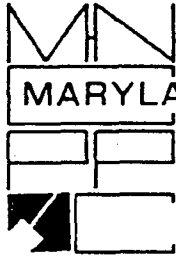


31/6-95F 10405 Fawcett St.
Kensington Historic District



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

DATE: May 25, 1995

MEMORANDUM

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

FROM: Gwen Marcus, ^{DZ}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:

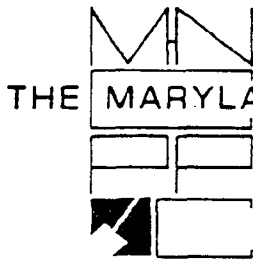
Approved Denied
 Approved with Conditions: _____

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

Applicant: Kate Caulfield

Address: 10405 Fawcett Street, Kensington, MD.

***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.



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

DATE: May 25, 1995

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, ^{EDZ} Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

Please let DEP know that you have met with the HPC. Thanks-Rosie



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

**APPLICATION FOR
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON Kate Caulfield
 DAYTIME TELEPHONE NO. (301) 949-8784
 TAX ACCOUNT # 2389483
 NAME OF PROPERTY OWNER Kate Caulfield DAYTIME TELEPHONE NO. (301) 949-3406
 ADDRESS 10405 Fawcett St. Kensington Md 20895
 CITY STATE ZIP CODE
 CONTRACTOR James Caulfield TELEPHONE NO. (301) 656-8256
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10405 STREET Fawcett St.
 TOWN/CITY Kensington Md NEAREST CROSS STREET Mitchell St.
 LOT 3 BLOCK 2 SUBDIVISION Wood & Pauls (15)
 LIBER 12380 FOLIO 118 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ _____
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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

3A. HEIGHT _____ feet _____ inches
 3B. 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 _____

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.

KB Caulfield May 3, 1995
 Signature of owner or authorized agent Date

APPROVED X For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date 5/25/95

APPLICATION/PERMIT NO: 9505040078 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING FORMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

no historical significance - old shed -
termite infested

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

Removal of shed as requested
by Sequoia Bank & Insurance Co. USAA

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

LAP has no
objections

Approved

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10405 Fawcett Street

Meeting Date: 5/24/95

Resource: Kensington Historic District

Review: HAWP/
RETROACTIVE

Case Number: 31/6-95F

Tax Credit: No

Public Notice: 5/10/95

Report Date: 5/17/95

Applicant: Kate Caulfield

Staff: Robin D. Ziek

PROPOSAL: Demolish outbuilding

RECOMMEND: APPROVAL

BACKGROUND

The subject property is considered a Secondary Resource within the Kensington Historic District. There is a new dwelling on the property, and there was a board-and-batten shed at the rear of the lot. The adjacent properties include a Primary Resource (1910-1930) to the north, and another Secondary Resource with a new dwelling to the south.

STAFF DISCUSSION

The owner has demolished an outbuilding which was located at the rear of her property. She has informed Staff that she undertook this demolition upon receiving notice from her insurance company that her residential insurance was canceled, subject to the removal or correction of the conditions (the derelict shed) deemed hazardous by the insurance company. The owner told Staff that she discussed the possibility of making repairs to the shed and was told that the termite damage was extensive and repair was not feasible. The Owner therefore demolished the shed. It is currently a pile of wood at the rear of her yard.

10405 Fawcett Street is a new home constructed within the last ten years in the historic district. This lot was originally part of a larger piece of property for which the outbuilding was constructed. Staff has asked the Owner to try to determine with which property this outbuilding was originally associated. The Owner has stated that the size of the shed was approximately 10' x 10'.

Staff feels that the board-and-batten siding which this shed has would have been used more likely on a utility shed rather than a garage. Typically, the garage would have been built with siding to match the house which it served. An example of this can be seen on the adjacent property to the rear of the subject property, which is a late 19th c. frame house with a small garage at the rear of the property finished with clapboard siding to match the house.

Staff has confirmed the deteriorated condition of the wood, including rotted 4x4 corner posts and the 1" siding boards. It is difficult to determine the original size of the building, as the wood lies in a heap on the building site itself. The building was roofed with asphalt shingles and was not apparently designed to conform to extant adjacent buildings.

①

GENERAL STAFF COMMENTS

This demolition would probably have been recommended by Staff, given the condition of the structure, had the Owner applied for the HAWP prior to undertaking demolition on her own. While the HPC is very concerned with demolition of any type within a historic district, on occasion the condition and relative lack of significance of the structure may warrant this drastic step.

STAFF RECOMMENDATION

Staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A-8(b)4:

The proposal is necessary in order that unsafe conditions or health hazards be remedied.

APPLICATION FOR HISTORIC AREA WORK PERMIT

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 DAYTIME TELEPHONE NO. (301) 949-5784
 TAX ACCOUNT # 2389483
 NAME OF PROPERTY OWNER Kate Caulfield DAYTIME TELEPHONE NO. (301) 949-3406
 ADDRESS 10405 Sawcett St. Kensington Md 20895
 CITY STATE ZIP CODE
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 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. () _____

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KB Caulfield May 3, 1995
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

3

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

1. WRITTEN DESCRIPTION OF PROJECT

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by Sequoia Bank & Insurance Co. USA

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6. TREE SURVEY

4

old shed

Back fence

50 ft

150 ft →

Lot 150' X 50'

DECK

HOUSE

10405 Fawcett St
Kensington, Md. 20895

5

10403 Fawcett St

10407 Fawcett St

10409 Fawcett St

St. Pauls Church
Fawcett St / Mitchell St. / Armony St.

6



Wood from shed
10405 Fawcett St.



7

for 5/24?

H. 949-3406

W. 949-8984

NEW HOME BUILT IN 1984
BY CHAS. COVELL.

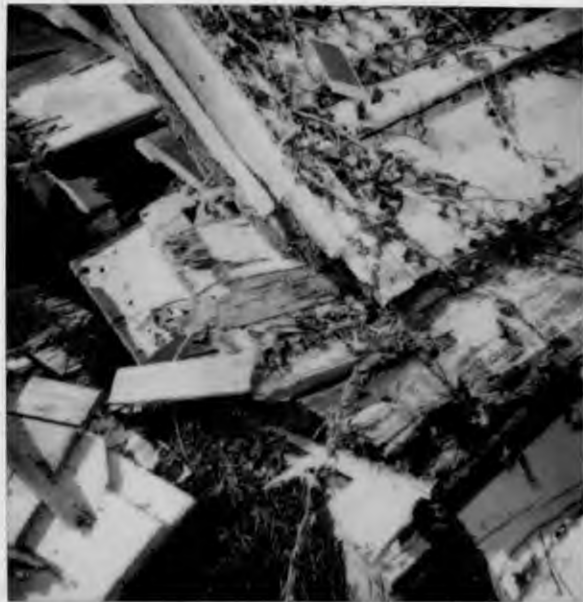
SHED IN BAD REPAIR AND
TERMITE RIDDEN (SEE ATTACHED PHOTOS.)

HAWP - RETROACTIVE

10405 Fawcett St.

Kensington H.D.

May '95 RDZ



Wood from shed
10405 Fenwick St



Wood from shield
10405 Jewett St