

10405 Fawcett St. HPC #31/06-02H
Kensington Historic District



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

MEMORANDUM

DATE:

7/23/03

TO:

Local Advisory Panel/Town Government

FROM:

Historic Preservation Section, M-NCPPC
Michele Naru, Historic Preservation Planner
Anne Fothergill, Historic Preservation Planner
Corri Jimenez, Historic Preservation Planner

af

DPS# 310900

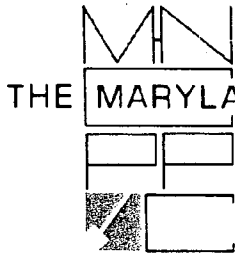
HAWP# 31/06-02H

SUBJECT:

Historic Area Work Permit Applications - HPC Decision

The Historic Preservation Commission reviewed this project on 10495 Fawcett St.
A copy of the HPC decision is enclosed for your information.

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



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

Date: 7/23/03

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

DPS# 310900
HAWP# 31/06-02H

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

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

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

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

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 or online @ permits.emontgomery.org of your anticipated work schedule.

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

C:\hawpapr.wpd

July 23, 2003

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 31/06-02H

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

Approved Denied **Approved with Conditions:**

1. Tree preservation measures will be undertaken during the removal of the pin oak to be sensitive to the 24" diameter silver maple's root system.
2. Replacement tree of 2" caliper will be planted from the Montgomery County native species list. The location is up to the owner's discretion.

and subject to the general conditions that 1) 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: Julia Royall
10405 Fawcett Street
Kensington, MD 20895



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: Julia Royall
Daytime Phone No. 301-402-2808

Tax Account No.: _____
Name of Property Owner: Julia Royall / Brian Kahin Daytime Phone No.: 301-402-2808
Address: 10405 Fawcett St Kensington MD 20895
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10405 Street: Fawcett St.
Town/City: Kensington Nearest Cross Street: Mitchell & Howard
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Remove tree CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: remove tree

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Julia Royall
Signature of owner or authorized agent

July 1, 2003
Date

Approved: With conditions of _____ For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Jason C. Wilgus Date: 7/21/03
Application/Permit No.: 310900 Date Filed: 7/1/03 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:

Removal of
Pin oak in front yard of property at
10405 Fawcett St.

Reasons - too close to surrounding trees to develop property -
1) huge silver maple nearby too large to remove in deference
to oak

2) Root competition in front yard - due to overabundance of
trees too great to allow proper growth of plantings

3) Oak is under canopy of silver maple - Oak leans
toward light & will become potential hazard to house in
wild storms.

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

Complete removal of pin oak & stump

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the 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

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address

Julia Royall
10405 Fawcett St.
Kensington, MD
20895

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

Rudy & Suly Uberman
10403 Fawcett St.
Kensington, MD
20895

Royall/Kahin home
10405 Fawcett St.
Kensington, MD 20895

REPLACE THESE
BOXWOODS WITH
3 FLA. ANISE LATE

DAPHNE ODORA SURROUNDED
BY 1 DZ. TIKI POTS PAC

SLATE STEPPING

3 EXISTING HELLER H

← Property line w/
Neighbors /Uberman

REPEAT 2 OF NEIGHBORS
JUNIPER

Location of pin oak
12" in diameter -
removal requested

- SLATE STEPPING STOPS

- EXISTING SILVER MAPLE

DRONES

SLATE WALK

DRIVEWAY

SIDE WALK

Fawcett St.

APPROVED
Montgomery County
Historic Preservation Commission
[Signature] 7/23/03

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10405 Fawcett Street **Meeting Date:** 07/23/03
Applicant: Julia Royall **Report Date:** 07/16/03
Resource: Kensington Historic District **Public Notice:** 07/09/03
Review: HAWP **Tax Credit:** None
Case Number: 31/06-02H **Staff:** Corri Jimenez
PROPOSAL: Tree Removal
RECOMMEND: Approve with conditions

CONDITIONS:

1. Tree preservation measures will be undertaken during the removal of the pin oak to be sensitive to the 24" diameter silver maple's root system.

DATE OF CONSTRUCTION: 1984 Modern Victorian

SIGNIFICANCE:

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

PROPOSAL: Remove a 12" pin oak located in the front of the property, which is part of a larger landscape plan for the south corner of the lot. The roots of this oak are interfering with a larger approximately 24" diameter silver maple located also in the front yard (see Circle 6-7).

RECOMMENDATION:

- Approve
 Approve with conditions

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

1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or
2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located, or
4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

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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.

Julia Royall
Signature of owner or authorized agent

July 1, 2003
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 310900 Date Filed: 7/1/03 Date Issued: _____

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

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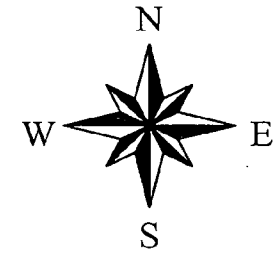
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12" in diameter -
Removal requested

SLATE STEPPING STOPS

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DRIVE

SLATE WALK

DRIVEWAY

SIDE WALK

Fawcett St.



