31/6 94H 10409 Fawcett Street
Kensington Historic District

FAX COVER SHEET

NATIONAL INSTITUTES OF HEALTH
Clinical Hematology Branch, NIDDK
Bethesda, MD 20892
FAX NO. (301) 402-4978
TEL.NO.(301) 496-4787

TO: NANCY WITHERELL
FAX NO.: 495-1307
TEL. NO.:

FROM: Dr. N.R. Shulman

DATE: 7/13 TIME: 4 30

NO. OF PAGES BEING TRANSMITTED(Incl. Cover Sheet)= 4

Message: KENS. LAP 7/12 MINUTES

NIDDK EEO Advisory Committee Meeting

March 3, 1994
Building 31, Room 9A52
9 AM
Nomination and election of Chairperson and other officers
Introduction of new members
Program plans for 1994

LAP MEETING

JUNE 12, 1994

Present: Schulman, Basle, Stuart; phoned comments: Gurney, Morris

MEYERS

The intent of the applicant is to change a deteriorating apartment house into a single family dwelling and also to add one story on the rear. There was general agreement that most of the contemplated changes would improve the property. However, some reviewers thought certain aspects of design and use of materials were inappropriate and that description of some of the plans were inadequate.

Specific comments were:

Shulman: We do not know whether the current two front doors were original. Information on the original structure may be available in pictures or from the previous owner, Jessie Walsh. The applicant, after consultation with Nancy Witherell has agreed to delete the ornate door that appears on his plans, put a transom over the existing left side door, and change the right side door to a window. A floor plan would be helpful in understanding the significance of these changes. A drawing of these proposals should be required.

The tower on the back does not appear to be compatible with the farm-house nature of the original structure. The applicant felt a simple bay may be acceptable. Proposed changes should be reviewed.

The plan to use matching asbestos shingles on the new addition is inappropriate. The new section does not have to look like the modified original. The applicant's long range plan is to remove the asbestos shingles. New siding could match that under the shingles anticipating future restoration.

The back porch and entrance looks like a front facade which apparently was the intention. Although atypical of the era of the original house, the porch would be visible only from the rear.

Proposals for the driveway and parking spaces are appropriate. If the play area is converted to lawn and trees equivalent open space and greenery will be preserved.

Stuart: Restoration to a single family structure is a great improvement and positive historic preservation. There are

precedents for the tower structure in a number of historic resource house in Kensington.

Basle: The proposed changes appear to be excellent improvements to the house, most of which are in the back so that historic appearance is preserved.

Gurney: A 6 foot privacy fence appears to run the entire length of the driveway on the north side and back of the property. This would not be in keeping with a Town ordinance limiting fence height to 4 feet.

The roof line of the second floor addition on the rear should be lowered to differentiate the addition from the original house. Since there is no third floor, a four-foot lowering of the roof may be appropriate.

The tower and porch-style on the rear are not consistent with the simplicity of the farm-style house.

The floor plan and photographs of the original house that may be available would help evaluate changes to the front.

It is not clear that existing windows would be matched in the addition and changes.

Morris: There appears to be excessive detailing in the addition for the style of the original house.

Architectural plans are inadequate for interpreting some of the intended major changes. Doors on the rear are not described in detail; the bay window on the first floor rear does not appear in the N. elevation; windows on the N. rear second floor described as matching existing windows do not appear to match in the drawing; a wooden chimney is shown but stucco promised; and siding to match existing asbestos is not allowable.

To summarize: The plan essentially is to upgrade a poorly maintained apartment house although generally commendable for improving the site the plan nevertheless is lacking in some essential detail. Applications of the submitted type are more in keeping with those presented at preliminary consultations rather than final requests for a work permit.

The Strachan proposal appears to fall under ADA criteria. A question was raised as to whether the slope of the ramp was consistent with recommended 1 per 12 or 8.3 %.

Other discussions at the meeting concerned the rash of infractions of historic preservation regulations that have occurred in Kensington. In addition to those already brought to the attention of the HPC, the Meyers, who submit a new application for an house on Fawcett Street have, without HPC review or HAW permit, changed windows on the third floor of their house on Armory Ave. The windows they substituted are one over one instead of 6 over 1 and have bulky, inappropriate trim, compared to the delicate original. Mr. Meyers said he did this essentially because of cost considerations and the need to cover adjacent deteriorating areas.

The fact that an architect who practices in Kensington and has appeared before the HPC can misinterpret HPC regulations so glaringly indicates the need for a concerted effort by the HPC and LAP to inform and educate owners of historic properties.

Guidelines detailing permissible changes to historic structure should be sent to all owners. This may help dispel a feeling that HPC decision are arbitrary and capricious and subject to change on the basis of emotional arguments.

10407 Fawcett Street
Kensington, MD 20895
July 12, 1994

Historic Preservation Commission
51 Monroe Street, Suite 1001
Rockville, MD 20850

To the Commissioners:

My wife, Mary, and I live at 10407 Fawcett Street in the Kensington Historic District.

We are proponents of historic preservation. Indeed, the special nature of the Historic District was a big attraction when we purchased our home last year.

That is why I am writing to express our strong support for the Historic Area Work Permit filed by George and Janine Myers for alterations at 10409 Fawcett Street (HPC Case No. 31/6-94H).

