Address:	10405 Fawcett St., Kensington	Meeting Date:	2/24/2021
Resource:	Non-Contributing Resource Kensington Historic District	Report Date:	2/17/2021
Applicant:	Anne & Eric Lichter	Public Notice:	2/10/2021
Review:	HAWP	Tax Credit:	No
Case No.:	937310	Staff:	Dan Bruechert
PROPOSAL:	Building porch addition, tree removal, hardscape alteration, window and siding replacement		

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

STAFF RECOMMENDATION

Staff recommends the HPC approve the HAWP with two (2) conditions:

- 1. The proposed front porch columns and railing are PVC. Because these materials will be physically manipulated, substitute materials are inappropriate and wood needs to be used. Verification that this condition has been met is delegated to Staff for final review and approval.
- 2. The proposed shutters are too narrow for the window openings and are a visually incompatible feature and need to be removed from the design. Verification that this condition has been met is delegated to Staff for final review and approval.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:Non-Contributing Resource within the Kensington Historic DistrictSTYLE:Queen Anne RevivalDATE:1984



Figure 1: 10405 Fawcett St. has the same design as its neighbor to the south.

PROPOSAL

The applicant proposes to:

- Enclose a section of the 2^{nd} floor porch and construct a new front porch,
- Modify the existing hardscape and remove a tree, and
- Replace the existing siding and windows.

APPLICABLE GUIDELINES

Kensington Historic District 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.

Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6

"In regard to the properties identified as secondary resources--that is visually contributing, but nonhistoric structures or vacant land within the Kensington District--the Ordinance requires the Preservation Commission to be lenient in its judgment of plans for contemporary structures or for plans involving new construction unless such plans would seriously impair the historic or architectural value of surrounding resources or impair the character of the district."

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." (page 1). 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-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 ensure 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

(c) In the case of an application for work on an historic resource located within an 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 surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 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.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The subject property is a two-story Queen Anne house constructed in 1984. The subject property and its neighbor to the south were constructed as infill properties and built on-spec, two years before the Kensington Historic District was established. The house has vinyl siding and shutters, and vinyl windows.

The applicant proposes work in several areas including constructing a front porch, enclosing a portion of the 2^{nd} story-front porch, reconfiguring the hardscape, and removing and replacing the siding and windows. Staff finds these are all non-historic features and the work will not have a significant impact on the surrounding district and recommends the HPC approve the HAWP.

Porch Reconfiguration

There is currently no front porch on the subject property. On the second floor to the right, there is a small section of a covered porch. The applicant proposes enclosing the second-floor porch and installing a wrap-around porch on the first floor.

The applicant proposes to enclose the second-floor porch with Hardie panels and batten trim pieces and a front-facing two-over-two sash window. The neighboring house enclosed this porch section, however, Staff has been unable to find the HAWP for that work. Staff finds that the second-floor porch enclosure will not have a significant impact on the character of the house and recommends approval under the Kensington Historic District Amendment and 24A-8(d). The applicant also proposes creating a foyer at the front entrance underneath the porch enclosure. This feature will not have a significant impact on the building massing, as the right side of the house is stepped back from the front wall plane. The porch expansion and enclosure at the neighboring property was at the February 14, 2001 HPC meeting.

At the front of the house, the applicant proposes installing a wrap-around porch. The proposed porch will have a metal roof and square columns with decorative brackets. The proposed columns, railing, and brackets are all PVC.

The Vision of Kensington identified front porches as a typical building feature within the Kensington

Historic District. When the survey was conducted in 1986, only 16% of residential structures (including the subject property) did not have a front porch. Staff finds that the proposal will make the property better fit into the character of the surrounding district. While most porches are raised from grade, the subject property's entrance is on-grade, so any front porch added to it must also be on grade. The proposed metal roof is an Everlast AFT-150 metal roof system. The "seams" of this roof project 1 $\frac{1}{2}$ " (one and one-half inch). Because this is a roof system, a trim piece needs to be installing over the roof hip. This system utilizes a hip that is placed directly above the seam (see drawings below), so it will not project more than necessary. While Staff is generally concerned about the appearance of the ridge/hip cap on metal roofs on historic buildings, the visual impact of the proposed roof is reduced because the porch roof slope is so low.





