

31706-05H 10313 Fawcett St
Kensington Historic District

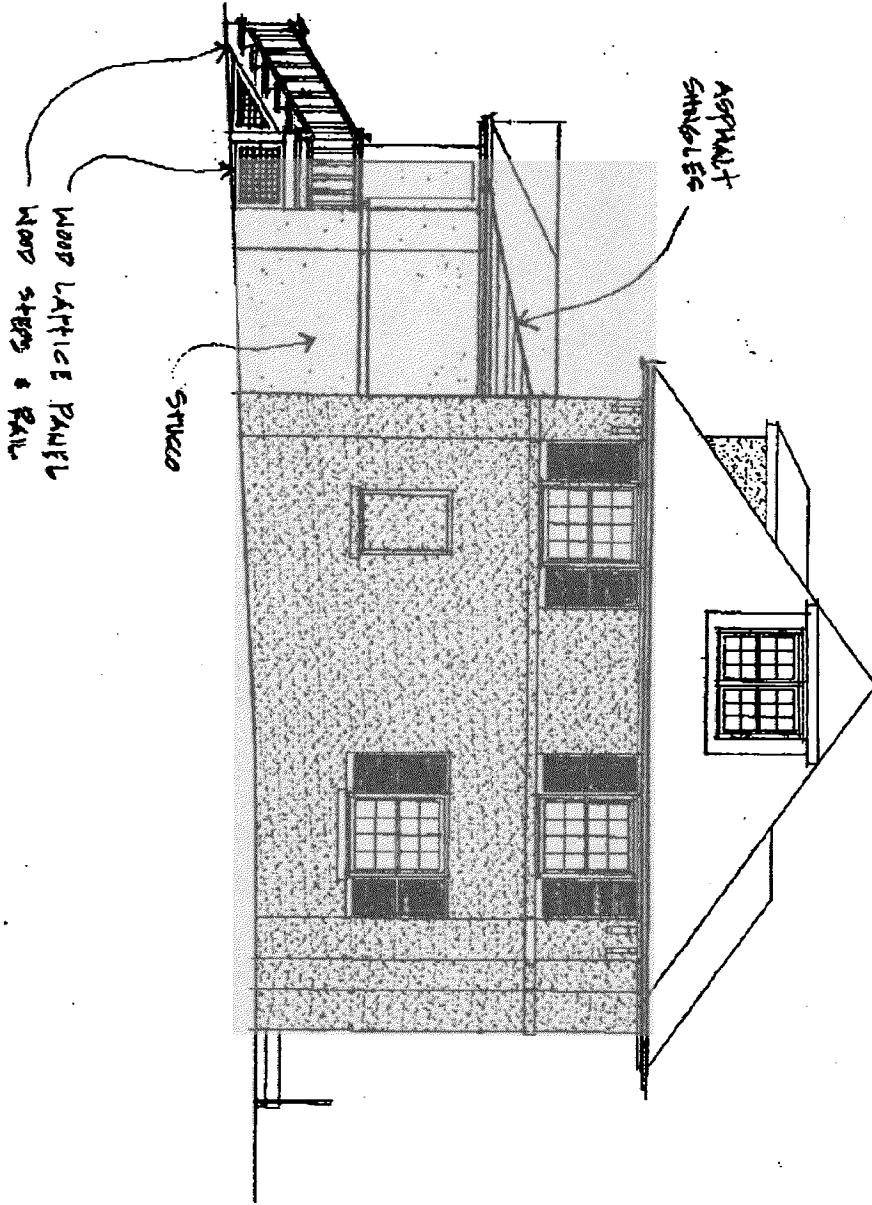


12-8-05

stamped plans in
copy room


changes approved by MPC 12-7-05

1 APPROVED LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0"



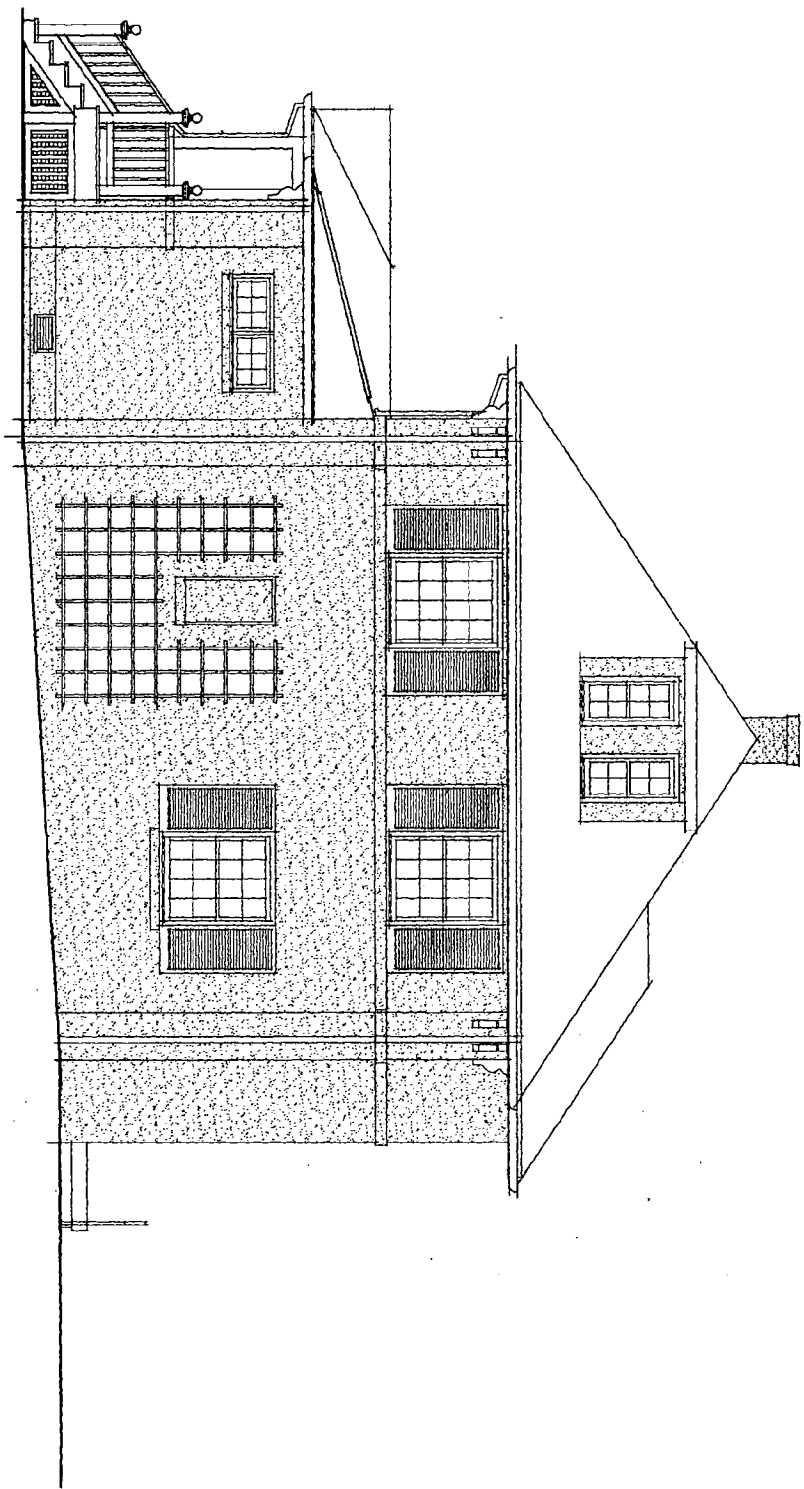
10313 FAWCETT STREET, LANSINGTON
Approved by MPC Oct. 12, 2005

STAFF ITEM

McCurry Residence				 GTM ARCHITECTS 7755 OLD GEORGETOWN ROAD SUITE 700 BETHESDA, MD 20814 (301) 515-0000 (202) 315-3001 FAX	
APPROVED LEFT SIDE ELEVATION					
DRAWN BY: LSC	SCALE: AS NOTED	PROJECT NO. 05.0043	REVISIONS	A3	
CREATED BY: GTM	DATE: 12.07.05				

1
 SCALE: 1/8"=1'-0"
PROPOSED LEFT SIDE ELEVATION

new windows and trellis

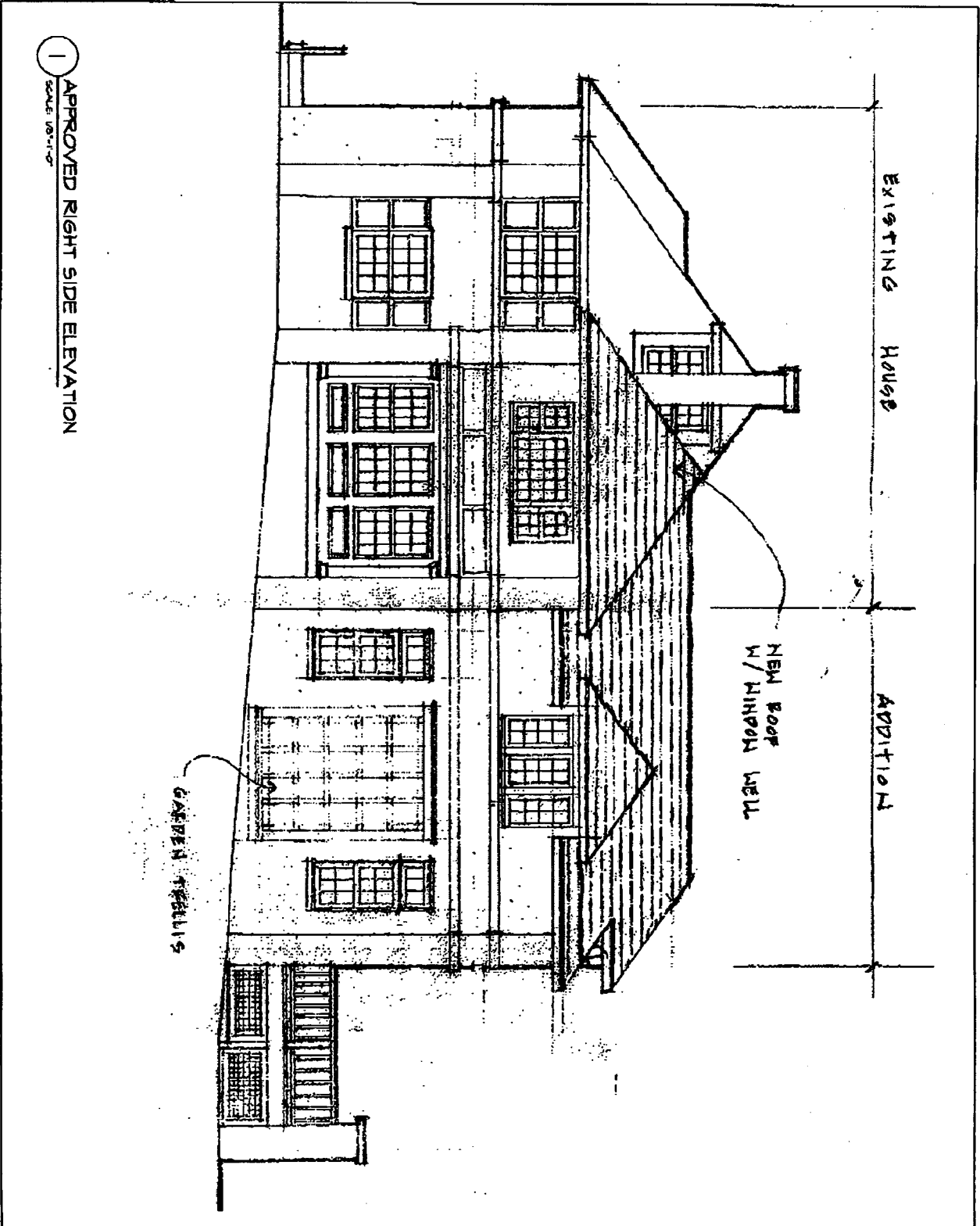


McCurry Residence

PROPOSED LEFT SIDE ELEVATION

DRAWN BY: LSC	SCALE: AS NOTED	PROJECT NO. 05.0093	REVISIONS	DRAWING NO. A4
CHECKED BY: GTM	DATE: 12.07.05			

GTM
 G T M ARCHITECTS
 7735 OLD GEORGETOWN ROAD
 SUITE 700
 BETHESDA, MD 20814
 (240)333-2000
 (240)333-2001 FAX



1 APPROVED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

McCurry Residence

APPROVED RIGHT SIDE ELEVATION

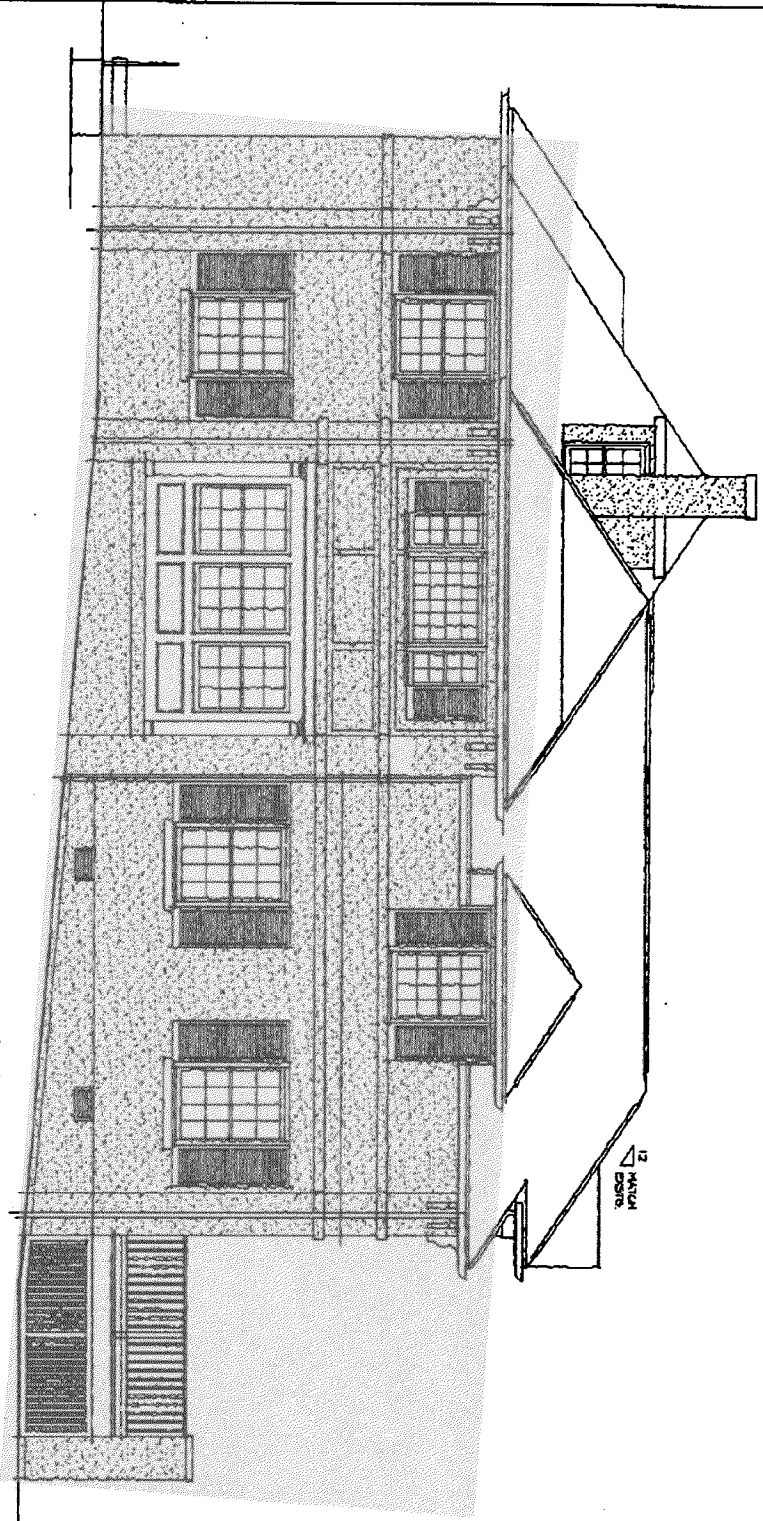
DRAWN BY: LSC	SCALE: AS NOTED	PROJECT NO. 05.0043	REVISIONS
CHECKED BY: GTM	DATE: 12.07.05		

DRAWING NO.
A1

GTM
GTM ARCHITECTS
2733 OLD COLUMBIAN RD
SUITE 700
BETHESDA, MD 20814
(301) 333-2000
(301) 333-2001 FAX

1 PROPOSED RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

*change in windows
no stools*



McCurry Residence

PROPOSED RIGHT SIDE ELEVATION

DRAWN BY: LSC	SCALE: AS NOTED	PROJECT NO. 05.0043	REVISIONS	DRAWING NO. A2
CHECKED BY: GTM	DATE: 12.07.05			

GTM ARCHITECTS
775 OLD CENACETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(301)315-2304
(301)315-2301 FAX

MEMO



Date: December 6, 2005

To: Anne Fothergill
Historic Preservation Review Board
Phone: 301-563-3400
Fax: 301-563-3412

From: GTM Architects, Inc.
Robert Lach
Phone: 240-333-2027
Fax: 240-333-2001

Project #: 05.0093 **Project Name:** McCurry Residence

Subject: Revised HAWP information

Re: Window changes and tree save plan

Comments on the attached drawings:

TSP: With the removal of the 55" maple close to the house, there wasn't a real need to protect any of the remaining trees on the McCurry's property, but there is a stand of Pines / Cedars along the driveway very close to the property line on the neighbor's property. Since the driveway covers the root zone of these trees on the McCurry's property, root protection measures are not warranted, but we would provide tree save fencing along the driveway near where the intended work was going to be done, in an effort to call attention to those trees. No other trees will be affected by the proposed work.

