

31/6-94J 10300 Fawcett Street
Kensington Historic District

10/23/96 -

I suggested that the fence/gate
proposed at the rear will also
be a "living" fence (w/ hedges).

They will proceed to H&W
& submit it.

BARNES VANZE & ASSOCIATES, ARCHITECTS

October 2, 1996

Ms. Patricia E. Hayes Parker
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

**Re: Cowan Residence
10300 Fawcett Street
Kensington, Maryland**

Dear Ms. Parker,

Thank you for meeting with me and Mrs. Glenn Cowan several months ago to discuss the placement of a in ground concrete pool in the rear corner of their yard.

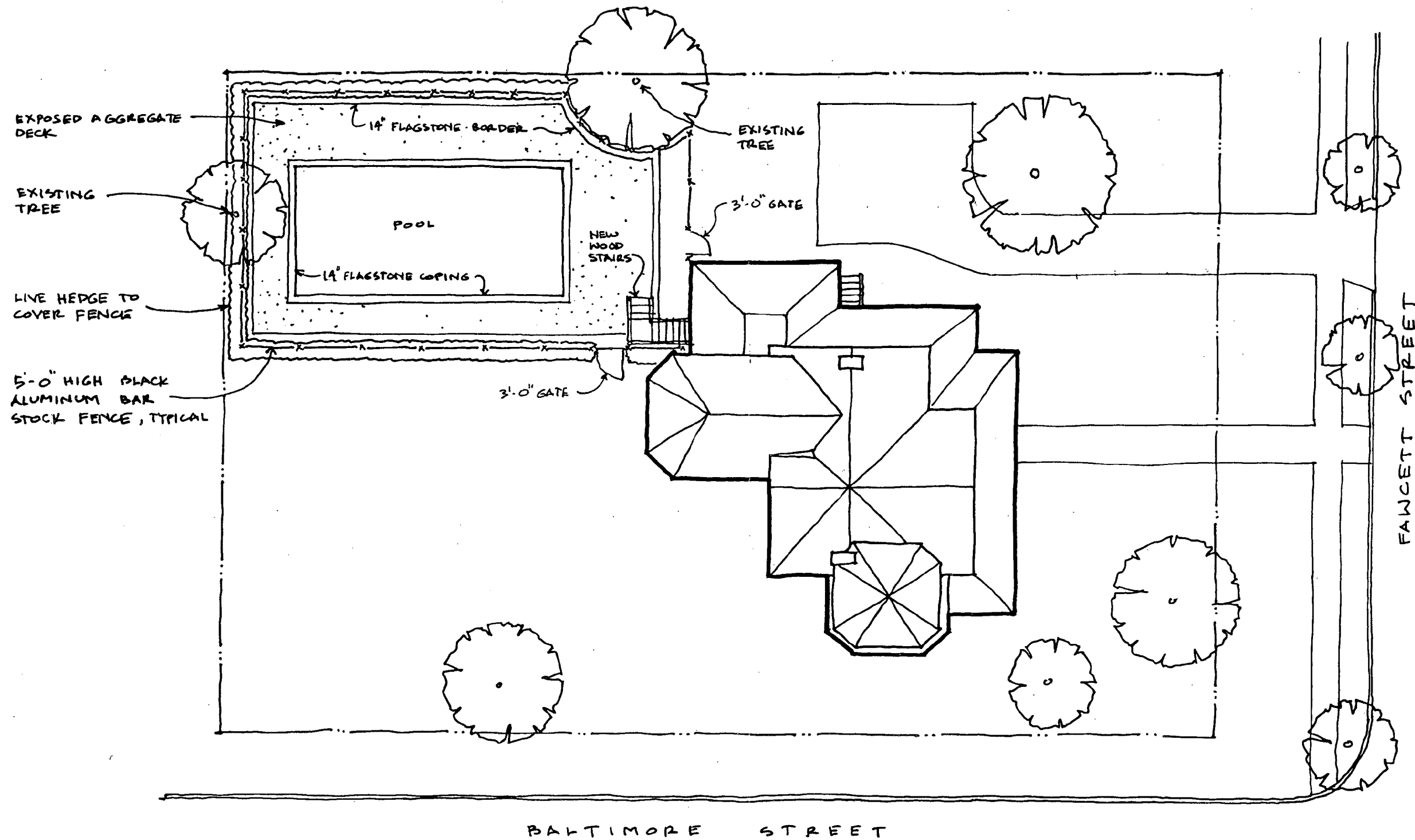
As we discussed at the time, the Cowans would like to build a pool in their rear yard, surrounded by a five foot high hedge, in which would be placed a five foot high aluminum bar stock fence, as required by the county. The idea is that the hedge will hide not only the pool, but also the fence.

