

31/6-93B 10300 Fawcett Street
Kensington Historic District



March 17, 1993

Nancy Witherall
Historic Preservation Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Witherall:

At their February worksession the Town Council unanimously approved, with the Mayor concurring, the plans for the proposed addition and other alterations at 10300 Fawcett St. These alterations include the driveway location and material (apron must meet Montgomery Co. Standards) and relocation of the street tree.

Sincerely,

Pat Weikel
Town Administrator



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

SLIT

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 1024145

NAME OF PROPERTY OWNER (Contract/Purchaser) W. GLENN & CATHY COWAN TELEPHONE NO. 301-933-9599
 ADDRESS 9124 CONNECTICUT AVE KENSINGTON MD 20785 (Include Area Code) 20785
 CONTRACTOR BETHESDA CONTRACTING CITY STATE MD ZIP 20814
 TELEPHONE NO. 301-656-9020
 PLANS PREPARED BY BARNES VANZEL & ASSOC CONTRACTOR REGISTRATION NUMBER 10720
 TELEPHONE NO. 202-397-7255 (Include Area Code) 10720
 REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street FAWCETT STREET

Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE ST.

Lot 415 Block 9 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
					Woodburning Stove	Other

1B. CONSTRUCTION COSTS ESTIMATE \$ 200,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other _____	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other _____	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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

Signature of owner or authorized agent (agent must have signature notarized on back) _____ Date _____

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert B. Randall Date _____

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION

DESCRIPTION OF PROPOSED WORK: (including composition, color and texture of materials to be used:)

TWO-STORY ADDITION, STUCCO, WITH KITCHEN ON
FIRST FLOOR AND BEDROOM ABOVE.
SCREENED PORCH TO BE BID AS ALTERNATE.

(If more space is needed, attach additional sheets on plain or lined paper to this application)

ATTACH TO THIS APPLICATION (2) COPIES OF: SUCH SITE PLANS (lot dimensions, building location with dimensions, drives, walks, fences, patios, etc. proposed or existing) and/or ARCHITECTURAL DRAWINGS (floor plans, elevations, etc.), PHOTOGRAPHS OF THE AREA AFFECTED, as are necessary to fully describe the proposed work.

MAIL OR DELIVER THE APPLICATION AND ALL REQUIRED DOCUMENTS TO THE:
HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850



EX-107 (REV. 10/79) (SEE INSTRUCTIONS)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10300 Fawcett Street	Meeting Date: 3/24/93
Resource: Kensington Historic District	Review: HAWP/Alteration
Case Number: 31/6-93B	Tax Credit: No
Public Notice: 3/10/93	Report Date: 3/17/93
Applicants: Glenn & Cathey Cowan	Staff: Nancy Witherell
PROPOSAL: Addition, driveway	RECOMMEND: Approval

A proposal for this property was heard by the HPC as a preliminary consultation on February 10, 1993. The discussion focussed on the proposal to create a curb cut and driveway, the location of trees at the street and in the side yard, and the proposed addition of a dormer on the front gable face. The addition at the rear and the extension of the kitchen and side porch into a screened porch received generally favorable comments from Commission members. The Town, the LAP, and Julie O'Malley also provided comments.

The applicants return with a HAWP application for the proposal previously reviewed. Changes include the removal of the dormer at the front, and an accurate representation of the location of the street trees near the proposed driveway. One street tree would be moved in order to allow for the curb cut. The driveway and two-car parking pad would be surfaced with pea gravel; the edge of the driveway falls within the dripline of the tree in the side yard.

The west (rear) elevation would be most altered, through the addition of a two-story projecting bay with a conical roof and through the construction of a large gabled dormer on the rear gable face of the main roof. Two sash windows removed for the new construction would be reused on the same elevation, as would a basement-level casement window. A casement window would be installed in the new dormer to provide egress.

The proposed screened porch would be detailed to match the existing porch posts. Another alteration involves the secondary door on the front facade. Originally a door, and later altered to a sash window with a wood panel below, the applicants propose installing a full glass door with muntins in the opening.

STAFF DISCUSSION

The staff finds the proposed alterations to be compatible with the style and scale of the house, and with the character of the lot and its surroundings. The lot, at 15,000 square feet, can accommodate the rear addition and the porch projection without an undue change in the open space characteristic of many yards in the Kensington Historic District. The character of the alterations are architecturally compatible, since elements employed in the house are reused in the proposed additions. These elements, in the staff's judgment, complement, rather than compete against, the existing similar elements.

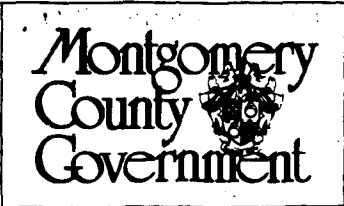
The staff remains concerned about the impact of the driveway on the tree in the side yard. The use of gravel should mitigate potential damage to the tree, however, and the location of the driveway and parking is well-suited to the house and lot.

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with Standard #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.



Historic Preservation Commission
 51 Monroe Street, Suite 1001, Rockville, Maryland 20850
 217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

*Contact
Mail Permit*

TAX ACCDUNT # 1024945

NAME OF PROPERTY OWNER GLAIN & CATHY COWAN TELEPHONE NO. 301-933-9599
 (Contract/Purchaser) ADDRESS 9904 CONNECTICUT AVE - KENSINGTON MD (Include Area Code) 20895
 CITY STATE ZIP
 CONTRACTOR BETHESDA CONTRACTING TELEPHONE NO. 301-656-9020
 CONTRACTOR REGISTRATION NUMBER 10720
 PLANS PREPARED BY BARNES VANZE & ASSOC. TELEPHONE NO. 202-337-7255
 (Include Area Code)

REGISTRATION NUMBER _____

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Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE ST.

Lot 4 & 5 Block 9 Subdivision KENSINGTON PARK

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|------------|-------------------|----------------|--------------------|---|----------------|-------------------------|
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| Wreck/Raze | Move | Install | Revocable Revision | Porch Deck | Fireplace Shed | Solar Woodburning Stove |
| | | | | Fence/Wall (complete Section 4) Other _____ | | |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 200,000
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____
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02 () Septic	02 () Well
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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.

[Signature]

3.4.93

3

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HISTORIC PRESERVATION COMMISSION
51 MONROE STREET, SUITE 1001
ROCKVILLE, MARYLAND 20850

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT
REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

Existing 2 1/2 story, wood frame, stuccoed house, built circa 1890.
House is Victorian Queen Anne, in neighborhood of similar houses.

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

Two story addition with kitchen on first floor and bedroom above.
Screen porch addition to be bid as alternate. New gable dormer.
All additions are at rear of house.
New driveway and curb cut on Fawcett Street.
Additions and alterations are sympathetic to and in keeping with
style and details of original house and neighborhood.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The proposed additions and alterations are in keeping with the existing house. All materials will match those of existing house.

- b. the relationship of this design to the existing resource(s):

The proposed additions and alterations are at the rear of the existing house. The addition extends the small kitchen of the existing house and extends a small second story bedroom to accomodate a master bedroom and bath.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

The proposed additions and renovations are appropriate to the house, and the neighborhood. There is minor impact to an extremely large (15,000 s.f.) double lot.

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name ELIZABETH WICKENHEISER
 Address 10302 FAWCETT ST.
 City/Zip KENSINGTON 20895
2. Name JAMES E. & C.G. SHARP
 Address 10226 CARROLL PL.
 City/Zip KENSINGTON 20895

3. Name CHARLES B. & B.F.R. MIDDLETON
 Address 10220 CARROLL PL.
 City/Zip KENSINGTON 20895
4. Name MARTHA A. ROUNTREE-PARIS
 Address 3807 BALTIMORE ST.
 City/Zip KENSINGTON 20895
5. Name BARTHOLOMEW T. & J.C. HOGAN
 Address 3806 BALTIMORE ST.
 City/Zip KENSINGTON 20895
6. Name HENRY M. LOWDEN, JR. ET AL. TR.
 Address 5 TIDEWATERS
 City/Zip REHOBOTH BEACH, DEL. 19971
 (PROPERTY: 10231 CARROLL PL.)
7. Name _____
 Address _____
 City/Zip _____
8. Name _____
 Address _____
 City/Zip _____

