

3/06-07D 10302 Fawcett Street  
KENSINGTON HISTORIC DISTRICT

Stamped Drawings  
Are In  
Josh's 9/5/07  
Office.



F

## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
County Executive

Jef Fuller  
Chairperson

Date: June 14, 2007

### MEMORANDUM

TO: Carla Reid Joyner, Director  
Department of Permitting Services

FROM: Josh Silver, Senior Planner *(JDS)*  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #454370, Construction of rear addition and porch, fence and shed installation, and tree removal and replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the June 13, 2007 meeting.

1. *A tree protection plan will be prepared and submitted to HPC staff and implemented prior to any work beginning on the property.*
2. *The proposed skylight will be flat with the roofline.*
3. *The applicants will utilize true or simulated divided light wood windows. Simulated divided light wood windows contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.*
4. *The doors and windows will be fabricated of painted wood. Exterior cladding will not be approved.*
5. *The tri-hinged door will be reviewed and approved by staff prior to permit stamping.*
6. *The permit sets of drawings will show the true finish grades on the elevations.*

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.





## HISTORIC PRESERVATION COMMISSION

Isiah Leggett  
*County Executive*

Jef Fuller  
*Chairperson*

Applicant: Jeff & Margaret Bugler

Address: 10302 Fawcett St, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10302 Fawcett St, Kensington	<b>Meeting Date:</b>	6/13/2007
<b>Resource:</b>	Primary 1 Resource Kensington Historic District	<b>Report Date:</b>	6/6/2007
<b>Applicant:</b>	Jeff & Margaret Bugler (Helen Wilkes, Architect)	<b>Public Notice:</b>	5/30/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-07D	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Rear addition, porch, fence, shed installation, and tree removal		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. A tree protection plan will be prepared and submitted to HPC staff and implemented prior to any work beginning on the property.
2. The proposed skylight will be flat with the roofline.
3. The applicants will utilize true or simulated divided light wood windows. Simulated divided light wood windows contain muntins that are permanently bonded to the interior and exterior of the insulating glass simulating a divided light appearance.
4. The doors and windows will be fabricated of painted wood. Exterior cladding will not be approved.
5. The tri-hinged door will be reviewed and approved by staff prior to permit stamping.
6. The permit sets of drawings will show the true finish grades on the elevations.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Primary Resource Within The Kensington Historic District  
**STYLE:** Shingle , Four Sq  
**DATE:** 1905

The subject house is a 2-1/2-story wood frame, hip roof, three-bay dwelling constructed in the Colonial Revival style, with a full-width hipped roof front porch. The 1<sup>st</sup> -story of the house is clad in clapboard

siding, and the 2<sup>nd</sup> -story is clad in shingle siding. The front elevation of the house contains a 6/1 double-hung window, with an off-set entry door on the 1<sup>st</sup> -story, and three 6/2 double hung windows on the 2<sup>nd</sup> -story.

The house sits on a double lot (15,000 sq. ft.), with mature landscaping and many large trees.

## **HISTORIC CONTEXT**

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually changed to the Kensington moniker.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The *Warner Residence*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll Place. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered in a 10-block area south of the railroad.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

## **PROPOSAL:**

### **2-story rear addition and porch**

The applicants propose to remove the existing pantry and porch at the rear of the house to accommodate the construction of a 2-story addition, and 1-story screened porch. The proposed addition will use subordinate massing, repeat design features sympathetic to the existing house, and be stepped in on the right side by 4", while the left elevation contains a screen porch, which provides for differentiation and transparency.

### **Ancillary buildings**

The applicants also wish to construct two small ancillary buildings on the subject property. Both buildings are to be located in the rear yard. (See circles: 19-20).

1. Construct a 20'x 14' wood frame workshop, clad in wooden shingles, with brick patio laid in a herringbone pattern at the southwest corner of the subject property. A brick pathway will be constructed to connect the proposed workshop with the rear of the house.

2. Construct a 12' x 6' wood frame woodshed, setback approximately 12' from the proposed 1-story porch at the rear of the house.

### **Fence**

The proposal also includes the installation of a new 3'6" tall looped decorative garden wire fence that will extend approximately 30' along the northern property line. The proposed fence will be located entirely on the property of the applicants, and will not be visible from the public right-of-way.

### **Tree removal**

The proposed project will require the removal of one Dawn Redwood tree (50' tall 25" wide). The applicants have proposed to plant four trees to mitigate the loss of this tree. **(See circles: 21-23).**

### **Skylight**

A small operable glass skylight is also being proposed on the rear roof of the existing house. **(See circle: 13).**

### **APPLICABLE GUIDELINES:**

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

#### ***Vision of Kensington: A Long-Range Preservation Plan***

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

#### ***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.

### ***Secretary of the Interior's Standards for Rehabilitation***

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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 proportions, and massing to protect the integrity of the property and its environment.

### **STAFF DISCUSSION**

Staff is both supportive of the proposed design and pleased with the amount of attention that has been given to the architectural details associated with the proposed rear addition.

#### **2-story rear addition and porch**

The proposed 2-story rear addition is compatible with the architectural style of the existing house using 6/2 double-hung wooden windows on the upper level of the rear, south, and north elevations, flared dormer walls, and shingles to match the existing house's architectural details. The rear and north elevations of lower level will be clad in clapboard siding to match the existing house, and the rear will have one 6/1 window and a paired 6/1 window. The north elevation of the house will have a ganged 2/2 wooden casement window with an antique stain glass transom.

While the proposed addition has many design features similar to the existing house, it is clearly differentiated by the lower roof massing, and further distinguished by the 1-story screen porch addition with raised seam copper roof. Additionally, the existing interior fabric will remain on the interior within the screen porch, and the porch is being designed with removable screen panels for further transparency. A small wooden landing and staircase will be constructed at the rear of the porch allowing access to the backyard and patio. The porch, landing, wooden steps, railings, and newel posts will be painted.

#### **Ancillary buildings**

The proposed workshop and woodshed will have no adverse impact on the historicity of the subject property. The workshop, being the far more detailed building of the two is compatible both in style and design to the existing house. The proposed brick pathway connecting the main house to the proposed



workshop will not require the removal of any trees. Both the workshop and woodshed are at the rear of the house, and not visible from the public right-of-way.

### **Fence**

The proposed looped garden fence is a typical fence found in the Kensington Historic District, and is compatible with other fences in the historic district. Due to its design the proposed fence will not be visually obtrusive to the existing landscape.

### **Trees**

Although one tree will be lost as a result of this proposal, the applicants have proposed to replace it by planting four trees. The HPC does not typically support the removal of mature trees, however the tree proposed for removal is at the end of its life span. The proposed replacement trees will aid in reintroducing a new generation of trees to maintain Kensington's future tree canopy.

### **STAFF RECOMMENDATION:**

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

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, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850  
240 777 9370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: Margaret Bugler  
Daytime Phone No.: 301 946 0353

Tax Account No.: 01025938

Name of Property Owner: Jeffrey/Margaret Bugler Daytime Phone No.: 301 946 0353

Address: 10302 Fawcett St. Kensington MD 20895  
Street Number City State Zip Code

Contractor: Helen Wilkes, Architect Phone No.: 301 933 0859 or  
301 404 6700

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

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

LOCATION OF BUILDING/PREMISE

House Number: 10302 Street: Fawcett St.

Town/City: Kensington Nearest Cross Street: Baltimore

Lot: 2+3 Block: 9 Subdivision: Kensington Park

Liber: 27316 Folio: 138 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: \$ 350,000

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 3 feet 6 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.

Margaret Bugler  
Signature of owner or authorized agent

5-23-07  
Date

Approved: X For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 6/13/07

Application/Permit No.: 454370 Date Filed: 5/23/07 Date Issued: \_\_\_\_\_

1. **WRITTEN DESCRIPTION OF PROJECT**

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

~~Two and a half story hipped roof foursquare constructed in 1905. Three hipped roof dormers. Wood frame construction -- clapboard siding on first story, shingle siding on second story and dormers. Palladian window in stairwell bump-out on north side. Gambrel roof bump-out on south side. Full width covered porch on front. Original windows, mostly six over two. House sits on double lot (~15,000 sf) with mature landscaping and many large trees in the Kensington Historic District.~~

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

~~Remove existing pantry and porch at back of house. Build a two story addition with single story screened porch at back of house. Addition uses subordinate massing, with lower roof, and repeats design features sympathetic to original house, including hipped roof dormers, six over two windows on second story, clapboard and shingle siding. Addition is indented to indicate new versus old. New construction workshop in rear corner of the lot, designed to look like historic garage. Brick paths and brick patio dry-laid in sand/stone dust between house and workshop. Shed-roofed woodshed. New wire fence (~30 feet) at north side of property inside of property line. New fencing is same as antique fence on neighboring properties (see photos). One tree will have to be removed (see tree plan); homeowners plan to plant four additional trees elsewhere on the property.~~

2. **SITE PLAN**

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. *Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

**Owner's mailing address**

**Jeffrey & Margaret Bugler  
10302 Fawcett Street  
Kensington, MD 20895**

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

**Kathy & Glen Cowan  
10300 Fawcett Street  
Kensington, MD 20895**

**Freda & Warren Chu  
10306 Fawcett Street  
Kensington, MD 20895**

**Carol & James Sharp  
10226 Carroll Place  
Kensington, MD 20895**

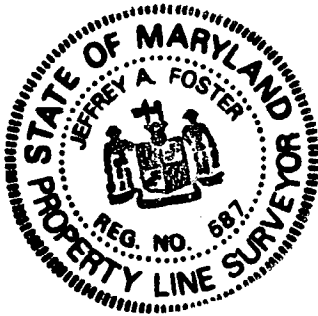
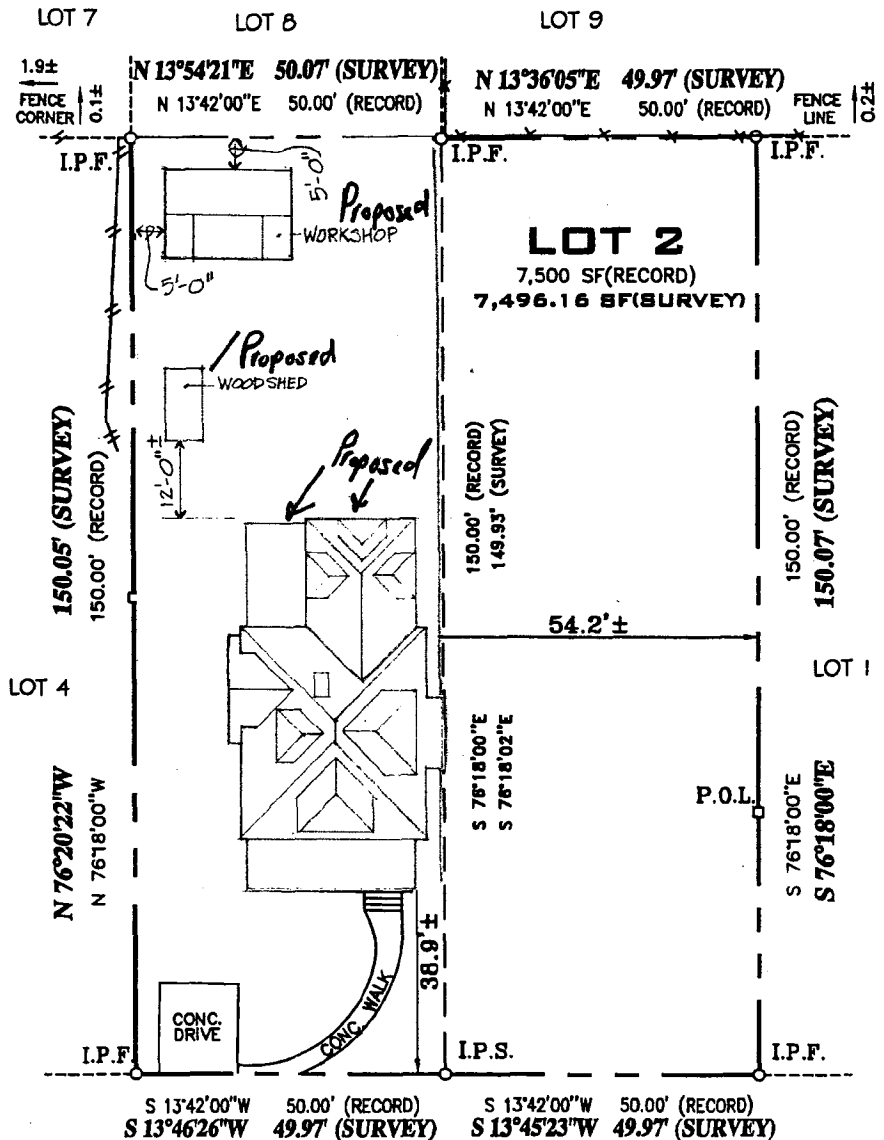
**Rick Bond  
10305 Armory Avenue  
Kensington, MD 20895**