I have enclosed a sketch of the proposed pool. I will call in several days to discuss how we might obtain review and approval.

Thank you for your time.


Stephen Vanze, A.I.A.

pc The Cowans



COWAN RESIDENCE
 10300 FAWCETT STREET
 KENSINGTON, MARYLAND

SITE PLAN
 1" = 16'

PRELIMINARY
 HISTORIC REVIEW
 10 · 2 · 96
 BARNES VANZE
 ARCHITECTS



18840 Hoodfield Road
Gaithersburg, MD 20879
(301)869-6884

July 26, 1994

Ms. Kathy Cowan
10500 Fawcett Street
Kensington, Md. 20895

Dear Ms. Cowan:

On Monday, July 11th, I made an inspection of the Norway Maple tree near the driveway in front. There appeared to be some signs of decline from a driveway which had recently been installed.

I suggested fine pruning class one to remove all deadwood and sucker growth to help compensate for possible root damage from construction. Also I have suggested deep root fertilization to encourage root growth, reduce soil compaction and improve overall plant health. These two services have been provided for this tree. Also I would suggest watering during dry spells.

It is my opinion that with proper care this tree will be preserved. Further construction in this new driveway could actually do more harm than good at this point by causing further root disturbance.

Please contact me at (301)869-6884 if I can be of further assistance.

Sincerely,

The Davey Tree Expert Company

Mark A. Barbato

Mark A. Barbato
Assistant District Manager
Md Tree Expert #620

MAB:mr

Post-It™ brand fax transmittal memo 7871		# of pages > 1
To <i>NANCY WITHARA</i>	From <i>KATHY COWAN</i>	
Co.	Co.	
Dept. <i>HISTORIC PRES.</i>	Phone #	
Fax # <i>301-496-1307</i>	Fax #	

July 20, 1994

Kensington LAP Meeting

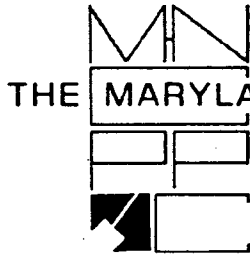
Present: Stewart, Shulman; call-in: Morris, Gurney

The applicants feel that poor communication between the HPC and them or their architects led to the HAWP infractions. Regardless of the cause, the unapproved changes make objective evaluation awkward.

The driveway was to have been pea gravel placed as much outside the dripline of a vulnerable maple tree as possible. It is now an expanse of asphalt close to the trunk and includes a parking and play area. The tree looks unhealthy. An arborist may have suggestions to save the tree.

The door that was replaced had wooden panels with two rectangular windows at the top. Whether it was original may never be known, but it was unchanged for over 40 years. The new door is more ornate and of different construction than doors characteristic of Kensington's historic houses; it is unique. If it is decided that a design similar to the previous door is appropriate, consideration might be given to using the present door on one of the side entrances.

The matter of perceived HPC inconsistencies was brought up again, the applicant pointing out that this view is held by more than a few Kensington citizens. The LAP chairman indicated that exceptions made to ameliorate hardships expressed by citizens might lead to inconsistencies. The present application poses problems with respect to precedents; namely concerning paving around trees and preserving important elements of the front facade.



