

31/06-011 REVISED 10314 Fawcett St  
Kensington Historic District

170N

9/20/11

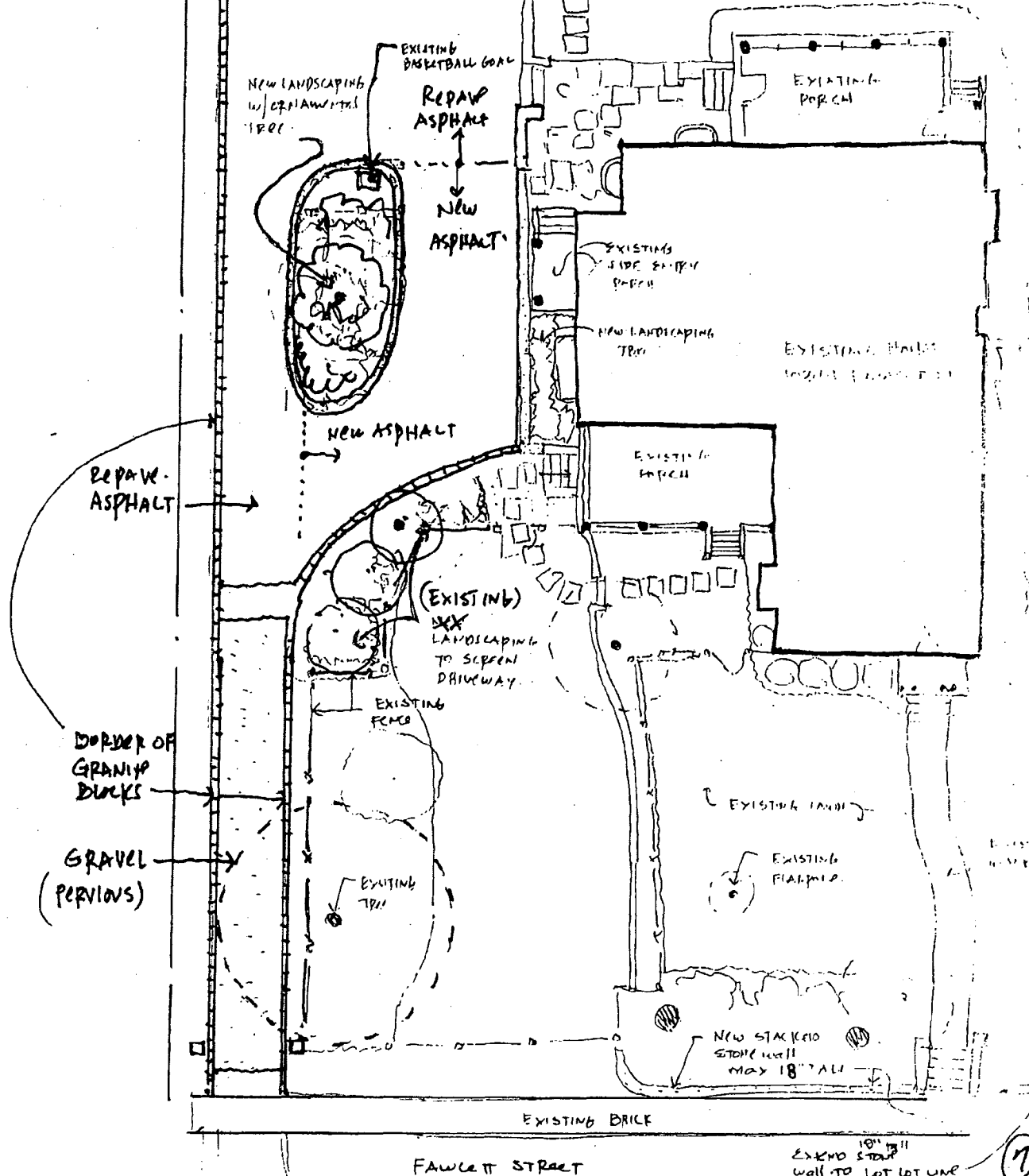
# PROPOSED REVISED PLAN

9.20.2011.

APPROVED  
 Montgomery County  
 Planning & Zoning Commission  
 [Signature]

EXISTING GARAGE

GTM ARCHITECTS, INC.  
 10415 Armory Ave  
 KENSINGTON, MD 20895  
 301-942-9062





APPROVED  
Montgomery County  
Historic Preservation Commission  
*[Signature]* *[Initials]*

9/26/11

Proposed Driveway style +  
materials

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10314 Fawcett Street, Kensington	<b>Meeting Date:</b>	05/12/04
<b>Resource:</b>	Primary 1 Resource Kensington Historic District	<b>Report Date:</b>	05/05/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	04/28/04
<b>Case Number:</b>	31/06-01J REVISION	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	George Myers	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Driveway expansion, stone wall installation, and window replacement

**RECOMMEND:** Approve

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Primary 1 Resource  
**STYLE:** Colonial Revival  
**DATES OF CONSTRUCTION:** 1880-1910

The subject house is currently occupies three lots with a total square footage of 24,375 sq.ft. The house with its additions, the new garage and asphalt driveway occupy the two western lots, with the eastern lot being maintained as open space.

**PROPOSAL:**

The applicant is proposing to (See circles 7-9 ):

1. Extend the existing asphalt driveway to create a turnaround circle.
2. Install an 18" high, stacked stonewall along the front of the property and around the proposed circular planting bed at the center of the driveway.
3. Extend the existing stucco wall along the southern elevation of the house.
4. Replace non-original windows on the front of the existing house (1984 section) with 9/1 double-hung, true-divided light, wood windows on the first floor and 6/1 double-hung, true-divided light, wood windows on the second floor.
5. Replace the existing square window at peak of new garage with a wood, 6/1, double-hung, 3' tall by 2' wide, window.

## APPLICABLE GUIDELINES

Proposed alterations and new construction within the Kensington Historic District are reviewed under the *Secretary of Interior's Standards for Rehabilitation*. Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.

The *Secretary of Interior's Standards for Rehabilitation* that pertain to this project are as follows:

#2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

#9 New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

#10 New additions and adjacent or related new construction will 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.

## STAFF DISCUSSION

The Commission historically has supported modest stonewalls, window replacement on non-contributing additions and the installation of driveways within the Kensington Historic District. As such, staff recommends that the Commission approve the proposal as it will not negatively affect the historic dwelling's integrity, or its existing historic landscape.

## STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b)1 and 2:

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

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.

and with the Secretary of the Interior Standards for Rehabilitation.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers  
Daytime Phone No.: 701 942-9062 ext. 13

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: George & Janine Myers Daytime Phone No.: \_\_\_\_\_  
Address: 10314 Fawcett St Kensington, Md 20895  
Street Number City State Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

REVISION TO  
PREVIOUS PERMIT  
HAWP # 265529  
CASE # 316/015

**LOCATION OF BUILDING/PREMISE**  
House Number: 10314 Street: Fawcett  
Town/City: Kensington Nearest Cross Street: Mitchell  
Lot: 14 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
Label: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  AC  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: Driveway, misc. walls,

1B. Construction cost estimate: \$ \_\_\_\_\_  
1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

WINDOW  
REPLACEMENT

**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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 4/9/04

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**SEE REVERSE SIDE FOR INSTRUCTIONS**


3

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

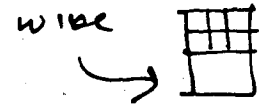
REVISION TO PERMIT # 31 6/01 J  
HAWP # 265529

1. WRITTEN DESCRIPTION OF PROJECT

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

- ① New DRIVEWAY extension e left side of PROPERTY.
- ② New 18" STONE wall e FRONT OF PROPERTY.
- ③ Replace non-original WINDOWS ON FRONT OF EXISTING HOME w/ 6 over 1 e 2nd FLOOR, + 9 over 1 e 1st FLOOR. (all to be wood TDL)
- ④ Replace SQUARE  WINDOW e PEAK OF NEW garage w/ double hung. 3' tall x 2' wide

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



2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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, site 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 (façades), 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 effected 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 decline 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, 1301/279-1355).

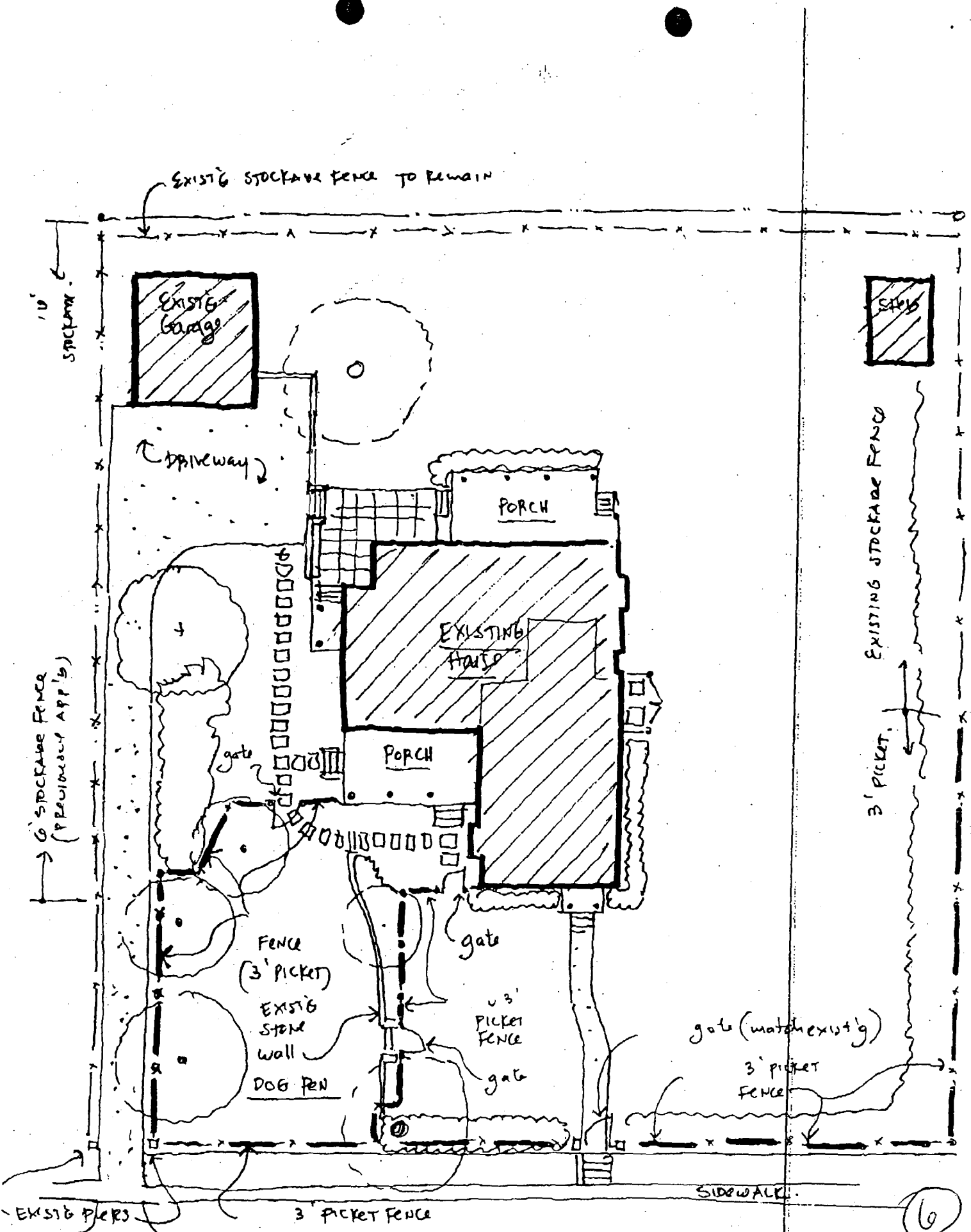
**MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>George Myers 10314 Fawcett St Kensington, MD 20895</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>owner @ Carrie A. Scanlon, et al. 10318 Fawcett St</p>	
<p>owner @ Kenneth W. &amp; K.L. Richards 10310 Fawcett St</p>	
<p>owner @ 10313 Fawcett St. Michael D. &amp; Debra Jones McCurry</p>	
<p>owner @ Town of Kensington 3710 Mitchell St</p>	

