

31/6-94G 10300 Fawcett Street
Kensington Historic District

KENSINGTON LAP MEETING

JUNE 20, 1994

Present: Little, Basle, Gurney, Shulman
Opinions submitted by: Jones, Thompson, Dedes

The Town fencing ordinance was recently changed to adopt the county code height of 4 feet rather than the Town's previous 3 feet 6 inches. Four members felt the fence as is was acceptable; three felt 42 inches would be a preferable height and that narrower pickets would be more in keeping with Victorian fencing. All thought that the fence was approvable.

There were comments indicating that, originally, decorative wire was used to enclose many yards to preserve openness. Such wire does not seem to be available currently. There are, however, currently examples in Kensington of relatively open fence construction that nevertheless satisfy fencing needs.

The panel unanimously deplored the building of a fence at 10300 Fawcett without approval or permit and continued construction despite notification by HPC staff.

Some other examples of apparent non-approved recent construction in the Historic District were also mentioned at the meeting. Documentation by the HPC staff is necessary for appropriate action.



1020 Carroll Place
Kensington, Maryland 20895

June 10, 1994

Montgomery County Historical Preservation Commission
8787 Georgia Avenue
Silver Spring, Md. 20910-3760

Attn: Ms. Nancy Witherell, Historic Preservation Planner

Ref: HPC Case No. 31/6-94G
Glenn Cowan fence at 10300 Fawcett St Kensington

We, the undersigned, live across the street from the applicant.

There is no objection to the permit #9404280206 issued by MC, DEP issued April 1994

In fact we feel that the erection of the fence will further enhance the restoration of the applicant's residence.

Respectively submitted

Charles B. Middleton

Charles B Middleton

Barbara F. Middleton
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Charles B. Middleton, Jr.
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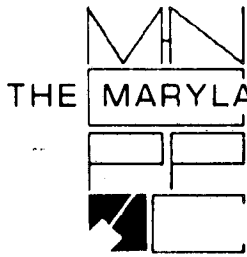
cc: Glen Cowan

Nancy-

Thank you very
much for your help.
We really appreciate
it. Please let me
know if you need
any other information.

Thanks again -

Kathy Cross



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

June 29, 1994

Mr. and Mrs. Glenn Cowan
10300 Fawcett Street
Kensington, MD 20895

Dear Mr. and Mrs. Cowan:

I am enclosing a copy of your approved Historic Area Work Permit application for your fence. The HPC voted last week to approve it at the 4' height, although the Commission members expressed dismay that the work was completed before they had the opportunity to vote on the Work Permit.

I have returned your original Work Permit application (now signed) to DEP in Rockville and you will receive the Work Permit in the mail. You may wish just to keep it for your records since it appears from the paperwork you submitted with your HAWP application that your fence company obtained a county permit from DEP for the fence in April. (If so, it was in error, but that's for us to resolve with DEP--sorry for the confusion.)

As a result of increased scrutiny of your property by us and by members of the community, two other alterations that apparently were made without an approved HAWP have come to light, and I am writing to let you know that the HPC has directed me to contact DEP (which is responsible for our field inspection and enforcement) to issue you a notice to remedy the violations. The two items are the driveway, which was approved last year by the HPC as pea gravel (not asphalt) not only because you and Mr. Vanze proposed it on your plans but because it would give the tree the best chance of survival, and the front door, which community residents have told me was replaced recently. The present door looks different than the one in the photos submitted with your HAWP application last year. Your plans did not include replacement of the front door.

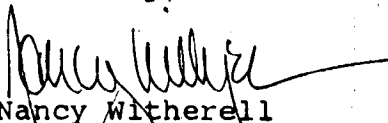
The easiest way for a homeowner to remedy this kind of violation is to apply for a HAWP permit retroactively for the completed work, although the HPC reviews all applications as if the work is proposed in advance. I am enclosing a blank HAWP application for that reason. If you choose this course of action, please submit the application with photos of the driveway and door to DEP at

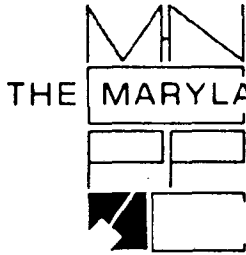
250 Hungerford Drive, Rockville, and we will schedule it for review at an upcoming HPC meeting. DEP is open to the public from 7:30 a.m. to 3:30 p.m.

The Chairman of the HPC, Bert Randall, has asked me to write you on behalf of the Commission to remind you that any exterior alterations to your property require an approved HAWP in advance of the work. Regular maintenance such as painting and repair is exempted from this requirement if the work is done in kind, and in fact tax credits are available for exterior maintenance and restoration projects. I'm enclosing general information on Montgomery County's historic preservation program, as well.

