

31/6-93L 10319 Fawcett Street
Kensington Historic District



Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1021100

NAME OF PROPERTY OWNER Charles FitzGerald Stuart TELEPHONE NO. (301) 942-1986
 (Contract/Purchaser) & Helen Stuart (Include Area Code)

ADDRESS 10319 Fawcett St., Kensington, Maryland 20895
CITY STATE ZIP

CONTRACTOR Willmann Construction Services TELEPHONE NO. (301) 924-5856

PLANS PREPARED BY Willmann Constr. Services TELEPHONE NO. (301) 924-5856
 (Include Area Code)

CONTRACTOR REGISTRATION NUMBER 49176

REGISTRATION NUMBER 49176

LOCATION OF BUILDING/PREMISE

House Number 10319 Fawcett Street _____
 Town/City Kensington Election District 13

Nearest Cross Street Mitchell St.

Lot 6 Block 20 Subdivision Wood & Paul Sub.

Liber 4842 Folio 820 Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 1800

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 EXTENSO/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 (<input checked="" type="checkbox"/>) 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:

- On party line/Property line _____
- Entirely on land of owner _____
- 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) _____ Date _____

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 10-13-93

APPLICATION/PERMIT NO: 9309220074 FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10319 Fawcett Street	Meeting Date: 10/13/93
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93L	Tax Credit: No
Public Notice: 9/29/93	Report Date: 10/6/93
Applicant: Charles and Helen Stuart	Staff: Nancy Witherell
PROPOSAL: Construct a deck	RECOMMEND: Approve

The applicants propose constructing an open deck with stairs leading to the yard from an existing sun porch at the rear of the house. The property is a primary resource in the Kensington Historic District.

The proposed wooden deck would measure 8' by 14', would have finished deck railings and be painted, and would have painted lattice screens on its sides.

STAFF RECOMMENDATION

In the staff's judgment, the deck is scaled appropriately for the house and consistent with its style and period. The staff recommends that the Commission find the proposal consistent with the purposes of 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:

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.



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- | | | | | | | |
|--|----------------------------------|--------------------------------------|---------------------------------|---|---------------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair | Circle One: <input checked="" type="radio"/> ATC | <input type="radio"/> Slab | <input type="radio"/> Room Addition |
| <input type="radio"/> Wreck/Raze | <input type="radio"/> Move | <input type="radio"/> Install | <input type="radio"/> Revocable | <input checked="" type="radio"/> Deck | <input type="radio"/> Fireplace | <input type="radio"/> Shed |
| | | | <input type="radio"/> Revision | <input type="radio"/> Fence/Wall (complete Section 4) | <input type="radio"/> Solar | <input type="radio"/> Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 1800
- 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

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(1)

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:

The structure is a two story frame Victorian home located in a residential area. Across the street obliquely is the St. Paul Methodist church. The structure is approx. 110 years old as is the house on its left. The house on the right is probably around 80-90 yrs old and the house across the street is about 100 yrs. The additional deck ("open porch") will be in conformity with like neighborhood structures, as well as in conformity with a side porch and side entrance (picures incl.) on this structure. Risers, railings, and pickets will be in conformity.

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

The proposed project is a deck and stairs off an existing sun porch in the rear of the house. The stairs now existing off this porch are brick faced with concrete. They are badly deteriorated and must be replaced. The proposed deck will be 8' X 14' with stairs off the side of the deck. The porch which this deck will be off is 13½' X 7½' so the size of the deck will not overwhelm the porch or rear elevation. It will have no effect on the historic district and since it is in the rear of the house will not be visible from the street.

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:

There is an attached sketch of the proposed deck. The posts, framing and deck will be of pressure treated lumber. The railings and pickets for both the deck will be painted pine. They will be white to conform to a wrap around porch on the structure (existing) as well as a side entrance steps and landing. There will be a landscaped bed at the southeast corner of the deck.

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

The design, materials and color will be compatible with the wrap around porch in the front of the house and a side entrance. (photos attached).