The porch will be supported by square columns, with decorative brackets, and will have a railing at the front. Staff finds that the design of these features is compatible with the Victorian elements of the house and surrounding district. However, Staff finds that the proposed PVC is an inappropriate material. Traditionally, these features would have been constructed out of wood. While some PVC products are able to match the appearance of wood, they cannot match the physical properties. This is why the HPC has consistently required traditional materials on the front of historic buildings that are physically manipulated (i.e. railings, fences, etc.). Staff recommends that a condition for approval be added that the railings, columns, and brackets be constructed out of wood. Verification that this condition has been met can be delegated to Staff for final review and approval.

Hardscape Reconfiguration

In order to accommodate the proposed front porch, discussed above, the applicant proposes to reconfigure the hardscaping. The largest proposed change is to shorten the front driveway by 9' 6" (nine feet, six inches). The applicant also proposes to install new flagstone walks from the sidewalk and garage to the front door. A cherry tree will also be removed to accommodate the new walkways.

Staff finds that the modifications to the existing hardscape will have a minimal impact on the house and the surrounding district. The HPC has approved the use of flagstone walkways in the Kensington Historic District and Staff finds that to be an appropriate material here. The extant cherry tree will likely impact the proposed front porch, and its roots may extend far enough to impact the house foundation. The applicant indicated that they proposed to re-plant an additional tree on the lot, but have not identified a

species or final location for the proposed tree. Staff finds that replanting on site is an appropriate measure of mitigation.

Siding and Window Replacement

The applicant proposes to remove and replace the existing siding, windows, and shutters. The existing fabric is original to the house and has degraded and needs to be replaced. Because these materials are not historic, Staff supports their removal. Staff notes that this scope of work, removing and replacing the vinyl siding and windows, was approved by the HPC at the neighboring property at the April 23, 2008 HPC meeting.

In place of the existing vinyl siding, the applicant proposes to install fiber cement siding. While the profile of this material is thinner than wood siding, it will create an appearance that is more consistent with wood siding than the existing vinyl, and Staff recommends approval of the siding replacement under 24A-8(d).

The applicant proposes removing all of the existing one-over-one vinyl windows and replacing them with Anderson 400 Series vinyl-clad wood windows in a two-over-two configuration. Staff finds that the change in configuration is appropriate and the proposed window configuration is compatible with the surrounding district. While Staff would prefer to see an aluminum-clad wood window, in this instance, a vinyl-clad wood window is acceptable. The subject property is not historic and does not have any traditional materials in the siding and windows. Staff finds that this proposed work will not detract from the surrounding district and should be approved under 24A-8(d).

With the window replacement, the applicant proposes enlarging some of the existing windows. On the north (left) elevation, the applicant proposes slightly enlarging all three of the existing sash windows. These windows are all set far back from the right-of-way and are only minimally visible. On the south (right) elevation, the applicant proposes adding two second-floor windows and enlarging two other windows. On the west (front) elevation, the applicant proposes reconfiguring the middle opening on the first floor. The current configuration is a pair of sash windows, flanked by shorter, narrower sash windows. The applicant proposes enlarging this opening and installing three sash windows. Staff finds the additional windows and window re-sizing will not have a substantial impact on the character of the house or the surrounding district.

The final proposed change to the exterior is the applicant proposes to remove the existing shutters and reinstall new composite shutters. The existing shutters are fixed and vinyl and are too narrow to fully cover a window opening. The proposed shutters are also so narrow that, if they were operable, would not be capable of covering the window opening. Because so many of the window openings on the front elevation are ganged, Staff recommends that the shutters be eliminated as a feature completely. The proportions of these shutters stand out as an outlier in the surrounding district. Staff's initial concerns that eliminating the shutters would create too much soild siding was allayed when viewing the neighboring house at 10403 Fawcett, which removed its shutters sometime prior to 2012. The recommended condition, if adopted, can be confirmed by Staff upon review of permit drawings.

STAFF RECOMMENDATION:

Staff recommends that the Commission approves with two conditions the HAWP application:

- 1. The proposed front porch columns and railing are PVC. Because these materials will be physically manipulated, substitute materials are inappropriate and wood needs to be used. Verification that this condition has been met is delegated to Staff for final review and approval.
- 2. The proposed shutters are too narrow for the window openings and are a visually incompatible feature and need to be removed from the design. Verification that this condition has been met is

delegated to Staff for final review and approval;

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2), and (d), and the *Vision of Kensington*, and the *Kensington Historic District Designation*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10

and with the general condition that the applicant shall present the **permit sets of drawings 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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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. Once the work is completed the applicant will <u>contact the staff person</u> assigned to this application at 301-563-3400 or <u>dan.bruechert@montgomeryplanning.org</u> to schedule a follow-up site visit.