**Angel Reyes & Lidia Casasola  
10307 Armory Avenue  
Kensington, MD 20895**

The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

**Notes:**


- 1) Flood zone is not available for this area.
- 2) All property corners have been recovered or set and verified per field survey performed: AUGUST 20, 2004.
- 3) I.P.F. Indicates iron pipe found.  
I.P.S. Indicates iron pin set.  
P.O.L. Indicates nail set along property line.

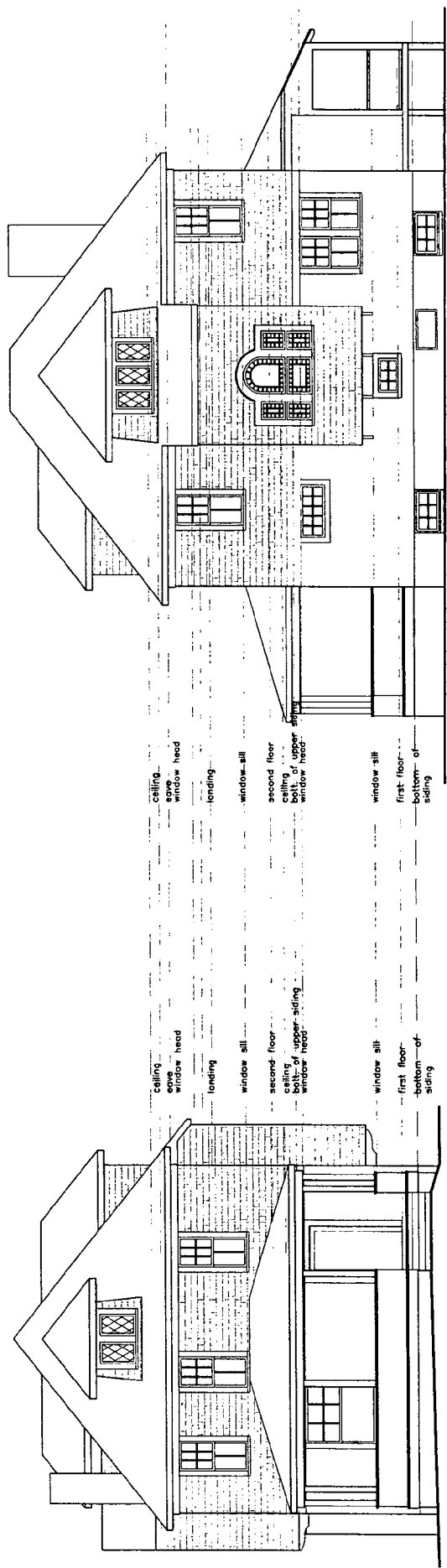


**PLAT OF SURVEY  
LOTS 2 & 3, BLOCK 9  
KENSINGTON PARK  
MONTGOMERY COUNTY, MARYLAND**

**FAWCETT STREET**  
CARROLL PLACE (PER PLAT)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>"I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN".</p> <p><i>Jeffrey A. Foster</i> 587</p> <p>MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p><b>REFERENCES</b></p> <p>PLAT BK. B</p> <p>PLAT NO. 4</p>	 <p><b>SNIDER &amp; ASSOCIATES</b> SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286</p>
	<p>LIBER 27316</p> <p>FOLIO 138</p>	



ceiling  
eave  
window head  
landing  
window sill  
second floor  
ceiling  
siding  
window head  
window sill  
first floor  
bottom of  
siding

ceiling  
eave  
window head  
landing  
window sill  
second floor  
ceiling  
siding  
window head  
window sill  
first floor  
bottom of  
siding

4 FRONT ELEVATION  
A-2 1/8"=1'-0"

5 SIDE ELEVATION  
A-3 1/8"=1'-0"

**SIDE ELEVATION, NORTH**

--- Metal Venting Pipe  
 - - - - Double Hung windows to match existing. Owner to provide, GC to install, typ.

--- Roof to match existing

--- Dormer walls flared to match existing

--- 6" Copper half round gutters and 4" Copper round downspouts

--- Shingles to match existing. Bottom course to be flared to match existing. Owner will cut Shingles at bottom edge.

--- Ptd wood corner board to match existing

--- Concrete block walls with cementitious parging or, ALTERNATE TWO, Poured concrete using Eco-Block insulating concrete forms and Bituthen self-adhesive waterproofing



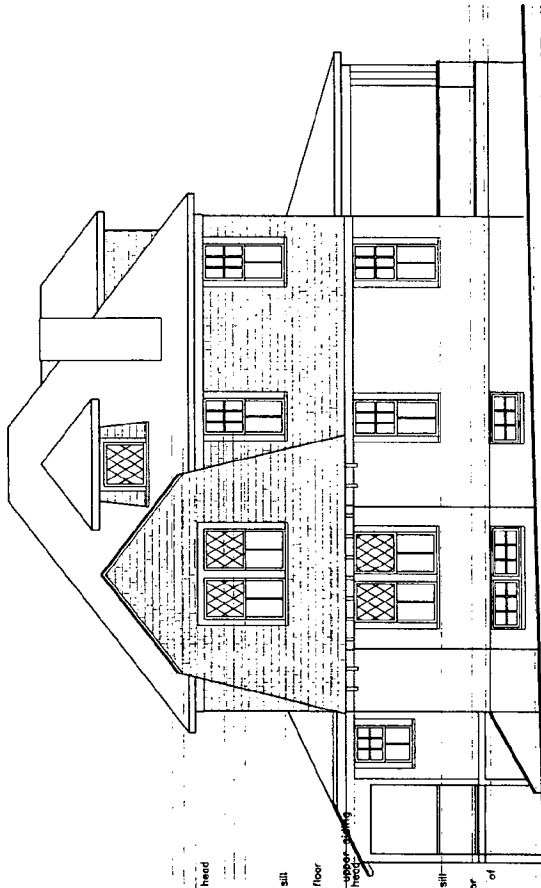
--- Siding to match existing with bottom course flared to match existing flare

--- Antique Stainglass transom provided by owner, windows below to be Marvin wood casements, ganged together to match width of existing window.

**NOTE:**  
 All windows in proposed addition shall be old windows to match existing, or refurbished as nec., or Marvin Wood windows as indicated

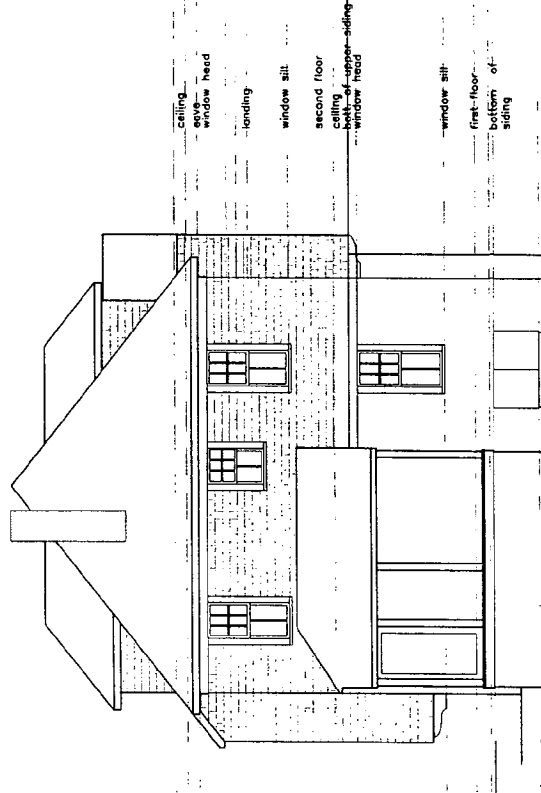
1 SIDE ELEVATION  
 A-5 3/16"=1'-0"





7 SIDE ELEVATION  
 1/8" = 1'-0"

ceiling  
 eave  
 window head  
 landing  
 window sill  
 second floor  
 ceiling  
 back of upper siding  
 window head  
 window sill  
 first floor  
 bottom of siding



6 BACK ELEVATION  
 1/8" = 1'-0"

ceiling  
 eave  
 window head  
 landing  
 window sill  
 second floor  
 ceiling  
 back of upper siding  
 window head  
 window sill  
 first floor  
 bottom of siding



**NOTE:**

All windows in proposed addition shall be old Marvin Wood windows as indicated

Operable glass skylight  
Velux - VS 104

Double Hung windows to match existing. Owner to provide, GC to install, typ.

Roof to match existing

Dormer walls flared to match existing

6" Copper half round gutters and 4" Copper round downspouts

Shingles to match existing. Bottom course to be flared to match existing. Owner will cut Shingles at bottom edge.

