

31/6-99B 10407 Fawcett Street  
(Kensington Historic District)

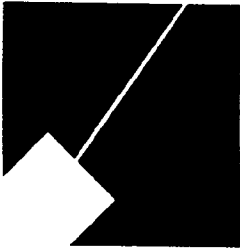
Done

Perry

Suzanne Hill (Kensington  
LAP) has no objection  
to relocation of fence  
at 10407 Fawcett St.

Due •

M-NCPCC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date: 3-10-99

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *[Signature]*

SUBJECT: Historic Area Work Permit 31/6-99B

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

Approved  Denied

Approved with Conditions: \_\_\_\_\_

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Frank & Mary O'Donnell

Address: 10407 Fawcett Street Kensington

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



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: Mary O'Donnell

Daytime Phone No.: (202) 434-2619

Tax Account No.: 01018113

Name of Property Owner: Frank and Mary O'Donnell Daytime Phone No.: see above

Address: 10407 Fawcett St., Kensington, Md. 20895
Street Number City Street Zip Code

Contractor: To be announced - still getting bids Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 10407 Fawcett St. Street:

Town/City: Kensington Nearest Cross Street: Howard Ave.

Lot: 2 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
Move Install Wreck/Raze
Revision Repair Revocable

CHECK ALL APPLICABLE:

- A/C Slab Room Addition Porch Deck Shed
Solar Fireplace Woodburning Stove Single Family
Fence/Wall (complete Section 4) Other:

1B. Construction cost estimate: \$ 1418.00

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 6 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.

Signature of owner or authorized agent: [Signature] Date: 2/7/99

Approved: [Checkmark] For Chairperson, Historic Preservation Commission

Disapproved: Signature: [Signature] Date: 3/10/99

Application/Permit No.: 9902170083 Date Filed: 2/17/99 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:

The existing structure is a stockade fence, probably installed  
in the 1980's. It cannot be seen from the front of the house. The  
fence is located about a foot inside the property line. It was  
badly damaged in the January ice storm and needs to be replaced.  
As part of the replacement we would like to move it to the property  
line. The line was surveyed in July, 1998.

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

The project will entail moving the fence to the property line.  
This will have no effect on historic resources or the environmental  
setting.

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.

Pressure treated stockade fence - the same material as the  
existing fence.

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.

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.

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

MEMORANDUM

DATE: 3-10-99  
TO: Local Advisory Panel/Town Government  
FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner

A handwritten signature in black ink, appearing to be 'Perry Kephart'.

SUBJECT: Historic Area Work Permit Application - HPC Decision - HPC # 3-1/6-99B.

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The Historic Preservation Commission reviewed this project on 3-10-99.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G:\wp\laphawp.ltr