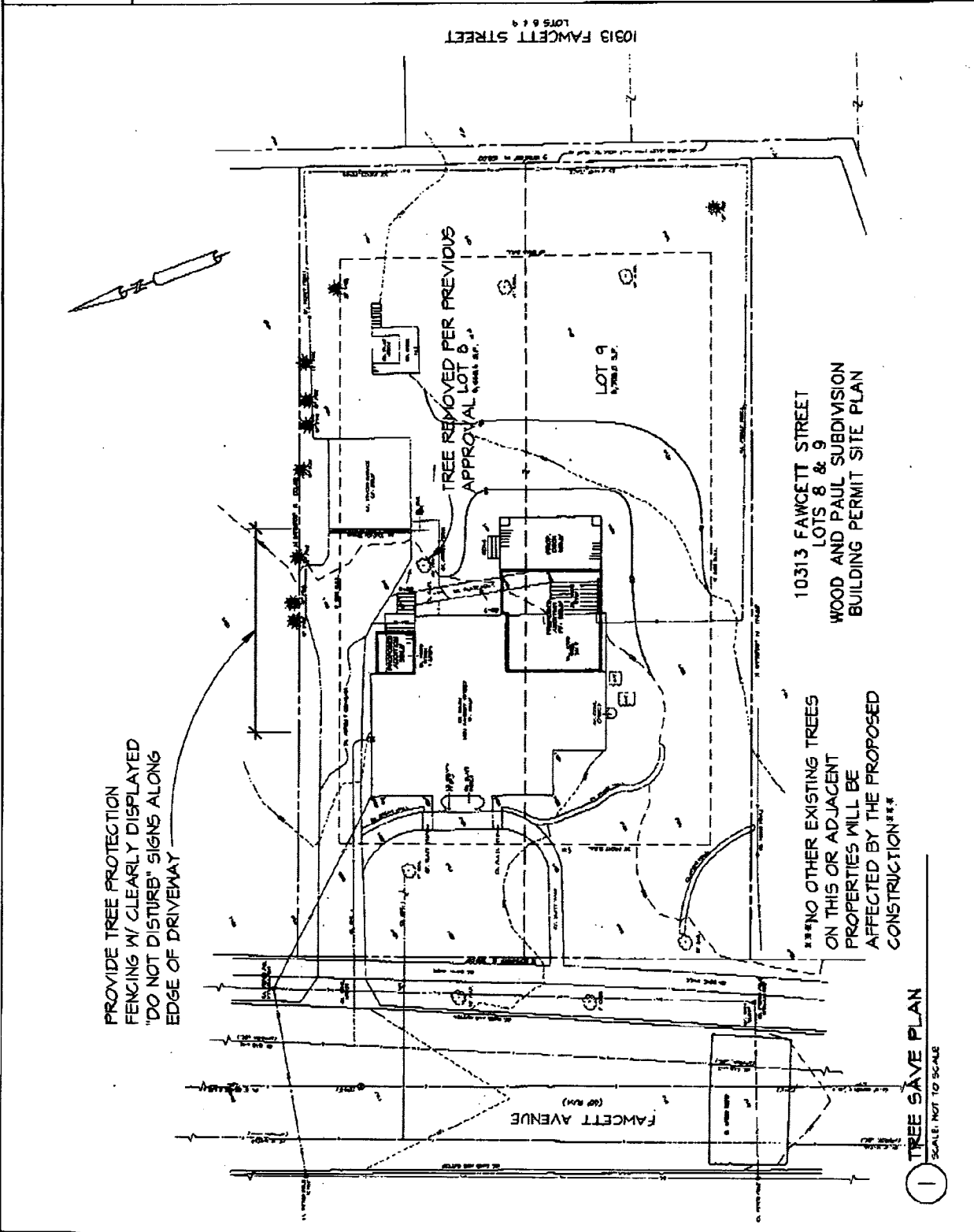
A1 & A2: In general, the biggest change to the side elevation was to keep the detailing of the addition similar to the detailing on the existing house, as we have done successfully on historic properties in the past (George's own house, the Donatelli's home and the Smith residence specifically). The major significant changes were in the non-permanent aspects of the elevation, specifically the change from the garden trellis to the shutters.

A3 & A4: Again, the changes to the elevation of the main mass of the addition were to keep the detailing between addition and new similar, although this elevation was not shown on the original submittal. On the mudroom, the addition of the two windows was a result of some of the feedback that we received during the HPC hearing, and provides some light and air into that mudroom space.

G T M A R C H I T E C T S 775 OLD GEORGETOWN ROAD SUITE 300 WASHINGTON, MD 20784 (301) 223-8888 (301) 223-8888 FAX	TSP DRAWING NO.	PROJECT NO. 05-0043	AS NOTED	SCALE	DATE 12.07.05	CREATED BY: GTM
		DRAWING NO.	PROJECT NO. 05-0043	AS NOTED	SCALE	DATE 12.07.05

McCurry Residence

TREE SAVE PLAN



Date: October 13, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Senior Planner
Historic Preservation Section

SUBJECT: Historic Area Work Permit #384014 REVISION

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached REVISED application for a Historic Area Work Permit (HAWP). This application was Approved. The result of this approved revision is that one of the original conditions of approval has been removed. Therefore, the only condition of approval on this application is:

1. A tree protection plan will be submitted to staff and tree protection measures will be in place before construction begins.

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

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

Applicant: Michael & Debra McCurry

Address: 10313 Fawcett Street, Kensington

This HAWP approval is subject to the general condition that the applicant shall present the 3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

RECONSIDERATION



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
245 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: ROBERT LACH JR AIA
Daytime Phone No.: 240 333 2027

Tax Account No.: 01 02 54 15

Name of Property Owner: MICHAEL & DEBRA McCURRY Daytime Phone No.: 202 783 2596
Address: 10313 FAWCETT STREET KENSINGTON MD 20895 3340
Street Number City Street Zip Code

Contractor: NOT SELECTED Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: ROBERT LACH JR. AIA Daytime Phone No.: 240 333 2027

LOCATION OF BUILDING/PREMISE

House Number: 10313 Street: FAWCETT STREET
Town/City: KENSINGTON Nearest Cross Street: CARROLL PLACE
Lot: 8+9 Block: _____ Subdivision: 15
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: \$ 215,000

1C. If this is a revision of a previously approved active permit, see Permit # 384014

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]
Signature of owner or authorized agent

9/21/05
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley Date: 10-13-05

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

(d)



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: June 9, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator AF
Historic Preservation

SUBJECT: Historic Area Work Permit # 384014

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED WITH THE FOLLOWING CONDITIONS:**

1. A tree protection plan will be submitted to staff and tree protection measures will be in place before construction begins.
2. The rear dormer will be modified to eliminate the peaked roof and palladian window.

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

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

Applicant: Michael and Debra McCurry

Address: 10313 Fawcett Street, Kensington, MD 20895

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work

i



G T M

September 16, 2005

Michele Oaks
Historic Preservation Review Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Regarding: McCurry Residence, 10313 Fawcett Street, Kensington MD

Dear Michele:

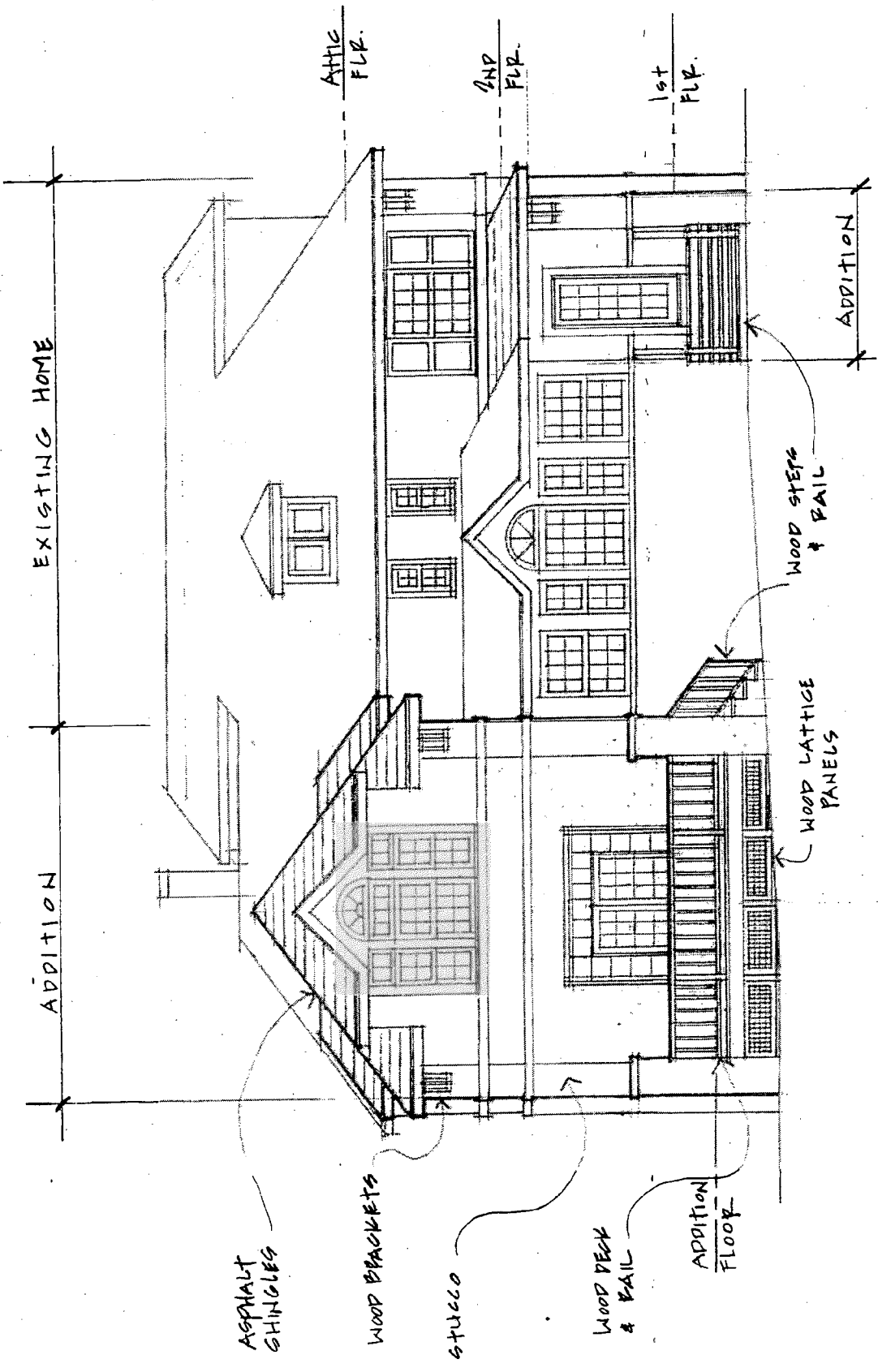
My clients would like to keep the half-circle window in the new addition, a window that was previously denied through the HPC review process. We feel that the half-circle window is in keeping with the preference of Historic Preservation tenets that additions and renovations to existing resources are to be a similar style, but not a direct copy of the original structure. To further this point, it makes excellent sense that the half circle window appears in both the sunroom addition that was executed previously and our new proposed addition.

Please let me know what we can do to get this change implemented.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Lach Jr.", written over a white background.

Robert Lach Jr., A.I.A.
Project Manager





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: ROBERT LACH JR. AIA
 Daytime Phone No.: 240 333 2027

Account No.: 01025415
 Name of Property Owner: MICHAEL & DEBRA McCURRY Daytime Phone No.: 202 783 2596
 Address: 10313 FAWCETT STREET KENSINGTON MD 20895-3340
Street Number City State Zip Code
 Contractor: NOT SELECTED Phone No.: N/A
 Contractor Registration No.: N/A
 Agent for Owner: ROBERT LACH JR. AIA Daytime Phone No.: 240 333 2027

LOCATION OF BUILDING/PREMISE

House Number: 10313 Sheet: FAWCETT STREET
 Town/City: KENSINGTON Nearest Cross Street: CARROLL PLACE
 Lot: 8+9 Block: _____ Subdivision: 15
 Eber: _____ 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/Dism Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 215,000
 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] AIA 5/18/05
Signature of owner or authorized agent Date

Approved: with 2 conditions [Signature] 6-9-05
Signature of Chairperson, Historic Preservation Commission Date
 Disapproved: _____
 Application/Permit No.: 384014 Date Filed: _____ 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:

SEE ATTACHED

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

SEE ATTACHED

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 canopy 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

SEE ATTACHED

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.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10313 Fawcett Street, Kensington	Meeting Date:	10/12/2005
Applicant:	Michael & Debra McCurry (Robert Lach, Architect)	Report Date:	10/5/2005
Resource:	Primary-Two Resource Kensington Historic District	Public Notice:	9/28/2005
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-05Q	Staff:	Anne Fothergill
PROPOSAL:	Reconsideration: Window in rear addition	RECOMMENDATION:	Approve

BACKGROUND

The HPC approved an addition to this house on June 8, 2005. The conditions of approval were the standard tree protection condition and an additional condition that the rear dormer design would be modified to eliminate the peaked roof and palladian window. The transcript from the June 8, 2005 HPC meeting can be found in Circles j-0. The original staff report recommending approval of the addition is in Circles 1-27. The Local Advisory Panel's letter which stated that "the proposed rear addition will not detract significantly from this Primary 1 resource, and appears to conform to all applicable guidelines for historic preservation in Kensington" is in Circles p+q.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary-2 Resource within Kensington Historic District
STYLE: Italian Renaissance
DATE: 1923

PROPOSAL

The applicants would like the HPC to reconsider their second condition of approval and allow the original design with the new rear dormer with the peaked roof and palladian window.

APPLICABLE GUIDELINES

When originally reviewing this proposal, staff used the *Secretary of the Interior's Standards for Rehabilitation* as a guide, specifically Standard # 9 which states:

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.

Staff also used the *Vision of Kensington: A Long-Range Preservation Plan* as a guide for this project. Within the Historic District, the Vision states, “the houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district’s streetscapes.” The Vision discusses specifically the Historic Residential Core, where the house at 10313 Fawcett is located, which “consists of most of the primary historic resources in the residential neighborhood. . .In this area it is important to preserve these patterns of open space, front yard setbacks, building scale, architectural character, and the streetscape qualities.”