I would welcome a phone call from you to discuss any of these matters. My phone number is 495-4570. Again, thanks for filing the fence HAWP application so promptly.

Sincerely,


Nancy Witherell
Historic Preservation
Planner



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

DATE: 6-24-94

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

4 Approved _____ Denied

_____ Approved with Conditions: _____

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Cowan

Address: 10300 Fawcett Street, Kensington

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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 GLENN COWAN TELEPHONE NO. 301-933-9599
(Contract/Purchaser) (Include Area Code)

ADDRESS 10300 FAWCETT ST CITY KENSINGTON, MD STATE MD ZIP 20825

CONTRACTOR LOUIS FENCE TELEPHONE NO. 301-428-9040

PLANS PREPARED BY DAVID MCKENZIE CONTRACTOR REGISTRATION NUMBER 9615 TELEPHONE NO. 301-428-9040
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street FAWCETT ST

Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE

Lot 45 Block 9 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ 42000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERLO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO - IN HISTORIC DISTRICT

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic	7507
03 <input type="checkbox"/> Other		

2B. TYPE OF WATER SUPPLY

01 <input type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT 4 feet 0 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) [Signature] Date 6/5/94

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 10.22.94

APPLICATION/PERMIT NO: _____ 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: 10300 Fawcett Street	Meeting Date: 6/22/94
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-94G	Tax Credit: No
Public Notice: 6/8/94	Report Date: 6/15/94
Applicant: Glenn Cowan	Staff: Nancy Witherell
PROPOSAL: Install fence	RECOMMEND: Approve

The application concerns the installation of a fence to enclose the side and rear yard of a house at the corner of Baltimore Street designated a primary resource in the Kensington Historic District.

The fence, to be painted white, would be a modified picket fence 48" in height. It would run along the Baltimore Street side of the yard beginning at the three-sided bay and continue along the rear of the property and the inner side of the lot before connecting with the porch at the rear corner of the house (see attached site plan).

STAFF DISCUSSION

The style and height of the fence are appropriate. Even though the fence would be visible because the house is on a corner lot, the fence would be attached to the house at appropriate points and would not enclose the front yard. The fence line breaks under a pine tree on the inner side lot line and would be coordinated with a new landscaping plan for the yard.

STAFF RECOMMENDATION

The staff recommends that the Commission find the alteration consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and 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.



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 GLENDA COWAN TELEPHONE NO. 301-933-9599
(Contract/Purchaser) (Include Area Code)

ADDRESS 10300 FAWCETT ST KENSINGTON, MD 20875
CITY STATE ZIP

CONTRACTOR LONG FENCE TELEPHONE NO. 301-428-9040

PLANS PREPARED BY DAVID MCKENZIE CONTRACTOR REGISTRATION NUMBER 9615 TELEPHONE NO. 301-428-9040
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street FAWCETT ST

Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE

Lot 445 Block 9 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|--|----------------------------------|--------------------------------------|---------------------------------|--|----------------------------|---|
| <input checked="" type="radio"/> Construct | <input type="radio"/> Extend/Add | <input type="radio"/> Alter/Renovate | <input type="radio"/> Repair | Circle One: <input type="radio"/> A/C | <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"/> Fence/Wall (complete Section 4) | <input type="radio"/> Deck | <input type="radio"/> Fireplace |
| | | | <input type="radio"/> Revision | | <input type="radio"/> Shed | <input type="radio"/> Solar |
| | | | | | | <input type="radio"/> Woodburning Stove |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 4200
- 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? NO - IN HISTORIC DISTRICT

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 4 feet 0 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/assessment _____ (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.

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

6/5/94
Date

①

APPROVED _____ For Chairperson, Historic Preservation Commission

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:

NO EXISTING FENCE OR ANY
OTHER STRUCTURES IN REAR YARD

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

BUILD A WHITE SPACED PICKET
FENCE TO ENCLOSE THE REAR
YARD. FENCE WILL BE 4 FEET
HIGH AND CONSISTENT WITH SIMILAR
WHITE PICKET FENCES IN HISTORIC
DISTRICT.

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:

PLANTING WILL BE INTEGRATED INTO
LANDSCAPING TO SOFTEN FENCE.
FENCE IS OF TREATED WHITE PINE -
PAINTED TO MATCH HOUSE.