As you may be aware, a prior owner allowed the property in question to degenerate over many years. It has not been maintained properly. The prior owner made unsightly physical alterations that did not appear in keeping with the historic nature of the property. Its exterior appearance has become so shabby that it is the eyesore of the entire Historic District.

As the closest neighbors to this property, we are delighted at the prospect of the alterations proposed by Mr. and Mrs. Myers. We have reviewed their proposed plans. Although we are not architectural historians, we believe that the proposed changes will not only dramatically improve the property, but will restore it to a state more in keeping with other properties in the Historic District.

In addition, I have spoken to many of our neighbors in the Historic District. I believe it is fair to say that we all agree that the proposed changes would enhance the historic values of the neighborhood.

Thank you for your attention to this matter. Please feel free to call me at (301) 942-3513 if you have any questions.

Sincerely,

Frank O'Donnell

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


10409

Montgomery County Government

Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GEORGE & JANINE MYERS TELEPHONE NO. 301 942 9662
(Contract/Purchaser) _____ (Include Area Code)

ADDRESS 10409 Fawcett St. Kensington Md. 20895
CITY STATE ZIP

CONTRACTOR TO BE SELECTED TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY George T. Myers TELEPHONE NO. 301 942 9662
(Include Area Code)

REGISTRATION NUMBER 8385

LOCATION OF BUILDING/PREMISE

House Number 10409 Street Fawcett St.

Town/City Kensington Election District _____

Nearest Cross Street Howard Ave.

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ 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)
(Porch) Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE $ 50,000 - ±

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? Part of Kensington Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 (✓) WSSC 02 ( ) Septic
03 ( ) Other _____

2B. TYPE OF WATER SUPPLY
01 (✓) WSSC 02 ( ) Well
03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ 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.

G.T.M. 6-22-94
Signature of owner or authorized agent (agent must have signature notarized on back) Date

APPROVED X For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date 7-11-94

APPLICATION/PERMIT NO: 9406220087 FILING FEE: $ _____
DATE FILED: _____ PERMIT FEE: $ _____
DATE ISSUED: _____ BALANCE $ _____
OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

DATE: 7·22·94

MEMORANDUM

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

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

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

X Approved with Conditions:

1) No alterations to front facade
2) Other alterations as shown on stamped drawings

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

Applicant: George and Janine Myers

Address: 10409 Fawcett Street, Kensington

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10409 Fawcett Street	Meeting Date: 7/13/94
Resource: Takoma Park Historic District	Review:HAWP/Alteration
Case Number: 31/6-94H	Tax Credit: No
Public Notice: 6/29/94	Report Date: 7/6/94
Applicant: George & Janine Myers	Staff: Nancy Witherell
PROPOSAL: Alterations/addition	RECOMMEND: Approve with conditions

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The applicant proposes alterations to a primary resource in the historic district. The building has three apartment units and two front doors. It is surrounded largely by compatible but non-historic houses and by brick apartment buildings.

The proposal is to add both a second story addition and a first story porch to the existing one-story section at the rear of the house. The second story continues the line and height of the rear gable. A turret and a second story side bay are also proposed. In addition, a new location for the front door is proposed, and both existing front door openings would be closed.

The new addition would be clad with asbestos shingles to match those on the house. Asphalt roof shingles would be used. A new chimney at the rear would have a stuccoed finish to match the existing chimney (it's shown as framed on the plans).

The yard would be landscaped, low picket fencing would be installed at the front (in place of the brick wall, which would be removed) and a privacy fence would be installed at the side and rear. The asphalt driveway would be continued toward the rear of the lot, with a paved basketball court and two parking spaces created in the back yard.

STAFF DISCUSSION

The staff finds the overall proposal compatible with the area and with the streetscape character. The rear addition would be built above the existing one-story addition and the only additional coverage created would be for the rear porch. The rear elevation projects less into the rear yard than adjacent and neighboring single family homes on the street. The massing of the addition is compatible, although the staff suggests that the turret is an incongruous element for a house of this time period and style.

Further, the proposed porch is very formal for a rear porch and is seen in houses of the Colonial Revival style only at the front.

The front doors should be retained if possible and at least one of them should be used as the entrance to the house. In a discussion with the applicant, it seems possible that the left door could be used as the house's entrance. This would be preferable to creating an entirely new entrance. The panelled door should be either maintained or replicated. The applicant would like to build a transom above the door opening.

The other door, on the right of the front facade, is the main entrance and has a transom. The applicant does not want to use this door as the front door and would like to eliminate it entirely. The staff suggests that the door either be maintained as a non-functioning door or that the sill be raised to create a window opening.

The removal of the (non-historic) brick wall is of definite benefit, as it will increase the visibility of the front facade. The 3' picket fence is compatible, as adjacent houses have fences of varying styles.

The extension of the driveway and the creation of a basketball hoop and two parking spaces dramatically increases the paved area of the yard. At present, there is a gravelled area behind the house for tenant parking and the yard is open and poorly maintained. The proposed parking pads would be surrounded by landscaped beds that would mitigate to some extent the view from the adjacent property to the south. This is the staff's greatest concern, for otherwise the rear yard is surrounded on the north (left) side and rear by the high masonry walls of apartments and commercial buildings. The applicant has two dilemmas with the existing conditions: he cannot use the existing driveway for parking because of its narrow (10 foot) width, and his house is on the edge of the commercial area of Kensington and street parking is difficult at times.