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

- In the case of an application for work on a historic resource located within a historic district, the Commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value surrounding historic resources or would impair the character of the historic district.

STAFF DISCUSSION

In the June staff report staff recommended approval of this proposed addition as it met the applicable guidelines and would not adversely affect the historic house. The staff report stated: “The proposed additions are set back approximately 80+ feet from the street and are located behind the existing house. Both of the proposed new sections are located behind the main block of the historic house and the larger 2-story section is partially behind a c.1990 2nd story addition to the house. The additions do not extend out beyond the sides of the house and are inset from the existing house which assists in their differentiation.”

At the June 8th HPC meeting, Commissioner Williams expressed a concern over the design of the rear dormer in the new addition section of the house. She was concerned that the proposed design didn’t tie into the Craftsman style of the addition but related more to the design of the earlier rear addition with a similar window design. At that time the applicants’ architect agreed to her proposed redesign of the dormer to not have the peaked roof and remove the arched window. While no other Commissioner spoke for or against Commissioner Williams’ design change, the vote for approval with Commissioner Williams’ additional condition was unanimous. (see Circles M-O for specific discussion section of transcript)

Since that meeting the architect has met with the owners who really would like to see that feature retained. Originally staff had recommended approval of the proposed design as it is on the rear elevation of a new section of the house attached to a c.1990 addition. While generally staff is reluctant to change a condition of approval made by the HPC, staff recommends that the Commission reconsider this request because the window is on the back of the new addition to the house. The original tree protection condition of approval would still stand but the second condition of approval would be removed.

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STAFF RECOMMENDATION

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

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

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's Standards for Rehabilitation* and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the applicable Montgomery County Department of Permitting Services (DPS) building permits.

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**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:

SEE ATTACHED

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

SEE ATTACHED

2. **SITE PLAN**

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- 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 drieline 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**

SEE ATTACHED

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)

e

MEMO

GTM ARCHITECTS

Date: September 21, 2005

To: Historic Preservation Review Board
 Phone: 301-563-3400
 Fax: 301-563-3412

From: GTM Architects, Inc.
 Robert Lach Jr., A.I.A.
 Phone: 240-333-2027
 Fax: 240-333-2001

Project #: 05.0093 **Project Name:** McCurry Residence

Subject: Application for Historic Area Work Permit

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

The existing structure, located on Fawcett Street in downtown Kensington, was originally built in 1923, with subsequent additions throughout the years. Apparently Italianate in design, the siding is stucco and the roof is currently done in asphalt shingles and copper. Wooden brackets adorn the eaves.

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

The revision to the HAWP is for the re-inclusion of the half circle window in the Owner's Bedroom of the addition. In accordance with the Standards for Rehabilitation #9, having the half round window included in the proposed addition design will further differentiate the addition from the existing resource.

HAWP Application: Mailing Addresses for Notifying

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

Owner's Mailing Address

Michael & Debra McCurry
 10313 Fawcett Street
 Kensington, MD 20895
 Chevy Chase MD 20815

Owner's Agent's Mailing Address

Robert Lach Jr., A.I.A.
 GTM Architects
 7735 Old Georgetown Road Suite 700
 Bethesda MD 20814

MEMO

Adjacent & Confronting Property Owners Mailing Addresses

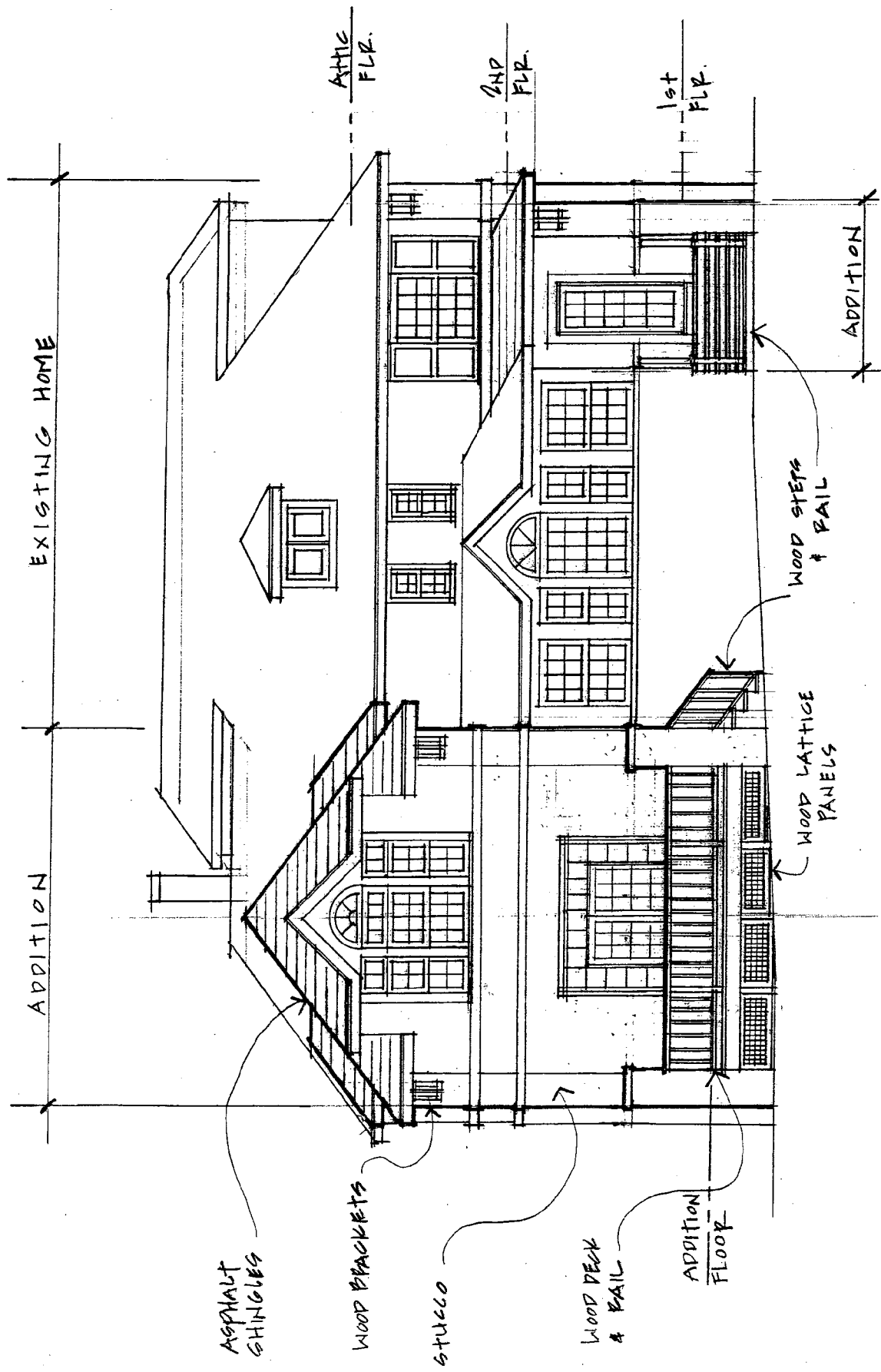
Resident
10314 Fawcett Street
Kensington, MD 20895

Resident
10318 Fawcett Street
Kensington, MD 20895

Resident
10319 Fawcett Street
Kensington, MD 20895

Resident
10226 Carroll Place
Kensington, MD 20895

Resident
10304 Montgomery Avenue
Kensington, MD 20895



June 8, 2005 HPC Meeting Transcript

MS. O'MALLEY: I still haven't found the picture number. The next one is case J, 10313 Fawcett. Can we have a staff report?

MS. FOTHERGILL: Sure. This is a primary two resource of the Kensington historic district. It is an Italian Renaissance house built in 1923. There is a picture on the screen right now.

The applicants are proposing a two-story rear addition that will be located behind that right side section of the house. The new addition will be 22 feet by 22 feet, and clad and stucco, and have wood windows with similarly divided lights. There will be a new wood deck behind the addition, with a wood and stucco railing, and wood steps to grade.

The roof that you can see here on the right hand section, that second story was built around 1990, about 15 years ago, and that roof will be raised a little to tie into the roof of the new addition. It will be replaced with a new sloped asphalt shingle roof.

On the left rear side of the house, the applicants are proposing a one-story nine by nine foot mud room addition, with wood steps to grade. And the, I'll show you around the house. This is that left side. And the small mud room addition will be back here in that middle section. It's another addition, and that will remain in between the two new additions.

The staff's recommending approval with the condition the tree protection, enter a tree protection condition. The local advisory panel reviewed this and concurred with staff that the proposed rear addition meets the applicable guidelines, and they also commented on lot coverage, which is also discussed in the staff report. And they note that it is within the range of lot coverage for historic resources, and will help to maintain the open space vital to the character of a historic district.

There was some discussion between the local advisory committee and the architect about this project, and all the correspondence is in your packet, including a simulated after-photo of that. But

all those things were resolved in the local advisory panel, and the staff feels this is an approvable addition.

And the architect is here, or if you have any questions for me?

MS. O'MALLEY: Any questions for staff? Was there any discussion about the garage gating?

MS. FOTHERGILL: The addition is inset, and has a lower --

MS. O'MALLEY: Any other questions for staff? Good evening. Would you state your name for the record, please?

MR. MYERS: George Myers with GTM Architects. I don't really have anything to add to the staff report. I'm just here to answer any questions, if there are any. I do concur with staff report.

MR. BRESLIN: I'd like to confirm maybe an error in one of the drawing. Your proposed front elevation has a ridge drawn off to the right.

MR. MYERS: The proposed front elevation has a ridge going off to the --

MR. BRESLIN: Yes, it's the ridge that is being raised.

MR. MYERS: Yes, I --

MR. BRESLIN: It shows it to be three or four feet below the dormer gutter?

MR. BURSTYN: Which circle.

MR. BRESLIN: Circle 9.

MR. MYERS: Well, basically, the addition that is there, it has a --

MR. BRESLIN: Yes, you're raising the roof.

MR. MYERS: Well, basically, it's strange the way it was done. They did sort of a semi-hip up about three feet and then it went flat.

MR. BRESLIN: Right.

MR. MYERS: And we're basically extending that up and completing it.

MR. BRESLIN: But my question, I think you have the ridge drawn in the wrong, the ridge is drawn too low.

(K)

MR. MYERS: It's drawn too low?

MR. BRESLIN: If you look at your side elevation --

MR. MYERS: Let me check. Hold on.

MR. BRESLIN: -- it appears that the ridge is substantially higher.

MR. MYERS: From here, I would say it's probably about a third of the way down, is what you are saying?

MR. BRESLIN: Yes.

MR. MYERS: Let me see.

MR. BRESLIN: And on circle 13, which is the side elevation, it looks like the ridge is just about at the gutter line.

MR. MYERS: Oh, to the dormer, is what you are saying?

MR. BRESLIN: Yes.

MR. MYERS: Yes. I would say that it's probably about a third of the way, between a third and a quarter of the way down. That's right. It does look inaccurate. I think we actually did a computer simulation of that. Didn't we send that over? Can you show that? We did a, you know, a before and after from the front. It's not much of a change.

MR. BRESLIN: We have it.

MR. MYERS: Yes. Do you have that?

MR. BRESLIN: But I think it's, we're judging this drawing. This drawing is about three or four feet, which is a big difference. So I have to make sure everybody realized that it is substantially higher than shown.

MR. MYERS: It's about three feet higher than it's shown. I mean, if you look from the ridge, it's probably, again, closer to a third of the way, to two-thirds up the roof, maybe a little bit more. I mean, the reason, the main reason for doing that, really was to clean up what I thought was a pretty odd condition. I happen to live across the street from this house, and have been staring at that odd roof for the

last three years from my porch. And I was welcoming the opportunity from the McCurry's to fix my view.

But really, the main reason for extending that up, actually, was to give us someplace to tie in a little bit better, because where they wanted to add on, there is an existing addition in the middle of the house. And so where they are wanting to add this room, that sort of was tying into a low part of the roof. And by extending that roof up, we can hide the dormer a little bit, and clean it up from the front.

And I think if you see the computer images, that's, you know, accurate. I think it's not going to be noticeable, any noticeable change, really, from the front of the house. And there also is a previous addition. So it's not really an alteration to an existing, you know, an original part of the house.

MS. O'MALLEY: Along those lines questions, I was wondering about the, let's see, on circle 20, is there actually a bay on the second floor?

MR. MYERS: No, that's just basically the second floor has the knee walls that are about six feet or so, and therefore, would pull the walls in a hair, because it's not usable space.

MS. O'MALLEY: Oh, it's part -- okay.

MR. MYERS: Yes, the wall, it goes straight up. You can see from the side, it has the sense of a dormer.

MS. O'MALLEY: And that's what I thought, the side looked strange.

MR. MYERS: But we were trying to, you know, again set the roof of the addition down a bit from the main, to differentiate it.

MS. WILLIAMS: Generally, I think the addition looks fine. I seem to be having trouble with the dormers. The rear dormer seems to be really taking its cue from the 80's addition at the rear of the house, and it doesn't relate at all to the sort of craftsman style that you've chosen for the addition, which is more appropriate to the house. And I sort of wonder why you did that?

MR. MYERS: You know, I'll tell you, when we first, you know what it is? The reason is, because there is sort of -- I guess what I'm saying, on the side, we were trying to tie in more with the



existing house, and looking from the back, we felt like maybe we ought to make some gesture to tying in with the addition that's there.

That, you're absolutely right, that that shape and the little arch is, the owners are very fond of that room with that little arch and peak, and so we thought, okay, on the back, since there is already a precedent for having a little more fun, maybe the back of our addition can really relate a little bit more to the previous addition.

MS. WILLIAMS: All right. I mean, I just don't, this is purely an opinion, I just don't know if it works. I mean, I think you've got a great stylist gig going with the craftsman aesthetic, and then you go around the back and you've got this really bizarre sort of po mo add on, and it just doesn't seem to be well integrated, and it just doesn't seem to really work. I'd stick with your design instead of drawing --

MR. MYERS: Just basically eliminate the, you are saying eliminate the peak and the arched window?

MS. WILLIAMS: Yes, eliminate the peak in that pseudo --

MR. MYERS: Yes, I don't have really a problem with that.

MS. WILLIAMS: -- Palladian end-like thing.

MR. MYERS: Well, again, it was just an attempt to the fact that we're trying -- if I had my choice, I would have taken the original addition off. And, but that was not a possibility, so therefore I felt like architectural in some ways it would respond to it and tie it together. But I don't, I guess I don't have really a problem not doing it that way. You know, it's not that critical to the design.

MS. WILLIAMS: Yes, I agree. I mean, I think you just take off that big old peak, and the fan light, and you just have a nice three part window relationship that works with your craftsman aesthetic. So that's my only comment. Otherwise, I think the massing and the details look good.

MS. O'MALLEY: I guess my only other comment is that we're bringing the house up to pretty large percentage of the lot coverage. And so I hope --

MR. MYERS: I thought we were still down at 12 percent or so?

MS. O'MALLEY: No, almost 16.

MR. MYERS: 16?

MS. FOTHERGILL: With the garage it's 15.

MR. MYERS: Okay. I understand. All right.

MS. O'MALLEY: So I hope the owners will --

MR. MYERS: Stop with this. I think they probably will, knowing the ages of their kids, they will be looking to downsize next go around.

MS. O'MALLEY: Are there any other comments? Certainly, on any new building we would limit it to the 10 percent, but I think since this is an addition, we allow a little more. Is there a motion?

MS. WILLIAMS: I move that we approve case number 31/06-05H with the staff recommendation or the staff condition that a tree protection plan be submitted, and tree protection measures be in place before construction begins, and with the added condition that the rear dormer be modified to exclude or eliminate the peaked roof.

MS. O'MALLEY: Is there a second?

MR. ROTENSTEIN: I'll second.

MS. O'MALLEY: All in favor, raise your hands? All right.

MR. MYERS: Thank you.