1757E



EXISTING EAST ELEVATION



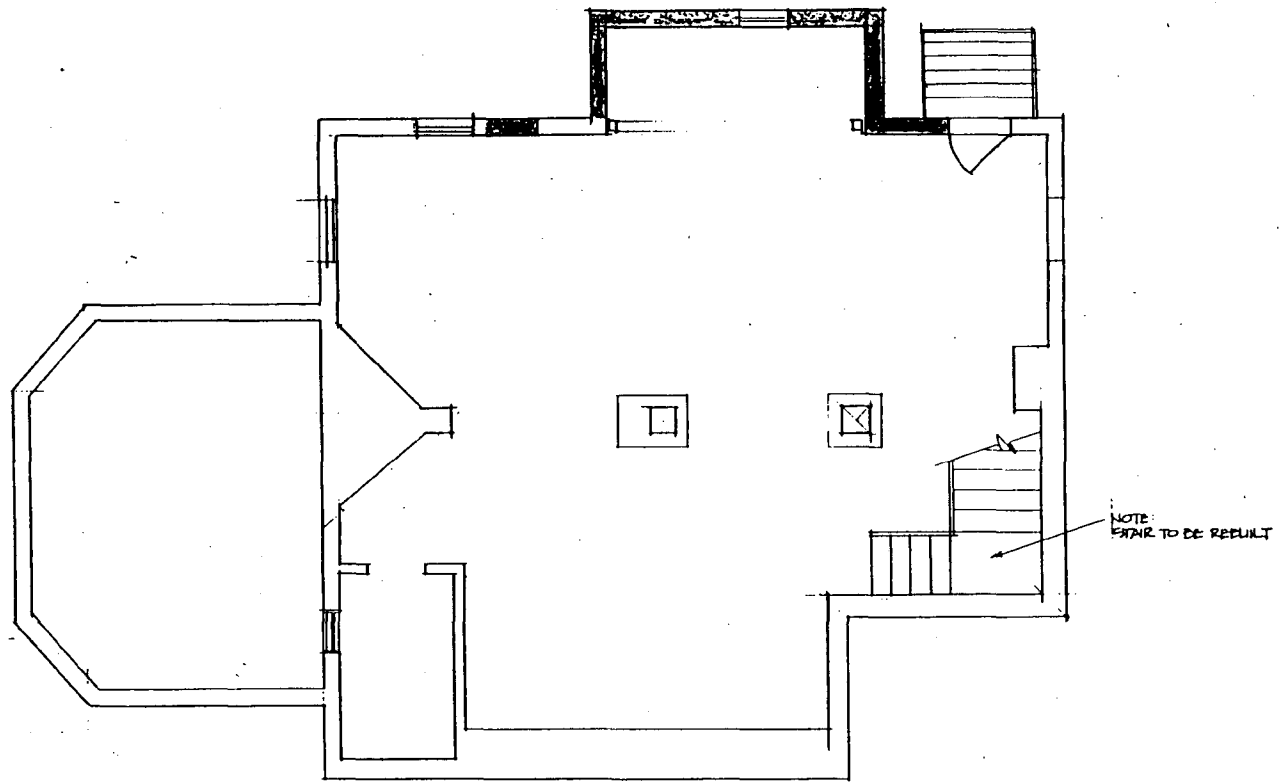
EXISTING NORTH ELEVATION



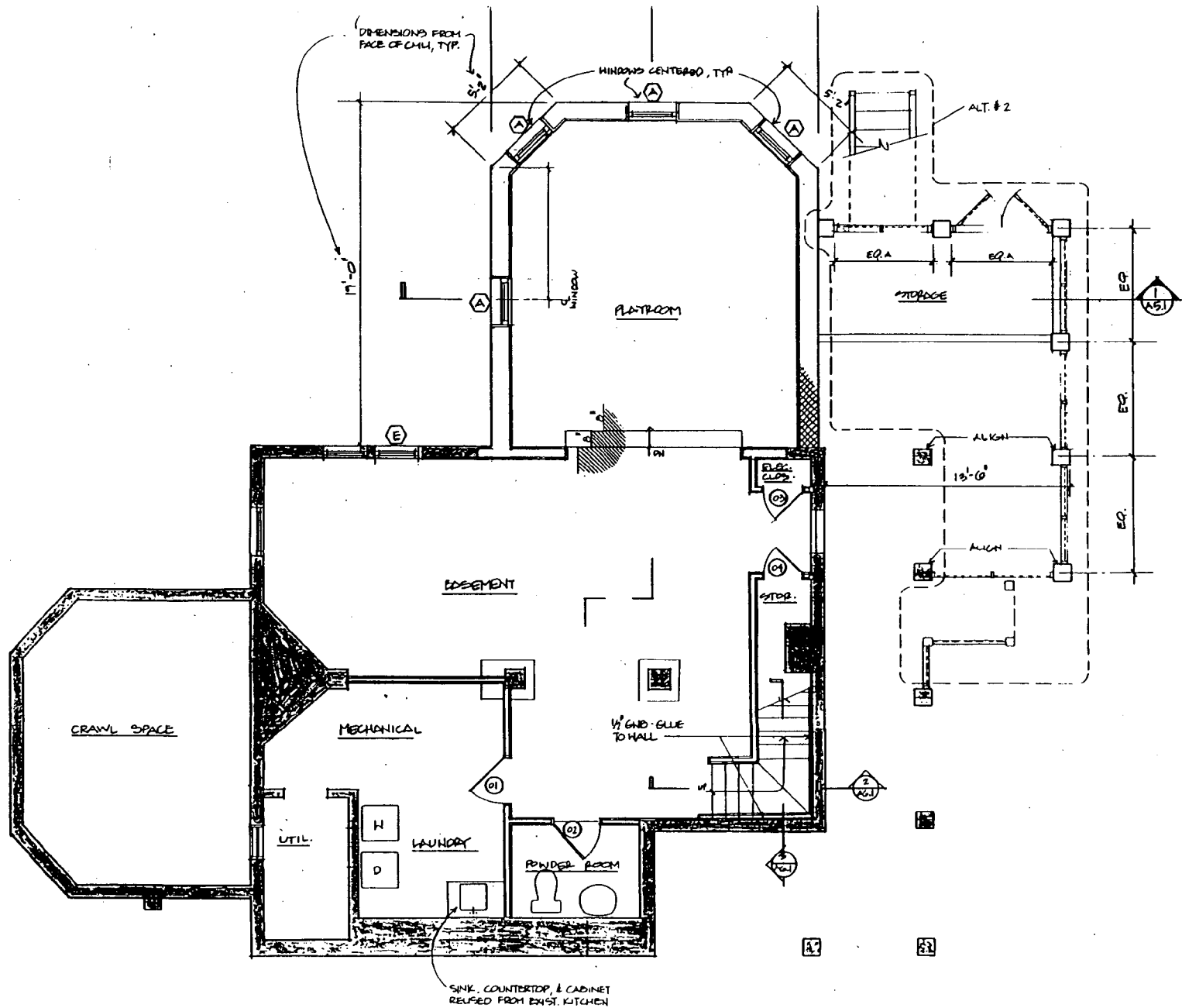
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING BASEMENT PLAN



PROPOSED BASEMENT PLAN



EXISTING EAST ELEVATION



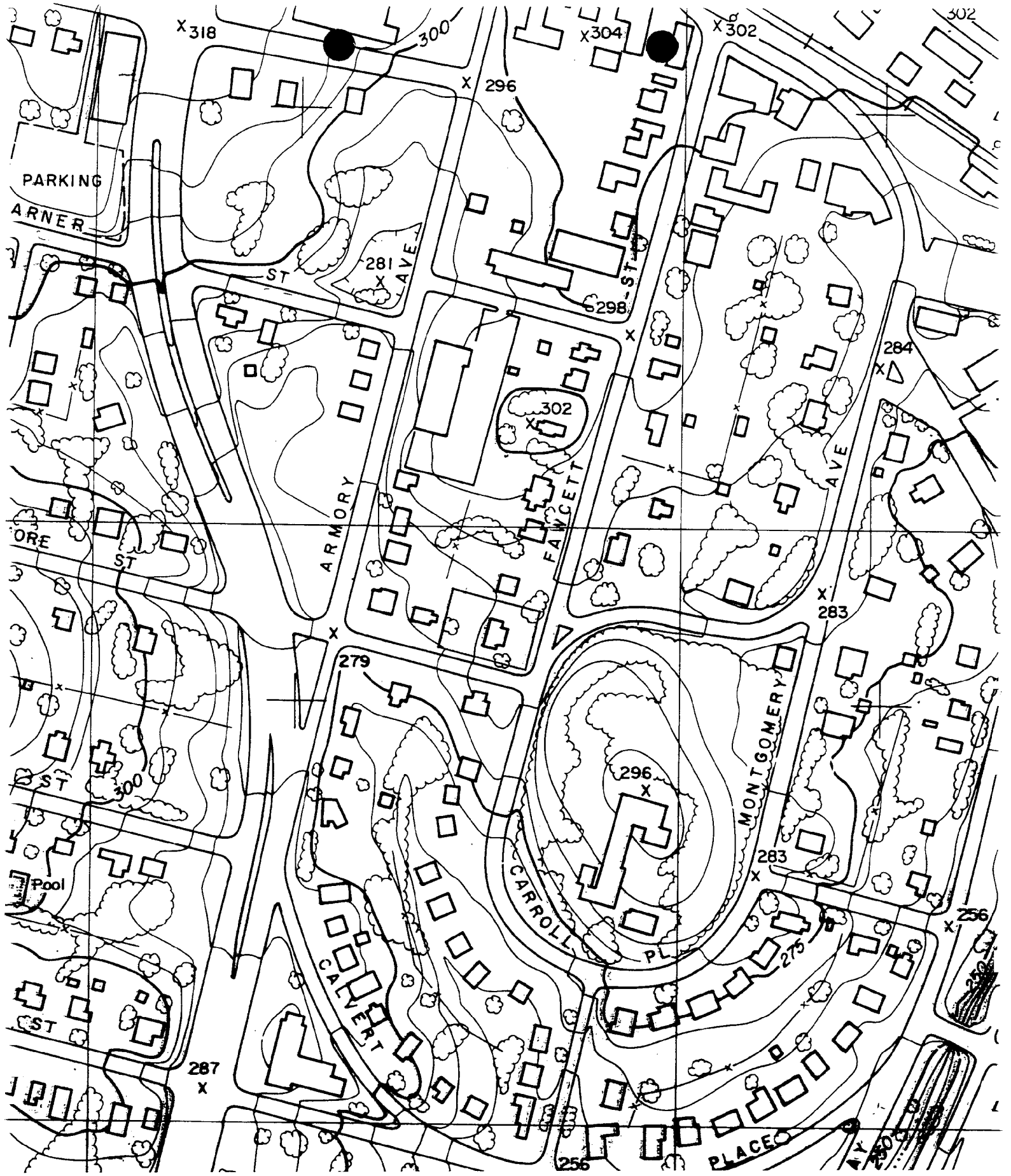
EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION



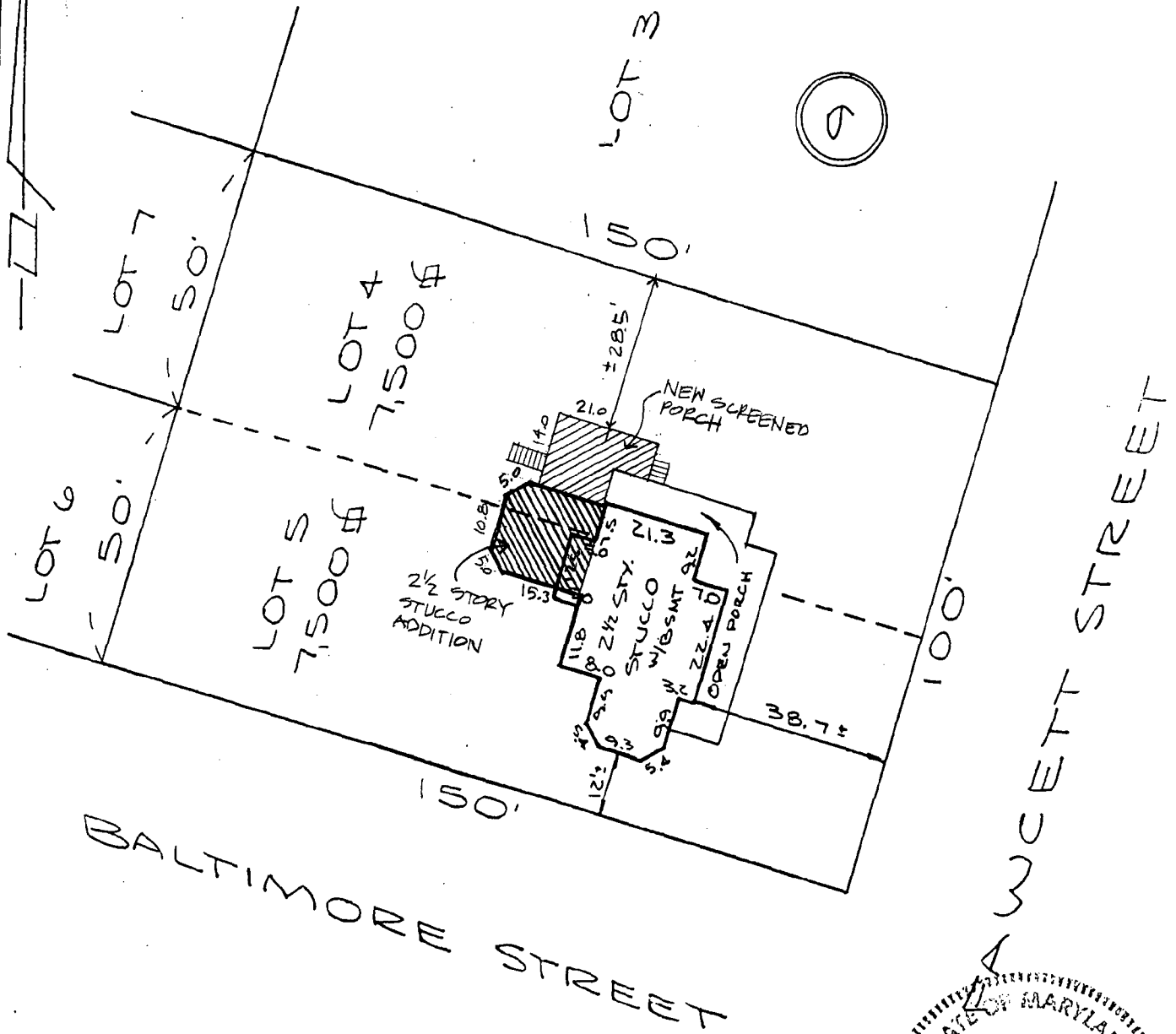
EXISTING SOUTH ELEVATION



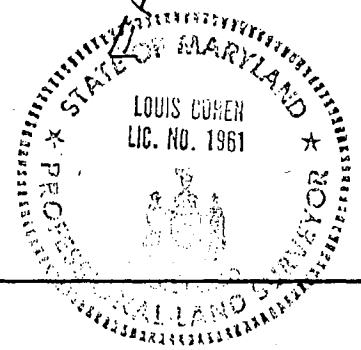
LOCATION PLAN



NOTE: NO BEARING APPEAR ON RELYED PLAT



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 LOTS 4 & 5 BLOCK 9
 KENSINGTON PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book **B** Plat **4** Scale 1" = **30'**

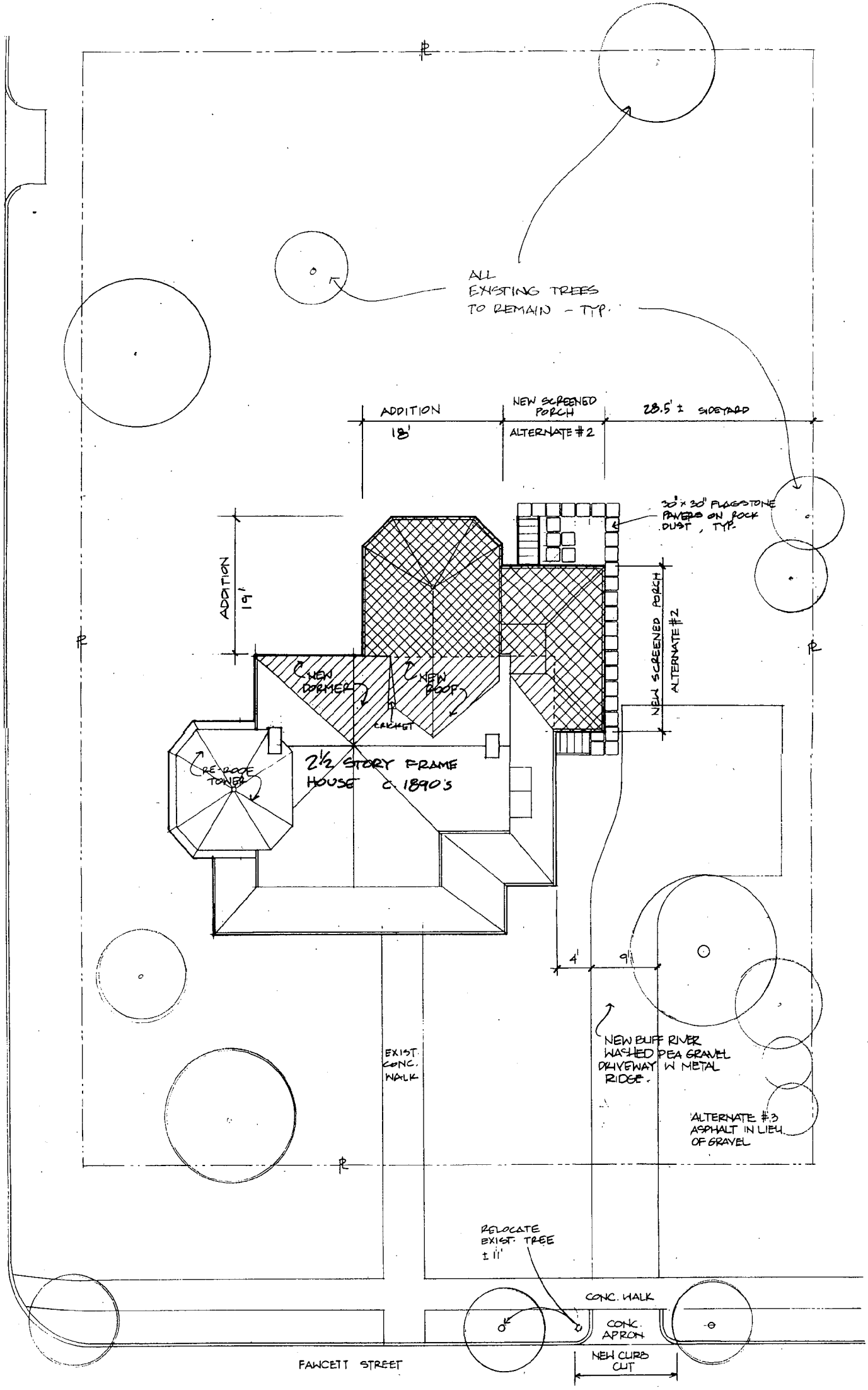
I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: OCT 15, 1987