g addresses: noticing table



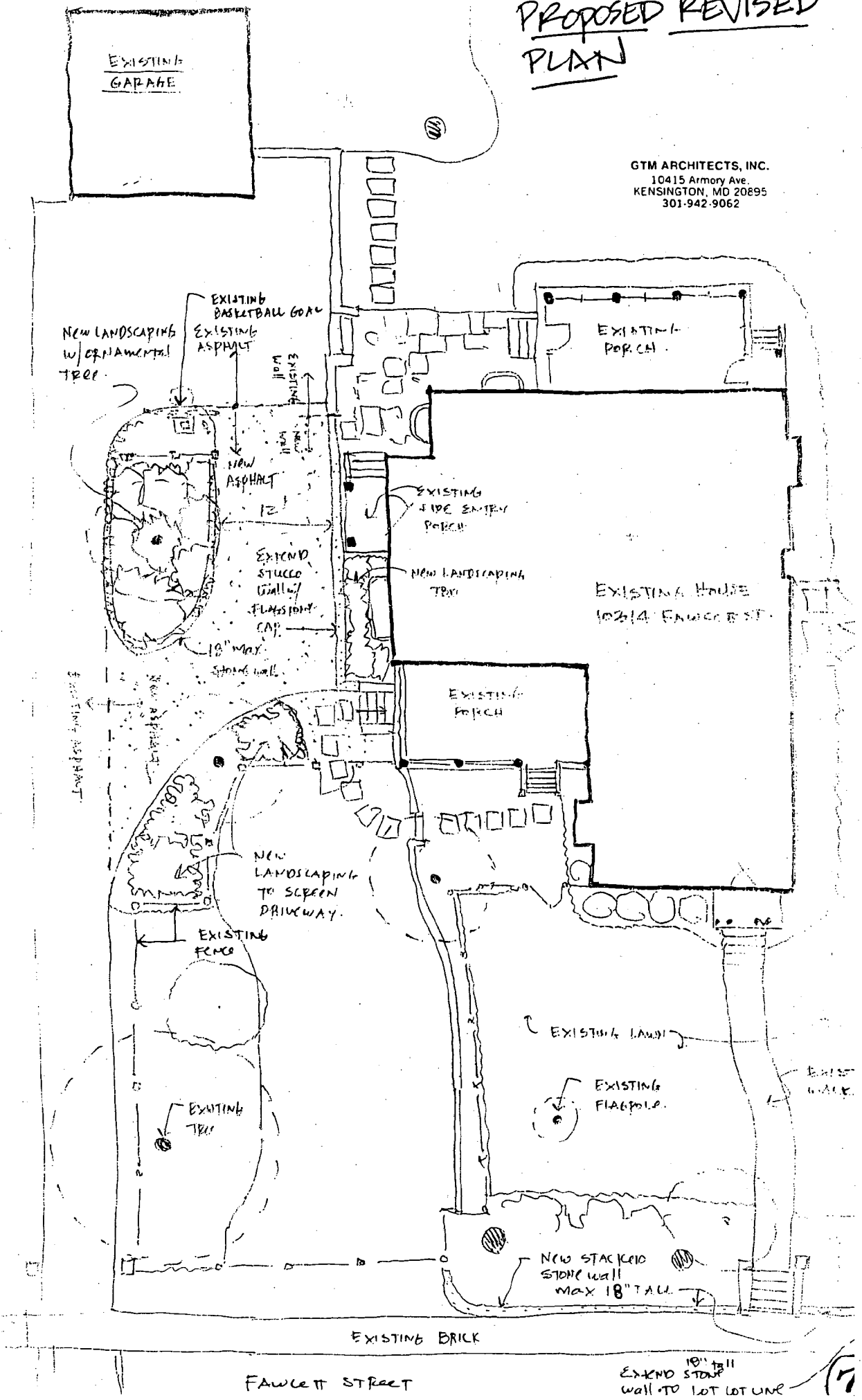


APPROVED PLAN ON 3/12/03 REVISION

6

# PROPOSED REVISED PLAN

GTM ARCHITECTS, INC.  
10415 Armory Ave.  
KENSINGTON, MD 20895  
301-942-9062

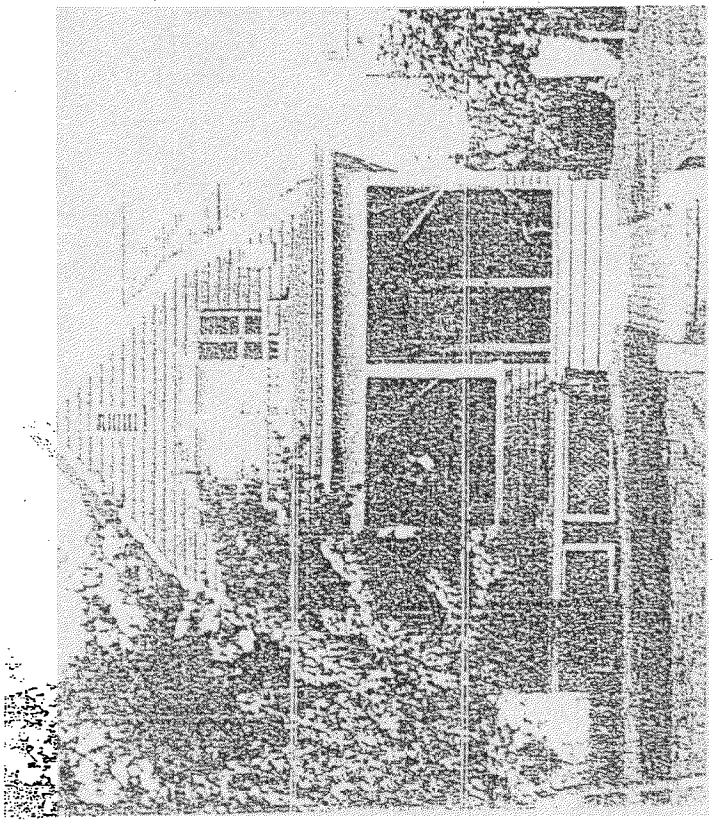


Fawcett Street

18" tall  
Extend stone wall to lot lot line

17

21 236.2.1.6. (10K)  
TB: PERRY KEPLART

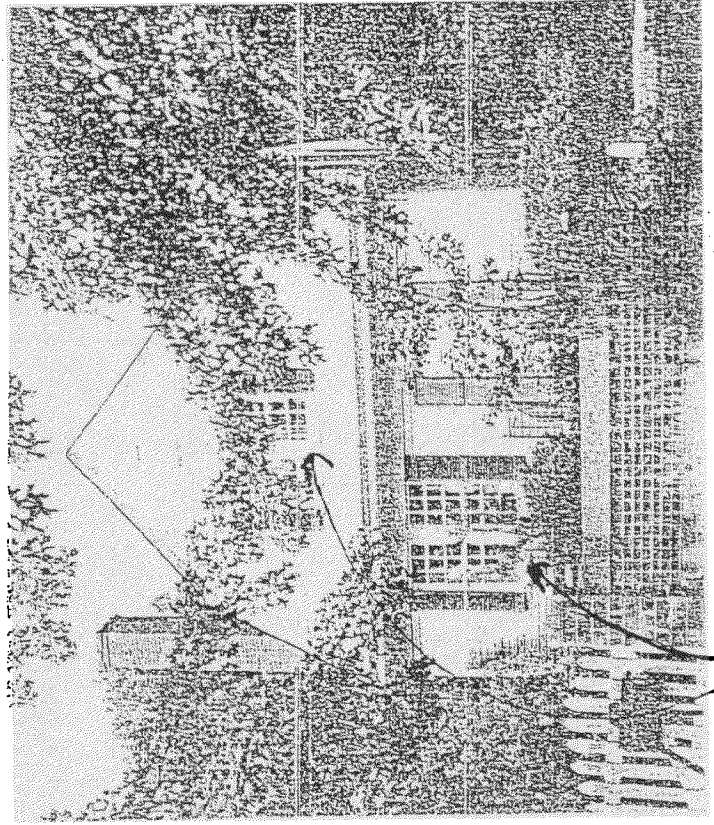


Unknown

1920

10314 Fawcett Street

Built in 1901 by A.C. Warthen, local builder for Dr. and Mrs. Harry O. Trowbridge. Dutch Colonial Revival style with cross-gambrel roof and four gables of equal size. Mr. and Mrs. E. Douglas Birchby removed front porch during 1956 renovation, emphasizing basic structure. This is one of a number of old Kensington houses where present resident is only the second owner.