APPLICATIO APPLICATIO HISTORIC AREA W HISTORIC PRESERVATION 301.563.340 APPLICANT:	For Staff only: HAWP#_937310 Date assigned ORK PERMIT	
Name: Ann & Erik Lichter	E-mail: annlichter@gmail.com	
Address: 10405 Fawcett Street	City: Kensington Zip: 20895	
Daytime Phone: <u>301-942-2962</u>	Tax Account No.: 16 13 02 389483	
AGENT/CONTACT (if applicable):		
Name:	E-mail:	
Address:	City: Zip:	
Daytime Phone:	Contractor Registration No.:	
LOCATION OF BUILDING/PREMISE: MIHP # of Histor	ic Property	
Is the Property Located within an Historic District? XYes/District Name Kensington		
Is there an Historic Preservation/Land Trust/Environme map of the easement, and documentation from the Ea	No/Individual Site Name ental Easement on the Property? If YES, include a sement Holder supporting this application.	
Are other Planning and/or Hearing Examiner Approvals (Conditional Use, Variance, Record Plat, etc.?) If YES, ir supplemental information.	/Reviews Required as part of this Application? Include information on these reviews as	
Building Number: 10405 Street: Fawo	ett Street	
Town/City: Kensington Nearest Cros	s Street: Mitchell	
Lot: <u>3</u> Block: Subdivision:	Knowles EstateParcel:	
TYPE OF WORK PROPOSED: See the checklist on P for proposed work are submitted with this application be accepted for review. Check all that apply: New Construction X Addition Fence Demolition X Hardscape/Lands Grading/Excavation Roof I hereby certify that I have the authority to make the for and accurate and that the construction/will comply with agencies and hereby acknowledge and accept this to the formation	age 4 to verify that all supporting items age 4 to verify that all supporting items ation. Incomplete Applications will not Shed/Garage/Accessory Structure Solar X Tree removal/planting cape X Window/Door X Other: New siding pregoing application, that the application is correct h plans reviewed and approved by all necessary be a condition for the issuance of this permit. 2/30/2020	
- Charace of onlight of additionized agent	' Date'	

_
7

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]		
Owner's mailing address	Owner's Agent's mailing address	
10405 Fawcett Street Kensington, MD 20895		
Adjacent and confronting Property Owners mailing addresses		
Rudy and Suly Uberman 10403 Fawcett Street Kensington, MD 20895	Sandy Wasden 10407 Fawcett Street Kensington, MD 20895	
St. Paul's Methodist Church 10401 Armory Avenue Kensington, MD 20895		

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

This non-historic house was constructed in 1984. The house is a typical builder style of that era, with vinyl siding, non-traditional windows (including inconsistent window trim and design elements) and oddly sized plastic shutters. The original builder added decorative features such as gables that were meant to echo the Victorian porch entry with a small second-story front porch above that. The window trim and decorative gables are rotting and in need of replacement. The front stone walkway is damaged and in need of repair as well. The large cherry the front and side of the house. The house at 10405 Fawcett Street is flanked by two houses. The house on the south side is a historic structure that underwent an exterior renovation a few years ago, and the house on the windows redone and front patio installed about 10 years ago. Both of these houses extend farther out to the side walk than10405 Fawcett (see pictures).

Description of Work Proposed: Please give an overview of the work to be undertaken:

The purpose of this project is to make the house more energy-efficient and to improve the usability and overall design integrity of the house. The vinyl siding will be removed, proper insulation will be added throughout, and new Hardie plank siding and windows will be installed. This should greatly improve the energy efficiency of house. In addition, we will enclose the existing concrete front stoop to create a foyer, and we will add a small porch to the front of the house. We will enclose the second story porch above the front door so that it can be a home office. The exterior facade work will use materials and proportions that contribute to an overall cohesive design. The front garden and hardscape will be redesigned so that the stone walkway leads directly from the front door to the sidewalk, more in keeping with the style in the neighborhood. The overgrown cherry updates to the house and front garden will not only improve the energy efficiency and appearance of the 1980s structure, it will also better contribute to the overall character of the Kensington historic district.

