

10318 Fawcett Ave. Preliminary
(Kensington Historic District)

Please refer
to

10318 Fawcett St

Post-it® Fax Note 7671

Date 2/22/99 # of pages 1

To Carol Ann Saulon

From P. Kechert

Co./Dept.

Co. HPC

Phone #

Phone # 306.363-3400

Fax #

301.670-0104

Fax #

Sean & Carrie Anne Scanlon
10318 Fawcett Street
Kensington, Maryland 20895
301-949-5146

February 10, 1999

Ms. Perry Kephart
Historic Preservation Planner
Montgomery County Department of Park & Planning
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760
301-563-3412
Via Facsimile

Re: Proposed HAWP for 10318 Fawcett Street
Sean & Carrie Anne Scanlon, Applicants

Dear Ms. Kephart,

Per our conversation yesterday, following is a letter from James Wright, Certified Arborist, declaring that our Black Walnut is a hazard that must be removed immediately. At the time of his visual inspection, Mr. Wright was accompanied by Mr. Bob Mullane, past president of the National Arborist Association, who agreed that the tree is dangerous to us and to our neighbors. I have also spoken to Mr. Wright by telephone, and he has assured me that he must take the tree down as soon as possible. In his opinion, the tree is too unstable to climb, and will require a crane to remove the upper branches. He advised my mother yesterday that he would not allow his daughter to live in a house under this tree in its current state.

Mr. Wright will be happy to provide a resistograph image of the tree for your review upon request. He said that he has to get the machine from his Virginia office so it may take a day or two to get the test done. He has urged me to start doing whatever needs to be done to remove the tree as soon as possible. After the tree's leaves begin to appear, the tree becomes that much heavier and more dangerous.

Please feel free to have your arborist come to our house to look at the tree. Please notify your arborist that time is of the essence; I have been advised that if any authority prevents me from removing the tree and the tree causes damage in the interim, the liability shifts to the authority.

Please understand that my husband and I love the trees in our neighborhood, and are not interested in circumventing the process in any way. We are only interested in protecting our neighbors and ourselves from unnecessary harm. We appreciate and agree with the

● Page 2

February 10, 1999

Commission's position with respect to such trees, but feel that we have no alternative in this situation. Any assistance you can give regarding the next steps we need to take in getting permission to remove the tree would be greatly appreciated.

If you have any questions or need any further information, please feel free to call me. I can be reached today at 301-670-0100. I appreciate your assistance, and I look forward to your response.

Very truly yours,



Carrie Anne Scanlon

CAS/mjp
Enclosure

**the CARE of TREES**

9228 GAITHER ROAD · GAITHERSBURG, MARYLAND 20877 · (301) 948-5885 · FAX (301) 948-4353

2/9/99

Mrs. Carrie Ann Scanlon
10318 Fawcett St.
Kensington, MD. 20895

Dear Mrs. Scanlon,

The Care of Trees visited your property on Monday, February 8, 1999 to inspect the condition of your 50" DBH Black Walnut.

The tree, from the street, looked to be a fine specimen with a huge 85' crown spread. When inspecting the main trunk (visually) I noted a large cavity, which contained substantial decay. Opposite this area is a large hole which, when probed, extended from five feet up the trunk to below ground level. The actual sound wood within the trunk is estimated to be only inches and could be measured accurately with a machine call a resistograph. If this test is required, we could provide that for documentation purposes.

In my opinion, any tree that contains this much decay with that amount of massive weight above it is hazardous to your house and neighbors. It is my recommendation that you remove the Walnut as soon as possible since there are no arboricultural practices that could ever make this tree safe.

Sincerely,

James Wright
Certified Arborist
MD Licensed Tree Expert

"Our Business is People and their Love for Trees"

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

February 22, 1999

Sean & Carrie Anne Scanlon
10318 Fawcett Street
Kensington, MD 20895

Re: Removal of 50" Black Walnut

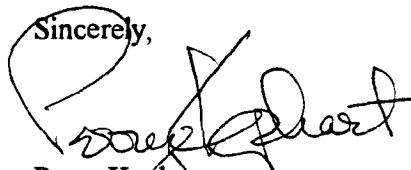
Dear Mr. and Mrs. Scanlon,

Thank you for contacting the Historic Preservation Commission (HPC) with a request to remove a 50" Black Walnut.

I understand from James Wright, Certified Arborist with The Care of Trees, that the main trunk is substantially decayed and that the tree is hazardous to your house and that of your neighbor. Mr. Wright indicates that immediate removal is the recommended course of action.

Because the tree is decayed and dying, you may remove it without applying for a Historic Area Work Permit. This letter serves as your permission to remove the Black Walnut.

If you have any further questions, please do not hesitate to call me at (301)563-3400.

Sincerely,

Perry Kephart
Historic Preservation Planner

a:\deadtree.wpd

Post-it® Fax Note	7671	Date	2/22/99	# of pages	1
To	Carrie Anne Scanlon	From	P. Kephart		
Co./Dept.		Co.	HPC		
Phone #		Phone #	301 563-3400		
Fax #	301 670-0104	Fax #			



February 10, 1999


Mrs. Gwen Marcus Wright
Historic Preservation Commission
1109 Spring St.
Suite 801
Silver Spring, MD 20910

Re: 10318 Fawcett St.

Dear Mrs. Wright:

At a meeting of Mayor and Council on February 9, 1999, Council voted to support HPC staff recommendations with reference to the proposed alteration and addition.

Sincerely,


Kitty L. Raufaste
Mayor



February 10, 1999

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Historic Preservation Commission
1109 Spring St.
Suite 801
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Kitty L. Raufaste
Mayor

REVIEW OF PHYSICAL CHARACTERISTICS

Historic districts, generally, identify and recognize geographic areas where historic buildings, structures, patterns of development, and/or remains occur that are related to one another through their common history, significant events, or aesthetic qualities. Historic districts may also derive significance from a combination of the interplay of buildings and their relationship to streets, their rhythm of spacing, their plan of streets, and other aspects of the historic setting of the community. It is important to acknowledge that the significance of an historic district may encompass characteristics beyond specific architectural, cultural, or archaeological resources, and that the less visible relationships of land use, building siting, vegetation, and other elements are important contributors to the historic character.

The Kensington Historic District derives special significance from the cohesiveness of its many well-preserved late nineteenth and early twentieth century buildings, its strong plan of streets, and its historic landscaped setting as a "suburban village" in the tradition of the "garden city". The intent of this section is to examine the land use characteristics within the Kensington Historic District in order to identify the important patterns of historical development which contribute to the character of the district.

In Kensington, these patterns include relationships between lot sizes, lot coverage (lot occupancy), the distance between building fronts and the street (front yard setback), the open space between buildings and the variation of these characteristics from one building type to another to recognize a hierarchy of uses. The following analysis examines these relationships based on tax map records and building locations identified from topographic maps of the County. Dimensions for setbacks and area takeoffs were scaled at 1" = 200' and are approximate.

Lot Area and Ownership

Kensington was platted from the outset as a suburban-scaled community with a complete set of carefully ordered streets which remains the primary subdivision plan and lot structure today (Figure 33). Three periods of development can be identified within the historic district. The first period covers the initial development of the suburb from 1890 to 1910. The larger houses constructed of this period in the heart of district usually occupied more than one lot. The second period of development includes buildings constructed between 1910 and 1930. Houses constructed over this period were generally smaller and most were built on single lots. Buildings built over these two periods are considered primary historic resources. The third period of development covers post-1930 construction which typically consists of small residences and buildings on single lots.

The table titled Kensington Historic District Lot Characteristics presents the lot area, lot coverage, front yard setback, and typical building spacing characteristics for properties within the Historic District of Kensington. Ownership was determined by notations on the tax maps. These characteristics have been tabulated for (1) the entire district, (2) properties developed between 1890 and 1910; and (3) properties developed between 1910 and 1930.

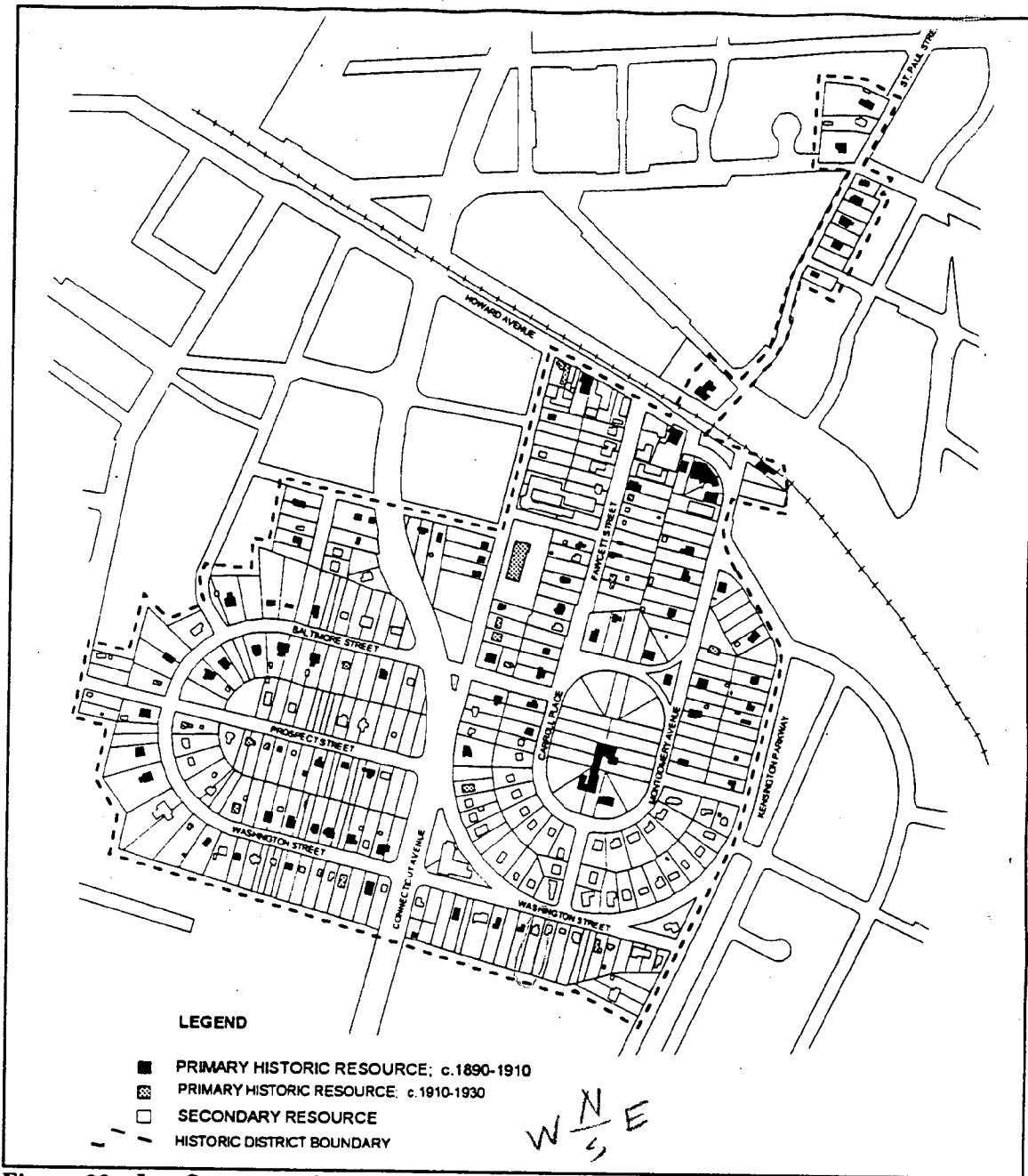


Figure 33: Lot Structure of Kensington

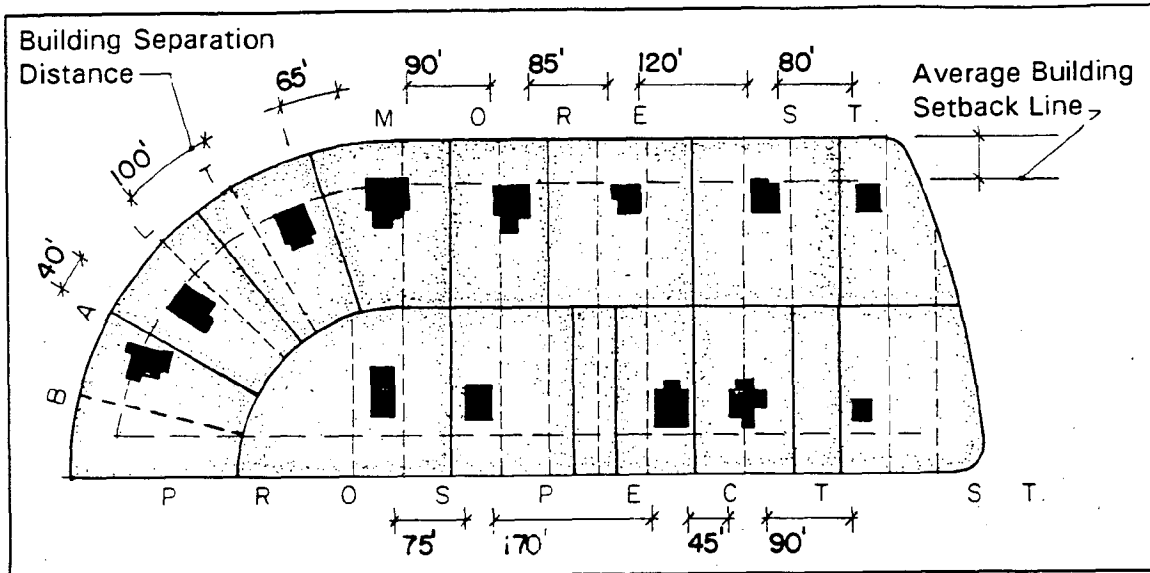
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Lot coverage is the ratio of the building footprint area to the overall lot area, and it reflects the density of development on a given parcel of land. Lot coverage was identified using planimeter take-offs of the building footprint area from the County's topography maps and compared with lot areas to determine percent of coverage as given in the table Kensington Historic District Lot Characteristics. Analysis of lot coverage in Kensington reveals that the density of development is greater for the overall district than in the areas where the primary resources are located. This is related to the inclusion of the commercial district for the calculation, as well as the use of fewer lots per dwelling for post-1930s' construction. The lower lot coverage figures for primary resources reflects the pattern of using multiple lots for the older primary resource dwellings.

Kensington Historic District Lot Characteristics				
Category		Entire District	All Primary Resource Properties	1890 - 1910 Properties
Lot Area	Maximum	3.3 acres	3.3 acres	3.3 acres
	Average	0.40 acres	0.38 acres	0.42 acres
	Minimum	0.15 acres	0.15 acres	0.18 acres
Lot Coverage	Maximum	25%	25%	25%
	Average	15%	10%	9%
	Minimum	5%	5%	5%
Front Yard Setback	Maximum	65 ft	65 ft	65 ft
	Average	33 ft	35 ft	38 ft
	Minimum	0 ft	20 ft	20 ft
Building Separation	Maximum	170 ft	170 ft	170 ft
	Average	40 ft	55 ft	75 ft
	Minimum	15 ft	20 ft	50 ft

Relationships of Front Yard Setback and Building Separation

The front yard "setback" is the distance a building is set away or back from the property line on the street or road which it fronts. The front yard setback determines how prominent a building is in the streetscape of a community. When many buildings are involved, a pattern can be established which helps to define the character of the streetscape through the width of sidewalks, the amount of green space (lawn or vegetation area) between street and building, the apparent scale of the buildings in relation to pedestrians, and other subtle qualities of the community. In combination with setbacks, building separation distances establish the openness or visual porosity of the streetscape. Buildings which are separated allow for view and landscape elements in the interstitial space. These relationships are illustrated in the map titled Kensington Historic District Vacant Land and Open Space(Figure 34).