Local Advisory Panel
Kensington Historic District

LAP members were provided with the HAWPs referenced below during the week of May 26th, 2005 and were asked to provide comment.

RE: 31/06-05G: 3942 Washington Street, Kensington

LAP believes that the proposed rear dormer on the existing primary 1 resource will not detract significantly from the structure, and appears to conform to all applicable guidelines for historic preservation in Kensington.

There is a reference in Staff's report to removal of a chimney. We encourage documentation (i.e., photographically) of the chimney's location and design, in the event that it is restored in the future.

Staff's report outlines substantial exterior restoration efforts to be undertaken by the applicant, which should be applauded.

RE: 31/06-05H: 10313 Fawcett Street, Kensington

The applicant's agent, in addition to the HAWP, provided before and after (retouched) photos to assist in our review.

LAP finds that the proposed rear addition will not detract significantly from this primary 1 resource, and appears to conform to all applicable guidelines for historic preservation in Kensington. We note that the additions and modifications will be made primarily to existing additions and modifications to this structure, and will generally not be visible from the street. Regarding lot coverage, we note that it is within range of lot coverage for historic resources, which will help to maintain the open space vital to the character of the historic district.

One LAP member noted the following:

First, according to the before and after photos of the house (nicely done) and the existing drawings, the sunroom wing has a double belt course between the first and second floor. On the existing side elevations and axonometric it extends to the main house (it does not).

Second, at the first floor windows of the sun room there is a strong sill line as indicated on the axonometric and the side elevations. On the proposed rear elevation however there is a low belt course at the low sill line on the rear (proposed) which appears to extend around the sun room as an existing element. This low belt course does not appear on either the proposed side elevation or on the axonometric. ... The drawings should be coordinated so they all show the same treatment (or elimination) of the lowest belt course.

LAP requests that the applicant's agent ensure that all elevations and axonometric drawings match.

Jim Engel
LAP Chairman



G T M

September 16, 2005

Michele Oaks
Historic Preservation Review Board
8787 Georgia Avenue
Silver Spring, MD 20910-3760

Regarding: McCurry Residence, 10313 Fawcett Street, Kensington MD

Dear Michele:

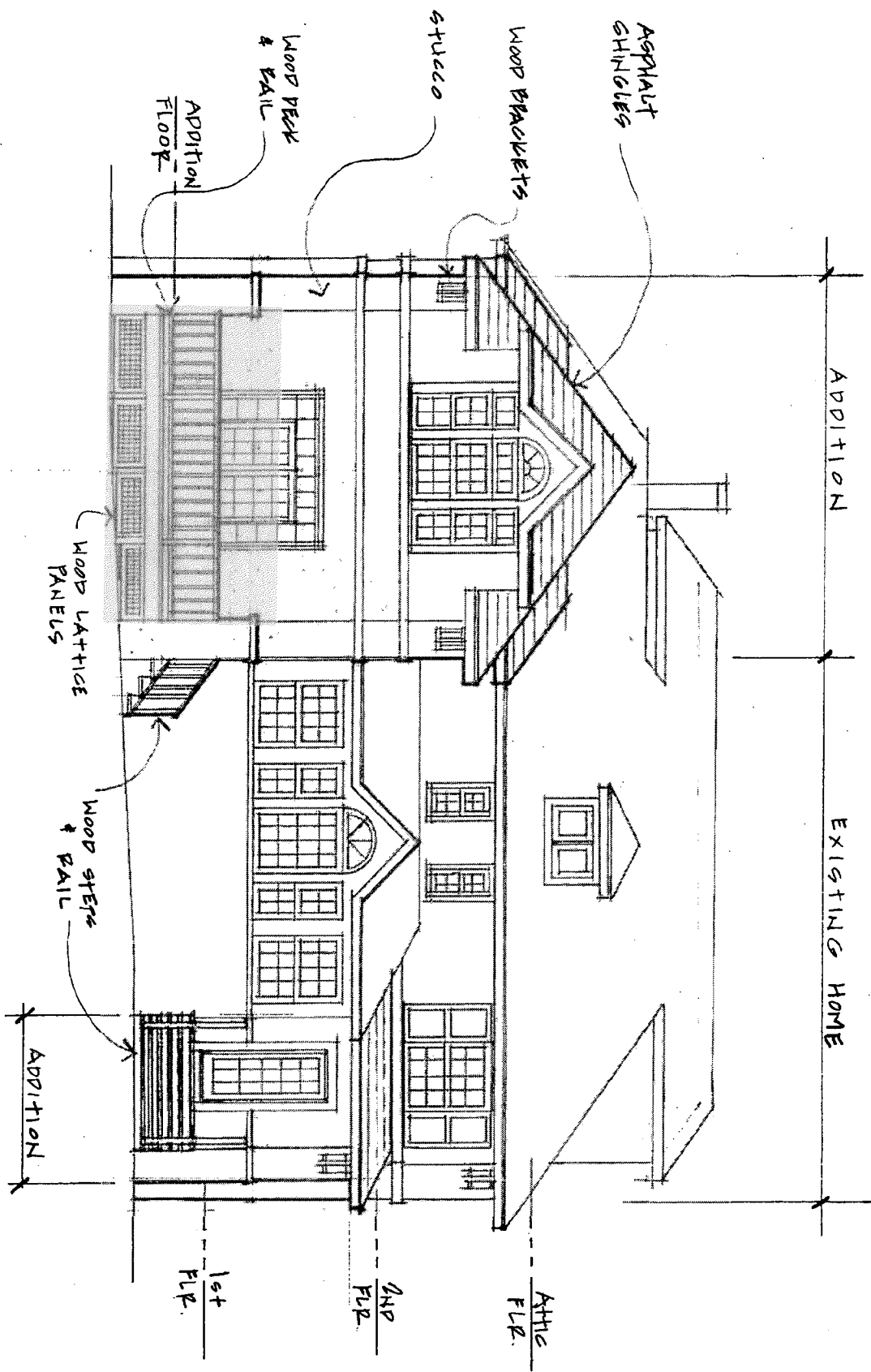
My clients would like to keep the half-circle window in the new addition, a window that was previously denied through the HPC review process. We feel that the half-circle window is in keeping with the preference of Historic Preservation tenets that additions and renovations to existing resources are to be a similar style, but not a direct copy of the original structure. To further this point, it makes excellent sense that the half circle window appears in both the sunroom addition that was executed previously and our new proposed addition.

Please let me know what we can do to get this change implemented.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Lach Jr.", written over a white background.

Robert Lach Jr., A.I.A.
Project Manager



Fothergill, Anne

From: Engel, James D [jdengel@firsthorizon.com]
Sent: Tuesday, June 07, 2005 4:26 PM
To: Robert Lach; Tully, Tania; Fothergill, Anne; Wright, Gwen; Oaks, Michele
Subject: Kensington HAWPs

Staff, Robert,
Here is our report.

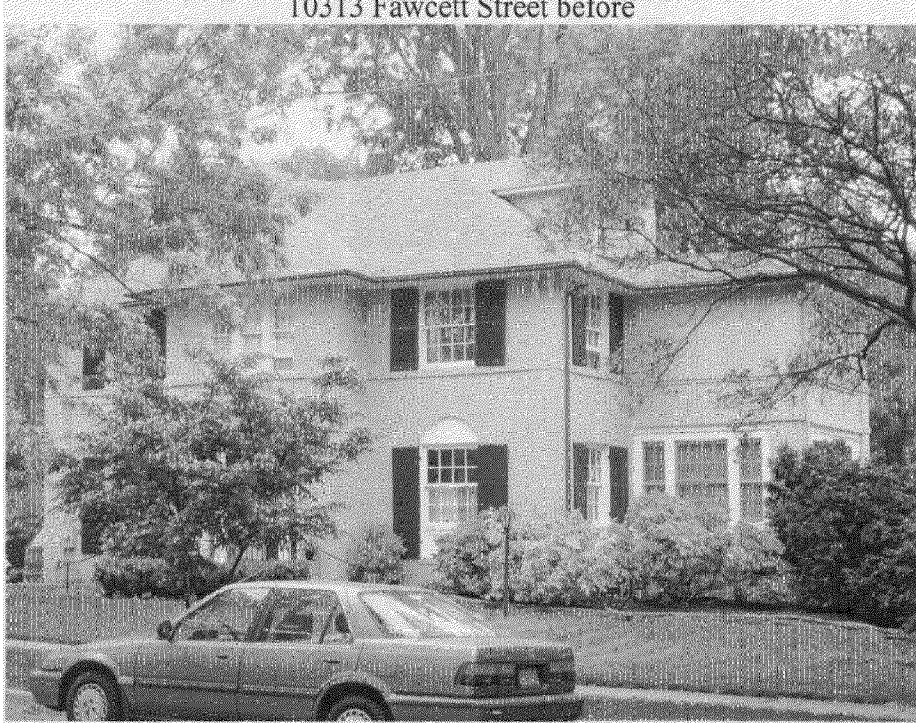
Robert, regarding McCurry's, one of our members, John Anderson, is an architect and pointed out a couple of relatively minor inconsistencies between the drawings having to do with belt lines on the addition and the existing house. Not major but worth correcting for the meeting and final application, so that any controversy is avoided in the future.

Jim Engel
Kensington LAP
(703) 394-2545
Fax. (703) 734-1834
JDEngel@ftb.com

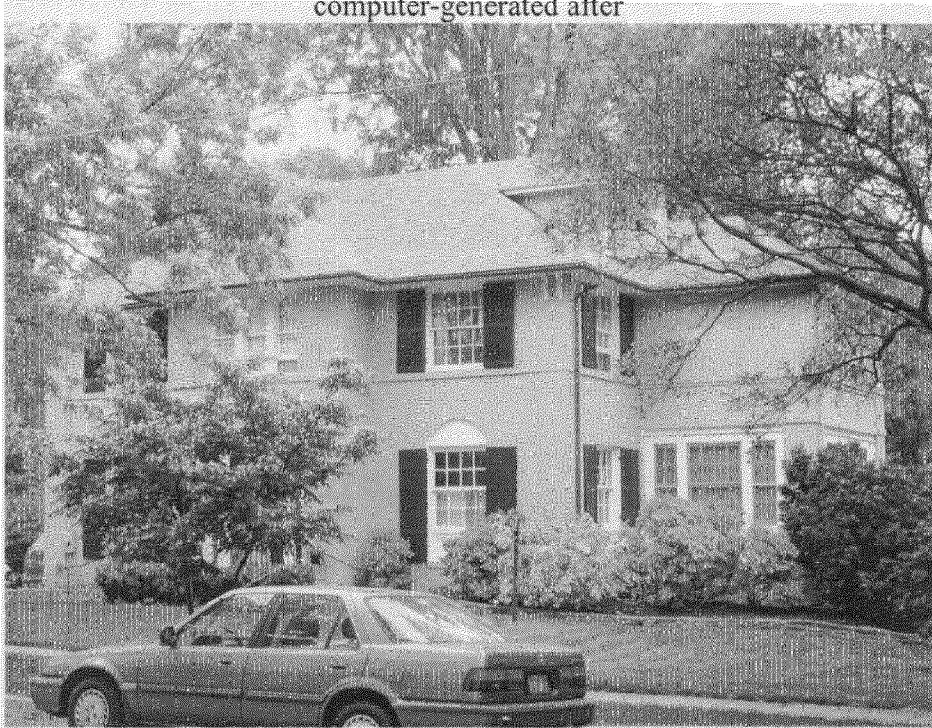
Confidentiality notice:

This e-mail message, including any attachments, may contain legally privileged and/or confidential information. If you are not the intended recipient(s), or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution, or copying of this e-mail message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer.

10313 Fawcett Street before



computer-generated after



Fothergill, Anne

Subject: FW: McCurry Residence/GTM Architects

Additional correspondence on 10313 Fawcett

-----Original Message-----

From: Robert Lach [mailto:rlach@GTMArchitects.com]

Sent: Wednesday, June 01, 2005 5:00 PM

To: 'Engel, James D'; Fothergill, Anne; Peoplesbarry@aol.com; j.anderson126@verizon.net; james cooper; cleanairfrank@hotmail.com; George Myers; Robert Lach

Cc: Tully, Tania; Wright, Gwen; Oaks, Michele

Subject: RE: McCurry Residence/GTM Architects

Please find attached two images of the McCurry property, a before of the front view, and an after as done by one of our computer wizards. The window well as proposed will not be readily apparent on the front elevation, as it will be behind the existing chimney.

The proposed roof peak will be about three feet higher than the flat surface that covers that section now, but that amount will appear less due to the angle of viewing from the street and side yard.

I hope these images help you in your deliberations. If there is anything else that our office can do for you, do not hesitate to contact us.

Robert

Robert Lach Jr., A.I.A.

Project Manager

GTMARCHITECTS

7735 Old Georgetown Road

Suite 700

Bethesda, MD 20814

240-333-2027 direct

240-333-2001 fax

<mailto:rlach@gtmarchitects.com>

www.gtmarchitects.com

-----Original Message-----

From: Engel, James D [mailto:jdengel@firsthorizon.com]

Sent: Wednesday, June 01, 2005 1:30 PM

To: Fothergill, Anne; Peoplesbarry@aol.com; j.anderson126@verizon.net; james cooper; cleanairfrank@hotmail.com; George Myers; Robert Lach

Cc: Tully, Tania; Wright, Gwen; Oaks, Michele

Subject: RE: McCurry Residence/GTM Architects

I'm not seeing the "well" in the proposed front elevation that will be created in front of the dormer. Would it be visible or would it be largely blocked by the chimney? How many feet are being added to the roof?

As I indicated to George, the fact that the second floor was a more recent addition gives some support to the argument for changing the roofline. It would, however, be helpful to see as much detail as possible given that this will be a change that flows with the house for (hopefully) eternity. The perspective drawing was helpful but the house won't be viewed from that angle.

6/2/2005

Thanks.