General Edelin

1984

WINDOWS TO BE REPLACED

WINDOW TO BE CHANGED TO 6/11 TDL DR

WOOD WINDOW

ASPHALT SHINGLES TO MATCH

COPPER GUTTER

SHINGLES

1X6

COPPER GUTTER

COPPER SIDING

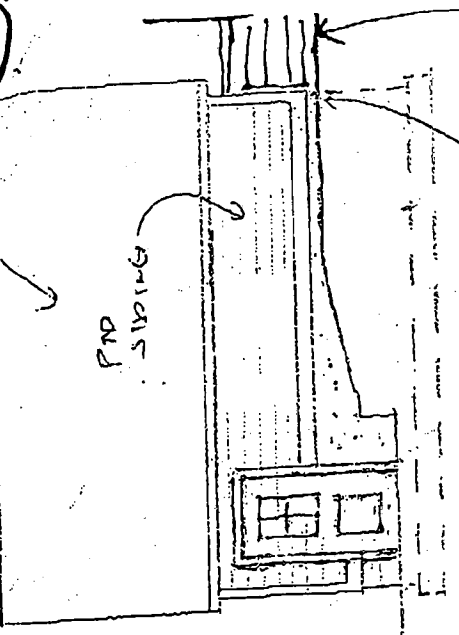
2" RET. WALL

FRONT (FACING STREET)

(NO CHANGES)

PICKET FENCE

ASPHALT SHINGLES TO MATCH



APPROX. GRADE

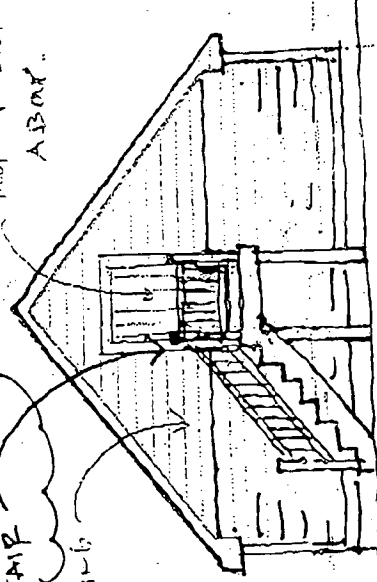
NORTH ELEVATION

(PORCH DELETED FOR NOW)

EXTERIOR STAIR

FLOOR TO STAIR ABOVE

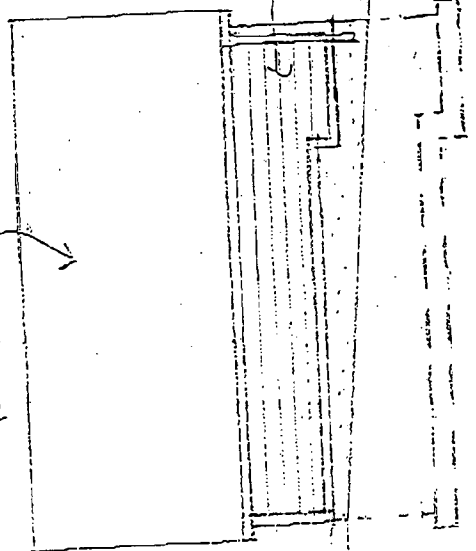
SIDING



REAR (WEST)

SIDING

APPROX. GRADE



SIDE (SOUTH)

FACING HIGHBOB

REVISIONS B.1.02

APPROVED DWGS 10/23/02

9

Date: 4/9/04

To: Montgomery County Historic Preservation Commission  
Michelle Naru  
1109 Spring Street suite 801  
Silver Spring, MD 20910  
Phone: 301-563-3413  
Fax: 301-563-3412

Project #:

Project Name: 10314 Fawcett Street- Revision to permit

Regarding:

We are sending you:

ATTACHED  UNDER SEPARATE COVER VIA delivery THE FOLLOWING ITEMS:

SHOP DRAWINGS  PRINTS  SAMPLES  SPECIFICATION

COPY OF LETTER  \_\_\_\_\_

COPIES: DATED: DESCRIPTION:  
2 sets plans for extending driveway to create turnaround circle, new stone walls, window replacement

THESE ARE TRANSMITTED:

FOR YOUR APPROVAL  APPROVED AS SUBMITTED  
 FOR YOUR USE  APPROVED AS NOTED  
 AS REQUESTED  RETURNED FOR CORRECTIONS  
 FOR REVIEW & COMMENT  \_\_\_\_\_

REMARKS:

COPY TO:

SIGNED: \_\_\_\_\_ ext: 13  
George Myers

# TRANSMITTAL

**GTM**  
Architects

10415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

Date: 4/9/04

To: Montgomery County Historic Preservation Commission  
Michelle Naru  
1109 Spring Street suite 801  
Silver Spring, MD 20910  
Phone: 301-563-3413  
Fax: 301-563-3412

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 \_\_\_\_\_

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REMARKS:

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COPY TO:

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George Myers

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10314 Fawcett Street, Kensington	<b>Meeting Date:</b>	05/12/04
<b>Resource:</b>	Primary 1 Resource Kensington Historic District	<b>Report Date:</b>	05/05/04
<b>Review:</b>	HAWP	<b>Public Notice:</b>	04/28/04
<b>Case Number:</b>	31/06-01J REVISION	<b>Tax Credit:</b>	N/A
<b>Applicant:</b>	George Myers	<b>Staff:</b>	Michele Naru

**PROPOSAL:** Driveway expansion, stone wall installation, and window replacement

**RECOMMEND:** Approve

---

**PROJECT DESCRIPTION**

SIGNIFICANCE: Primary 1 Resource  
STYLE: Colonial Revival  
DATES OF CONSTRUCTION: 1880-1910

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**PROPOSAL:**

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4. Replace non-original windows on the front of the existing house (1984 section) with 9/1 double-hung, true-divided light, wood windows on the first floor and 6/1 double-hung, true-divided light, wood windows on the second floor.
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## STAFF RECOMMENDATION

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and with the Secretary of the Interior Standards for Rehabilitation.