STAFF RECOMMENDATION

The staff believes the project is compatible with the historic character of the Kensington Historic District, provided the two existing door openings on the front are retained either as doors or as a door and a window. As noted, the applicant has stated that he could use the left front door as the entrance. The staff would also suggest (but not make it a condition of approval) that the turret element be reconfigured as a bay or some other element. As noted, the chimney will be stucco. The two original 2/2 windows at the north elevation will be reused on the south elevation. The windows are in very good condition and should be reused/repaired throughout.

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

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

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;

and provided the applicant arrange for a field inspection by calling DEP/Field Services five days prior to commencement of work and within two weeks following completion of work.

Montgomery County Government

Historic Preservation Commission

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

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER (Contract/Purchaser) GEORGE & JANINE MYERS TELEPHONE NO. (Include Area Code) 301 942 9062

ADDRESS 10409 Fawcett St. (CITY) Kensington, (STATE) Md. (ZIP) 20895

CONTRACTOR TO BE SELECTED TELEPHONE NO. _____

CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY George T. Myers TELEPHONE NO. (Include Area Code) 301 942 9062

REGISTRATION NUMBER 8385

LOCATION OF BUILDING/PREMISE

House Number 10409 Street Fawcett St.

Town/City Kensington Election District _____

Nearest Cross Street Howard Ave.

Lot _____ Block _____ Subdivision _____

Liber _____ Folio _____ 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)
(Porch) Deck Fireplace Shed Solar Woodburning Stove
Fence/Wall (complete Section 4) Other _____

1B. CONSTRUCTION COSTS ESTIMATE $ 50,000.- ±

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? Part of Kensington Historic District

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL
01 (✓) WSSC 02 ( ) Septic
03 ( ) Other _____

2B. TYPE OF WATER SUPPLY
01 (✓) WSSC 02 ( ) Well
03 ( ) Other _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ 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.

[signature] 6.22.94

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: 9406220087 FILING FEE: $ _____

DATE FILED: _____ PERMIT FEE: $ _____

DATE ISSUED: _____ BALANCE $ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

1

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing Structure is currently divided into 3 apartments. The project is to convert it to a single family dwelling, and part of this will be to add a room on top of the existing 1 story addition on the rear, both for space and to improve appearance of the back of the house.

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

See dwgs.

2

2. Statement of Project Intent:

Short, written statement that describes:

a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

All materials, details etc. to match existing.

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

Extends existing gable and matches low pitch of lower roof of existing front porch.

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

Architecture is compatible, + an improvement to the structure.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

a. the scale, north arrow, and date;

b. dimensions and heights of all existing and proposed structures;

c. brief description and age of all structures (e.g., 2 story, frame house c.1900);

d. grading at no less than 5′ contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and

e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" =1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.

6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.

8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.

9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent Property Owners. For all projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name FRANK & MARY O'DONNELL

Address 10407 FAWCETT ST.

City/Zip KENSINGTON, MD. 20895

2. Name Daniel T. Donohue (10411½ Fawcett St.)

Address 5100 Ft. Sumner Drive

City/Zip Bethesda Md.

(A)