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

~~The proposed work conforms to the requirements of Chapter 24A by being in conformity with the structure at 10319 and its open porch and side entrance and steps. An inspection of other homes in the area show it is compatible. I am submitting photos of homes in the rear and two doors removed to show additions of Open porches and decks which the proposed work will be completely compatible with.~~

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. 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 Mr. & Mrs. Harry Ornstein
 Address 10313 Fawcett St.
 City/Zip Kensington, Md. 20895
2. Name Mrs. Virginia Humphreys
 Address 10401 Fawcett St.
Kensington, Md. 20895
 City/Zip _____



3. Name Mr. & Mrs. John Martin McCoy
Address 10320 Fawcett St.
City/Zip Kensington, Md. 20895

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

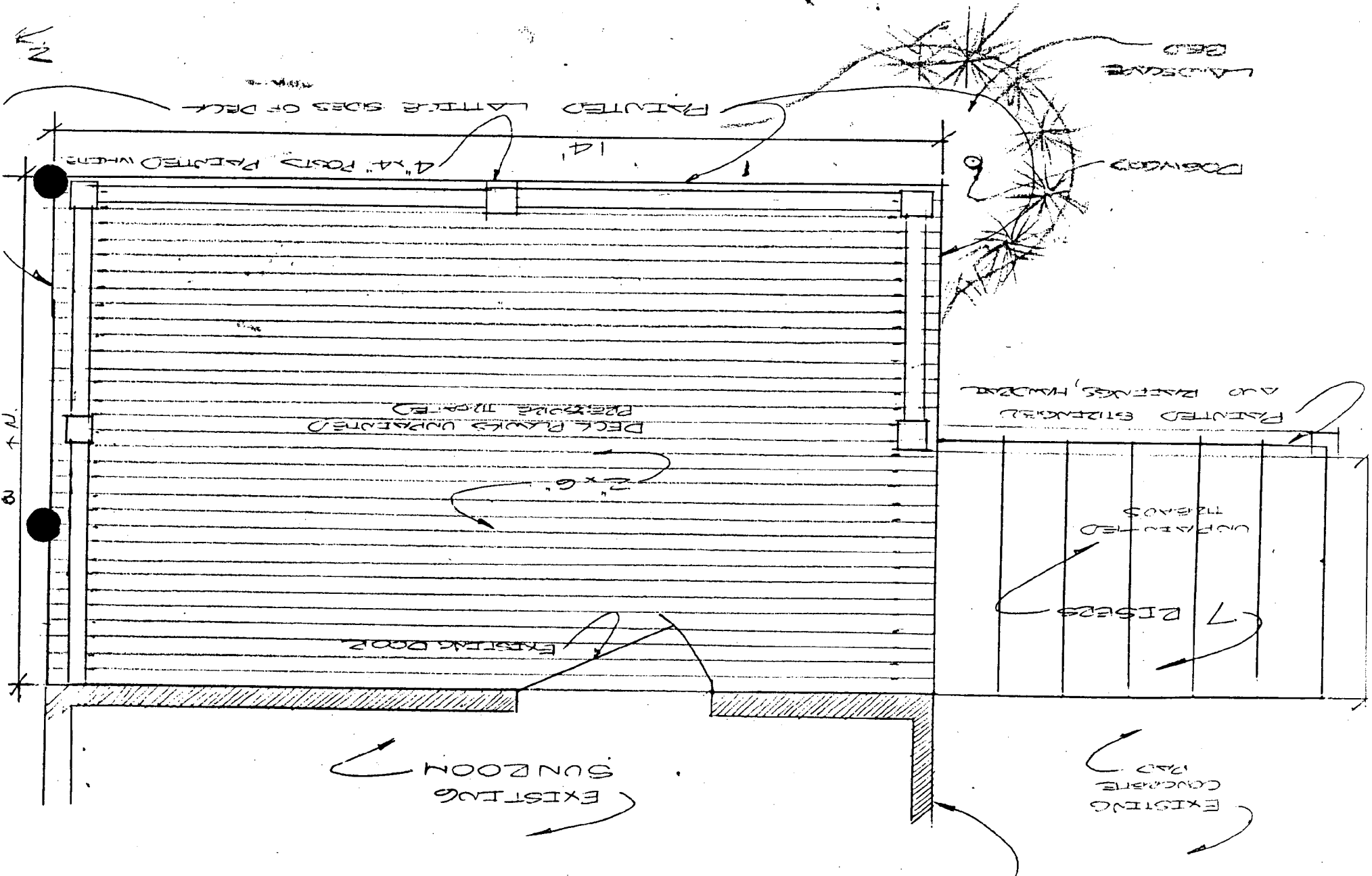
7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