Pattern of Building Setbacks and Separation Distances for Block #11

Characteristics of Streets and Vegetation

The streetscape is an important element of the Kensington Historic District. These important characteristics include relatively narrow street widths, sidewalks, the relationship of the building setbacks to street width, the relationship of building scale and massing, as well as the presence of trees, and vegetation. The residential section of the district is characterized by prominent homes, typically surrounded by expansive lawn areas which are planted with large mature trees and low level landscaping vegetation. The commercial area along antique row has a distinctly different pedestrian feeling which is characterized by buildings with shallow setbacks from the street, wider sidewalks, and a garden wall used on the north side to screen the railroad tracks from view.

Identification of Open Space and Vacant Land

The district was examined to identify existing vacant parcels and open space which contribute to the character of the district. Several criteria were used to identify where open space contributed to the historic character as follow.

- . Open space which distinguished landmarks or important historic resources which would be compromised if the land were not vacant.
- . Open space between buildings which reflected the historic relationships and patterns identified in the district.
- . Open space at important areas of each district which is instrumental in maintaining historical design relationships which contribute to the historic identity of the district.

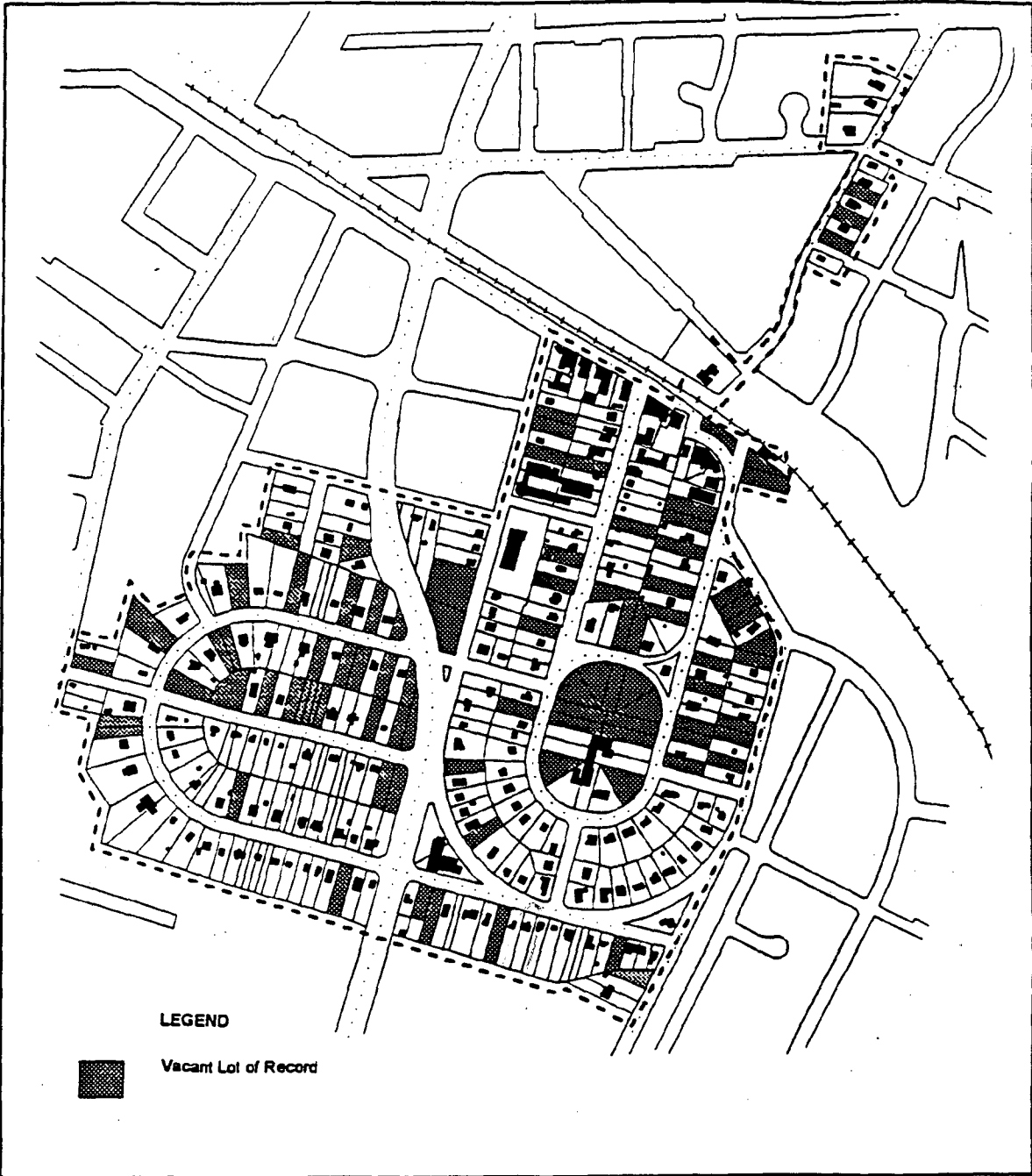


Figure 34: Kensington Historic District Vacant Land and Open Space

STRATEGIES FOR MAINTAINING HISTORIC CHARACTER

- Five distinct areas comprise Kensington Historic District. Preservation strategies are put forward for each area in the following section.

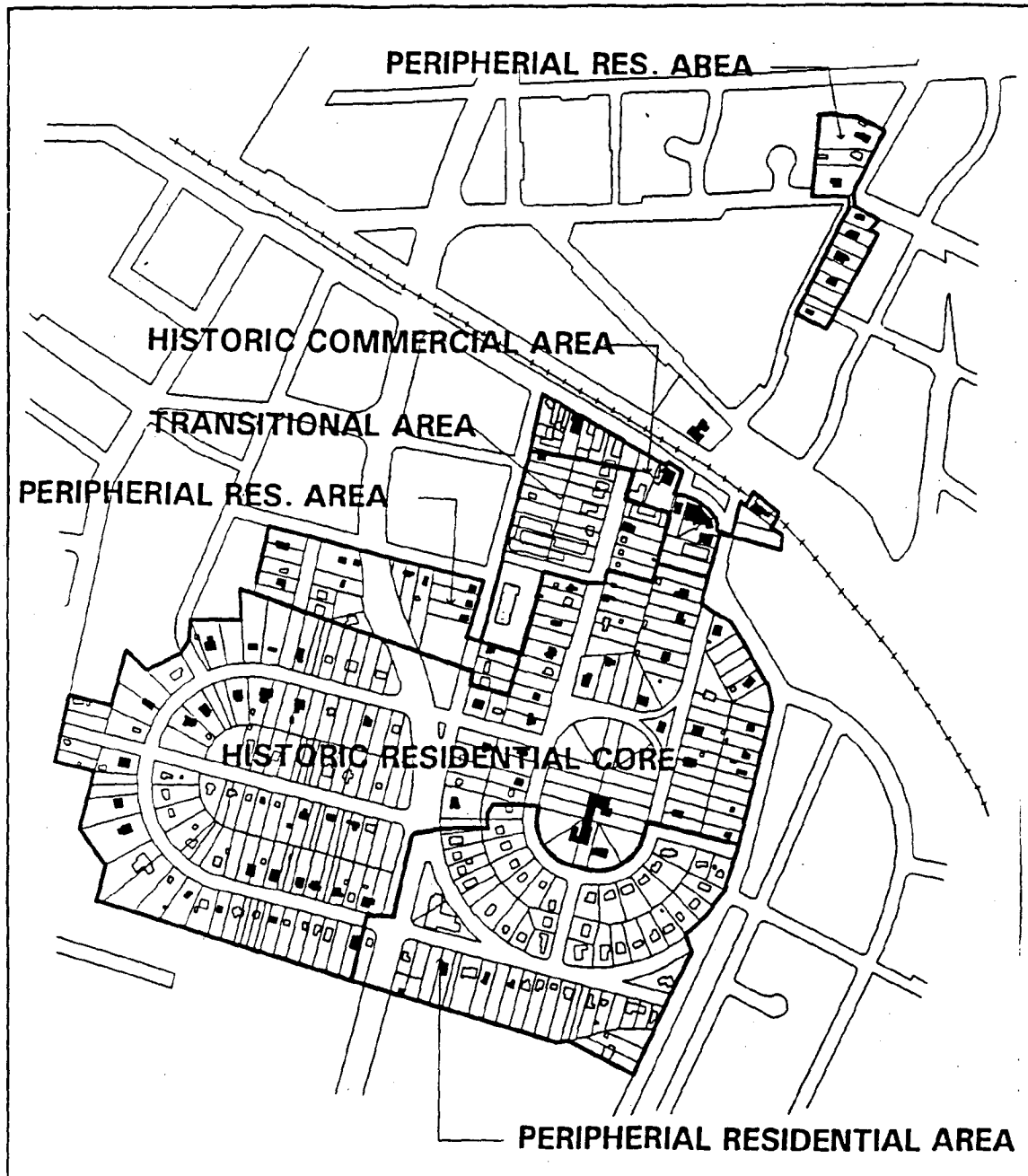


Figure 36: Preservation Planning Areas in Kensington

The Historic Residential Core

The Historic Residential Core consists of most of the primary historic resources in the residential neighborhood. This includes historic resources built from 1890 to 1930 which exemplify the historic pattern of development characterized by expansive open spaces between adjacent homes. In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities. The following strategies are suggested in addition to existing protection provided by the Historic Preservation Ordinance to achieve this objective:

Strategy 1.1: Any additional residential development on vacant lots within this area should meet the characteristic pattern of historical development for the district. Based on the analysis of lot characteristics of primary resources in this area the following criteria are suggested for limiting new residential construction to the extent feasible:

- + *A minimum of two lots, or 15,000 sf of lot area for construction of a single family dwelling (based on the historic development pattern and lot sizes within the district)*
- + *A maximum lot coverage of 10 percent. (based on the pattern of lot coverage for primary resources)*
- + *Minimum Front yard setbacks of 35 feet based on the average setbacks of primary resources, and side yard setbacks of 25 feet to maintain average building separation distances of approximately 50 feet.*

Strategy 1.2: Establish historic and open space easements for properties and open space which are critical to the historic character and pattern of development of Kensington.

Strategy 1.3: Establish special protection for important landmarks within the district, such as the old Warner home, the Noyes Library, and the train station.

Strategy 1.4: Establish tree preservation and vegetation guidelines for preservation. This include the following improvements and amenities:

- + *Addition of paved pedestrian crosswalks at Baltimore and Washington Streets*
- + *Addition of a planted median strip throughout the district.*
- + *Addition of street trees and other vegetation between the sidewalk and curbs, period street lighting, and appropriate signage*

Strategy 1.6: Study ways to reduce traffic speed and volume on Connecticut Avenue, and ways to divert traffic around the historic district such as the long term feasibility of an alternate route for Connecticut Avenue traffic.

The Peripheral Residential Area

The Peripheral Residential Area consists of residential properties outside of the core area which exhibit a slightly denser pattern of development than primary resource properties. Within this periphery, it will be important to recognize that the later period of architectural styles and post-1930 pattern of development in preservation activity. The following strategies are suggested in addition to existing protection provided by the Historic Preservation Ordinance:

Strategy 2.1: Recognize the slightly denser patterns of development within this area and require new development to be compatible with the typical pattern. Based on the analysis of lots within this area the following criteria are suggested to achieve compatibility with properties in the periphery:

- + *A minimum of one lot for construction of a single family dwelling. (based on the historic pattern of later development in this portion of the district)*
- + *A maximum lot coverage of 15 percent. (based on the average lot coverage for all resources)*
- + *Minimum front yard setbacks of 35 feet based on the average setbacks of resources in the district.*

Strategy 2.2 - Emphasize compatibility of new construction, alterations and additions within the framework of later architectural styles, and smaller scale of construction which is characteristic for this area.

The Transitional Area

Defined by areas bordering the residential neighborhood and the historic district boundary or commercial areas within the district, this area is characteristically more intensely developed with a mix of commercial, multi-family housing, and institutional uses.

Strategy 3.1 - Additional development in this area should be compatible with the character of the residential neighborhood while allowing for a slightly higher lot density. Side yard set back relationships should be examined on a case-by-case basis to ensure that density and closure of the streetscape is compatible with the scales of development at each end of the transition area.

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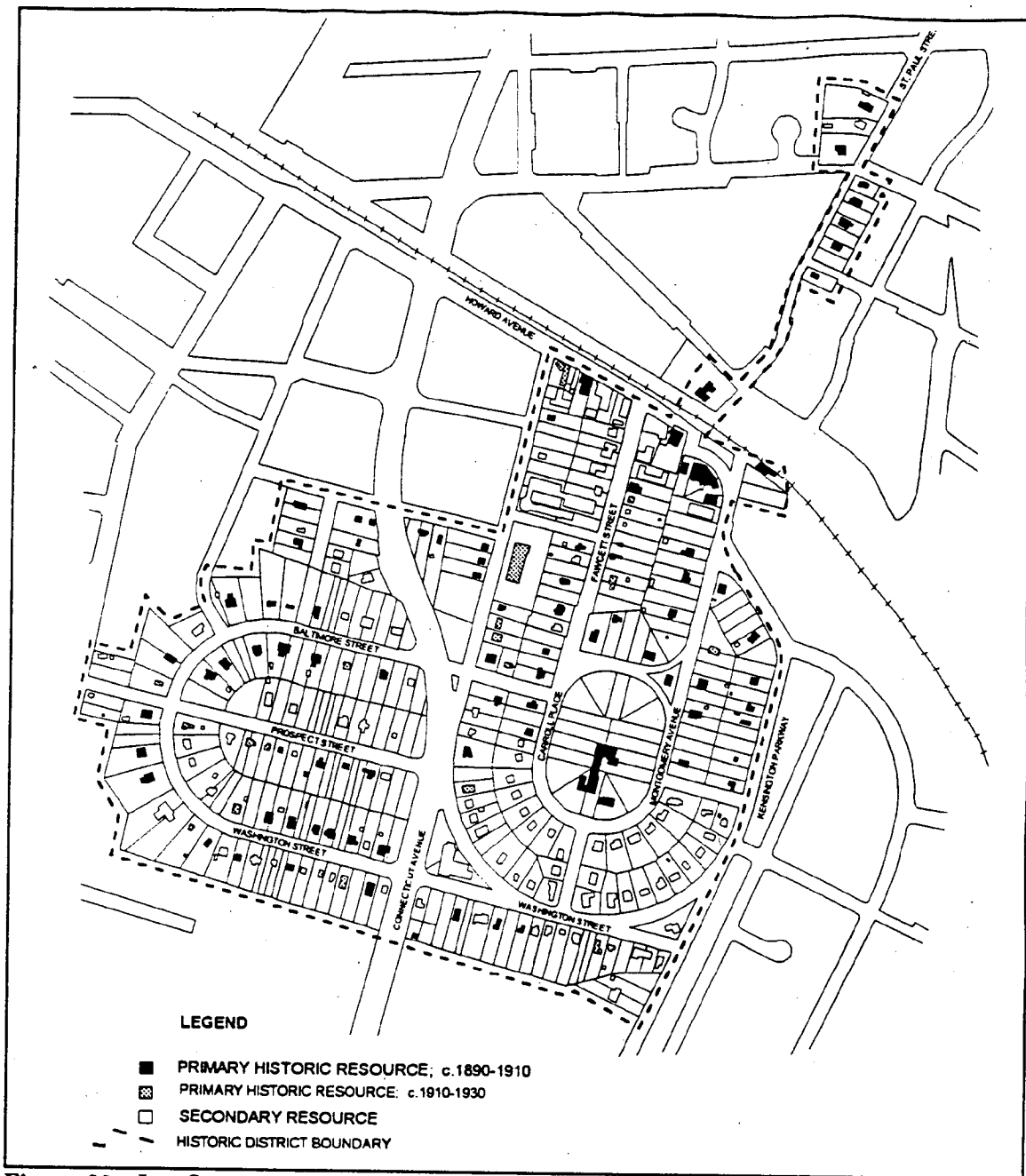