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

Date: 3-10-99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

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

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

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

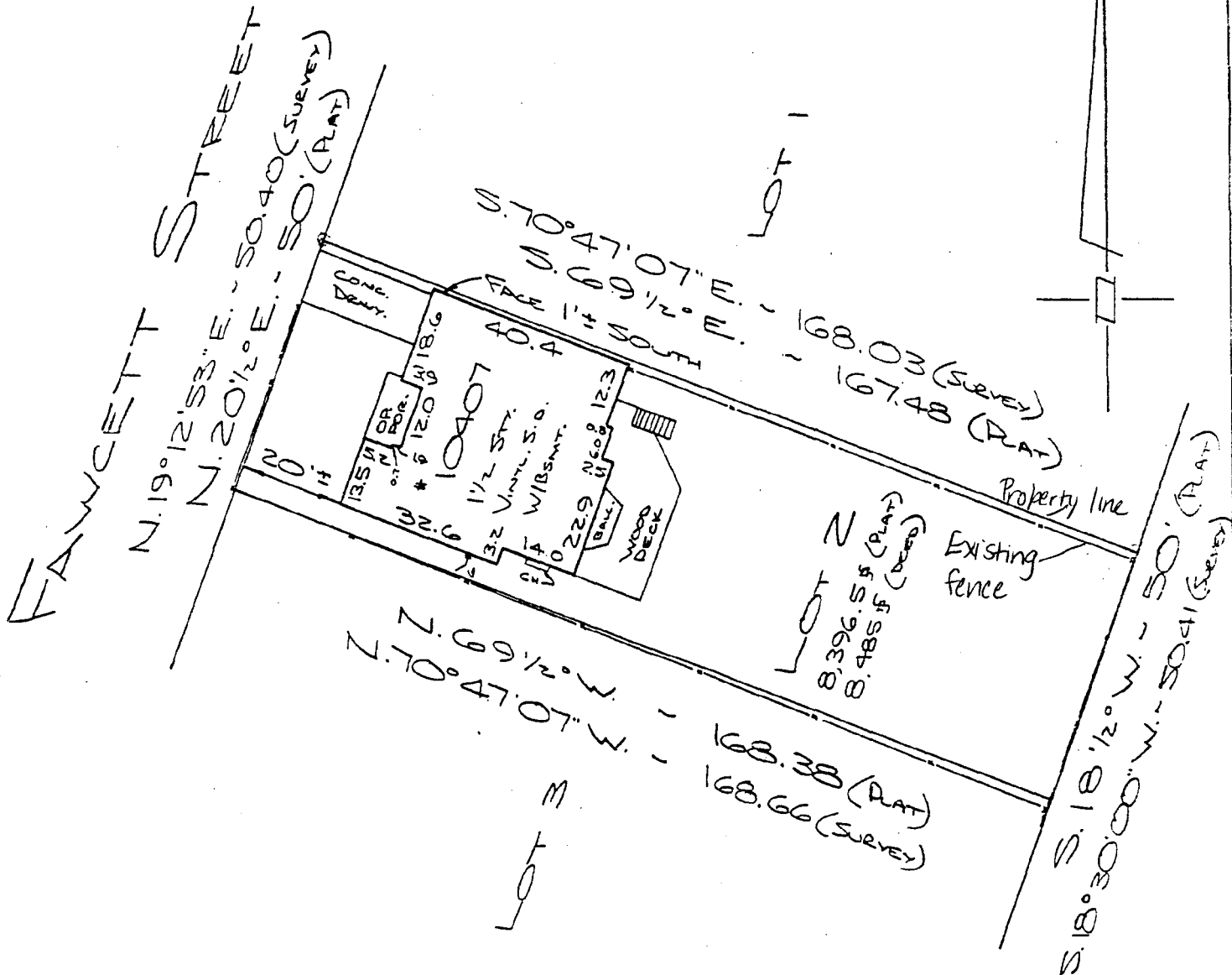
When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

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

NOTE: BEARINGS & DISTANCES LABELED AS (SURVEY) ARE FROM PROPERTY LINE & HOUSE LOCATION SURVEY PLAT PREPARED BY JOHN J. ALLEN ASSOCIATES, DATED JULY, 1987. ALL OTHER BEARINGS & DISTANCES FROM RECORDED PLAT.



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

APPROVED  
Montgomery County  
Historic Preservation Commission

*[Signature]* 2/10/99

### CAPITOL SURVEYS

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

#### HOUSE LOCATION

LOT 2

"PLAT OF THE SUBDIVISION OF LOT 20, AND PART OF THE PARTITION OF KNOWLES ESTATE AT KNOWLES STATION M.B. & D.C. IN MONTGOMERY COUNTY, MARYLAND"

Recorded in Plat Book A Plat 5 Scale 1" = 30'

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

*[Signature]*  
LOUIS COHEN  
Registered Land Surveyor  
Maryland No. 1961

DATE: OCT. 8, 1993

CASE: 2137-93

FILE: 48247



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

George and Janine Myers  
10409 Fawcett St.  
Kensington, Md. 20895

Unoccupied rental house(owner not known)  
10406 Fawcett St.  
Kensington, Md. 20895



9

Fence will be moved farther away from  
large tree.

(Pre-storm photo.)

APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* 3/10/99

**Expedited  
Historic Preservation Commission Staff Report**

<b>Address:</b> 10407 Fawcett Street	<b>Meeting Date:</b> 03/10/99
<b>Resource:</b> Kensington Historic District	<b>Public Notice:</b> 02/24/99
<b>Case Number:</b> 31/6-99B	<b>Report Date:</b> 03/03/99
<b>Review:</b> HAWP	<b>Tax Credit:</b> No
<b>Applicant:</b> Frank and Mary O'Donnell	<b>Staff:</b> Perry Kephart

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**DATE OF CONSTRUCTION:** Circa 1900

**SIGNIFICANCE:**

- Individual Master Plan Site
- Within a Master Plan Historic District
- Primary Resource
- Contributing Resource
- Non-contributing/Out-of-Period Resource

**ARCHITECTURAL DESCRIPTION:** Two-story Queen Anne residence.

**PROPOSAL:** The applicant proposes to replace an existing stockade fence on a new alignment at the surveyed property line.

**RECOMMENDATION:**

- Approval
- Approval with conditions:

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- 1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
- 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or

- \_\_\_\_\_ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
- \_\_\_\_\_ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied;  
or
- \_\_\_\_\_ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- \_\_\_\_\_ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

## Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
  1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
  2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
    - A. Repair or replacement of masonry foundations with new materials that match the original closely.
    - B. Installation of vents, venting pipes, and exterior grills.
    - C. New installation of gutters.
  4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
  5. Removal of accessory building that are not original to the site or otherwise historically significant.
  6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
  7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Mary O'Donnell

Daytime Phone No.: (202) 434-2619

Tax Account No.: 01018113

Name of Property Owner: Frank and Mary O'Donnell Daytime Phone No.: see above

Address: 10407 Fawcett St., Kensington, Md. 20895  
Street Number City State Zip Code

Contractor: To be announced - still getting bids Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

## LOCATION OF BUILDING/PREMISE

House Number: 10407 Fawcett St. Street \_\_\_\_\_

Town/City: Kensington Nearest Cross Street: Howard Ave.

Lot: 2 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  
 Move  Install  Wreck/Raze  
 Revision  Repair  Revocable

CHECK ALL APPLICABLE:

- A/C  Slab  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 1418.00

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 6' 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.

Mary O'Donnell  
Signature of owner or authorized agent

2/7/99 Date 5

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

**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:

The existing structure is a stockade fence, probably installed in the 1980's. It cannot be seen from the front of the house. The fence is located about a foot inside the property line. It was badly damaged in the January ice storm and needs to be replaced. As part of the replacement we would like to move it to the property line. The line was surveyed in July, 1998.

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

The project will entail moving the fence to the property line. This will have no effect on historic resources or the environmental setting.

**2. SITE PLAN**

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

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**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.
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6