Work Item 1: New siding and windows	
Description of Current Condition	
Vinyl siding, rotting window trim and rotting decorative trim/gables. The plastic shutters are oddly sized and deteriorating. The existing windows in the front and north side are non-standard size .	Replace aging vinyl siding with painted Hardie plank siding; add proper insulation throughout. Replace all windows with new, energy efficient models and update to standard size windows on the front and north side of the house Replace existing shutters with traditional style and size composite shutters.
Work Item 2: Porch modification	
Work Item 2: Porch modification Description of Current Condition:	Proposed Work:

Work Item 3: New hardscape & garden update		
Description of Current Condition:	Proposed Work:	
Front stone walkway has broken, deteriorating stones and it wraps around front of house to the driveway. Overgrown Kwanzan cherry tree (approximately 50" diameter) situated in front flower garden is growing close to house with roots up against the foundation.	Install new hardscape - stone path that leads straight from front door to sidewalk. Remove large cherry tree in front of the house and replace with smaller dogwood tree. Reorient existing front flower garden around new stone path.	







TE: NEW ARCHITECTURE



SUBMISSION & DATE

Issued for Pricing July 29, 2020

Issued for HAWP Review December 17, 2020

ARCHITECT Robert Nehrebecky, AIA 10124 Parkwood Terrace Bethesda, MD 20814

240.396.2051 301.204.5636 mobile rbnehrebecky@verizon.net

EXISTING FLOOR PLANS

SCALE December 17, 2020 DATE



NOT FOR CONSTRUCTION







STR	UCTURAL NOTES	
	DECK:	40 PSF
	ATTIC: FLOOR:	20 PSF 40 PSF
	BEDROOM	30 PSF
	RUUF: WIND LOADS	30 PSF
	BASIC WIND SPEED:	115 MPH
	WIND LOAD IMPORTANCE FACTOR: WIND EXPOSURE FACTOR:	1.0 B
	WIND DESIGN PRESSURE:	A = 14.4PSF; B = 9.9PSF; C = 11.5PSF; D = 7.9PSF
	SNOW LOADS: GROUND SNOW LOAD (PG):	30 PSF
	FLAT ROOF SNOW LOAD(PF):	20 PSF
	SNOW EXPOSURE FACTOR (CE): SNOW IMPORTANCE FACTOR (I):	0.9 1.0
1.	All work and materials to comply with the requirem	nents of the 2018 IRC as
2	revised by Montgomery County Executive Regulat Codes: the following design standards are applicated	tion #4-15AMII. able by reference:
	ACI 530-99/ASCE 5-99 Building Code Requireme	nts for Masonry Structures.
	ALLC - Limber Construction Manual - fifth Ed. ACI 318-95 Building Code Requirements for Rein	forced Concrete
	AISC - Manual of Steel Construction Ninth Ed.	
3.	an allowable bearing pressure of 2000 psf. A qua	grades are designed to bear on native soil with lified soil-bearing inspector prior to placement
	of concrete shall verify all bearing values.	
1 .	A. All structural steel, including detail material sha	all conform to ASTM A572 Fy = 50 ksi, U.N.O.
	B. All structural tubing shall conform to ASTM A5	i00, grd. B
	 All steel pipe shall be ASTM AS3, type E or S, All welders shop and field, shall be certified. L 	Jse E70xx electrodes only.
	E. All steel exposed to weather and exterior mas	onry support shall receiver one shop coat of corrosion-inhibiting primer.
	G. All exterior structural steel shall receive rust pr	reventative paint.
	H. Connections:	nnections $IINO$. Where no reaction is provided the beam shell be assured to come
	120 % of the allowable uniform load in Kips for	beams laterally supported, as given in the AISC steel construction manual.Except as
5	noted,all fasteners shall be 3/4" diameter ASTN	A A325 bolts, designed to act in bearing type connections with threads included.
.	A. All soil compaction shall be supervised by a lice	nsed professional engineer specializing in Geotechnical Engineering.
	 Lift heights shall be determined by the Geotechr Use only compactable soils for back fill 	nical Engineer and shall not exceed 2'-0".
	 D. Soil shall be compacted to a min of 95% of its d 	ensity. The Geotechnical Engineer shall keep a record of the soil compaction and
5.	submit a report as requested. Lumber:	
	II. Lumber shall be SPF #2 with a min. Fb = 875	psi Min. $Fv = 135$ psi and min. $E = 1,400,000$ psi.
	 IJ. LVL and PSL shall have a min. Fb = 2850 psi; IK. Nail all multiple members together per the mar 	EV = 285 psi; E = 2,000,000 psi. hufacturers recommendations and at a minimum use 2-10d nails at 6" O.C. standered
	Glue multiple studs together and stagger the s	ides that nails are driven from.
	IL. Provide bridging at center of all joist spans Exc all bearing points on top of walls or beams. Pr	ceeding 8'-0" and at 1/3 points of all joist spans exceeding 16'-0". Provide solid blocking at rovide squash blocking below all posts and multiple studs.