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

DATE: 7.27.9A

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator
Design, Zoning, and Preservation Division
M-NCPPC

SUBJECT: Historic Area Work Permit

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

Approved Denied

Approved with Conditions: _____

① Maple tree will be pruned and fed as appropriate

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

Applicant: Glenn Cowan

Address: 10300 Fawcett Street, Kensington

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



Historic Preservation Commission

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

250 Montgomery Avenue, Rockville, MD 20850 / 217-6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GLENN COWAN TELEPHONE NO. 301-932-9599
(Contract/Purchaser) (Include Area Code)

ADDRESS 10300 FAWCETT ST KENSINGTON, MD 20895
CITY STATE ZIP

CONTRACTOR STANLEY ACHULT TELEPHONE NO. 301-340-9471

PLANS PREPARED BY N/A CONTRACTOR REGISTRATION NUMBER _____ TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street FAWCETT ST

Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE

Lot 485 Block 7 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

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

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

INSTALL ASPHALT DRIVEWAY & FRONT DOOR

1B. CONSTRUCTION COSTS ESTIMATE \$ _____

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? NO

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

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.

Glenn Cowan Signature of owner or authorized agent (agent must have signature notarized on back) Date 6/10/94

APPROVED X For Chairperson, Historic Preservation Commission
Signature Albert B. Randall Date 7.27.94

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

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

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

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10300 Fawcett Avenue Meeting Date: 7/27/94
Resource: Kensington Historic District Review: HAWP/Alteration
Case Number: 31/6-94J Tax Credit: No
Public Notice: 7/13/94 Report Date: 7/20/94
Applicant: Glenn & Kathy Cowan Staff: Nancy Witherell
PROPOSAL: Pave driveway, replace door RECOMMEND: Defer, Approve

The applicants own a Queen Anne-style house in the Kensington Historic District that is designated a primary resource. The applicants are applying after the fact for two alterations to the house: an asphalt-paved driveway in the side yard and a replacement wood-panelled front door with stained glass in the top half.

BACKGROUND

In the spring of 1993, the house was the subject of a preliminary consultation and a HAWP because the owners were purchasing the property as their new home and were proposing changes and additions to it. The applicants' architect appeared on behalf of the applicants at the preliminary consultation and the HAWP was approved on an expedited basis. The alterations were generally approved, including the construction of a new driveway and curb cut.

The plans called for washed pea gravel; asphalt was also written on the plans as an alternative. However, pea gravel was described by the architect to the staff and to the HPC at the meeting as the material of choice and the staff report approved by the HPC includes mention of the gravel driveway.

In addition to understanding this to be the applicants' preference, the HPC approved the use of gravel as a less damaging material to use within the dripline of the tree. At the preliminary consultation, several commissioners spoke on the record about the necessity of saving the tree and keeping the driveway outside its dripline. The applicants' architect stated that the goal was to keep the driveway away from the driplines of the trees.

Subsequently, a change order was made for asphalt instead of pea gravel. The HPC staff was not contacted about this change to the plans.

The second alteration, replacement of the front door, occurred in the spring of 1994 and was not a part of the application submitted a year previously. According to the applicants, the previous door was ill-fitting and became more obviously so during this past winter's cold weather. The staff does not have any clear photographs of the previous door and the applicants are not able to remember it well enough to describe it but have said that they would look for photographs.

The new door is a substantial wooden door with two lower raised panels and the top half of the door glazed with stained, clear, iridescent, pressed, and etched glass in an ornate design taken from a pattern of a window of the period. The hinges of the period, taken from the previous door, were reused.

STAFF DISCUSSION

Using the Commission's standard of review in such instances--to review the HAWP as if the work had not yet been completed--the staff recommends to the Commission that the decision on the driveway be deferred until additional information can be obtained and that the door be approved.

The driveway

The Kensington Historic District is replete with paved driveways. Almost every house, including those on Fawcett Street, has one and in almost every case the driveways are paved with either concrete or asphalt. If this asphalt driveway proposal had been submitted a year ago, the staff believes it would have been approved, although with conditions that would have changed the layout of the driveway and ensured protection of the tree.

During the preliminary consultation, the tree's dripline and the importance of protecting the tree were discussed by several Commissioners. Commissioner Booth stated that if the driveway was to be approved, it had to be placed outside the dripline of the tree. The applicants' architect stated on the record that they were trying to place the driveway outside the dripline of the trees (including the street trees).