Roof to match existing or ALTERNATE ONE, Raised seam copper roof

Re-use copper gutters and downspouts from existing screen porch

Ptd wood corner board to match existing

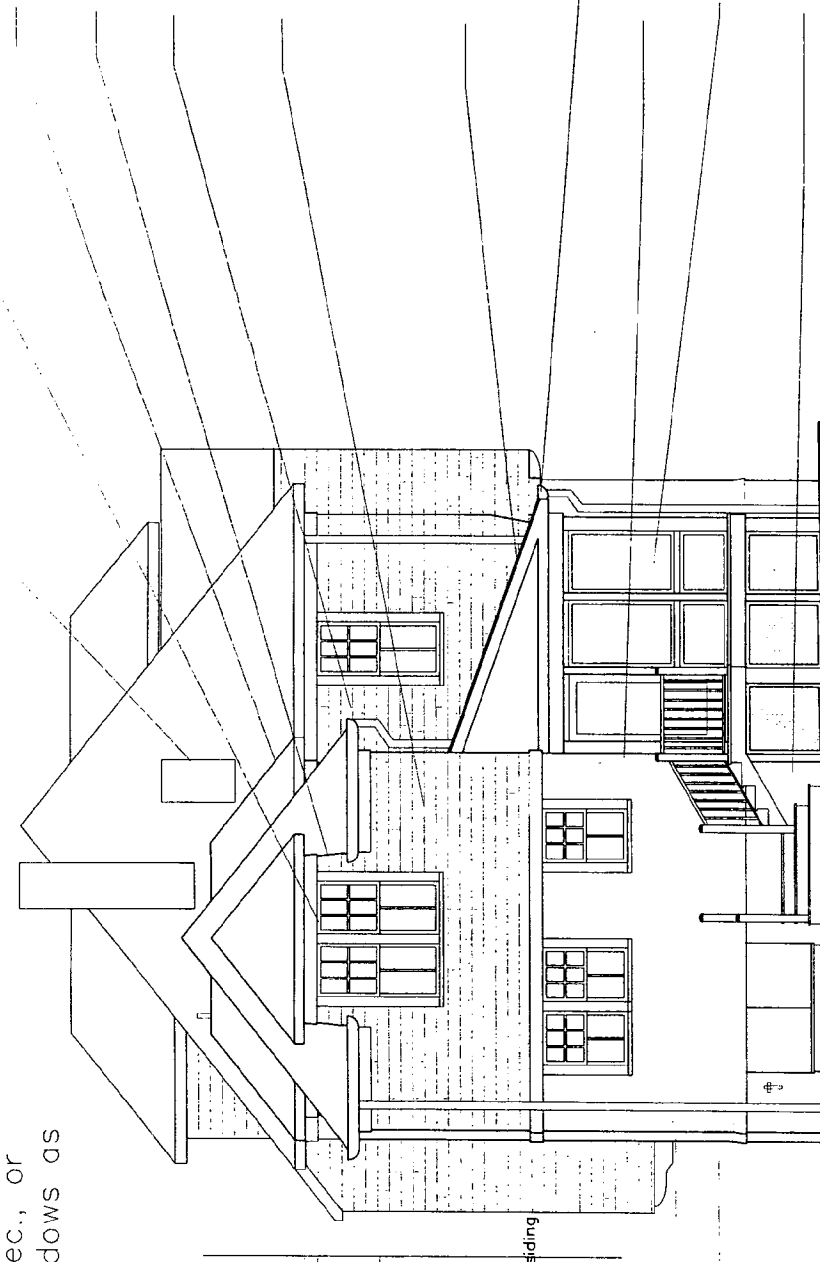
Removable Ptd wood and screen panels

Concrete block walls with cementitious parging or, ALTERNATE TWO, Poured concrete using Eco-Block insulating concrete forms and Bituthen self-adhesive waterproofing

Siding to match existing with bottom course flared to match existing flore

**2 BACK ELEVATION**

3/16" = 1'-0"



ceiling eave window head

landing

window sill

second floor

ceiling bott. of upper siding window head

window-sill

first-floor bottom of siding

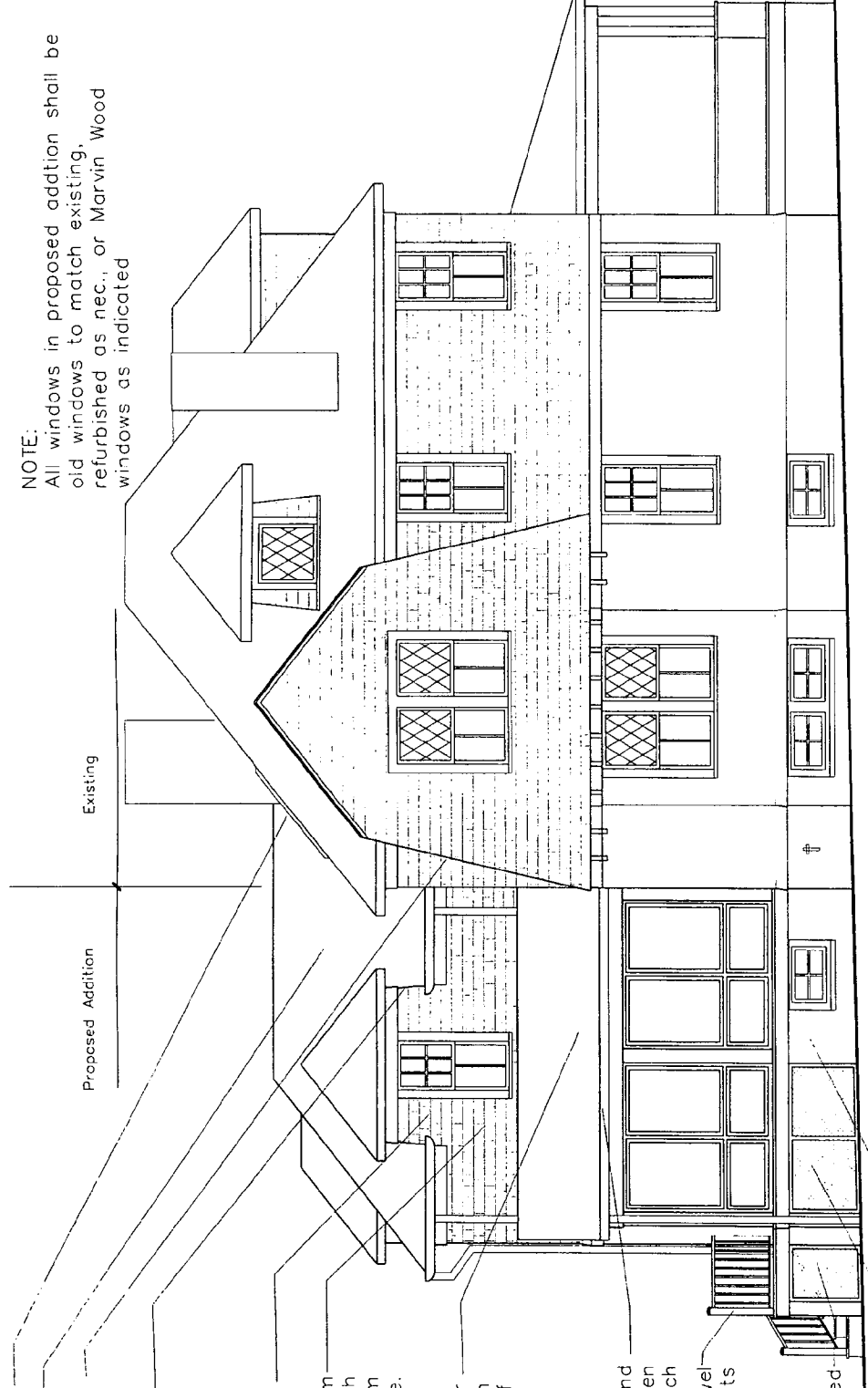
A-5

Date: 05.18.07

BACK ELEVATION  
Addition to 10302 Fawcett Street, Kensington, MD 20895

Kawa Wilkes Architects, L.L.C.

NOTE:  
 All windows in proposed addition shall be old windows to match existing, refurbished as nec., or Marvin Wood windows as indicated



Operable skylight

Roof to match existing  
 Double Hung windows to match existing. Owner to provide, GC to install, typ.

Dormer walls flared to match existing

6" Copper half round gutters and 4" Copper round downspouts

Shingles to match existing. Bottom course to be flared to match existing. Owner will cut bottom edge.

Roof to match existing or ALTERNATE ONE, Raised seam copper roof

Re-use copper gutters and downspouts from existing screen porch

PTD wood steps, railings, and newel posts

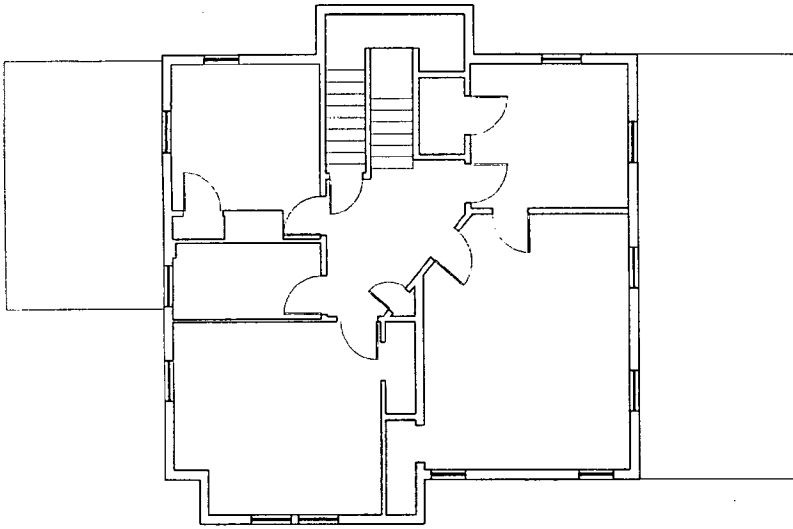
PTD wood lattice panels, fixed

PTD wood lattice panels, removable  
 Concrete block walls with cementitious parging or, ALTERNATE TWO, Poured concrete using Eco-Block insulating concrete forms and Bituthen self-adhesive waterproofing

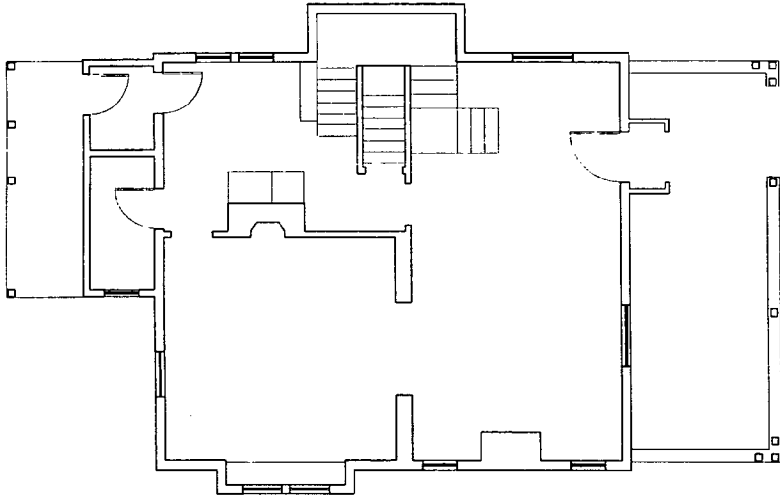
1 SIDE ELEVATION  
 A-6 3/16"=1'-0"