3. Name Jane S. Davoli (10416 Fawcett)
Address 2501 East Meredith St.
City/Zip Vienna, Virginia 22180

4. Name Kenneth Simpson (10410 Fawcett St.) + (10406 Fawcett)
Address 5720 Rossmore Drive
City/Zip Bethesda, Md. 20814

5. Name Steuben G. Granger (10404-10410 Montgomery Ave)
Address RR 3 Box 291
City/Zip Dallas, Pa. 18612

6. Name FIRST NATIONAL BANK OF MD.
Address 10415 Montgomery Ave.
City/Zip Kensington, Md. 20895

7. Name
Address
City/Zip

8. Name
Address
City/Zip

1757E

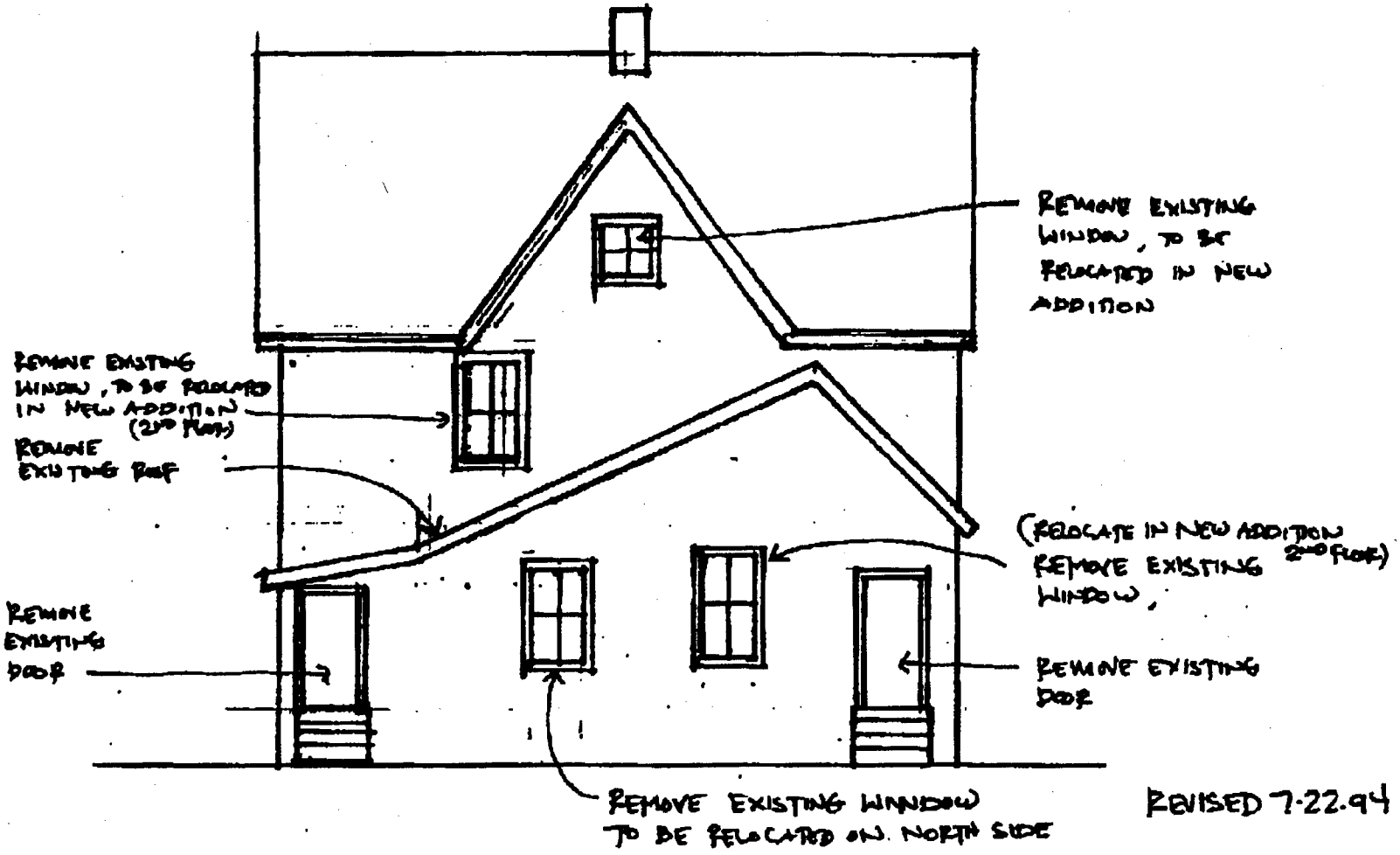
5

EXISTING FRONT ELEVATION
NO CHANGES 7-22-94

APPROVED
Montgomery County
Historic Preservation Commission

NO CHANGES TO FRONT ELEVATION
THIS PERMIT. REVISED 7-22-94

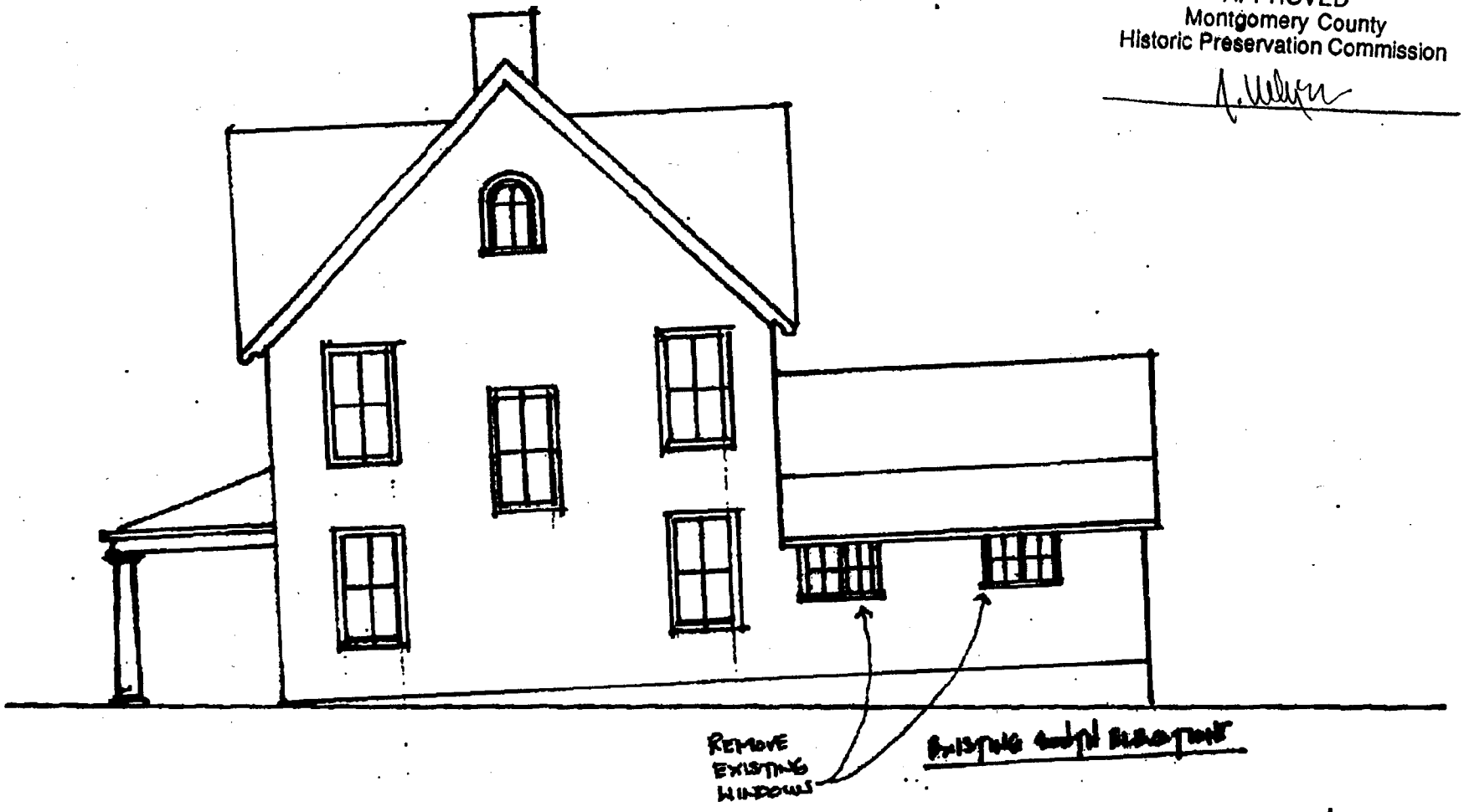
APPROVED
Montgomery County
Historic Preservation Commission