	IM. Exterior load bearing walls shall be 2x6 studs	at 16" O.C. and interior load bearing walls shall be 2x4 studs @ 16"O.C. with a double top
	plate and a single bottom plate of the same siz	ze. Provide solid blocking @ 4'-0" with a min. of solid blocking at the midpoint of the wall.
	sheathing. Glue and screw decking to floor joi	ists and roof rafters.
	IO. All posts shall have Simpson Cap and Base P All joists shall have Simpson Hangers where a	lates typ.
	IQ. Glue and nail all multiple studs together with 2	-10d nails at 6" O.C. stagger sides that nails are driven from.
	IR. Place a double stud below all beams, headers	, and double joists. parralell to floor framing
	IT. All lumber in contact with masonry or concrete	e shall be pressure treated. All lumber placed within 8" of soil shall be pressure treated.
	IU. All lumber shall be protected against decay an IV See IRC table R602 3(1) for nailing not shown	id termites per IRC Chapter R3.
	IW. Wood Headers shall be as follows:	
	Opening \leq 3'-0" - 2-2x6 3'-0" < Opening < 4'-6" - 2-2x8	
	4'-6" < Opening $\leq 6'-0$ " - 2-2x10 or 2-1 $\frac{3}{4}$ "x7	7 <mark>4</mark> " LVL
	$6'-0" < Opening \le 8'-0" - 2-1\frac{3}{4}"x9\frac{1}{4}" LVL$	
7.	8'-0" < Opening $\leq 12'$ -0" - 2-1 $\frac{3}{4}$ "x11 $\frac{7}{8}$ " LVL Fasteners:	
	A. All prefabricated angles, bearing plates, and jo	bist hangers shall be installed per the manufacturer recommendations.
	 B. Follow the manufacturer recommendations for C. Expansion bolts shall be RAWL Power Stud 	setting epoxy bolts.
3.	Masonry:	
	 Masonry construction shall be in conformance Structures " 	with the applicable sections of ACI 530-99/ASCE5-99, "Specifications for Masonry
	B. Concrete masonry units shall be hollow load b	earing units (ASTM C90) grade n-1 with a net strength of 2000 psi and F'm - 1500 psi.
	C. All joints to be filled solid with mortar.	S)
	E. Place weep holes and expansion joints per the	e IRC Code.
9	F. Place horizontal truss style reinforcement at 16 Cast in place concrete:	6" O.C. vertically.
	A. Concrete construction shall be in conformance	e with the applicable sections of ACI 318-95, "Part 3 - Construction Requirements."
	B. Concrete shall have a minimum compressive s	strength at 28 days of 3500 psi, UNO (unless noted otherwise). $(\pm \frac{1}{3})$
	 All concrete shall be placed with a slump of 4" All concrete shall be normal weight, UNO. 	
	E. All concrete shall have $6\% \pm 1\%$ entrained air.	
	 Concrete cover for reinforcement shall be: Columns and beams 1¹/₂" 	
	Slabs ³ / ₄	
0	Footings 3" Reinforcement	
ν.	A. Reinforcing bars shall be deformed bars confo	rming to ASTM A615, grade 60 (Fy = 60 ksi)
1.	B. Welded wire fabric (wwf) shall conform to AST Dimensions: the contractor shall field verify all dimensions.	M A185. Lap edges of wire fabric at least 6" in each direction. nensions prior to fabrication of structural components
2.	Coordination: The contractor shall coordinate all s	sleeves, duct openings and holes between trades.
EN	ERAL NOTES	
^	All work shall be done in strict secondination ""	
٦.	All work shall be done in strict compliance with al agencies having jurisdiction over this project.	applicable codes, ordinances, rules, regulations and requirements of all governmental
5		de 9 construction convence to anothe constructed it to 0 and the state it is a state of the state it is the state
Б .	course of the project construction. See O.S.H.A. r	us a construction sequence to ensure constructability & safety at the site throughout the egulations for construction: 29 CFR, part 1926.
<u>_</u>		
Ċ.	All work shall be performed by mechanics skilled i accordance with the requirements of the materials	In there respective trade in accordance with the best practice of the trade and in s manufactured for use on the project.
-		
D.	DO NOT SCALE DRAWINGS. The general contra general contractor shall notify the architect for a su	actor shall verity dimensions prior to start of construction. If there is any discrepancy, the olution prior to start of construction.
-		
	start of construction.	iving unrelent liades and notily the architect of any discrepancy or requirement prior to
=	Refer to structural notes and construction drawing	is for structural requirements
J.	All wood in contact with masonry or concrete shal	i de pressure treated.
Н.	The general contractor shall carry general liability	and hazard insurance as well as workman compensation insurance.