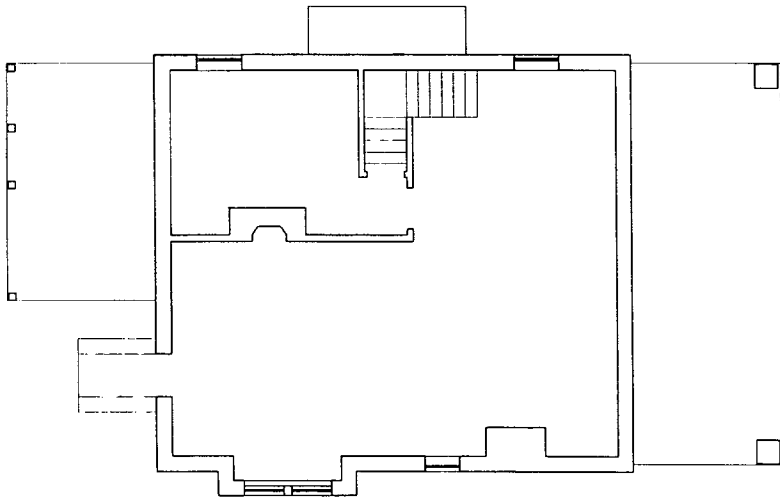
EXISTING PLANS



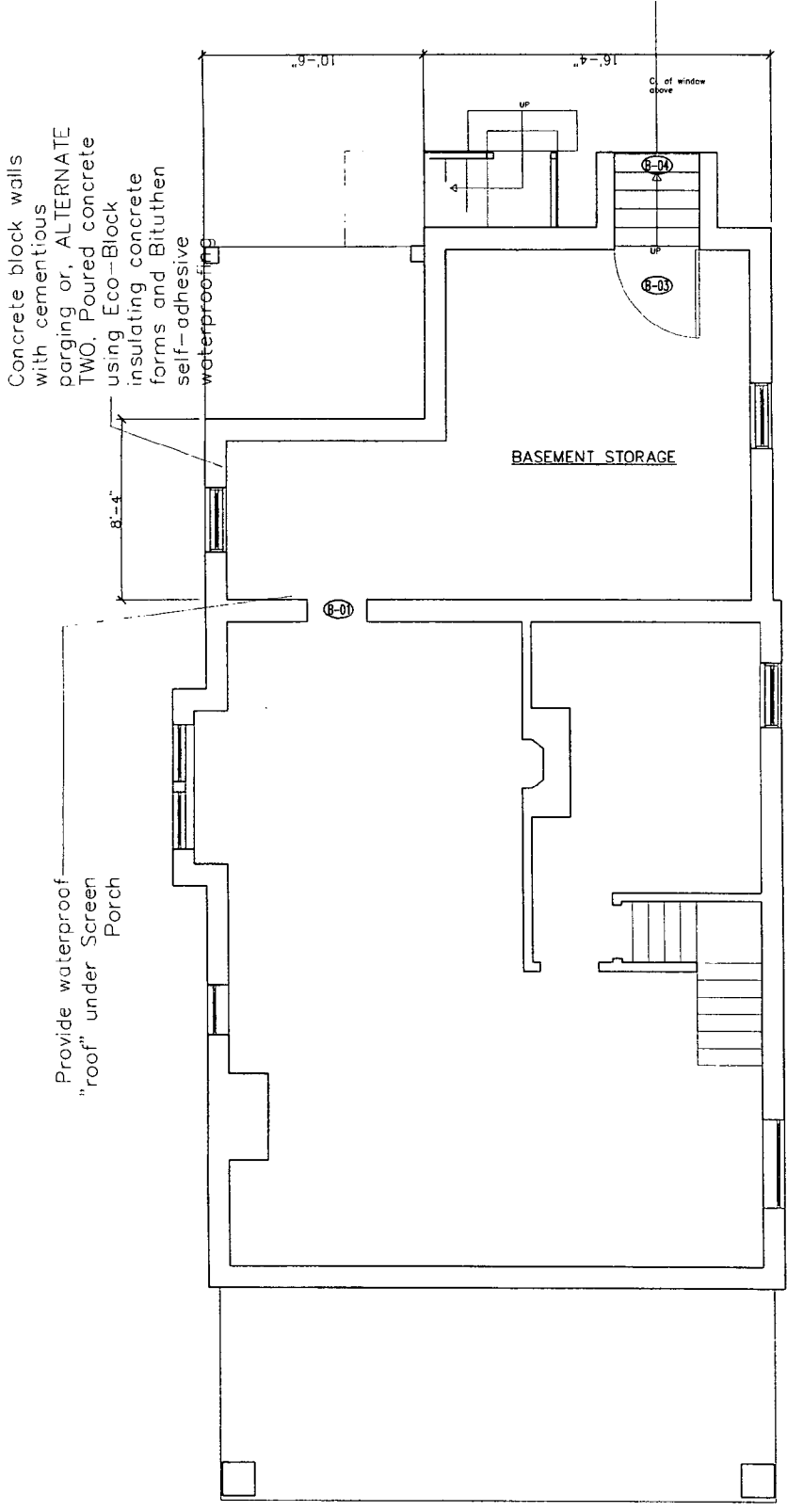
3 SECOND FLOOR PLAN  
 A-2 1/8"=1'-0"



2 FIRST FLOOR PLAN  
 A-2 1/8"=1'-0"



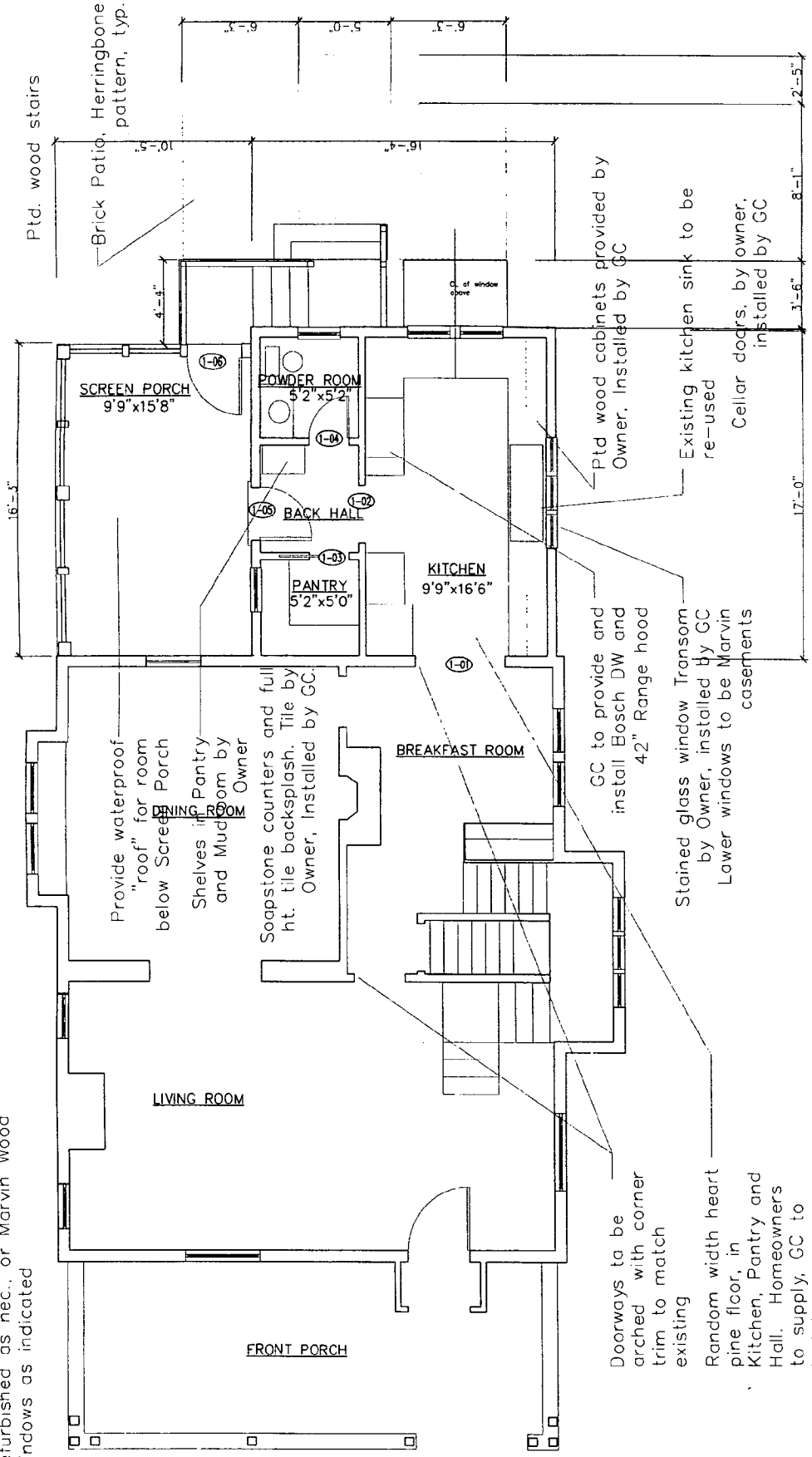
1 BASEMENT FLOOR PLAN  
 A-2 1/8"=1'-0"



NOTE:  
 All windows in proposed addition shall be old windows to match existing, refurbished as nec., or Marvin Wood windows as indicated

1 BASEMENT PLAN  
 A-3 3/16"=1'-0"

NOTE:  
 All windows in proposed addition shall be old windows to match existing, refurbished as nec., or Marvin Wood windows as indicated



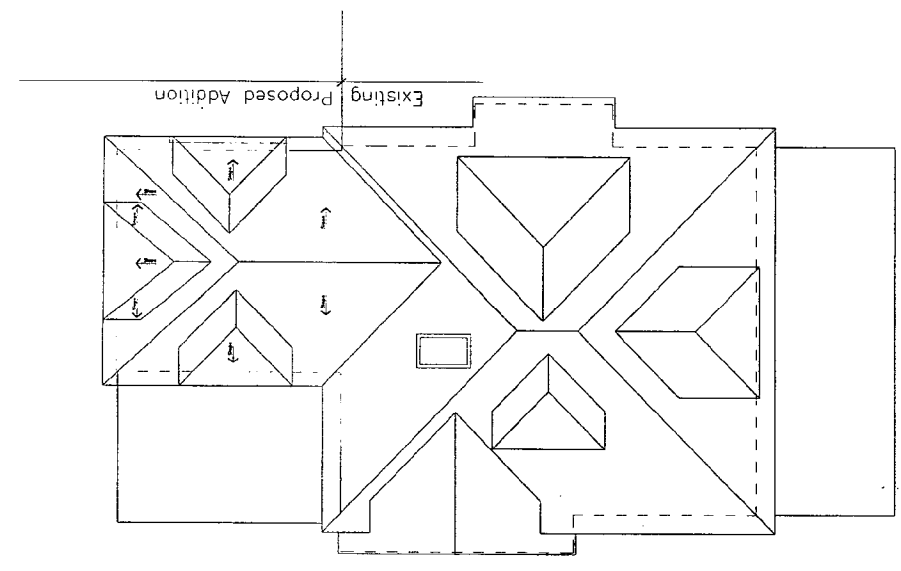
Doorways to be arched with corner trim to match existing  
 Random width heart pine floor, in Kitchen, Pantry and Hall. Homeowners to supply, GC to install

GC to provide and install Bosch DW and 42" Range hood  
 Stained glass window Transom by Owner, installed by GC  
 Lower windows to be Marvin casements

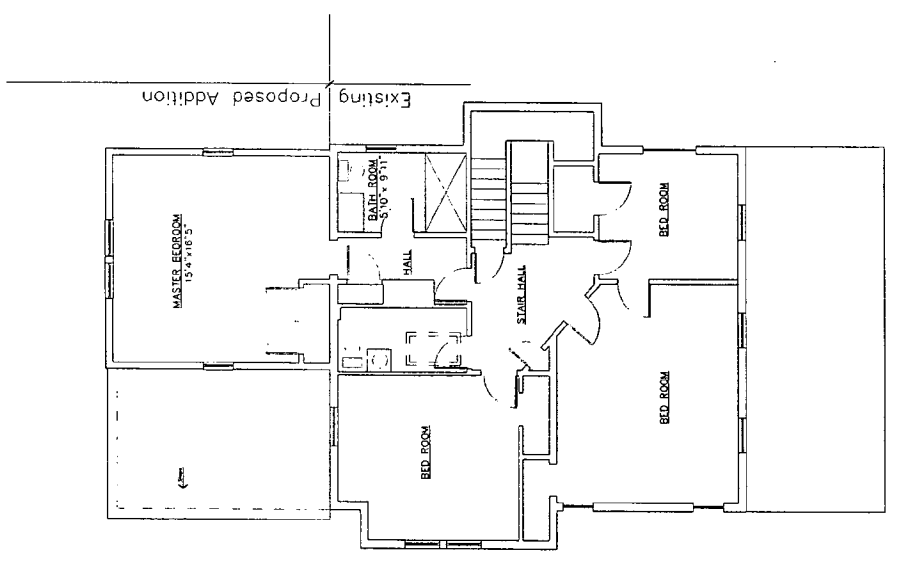
Ptd wood cabinets provided by Owner. Installed by GC  
 Existing kitchen sink to be re-used  
 Cellar doors, by owner, installed by GC

Ptd. wood stairs  
 Brick Patio, Herringbone pattern, typ.

