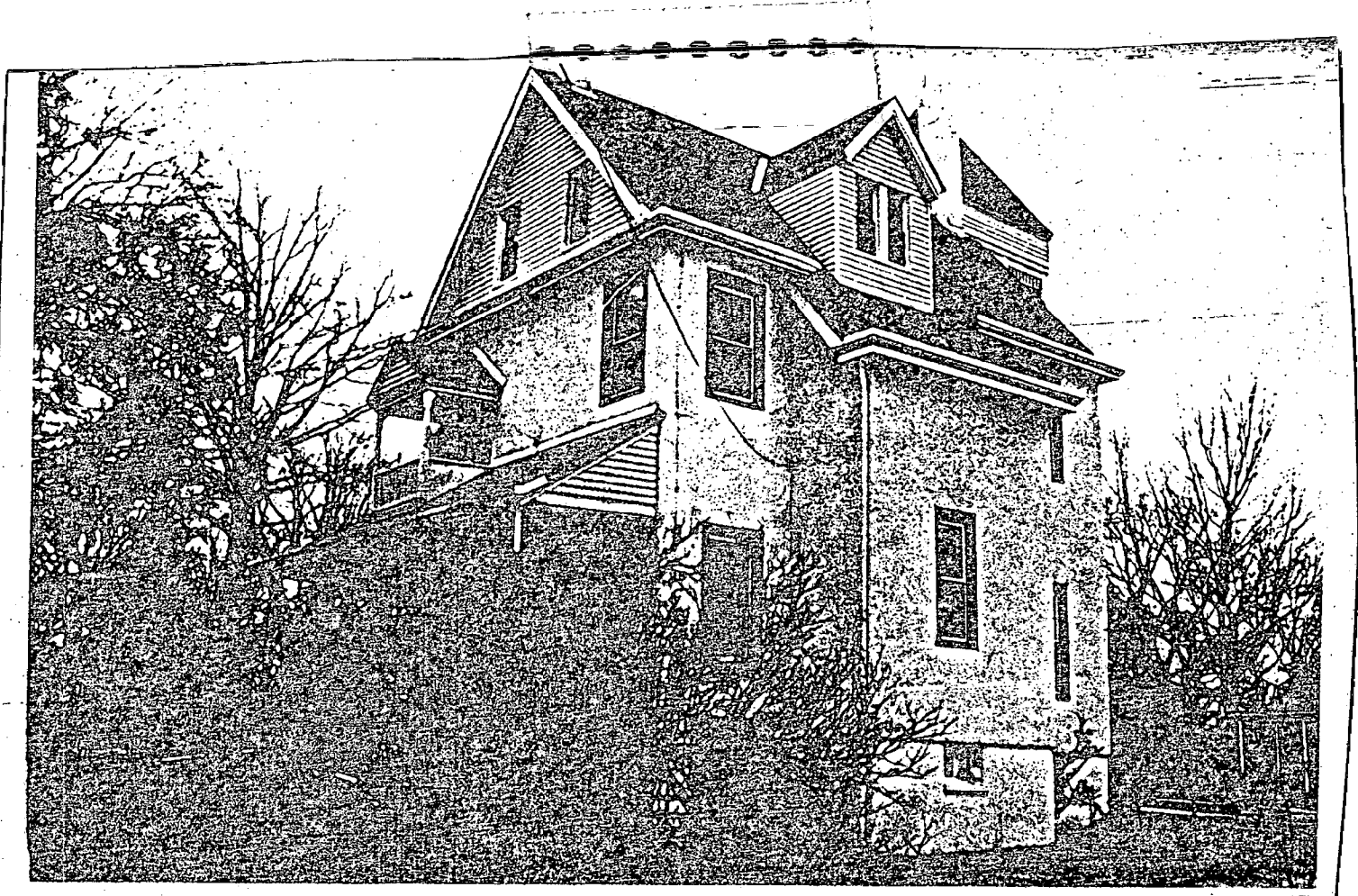
FRONT ELEVATION



REAR ELEVATION



SOUTH ELEVATION



NORTH ELEVATION

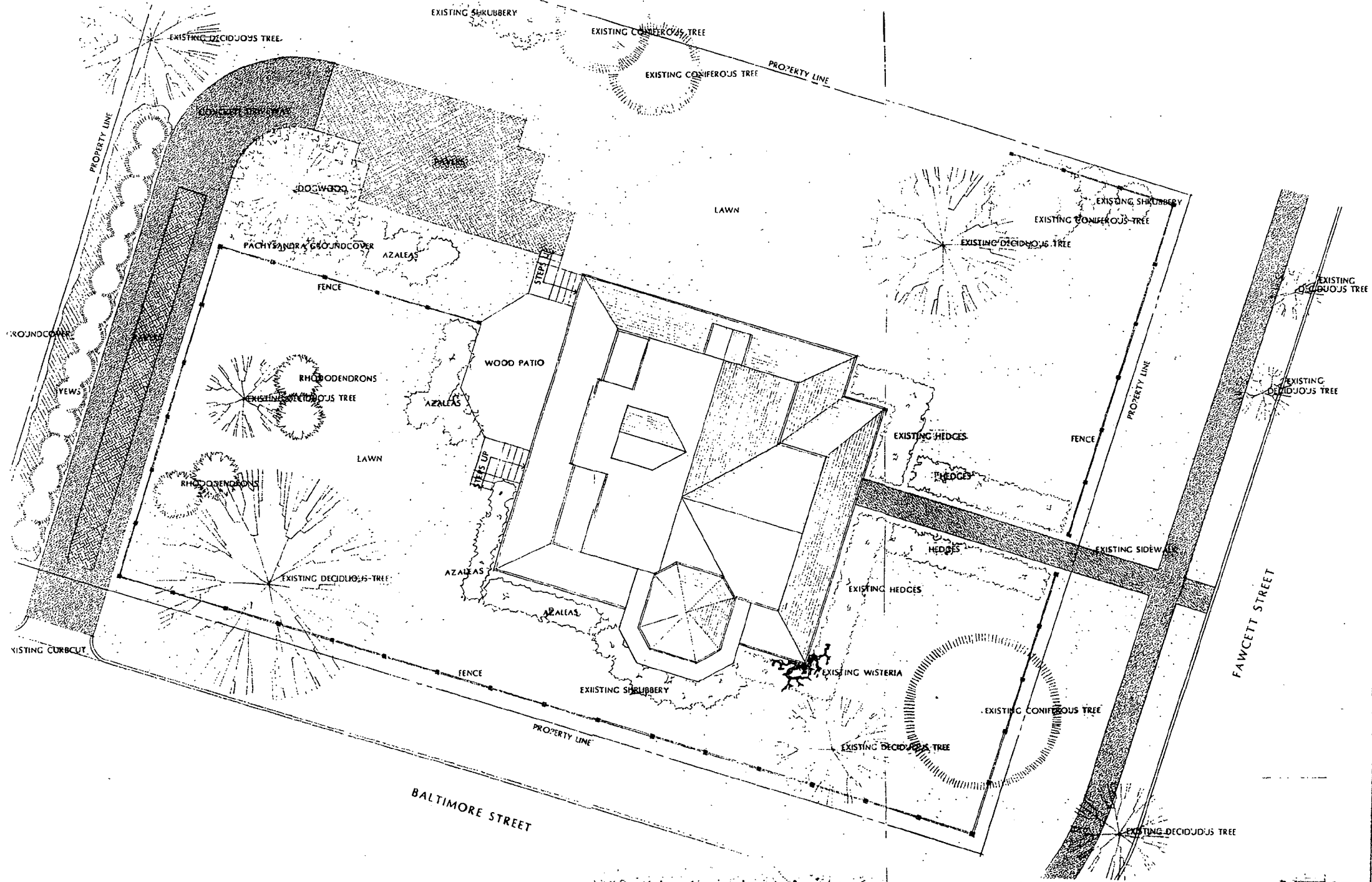
POST DETAIL

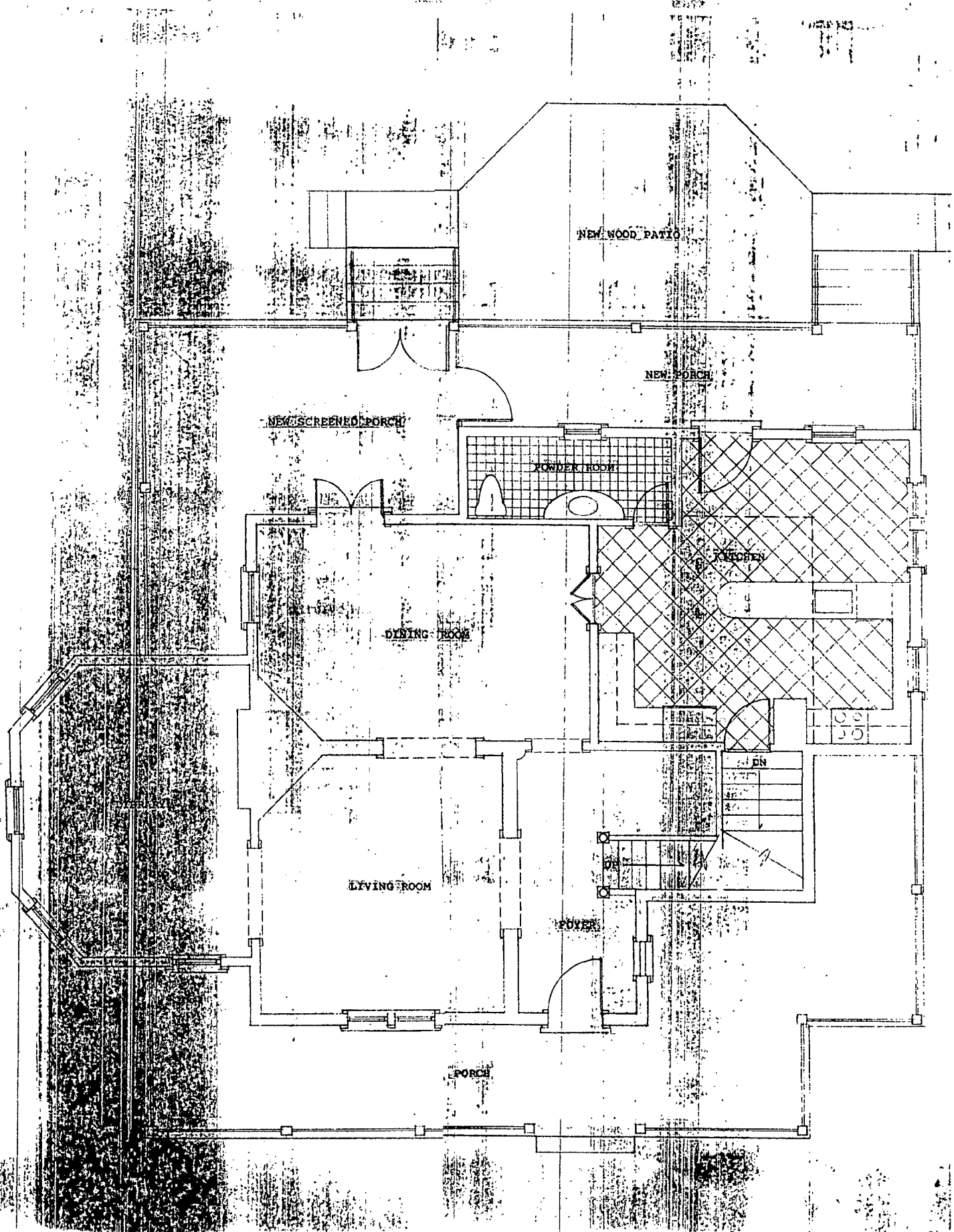


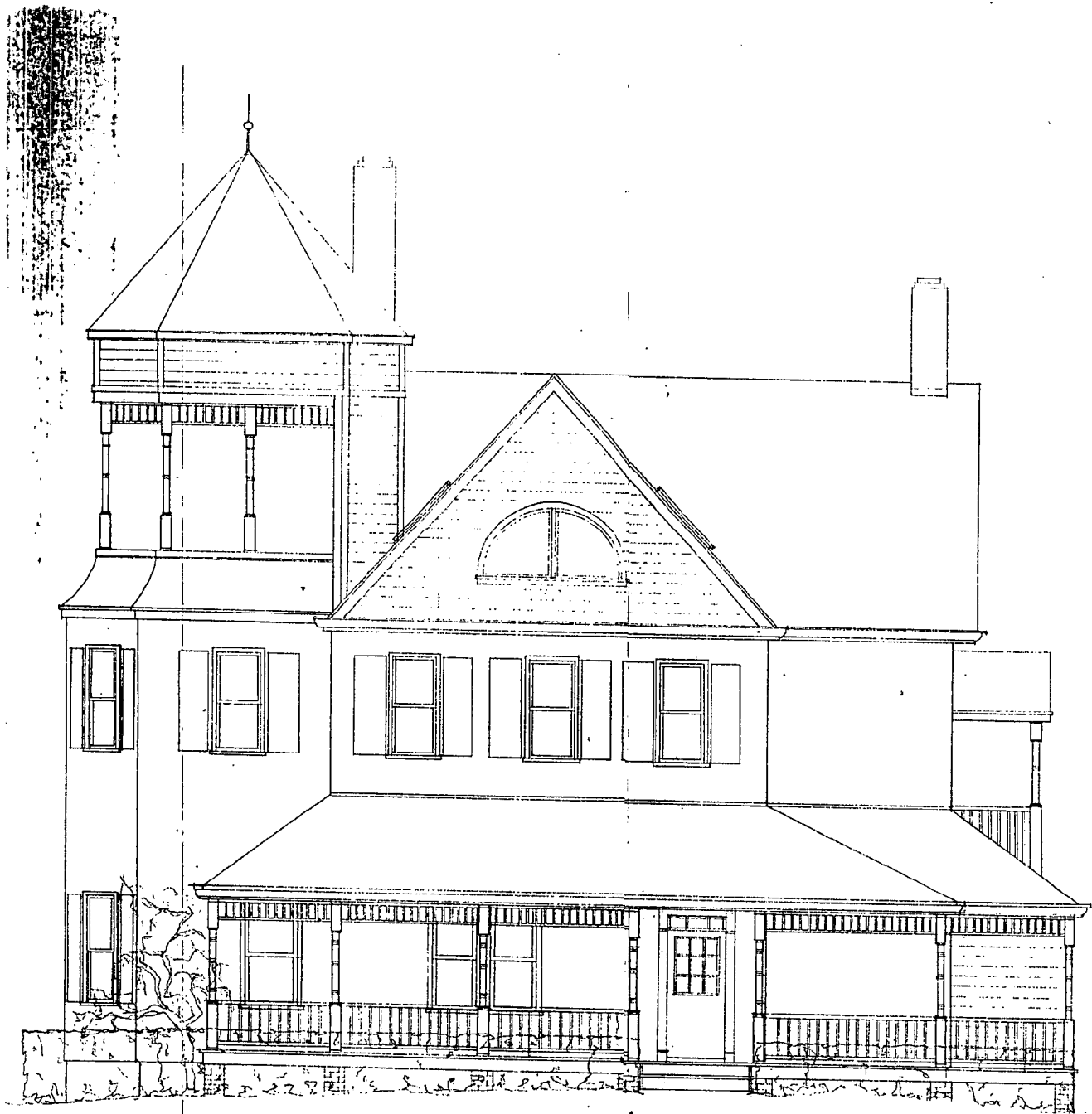