CASE: 2565

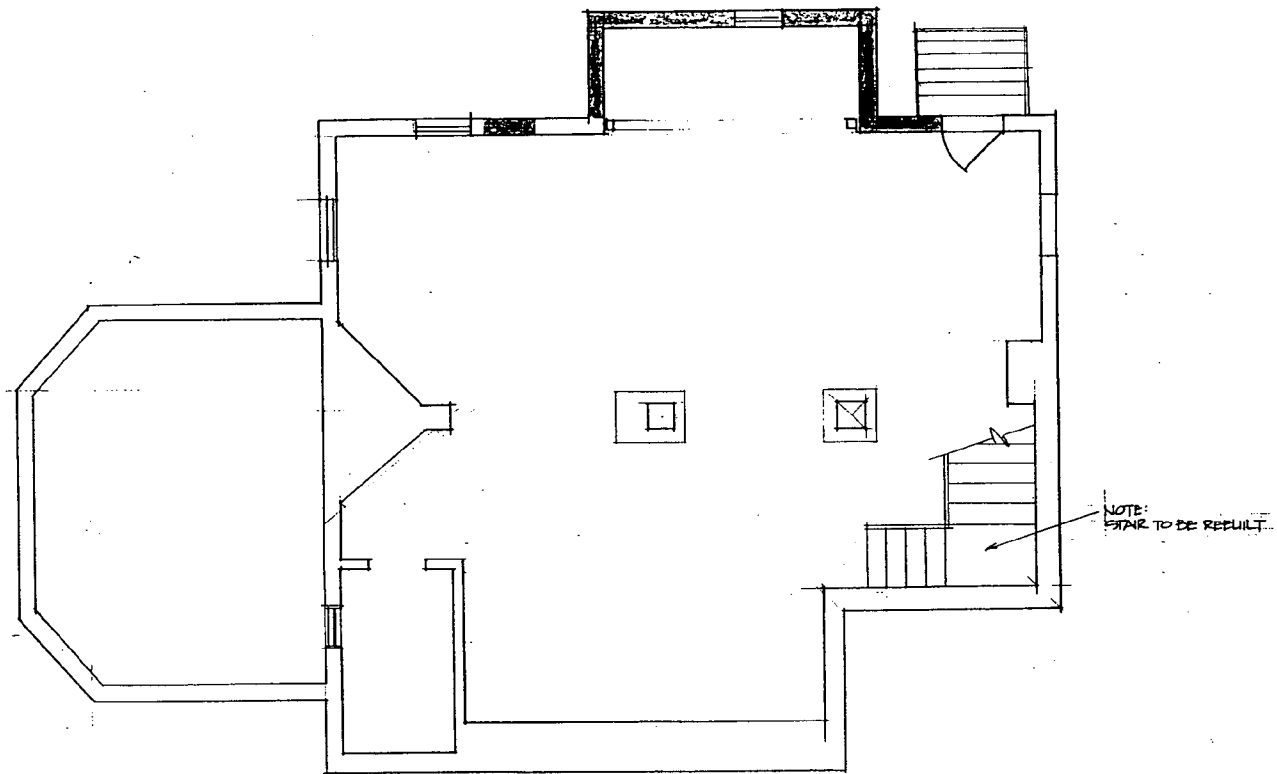
FILE: 28592



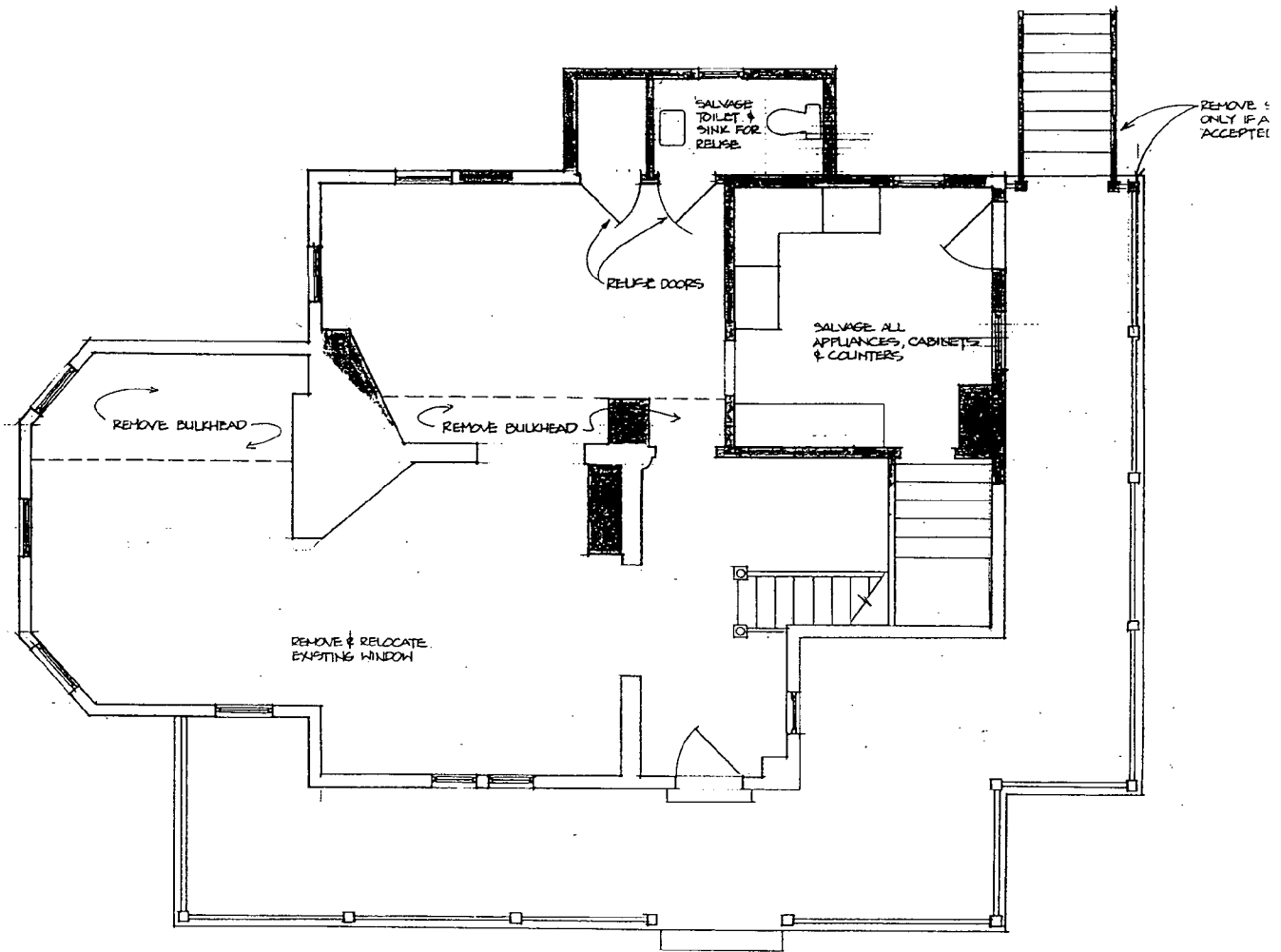
SITE PLAN



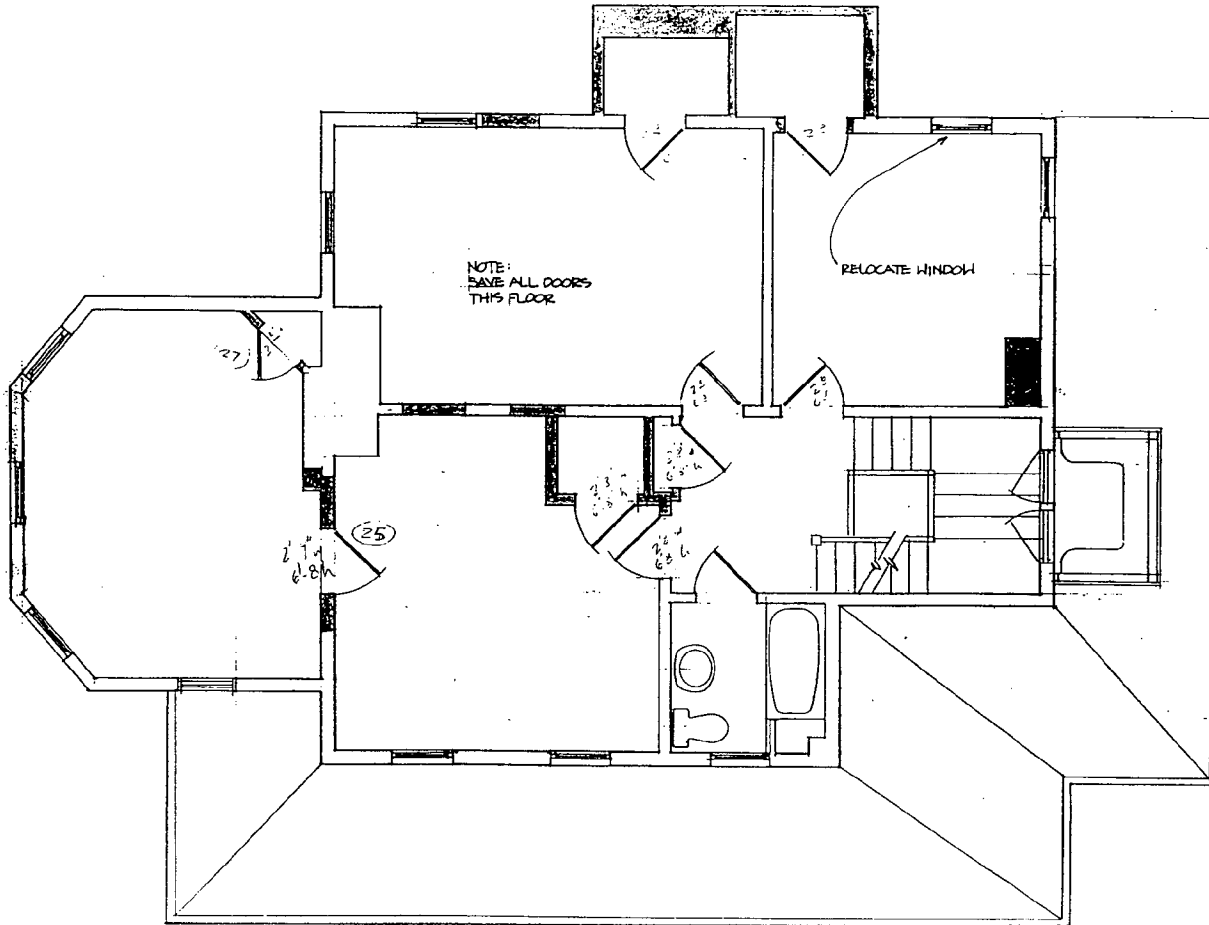
1/16" = 1'-0"



