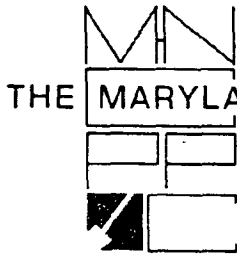


31/6-02H 10405 Fawcett Street^M
(Kensington Historic District)



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

Date: 4/25/02

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit HPC# 3110-02H DPS# 273180

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

Approved

Approved with Conditions: _____

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

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

Applicant: BRIAN KAHN / JULIA REYKUL

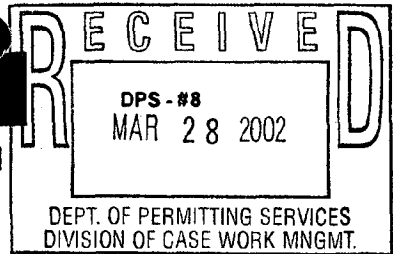
Address: 10405 FAWCETT ST., KENSINGTON

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online @ permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.



RETURN TO

DEPARTMENT OF PERMITTING SERVICES
250 HUNGERFORD DRIVE, ROCKVILLE, MARYLAND 20850
301/217-6370



HISTORIC PRESERVATION COMMISSION
301/495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Brian Kahin
Daytime Phone No.: 301 962 3790

Tax Account No.: _____
Name of Property Owner: Brian Kahin / Julia Royall Daytime Phone No.: 301 405 1741
Address: 10405 Fawcett St, Kensington MD 20895
Street Number City State Zip Code
Contractor: TBP Phone No.: 301
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 St.
Lot: _____ Block: _____ Subdivision: R.B. Patrick's
Liber: 12380 Folio: 118 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. 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: convert garage to office
1B. Construction cost estimate: \$ 10,000
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.

B. J. [Signature] Signature of owner or authorized agent
Date: 3/26/02

Approved: X
Disapproved: _____ Signature: _____ Date: 4/25/02
Application/Permit No.: 273180 Date Issued: 3/29/02

SEE REVERSE SIDE FOR INSTRUCTIONS

31/6.02H

**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:

conversion
House is out-of-period resource
in transitional area

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

Conversion of garage into office
Elimination of garage door and installation
of window in its place. Window will conform to
match adjacent existing windows in subject and
correspond to window in mirror-image neighboring house
(plus shutters to conform to windows in subject)

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

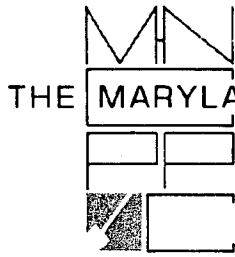
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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



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

Date: 4/25/02

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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

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. Prior to your permit submission, you must present Historic Preservation staff with 3 permit sets of drawings for review and stamping. In addition, 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!

HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|---|-----------------------|--------------|
| Address: | 10405 Fawcett Street, Kensington | Meeting Date: | 04/24/02 |
| Resource: | Non-Contributing Resource Kensington Historic District | Report Date: | 04/17/02 |
| Review: | HAWP | Public Notice: | 04/10/02 |
| Case Number: | 31/6-02H | Tax Credit: | None |
| Applicant: | Brian Kahin and Julia Reyall | Staff: | Michele Naru |
| PROPOSAL: | Garage Alteration | RECOMMEND: | Approve |

PROJECT DESCRIPTION:

SIGNIFICANCE: Out-of-Period Resource in Kensington Historic District.
STYLE: Modern
DATE: Modern

PROPOSAL:

The applicants are proposing to convert their existing one-car garage into office space. The proposal is the removal and replacement of the existing garage door with a paired, 1/1, wood-clad window with paste-on two, paneled shutters to match the windows and shutters on the rest of the house.

STAFF DISCUSSION

The Montgomery County Code, Chapter 24A states: 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 of the surrounding historic resources or would impair the character of the historic district.