5

DECK PLAN - STUDD
10319 FAWCETT ST
LEANSIDE, HO 20895



N

14' 0"

PAINTED LATTICE SIDES OF DECK

4" X 4" POSTS PAINTED WHEN

14'

DECK PLANKS UNPAINTED
PRESERVE UNPAINTED

2" x 6"

EXISTING DOOR

EXISTING
SUNROOM

EXISTING
CONCRETE
PAD

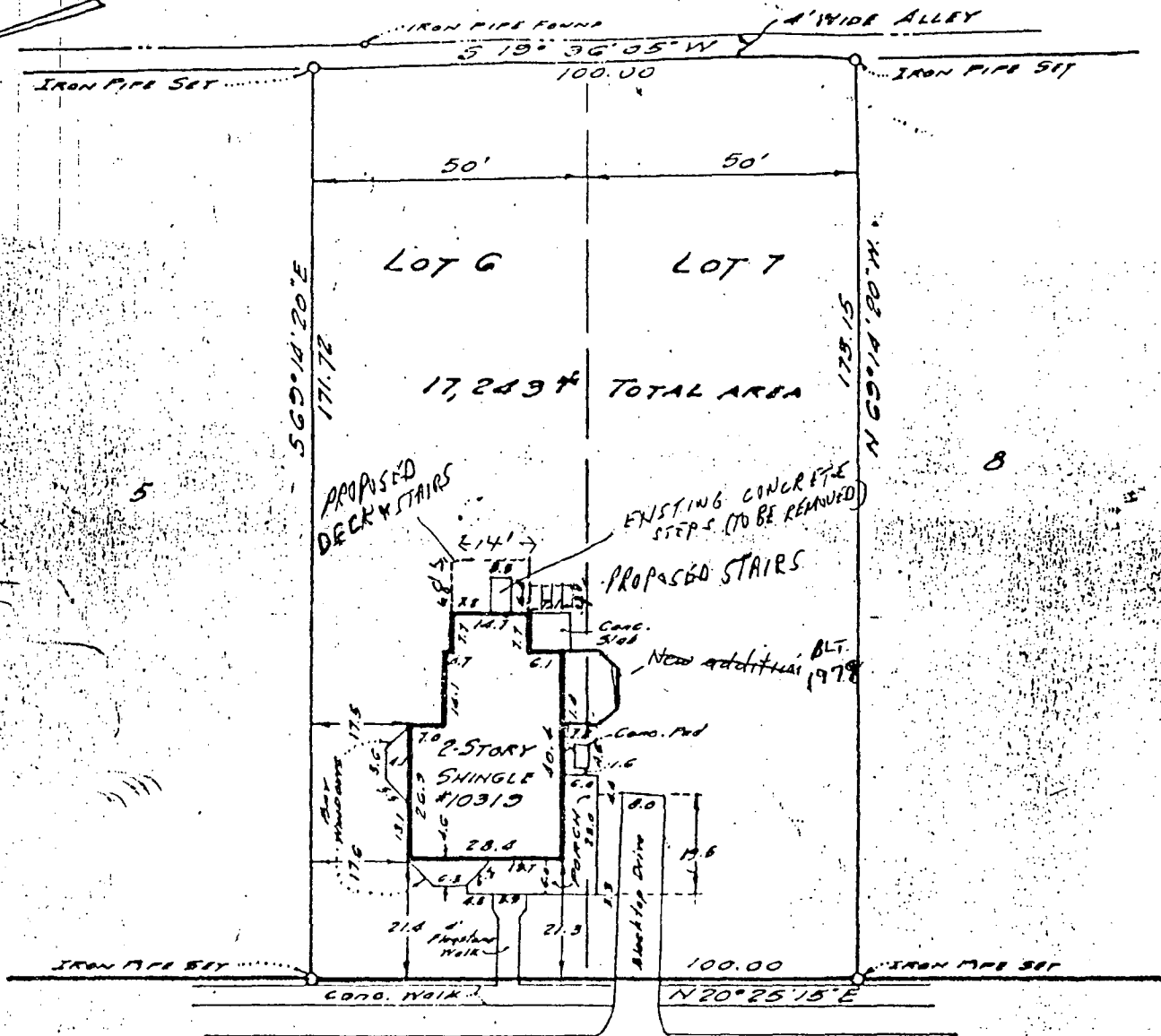
7 RISERS

UNPAINTED
TREADS

PAINTED SILLINGS
AND BASES, HANDRAIL
AND RASINGS, HANDRAIL

POSTING

LANDSCAPE
DECK



FAWCETT AVENUE

RECERTIFICATION I hereby certify that the Improvements on the property shown and described hereon were found to be correct.

SURVEYOR'S CERTIFICATE

JAMES M. FOWLER, JR.

27 W. JEFFERSON STREET, ROCKVILLE, MD. - PO. 22371

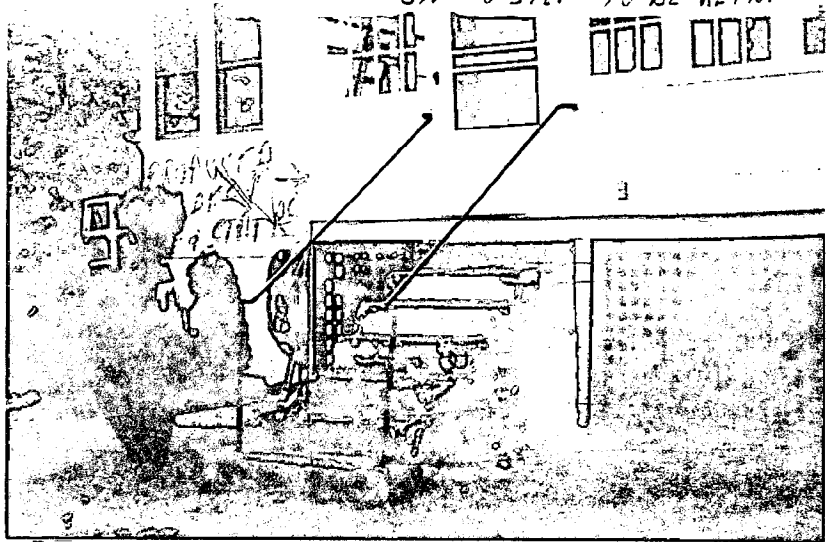
I certify that I have carefully surveyed the property shown above, described as LOTS 6 & 7, PLAT OF THE SUBDIVISION OF LOT 80, AND PART OF THE PARTITION OF KNOWLES ESTATE AT KNOWLES STATION M.B. 850 R.R. as shown in Plat Book A at Plat 5 one of the land records of MONTGOMERY County, Maryland, and unless otherwise shown there are no encroachments from adjoining properties and that the existing Improvements shown have been carefully established by a transit-tape survey.

Type PLAT OF SURVEY
 Date FEB. 3, 1969
 F.B. MCT #A Page 63-66
 Dr. J.R.K. Ckd. J.M.F. Date 2/3/69

James M. Fowler, Jr.
 JAMES M. FOWLER, JR., Registered Land Surveyor
 Va. #870 Md. #4214