-----Original Message-----

From: Fothergill, Anne [mailto:Anne.Fothergill@mncppc-mc.org]

Sent: Wednesday, June 01, 2005 11:00 AM

To: Engel, James D; Peoplesbarry@aol.com; j.anderson126@verizon.net; james cooper; cleanairfrank@hotmail.com; George Myers; Robert Lach

Cc: Tully, Tania; Wright, Gwen; Oaks, Michele

Subject: RE: McCurry Residence/GTM Architects

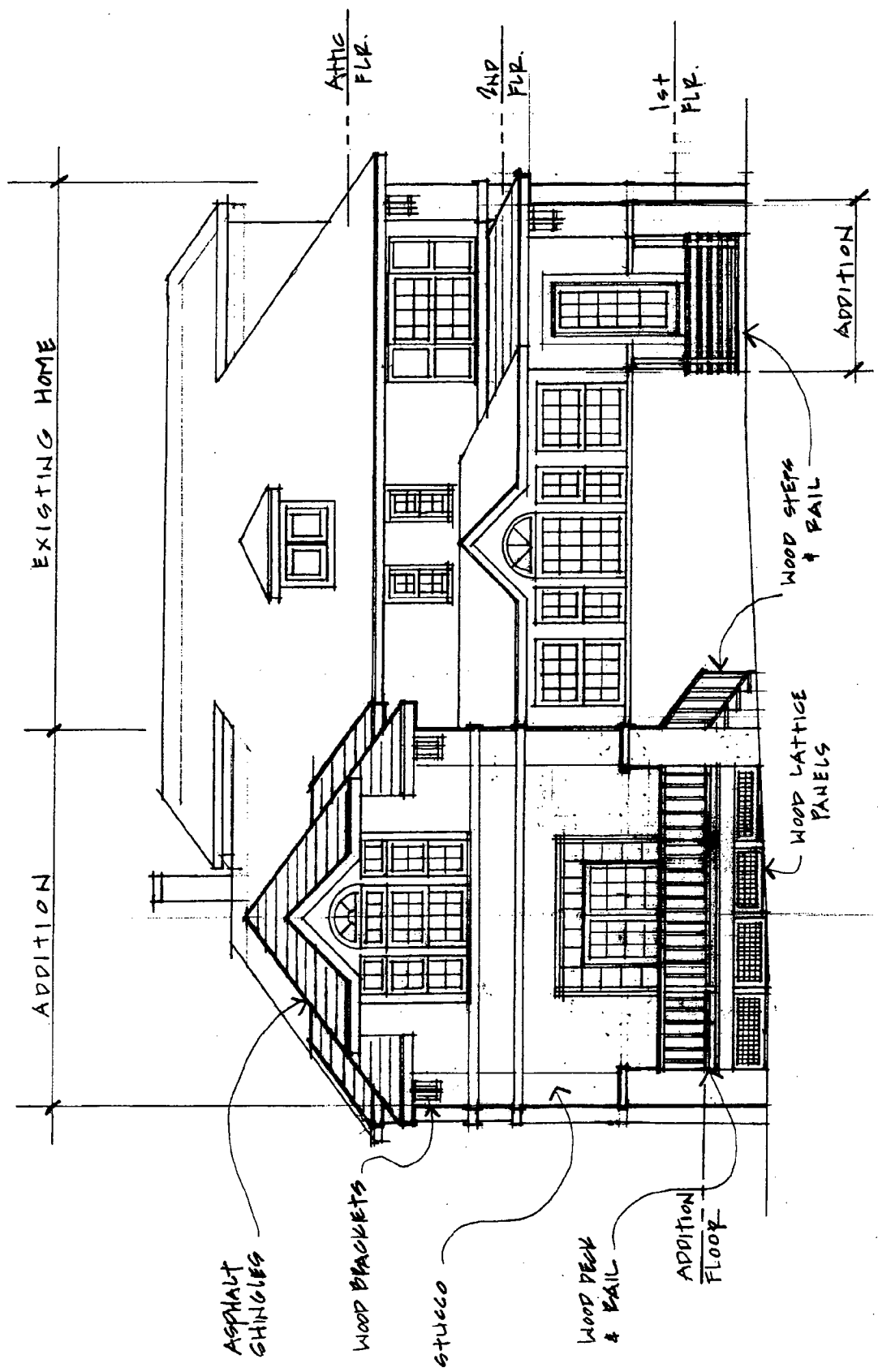
Hello,

In response to this email, George Myers sent an email yesterday detailing the chronology of the recent additions and alterations to this right-side section of the house. I have seen the original blueprints for the Fawcett Street house and they do show a one-story porch on the right side of the house. The applicants will bring the blueprints to the HPC meeting if anyone would like to look at them.

I am attaching the proposed front and left side elevations as they were not in the original packets. If you have any additional questions, please email or call me.

Thanks,
Anne

Anne Fothergill
Historic Preservation Planner
Maryland-National Capital Park and Planning Commission
Montgomery County Historic Preservation Section
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400
301-563-3412 fax



EXISTING HOME

ADDITION

ATTIC FLR.

2ND FLR.

1st FLR.

ADDITION

ASPHALT SHINGLES

WOOD BRACKETS

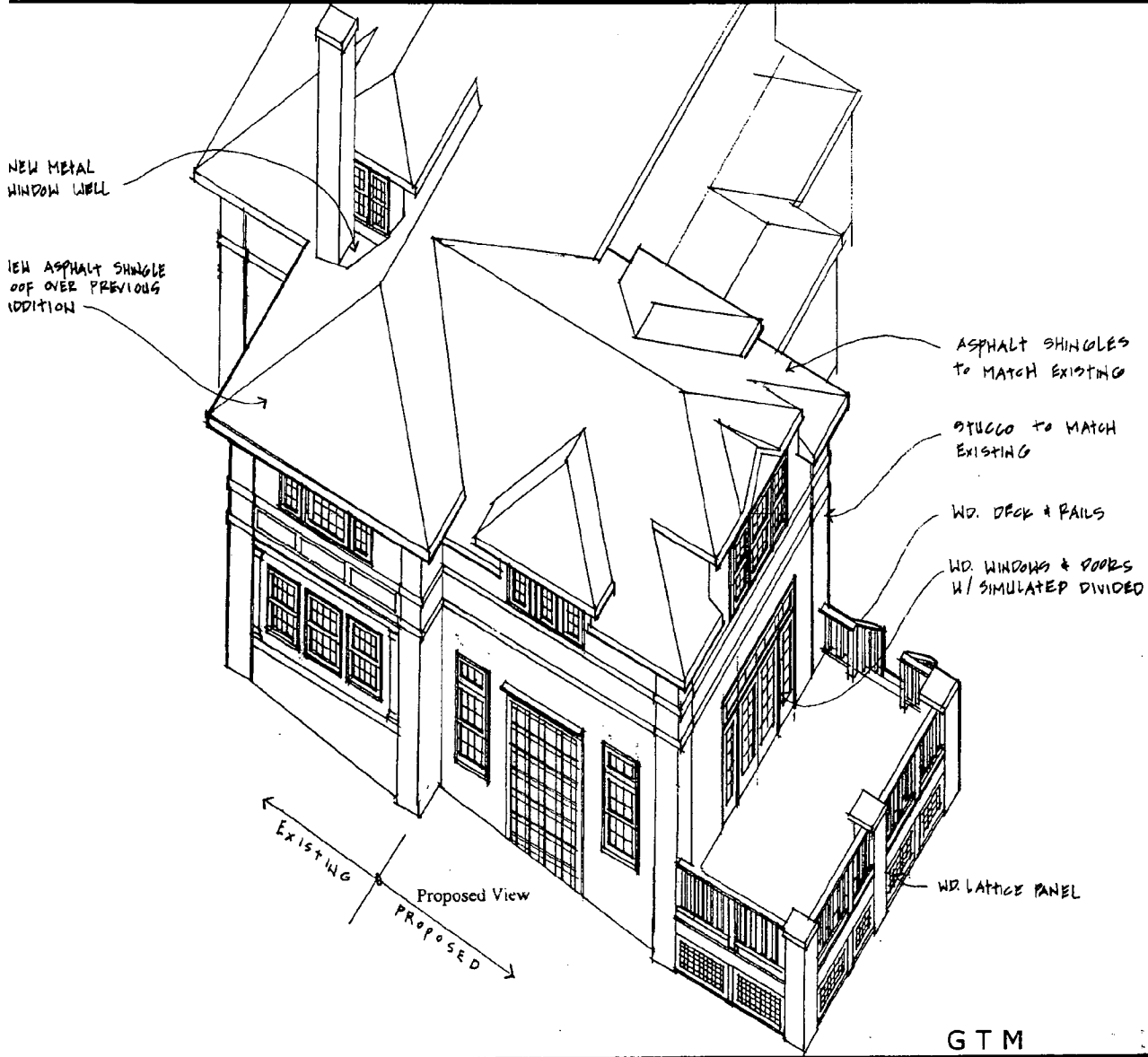
stucco

WOOD DECK & RAIL

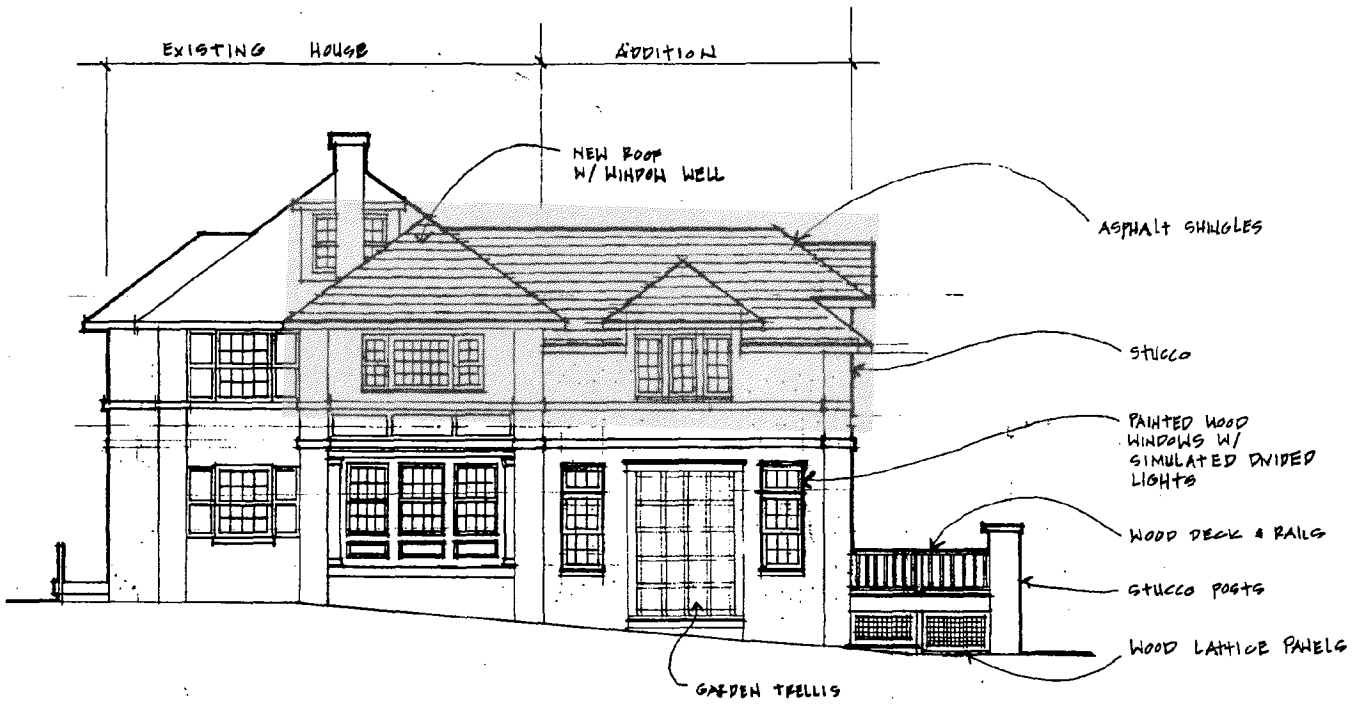
ADDITION FLOOR

WOOD LATTICE PANELS

WOOD STEPS & RAIL



GTM PROJECTS



Proposed Side Elevation



GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10313 Fawcett Street, Kensington	Meeting Date:	06/08/05
Resource:	Primary-2 Resource Kensington Historic District	Report Date:	06/01/05
Review:	HAWP	Public Notice:	05/25/05
Case Number:	31/06-05H	Tax Credit:	None
Applicant:	Michael and Debra McCurry	Staff:	Anne Fothergill
PROPOSAL:	Two-story rear addition		
RECOMMEND:	Approval with condition		

STAFF RECOMMENDATION

Staff recommends that the Commission approve the HAWP application with the condition that:

1. A tree protection plan will be submitted to staff and tree protection measures will be in place before construction begins.

PROJECT DESCRIPTION

SIGNIFICANCE: Primary-2 Resource within Kensington Historic District
STYLE: Italian Renaissance
DATE: 1923

PROPOSAL

The applicants are proposing a 2-story rear addition which will be located behind the right-side section of the house (second story built circa 1990). The new addition will be 22' x 22 1/2' and clad in stucco and will have wood windows with simulated divided lights. On the right side wall there will be a wood garden trellis with flowering vines on it. There will be a new wood deck behind the addition with a wood inset picket railing and wood steps to grade. The flat roof on the c.1990 section of house will be replaced with a new sloped asphalt shingle roof that will tie into the new addition.

Additionally, on the back of the house on the left side they are proposing a one-story 9' x 9' mud room addition with wood steps to grade. There is an earlier one-story rear addition located in between the two proposed new sections of the house that will remain.

For existing and proposed plans see Circles 8-20. Photos of the house are in Circles 21-25.

STAFF DISCUSSION

Staff used the *Secretary of the Interior's Standards for Rehabilitation* as a guide, specifically Standard # 9 which states:

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.

Staff also used the *Vision of Kensington: A Long-Range Preservation Plan* as a guide for this project. Within the Historic District, the *Vision* states, “the houses share a uniformity of scale, set backs and construction materials that contributes to the cohesiveness of the district’s streetscapes.” The *Vision* discusses specifically the Historic Residential Core, where the house at 10313 Fawcett is located, which “consists of most of the primary historic resources in the residential neighborhood...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 proposed additions are set back approximately 80+ feet from the street and are located behind the existing house. Both of the proposed new sections are located behind the main block of the historic house and the larger 2-story section is partially behind a c.1990 2nd story addition to the house. The additions do not extend out beyond the sides of the house and are inset from the existing house which assists in their differentiation. Although the roof on the c.1990 section of the house is being raised, the new roof line is still substantially lower than the roof on the historic house. The materials that are proposed for the additions are appropriate and compatible.

On the left side of the house, staff would encourage the applicants to consider adding a window to the new mud room side wall. With no proposed window there, the left side of the house will have a long expanse of stucco with no windows. However, because it is a rear addition staff is not recommending this design change as a condition of approval but as a suggestion for the applicants to consider.

The *Vision of Kensington* also states that “the majority of houses extant in Kensington are sited on ample-sized parcels, oftentimes consisting of two or three lots...The average lot coverage within the Kensington Historic District is 15%.” The *Vision* also notes that the average lot coverage specifically for the Primary Resources is 10% with a maximum of 25% lot coverage.

The proposed square footage for the additions’ footprint is approximately 565SF. The existing house’s footprint is 1544 SF. The house is located on a double lot that is approximately 17,371 SF. The existing lot coverage is 9% (without the garage and deck). The lot coverage with the proposed additions will increase to 12% (not including deck and garage). See exact calculations in Circle 26.

There was some discussion between the Local Advisory Panel and the architect about the original plans for this house. The original blueprint showed a one-story porch on the right side of the house. A second story addition was built on top of the porch in the early 1990s and the porch was recently enclosed. See Circle 27 for the email discussion. As this section of the house has already been altered and the 2nd story was added approximately 15 years ago, the proposed alterations to the roof of this section of the house are approvable.

There are a number of trees on and near this property and staff is recommending as a condition of approval that a tree protection plan be submitted to staff and that tree protection measures will be in place before construction begins.

Staff recommends approval of this application with one condition.

STAFF RECOMMENDATION

Staff recommends that the Commission ***approve with one condition*** the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior's *Standards for Rehabilitation* #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.

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
355 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: ROBERT LACH JR. AIA
Daytime Phone No.: 240 333 2027

Tax Account No.: 01025415
Name of Property Owner: MICHAEL & DEBRA McCURRY II Daytime Phone No.: 202 783 2596
Address: 10313 FAWCETT STREET KENSINGTON MD 20895-3340
Street Number City Street Zip Code
Contractor: NOT SELECTED Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: ROBERT LACH JR. AIA Daytime Phone No.: 240 333 2027

LOCATION OF BUILDING/PREMISE

House Number: 10313 Street: FAWCETT STREET
Town/City: KENSINGTON Nearest Cross Street: CARROLL PLACE
Lot: 8+9 Block: _____ Subdivision: 15
Liver: _____ 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/Reuse Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Well (complete Section 4) Other: _____
 1B. Construction cost estimate: \$ 215,000
 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]
Signature of owner or authorized agent

5/18/05
Date

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapprove: _____ Signature: _____ Date: _____
 Application/Permit No.: 384014 Date Filed: _____ Date Issued: _____

MEMO

Date: May 16, 2005

To: Historic Preservation Review Board
Phone: 301-563-3400
Fax: 301-563-3412

From: GTM Architects, Inc.
Robert Lach Jr., A.I.A.
Phone: 240-333-2027
Fax: 240-333-2001

Project #: 05.0093 **Project Name:** McCurry Residence

Subject: Application for Historic Area Work Permit

1. Written Description of Project:

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

The existing structure, located on Fawcett Street in downtown Kensington, was originally built in 1923, with subsequent additions throughout the years. Apparently Italianate in design, the siding is stucco and the roof is currently done in asphalt shingles and copper. Wooden brackets adorn the eaves.

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

The project being proposed is a two story addition containing a family room below with a bedroom suite above and a one story addition of a mud room. The two story addition will tie into the existing massing through the replacement of a non-original flat copper roof with a new sloped asphalt shingle roof. These two masses are differentiated by "jogging" back from the lines of the existing structure and from having a lower roof line than the existing. The additions are done in similar materials and with similar detailing to the existing structure.