The existing house was constructed prior to the Historic District designation in 1986. Staff feels that the proposed alterations are consistent with the design and materials on the existing house. The proposed alterations would not negatively impact the Kensington Historic District. Staff recommends approval.

The Kensington Historical Society, the LAP and the Mayor of the Town of Kensington have not responded to the present HAWP application at the time this report was prepared.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* 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,

With the general condition that **the applicant shall present the 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits**, and that, 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) 777-6210 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

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

| Owner's mailing address | Owner's Agent's mailing address |
|--|---------------------------------|
| Brian Kahn 10405 Fawcett St. Kensington, MD 20895 | |
| Adjacent and confronting Property Owners mailing addresses | |
| | |
| | |
| | |
| | |

see attached

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

1.)

Rudy & Suly Uberman
10403 Fawcett Street
Kensington, MD 20895

2.)

~~Property Owner~~ Kenneth W. Johnson, Jr.
10406 Fawcett Street
Kensington, MD 20895

3.)

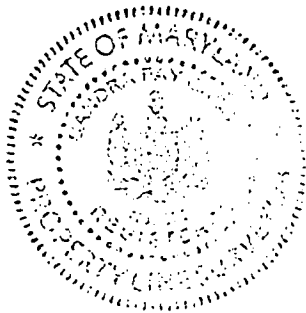
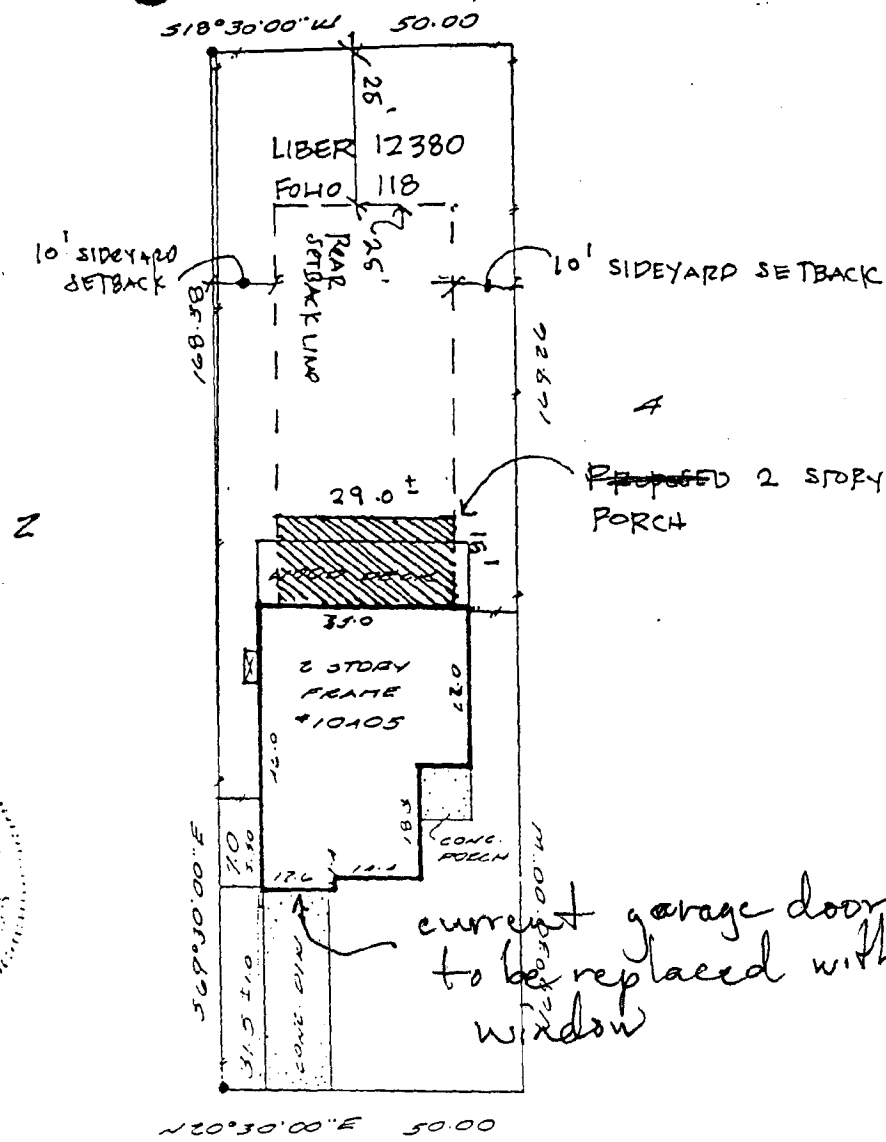
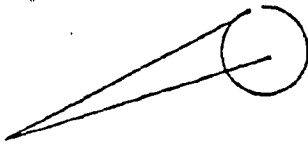
Frank & Mary O'Donnell
10407 Fawcett Street
Kensington, MD 20895