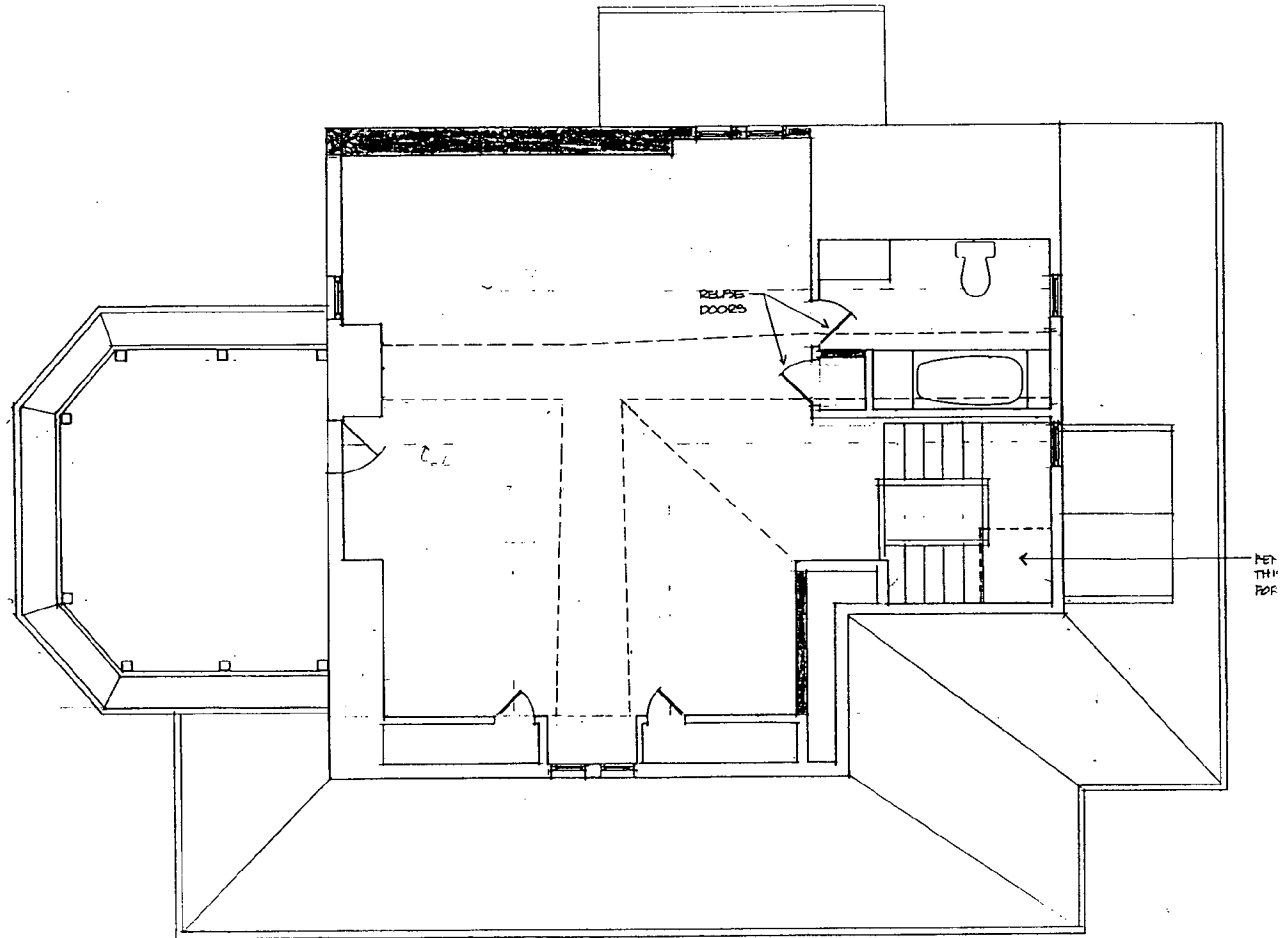
EXISTING BASEMENT PLAN



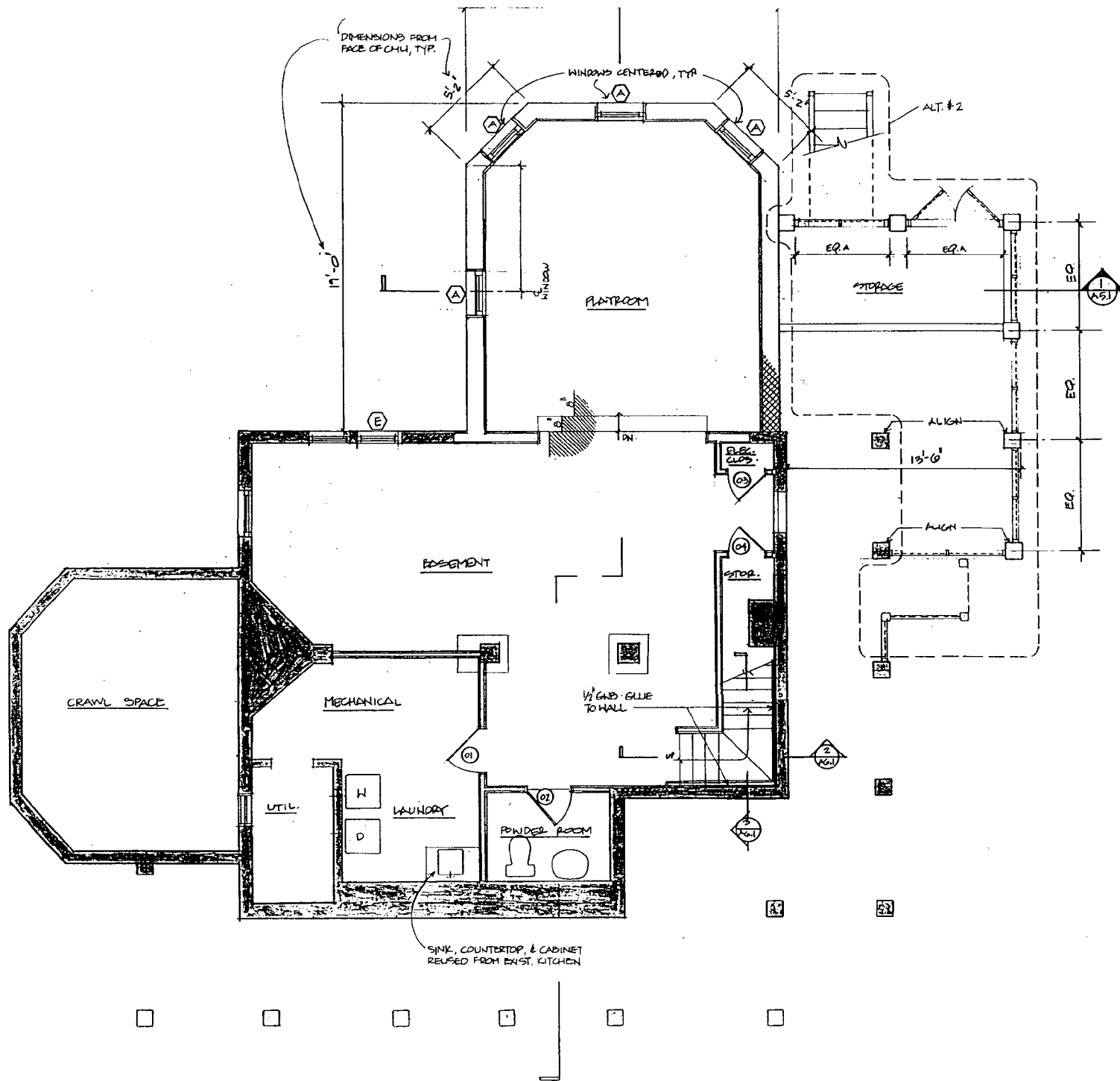
EXISTING FIRST FLOOR PLAN



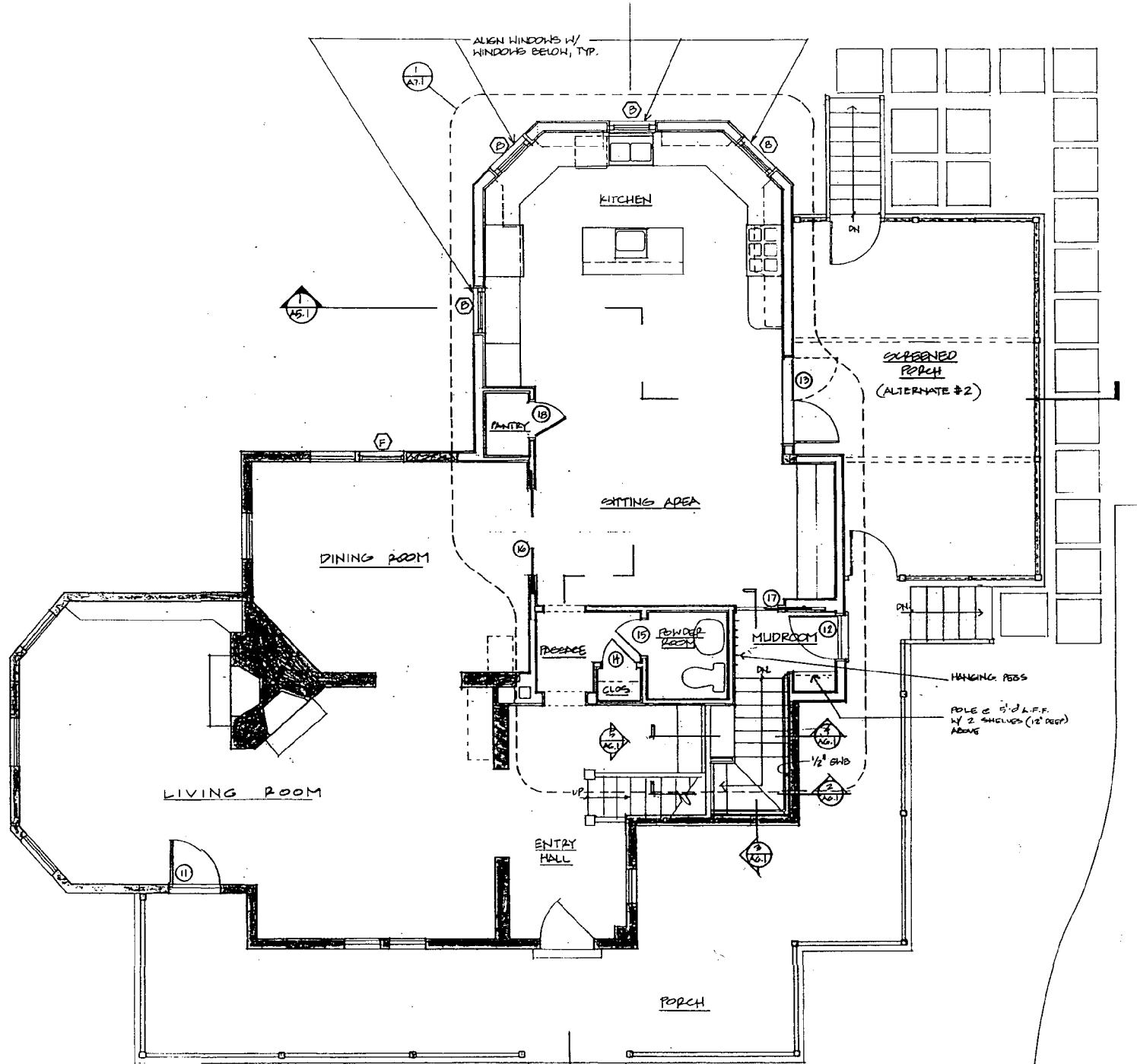
EXISTING SECOND FLOOR PLAN