HAWP Application: Mailing Addresses for Notifying

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

Owner's Mailing Address
Michael & Debra McCurry
10313 Fawcett Street
Kensington, MD 20895
Chevy Chase MD 20815

Owner's Agent's Mailing Address
Robert Lach Jr., A.I.A.
GTM Architects
7735 Old Georgetown Road Suite 700
Bethesda MD 20814

MEMO

Adjacent & Confronting Property Owners Mailing Adresses

Resident
10314 Fawcett Street
Kensington, MD 20895

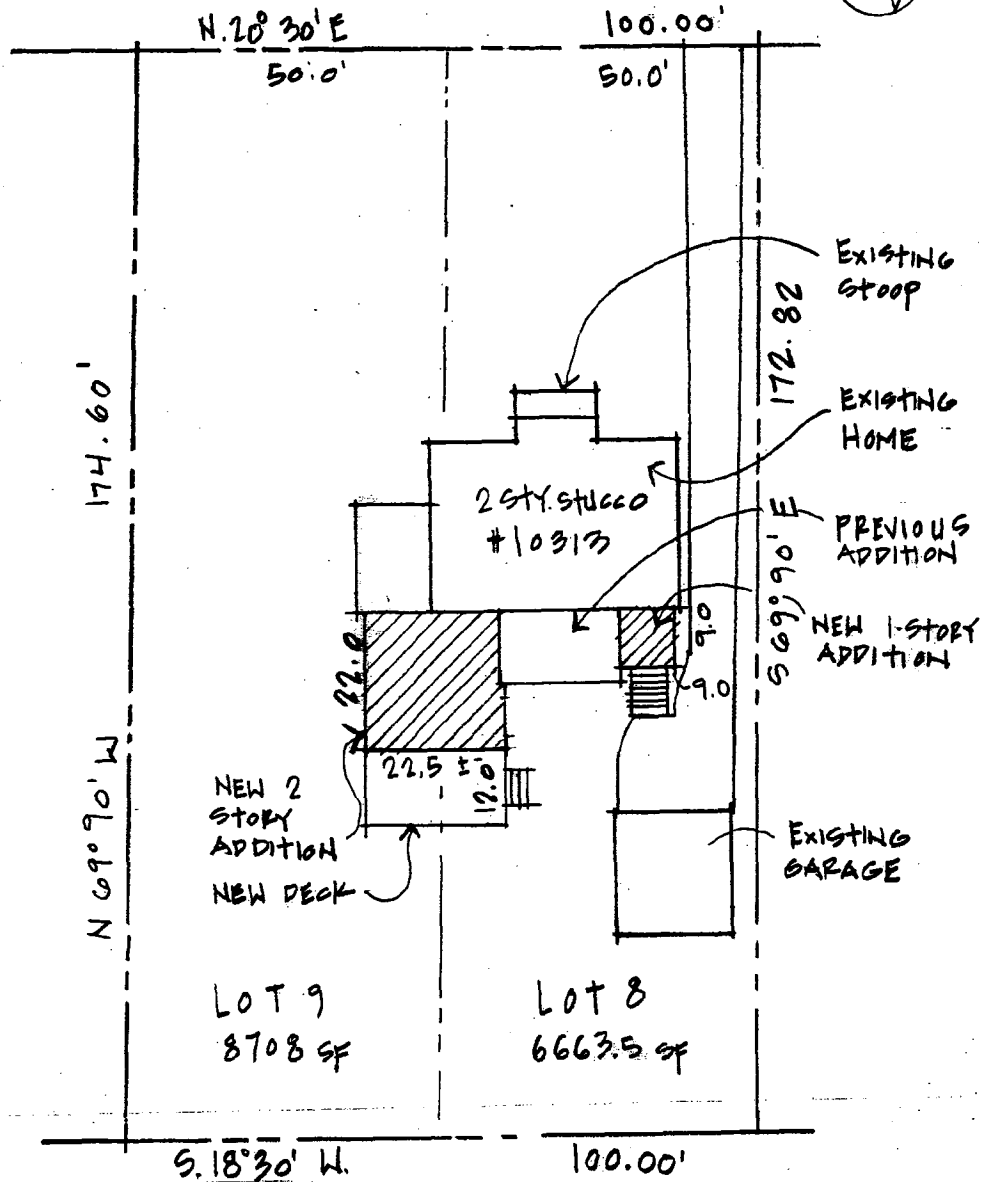
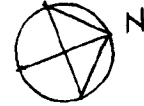
Resident
10318 Fawcett Street
Kensington, MD 20895

Resident
10319 Fawcett Street
Kensington, MD 20895

Resident
10226 Carroll Place
Kensington, MD 20895

Resident
10304 Montgomery Avenue
Kensington, MD 20895

FAWCETT AVENUE



FILE NAME: 20050048_HPC_submission.dwg

McCurry Residence

Site Plan

DRAWN BY: rl	SCALE: 1" = 30'	PROJECT NO. 05.0043	REVISIONS	DRAWING NO. SP1
CHECKED BY: gtm	DATE: 5/16/05			



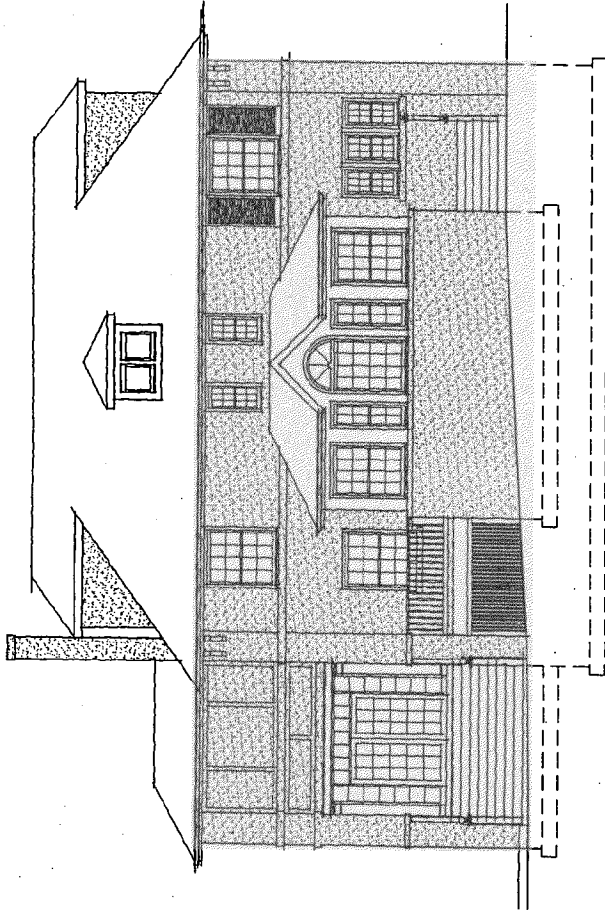
GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX



Existing Front Elevation



Proposed Front Elevation



Existing Rear Elevation

GTM

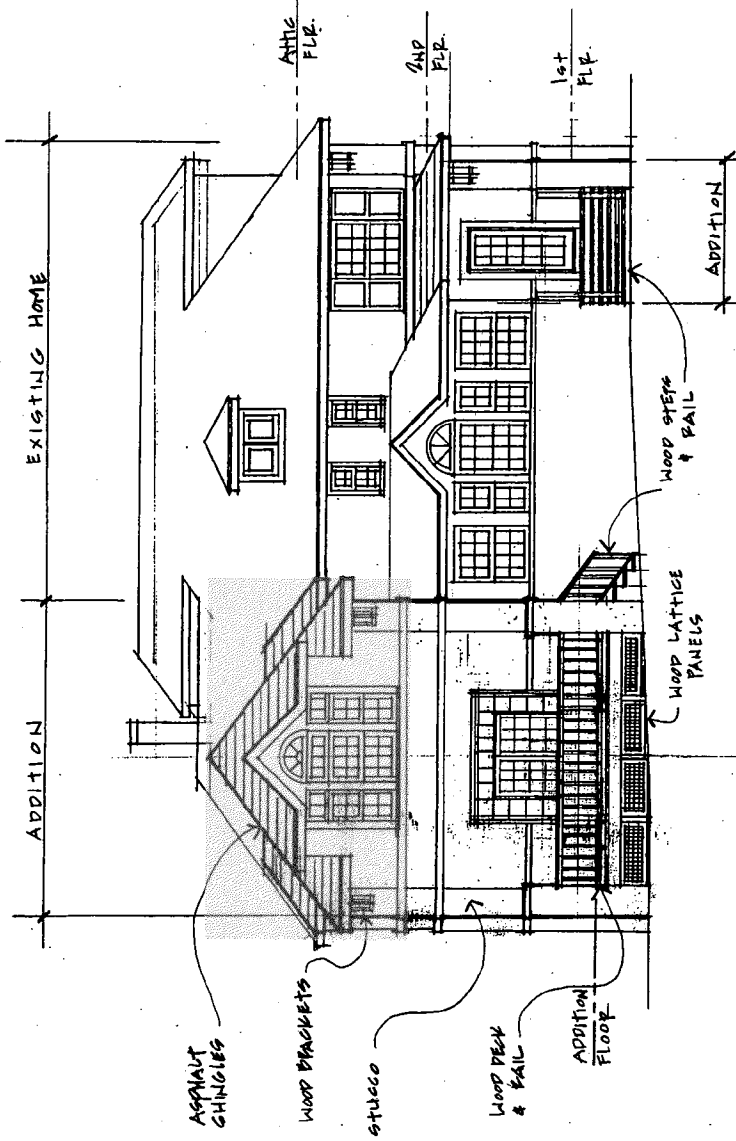
GTM ARCHITECTS

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

McCurry Residence

10313 Fawcett Street

FILE 05.00.03



Proposed Rear Elevation



G T M A R C H I T E C T S

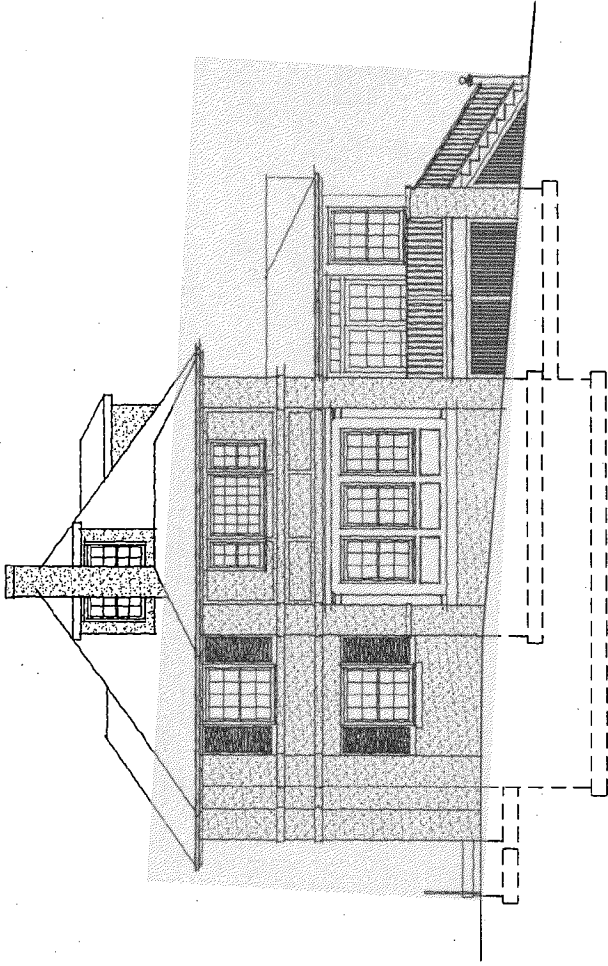
7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

McCurry Residence

10313 Fawcett Street

FILE NAME: 05.009B

11



Existing Side Elevation



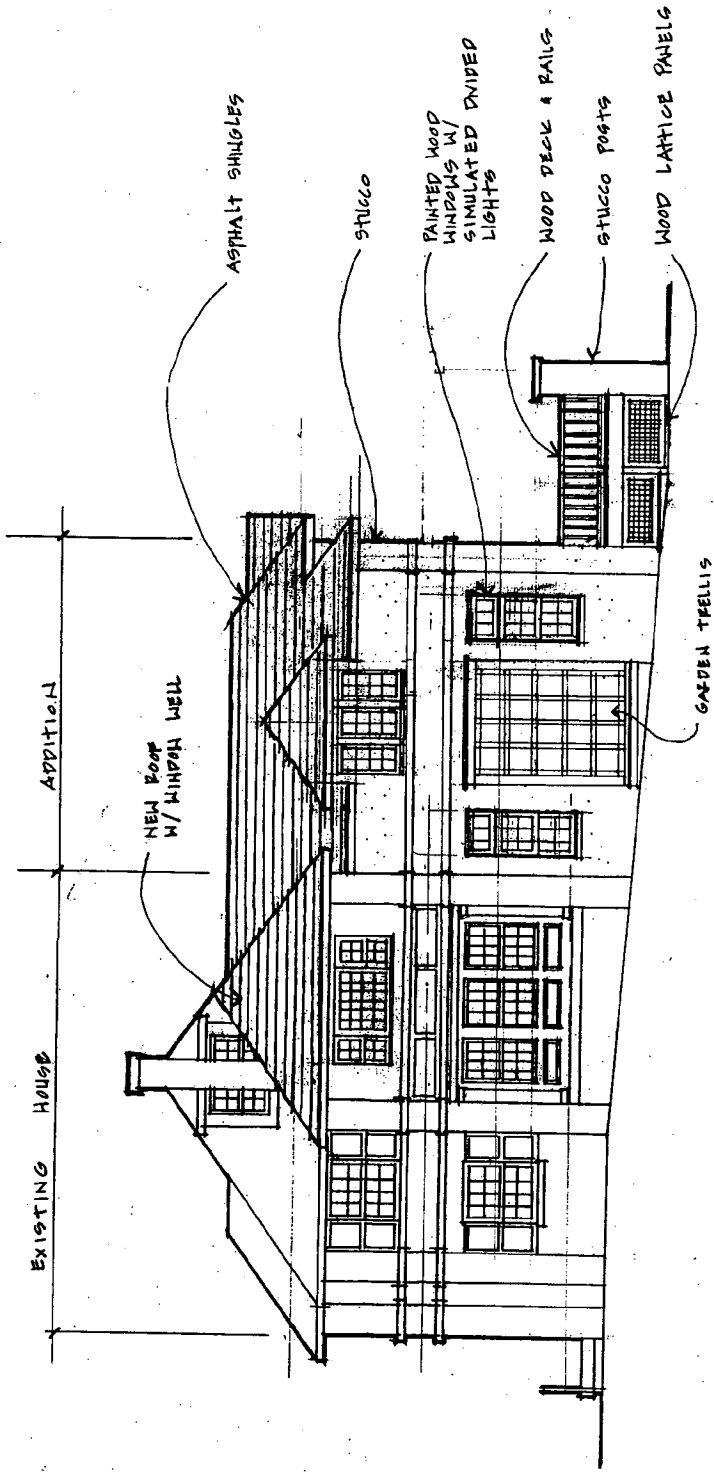
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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

McCurry Residence

10313 Fawcett Street

FILE NAME: 050093



Proposed Side Elevation

GTM

McCurry Residence

10313 Fawcett Street

FILE NAME: 09.0093

GTM ARCHITECTS

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FILE NAME: 20050048_mudroom.dwg

