

31/6 10306 Fawcett St.

No #

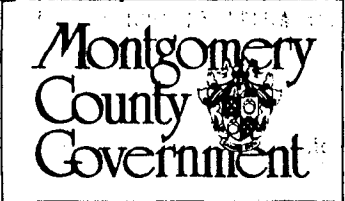
21-15

Box 12

Fawcett

10306

JUN 15 1988



Historic Preservation Commission
100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1018820
NAME OF PROPERTY OWNER Warren & Freda Chu
ADDRESS 10306 Fawcett St. Kensington Md 20895
CONTRACTOR Arnold Rosenbaum
PLANS PREPARED BY Arnold Rosenbaum
REGISTRATION NUMBER 646

LOCATION OF BUILDING/PREMISE
House Number 10306 Street Fawcett St
Town/City Kensington Election District 13
Nearest Cross Street Baltimore St
Lot 11 Block 9 Subdivision Kensington Park
Liber 6713 Folio 876 Parcel

1A. TYPE OF PERMIT ACTION: (circle one)
Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other
1B. CONSTRUCTION COSTS ESTIMATE \$ 25,600
1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No
1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PepCo
1E. IS THIS PROPERTY A HISTORICAL SITE? No

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS
2A. TYPE OF SEWAGE DISPOSAL 01 (X) WSSC 02 () Septic 03 () Other
2B. TYPE OF WATER SUPPLY 01 (X) 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.

Warren & Freda Chu, Freda Chu
Signature of owner or authorized agent (agent must have signature notarized on back)
June 6, 1988 Date

APPROVED For Chairperson, Historic Preservation Commission
DISAPPROVED Signature Date

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 BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

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

Building of an additional room above the existing living room (Right side of house) of my split level home - (picture #1) Picture #2 shows the same type of house to which an addition had been added, however, my addition will be joined by a gusset to the existing roof on the left side of my home.

I may also enlarge the front porch so that it will extend to the end of the right side of the house.

White aluminum siding will be used to blend with the existing siding. Please consider this application as soon as possible, as the contractor is available to start in July 1988 - if you have any questions, please call. Home - 949-3569 - office - 282-2422

(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

JUL 15 1985



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850
279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1018820

NAME OF PROPERTY OWNER Warren & Freda Chu TELEPHONE NO. (301) 949-3569
(Contract/Purchaser)
(Include Area Code)

ADDRESS 10306 Fawcett St. Kensington STATE Md ZIP 20895
CITY

CONTRACTOR Arnold Rosenbaum TELEPHONE NO. 946-7469
CITY

PLANS PREPARED BY Arnold Rosenbaum CONTRACTOR REGISTRATION NUMBER 646 TELEPHONE NO. 946-7469
(Include Area Code)

REGISTRATION NUMBER 646

LOCATION OF BUILDING/PREMISE

House Number 10306 Street Fawcett St

Town/City Kensington Election District 13

Nearest Cross Street Baltimore St

Lot 11 Block 9 Subdivision Kensington Park

Liber 6713 Folio 876 Parcel _____

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

Construct Extend/Add Alter/Renovate Repair Porch Slab Room Addition
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PepCo

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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.

Warren & Freda Chu Signature of owner or authorized agent (agent must have signature notarized on back)

June 6, 1988 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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Building of an additional room above the existing living room (right side of house) of my split level home - (picture #1). Picture #2 shows the same type of house to which an addition has been added, however, my addition will be joined by a gusset to the existing roof on the left side of my home.

I may also enlarge the front porch so that it will extend to the end of the right side of the home. White aluminum siding will be used to blend with the existing siding. Please consider this application as soon as possible, as the contractor is available to start in July 1988. If you have any questions, please call Home 949-3564 - office 282-2422

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279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1018820

NAME OF PROPERTY OWNER Warren & Freda Chu TELEPHONE NO. (301) 949-3569
(Contract/Purchaser) (Include Area Code)

ADDRESS 10306 Fawcett St. Kensington MD ZIP 20895

CONTRACTOR Arnold Rosenbaum TELEPHONE NO. 946-7469

PLANS PREPARED BY Arnold Rosenbaum TELEPHONE NO. 946-7469
(Include Area Code)

CONTRACTOR REGISTRATION NUMBER 646

REGISTRATION NUMBER 646

LOCATION OF BUILDING/PREMISE

House Number 10306 Street Fawcett St.