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and not more than two weeks following completion of work.





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255 ROCKVILLE PIKE 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers.  
Daytime Phone No.: 701 942-9062 ext. 13.

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: George & Janine Myers. Daytime Phone No.: \_\_\_\_\_  
Address: 10314 Fawcett St. Kensington, MD. 20895  
Street Number City Street Zip Code  
Contractor: TBD Phone No.: \_\_\_\_\_  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: \_\_\_\_\_ Daytime Phone No.: \_\_\_\_\_

REVISION TO  
PREVIOUS PERMIT  
HAWP # 265529  
CASE # 316/015

### LOCATION OF BUILDING/PREMISE

House Number: 10314 Street: Fawcett  
Town/City: Kensington Nearest Cross Street: Mitchell  
Lot: 14 Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_  
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: DRIVEWAY, MISC. WALLS,

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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 4/9/04.

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

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

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

REVISION TO PERMIT # 31 6/01 J  
HAWP # 265529

1. WRITTEN DESCRIPTION OF PROJECT

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

- ① New DRIVEWAY extension on left side of PROPERTY.
- ② New 19" STONE wall on FRONT OF PROPERTY.
- ③ Replace non-original WINDOWS ON FRONT OF EXISTING HOUSE w/ 6 over 1 on 2nd FLOOR, + 9 over 1 on 1st FLOOR. (all to be wood TDL)
- ④ Replace SQUARE  WINDOW on PEAK OF NEW garage w/ double hung. 3' tall x 2' wide 

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

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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;
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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.

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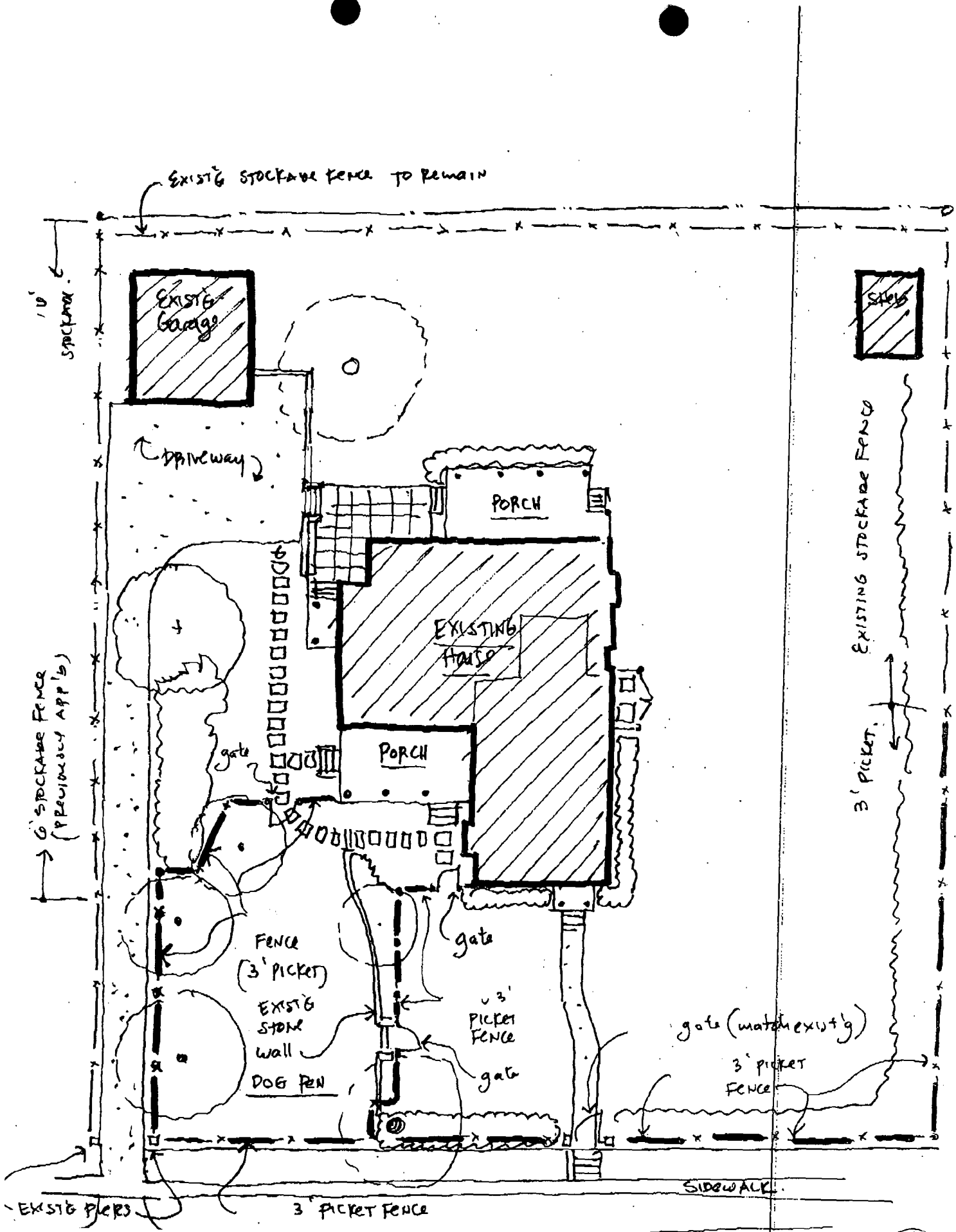
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO MAILING LABELS.

**MAILING ADDRESSES FOR NOTICING**

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
<p>George Myers 10314 Fawcett St Kensington, MD 20895</p>	
<p><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>owner @ Carrie A. Scanlon, et al. 10318 Fawcett St</p>	
<p>owner @ Kenneth N. &amp; K.L. Richards 10310 Fawcett St</p>	
<p>owner @ 10313 Fawcett St. Michael D. &amp; Debra Jones McCurry</p>	
<p>owner @ Town of Kensington 3710 Mitchell St</p>	