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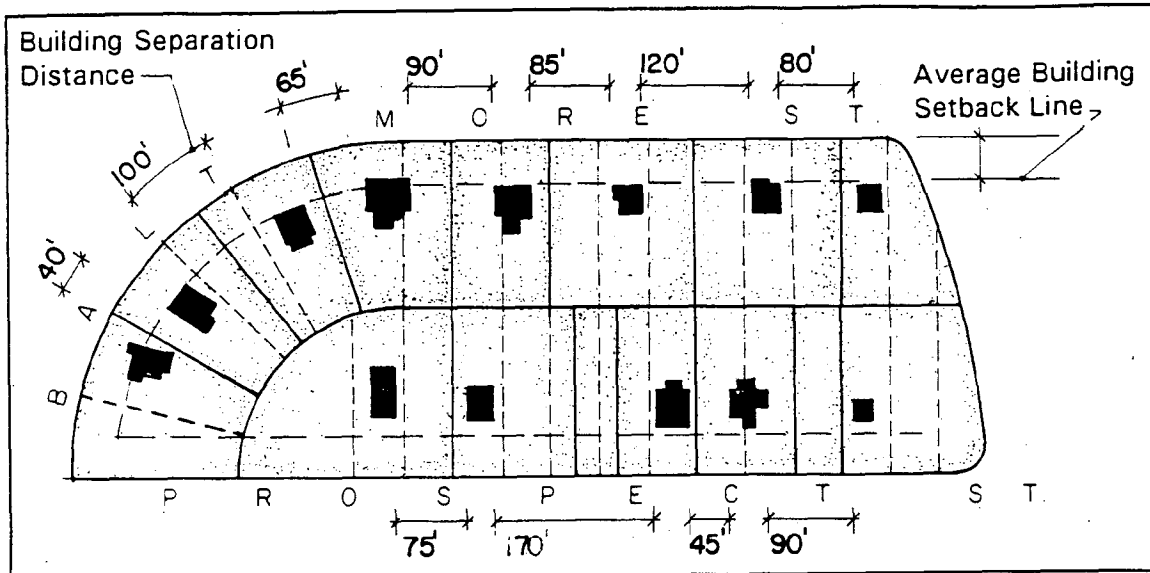
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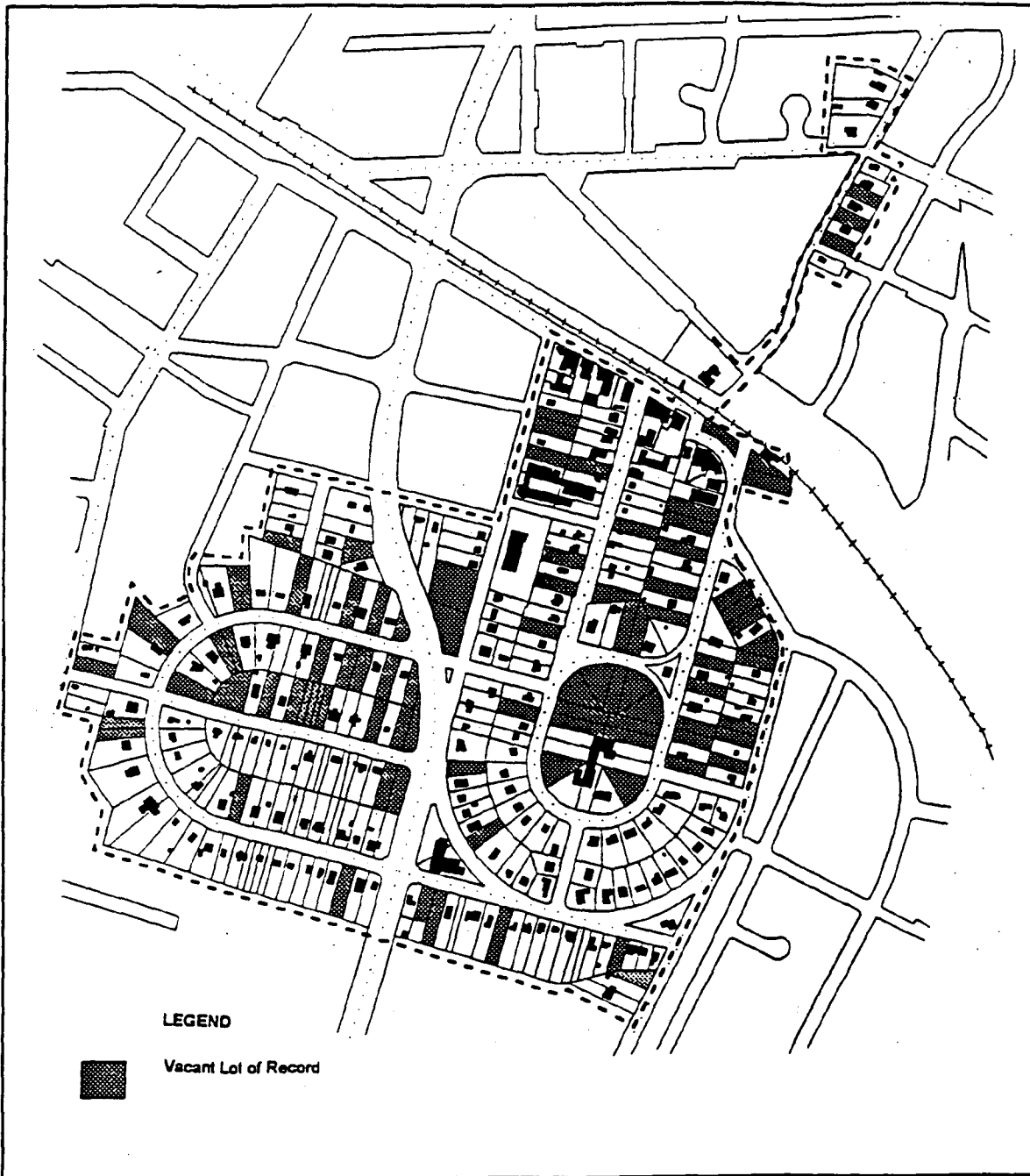


Figure 34: Kensington Historic District Vacant Land and Open Space

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10318 Fawcett Street **Meeting Date:** 02/10/99
Resource: Kensington Historic District **Review:** Preliminary Consultation
Case Number: N/A **Tax Credit:** None
Public Notice: 01/27/99 **Report Date:** 02/03/99
Applicant: Sean & Carrie Ann Scanlon **Staff:** Perry Kephart
PROPOSAL: Substantial Alteration **RECOMMEND:** Proceed to HAWP With Revisions

DATE OF CONSTRUCTION: After 1950

SIGNIFICANCE: Non-contributing Resource in Kensington Historic District

ARCHITECTURAL DESCRIPTION

The residence is a one-story, cross gable, 3 bay cottage with an inset front porch on the left side. The vernacular structure is clad in lapped wood siding and has an asphalt shingle roof. The footprint of the building is approximately 800 square feet.

There is a small outbuilding at the rear of the property

PROPOSAL

The applicant proposes to:

1. Modify the existing one-story, 2 bedroom, cottage by adding a rear section and 1½ stories above the new footprint (of approximately 1,100 s.f.) for a new area of approximately 2,600 s.f including future living space in the attic. The vernacular cottage design of the existing building is proposed to be modified to a neo-Victorian design.
2. Remove a tree to the right of the existing structure to make room for the proposed addition.

STAFF DISCUSSION

As background, staff understands that the existing cottage at 10318 Fawcett Street is an infill that was constructed by the owner of the primary resource at 10320 Fawcett Street as a residence for his daughter before the historic district was designated in 1986.

①

The property on the right at 10320 is a 2½ story multi-gabled Queen Anne with a wraparound front porch and both lapped and scalloped wood siding. The property to the left, 10314, also a primary resource, is a two-story, cross-gabled Dutch Colonial Revival residence with shingle siding. The house to the right is set 24' from the street, the subject house is set back 32' and the house on the left is set back 44'. The house on the left (10314) has a garden lot on the right side, the house on the right (10320) is on a corner lot and its garden lot has been infilled with the subject property.

The materials proposed for the alteration, lapped siding, wood-framed windows, and composite shingle roofing are compatible with the existing structure and with the historic resources on either side.

The use of a second story bay window and elongated side porch overhang introduces more detail than might be considered appropriate to the simplicity of the existing structure and of the overall simplicity of the proposed new design. New work that mimics rather than enhances a predominant style in a historic district is generally discouraged.

More than doubling the size of the structure and changing the architectural style raises a number of issues that should be considered by the HPC.

1. The scale of the building as it relates to the rest of the streetscape is substantially altered. The width of the structure is not changed. However, the length of the building is nearly doubled and the elevation is raised from 19' to approximately 31'. The increased size changes the role of the building as a subsidiary structure to a more dominant place in the streetscape.
2. The front facade of the proposed residence is somewhat problematic. It is designed to resemble the classic rear facade of a Queen Anne building with a pocket porch and shed roof addition. The use of a rear facade on the street does serve to diminish the house in the historic streetscape. At the same time, however, it changes the texture of the district where substantially all the houses are set such that the front facade faces the street.
3. The proposed removal of a large tree in a garden historic district is to be discouraged. It might be more appropriate to redesign the house such that footings could be used near the tree dripline or the overall size of the house would be downscaled to avoid the tree entirely.
4. The final issue relates to the general question of whether an infill property can be expanded. Given the amount of consideration that goes into the review of new infill construction, particularly as to the siting and size of other proposed projects, staff would question whether the proposed changes to 10318 Fawcett Street are appropriate. If small infill projects are submitted to the HPC at a later date for additions and enlargements, it will be difficult to maintain the character of the

historic district.

The first two out of 14 issues that are raised as concerns in the "Vision of Kensington: A Long Range Preservation Plan" are:

1. Preservation of the "open space" and "garden setting" of the Kensington Historic District.
2. The dilution of the historic district by new infill construction which compromises the historic character of the district.

The removal of a large tree and the enlargement of an infill property could be considered detrimental to the vision for the historic district.

The Secretary of the Interior's Standards for Rehabilitation #1, #4, #9 and #10 (see ④ attached) may also be compromised by the proposed modification.

Staff would suggest that a more modest alteration such as the addition of a bedroom and bath on a second level and an enlarged ell-shaped kitchen and breakfast room to the rear might be appropriate to the setting and the streetscape.

STAFF RECOMMENDATION

Staff recommends that the applicant modify the scope of the proposed alterations and submit the HAWP application to the HPC for review.

The Secretary of the Interior's Standards for Rehabilitation

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

KENSINGTON HISTORICAL SOCIETY, INC.

10019 Frederick Ave.
Kensington, MD 20895
February 3, 1999

Historic Preservation Commission
M-NCPPC
8787 Georgia Ave.
Silver Spring, MD 20910

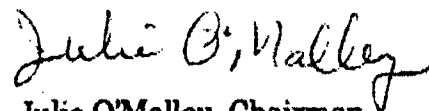
Dear Commissioners and Staff,

The proposed HAWP for 10318 Fawcett Street presents two serious problems to the Kensington Historic District. Because this house was built after 1930 it is judged a secondary resource. It was built as an "in-fill" house on what appears to be at most a FORTY foot lot. In other words, it was built on the side lot of the present primary resource, 10320 Fawcett St. As such it deferred to the house it was crowded next to. The proposed changes do not seem to be an addition but rather a visual demolition of the current house with a new house being built. This new house does not appear to defer to the two primary resources on either side, nor to the two across the street. (There also is the problem here of a town setback of ten feet from the side property line and the proximity of the neighboring house - 10320.)

The second issue is the removal of a tree which is a very visible contributor to the historic green setting of that area. This tree can be seen from three streets. Although the house is not a contributing resource, the property is part of the historic district and, as such, is considered to be important to the environmental setting of the surrounding contributing resources. We would strongly oppose removal of this tree. The present width of the house presents extreme conditions under which to maneuver any large equipment. On the north, the house appears to be fewer than 3 feet from the property line and this is the location of the tree. On the south, possibly seven feet from the house, there are mature trees all along the adjoining property line. At the rear are two more mature trees, with drip lines spreading across the property, which would be vulnerable. The Commission may not be aware that Kensington has recently been named a "Tree City". Due to the recent ice storm damage we are even more protective of our trees. Any addition which would cause the tree to be removed would be unacceptable.

As stated in my last letter concerning the small house at 10204 Kensington Parkway, we value those houses which exemplify an architecturally and economically diverse community and not just the large Victorian homes. This house represents a fine example of a starter home or a home for an older citizen. A small addition would be more appropriate than a complete makeover. This in-fill house MUST DEFER to the primary resources neighboring it.

Sincerely,



Julie O'Malley, Chairman
KHS Preservation Committee

P.S. I will not be able to attend the preliminary review as I will be traveling.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers
 Daytime Phone No.: 301 942 9062 est.

Tax Account No.: _____
 Name of Property Owner: Sean & Carrie Ann Scanlon Daytime Phone No.: (0) 301-670-0100
301 949 5146
 Address: 10318 Fawcett St. Kensington, Md. 20895.
Street Number City State Zip Code
 Contractor: To be selected Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9062 est. 13

LOCATION OF BUILDING/PREMISE

House Number: 10318 Street: Fawcett St.
 Town/City: Kensington Nearest Cross Street: Mitchell
 Lot: Part of 13 Block: _____ Subdivision: SUBDIVISION OF LOT 20, KNOWLES ESTATE
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|---|---|--|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> 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 _____
- 2B. Type of water supply: 01 WSSC 02 Well 03 _____

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 Or _____

Preliminary Cons.

I hereby certify that I have the authority to make the foregoing application, that the application 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: (George T. Myers) Date: 1/19/99

Approved: _____ For Chairperson, Historic Preservation Commission (6)

**THE FOLLOWING ITEMS 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:

EXISTING 1 STORY FRAME HOUSE ON A STREET W/ 2-3
STORY HOUSES IN KENSINGTON HISTORIC DISTRICT.
~~THE~~ OWNER WOULD LIKE TO ADD A SECOND STORY,
A GENERALLY IMPROVE THE HOUSE SO THAT IT
IS OF SIMILAR SIZE & APPEARANCE AS
EXISTING HOUSES ON THE STREET.
TOTAL HOUSE TO HAVE 2100 SF (1050 per floor) -
STILL SMALLER THAN MOST HOUSES ON FAWCETT ST

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

See drawings.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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.