Town/City Kensington Election District 13

Nearest Cross Street Baltimore St

Lot 11 Block 9 Subdivision Kensington Park

Liber 6713 Folio 87C 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 Solar Woodburning Stove

Porch Deck Fireplace Shed Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 250,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PePCo

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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

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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.

Warren & Freda Chu Signature of owner or authorized agent (agent must have signature notarized on back)

June 6, 1988 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

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

DATE FILED: _____ PERMIT FEE: \$ _____

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

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100 MARYLAND AVENUE
ROCKVILLE, MARYLAND 20850



Historic Preservation Commission

100 Maryland Avenue, Rockville, Maryland 20850

279-1327

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 10 18820

NAME OF PROPERTY OWNER Warren + Frela Chu TELEPHONE NO. (301) 949-3569
(Contract/Purchaser) Include Area Code

ADDRESS 10306 Fawcett St, Kensington MD 20895
CITY STATE ZIP

CONTRACTOR Arnold TELEPHONE NO. 742-91
CITY STATE ZIP

CONTRACTOR REGISTRATION NUMBER 646

PLANS PREPARED BY Arnold TELEPHONE NO. 742-91
Include Area Code

REGISTRATION NUMBER 646

LOCATION OF BUILDING/PREMISE

House Number 10306 Street Fawcett St

Town/City Kensington Election District 13

Nearest Cross Street Baltimore St

Lot 11 Block 9 Subdivision Kensington Park

Liber 6713 Folio 876 Parcel

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Construct Extend/Add Alter/Renovate Repair Porch Deck Fireplace Shed Room Addition Solar Woodburning Stove
Wreck/Raze Move Install Revocable Revision Fence/Wall (complete Section 4) Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 25,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # No

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PepCo

1E. IS THIS PROPERTY A HISTORICAL SITE? No

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2A. TYPE OF SEWAGE DISPOSAL

01 WSSC 02 Septic 03 Other

2B. TYPE OF WATER SUPPLY

01 WSSC 02 Well 03 Other

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4A. HEIGHT _____ feet _____ inches

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1. On party line/Property line _____

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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.

Warren + Frela Chu Frela Chu June 6, 1988
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: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

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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: 10306 Fawcett St.

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

Warren & Freda Chu

10306 Fawcett St. 946-7469

(h) 949-7469

(w) _____

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

II. Description of work proposed

a. Briefly describe proposed work: Adding a second story room to single ~~and~~ story side of split level

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

Front, Rear & side

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

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

All materials to match existing structure

III. Recommendation of the Local Advisory Committee

a. Approval of Work

1. Which criteria found in the Ordinance for Historic Preservation (Sec. 24A-8-b of the Montgomery County Code) does this work meet?
~~1. 2. 3. 4. 5. 6. 7. 8. 9. 10.~~
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)

b. Disapproval of Work

~~Disapproval - Abstain~~

1. On what grounds is disapproval recommended? - Refer to Sec. 24A-8.
24-8(b) - See notes circulated.
6(d) - Discussion & concern over the massing of the house

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

- Redesign of proposal - Recommend that applicant schedule an LAC workshop
- Applicant recommended to schedule

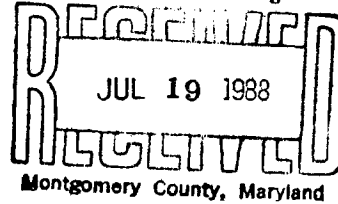
IV. Additional comments

Date on which application received: 6/11/88
 Date of LAC meeting at which application was reviewed: 7/11/88
 Form completed by: Andrew Dwyer Title: Chairman
 Member of: KENSINGTON
 Date: _____

Entered into record 7/21/88

E.R.Saul
10310 Fawcett Street
Kensington, Maryland
20895

Office of Community Development
Division of Planning
1988



Mr. Philip L. Cantelon, Chairman
Montgomery County Historic Preservation
Commission,
51 Monroe Street,
Rockville, Maryland 20850

Dear Mr. Cantelon,

RE: #10306 Fawcett Street Application to build a second-story
bedroom on present living room in a split-level house.
HPC Hearing, July 21st Warren S. Chu

Fawcett Street was laid out soon after the railroad came through
in 1873. Then, as now, it connected the commercial activity on Howard
Avenue with the adjacent residential area.

In front of #10310 can be seen how the older section of Fawcett
Street (Wood & Paul Subdivision, Knowles Station) narrows to meet the
newer street of Kensington Park, platted in 1890.