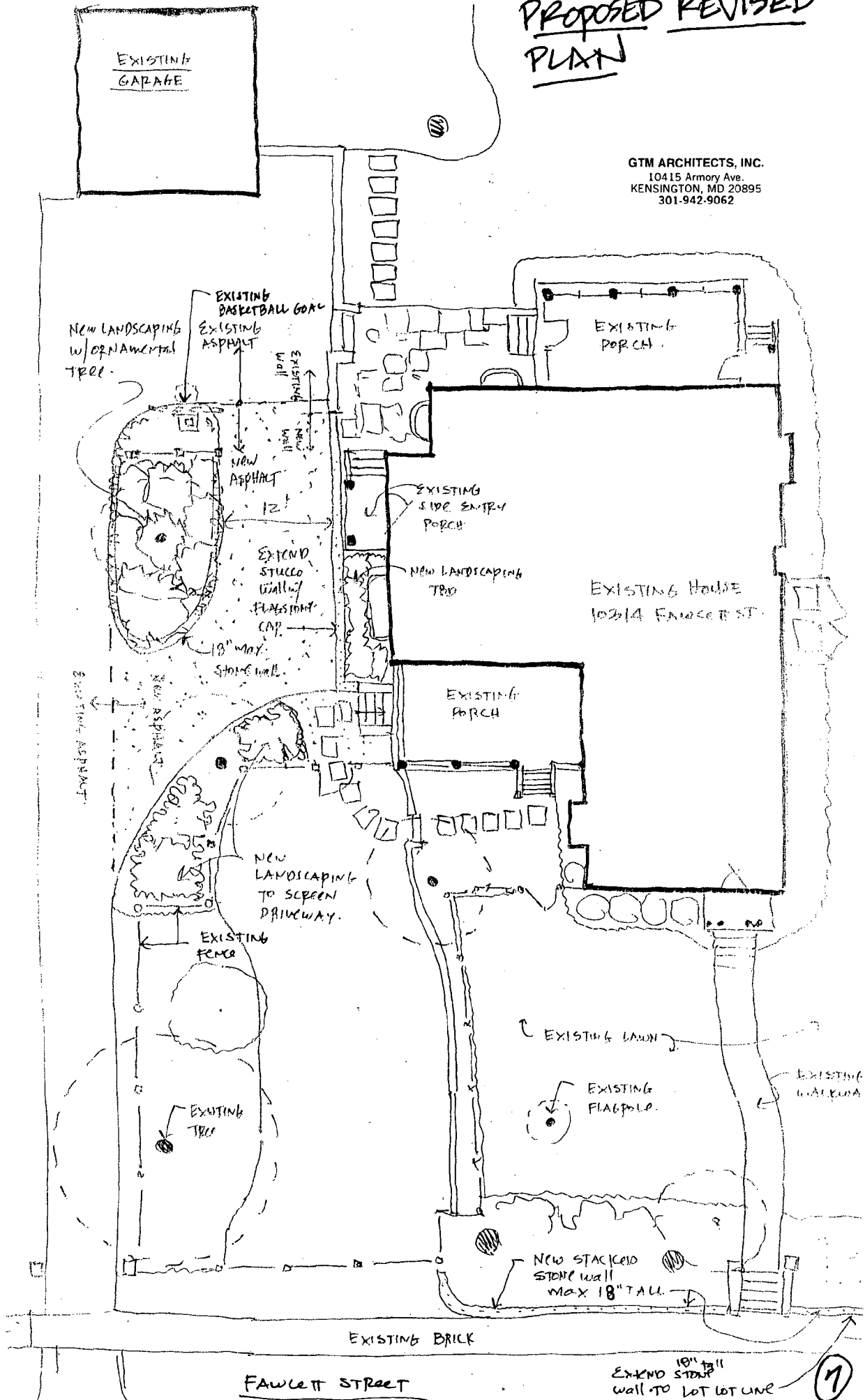
g addresses: noticing table



APPROVED PLAN ON 3/12/03 REVISION

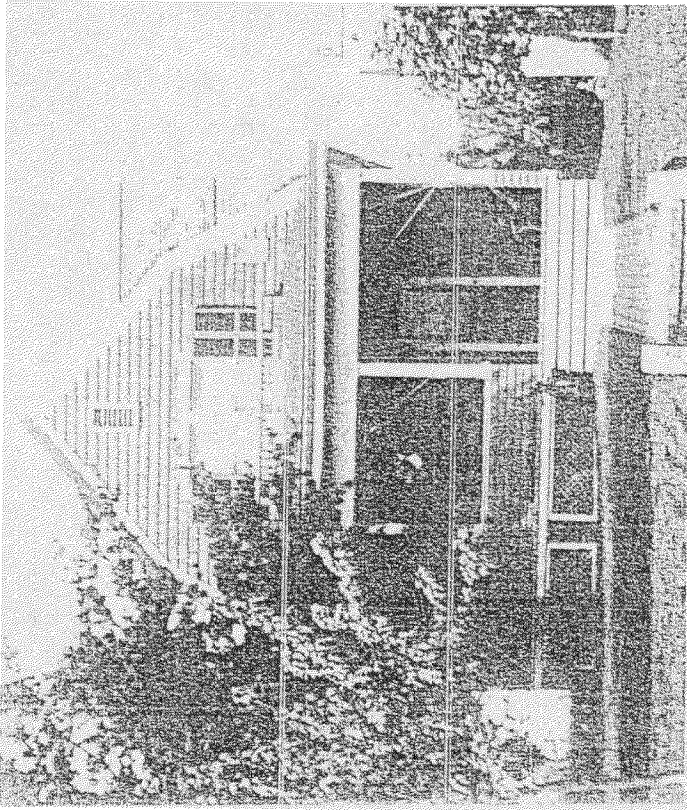
# PROPOSED REVISED PLAN

GTM ARCHITECTS, INC.  
10415 Armory Ave.  
KENSINGTON, MD 20895  
301-942-9062



831 536.3412 fax

ТБ: РЕБРЫ КЕРПАН

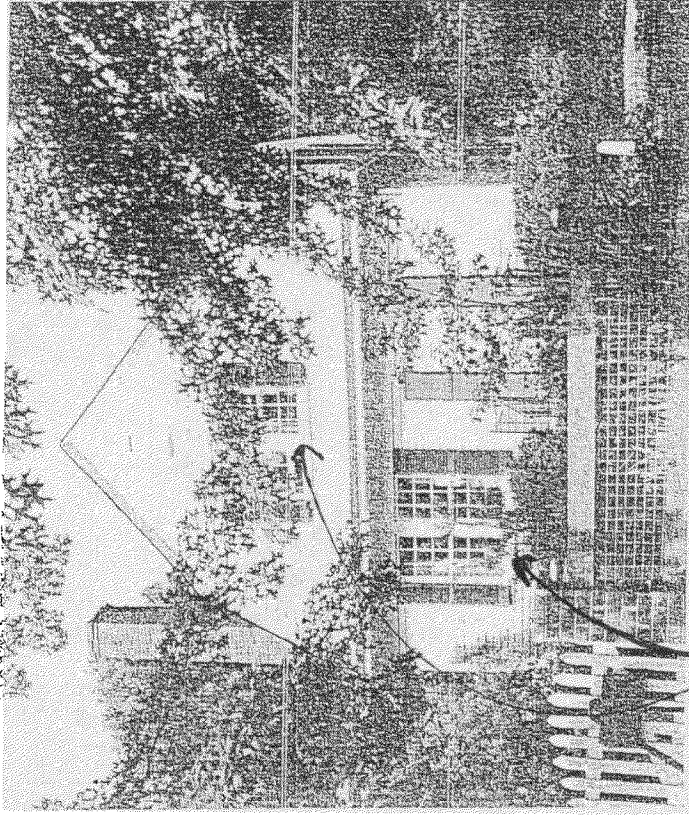


Unknown

1920

### 10314 Fawcett Street

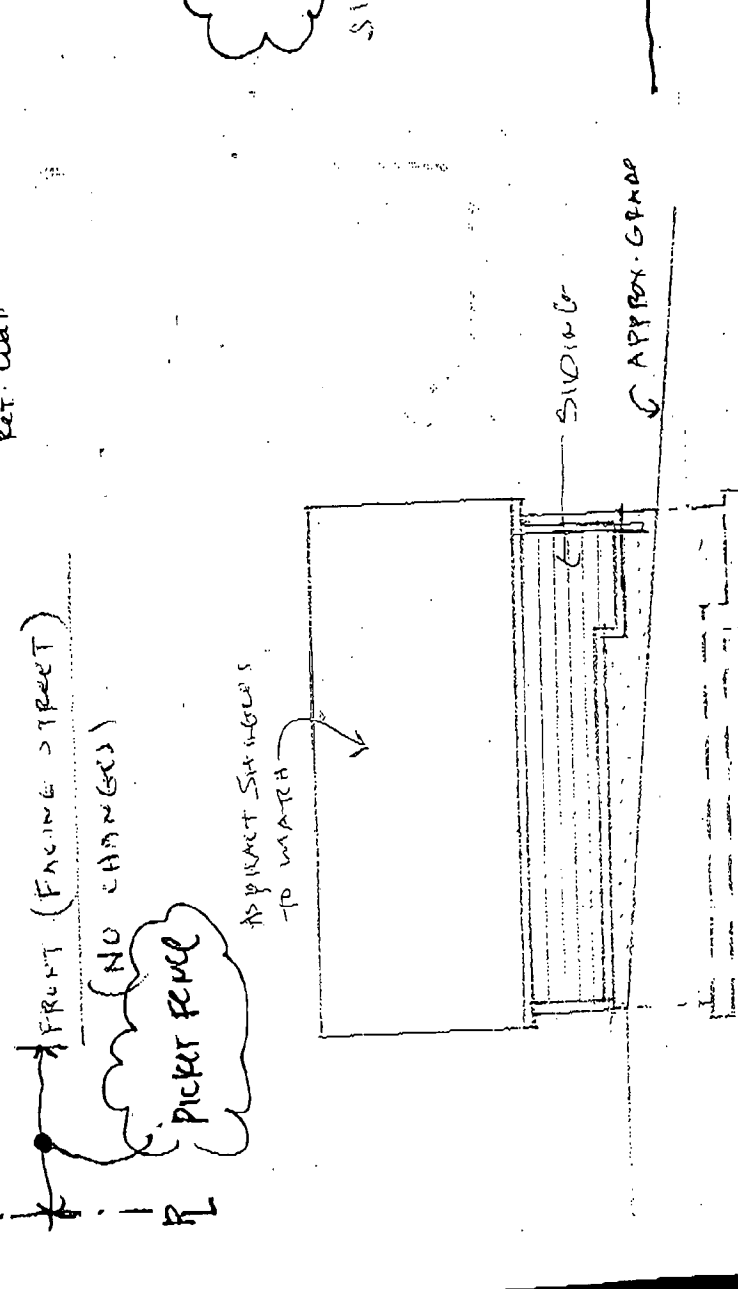
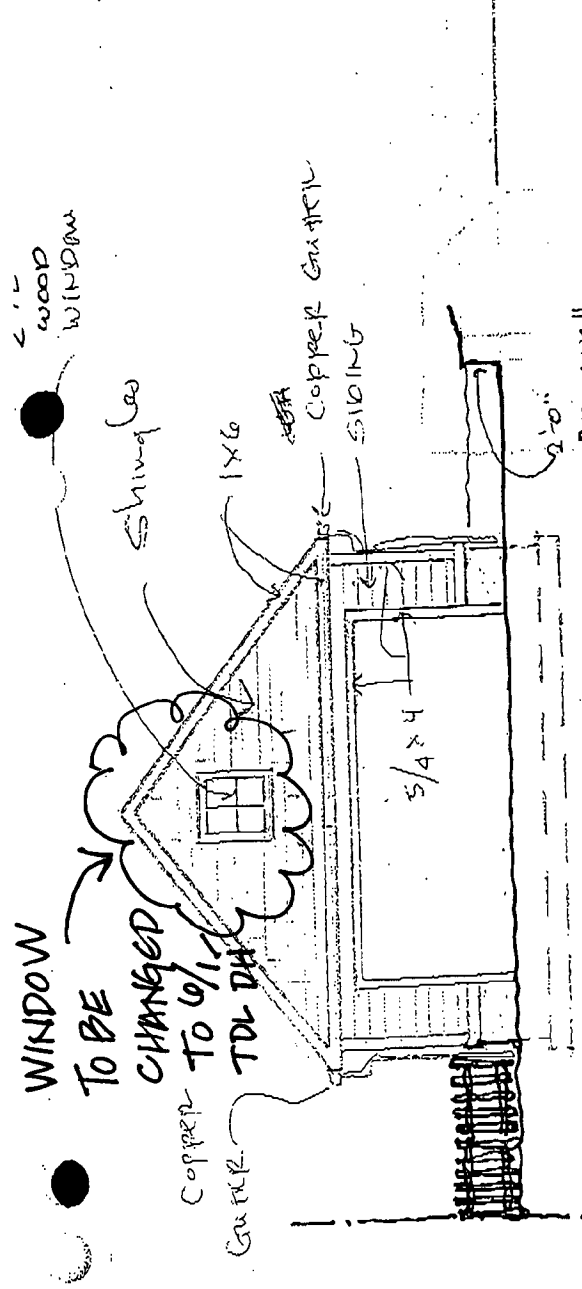