4.)

St. Paul's Church
10401 Armory Avenue
Kensington, MD 20895

5.)

~~Property Owner~~ Sally Hulbert
10400 Montgomery Avenue
Kensington, MD 20895



current garage door
to be replaced with
window

PROPERTY PREDATES MODERN DAY ZONING.

FAWCETT STREET

Date: 07-08-99 Scale: 1"=30' Dwn: J.O.
 Book: NO TITLE REPORT FURNISHED
 No.:
 Block Order: 99-3204
 Address: 10405 FAWCETT STREET
 Parcel: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Jarsha F. Green

LOCATION DRAWING
 LIBER 12380
 FOLIO 118

This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated purchase, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20879
 (301) 721-9400

8



Subject house: 10405 Fawcett St.



Garage door to be replaced with window

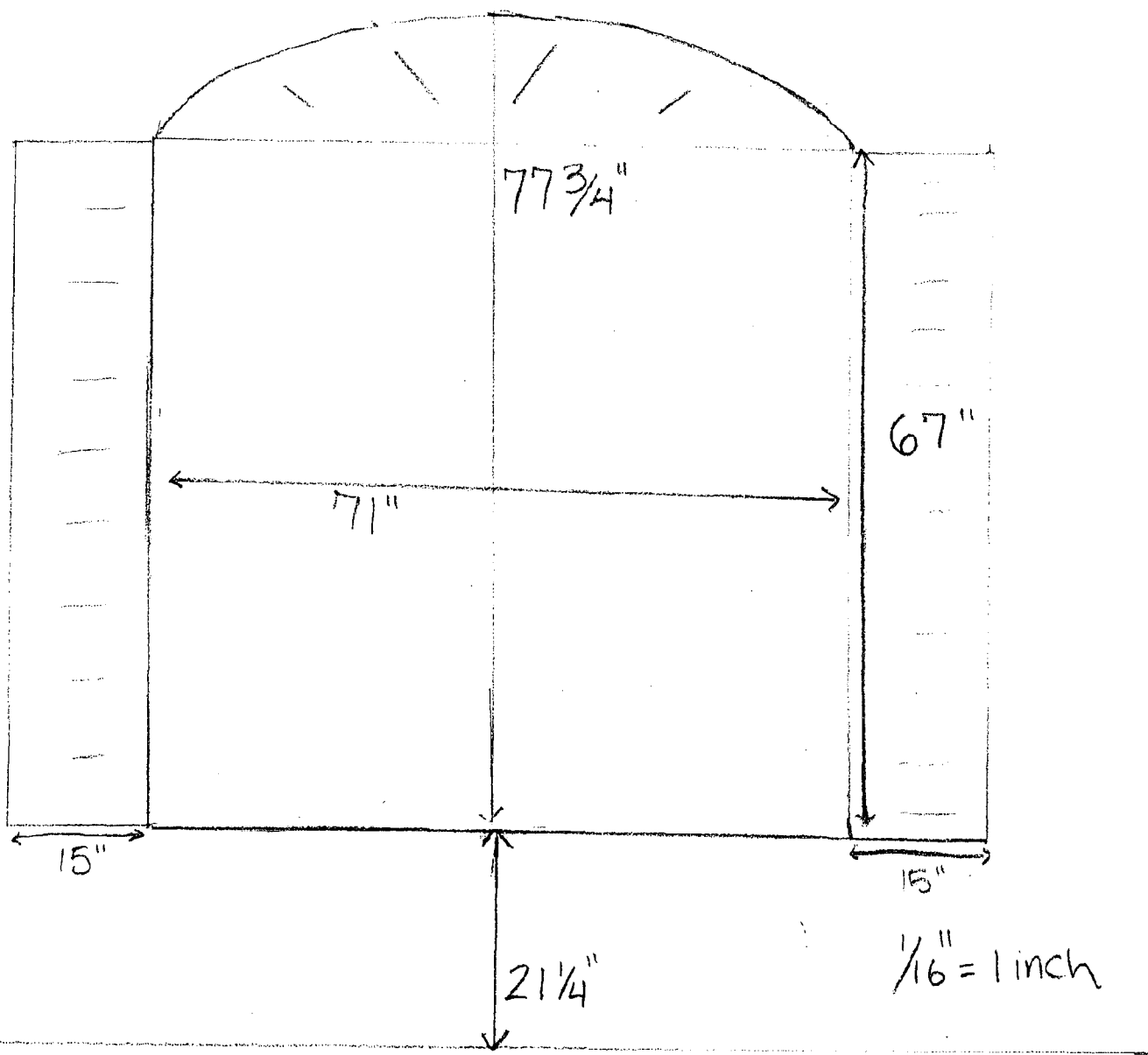
New Window for

1/1 WOOD, CLAD

2/PANELED SHUTTER

10405 Fawcett St.

to Replace Garage Door



GROUND

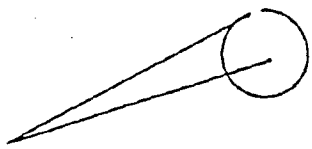


10403 Fawcett St.