FAWCETT STREET



SHEET INDEX

A0 SITE PLAN & PROJECT INFORMATIONA1 FLOOR PLANSA2 EXTERIOR ELEVATIONS

SCOPE OF WORK

THIS PROJECT PROPOSES THE CONSTRUCTION OF A NEW COVERED FRONT PORCH AS WELL AS THE RE-SIDING AND REPLACEMENT OF EXISTING WINDOWS. SCOPE OF WORK ALSO INCLUDES THE ENCLOSURE OF AN EXISTING SECOND FLOOR BALCONY AND SELECTIVE INTERIOR REMODELING.

APPLICABALE CODES

2018 INTERNATIONAL RESIDENTIAL CODE ER 31–19 NFPA 70 NATIONAL ELECTRIC CODE WSSC PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE 2018 INTERNATIONAL FUEL AND GAS CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)

SITE PLAN NOTES

1 PA FLAGSTONE OVER 4" CONCRETE SLAB

- \bigcirc 8' WIDE STEP W/ FIELD STONE RISER AND 2" THICK (12" DEEP) PA FLAGSTONE TREAD W/ THERMAL EDGE
- 3 REMOVE PORTION OF EXISTING CONCRETE DRIVEWAY
- (4) EXISTING TREE TO BE REPLACED WITH NEW TREE, EXACT SPECIES AND SIZE TBD
- (5) LANDSCAPED AREA

TE: NEW ARCHITECTURE

10405 Fawcett Street Kensington, MD 20895

SUBMISSION & DATE

Issued for Pricing July 29, 2020

Issued for HAWP Review December 17, 2020

ARCHITECT Robert Nehrebecky, AIA 10124 Parkwood Terrace Bethesda, MD 20814

240.396.2051 301.204.5636 mobile rbnehrebecky@verizon.net

SITE PLAN & PROJECT INFO.

scale December 17, 2020 DATE



NOT FOR CONSTRUCTION





re:new ARCHITECTURE



SUBMISSION & DATE

Issued for Pricing July 29, 2020

Issued for HAWP Review December 17, 2020

ARCHITECT Robert Nehrebecky, AIA 10124 Parkwood Terrace Bethesda, MD 20814

240.396.2051 301.204.5636 mobile rbnehrebecky@verizon.net

FLOOR PLANS

SCALE December 17, 2020 DATE



NOT FOR CONSTRUCTIO





Existing front facade 10405 Fawcett Street, Kensington, MD, as seen from front facing sidewalk.



Existing concrete pad front stoop and second-story porch.



Existing hardscape and driveway, with overgrown cherry trees too close to the foundation and house.



Rotting decorative gables at roofline.



Rotting window trim in need of replacement.



10405 Fawcett setback compared to neighboring historic property at 10407 Fawcett Street.



North side of house (adjacent to 10407 Fawcett). Windows to be replaced with standard size windows.



South side of house (adjacent to 10403 Fawcett). Windows to be replaced, two new upper story windows to be added per plans.



Precedent work done on adjacent house 10403 Fawcett (mirror image of 10405 Fawcett also built in 1984 by same builder).