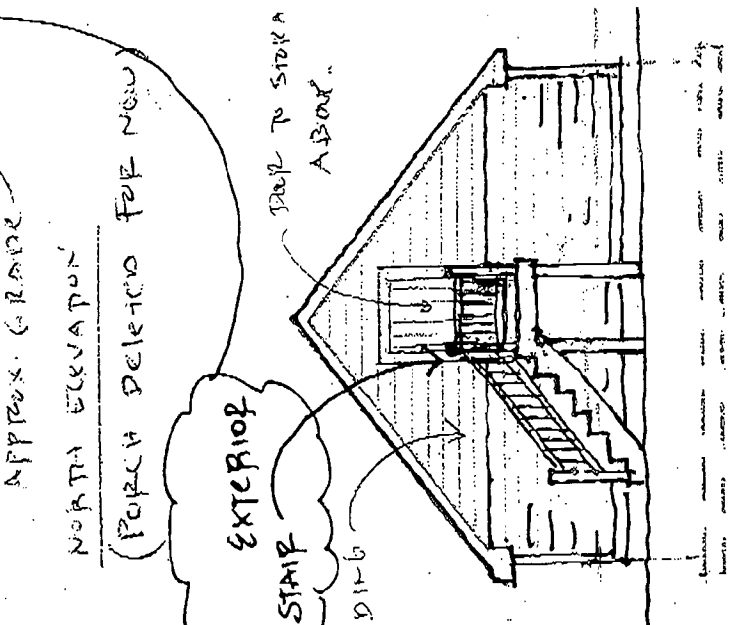
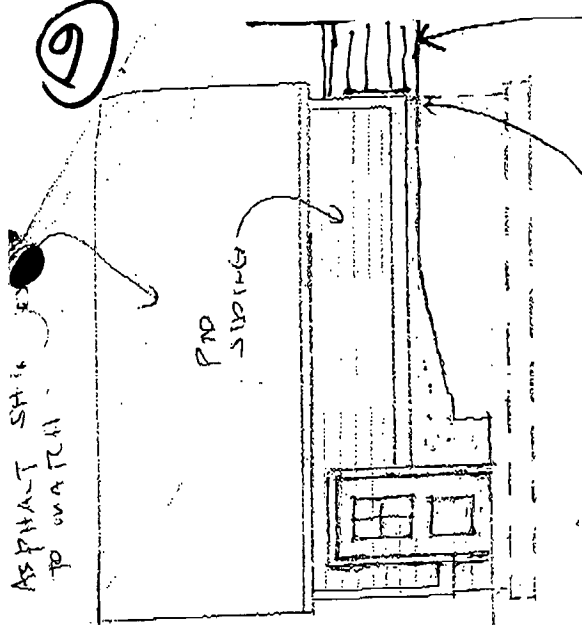
Built in 1901 by A.C. Warthen, local builder for Dr. and Mrs. Harry O. Trowbridge. Dutch Colonial Revival style with cross-gambrel roof and four gables of equal size. Mr. and Mrs. E. Douglas Birchby removed front porch during 1956 renovation, emphasizing basic structure. This is one of a number of old Kensington houses where present resident is only the second owner.