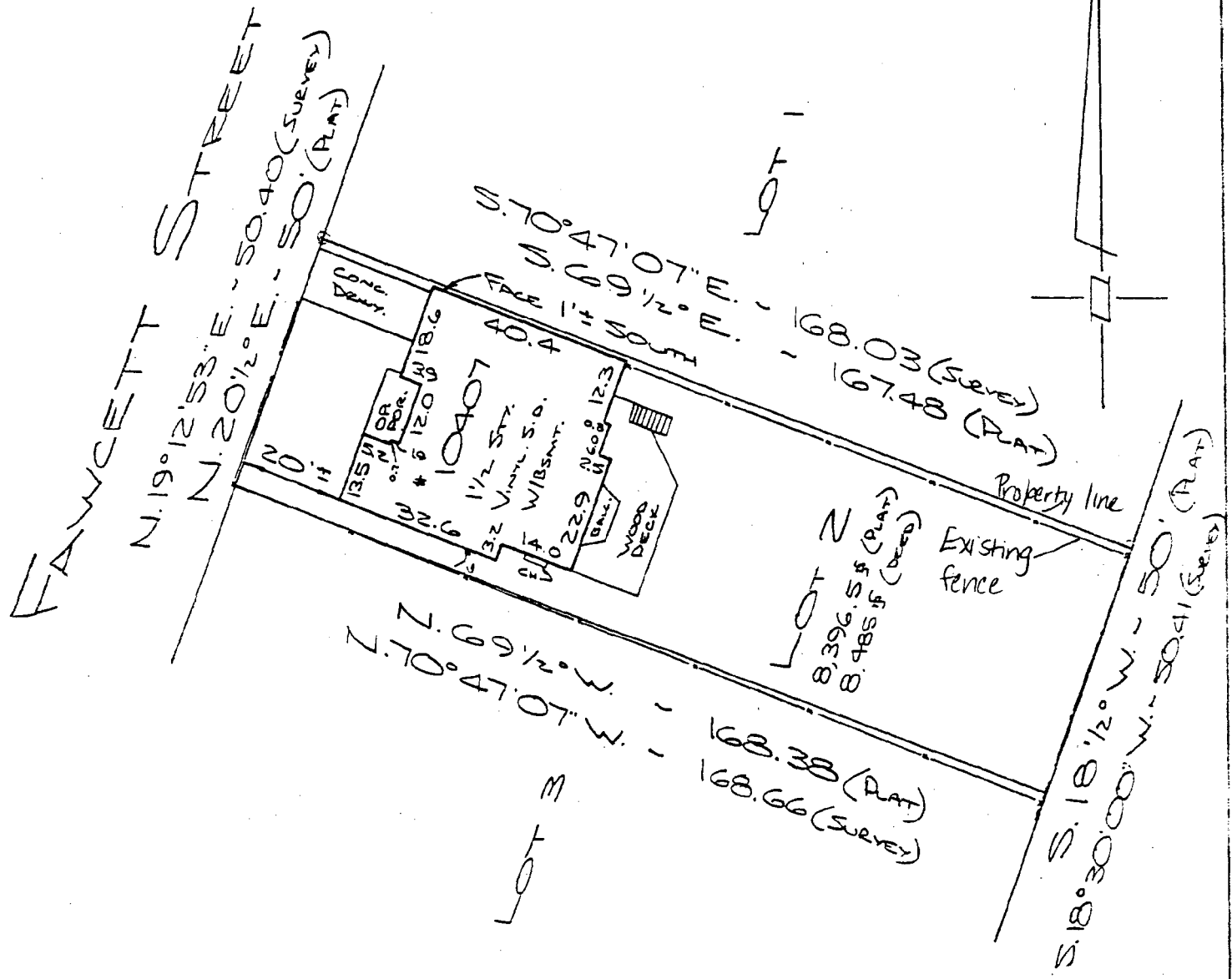


HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

George and Janine Myers  
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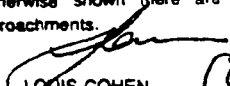
Unoccupied rental house(owner not known)  
10406 Fawcett St.  
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Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

### CAPITOL SURVEYS

<p>NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.</p>	<p style="text-align: center;"><b>HOUSE LOCATION</b> <b>LOT 2</b></p> <p style="text-align: center;">"PLAT OF THE SUBDIVISION OF LOT 20, AND PART OF THE PARTITION OF KNOWLES ESTATE AT KNOWLES STATION M.B.C. 40.R.F. II MONTGOMERY COUNTY, MARYLAND"</p> <p style="text-align: center;">Recorded in Plat Book <b>A</b> Plat <b>5</b> Scale 1" = 30'</p>	<p>I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.</p> <p style="text-align: right;">   <b>LOUIS COHEN</b>              Registered Land Surveyor              Maryland No. 1961         </p>
<p>DATE: <b>OCT. 8, 1993</b></p>	<p>CASE: <b>2137-93</b></p>	<p>FILE: <b>48247</b></p>

Fence is  
between →  
these houses,  
starting about  
40' from the  
street.