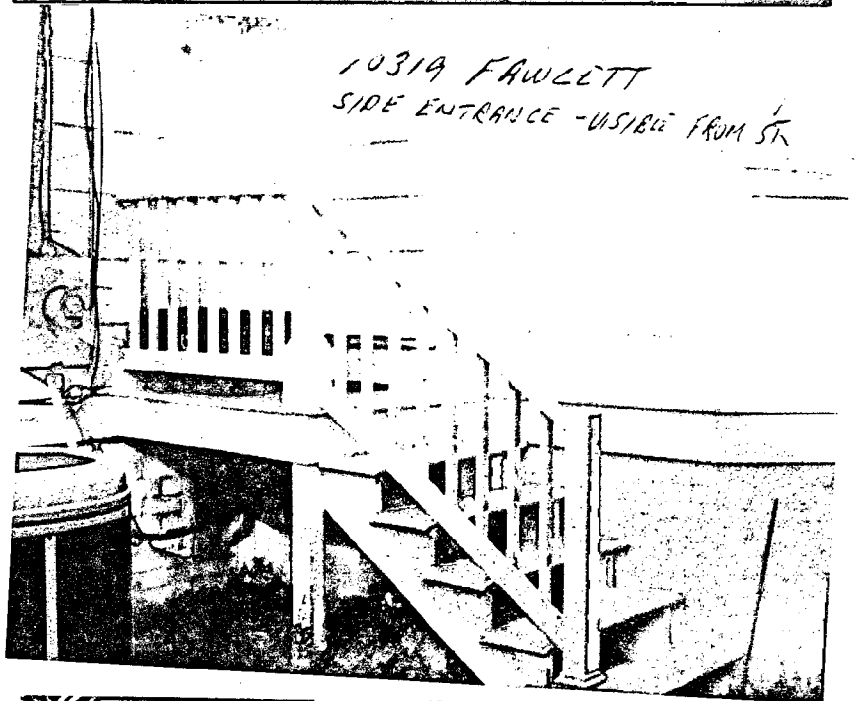
Scale 1" = 50'
 FILE NO. 68-267

10319 FAWCETT - REAR ELEVATION
DECK & DOOR FROM SUN PORCH AS
SHOWN. SHOWN STEPS TO BE REMOVED

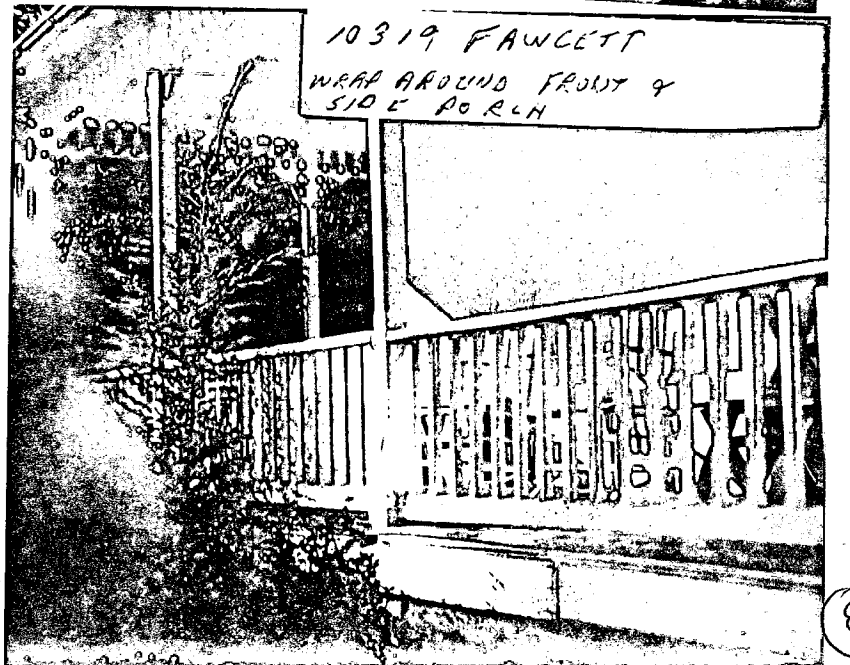


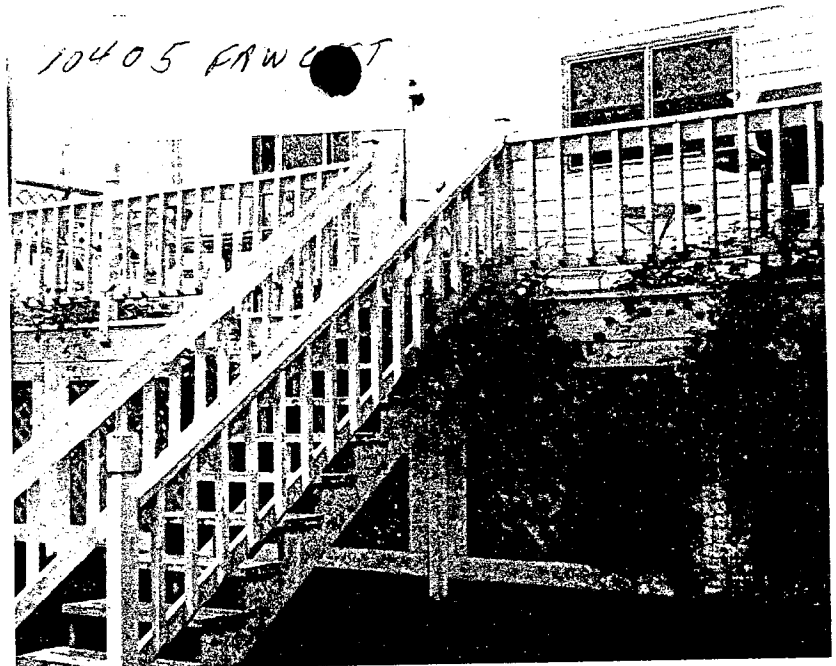
deck to be
constructed behind
sun porch. →
Steps to be
replaced.

10319 FAWCETT
SIDE ENTRANCE - VISIBLE FROM ST