Existing structures - approximate chronology

1884	#10320	(Bartley-McCoy)	1 lot
1885	#10319	(Stuart)	2 lots - 50' each
1893	#10300	(Stephens/King)	2 lots - 50' each
1894	#10401	(Humphreys)	1 lot
1896	#10409	(Walsh)	1 lot
1901	#10314	(Birchby)	3 lots - 50' each
1904	#10407	(Drs. Lewis/Allen)	1 lot
1905	#10302	(Wickenheiser)	2 lots, 50' each
1905	#10310	(Saul)	1 lot - 66'
1923	#10313	(Townsend/Lounsbury)	2 lots
1946	#10318	(Michum)	1 lot
1957	#10306	(Chu)	1 lot 50'

Of the seven structures on the west side of Fawcett Street between
Mitchell and Baltimore Streets the two ~~oldest~~ latest to be built are considered
"Intrusive/incompatible" according to the 1979 University of Maryland
preservation survey of Kensington (Senkovich supervising).

One of these - #10318 Fawcett Street is a one-story structure
placed on the line with the fronts of the adjoining houses and although
it is squeezed into a small lot its over-all appearance is not displeasing.

The other - #10306 Fawcett Street is a poor example of the split-level style, protruding well beyond the fronts of the other houses in the block. The white second-story overhang is especially intrusive in the streetscape. A room built over the living room (Right of picture) would compound the disharmony of our turn-of-the-century block.

From the angle of personal interest this proposed addition would seriously reduce the winter sun-light coming into my first floor windows. Builders at the turn-of-the-century had to consider the winter sun, the prevailing breeze and cross ventilation. Electricity, central heat and air-conditioning do not entirely eliminate the need for these natural amenities!

I hope the Commission will not grant a permit to this application as presented.

Very truly yours,

Edith Roy Saul



#10306 Fawcett St. Kensington, Md.

P.S. I often wonder if enough attention is given to the appearance of an historic neighborhood during the long winter months when there is no softening foliage on the trees? This house (#10306 Fawcett St.) is especially noticeable in the winter time - a season of the year which deserves more esthetic attention than it usually receives.

E.R.S.