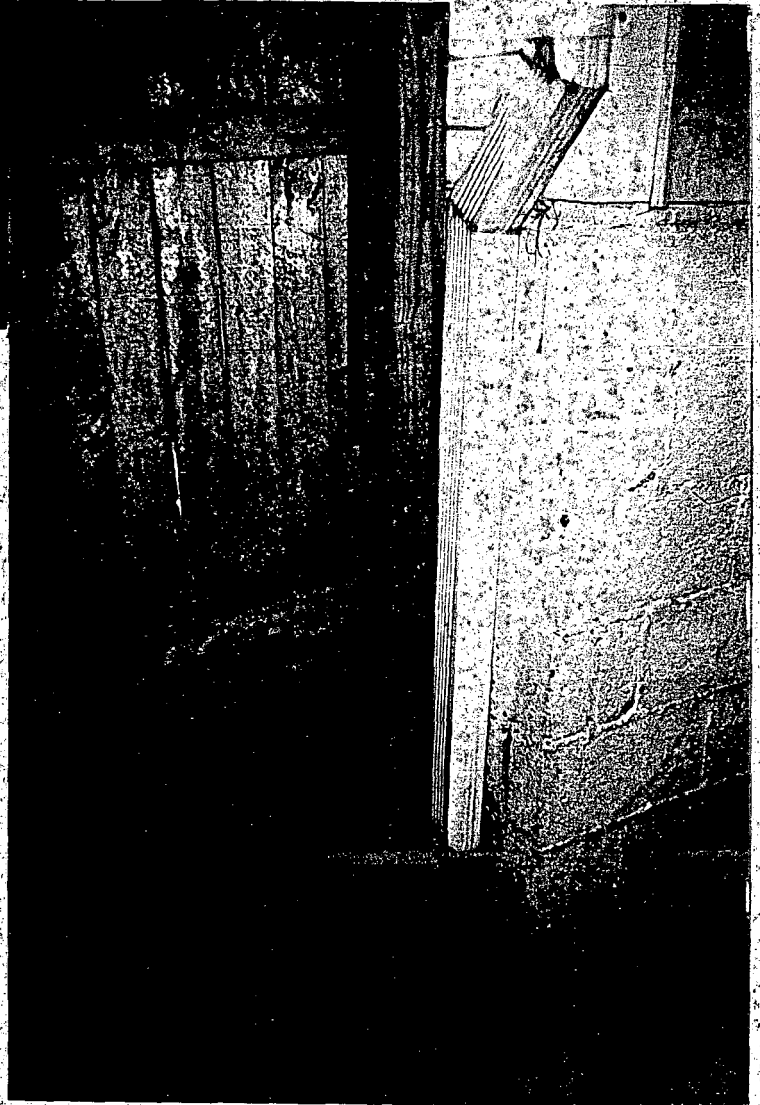
Fence  
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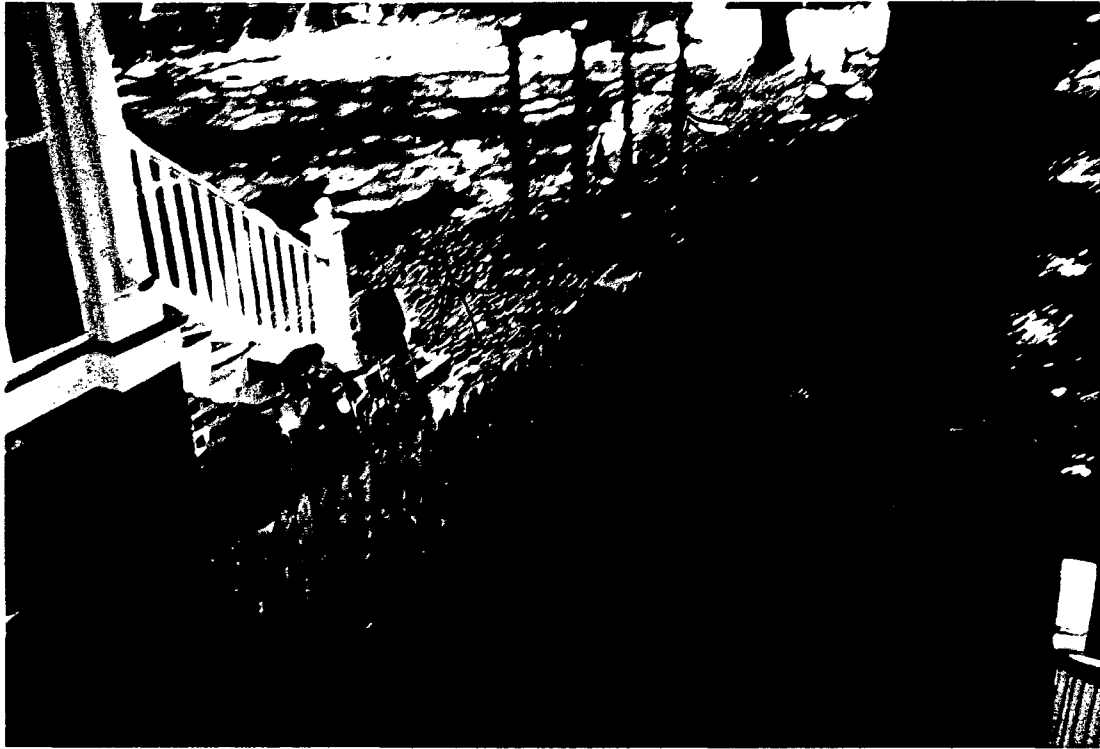