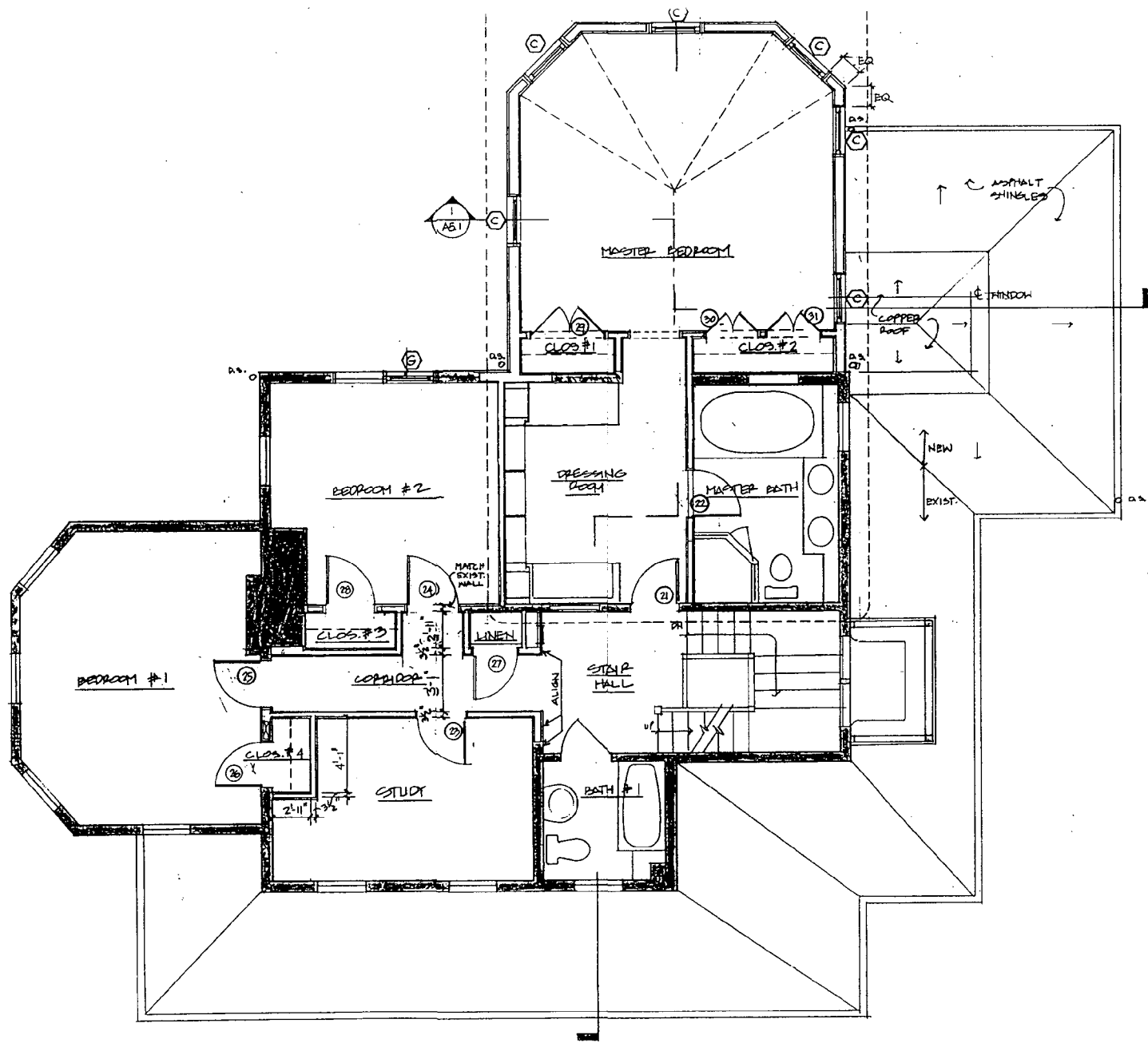
EXISTING ATTIC PLAN



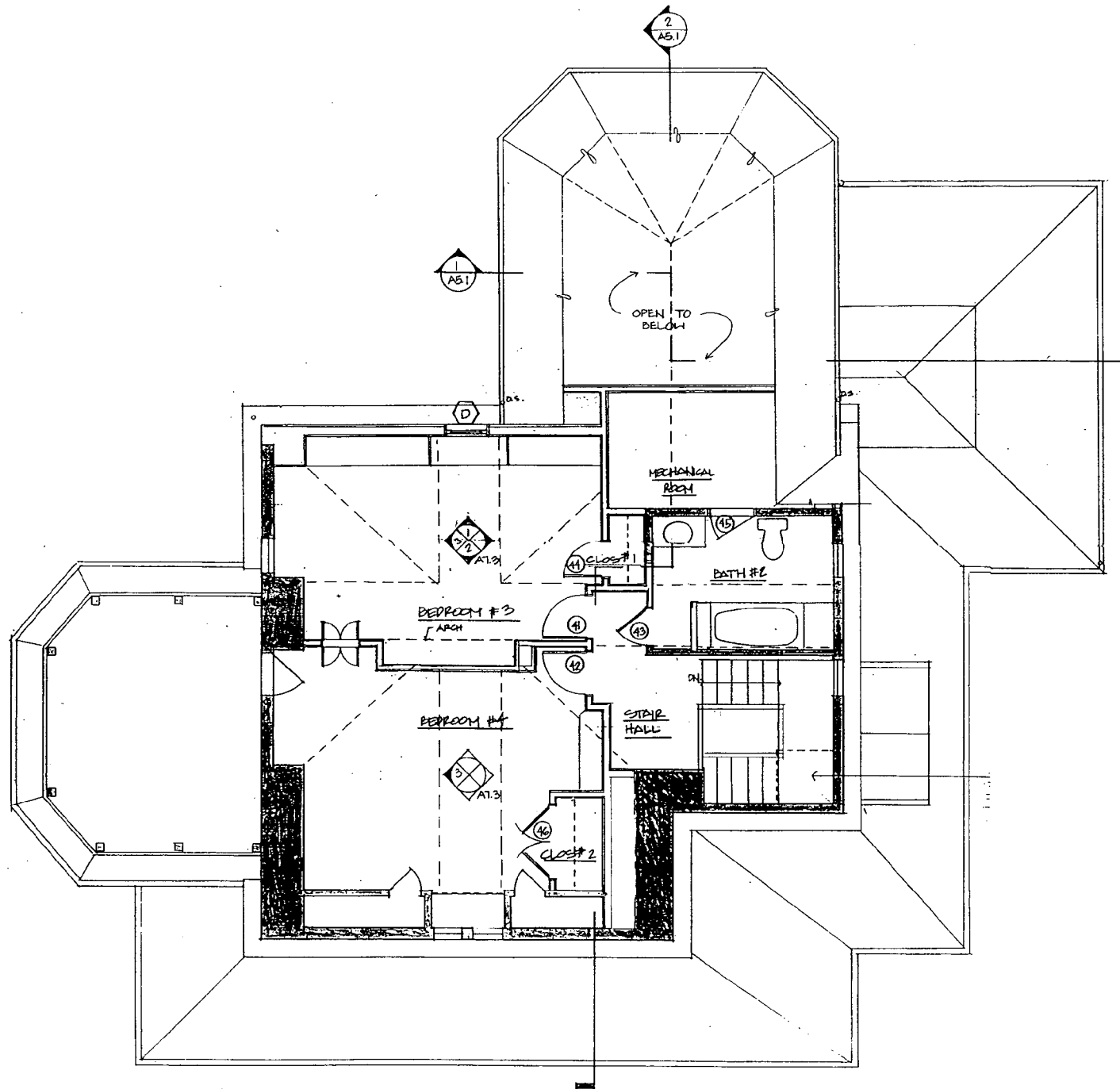
PROPOSED BASEMENT PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