Figure 3

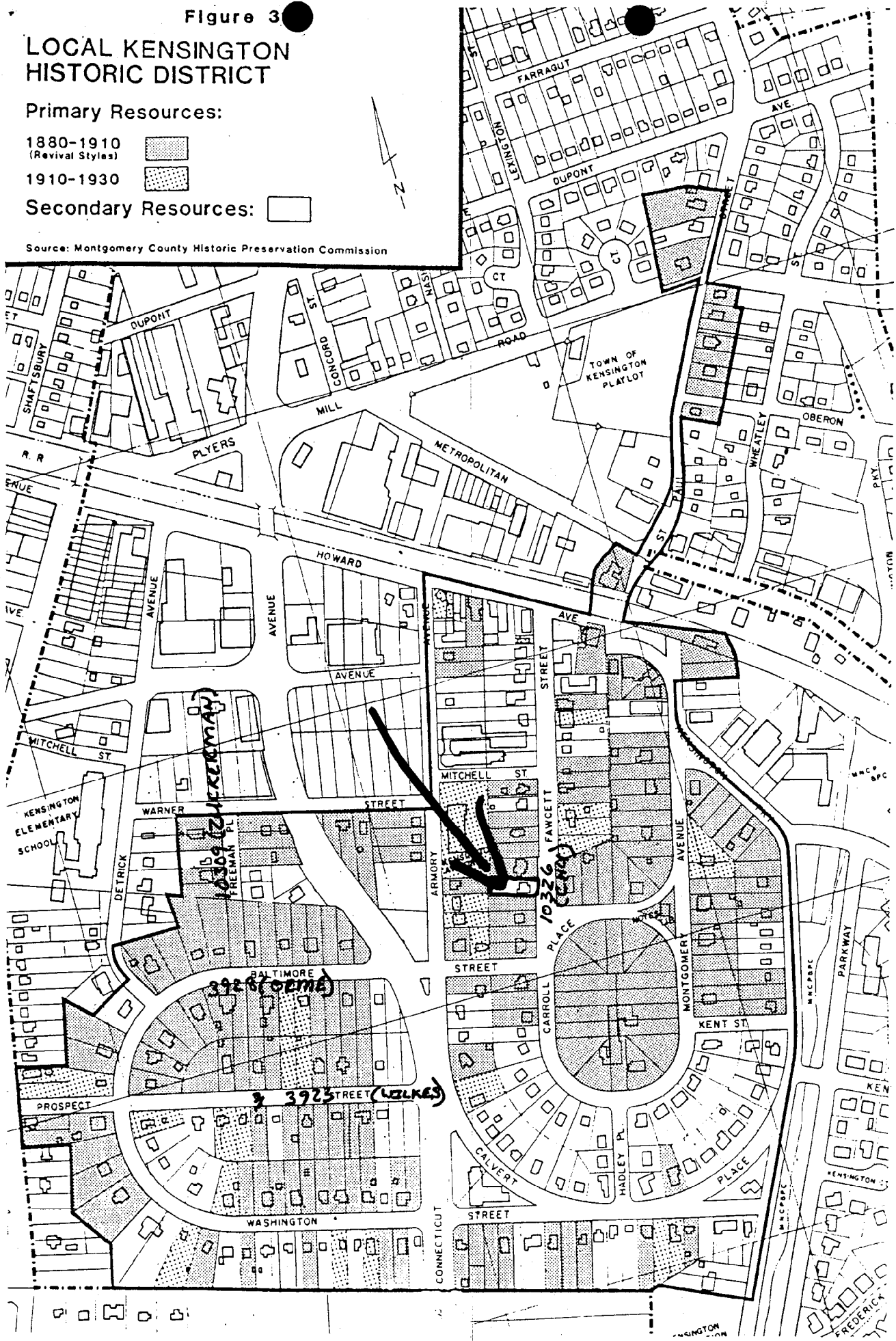
LOCAL KENSINGTON HISTORIC DISTRICT

Primary Resources:

- 1880-1910 (Revival Styles) [Stippled pattern]
- 1910-1930 [Cross-hatched pattern]

Secondary Resources: [Empty box]

Source: Montgomery County Historic Preservation Commission

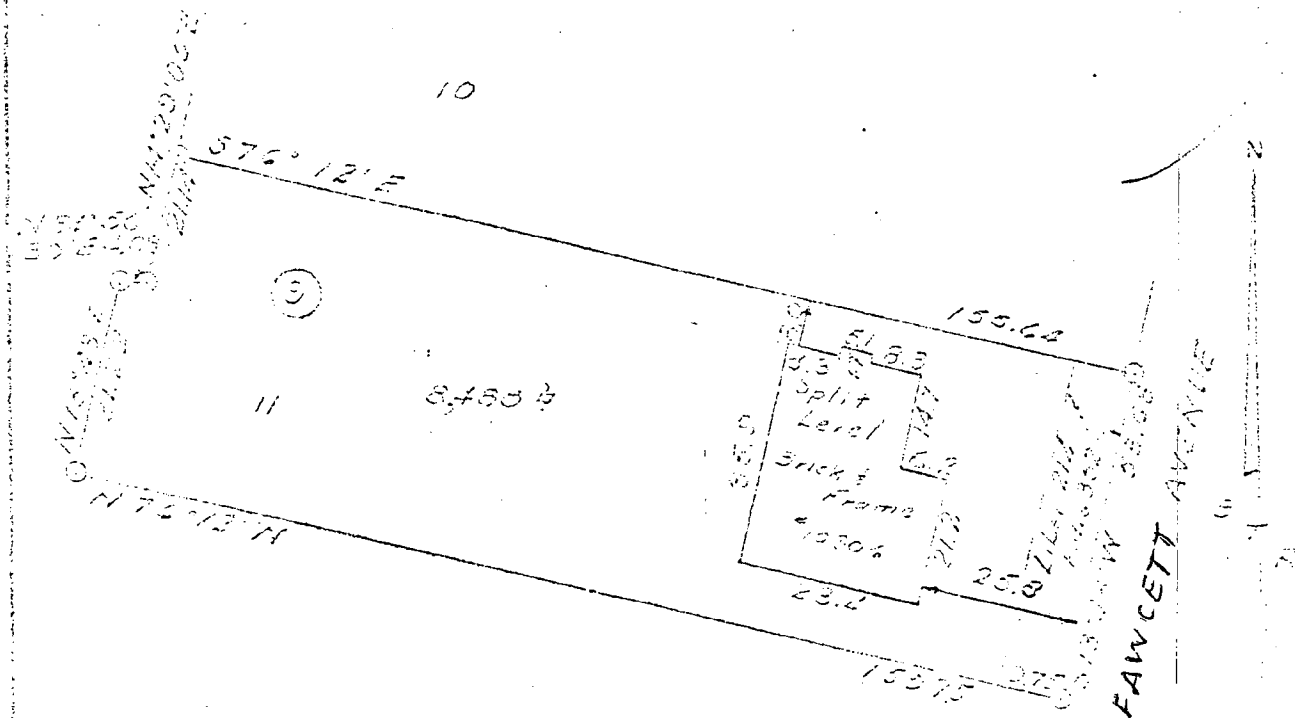


Lot 11 Block 9

Kensington Park
Montgomery County, Maryland
OFFICE OF JOSEPH C. RODGERS
22 West Jefferson Street, Rockville, Maryland
Phone 2-6802