Since the driveway approved a year ago was to be gravel, there appeared to be no need to discuss the problem of building an asphalt driveway over the roots of trees. The HPC has required gravel driveways in such instances to lessen the deleterious effect of compacting the soil around the roots. Steve Cary, a licensed arborist on the M-NCPPC staff, has advised the staff and HPC that asphalt driveways built close to the trunk have about an even chance of killing the tree, although it can take several years for any potential damage to be known.

Given the voting record of the HPC in other similar cases, the staff believes the HPC would not have approved the asphalt driveway without a change in its configuration to pull it farther away from the tree.

The dilemma is what to do now that the asphalt driveway has been in use for more than a year and the damage, if any, from compacted soil is underway. To ensure the tree's survival, the staff recommends that the applicants be required to have an inspection by a licensed arborist who can independently and professionally determine the best course of action to keep the tree healthy. The arborist's report should be submitted to the HPC. If it recommends changes to the driveway composition or placement, the applicants should return to the HPC for further discussion on the best resolution of this matter. If the arborist's report finds the long-term health of the tree to be unaffected by the driveway, the staff recommends that the HAWP be issued.

The front door

The original front doors on Kensington houses designated as primary resources exhibit as great a variety as the houses themselves. There are both single leaf and double leaf doors, some of them with some amount of glazing. Many of the doors are replacement doors-usually solid six-panel doors that do not appear to be original to the era. The original doors have clear glass, sometimes bevelled.

There may have been more colored glass in Kensington's windows and doors originally than there is now since so many of the doors have been changed. For example, in the front hall of the applicant's house is a Queen Anne casement window made of panes of many colors, some of which are repeated in the front door. On the stair landing is a pair of Queen Anne casements that have (replacement) clear pressed glass. The original glass may well have been colored.

On the other hand, stained glass was declining in popularity for residential use toward the end of the century as the Queen Anne style waned and the Colonial Revival style gained in popularity. The Queen Anne-style houses in Kensington are relatively late for the period, built in the 1890s.

The applicants' front door is a custom-designed and crafted door that uses glass of several textures and colors. The door itself is a mahogany panelled door that is similar to many doors in the immediate area. The original hinges were reused in hanging the new door. This door should be distinguished from catalog versions that are present-day artistic interpretations of the most florid and ornate historic examples. These catalog doors are the equivalent of "painted ladies" and create a Queen Anne world that did not exist in the 19th century but only in its 20th century reincarnation.

It remains to be said that the applicants' door is most likely more ornate than anything built originally in Kensington. However, it is not so substantial an alteration that it affects the overall character of the house. The location of the door was not altered and the existing door surround was retained. The door

itself, minus the glazed panel, is consistent with front doors in Kensington. If the application had been submitted in advance, the staff believes it would have been approved by the HPC with some simplification of the glass design. The staff, therefore, recommends that the HPC approve the replacement of the front door as being consistent with the overall character of the house.

STAFF RECOMMENDATION

The staff recommends that the Commission defer the decision on the driveway until a licensed arborist's report can be submitted by the applicant, at which time it can be scheduled for an HPC meeting. The staff recommends that the HAWP application be issued for the replacement of the front door and that the Commission find it consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

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

250 Homozygod Drive, Rockville - 217-6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER GLENN COWAN TELEPHONE NO. 301-933-9599
(Contract/Purchaser) (Include Area Code)

ADDRESS 10300 FAWCETT ST KENSINGTON, MD 20895
CITY STATE ZIP

CONTRACTOR STANLEY ASHALT TELEPHONE NO. 301-340-9471
CONTRACTOR REGISTRATION NUMBER _____

PLANS PREPARED BY N/A TELEPHONE NO. _____
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE

House Number 10300 Street FAWCETT ST

Town/City KENSINGTON Election District 13

Nearest Cross Street BALTIMORE

Lot 445 Block 9 Subdivision KENSINGTON PARK

Liber _____ Folio _____ Parcel _____

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

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

INSTALL ASPHALT DRIVEWAY & FRONT DOOR

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1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PERCO

1E. IS THIS PROPERTY A HISTORICAL SITE? NO

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

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01 () WSSC	02 () Septic
03 () Other _____	

2B. TYPE OF WATER SUPPLY

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4A. HEIGHT _____ feet _____ inches

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- 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.