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

FENCE WILL ADJUT REAR OF HOUSE

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

CONFORMS - ENTIRELY ON OWNER'S
PROPERTY

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 WICKENHEISER
 Address 10302 FAWCETT
 City/Zip KENSINGTON 20895
2. Name NEIGHDON
 Address 3807 BALTIMORE
 City/Zip KENSINGTON, 20895

(A)

3. Name MIDDLETON
Address 10220 CANAL PL
City/Zip KENSINGTON 20895

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

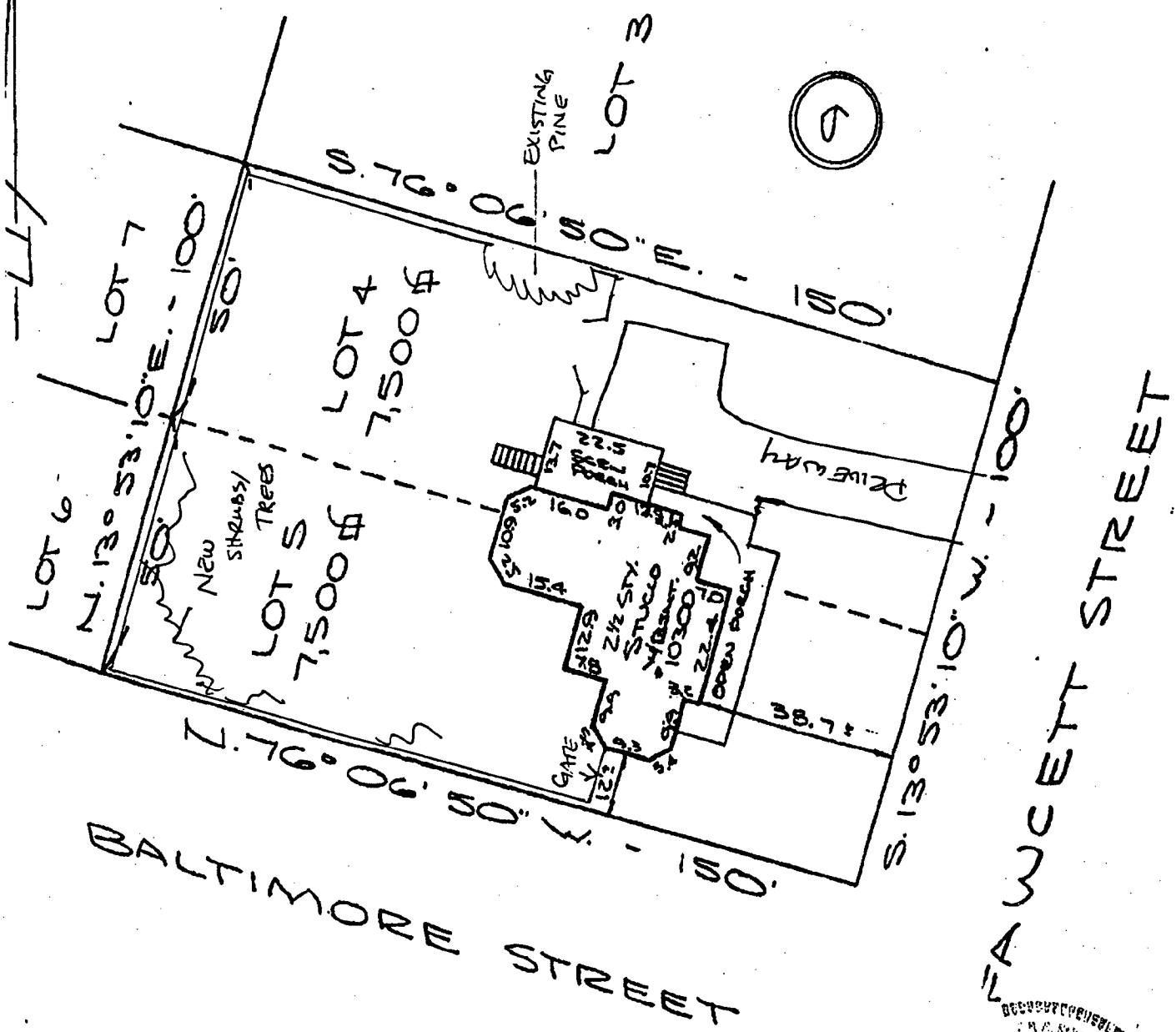
8. Name _____
Address _____
City/Zip _____

1757E

(S)

PROPOSED COWARD
FENCE

NOTES: ADDRESS: 10300 FANWETT STREET
TOTAL AREA: 13,000 S



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
LOTS 4 & 5 BLOCK 9
KENSINGTON PARK
MONTGOMERY COUNTY, MARYLAND
Recorded in Plat Book B Plat 4 Scale 1" = 30