1 FIRST FLOOR PLAN  
 A-3 3/16"=1'-0"

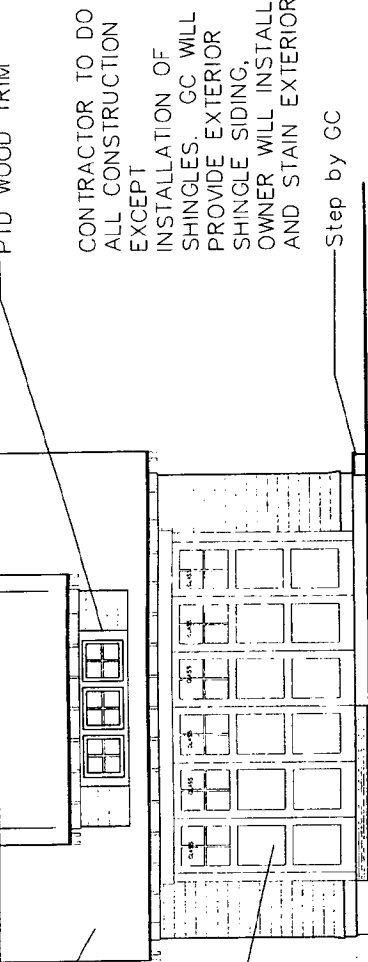


Roof Plan

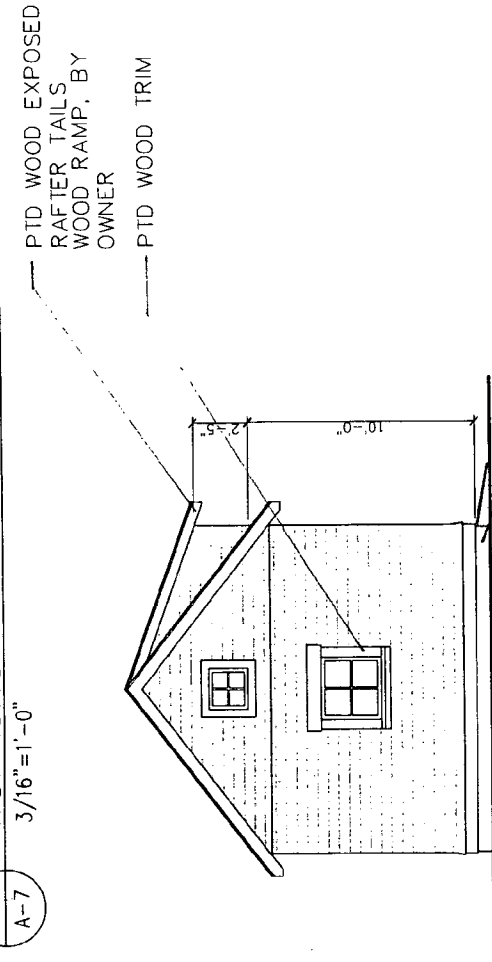


Second Floor Plan

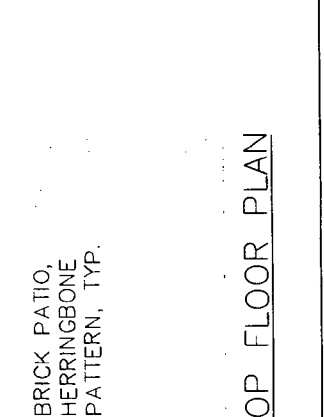
1 WORKSHOP SIDE ELEVATION  
3/16"=1'-0"



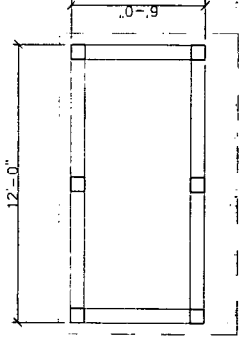
2 WORKSHOP FRONT ELEVATION  
3/16"=1'-0"



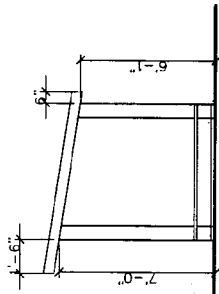
3 WORKSHOP SIDE ELEVATION  
3/16"=1'-0"



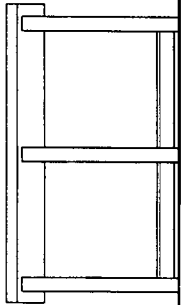
5 WORKSHOP FLOOR PLAN  
3/16"=1'-0"



9 WOODSHED PLAN  
A-7 3/16"=1'-0"



8 SIDE ELEVATION  
A-7 3/16"=1'-0"



7 WOODSHED FRONT ELE.  
A-7 3/16"=1'-0"



**Trees at Jeff & Margaret Bugler Residence — 10302 Fawcett Street, Kensington, MD 20895**

Name	approximate current size	remove	add	approximate future size	characteristics
1 unknown	55' T, 30' W				deciduous
2 unknown	10' T, 8' W				evergreen
3 star magnolia	20' T, 15' W				deciduous
4 unknown	40' T, 12' W				evergreen
5 japanese maple	5' T, 12' W				deciduous, weeping
6 linden	45' T, 20' W				deciduous, upright
7 <i>dawn redwood</i>	50' T, 25' W	x			<i>deciduous</i>
8 hemlocks (bank of several)	30' T, 35' W				evergreen
9 Ieland cyprus	30' T, 10' W				evergreen
10 Ieland cyprus	30' T, 10' W				evergreen
11 picea	30' T, 20' W				evergreen
12 picea	25' T, 15' W				evergreen
13 japanese maple	12' T, 12' W				deciduous, upright
14 <i>blue atlas cedar 'fastigiata' *</i>			x	15+ <sup>+</sup> T, 6' W (at 10 years)	<i>evergreen</i>
15 <i>weeping higan cherry</i>			x	20-30' T, 15-25' W	<i>deciduous, weeping</i>
16 <i>deodar cedar 'shalimar'</i>			x	50+ <sup>+</sup>	<i>evergreen</i>
17 <i>crape myrtle</i>			x	25+ <sup>+</sup>	<i>deciduous, upright</i>

\* or similar evergreen species

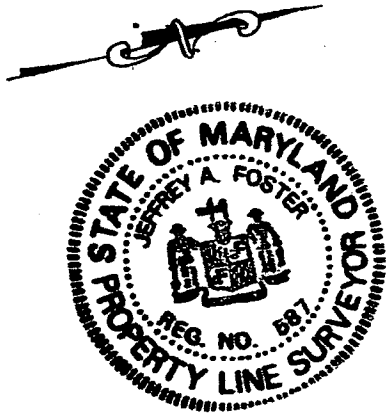
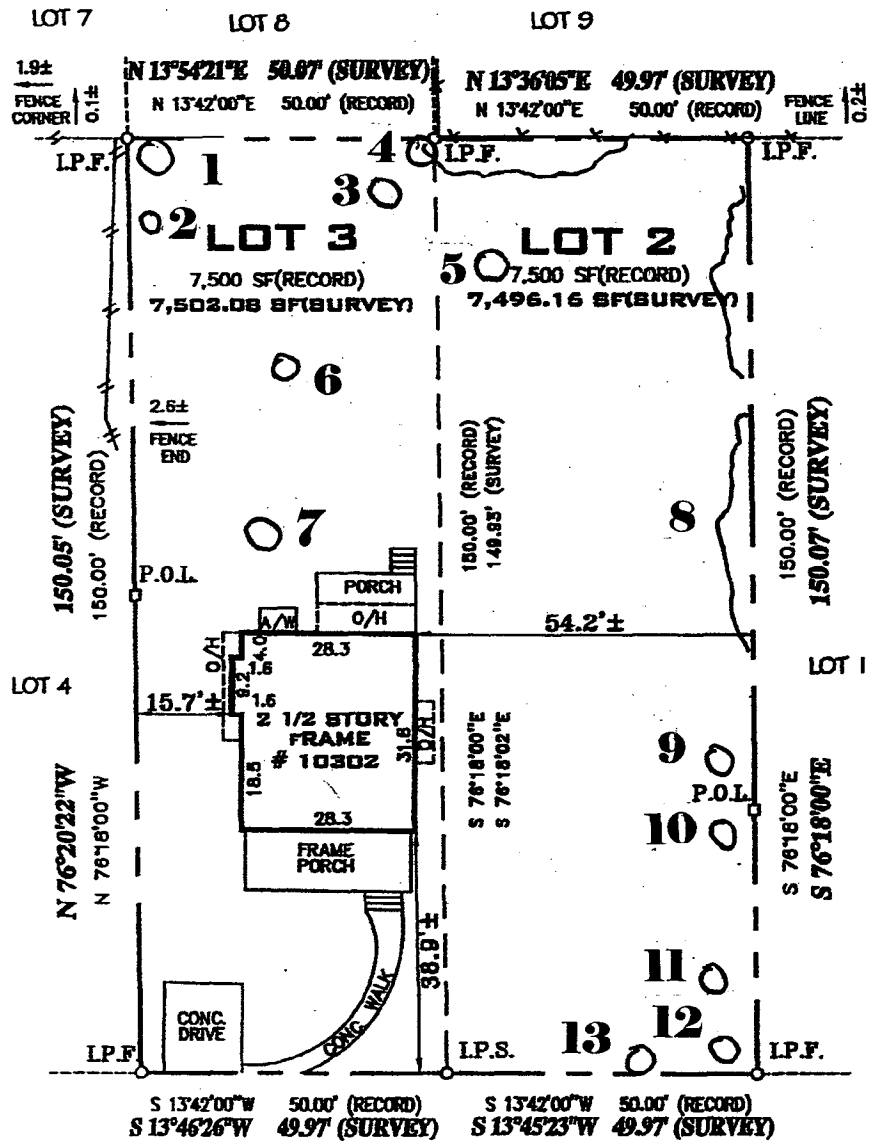
# Trees at Jeff & Margaret Bugler Residence

10302 Fawcett Street, Kensington, MD 20895

## CURRENT

**Notes:**

- 1) Flood zone is not available for this area.
- 2) All property corners have been recovered or set and verified per field survey performed: AUGUST 20, 2004.
- 3) LP.F. Indicates iron pipe found.  
LP.S. Indicates iron pin set.  
P.O.L. Indicates nail set along property line.