I hereby certify that the plot delineated hereon is a correct plot of Lot 11, Block 9, Kensington Park as the same is shown in Plat Book 53, Plat #188 of the Land Records of Montgomery County, Maryland; that there are no encroachments unless shown and that the location of improvements shown is as determined by transit-tape survey.

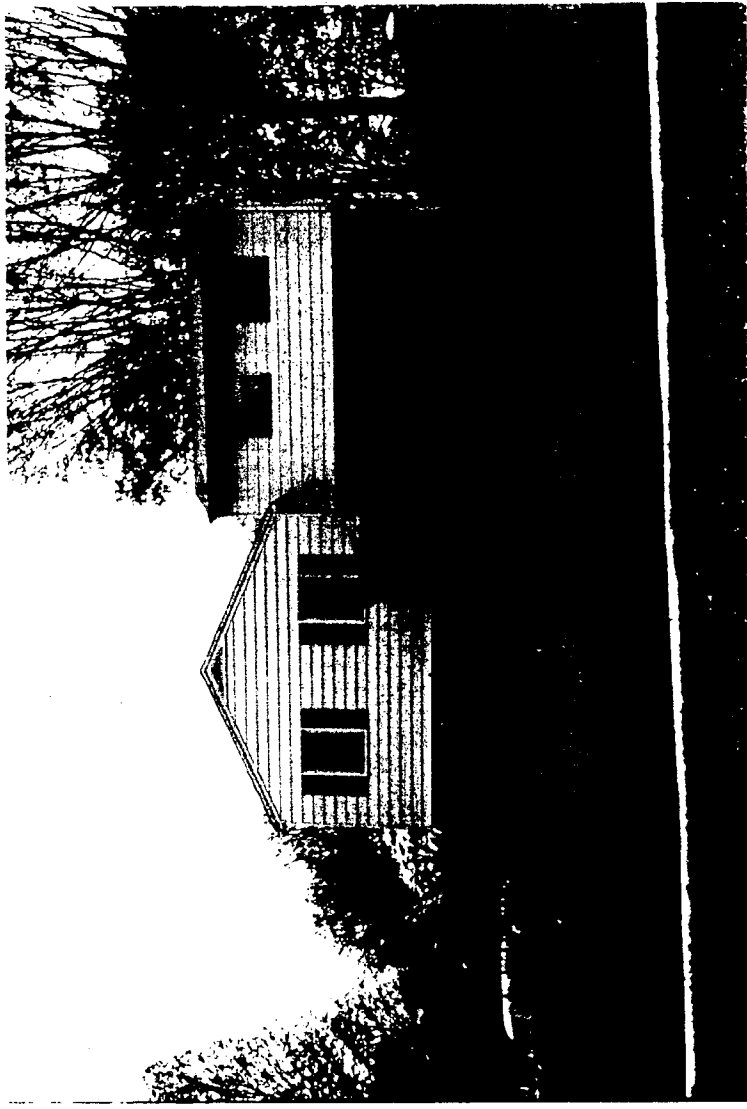
Joseph C. Rodgers
Registered Land Surveyor
Maryland Registration No. 3485