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: NOV. 24, 1993

CASE: RE 2489

FILE: 48799

MONTGOMERY COUNTY, MARYLAND

Department of Environmental Protection

Rockville Metro Center

FENCE/RETAINING WALL PERMIT PERMIT NO 9404280206

APRIL 28, 1994

EXPIRES: 04/28/95

THIS IS TO CERTIFY THAT:

GLEN COWAN
010300 FAWCETT ST
KENSINGTON MD 20895
(301)217-4740

HAS PERMISSION TO: CONSTRUCT A FENCE/RETAINING WALL

04 FEET 00 INCHES IN HEIGHT

LOCATION(S):

ENTIRELY ON LAND OF OWNER

PREMISE ADDRESS 10300 FAWCETT ST KENSINGTON

LOT	P4	BLOCK 9	SUBDIVISION	KENSINGTON PARK
LIBER		FOLIO	PARCEL	FLATE GRID
		ELECTION DISTRICT 13	TAX ACCOUNT NO	00000000

FEE: \$90,025.00

ESTIMATED COST: \$90,003,178

7

LONG® FENCE

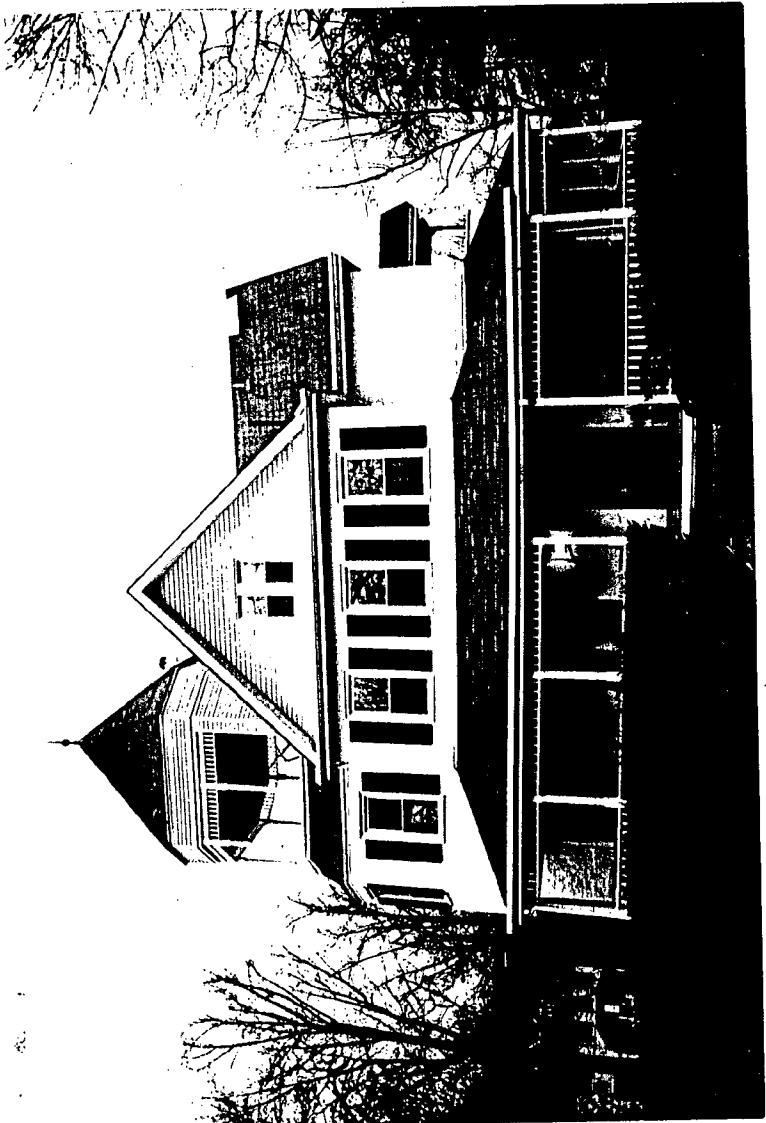
A Long Tradition:



*Pickets will
look like
this →*

**Fencing to
complement
your home.**

12



10220 Carroll Place
Kensington, Maryland 20895

June 10, 1994

Montgomery County Historical Preservation Commission
8787 Georgia Avenue
Silver Spring, Md. 20910-3760

Attn: Ms. Nancy Witherell, Historic Preservation Planner

Ref: HPC Case No. 31/6-94G
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Respectively submitted

Charles B. Middleton

Charles B Middleton

Barbara F. Middleton
Barbara F. Middleton

Charles B. Middleton, Jr.
Charles B. Middleton, Jr.

cc: Glen Cowan

10

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