REVISED 7-22-94

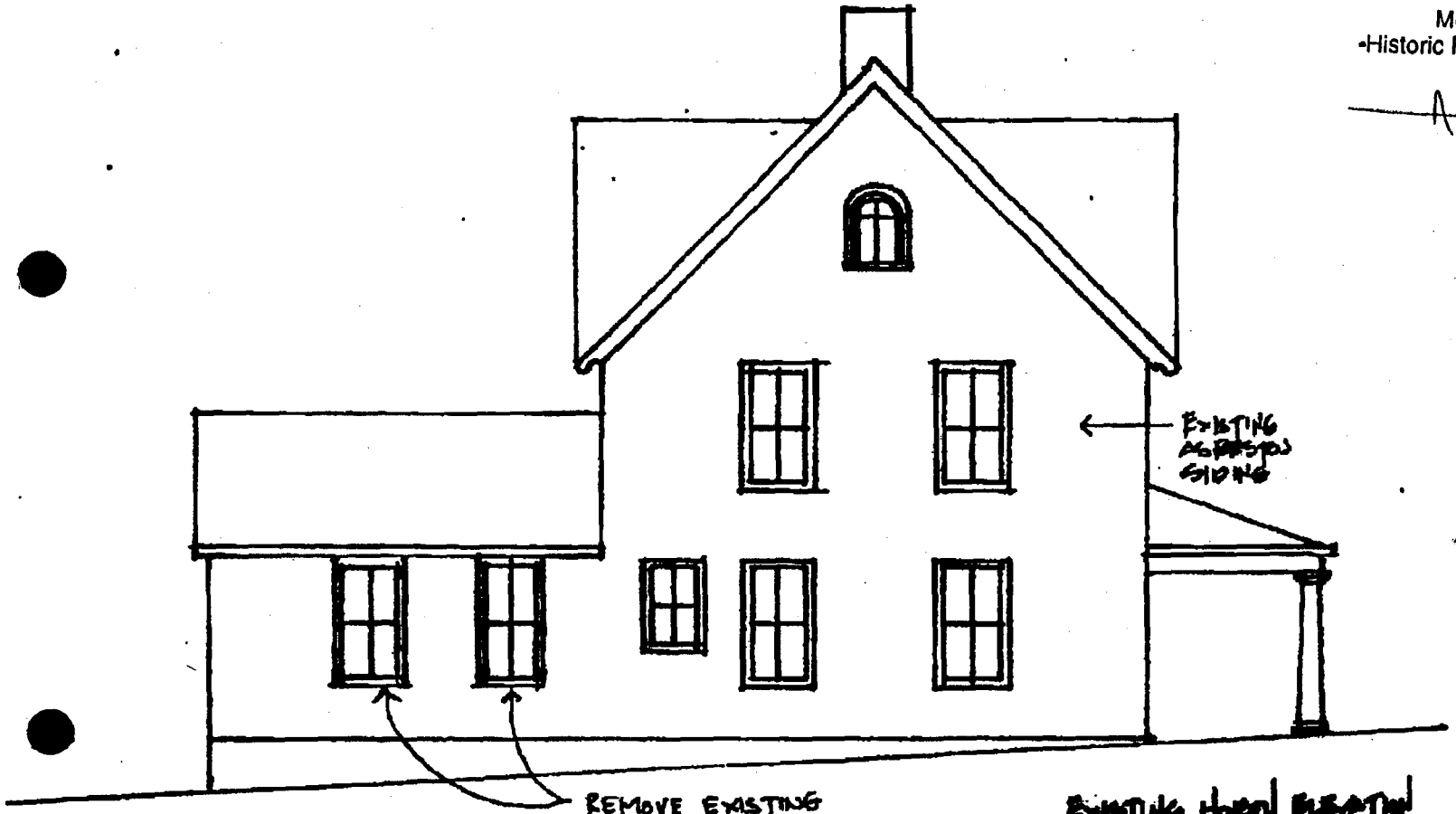
EXISTING REAR ELEVATION
1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission



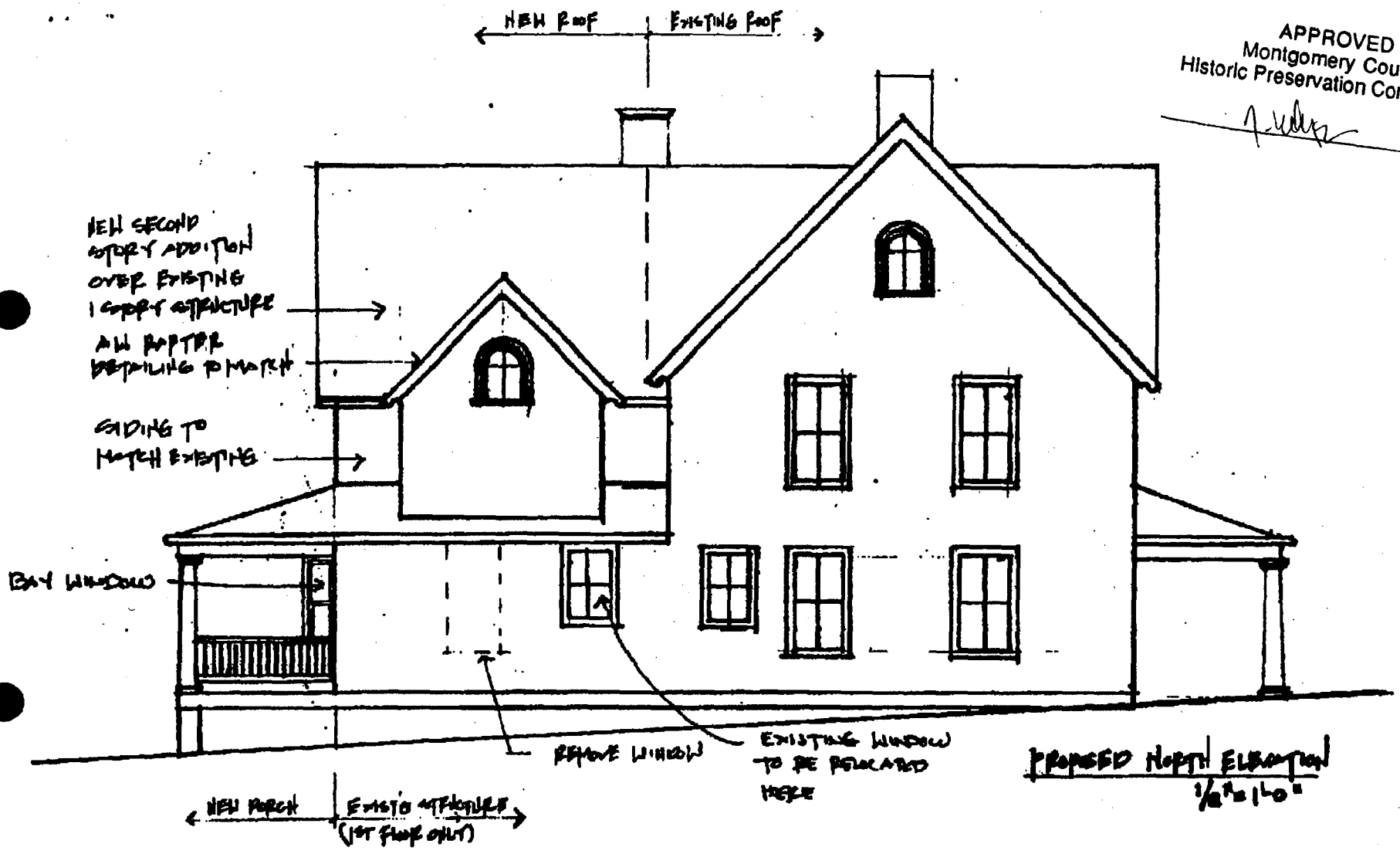
REVISED 7-22-94

APPROVED
Montgomery County
Historic Preservation Commission



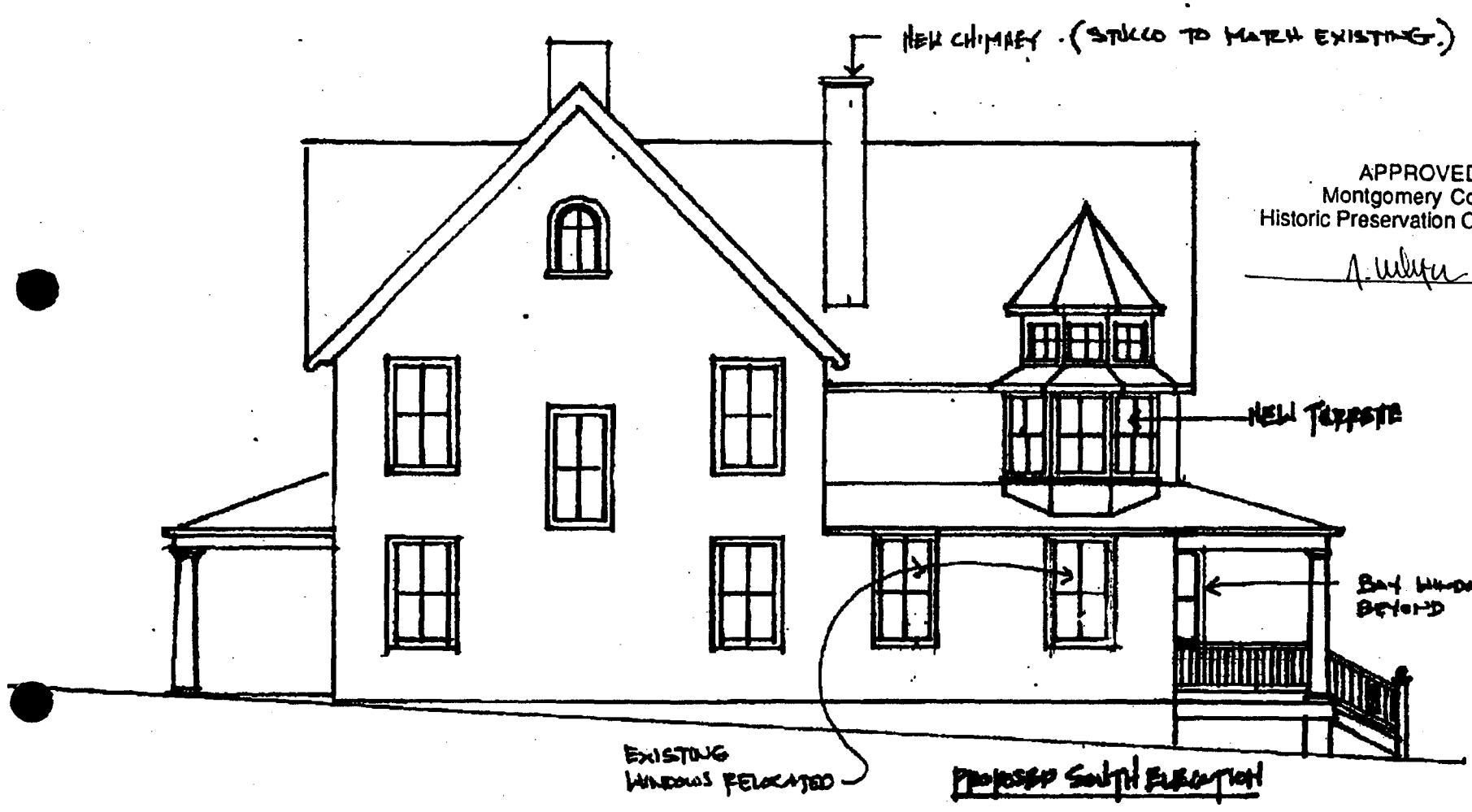
EXISTING HOUSE ELEVATION
1/8"=1'0"