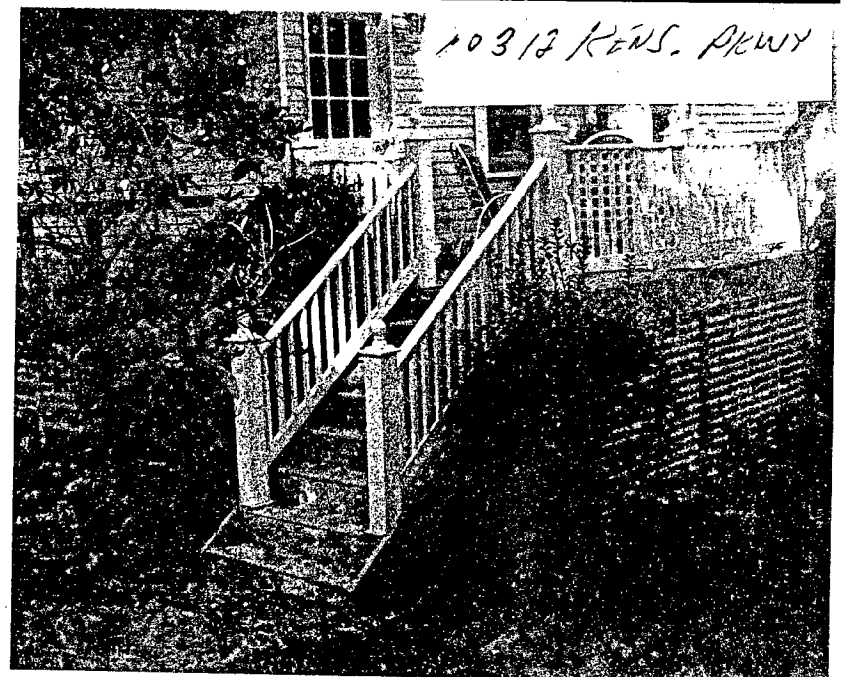
10319 FAWCETT
WRAP AROUND FRONT &
SIDE PORCH





(The applicant has included photos of similar decks on nearby properties.)

Information ->



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



10319 FAWCETT
SIDE ENTRANCE - USIBU FROM ST.





10319 FAWCETT
WRAP AROUND FRONT &
SIDE PORCH







10312 KENS. PKWY