Leonard Libster

1984

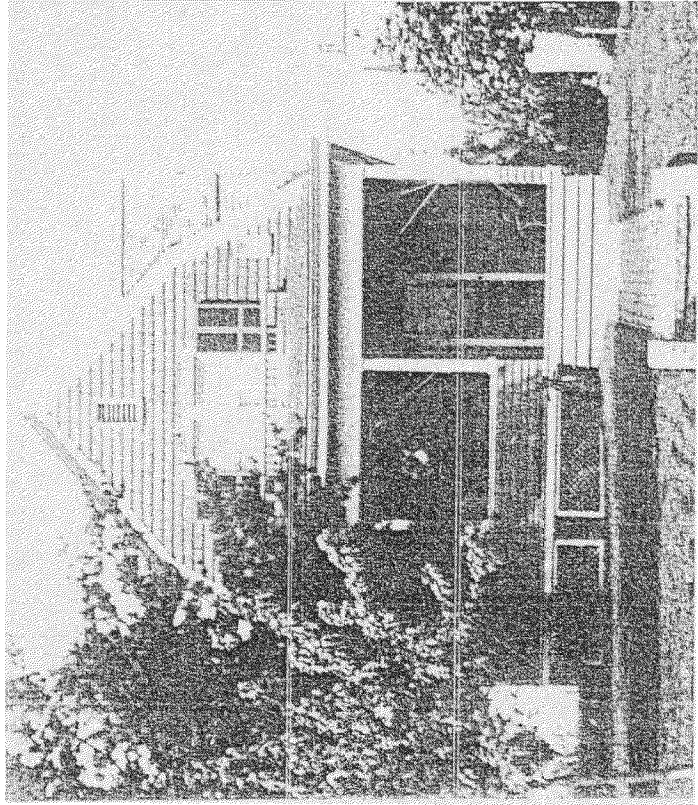
WINDOWS TO BE REPLACED



REVISIONS 8.1.02  
 APPROVED DWGS 10/23/02

536.3412 fax 44

TO: PERRY KEPHART

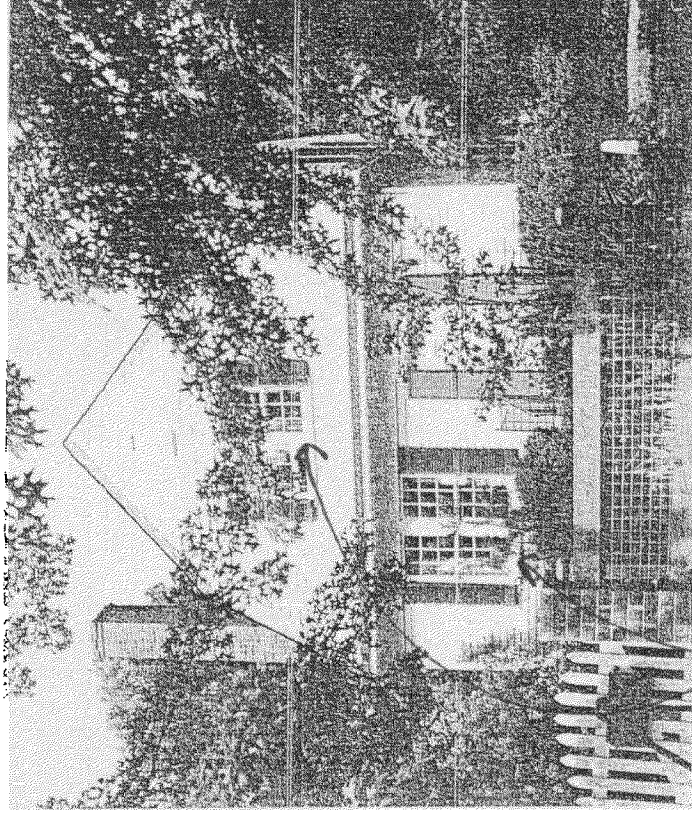


Unknown

1920

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1984

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