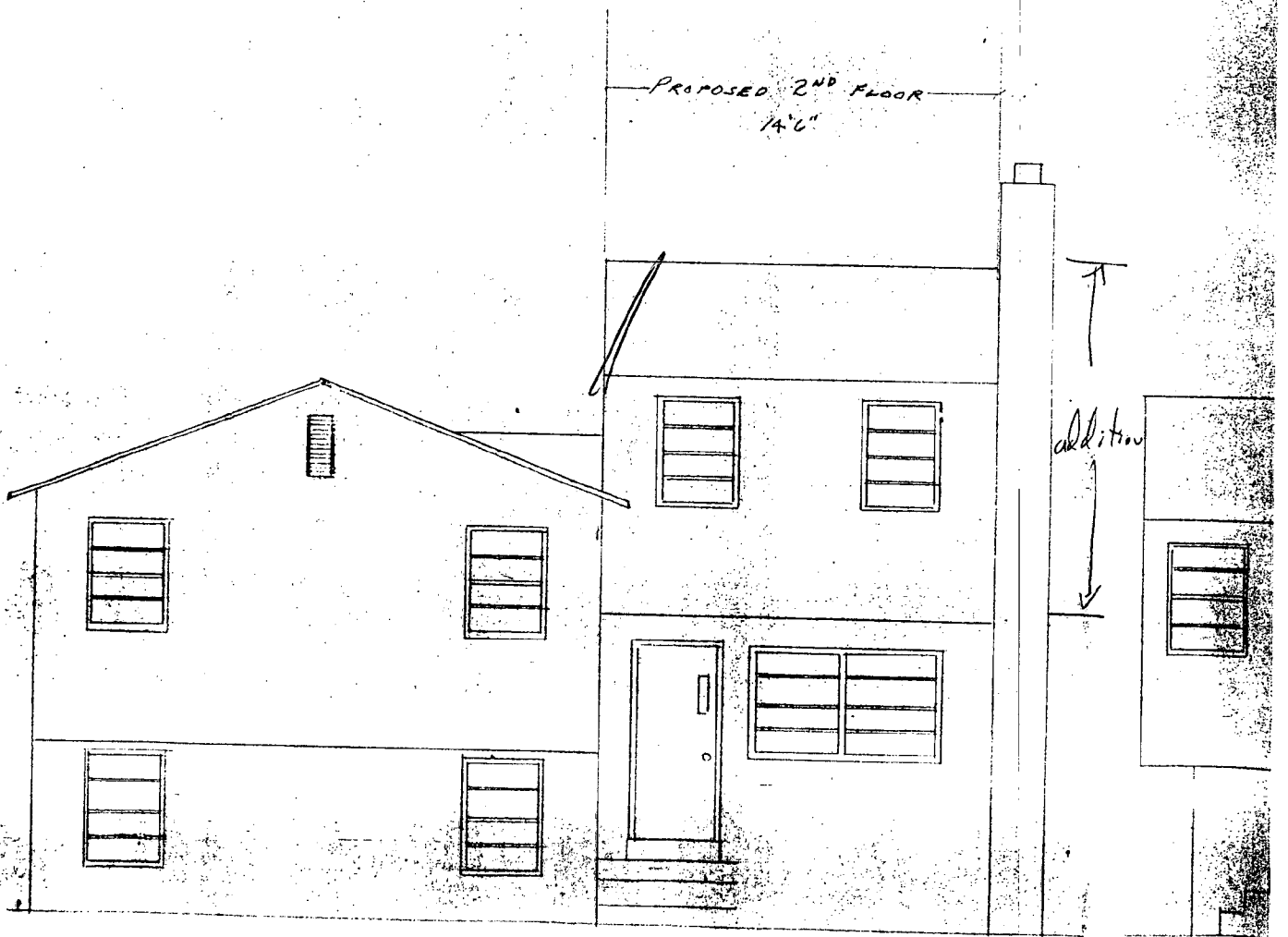
THE EXISTENCE OF PROPERTY CORNER MARKERS
ARE GUARANTEED BY THIS SURVEY



Front →

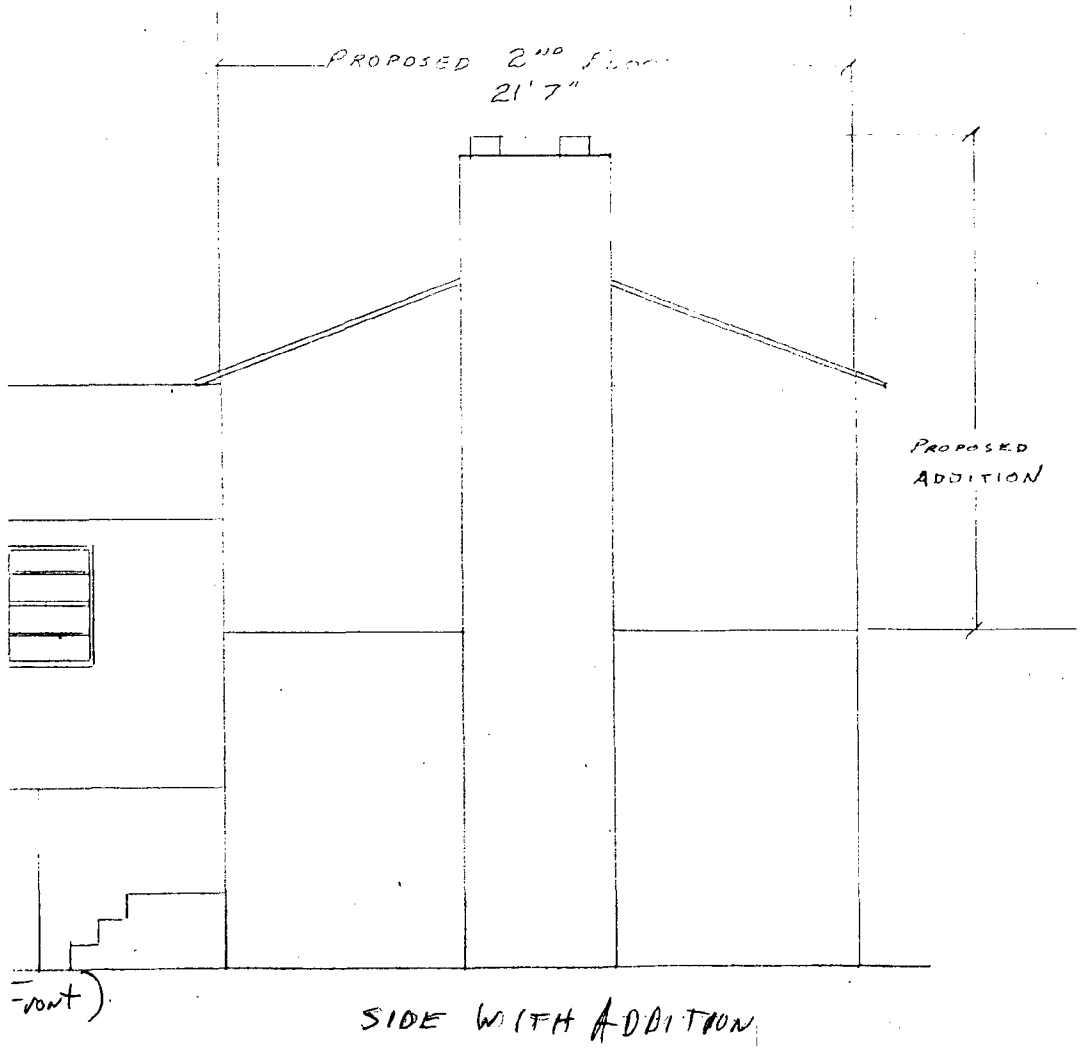


Rear →

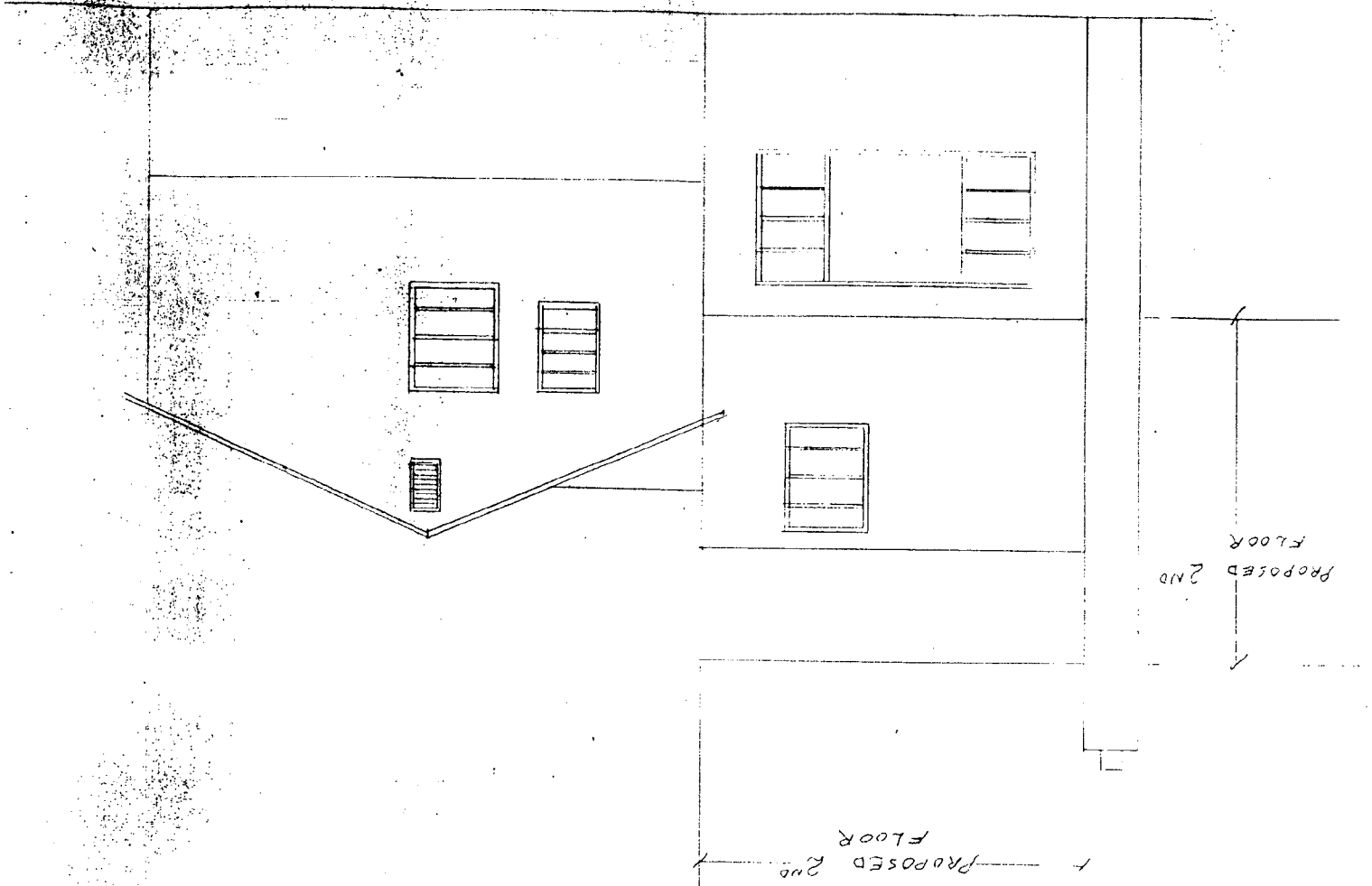


FRONT WITH ADDITION

SCALE 1/4" = 1'



REAR VIEW



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: 10306 Fawcett St.

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

Warren & Frede Chu

10306 Fawcett St. 946-7469

(h) 949-7469

(w) _____

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

II. Description of work proposed

a. Briefly describe proposed work: Adding a second story room to south side of split level

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

Front, Rear & side

c. Is the work visible from the street?

Yes

d. What are the materials to be used?

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

All materials to match existing structure

III. Recommendation of the Local Advisory Committee

a. Approval of Work

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

~~24-8(b)~~
~~24-8~~