Pre-ice storm  
photos

Property line staked  
←



Property line -  
staked →



9

Fence will be moved farther away from  
large tree.

(Pre-storm photo.)

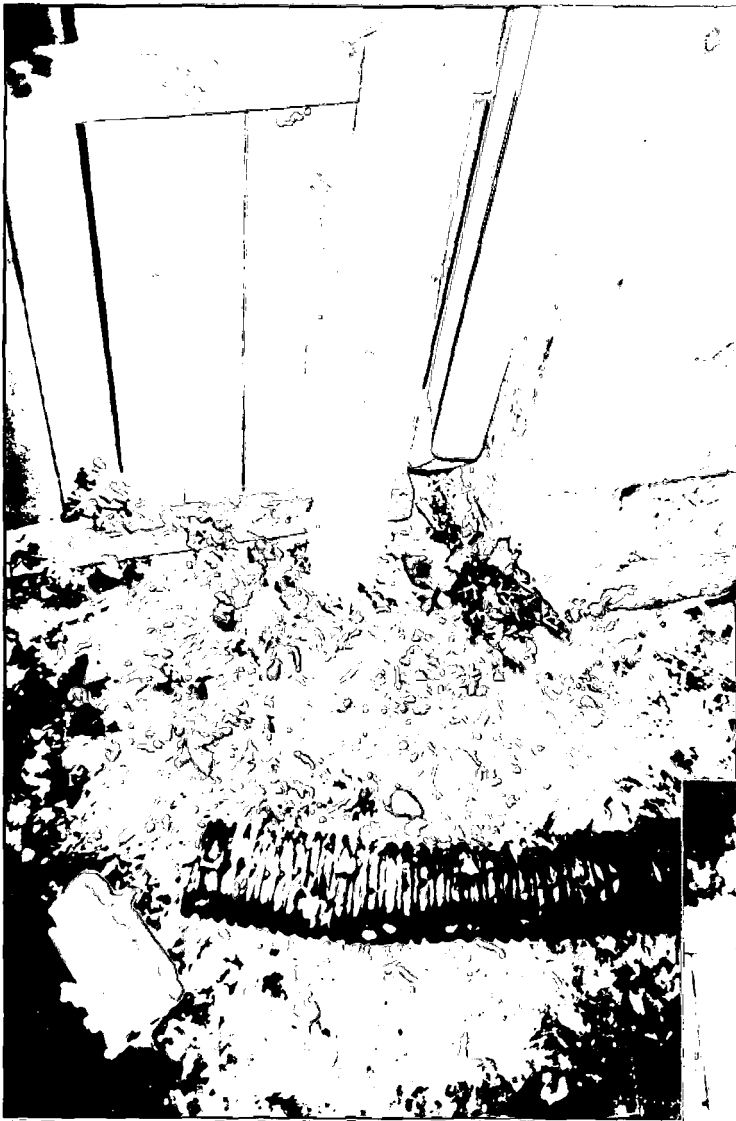
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Fence  
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Pre-ice storm  