ADJACENT PROPERTY OWNERS :

Bo Jonsson

10314 Fawcett St.
KENSINGTON, MD. 20895

Harry + Denise Orenstein

10313 Fawcett St.
KENSINGTON, MD. 20895

301-942-9567

Stuart

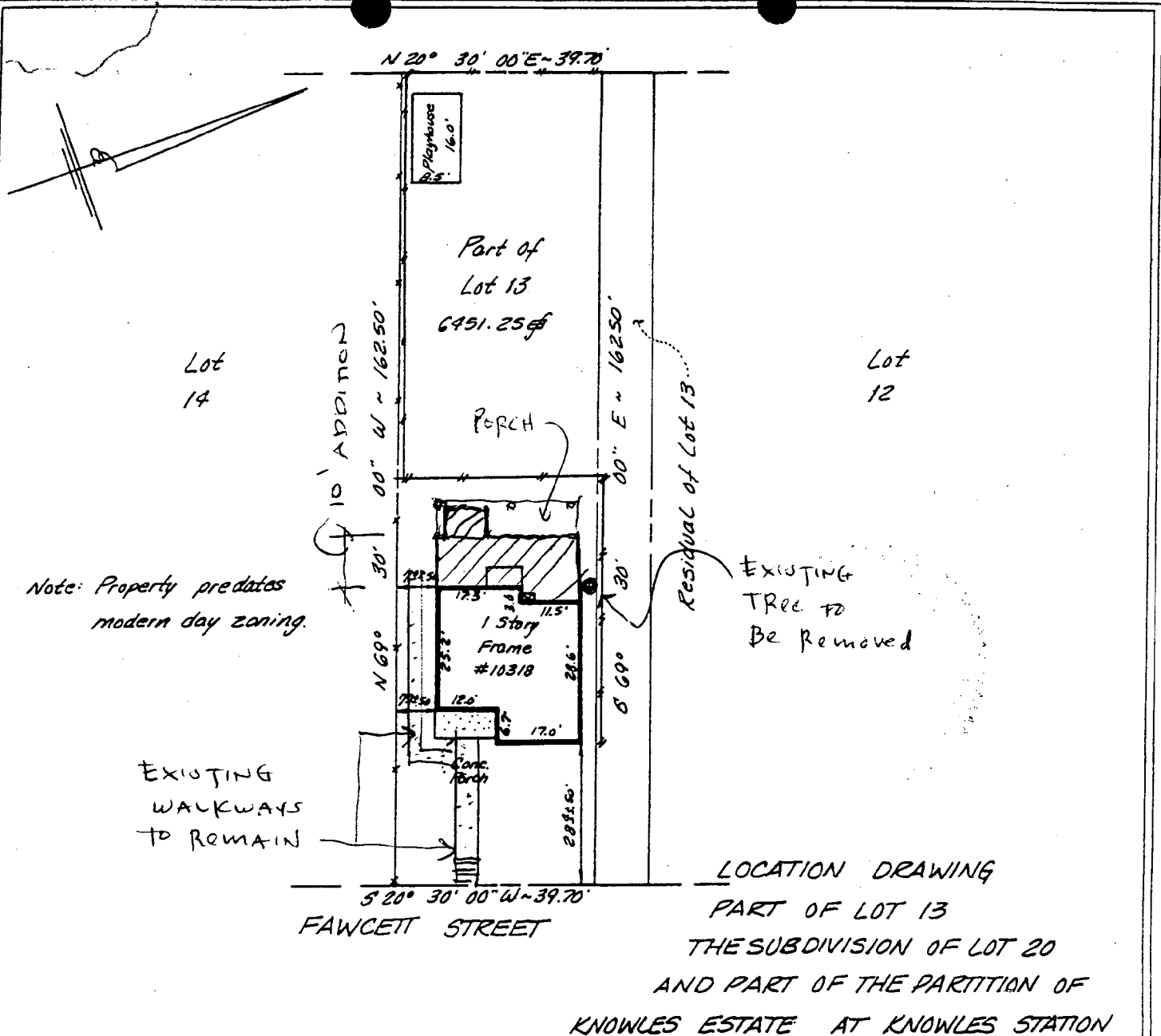
10319 Fawcett St.
KENSINGTON, MD. 20895

301-942-1986

Mark + Miriam Ruminski

10320 Fawcett St.
KENSINGTON, MD. 20895

301-933-1775



Note: Property predates modern day zoning.

EXISTING WALKWAYS TO REMAIN

EXISTING TREE TO BE REMOVED

LOCATION DRAWING
PART OF LOT 13
THE SUBDIVISION OF LOT 20
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps unless otherwise shown hereon. Building restriction lines shown as per available information.

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

Date: 3-25-96
Scale: 1"=20'
Plat Book: A
Plat No: 5
Work Order: 96-0628

Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 840-0025

Address: 10318 Fawcett Street
District: 13
Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

9

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers
 Daytime Phone No.: 301 942 9002 ext.

Tax Account No.: _____
 Name of Property Owner: Sean & Carrie Ann Scanlon Daytime Phone No.: (0) 301-670-0100
301 949-5146
 Address: 10318 Fawcett St. Kensington, Md. 20995.
Street Number City State Zip Code
 Contractor: To be selected Phone No.: _____
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 Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9002
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<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

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Preliminary
Cons.

I hereby certify that I have the authority to make the foregoing application, that the application 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 (George T. Myers) Date 1/19/99

Approved: _____ For Chairperson, Historic Preservation Commission

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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STORY houses in Kensington Historic District.
~~THE~~ OWNER would like to ADD A SECOND STORY,
A Generally improve the house so that it
is of similar size & appearance as
existing houses on the street.
Total house to have 2100 SF (1050 per floor) -
still smaller than most houses on Fawcett St

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Harry + Denise Orenstein

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301-942-9567

Stuart

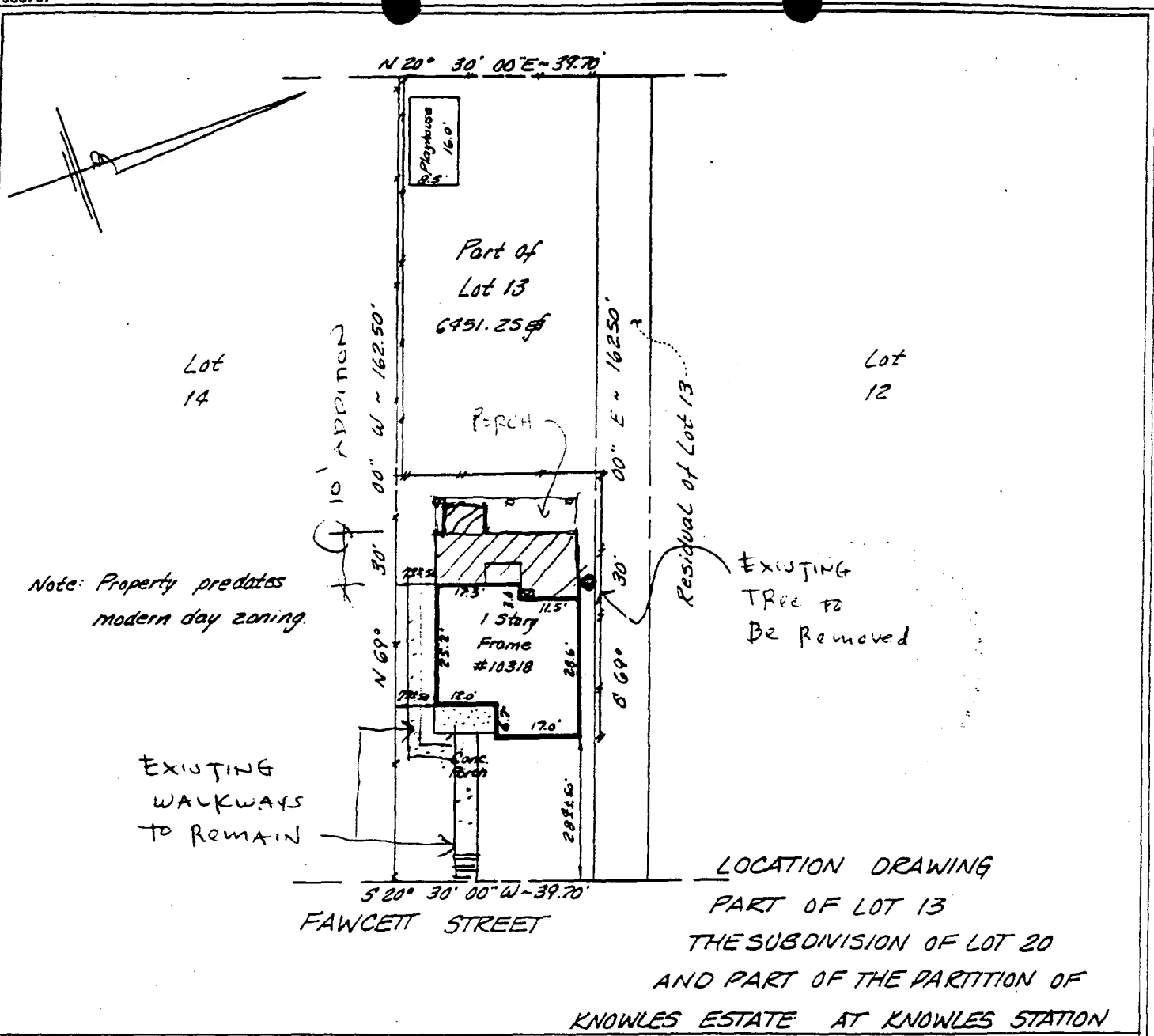
10319 Fawcett St.
KENSINGTON, MD. 20895

301-942-1986

Mark + Miriam Ruminski

10320 Fawcett St.
KENSINGTON, MD. 20895

301-933-1775



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EXISTING TREE TO BE REMOVED

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THE SUBDIVISION OF LOT 20
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION

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Stephen J. Wenthold
Stephen J. Wenthold, Maryland RLS Reg. No. 10767

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Date: 3-25-96
Scale: 1"=20'
Plat Book: A
Plat No: 5
Map Order: 20-0643



Meridian Surveys, Inc.
2401 Research Boulevard
Rockville, MD 20850
(301) 841-0125

Address: 10318 Fawcett Street
District: 13
Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

SCANLON RESIDENCE
10318 FAWCETT ST.
KENSINGTON, MD.