FENCE

RAIL DETAIL





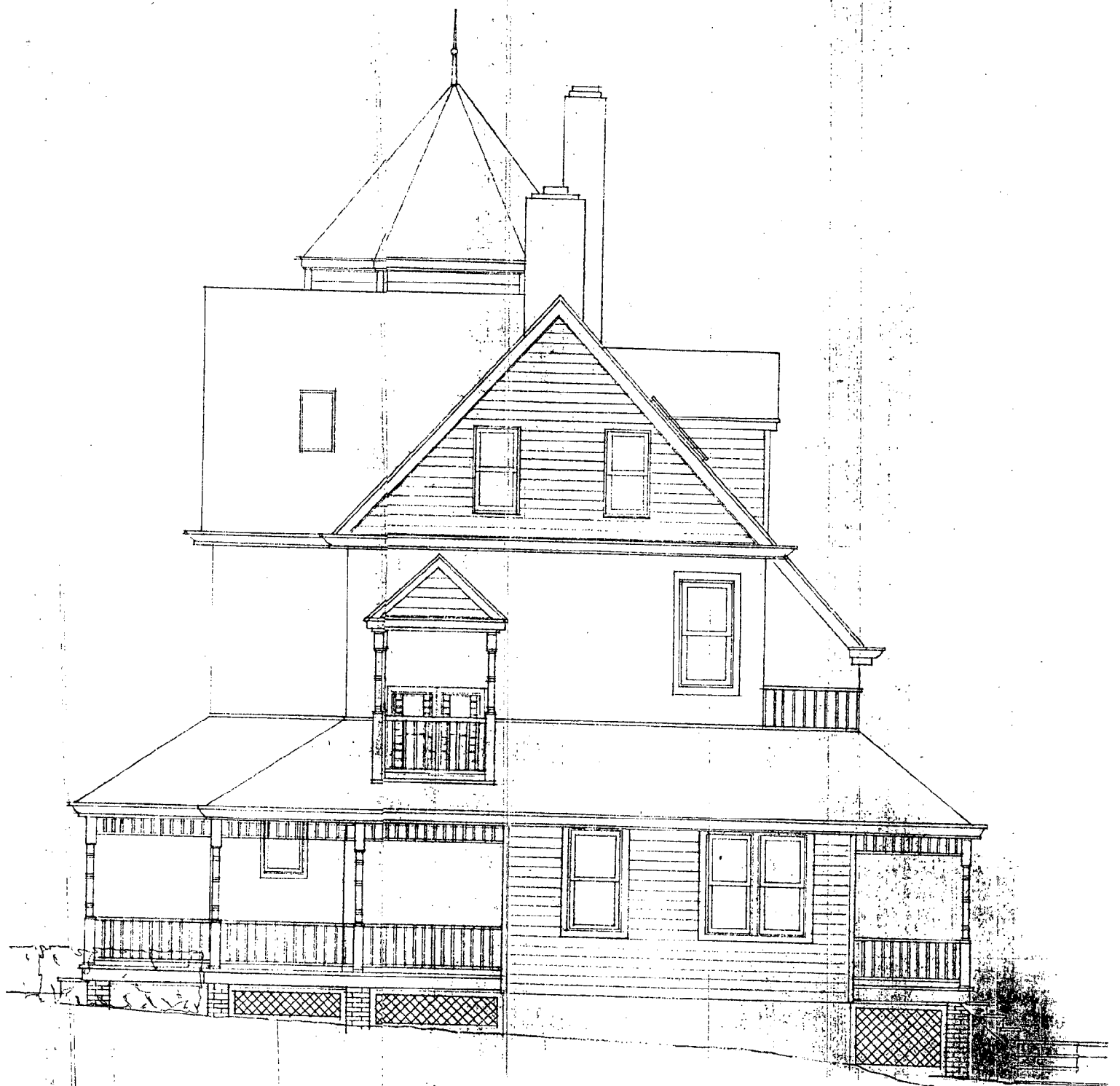




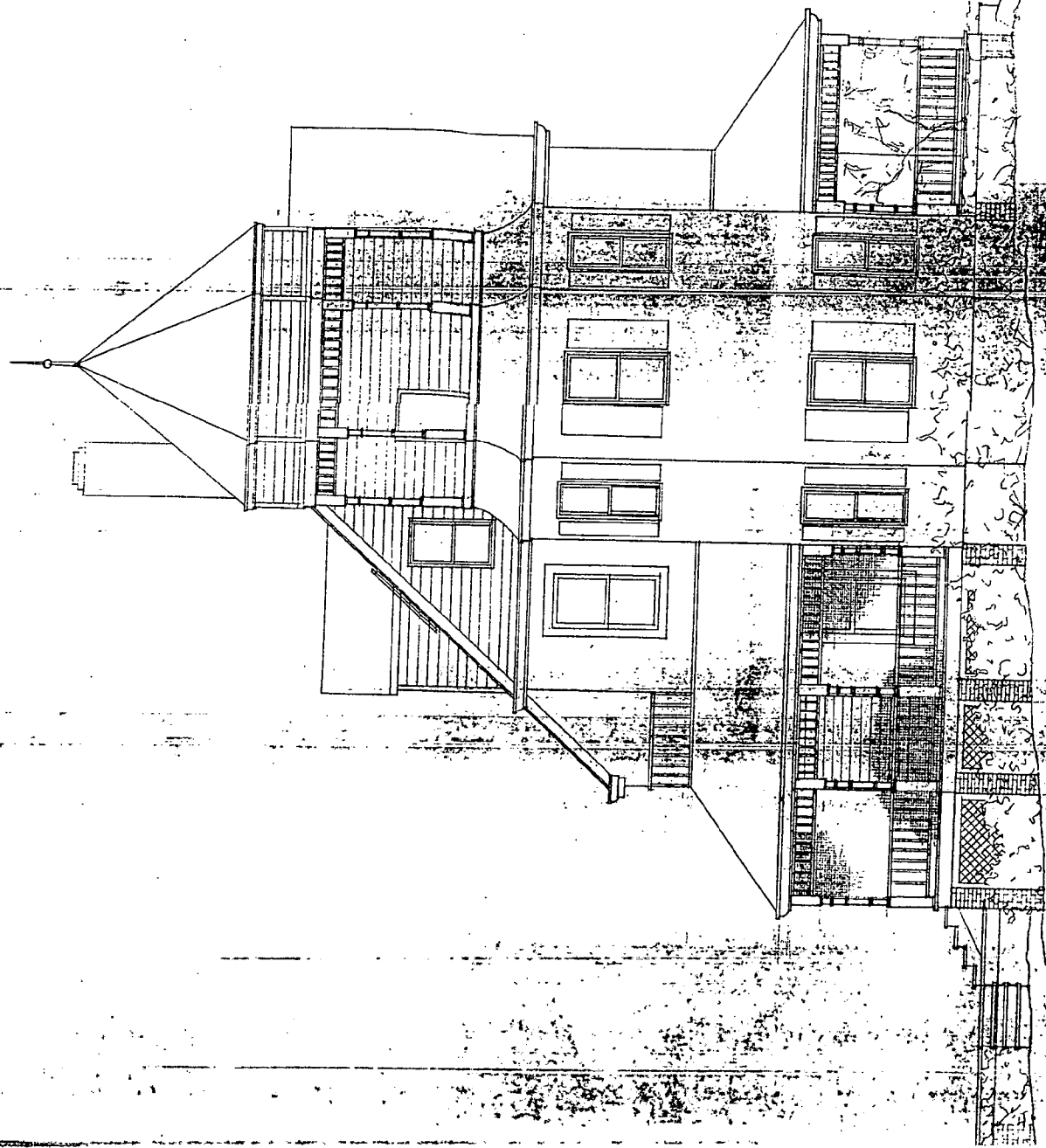
Front Elevation



Rear Elevation



North Elevation



South Elevation

KING RESIDENCE

10300 Fawcett Street
Kensington, Maryland