PLAT OF SURVEY  
**LOTS 2 & 3, BLOCK 9**  
**KENSINGTON PARK**  
 MONTGOMERY COUNTY, MARYLAND

**FAWCETT STREET**  
 CARROLL PLACE (PER PLAT)

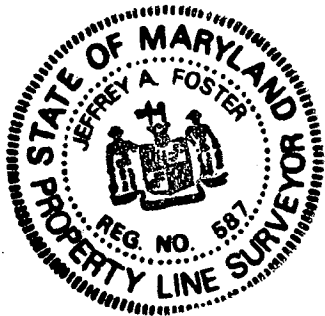
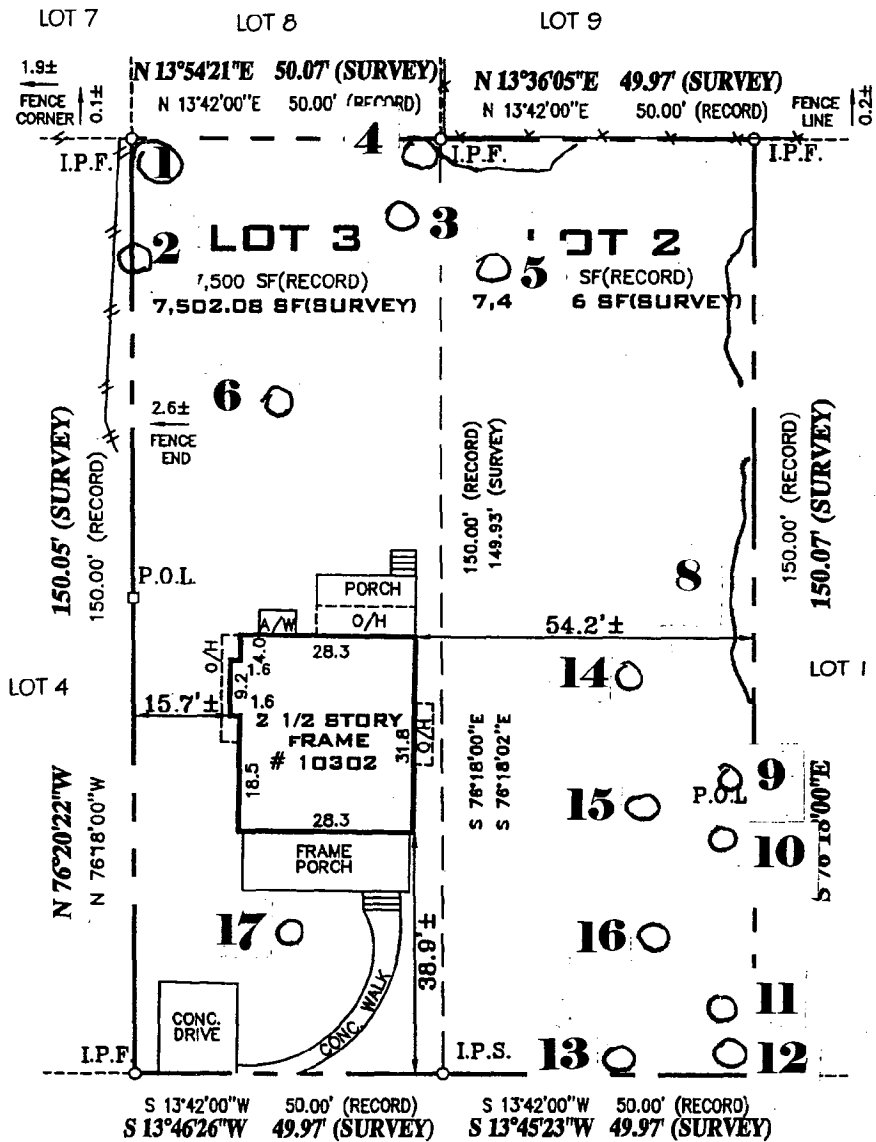
22

The information shown hereon has been prepared without benefit of a Title Report, therefore, effect all easements or encumbrances which may affect subject property.

# FUTURE

**Notes:**


- 1) Flood zone is not available for this area.
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PLAT OF SURVEY  
**LOTS 2 & 3, BLOCK 9**  
**KENSINGTON PARK**  
 MONTGOMERY COUNTY, MARYLAND

**FAWCETT STREET**  
 CARROLL PLACE (PER PLAT)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.</p> <p><i>Jeffrey A. Foster</i>                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. <u>587</u></p>	<p><b>REFERENCES</b></p> <p>PLAT BK. B</p> <p>PLAT NO. 4</p>	 <p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  2 Professional Drive, Suite 216                  Gaithersburg, Maryland 20879                  301/948-5100, Fax 301/948-1286</p>
	<p>LIBER 27316</p> <p>FOLIO 138</p>	

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Existing Property Condition Photographs (duplicate as needed)



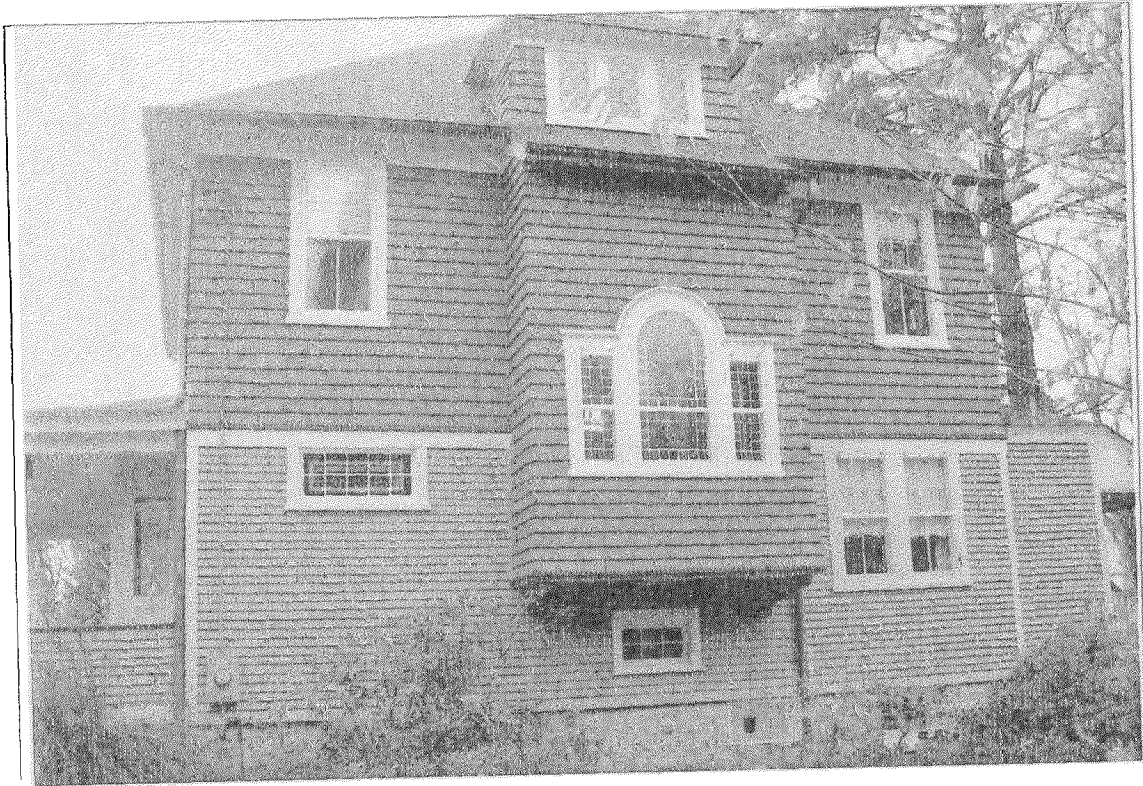
Detail: front of house (east)



Detail: back of house (west) - porch and pantry to be removed

Applicant: Jeffrey / Margaret Bugler

Existing Property Condition Photographs (duplicate as needed)



Detail: side of house (north)



Detail: side of house (south)

Applicant: Jeffrey/Margaret Bugler



Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from front sidewalk (Fawcett St.)



Detail: viewed from front sidewalk (Fawcett St.)

Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from backyard of 10306 Fawcett St. (neighbor on right)



Detail: viewed from backyard of 10306 Fawcett St.

Applicant: Bugler



Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from driveway of 10300 Fawcett St. (neighbor on left)



Detail: viewed from Baltimore Ave.



Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from rear property line



Detail: viewed from Army Avenue

Existing Property Condition Photographs (duplicate as needed)



Detail: wire fence at 10220 Carroll Place (for reference)



Detail: wire fence at 10234 Carroll Place (for reference)

**Trees at Jeff & Margaret Bugler Residence — 10302 Fawcett Street, Kensington, MD 20895**

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\* or similar evergreen species

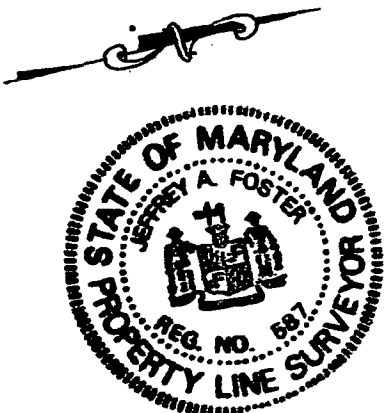
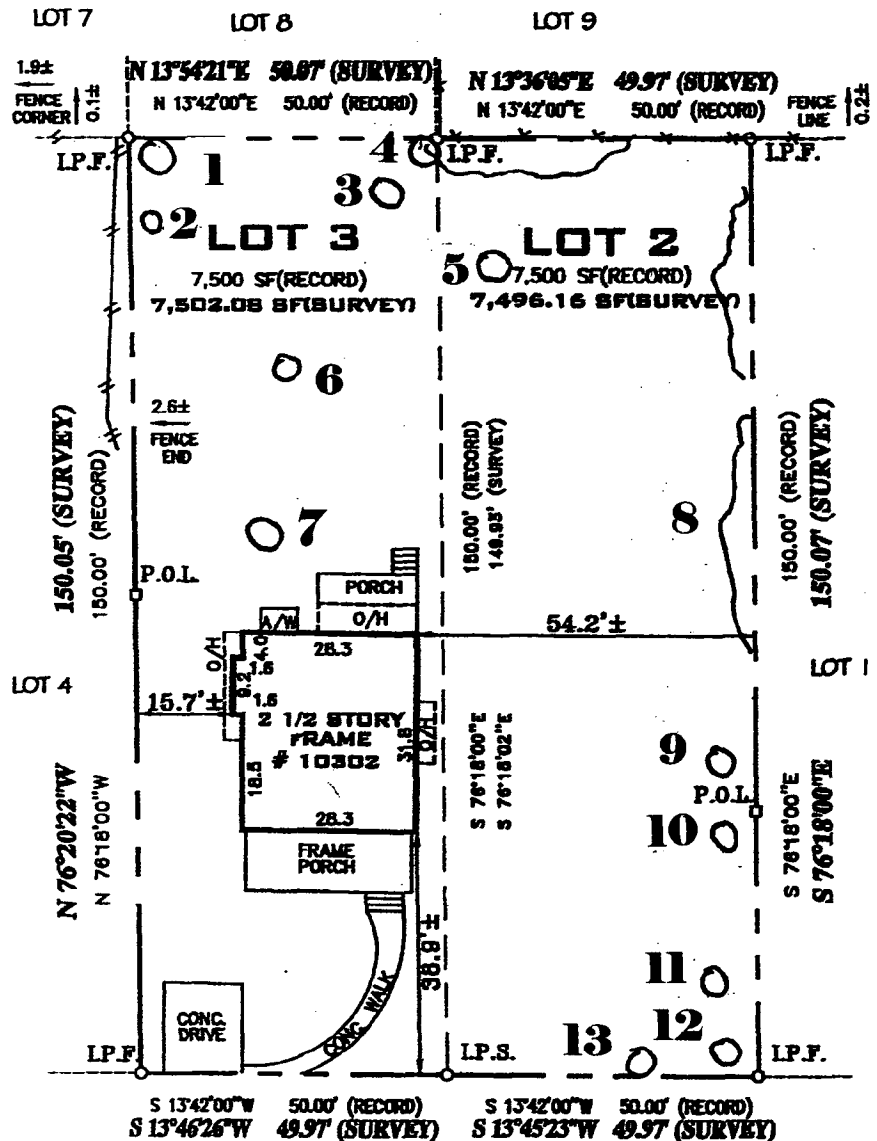
# Trees at Jeff & Margaret Bugler Residence