FRONT VIEW



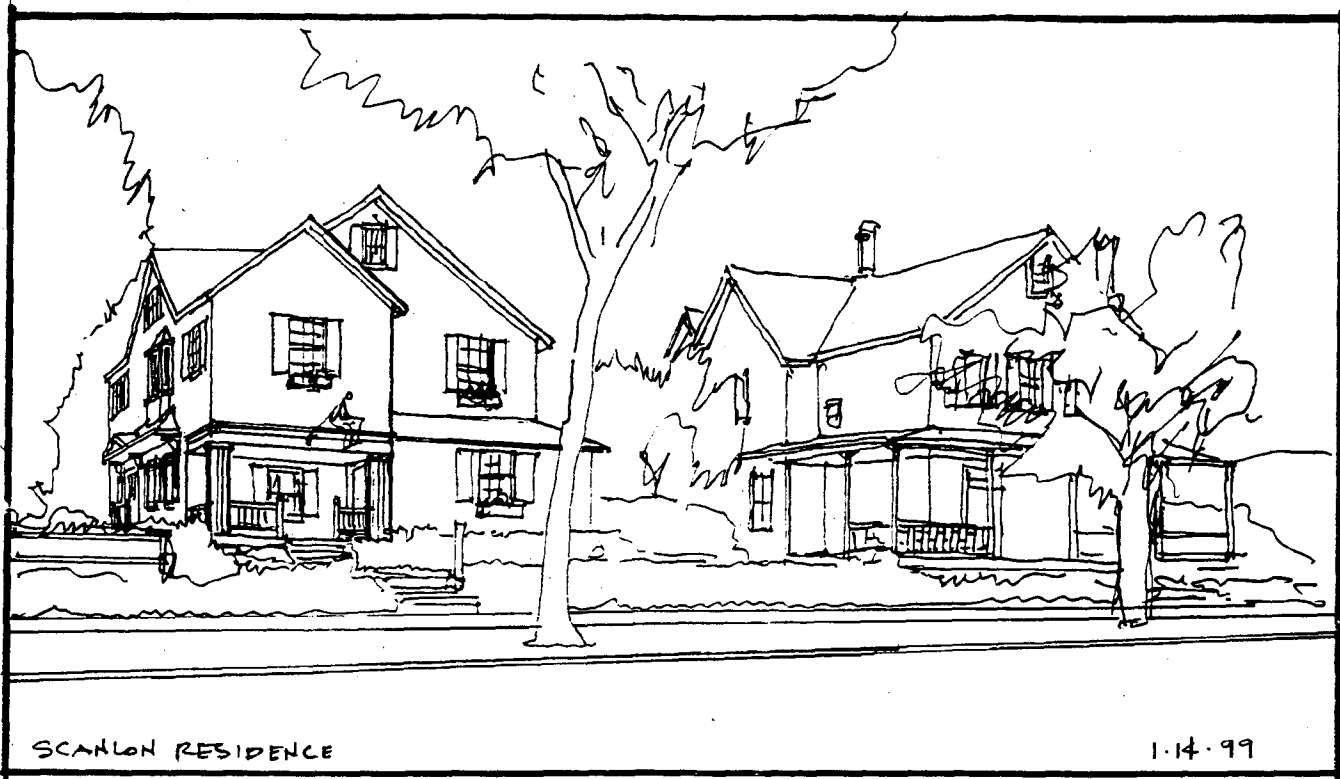
REAR VIEW



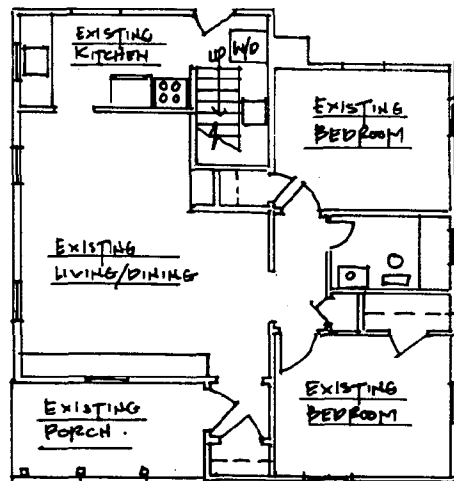
FRONT VIEW



VIEW TO REAR PART OF LOT

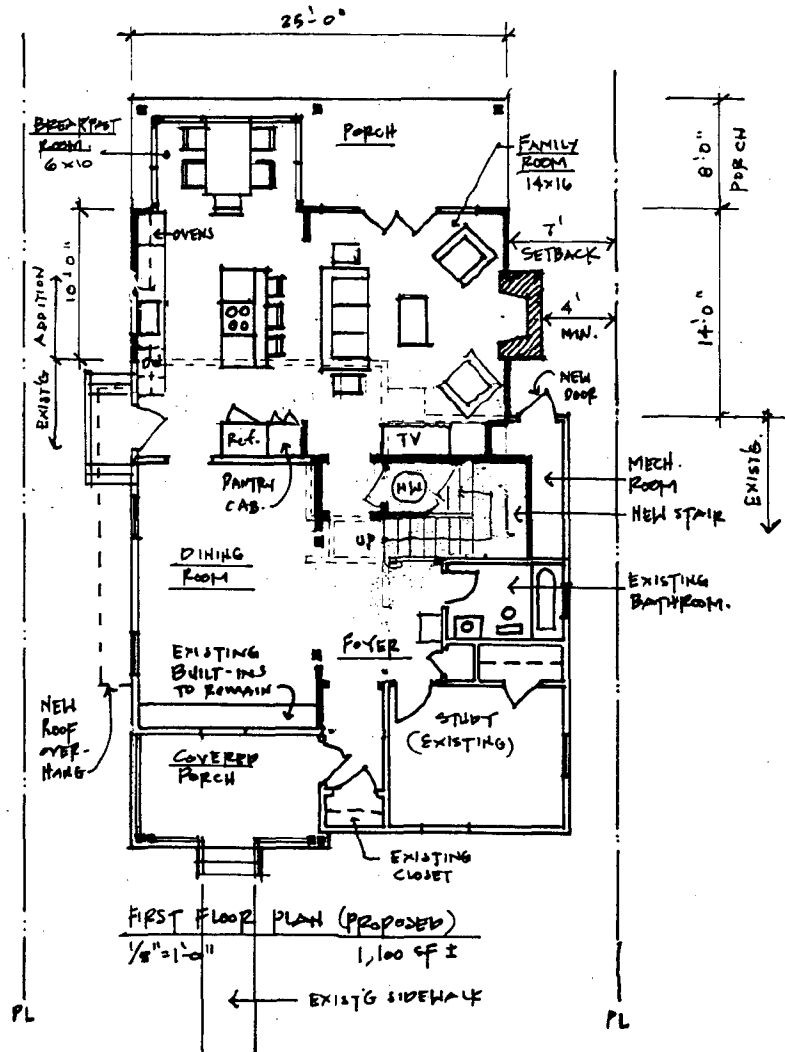


GTM ARCHITECTS
10415 Armory Avenue
KENSINGTON, MARYLAND 20895
(301) 942-9062



EXISTING FIRST FLOOR PLAN

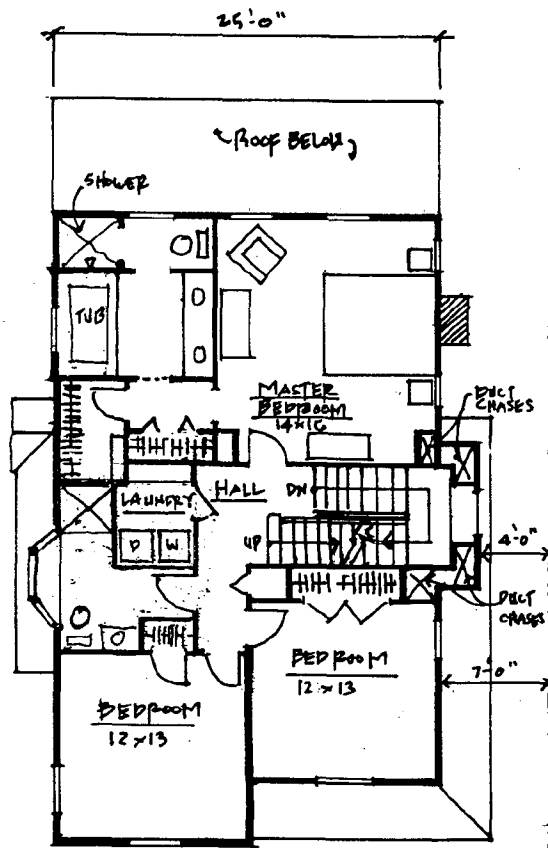
1/8" = 1'-0"



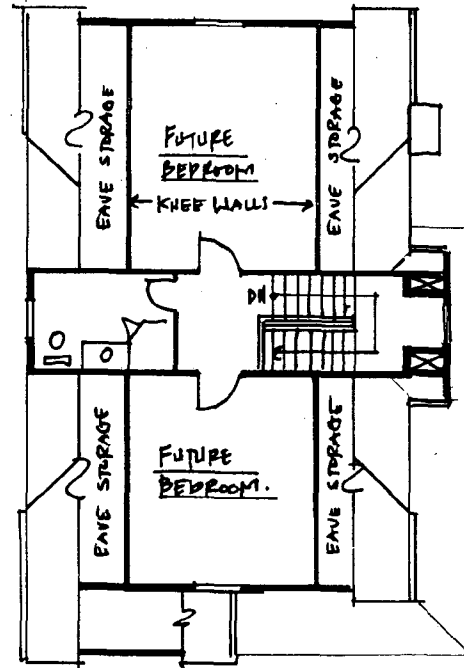
FIRST FLOOR PLAN (PROPOSED)

1/8" = 1'-0" 1,100 SF ±

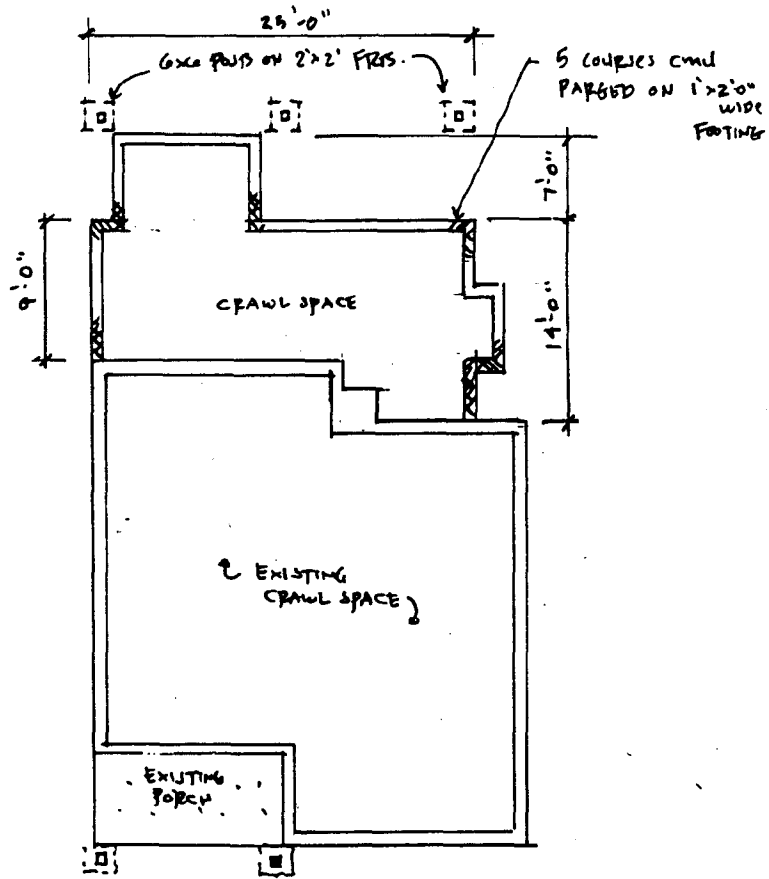
GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



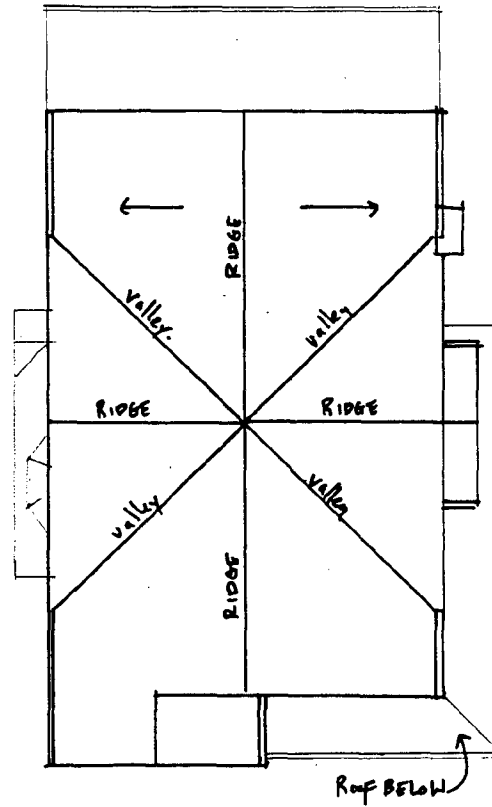
SECOND FLOOR PLAN (PROPOSED)
 1/8" = 1'-0" 1,000 SF



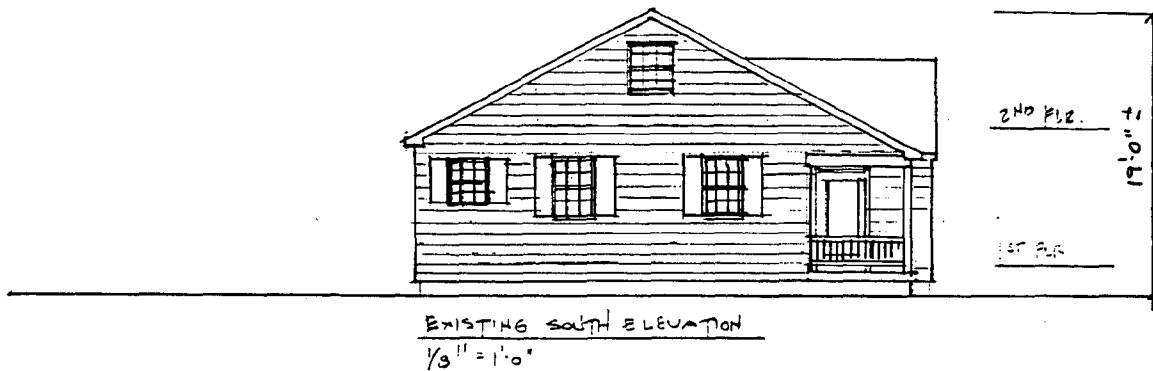
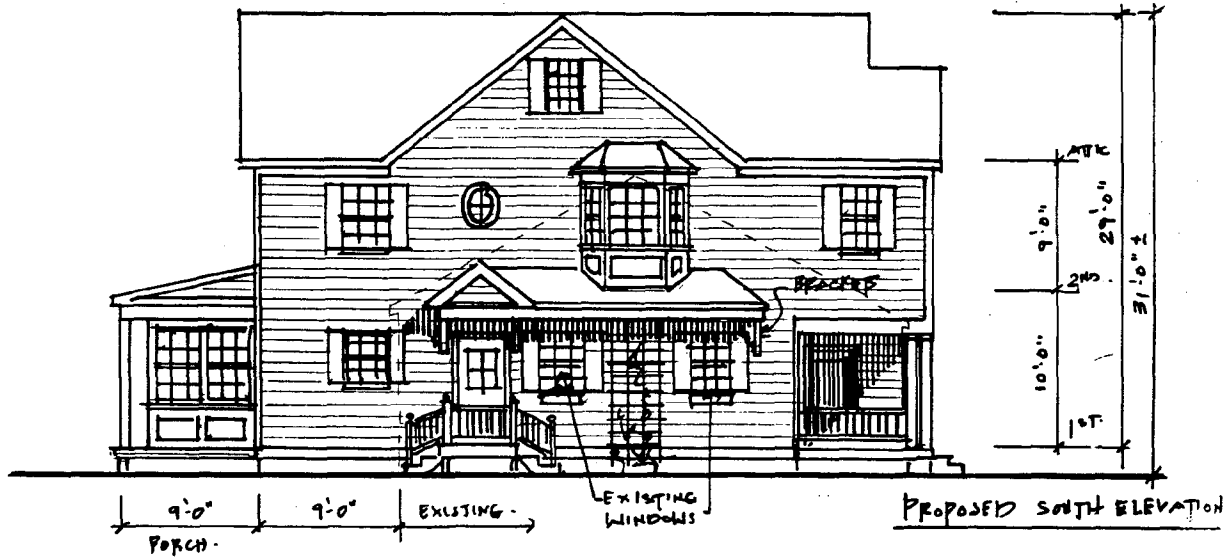
ATTIC FLOOR PLAN
 1/8" = 1'-0"



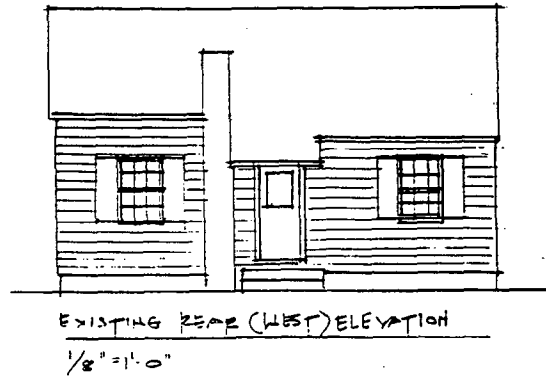
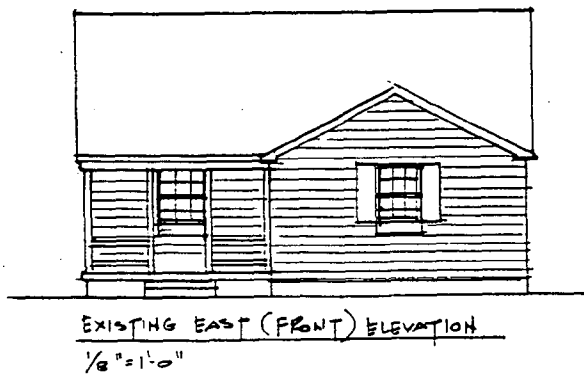
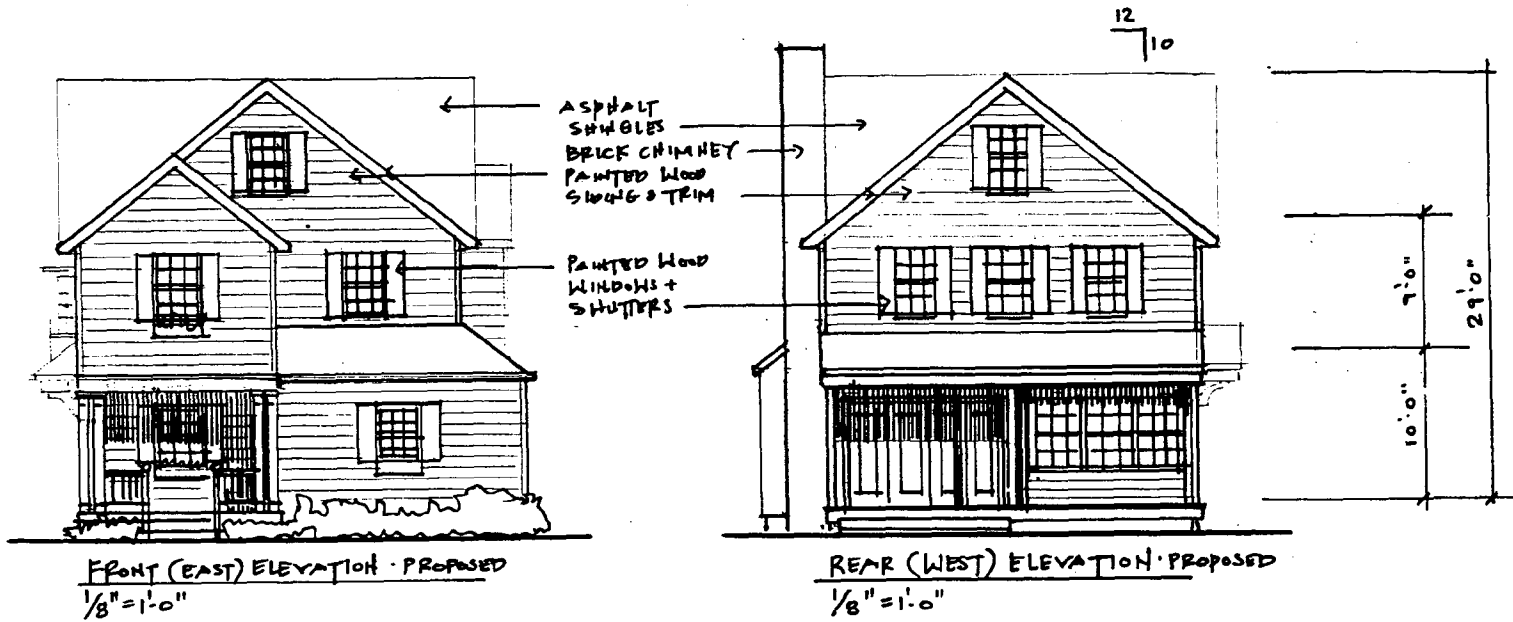
FOUNDATION PLAN
 $\frac{1}{8}'' = 1'-0''$