June 24, 2003

Dear Ms. Royall,

I am recommending the removal of the oak in your front yard for the following reasons:

1. It is in too close proximity to the surrounding trees to develop properly and the huge silver maple nearby is too large to remove in deference to the oak.
2. Root competition in your front yard due to the overabundance of trees is too great to allow under plantings to grow properly.
3. Your oak is under the canopy of the huge silver maple in your front yard and since oaks are not under story trees, it will lean toward the light until it will become a potential hazard in the future for falling in wind storms.

Please let me know if I can be of further help.

Best regards,

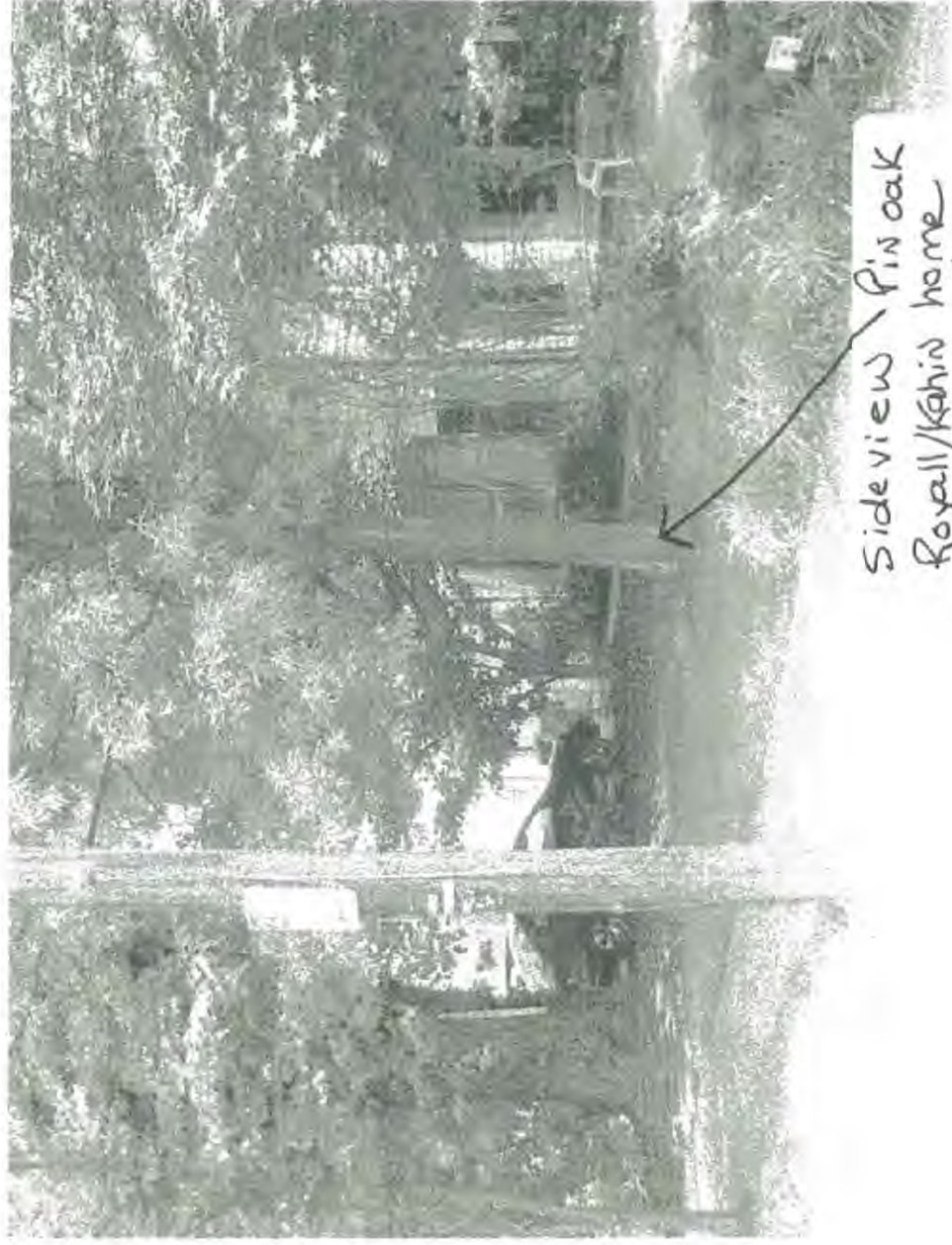
A handwritten signature in black ink, appearing to read "Ray Giddens", written over a faint, larger version of the same signature.