(mirror image of 10405)

(10403 FRUETT = ADJ. NIGHTHAWK)

Window to replace garage door (proposed)
(shutters to be added)





318°30'00"W 50.00

10' SIDEYARD SETBACK

10' SIDEYARD SETBACK

LIBER 12380
FOLIO 118

REAR SETBACK LINE

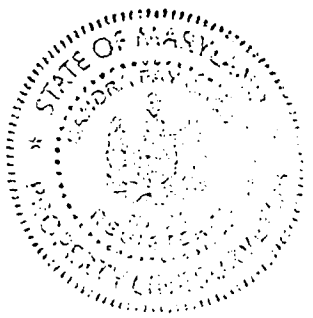
2 STORY PORCH

29.0 ±

2 STORY FRAME
#10405

current garage door
to be replaced with
window

120°30'00"E 50.00



PROPERTY PREDATES MODERN DAY ZONING.

FAWCETT STREET

Date: 07-08-99 Scale: 1"=30' Drn: B.O.
 Book: NO TITLE REPORT FURNISHED
 Order: 99-3204
 Address: 10405 FAWCETT STREET
 District: 13
 Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location or existence of property corners is neither guaranteed nor implied. Fence lines, if shown, are approximate in location. This property does not lie within a 100-year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown are as per available information and are subject to the interpretation of the originator.