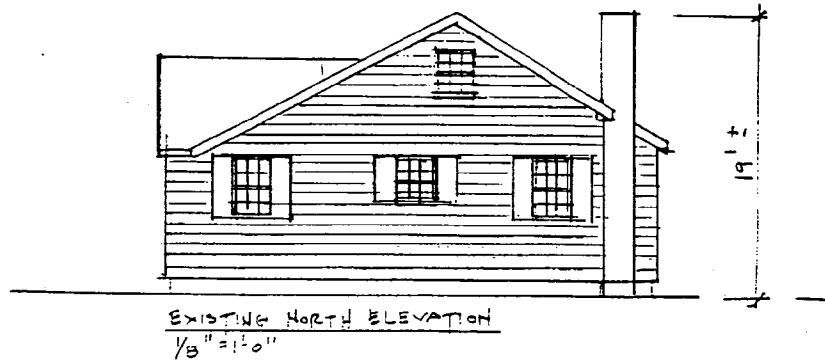
ROOF PLAN
 $\frac{1}{8}'' = 1'-0''$



GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062



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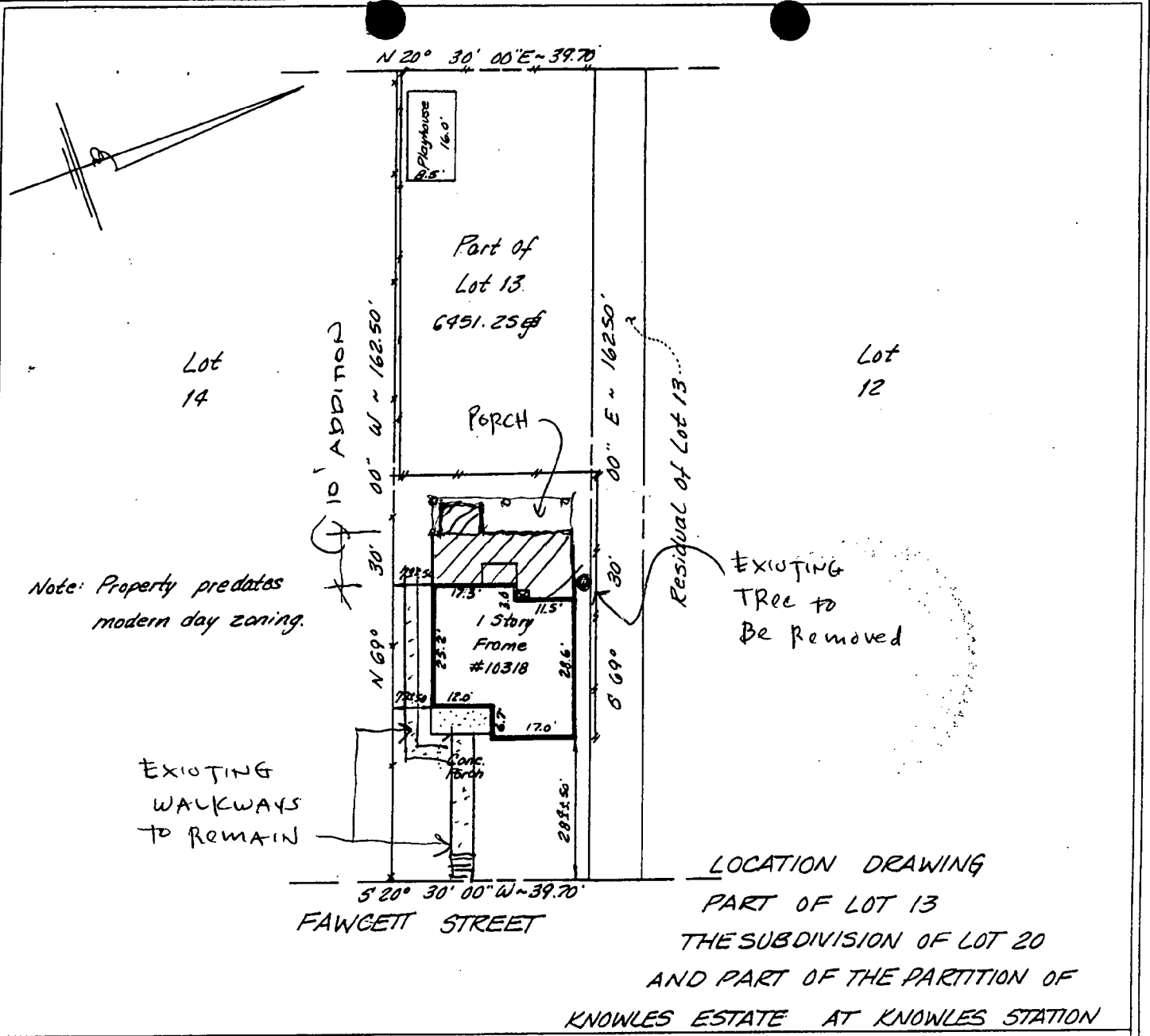
10313 Fawcett St.
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10319 Fawcett St
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Mark + Miriam Ruminski
301-933-1775

10320 Fawcett St.
KENSINGTON, MD. 20895



LOCATION DRAWING
 PART OF LOT 13
 THE SUBDIVISION OF LOT 20
 AND PART OF THE PARTITION OF
 KNOWLES ESTATE AT KNOWLES STATION

I hereby certify that the knowledge and description utilizing descriptive terms, the location or extent of any implied fence line does not lie with this plat unless otherwise stated as per available records.

Preliminary
Cons.

Stepher
Stepher

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

Date: 3-2
 Scale: 1" = 10'
 Plat Book: _____
 Plat No.: _____
 Work Order: 96

Address: 10318 Fawcett Street
 Lot: 13
 Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

SCANLON RESIDENCE
10318 FAULCEY ST.
KENSINGTON, MD.



FRONT VIEW



REAR VIEW



FRONT VIEW

(10)



VIEW TO REAR PART OF LOT

(10)

SCANLON RESIDENCE
10318 FAWCETT ST.
KENSINGTON, MD.