10302 Fawcett Street, Kensington, MD 20895

## CURRENT

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PLAT OF SURVEY  
**LOTS 2 & 3, BLOCK 9**  
**KENSINGTON PARK**  
 MONTGOMERY COUNTY, MARYLAND

**FAWCETT STREET**  
 CARROLL PLACE (PER PLAT)





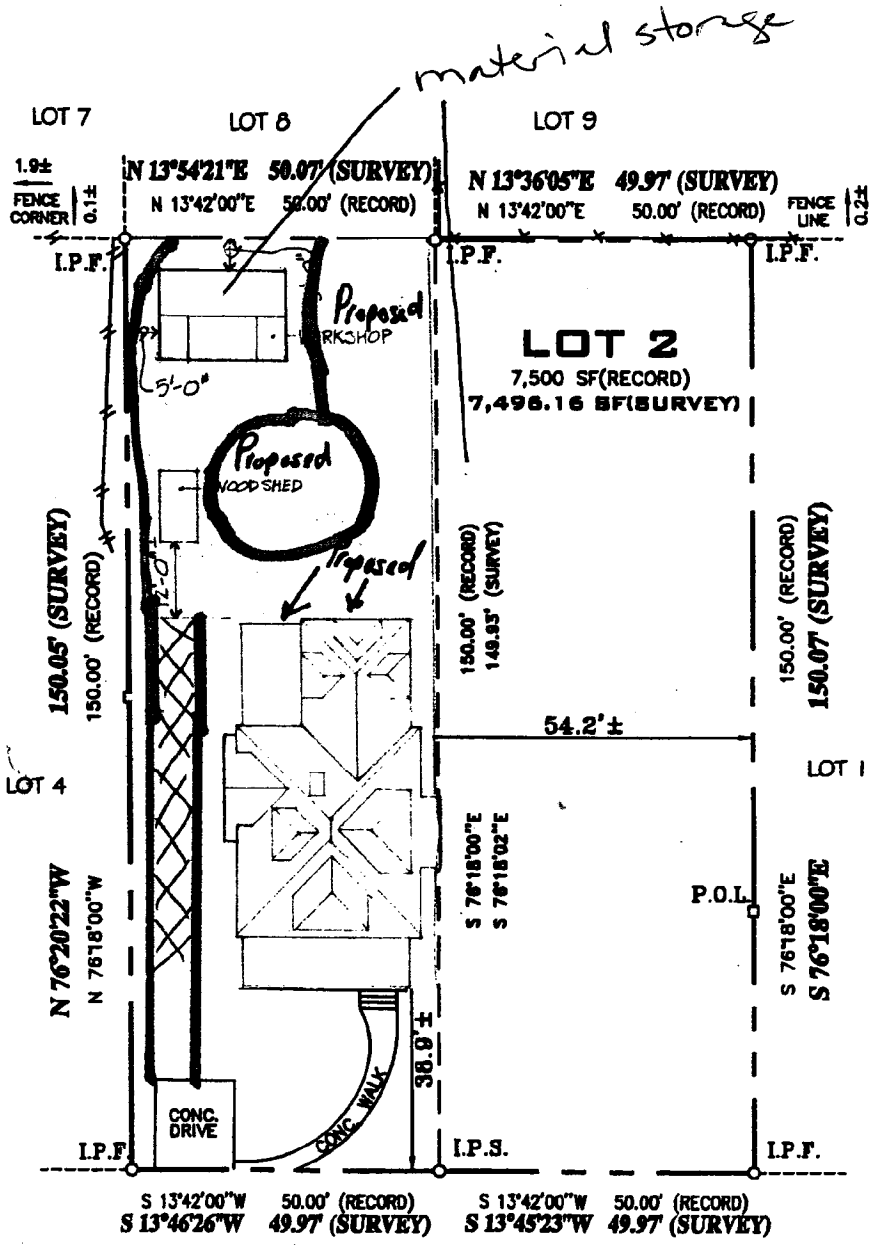
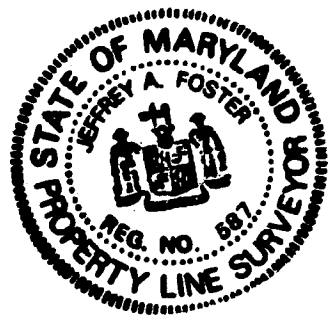
The information shown hereon has been prepared without benefit of a Title Report, therefore, may not reflect all easements or encumbrances which may affect subject property.

# TREE PROTECTION PLAN

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P.O.L. Indicates nail set along property line.


Mulch  
  
 Chalk Mark

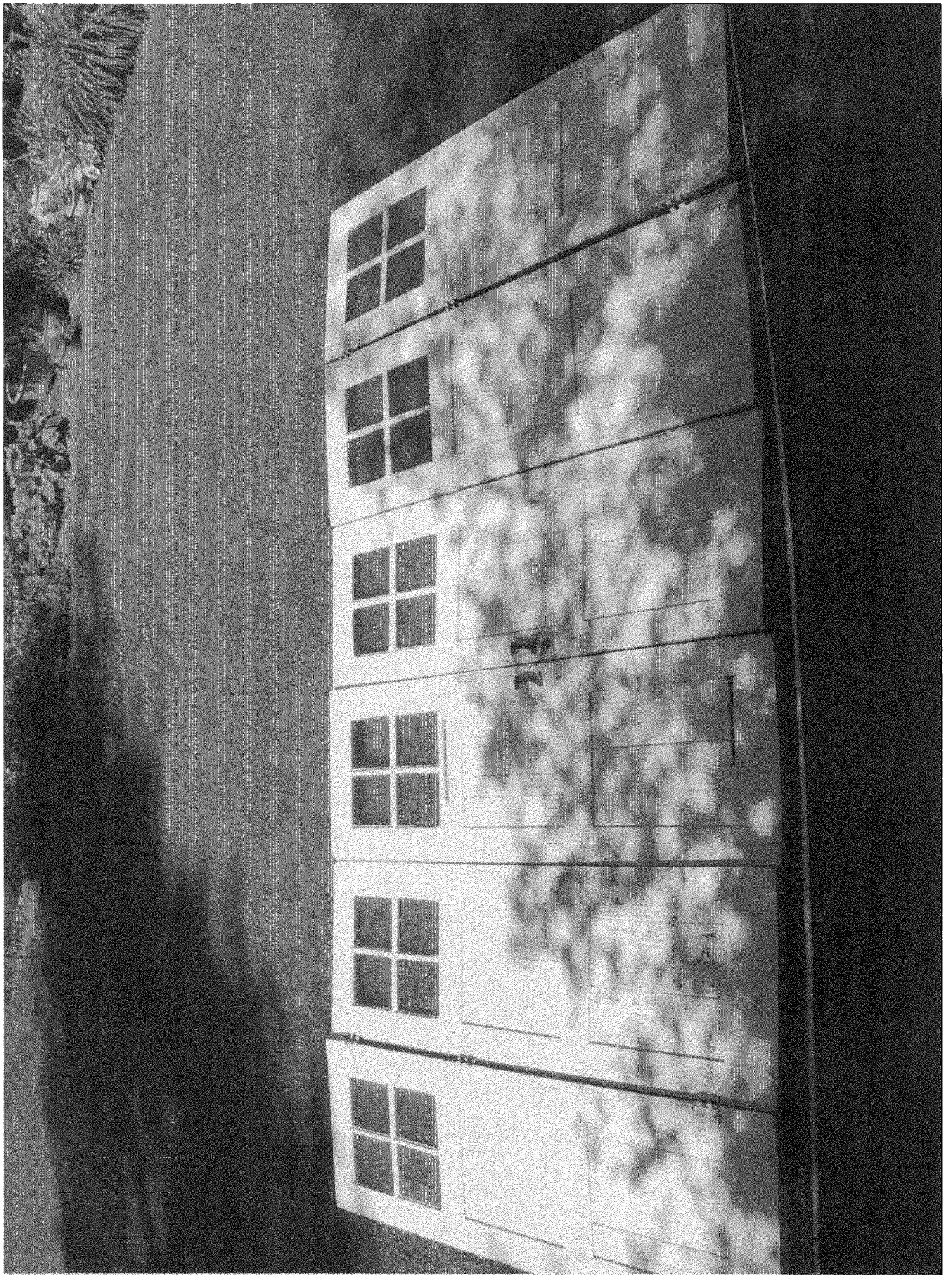


PLAT OF SURVEY  
**LOTS 2 & 3, BLOCK 9**  
**KENSINGTON PARK**  
 MONTGOMERY COUNTY, MARYLAND

**FAWCETT STREET**  
 CARROLL PLACE (PER PLAT)

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

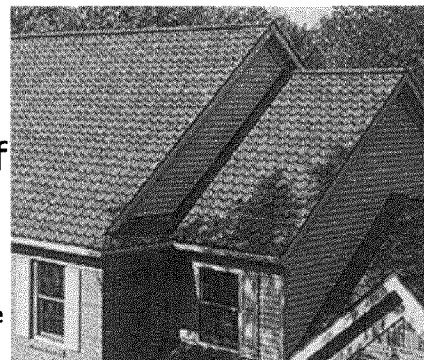
<p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE DEED OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.</p> <p><i>Jeffrey A. Foster</i> 587                  MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587</p>	<p><b>REFERENCES</b></p> <p>PLAT BK.     8                  PLAT NO.    4</p> <p>LIBER     27316                  FOLIO    138</p>	 <p><b>SNIDER &amp; ASSOCIATES</b>                  SURVEYORS - ENGINEERS                  LAND PLANNING CONSULTANTS                  2 Professional Drive, Suite 216                  Gaithersburg, Maryland 20879                  301/948-5100, Fax 301/948-1288</p>	<p><b>DATE OF LOCATIONS</b>     SCALE:     1"=30'</p>	
			<p><b>WALL CHECK:</b>             DRAWN BY:     F.A.</p> <p><b>HSE. LOC.:</b>             08-20-2004     JOB NO.:       2004-6377</p> <p><b>PROP. CORS.:</b>           08-20-2004</p>	




[Home](#) > [Our Products](#) > [Attic Exhaust Vents](#) > [Ridge Vents](#) > **ShingleVent II**


## ShingleVent® II

Functional design and clean lines. For an air of distinction.



ShingleVent II ridge vent installs on the peak of the roof allowing exhaust ventilation all along the roofline -- end-to-end.