Jarvis F. Gray

LOCATION DRAWING
 LIBER 12380
 FOLIO 118

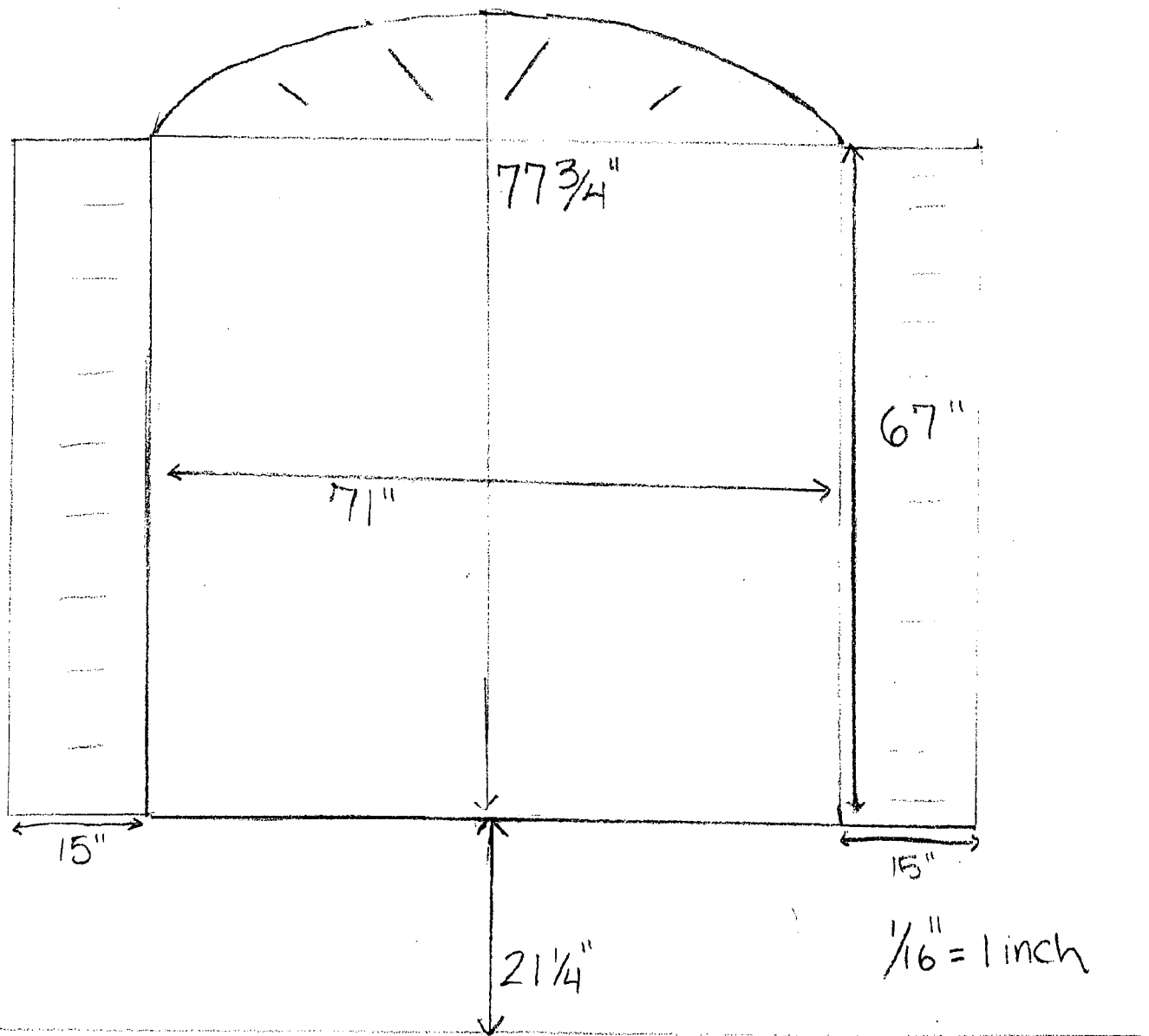
NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated financing, financing or refinancing. This plat is not to be relied upon for the determination or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.



Meridian Surveys, Inc.
 811 Russell Avenue
 Suite #303
 Gaithersburg, MD 20878
 (301) 721-9400

8

New ~~Facade~~ Window
for
10405 Fawcett St.
to Replace Garage Door



GROUND