1. ENTRANCE DOOR:

SIZE: 3/0 X 6/8 X 1 3/4 " in
existing frame.

DESCRIPTION: Solid core wood with nine
divided lights of insulated
glass and integral mullions,
as manufactured by Morgan
Doors or equivalent. Existing
frame & transom to remain,
strip for re-finishing

FINISH: Paint

2. FRENCH DOORS:

SIZE: Pair of 2/0 x 6/8 x 1 3/4"

DESCRIPTION: Solid core wood with twelve
divided lights per door of
insulated glass and integral
mullions, as manufactured by
Morgan Doors or equivalent.
New wood frame & 1 x 4 trim to
match existing.

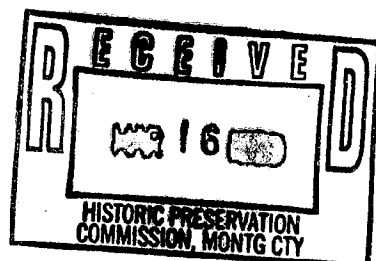
FINISH: Paint

3. KITCHEN DOOR:

SIZE: 3/0 x 6/8 x 1 3/4"

DESCRIPTION: Solid core wood with nine
divided lights of insulated
glass & integral mullions, as
manufactured by Morgan Doors
or equivalent. New wood frame
& 1 x 4 trim to match existing

FINISH: Paint



10. STAIN GLASS

DESCRIPTION: Repair of existing window, replacement of existing panes with new clear panes. Strip & re-finish existing wood frame.