Ray Giddens

Ornamental Horticulturist



Pin oak -
permission for removal
requested

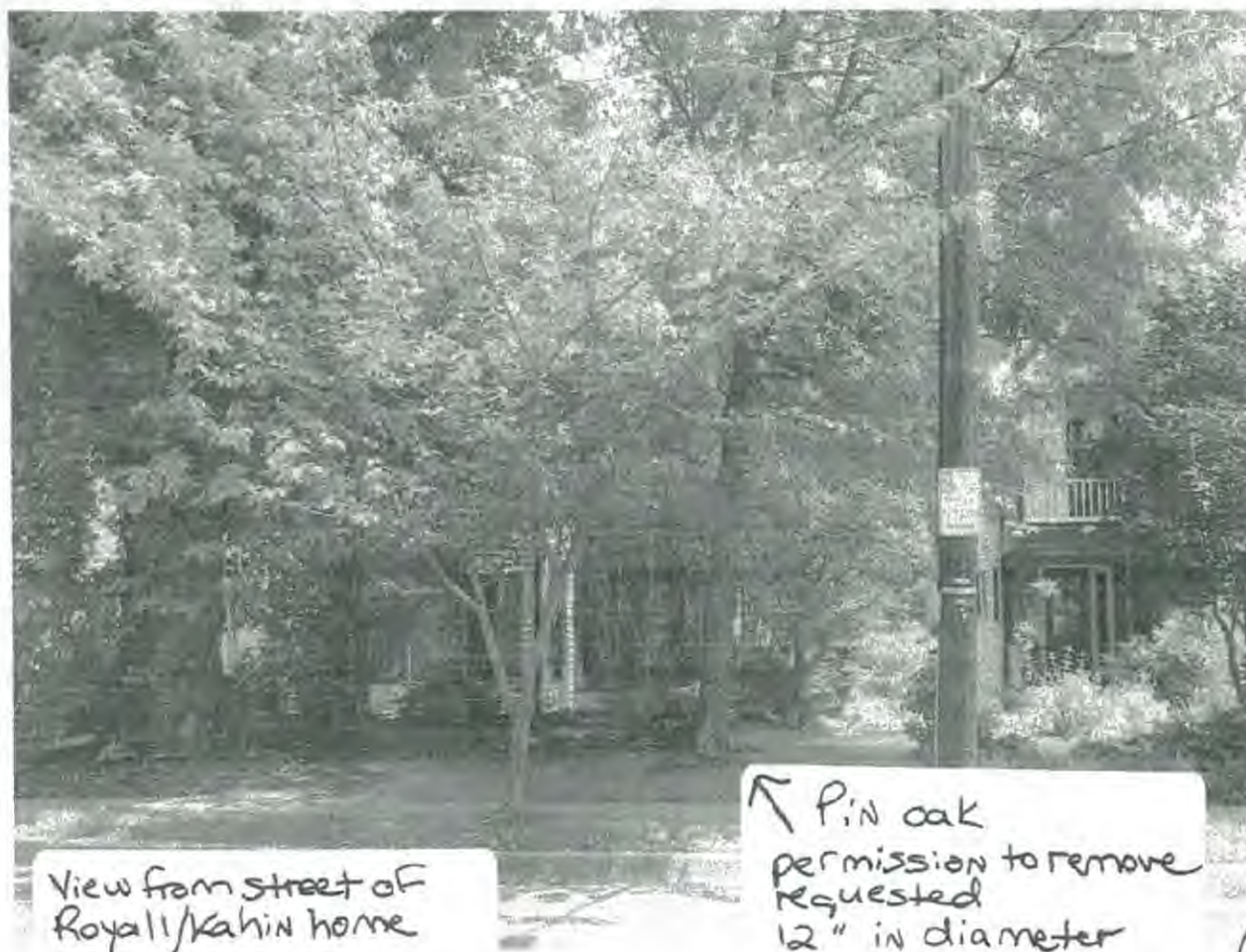


Side view Pin oak
Royall/Kahin home
in background



Silver maple
i.d. purposes only
removal not requested

Pin oak
permission to remove
requested -
(Neighbor's property in bkgr)



View from street of
Royal/Kahin home

Pin oak
permission to remove
requested
12" in diameter

(9)



↑
Pin oak - 12" diameter -
Neighbor's property in
Bksrd

Application for removal of tree

Pin Oak - 12" in diameter

from front yard of

10405 Fawcett St.

Kensington, MD 20895

Contents

1. Application Form
2. Sketch of property w/ location of tree
3. Letter from arborist regarding reasons for removal
4. (3 pages) photos labelled w/ location of tree

Julia Royall

10405 Fawcett St.

Kensington, MD
20895

1 July 2003



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Ray Giddens

Ornamental Horticulturist



↑
Pin oak -
permission for removal
requested



Sideview Pin oak
Royall/Kahin home
in background



Silver maple
i.d. purposes only
removal not requested

Pin oak
permission to remove
requested -
(Neighbor's property in bkgnd)



View from street of
Royall/Kahin home

Pin oak
permission to remove
requested
12" in diameter



↑
Pin oak - 12" in dia -
meter -
Neighbor's property in
BKSRnd