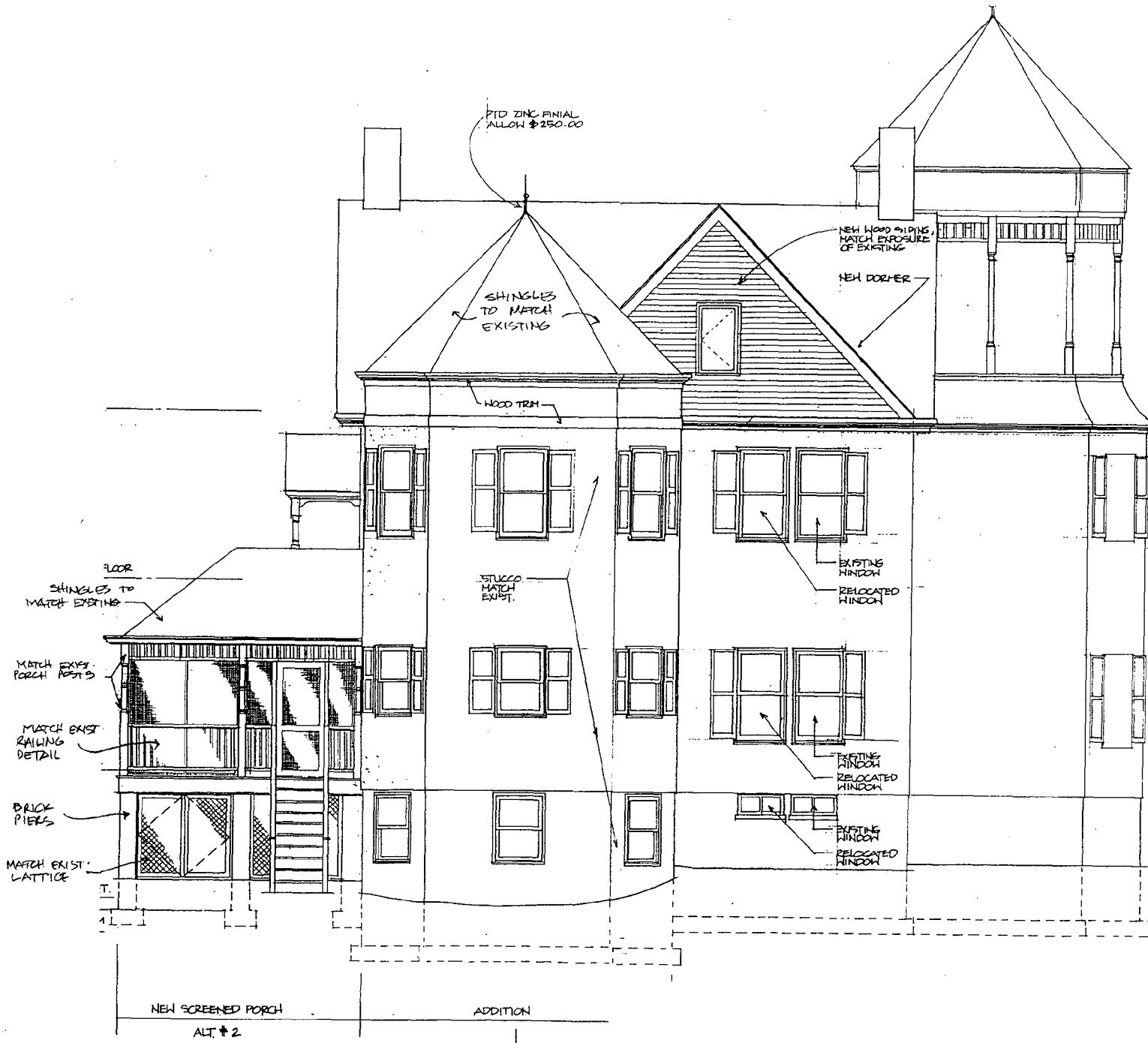


PROPOSED ATTIC PLAN

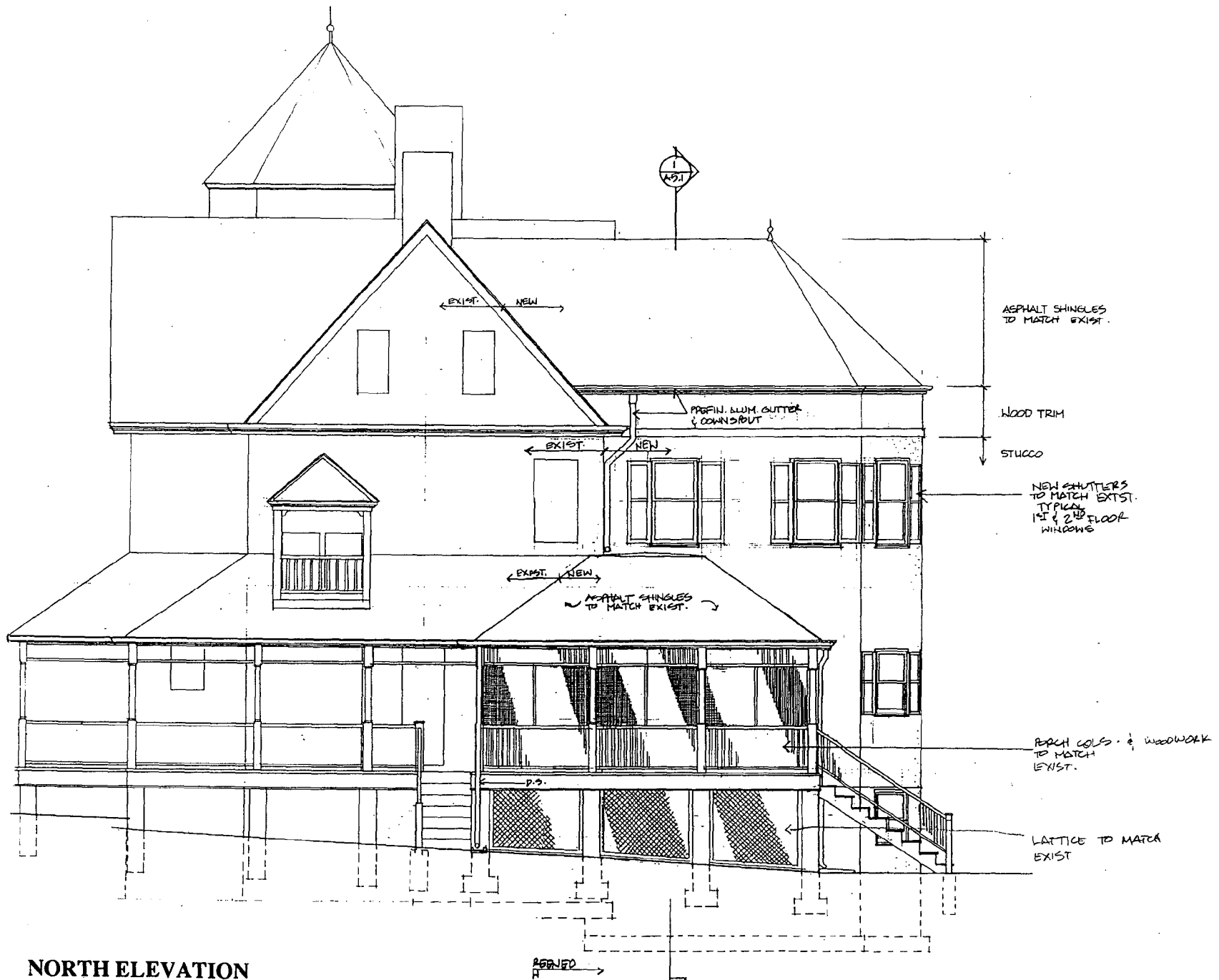


EAST ELEVATION

← EXISTING HOUSE NEW SCREENED PORCH