### Why Ventilate

#### Our Products

[Attic Exhaust Vents](#)
[Attic Intake Vents](#)
[Foundation Vents](#)
[Whole-House Fans](#)

#### Resource Center

### Did you know...?

ShingleVent II delivers more airflow than competitive ridge vents.

This product proves that outstanding beauty and performance can be combined. Design features include an external baffle and internal weather filter for optimum airflow and weather protection. Less than an inch in height, this molded, high-impact copolymer shingle-over ridge vent permits capping of the ridge with shingles like the rest of the roof.

### Features

- **Exceptional airflow.** An external baffle creates low pressure over the vent openings to "pull" air from the attic. ShingleVent II provides 18 square inches of net free area per linear foot.
- **Advanced weather protection.** The external baffle deflects wind and weather over the vent to help protect the attic from rain and snow infiltration.
- **Internal weather filter.** Provides a more complete barrier to help protect the attic from wind-driven rain, snow, dust and insects.
- **Easy Installation.** ShingleVent II has pre-printed slot guides for truss or ridge pole construction. Pre-drilled nailing holes are designed to assure proper nailing. The vent is pre-formed to a 4/12 pitch, and fits pitches from 3/12 to 16/12.
- **Lifetime, limited warranty** (life of the homeowner), transferable to a subsequent homeowner (maximum 50 years) and 5-year Replacement Plus™ Protection.

### Models

#### ShingleVent® II

ShingleVent II is a shingle-over ridge vent. The vent is installed across the ridge of the roof. The vent is 12" wide so that matching shingles can be installed over the vent, allowing the vent to appear almost invisible from the ground. Available in Black, Brown, Gray and Charcoal.

#### ShingleVent II-9

The same features as ShingleVent II, except that ShingleVent II-9 is 9" wide so that it can be used with cedar shakes or enhanced ridge cap shingles. Available in Charcoal.

#### ShingleVent II-7

ShingleVent II-7 is 7" wide for use with narrow, enhanced ridge cap shingles. Available in Charcoal.



[Specifications](#) | [Warranty](#)

**Ridge Vents: ShingleVent II** | ShingleVent II Class A | Multi-Pitch FilterVent |  
VenturiVent Plus | Specialty FilterVent

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© 2007 Air Vent, Inc. 1800-AIR-VENT

A GIBRALTAR INDUSTRIES COMPANY 

Existing Property Condition Photographs (duplicate as needed)



Detail: front of house (east)



Detail: back of house (west) - porch and pantry to be removed

Applicant: Jeffrey / Margaret Bugler

Page: 1

(2)



Detail: side of house (south)

Applicant: Jeffrey / Margaret Bugler

Page: 2

Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from front sidewalk (Fawcett St.)



Detail: viewed from front sidewalk (Fawcett St.)



Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from driveway of 10300 Fawcett St. (neighbor on left)



Detail: viewed from Baltimore Ave.

Existing Property Condition Photographs (duplicate as needed)



Detail: viewed from rear property line



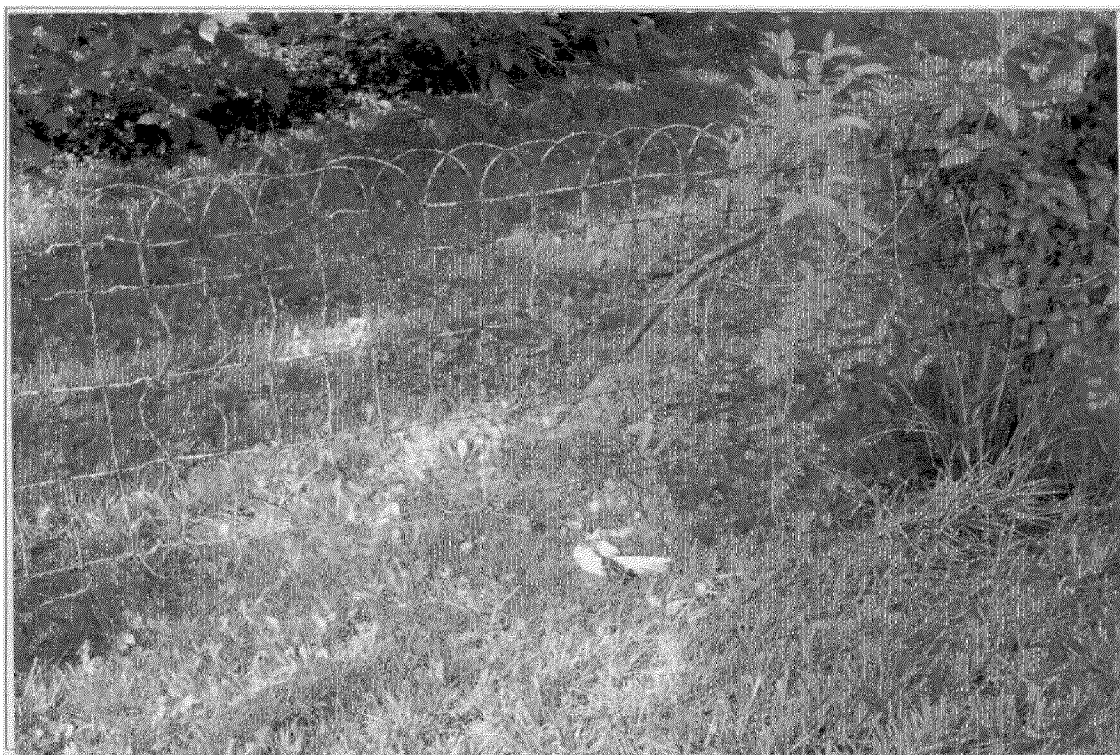
Detail: viewed from Army Avenue



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Detail: wire fence at 10234 Carroll Place (for reference)

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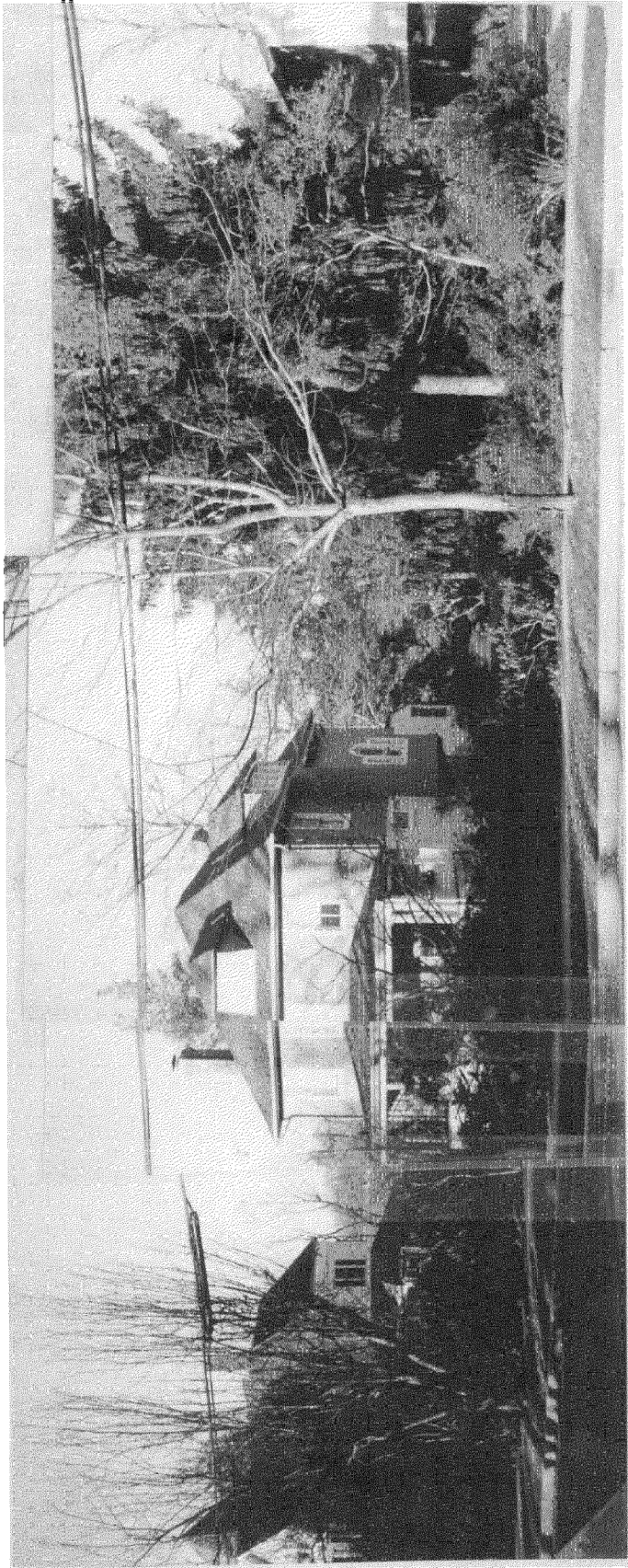


Detail: viewed from backyard of 10306 Fawcett St. (neighbor on right)



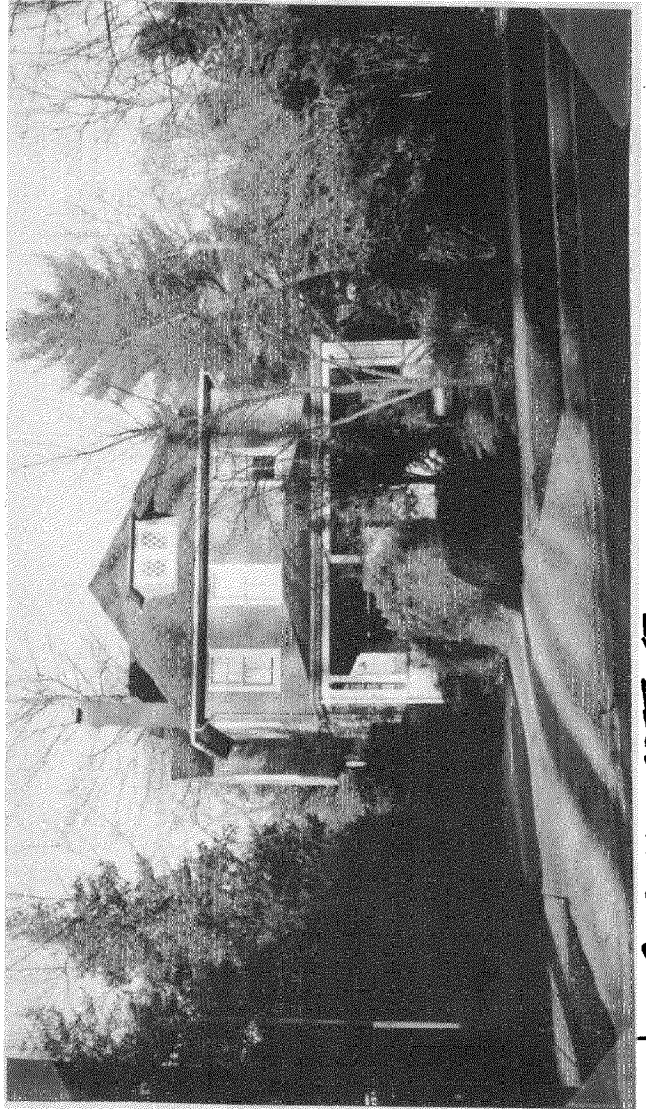
Detail: viewed from backyard of 10306 Fawcett St.





LOT 3

LOT 4  
BLOCK 7, KENSINGTON



10302 FANCETT ST.