FRONT VIEW



REAR VIEW



FRONT VIEW



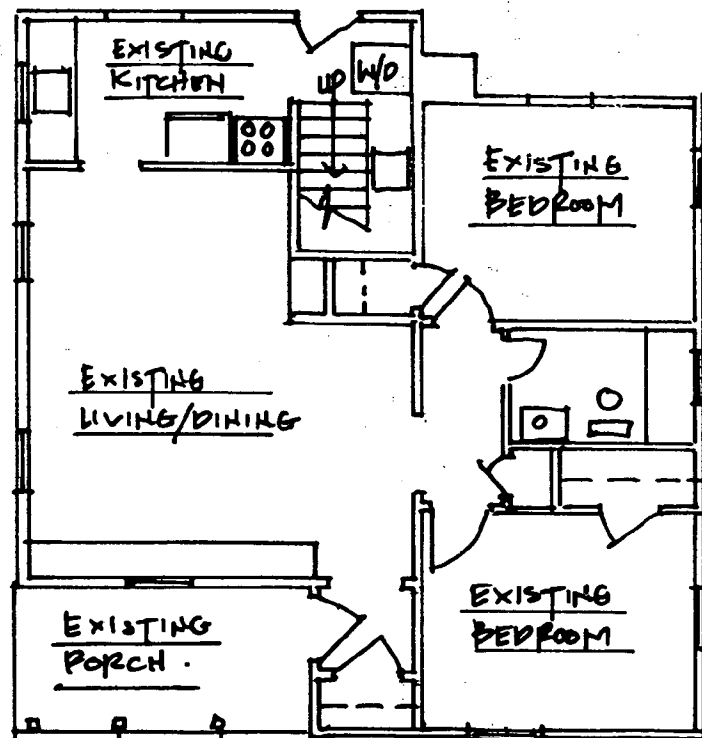
VIEW TO REAR PART OF LOT



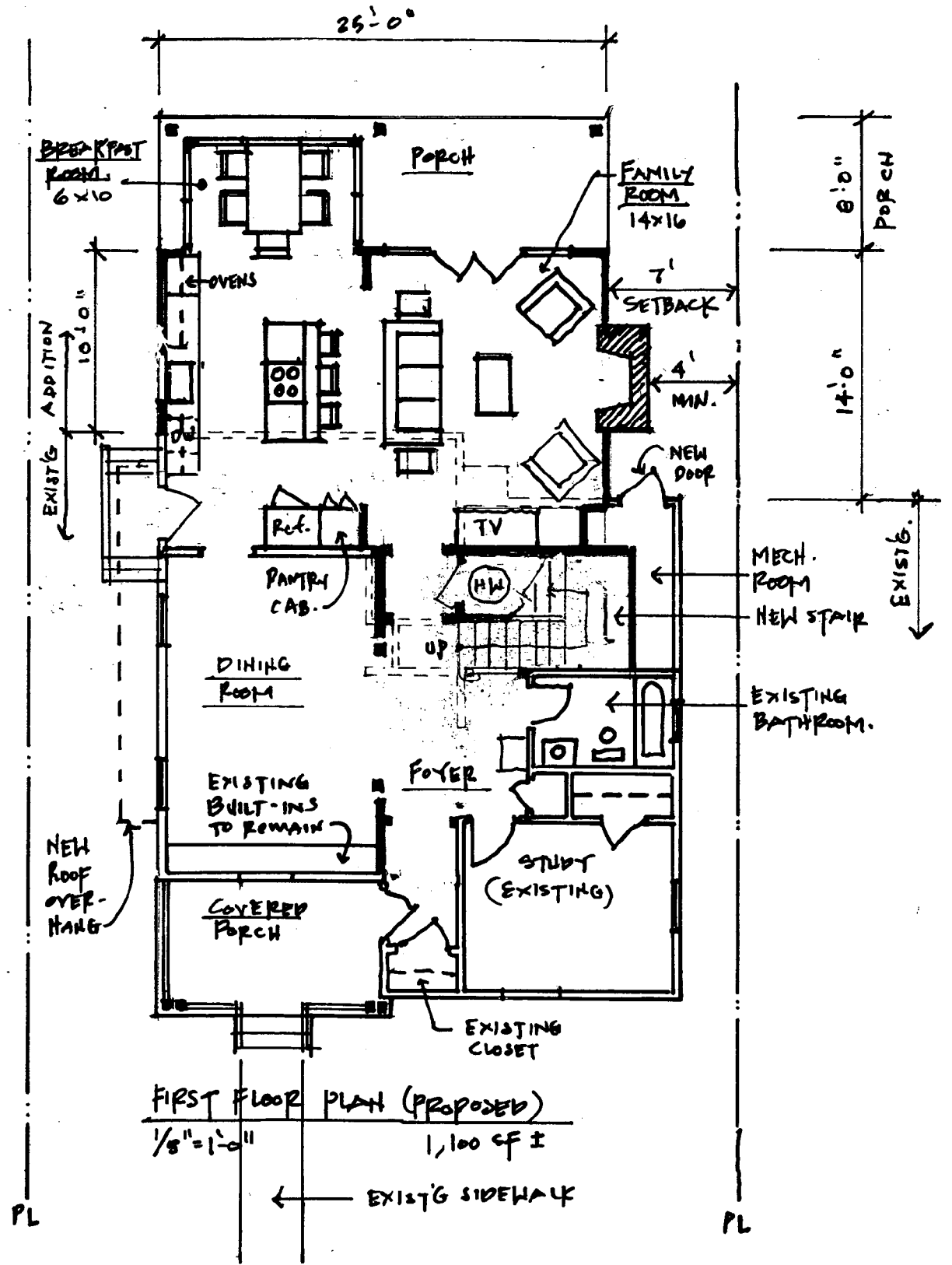
SCANLON RESIDENCE

1.14.99

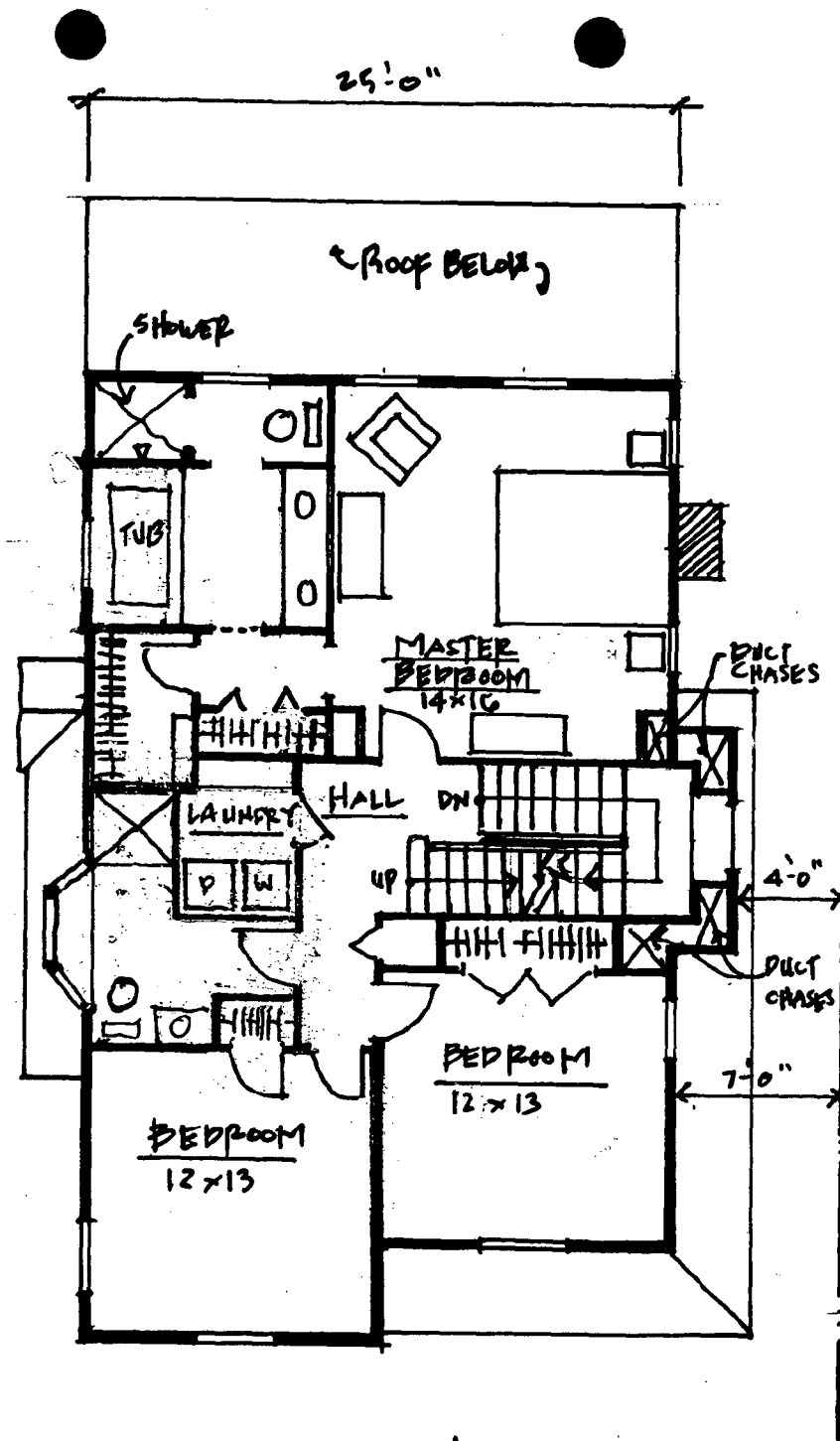
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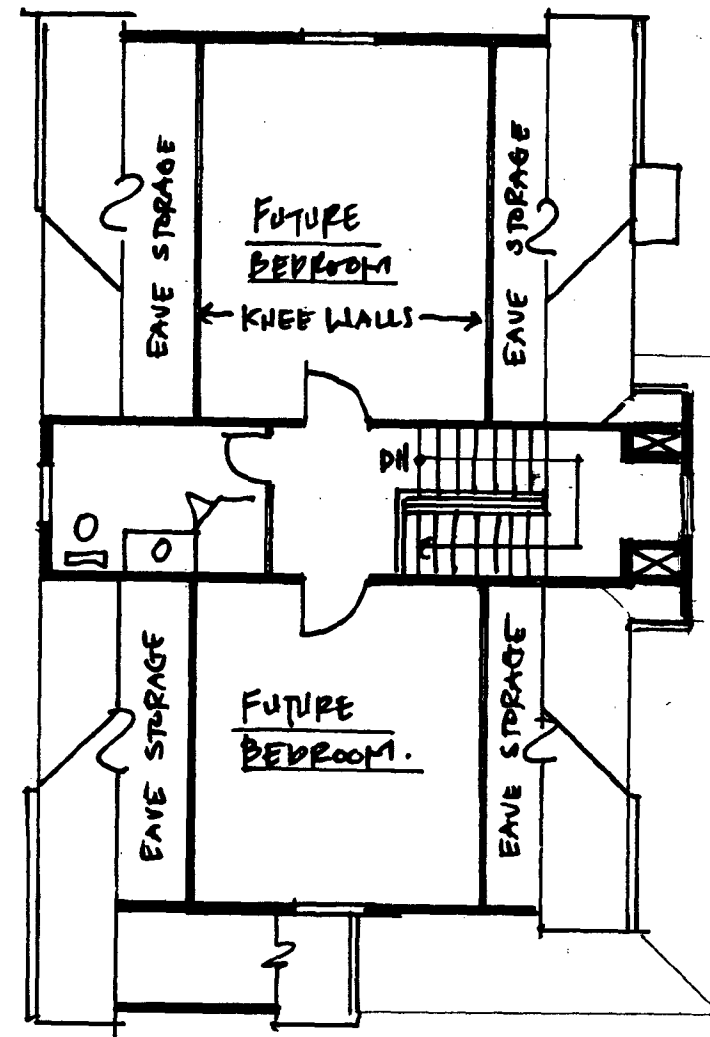
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"



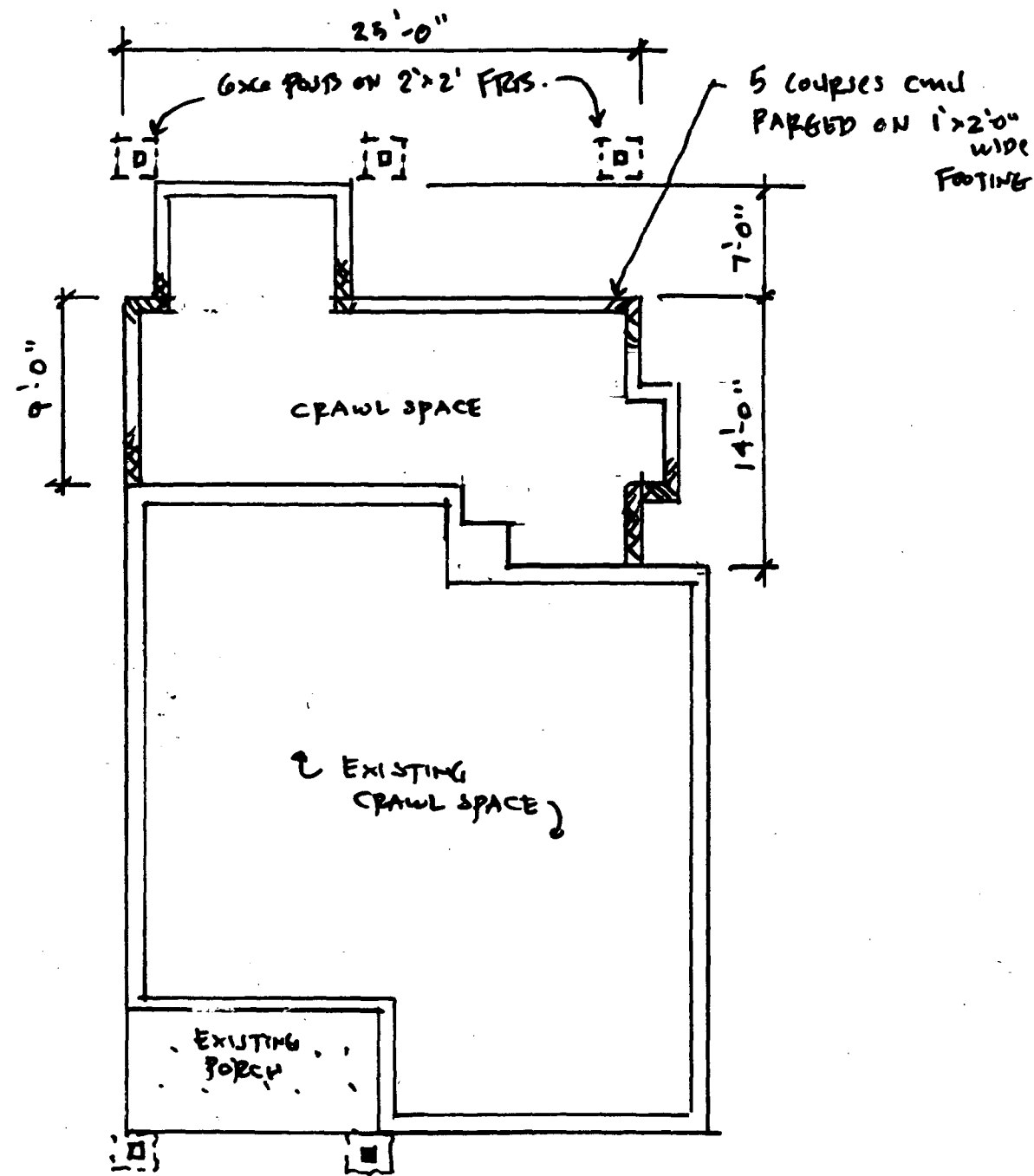
FIRST FLOOR PLAN (PROPOSED)
1/8" = 1'-0"
1,100 SF ±



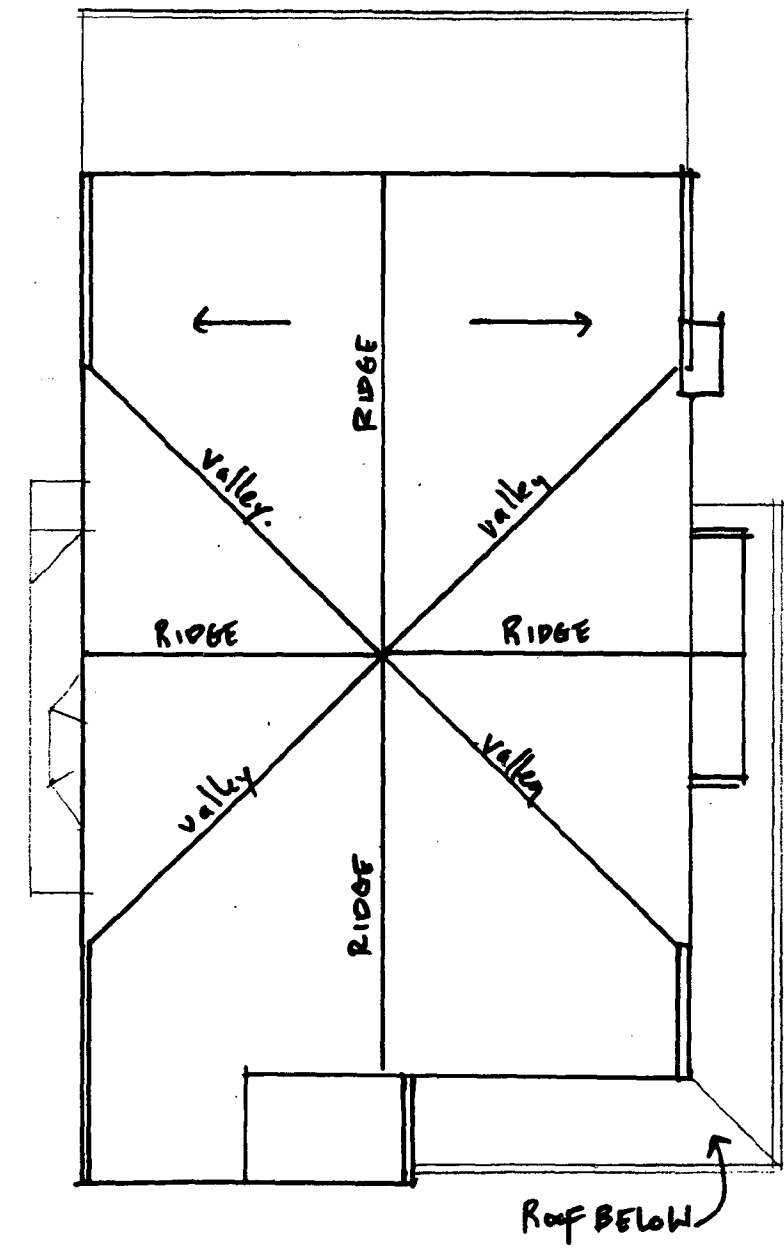
SECOND FLOOR PLAN (PROPOSED)
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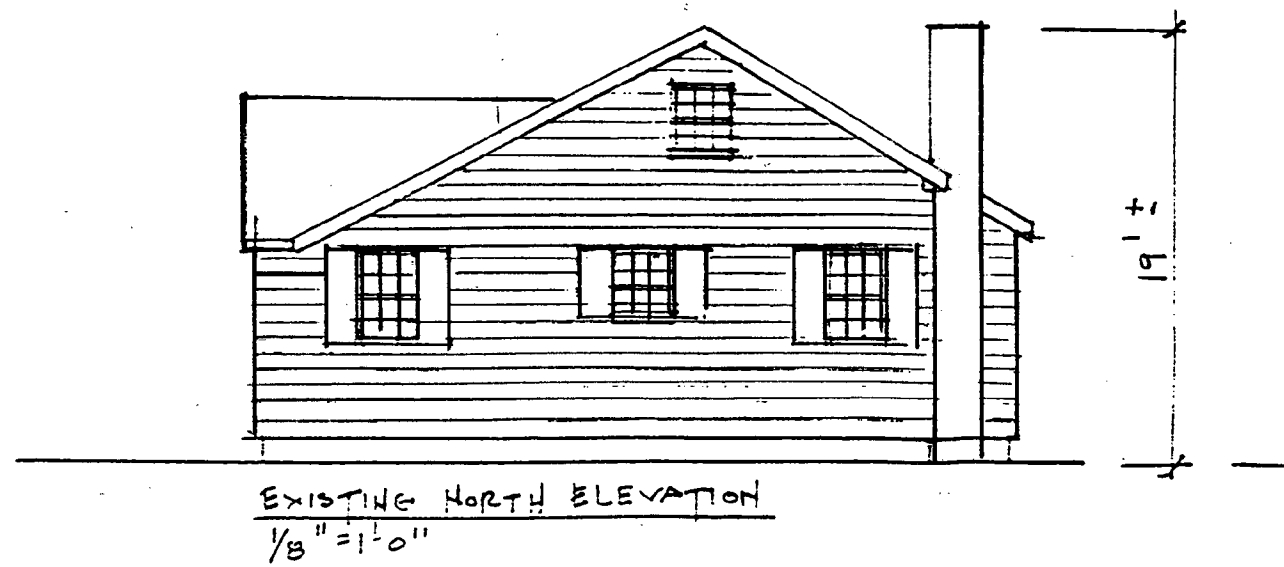
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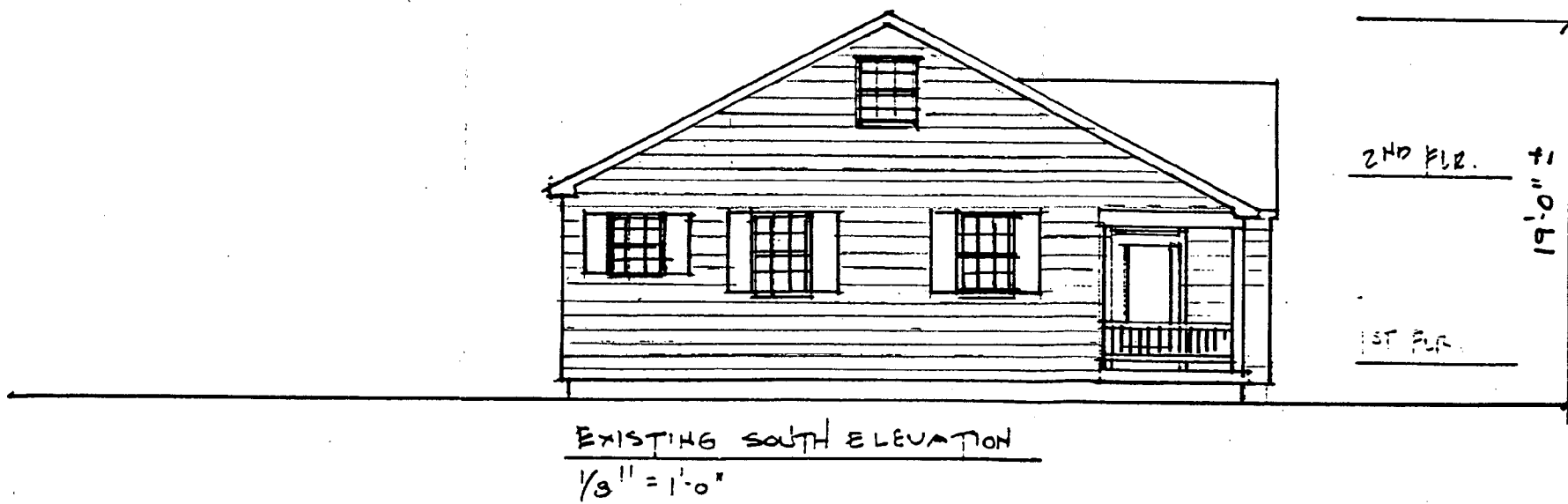
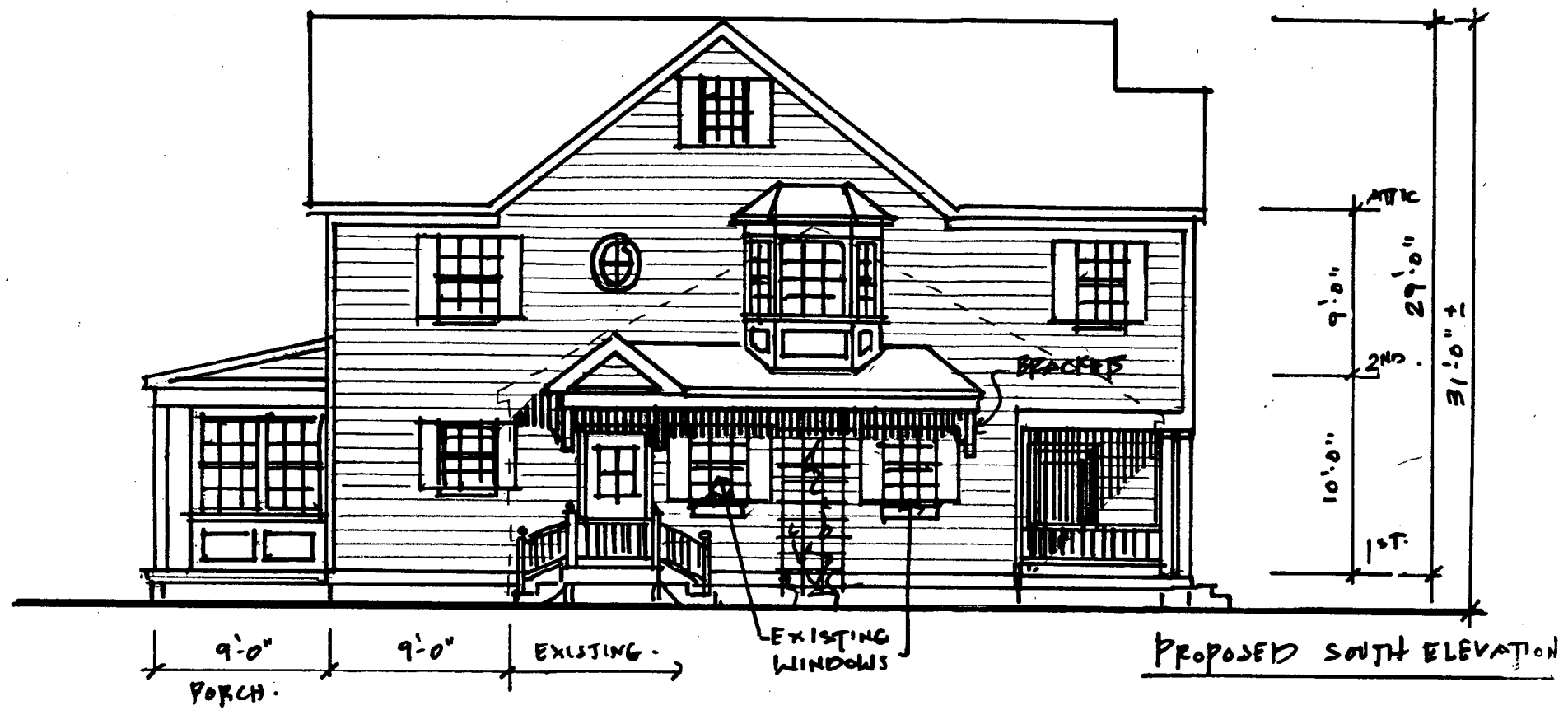