REVISED 7-22-94



APPROVED
Montgomery County
Historic Preservation Commission

REVISED 7-22-94



APPROVED
Montgomery County
Historic Preservation Commission

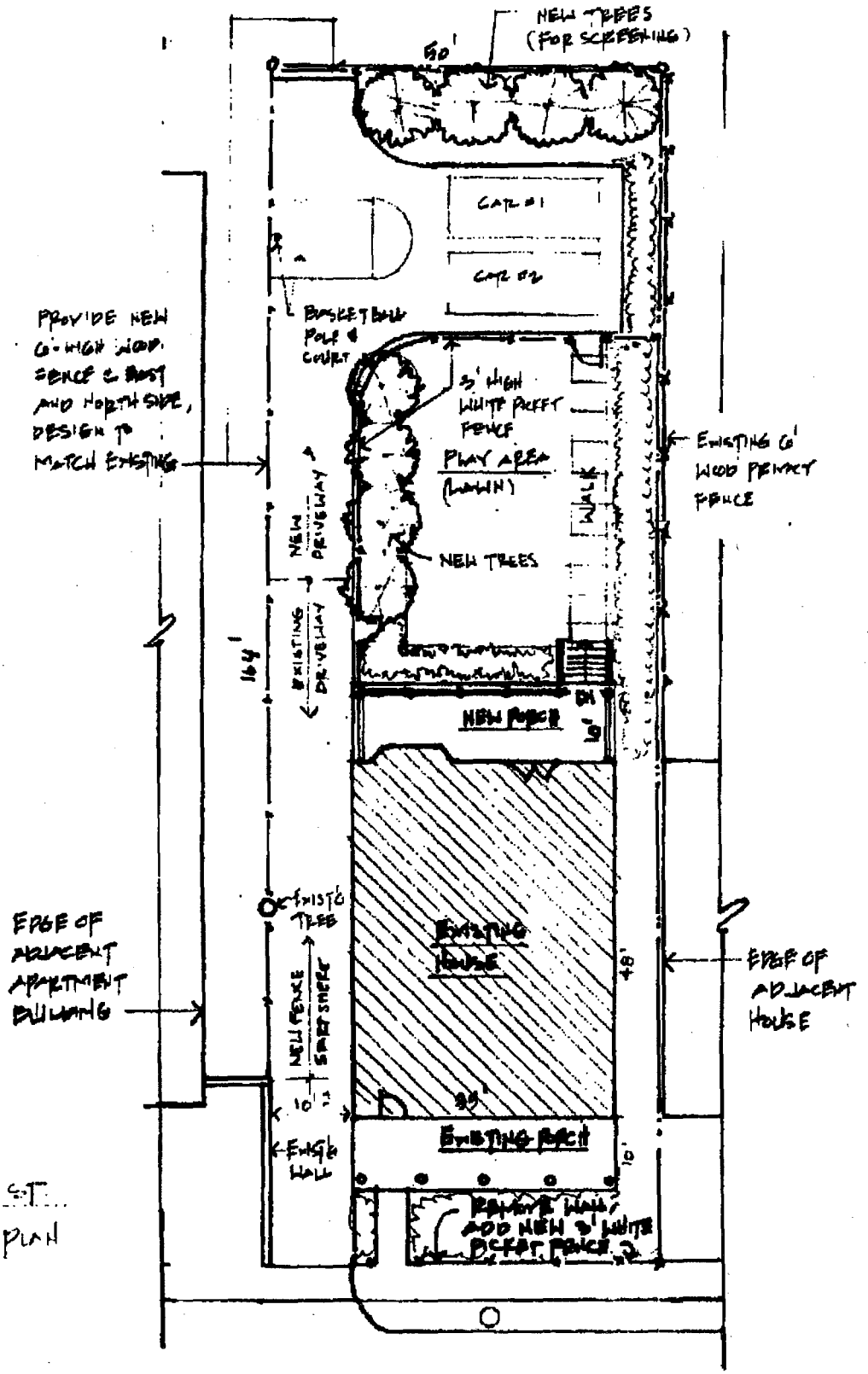
REVISED 7-22-94

APPROVED
Montgomery County
Historic Preservation Commission

REVISED 7·22·94

REAR ELEVATION (EAST) - PROPOSED

1/8" = 1'-0"



1040-1 FAWCETT ST.

PROPOSED SITE PLAN
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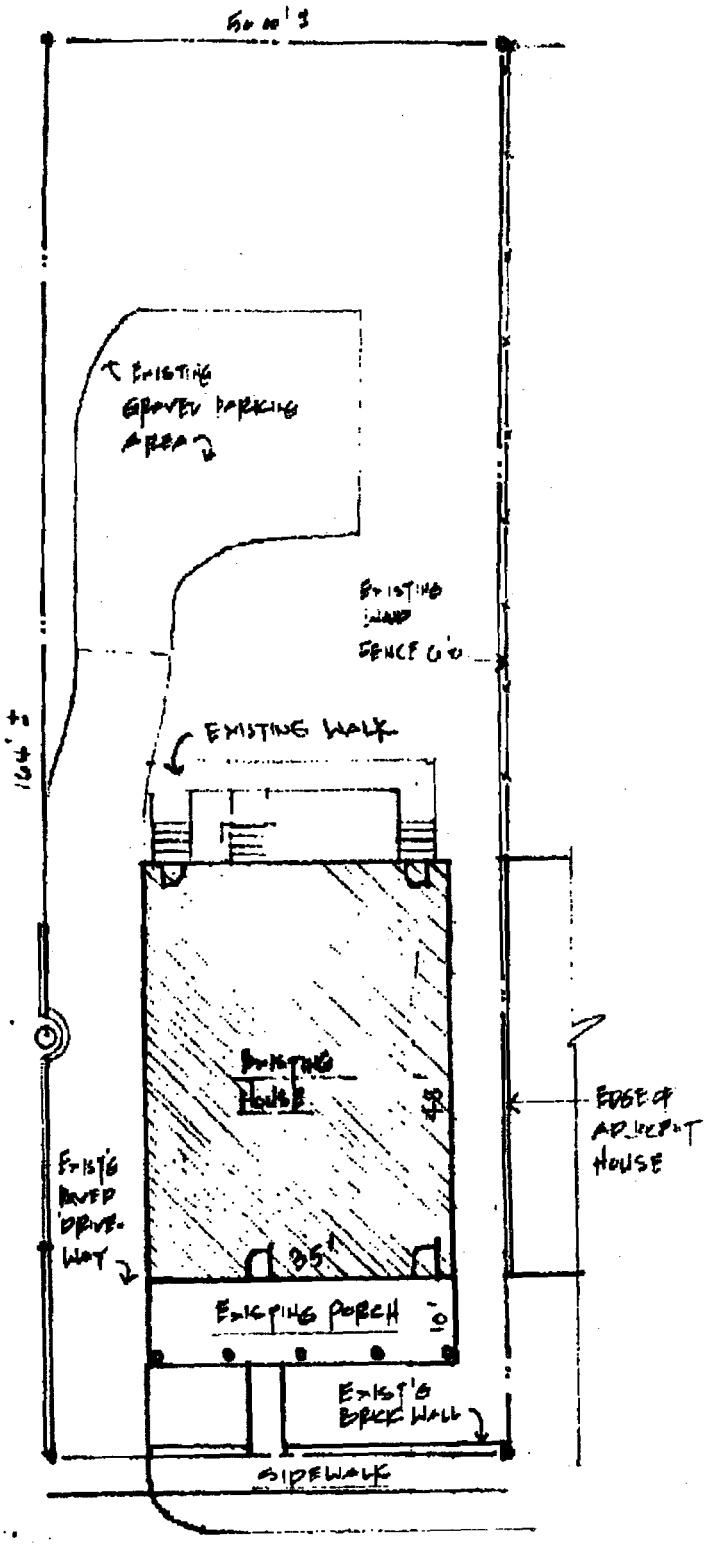

10409 FAWCETT ST.
EXISTING SITE PLAN
1:20