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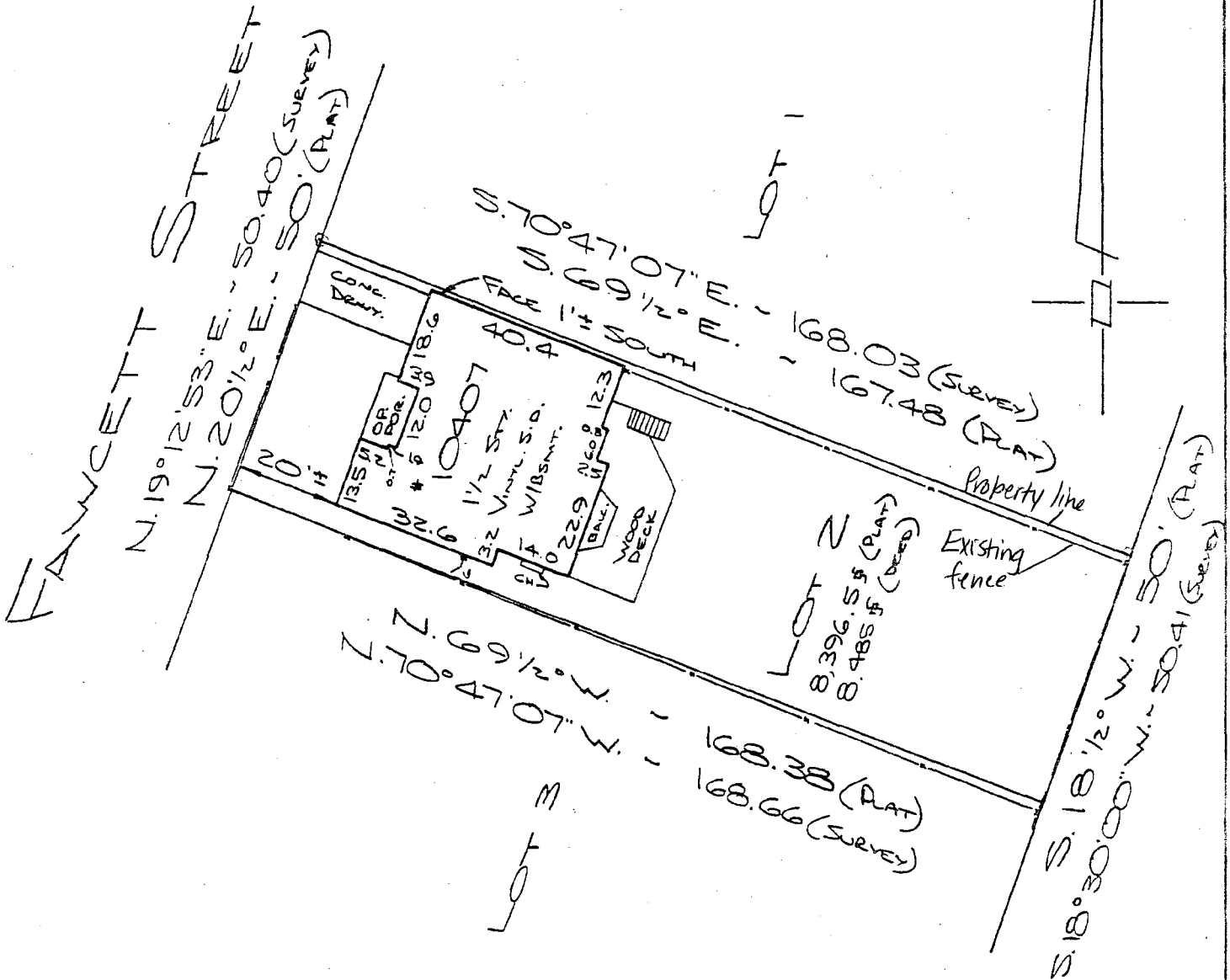


Property line - staked  
←



Property line -  
staked →

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

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<p>DATE: <b>OCT. 8, 1993</b></p>	<p>CASE: <b>2137-93</b></p>	<p>FILE: <b>48247</b></p>