McCurry Residence

Existing Left Side Elevation

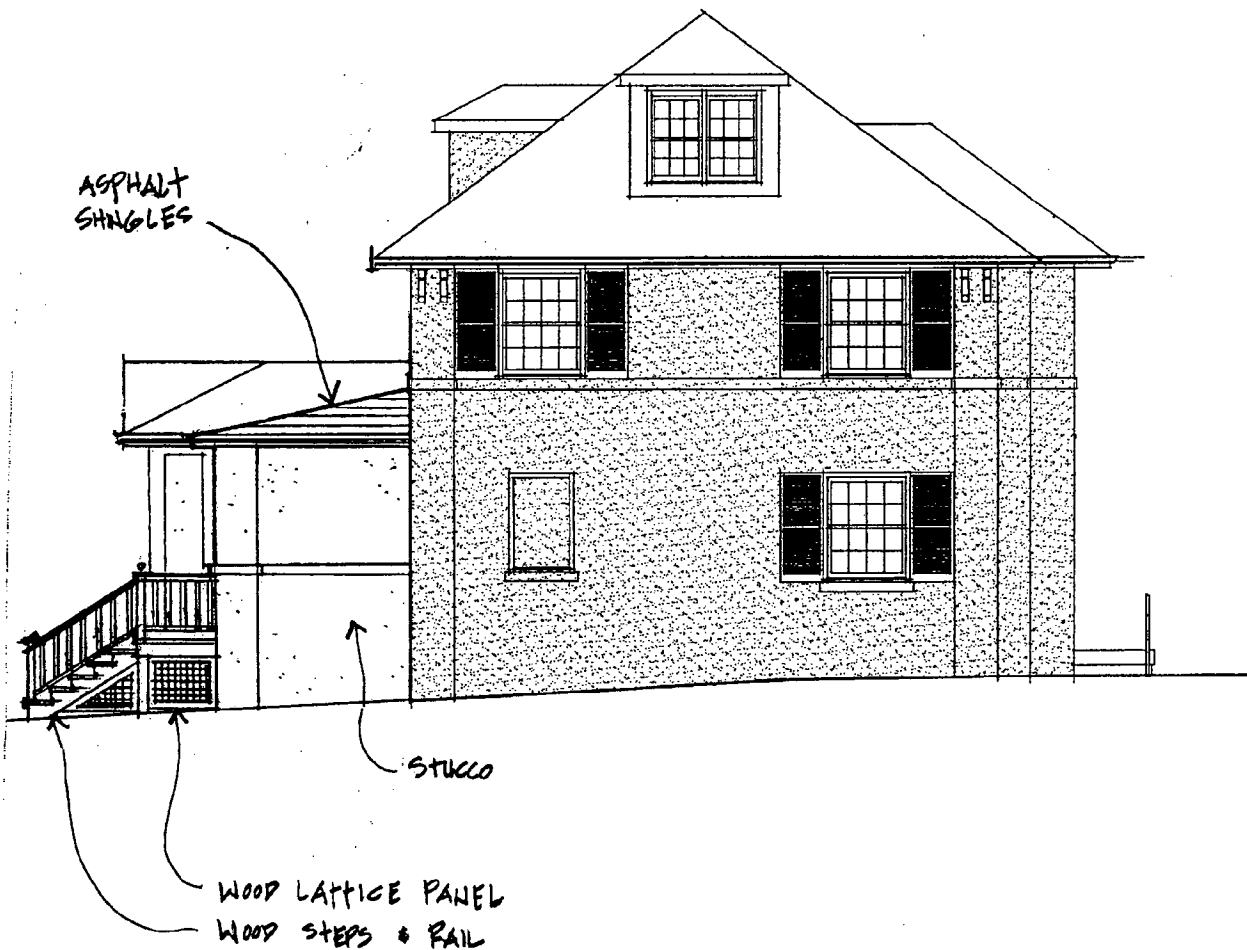
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CHECKED BY:	DATE 5/31/5		

DRAWING NO.
ELS



GTM ARCHITECTS
7735 OLD GEORGETOWN ROAD
SUITE 700
BETHESDA, MD 20814
(240)333-2000
(240)333-2001 FAX

14



FILE NAME: 20050043_mudroom.dwg

McCurry Residence

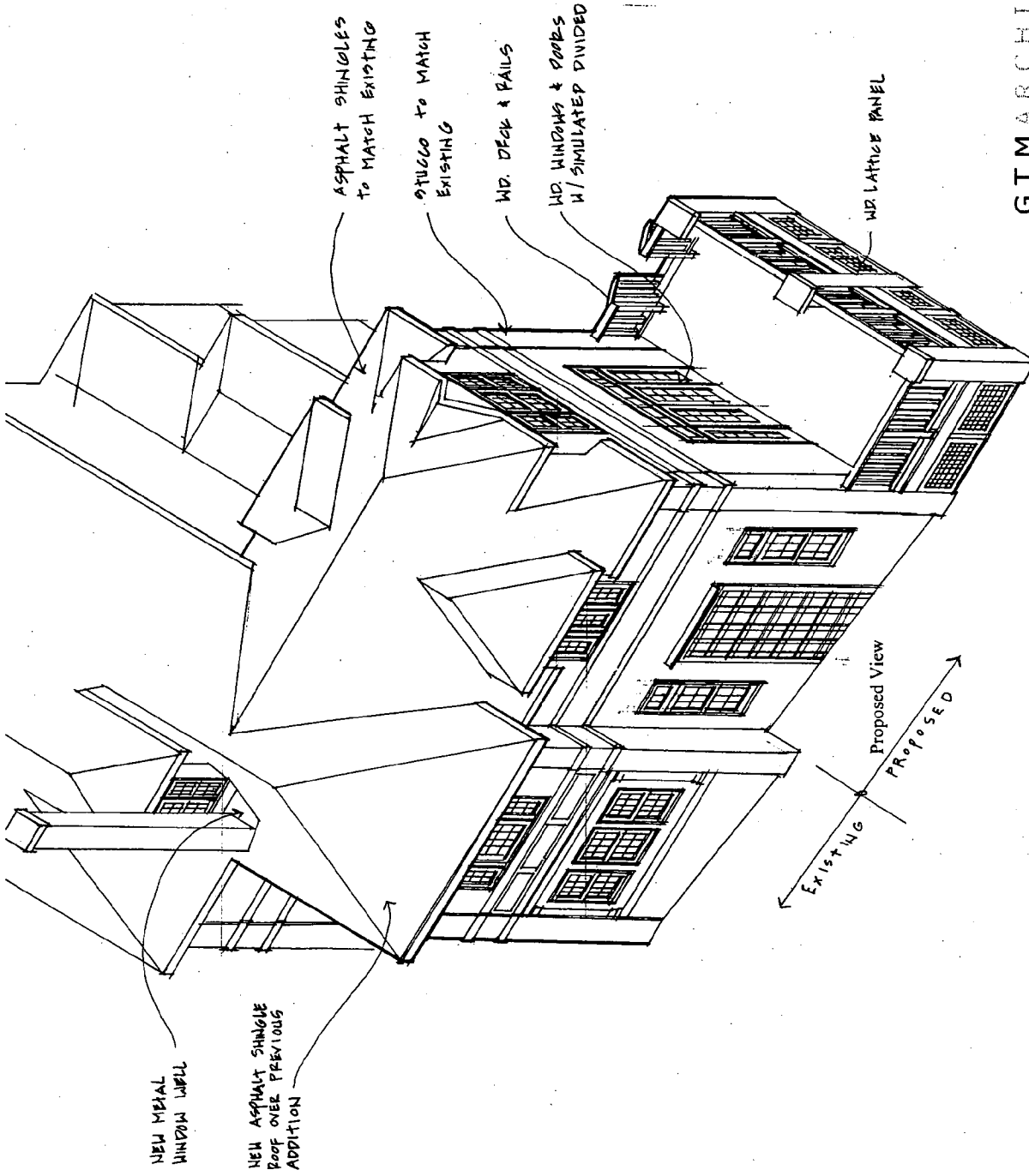
Proposed Left Side Elevation

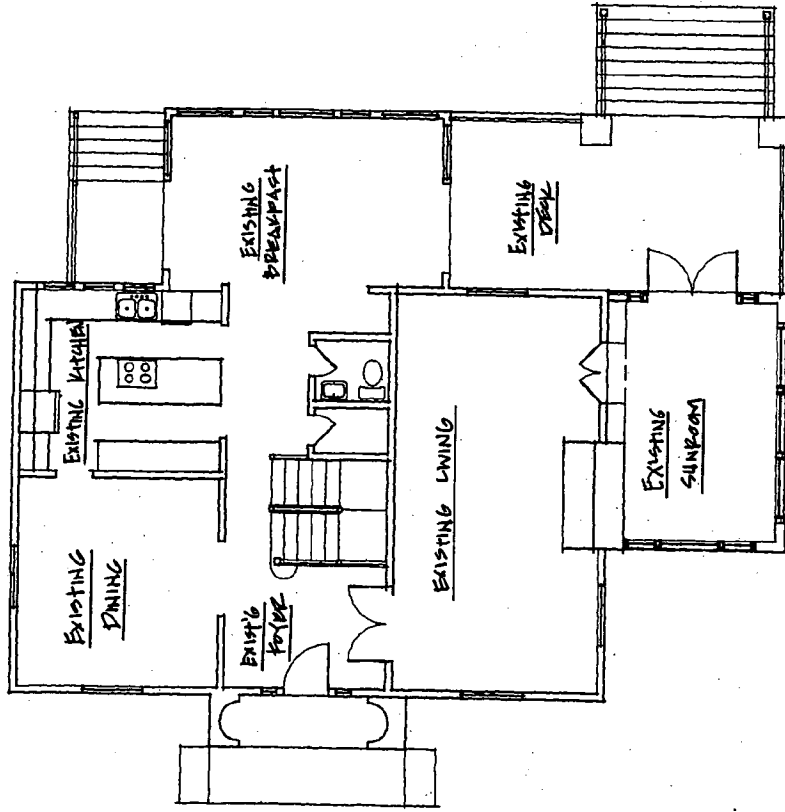
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CHECKED BY:	DATE 5/31/5	

REVISIONS

DRAWING NO.
PLS

GTM
GTM ARCHITECTS
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SUITE 700
BETHESDA, MD 20814
(301)333-2000
(301)333-2001 FAX





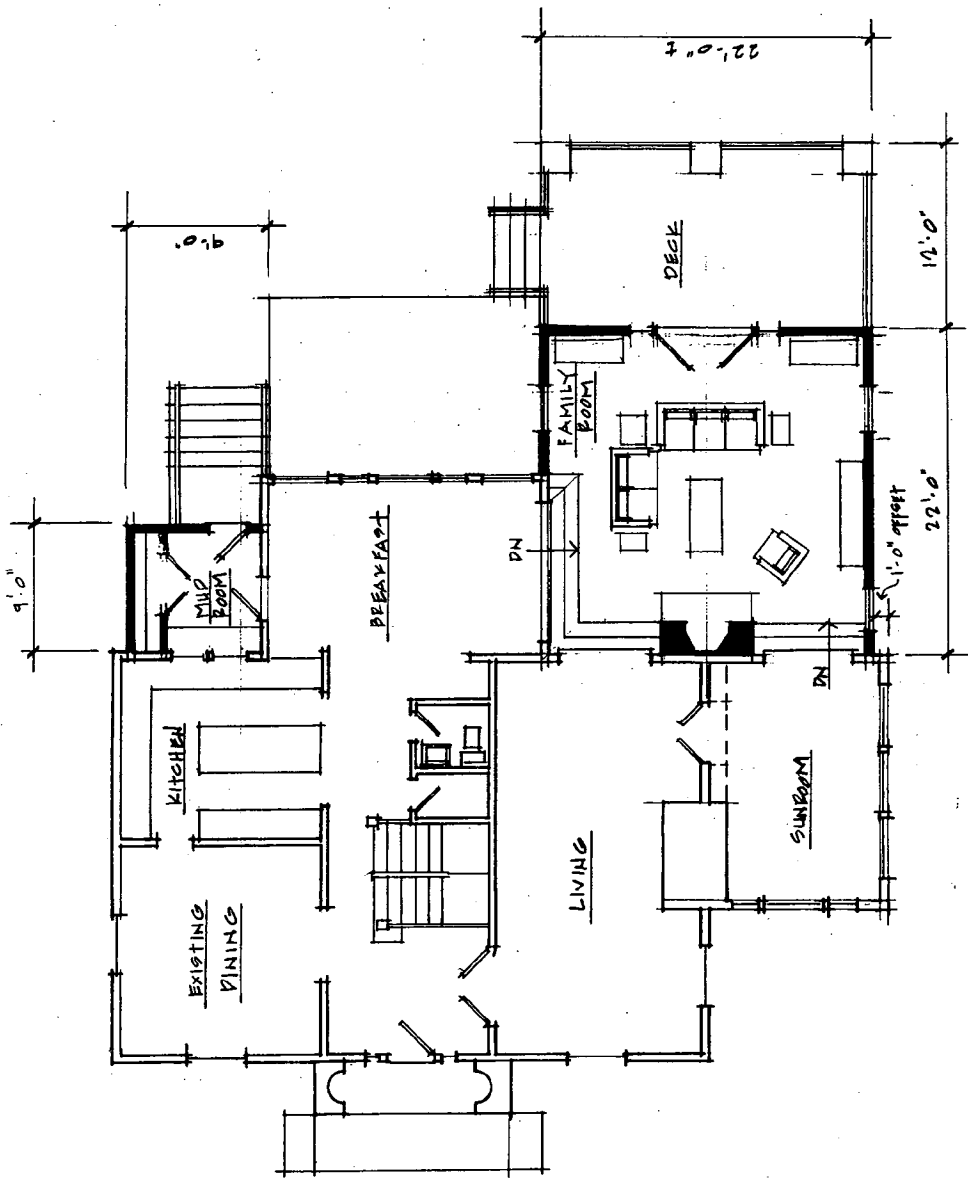
Existing First Floor Plan



G T M A R C H I T E C T S

7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

McCurry Residence
10313 Fawcett Street
FILE NO: 09.0093



Proposed First Floor Plan

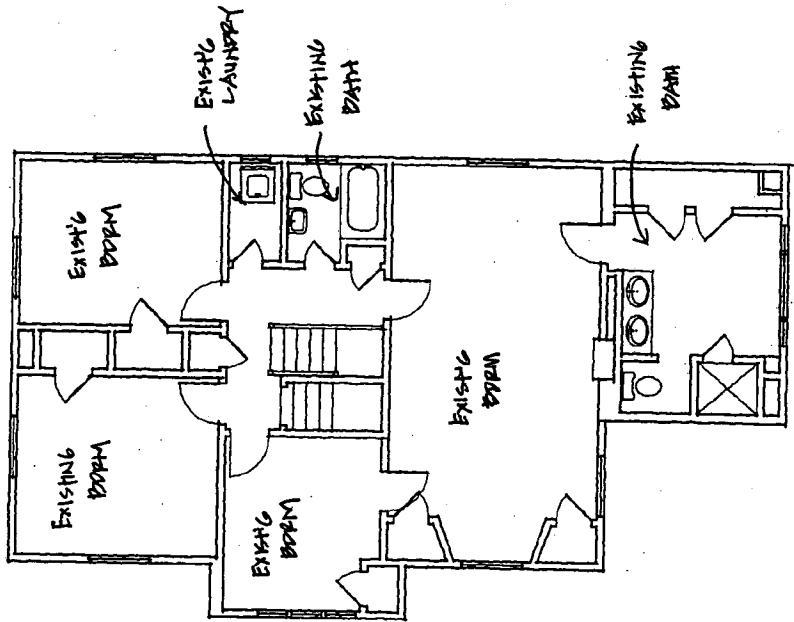


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7735 OLD GEORGETOWN ROAD, SUITE 700, BETHESDA, MD 20814 - TEL: (240) 333-2000 - FAX: (240) 333-2001