FINISH: Paint

11. DRIVEWAY

DESCRIPTION: Concrete and brick infill. (as shown), 4" x 8" x 2 1/4" thick brick pavers, textured in full color range, as manufactured by the Belden Brick Company or equivalent.

OPTION: Brick Paver 4" x 8" x 1/4" thick, textured in full color range, as manufactured by the the Belden Brick Company or equivalent.

12. PORCH ROOF:

DESCRIPTION: Asphalt roof shingles, grey, to match existing.

13. LATTICE:

DESCRIPTION: Wood strip diagonal lattice with 1x wood frame.

FINISH: Paint



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1024945

NAME OF PROPERTY OWNER Vinetta E King TELEPHONE NO. 301-588-7030
(Contract/Purchaser) (Include Area Code)

ADDRESS 715 DARTMOUTH AVE SILVER SPRING Md. 20910
(CITY/TOWN/VILLAGE) (STATE) (ZIP)

CONTRACTOR: _____ TELEPHONE NO. _____

PLANS PREPARED BY Betty Lee CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. 981-7000
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street Fawcett St.

Town/City Rensington Md. Election District _____

Nearest Cross Street Baltimore Ave

Lot 445 Block 9 Subdivision Rensington Park

Liber _____ Folio _____ Parcel _____

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 \$ 75,000.00

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 3 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 YES

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.

Signature of owner or authorized agent (agent must have signature notarized on back) Vinetta E King Date 2-25-89

APPROVED XXXX For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 7/14/89

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION:

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

p. 6 3rd floor 1/2 circle windows
p. 6 front porch - restored to original
driveway - landscaping
back and side screened porch and back deck
picket fence (height)
deck
modification of windows (kitchen)
stain glass window in stairwell
chimney stacks
front door

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION

LOCAL ADVISORY COMMITTEE REVIEW FORM

EXTERIOR ALTERATIONS

I. Location of property

a. Located within the Kensington historic district.

b. This is a Master Plan Atlas historic district (circle one).

c. Address of Property: 10300 Fawcett St.

Kensington, MD 20895

d. Property owner's name, address and phone number:

Vinetta E. King

715 Dartmouth Ave, Silver Spring, MD 20910

(h) 588-7030 (w) _____

e. Is this property a contributing resource within the historic district? Yes X No _____

f. On a map of the district locate this property and any adjacent historic resources. Will this work impact other contributing historic resources? Yes X No ~~_____~~

Carroll Manor across street.

II. Description of work proposed

a. Briefly describe proposed work: Extensive remodelling. Includes: driveway and landscaping, back and north side porches, back deck, picket fence, replacement of windows on 3rd floor east gable, replacement of chimneys, replacement of front door, skylights, addition of porch detail on front porch.

b. Is this work on the front, rear, or side of the structure?

All of above

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

See list to be submitted to HPC. This was stipulated at meeting of L.A.C.

e. Are these materials compatible with existing materials? How? If not, why?

III. Recommendation of the Local Advisory Committee

a. Approval of Work *vote: 6 approve - unanimous - but six concerns voted on as separate conditions.*

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
4 (2) (with conditions below) The proposed half-round window is not approved in recommendation.
2. What conditions, if any, must be met in order for the proposed work to meet the above criteria? (example: the proposed windows should be double hung to conform with existing windows)
 1. *By vote of 6 to 0 - the proposed half-round window on front of east facing gable not approved (6 to 0).*
 2. *Skylights on east facing gable: South facing skylight approved (5 to 1). North facing skylight approved (4 to 2)*
 3. *Addition of trim to existing front porch at top approved (5 to 1).*
 (continued below)

b. Disapproval of Work

1. On what grounds is disapproval recommended? Refer to Sec. 24A-8.

2. How could this proposal be altered so as to be approved?

IV. Additional comments

4. *Patio deck, ~~5 material~~ approved 6 to 0*
5. *Material of 5 pavers on driveway excluded from this submission*
6. *Chimney finishing materials - stucco approved 6 to 0 (rather than veneer brick)*

Date on which application received: ~~Feb~~ February 27, 1989

Date of LAC meeting at which application was reviewed: March 6, 1989

Form completed by: Daniel P. Jones Title: Chairman designate

Member of: Kensington L.A.C.

Date: March 7, 1989

King



V. King



V. K. Singh



V. König