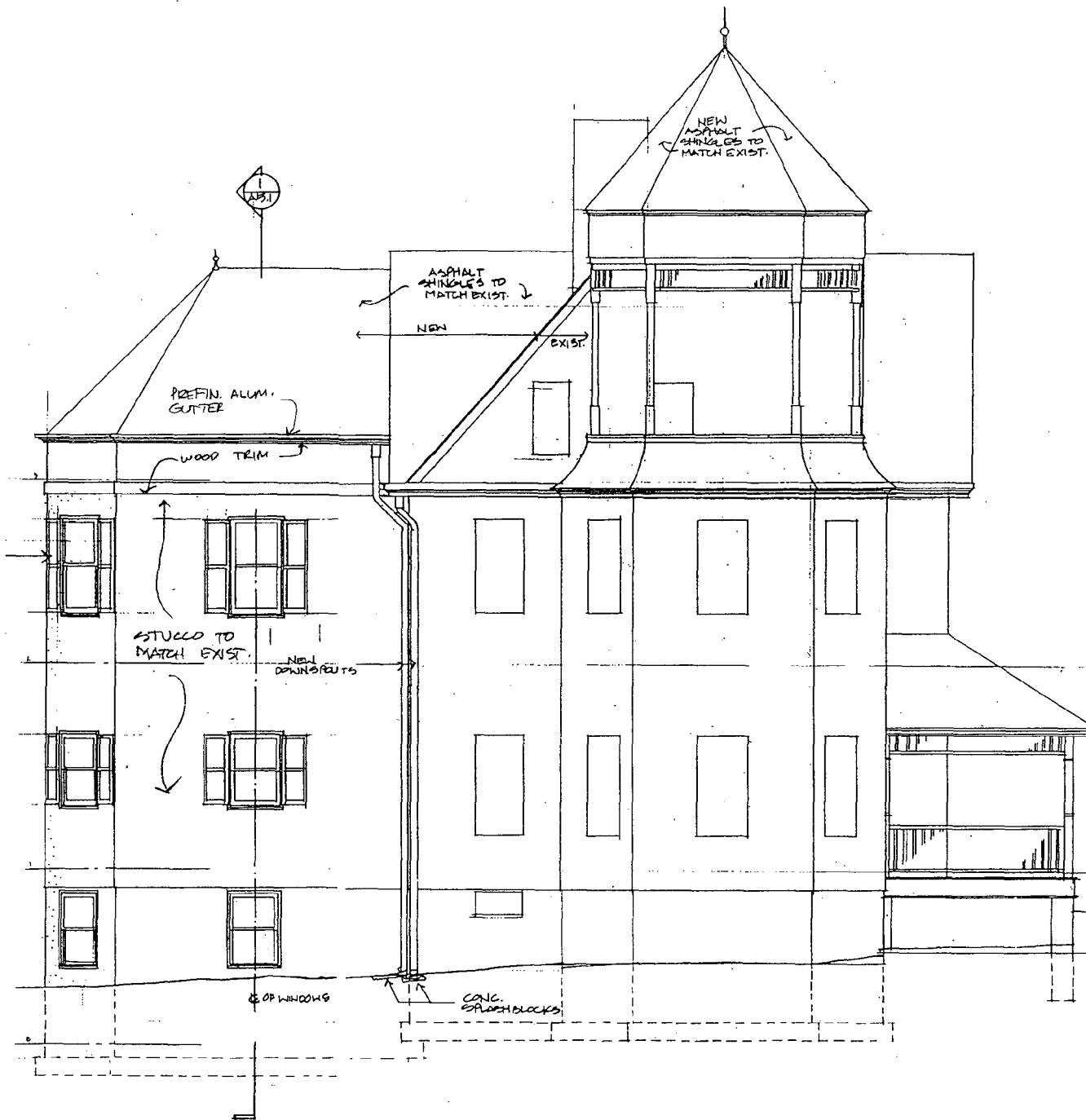


WEST ELEVATION



NORTH ELEVATION

ASPHALT
→



SOUTH ELEVATION

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**