McCurry Residence
10313 Fawcett Street

FILE NAME: 05.0093



Existing Second Floor Plan

CTM

GTM ARCHITECTS

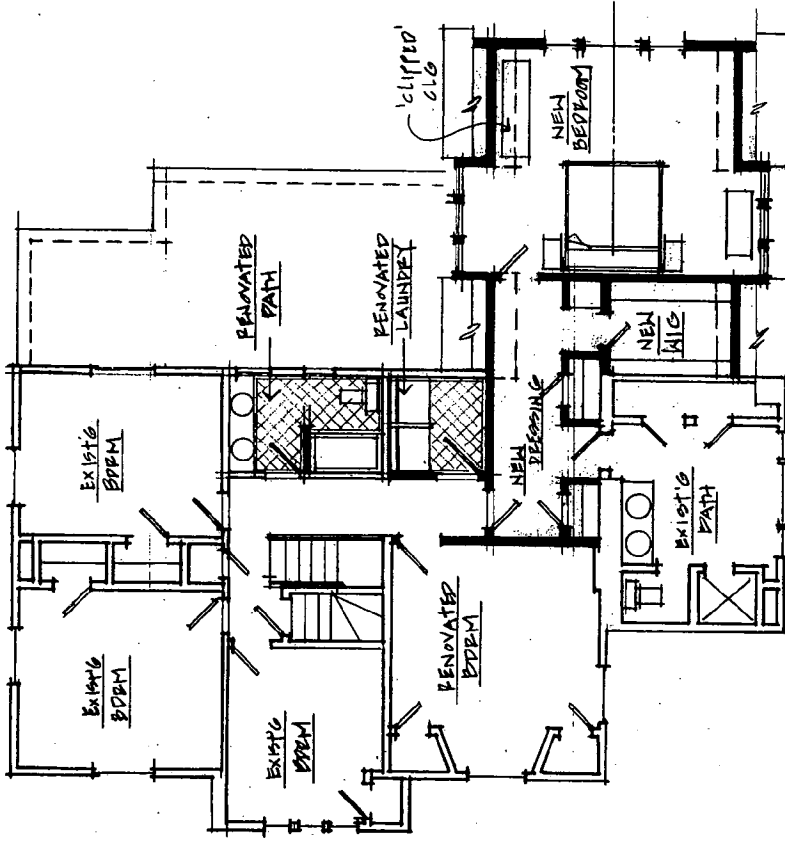
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McCurry Residence

10313 Fawcett Street

FILE NAME: 05.009

19



Proposed Second Floor Plan

GTM

GTM ARCHITECTS

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McCurry Residence

10313 Fawcett Street

FILE NAME: 05.0043

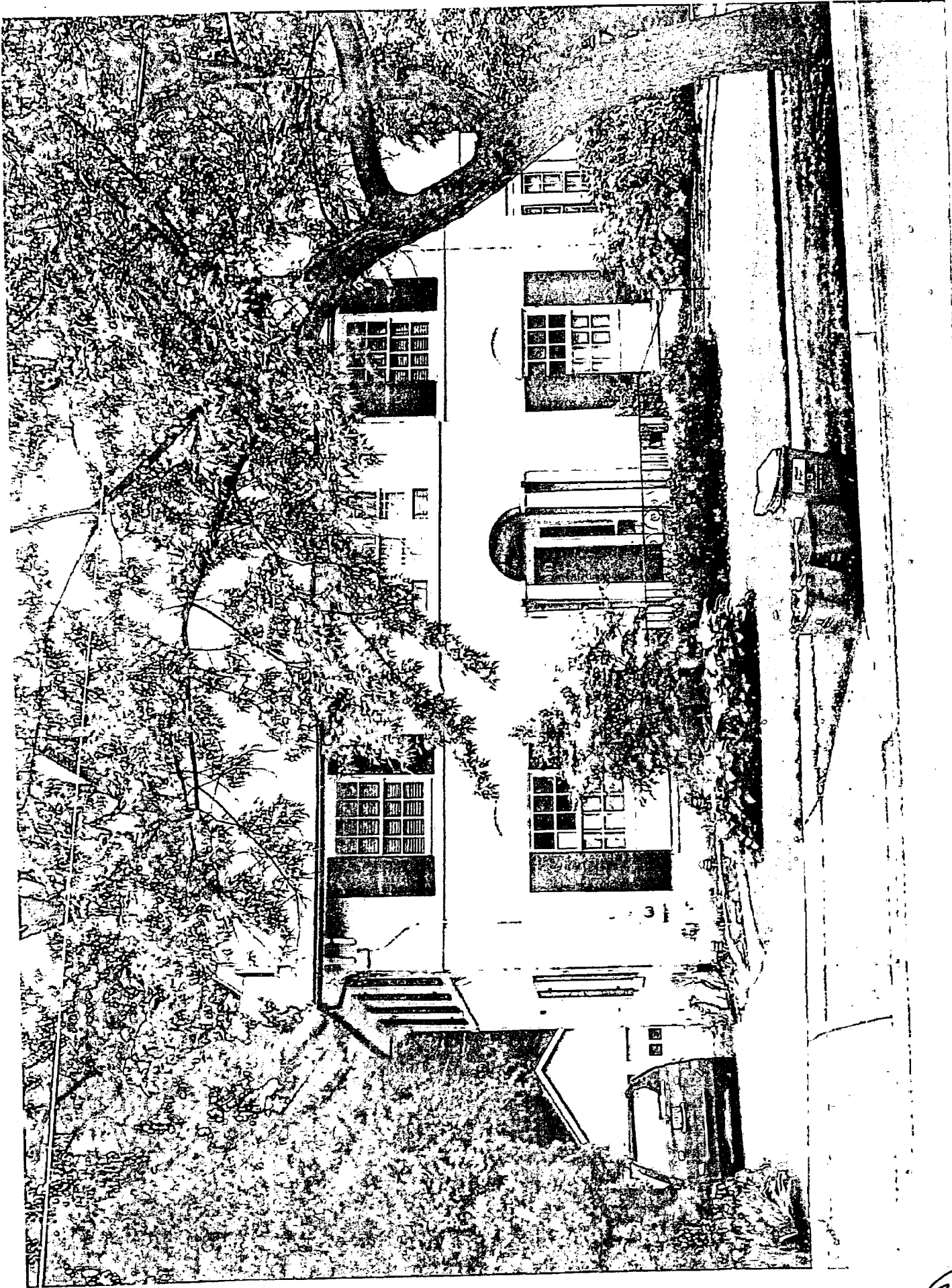
26



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FRONT VIEW

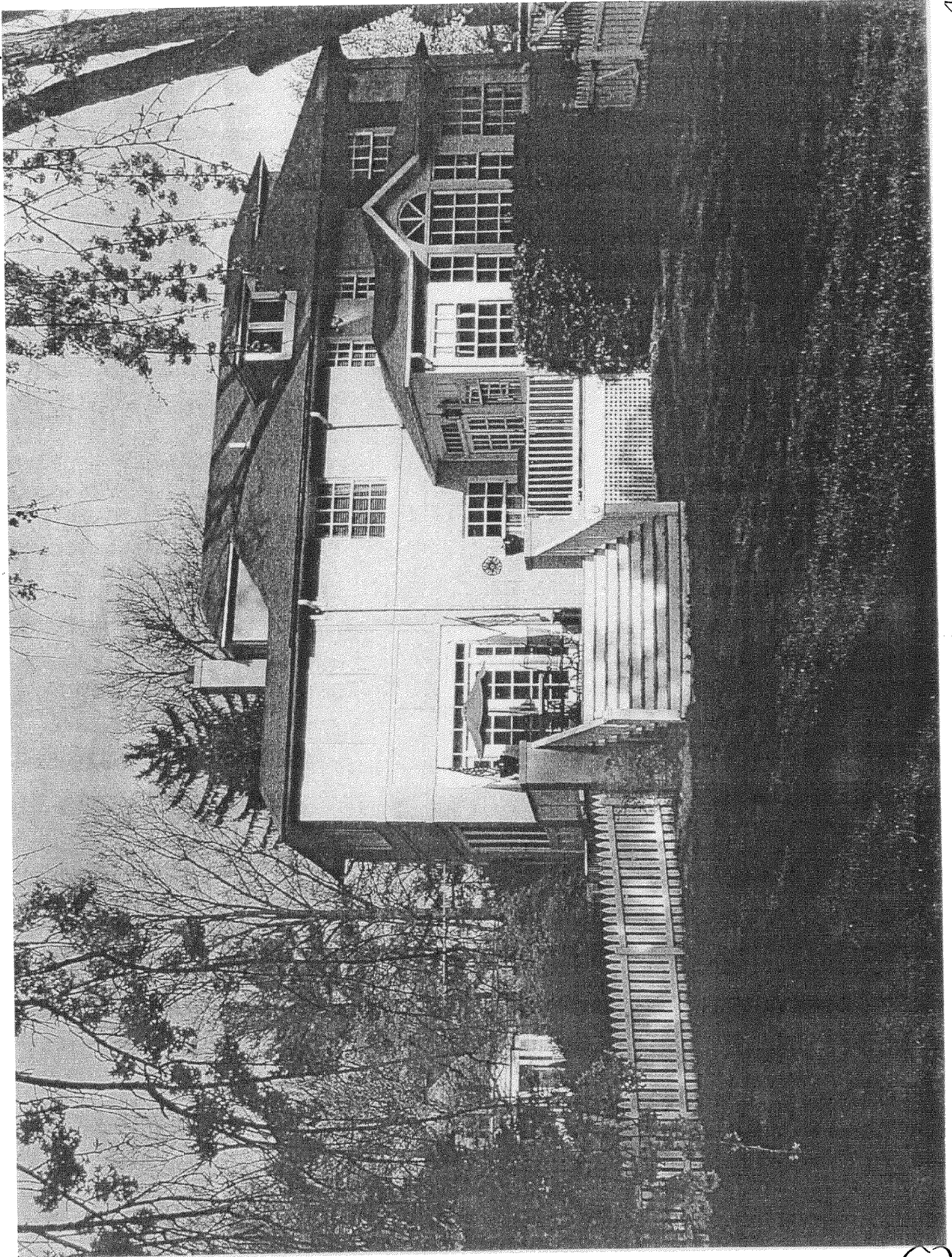
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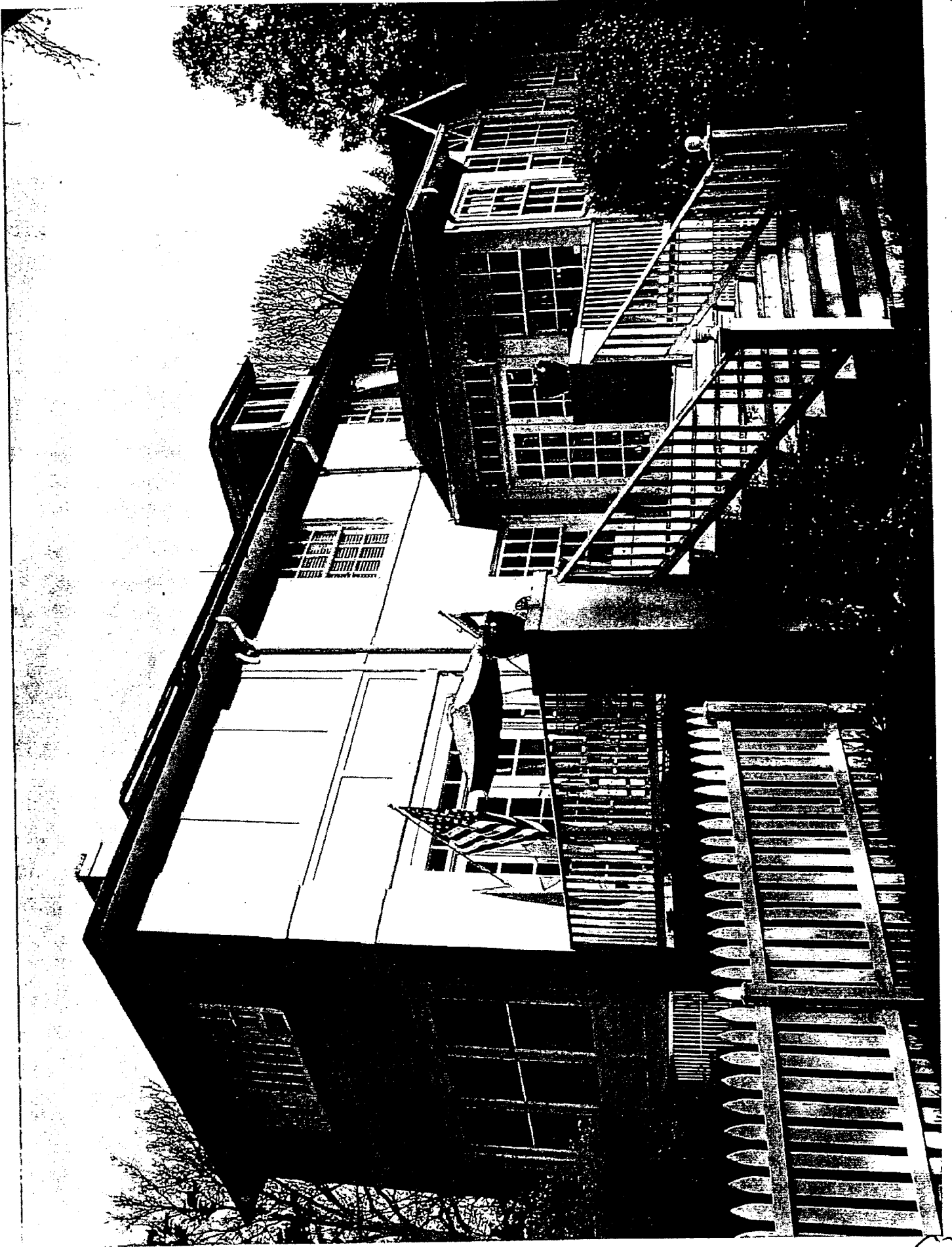
4

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FRONT VIEW



REAR VIEW OF PROPOSED 1 1/2 STORY ADDITION.



CLOSE UP OF PROPOSED 1 1/2 - 2 STORY ADDITION LOCATION



Left side - proposed mud room addition

Fothergill, Anne



FrontBP1.jpg



RearBP1.jpg



Side1.jpg



Side2.jpg



Side3.jpg



mccurryS.pdf

Lot Coverage:

Existing Lot Area: 17,371 sf
Existing Garage Footprint: 366 sf
Existing House Footprint: 1544 sf
Proposed Addition Footprint: 565 sf
Proposed Deck Footprint: 264 sf

Total Lot Coverage: 2,739 sf
Percentage of total lot: 15.76 %

Also, please find attached the existing and proposed side elevations, photos of the left side of the house, and photos of the original blueprints of the house. The title block of the original blueprints reads:

A Raymond Ellis, Architect
88 Pearl Street
Hartford, CT

Job: 389 Sheet 3 (&5) Date: 10/13/21
Scale: 1/4" By: J.J.M.

Fothergill, Anne

From: George Myers [gmyers@GTMArchitects.com]
Sent: Tuesday, May 31, 2005 2:18 PM
To: 'Engel, James D'; Tully, Tania; Fothergill, Anne; Wright, Gwen; Oaks, Michele
Cc: Peoplesbarry@aol.com; j.anderson126@verizon.net; james cooper; cleanairfrank@hotmail.com; George Myers
Subject: RE: McCurry Residence/GTM Architects

Jim- The McCurry's provided us w/original elevations of the house, which we will get over to the HPC. The original wing was a one story open porch w/ a flat roof and decorative railing. The owner before the McCurry's (Denise Orenstein) added a master bathroom on top of the porch in the early 90's, and the McCurry's later enclosed the porch below (about 3 years ago). I hope that info helps.
George

-----Original Message-----

From: Engel, James D [mailto:jdengel@firsthorizon.com]
Sent: Tuesday, May 31, 2005 1:53 PM
To: tania.tully@mncppc-mc.org; anne.fothergill@mncppc-mc.org; gwen.wright@mncppc-mc.org; michele.oaks@mncppc-mc.org
Cc: Peoplesbarry@aol.com; j.anderson126@verizon.net; james cooper; cleanairfrank@hotmail.com; George Myers
Subject: McCurry Residence/GTM Architects

In the latest HAWP package, there was a HAWP for McCurry residence, Fawcett Street in Kensington. Two Questions/comments:

1. When was the existing 2 story addition on the south elevation built? I recall from a previous HAWP on this property (enclosing the porch) that the 2 story addition was part of the original plans for the house but may not have been built concurrent with the main structure.
2. The proposed front/west elevation drawing was missing from the package and may have been missing from the rest of the packages that went out to LAP.

Jim Engel, LAP-Kensington
(703) 394-2545
Fax. (703) 734-1834
JDEngel@ftb.com

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