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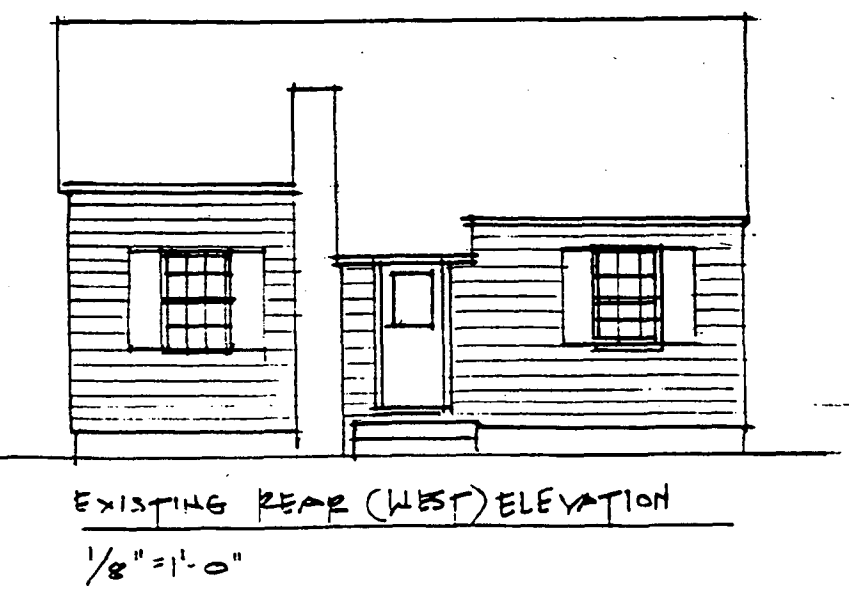
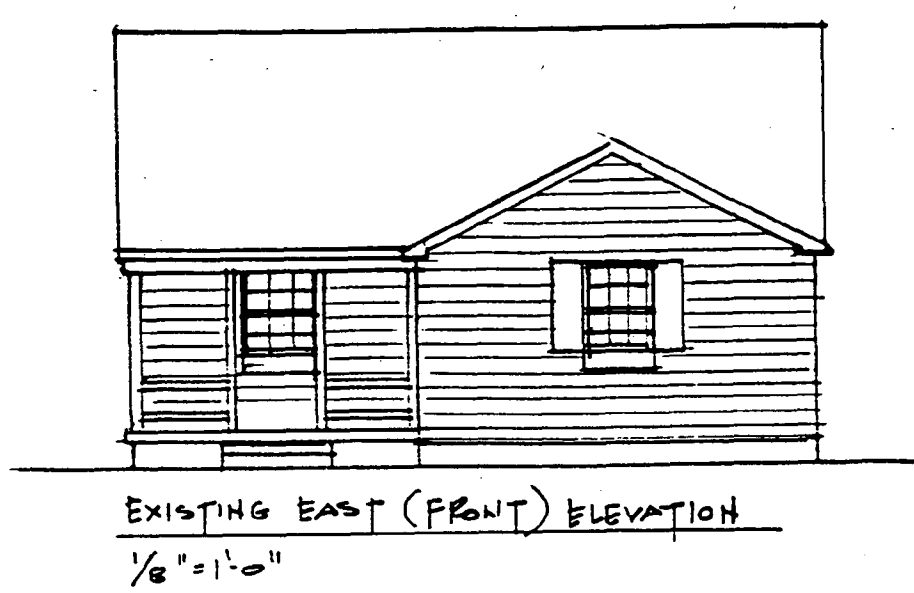
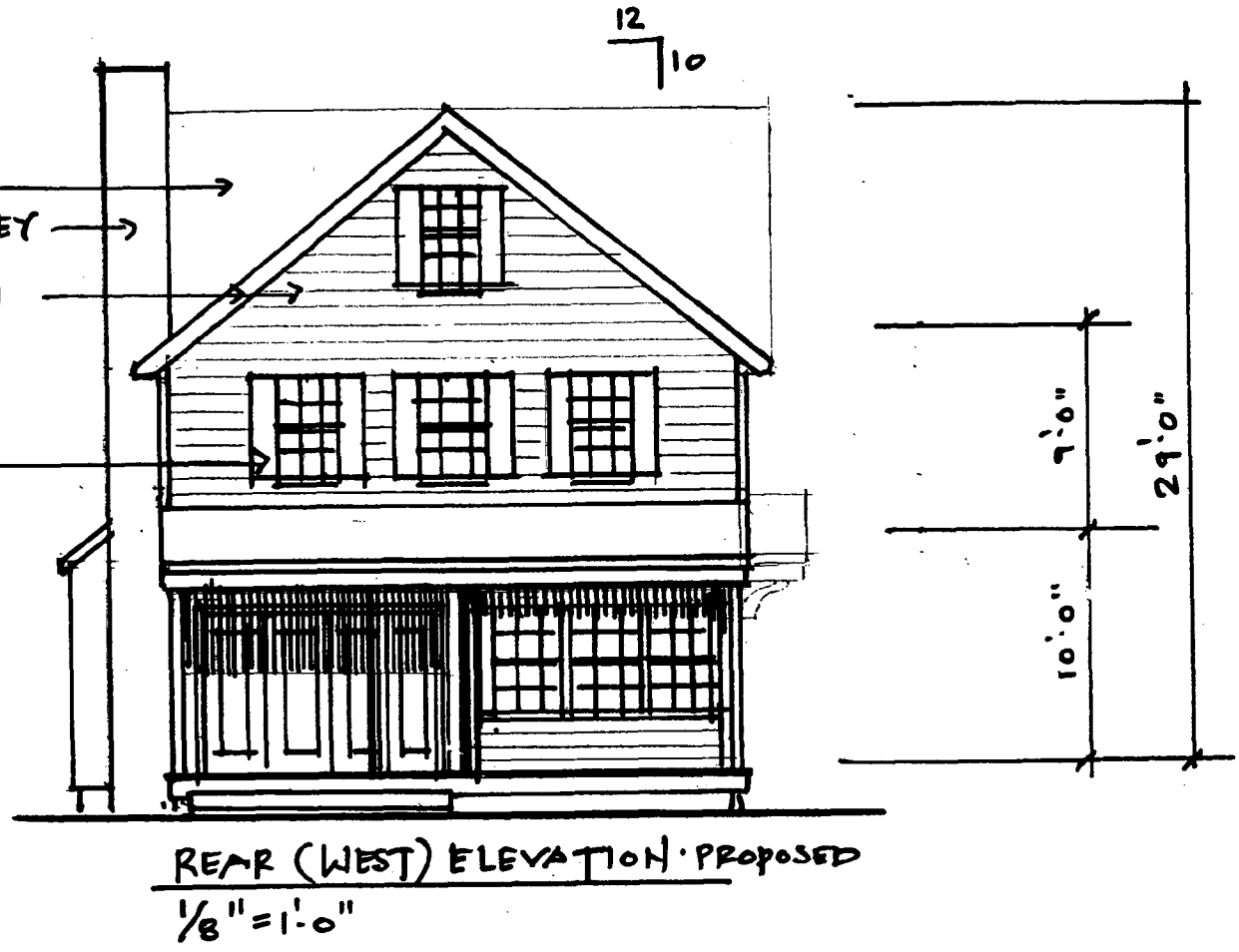
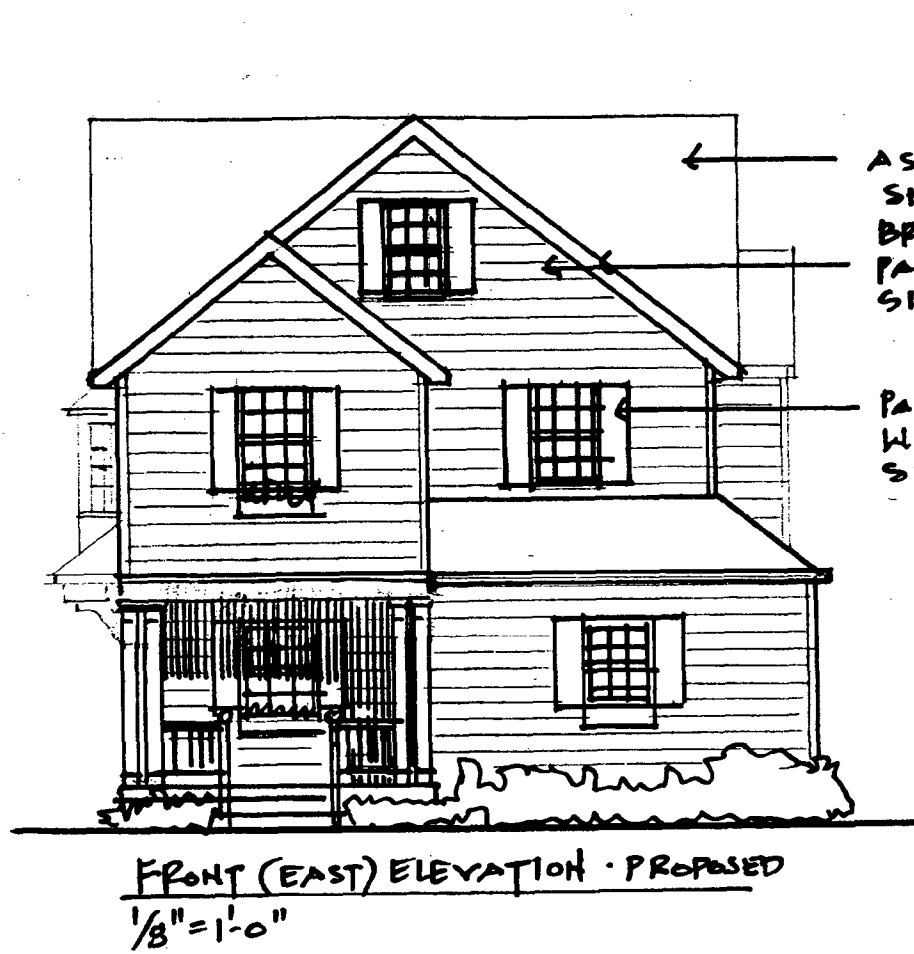


Roof PLAN
 $\frac{1}{8}'' = 1'-0''$





GTM ARCHITECTS
 10415 Armory Avenue
 KENSINGTON, MARYLAND 20895
 (301) 942-9062





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
301/217-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: George Myers
Daytime Phone No.: 301 942 9062 ext. 3

Tax Account No.: _____
Name of Property Owner: Sean & Carrie Ann Scanlon Daytime Phone No.: (0) 301-670-0100
301 949 5146
Address: 10318 Fawcett St. Kensington, Md. 20895.
Street Number City Street Zip Code

Contractor: To be selected Phone No.: _____

Contractor Registration No.: " "

Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9062
ext. 13

LOCATION OF BUILDING/PREMISE

House Number: 10318 Street: Fawcett St.
Town/City: Kensington Nearest Cross Street: Mitchell
Lot: Part of 13 Block: _____ Subdivision: SUBDIVISION OF LOT 20, KNOWLES ESTATE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) 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.

(George T. Myers) 1/19/99
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 9901200084 Date Filed: 1/20/99 Date Issued: _____

**THE FOLLOWING ITEMS 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:

EXISTING 1 STORY FRAME HOUSE ON A STREET W/ 2-3
STORY HOUSES IN KENSINGTON HISTORIC DISTRICT.
~~THE~~ OWNER WOULD LIKE TO ADD A SECOND STORY,
A GENERALLY IMPROVE THE HOUSE SO THAT IT
IS OF SIMILAR SIZE & APPEARANCE AS
EXISTING HOUSES ON THE STREET.
TOTAL HOUSE TO HAVE 2100 SF, (1050 PER FLOOR) -
STILL SMALLER THAN MOST HOUSES ON FAUCETT ST.

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

See drawings.

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, (301/279-1355).

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.



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250 HUNGERFORD DRIVE, 2nd FLOOR ROCKVILLE, MD 20850
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Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- | | | | | | | | | |
|------------------------------------|--|--|--|---|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C | <input type="checkbox"/> Slab | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <input type="checkbox"/> Solar | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family | | |
| <input type="checkbox"/> Revision | <input type="checkbox"/> Repair | <input type="checkbox"/> Revocable | <input type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

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George T. Myers
Signature of owner or authorized agent Date: 1/20/99

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 9901200084 Date Filed: 1/20/99 Date Issued: _____