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)

Discussion among the members of the LAC regarding the proposed work.

b. Disapproval of Work ~~Disapproval~~ - ~~4 abstain~~

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

24-8(b) - See notes circulated.

- Discussion & concern over the massing of the house

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

- Redesign of proposal - Recommend that applicant schedule an LAC workshop
- Applicant recommended to schedule

IV. Additional comments.

Date on which application received: 6/11/88

Date of LAC meeting at which application was reviewed: 7/11/88

Form completed by: Andrew Dwyer Title: Chairman

Member of: KENSINGTON

Date: _____

7/4/88

Mr. Chu has been informed that his application is incomplete. He has the opportunity to bring elevations of the proposed addition to our meeting. Please be prepared to comment.

Dempster - Proposed addition will seriously impair the adjacent resource. The addition is disproportionate in scale and incongruous in shape and roof form to the adjacent resource. These 2 structures appear to be separated by less than 20'. The massing of a second story addition over the single story portion of the split level home would ~~be~~ overburden the subtle detail of the neighboring house. The brick single story portion of this house as it exists creates a graceful transition between the two homes and this transition should be maintained.

Salomon I don't understand what "joined by gusset" means. I would like to see some plans.

Little - Disapprove - This house on this street is enough of a visual problem without adding ill-conceived masses. Design should strive to bring the house into conformance with street - ~~and~~ quietly - not shout its non conformance

over

Jones - do not approve. I concur with Dempster's
comments.

Saul

This is too terrible to contemplate!
This house was built 1957 — does it
have a "grandfather clause" as to
distance to property line?

I should disqualify myself
as to voting?



Montgomery County Government

Historic Preservation Commission
51 Monroe Street
Rockville, Maryland 20850

Chu