Glenn Cowan 6/10/94

Signature of owner or authorized agent (agent must have signature notary seal)

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 DOOR REPLACED DUE TO WARPING
OF OLD DOOR - NO LOCK OR SECURE
- NEW DRIVEWAY INSTALLED AS PER
APPROVED PLANS ALTERNATE WHICH
CALLED FOR ASPHALT

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

- DESIGNED AND HAND BUILT NEW DOOR
AS PER VICTORIAN DESIGN BY JILL HILLMAN
AND LOCAL VICTORIAN GLASS ARTISAN MIKE OWENS.

- PAVED DRIVEWAY AS PER ALTERNATE 3
IN APPROVED PLANS

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:

- NEW DOOR ADJACENT TO EXISTING STAINED GLASS WINDOW

- DRIVEWAY LOCATION AS PER PLANS

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

N/A

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

- ENHANCES PROPERTY

- DOES NOT DISTRACT FROM CHARACTER

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 WICKENHEISEL
 Address 10302 FAWCETT
 City/Zip KENSINGTON 20895
2. Name NEIGHOR
 Address 3807 BALTIMORE
 City/Zip KENSINGTON 20895

3. Name MIDDLETON
Address 10220 CAROL PL
City/Zip KENSINGTON 20895

4. Name _____
Address _____
City/Zip _____

5. Name _____
Address _____
City/Zip _____

6. Name _____
Address _____
City/Zip _____

7. Name _____
Address _____
City/Zip _____

8. Name _____
Address _____
City/Zip _____

1757E

July 11, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Nancy:

In response to your letter of June 29, 1994, enclosed please find our permit application for the asphalt driveway and new front door. I may have some additional information to add to the application in a few days.

I sincerely apologize for the confusion over these changes to the house. We believed the driveway had been approved as an alternate as listed on the house renovation plans. A pea gravel driveway was always going to be a temporary solution because we envisioned our children riding bikes and playing basketball on it (which they do.) Moreover, there are more asphalt or concrete driveways in Kensington than any other kind.

In terms of the door, we had to replace it and rebuild the frame because both were badly warped and leaked terribly during the winter. We had no idea, however, that a door fell under the auspices of the HPC. We thought only changes that required county building permits or that constituted "permanent" structural changes were covered. Until last week, no one had sent us the codes and regulations. They were very helpful, thank you.

Even given the broad scope of the HPC codes, it is hard to imagine the door is in violation. We did not change the size or shape of the door opening and the door itself does not "substantially alter the exterior features" of the house. There is no change to the structure's unique character, lines, mass or spacial relationship to the surrounding environment.

It is also hard to imagine that the door could be found to be "inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection" of the house. Queen Anne Victorians built in the 1890's very frequently had stained glass doors. Like everything else about Victorian homes, the size, shape, design, complexity and colors in these doors were extremely diverse. We selected a pattern done by Bill Hillman, who is a nationally recognized Victorian glass artist. He created the design for our door based on one he found in an original pattern book from the late 1800's. The artisan who actually built the door and helped us select the glass is registered with the Peerless

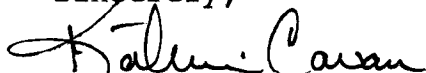
Rockville Historic Preservation Ltd. group. We selected colors that provide maximum privacy as well as compliment the existing stained glass window in the front hall.

Quite frankly, it was not our intention to create a door that was an exact replica of an old door. We wanted a door that fit the house and that would reflect its grace and special beauty. We also wanted it to express our personal artistic taste because this is our home. All of this appears to allowable under the code, which expressly says "[it] is not the intent of this chapter to limit new construction, alteration or repairs to any one period or architectural style." Moreover, we have "stabilized and improved" the value of this property, and, based on numerous positive comments from our neighbors, have "fostered civic beauty."

Although it may not be relevant to the permit approval process, we want the HPC to understand that we love this house and appreciate it's historic value. We moved here because Kensington is a great place to raise a family. Like you and other members of the community, we want to preserve the small town atmosphere, the sense of space and greenery. But a house, like a community, is a living thing that sometimes needs to grow with the people that occupy it. If it didn't, our house would still be a multi-colored clapboard with a windmill in the backyard, which it hasn't been in over 70 years.

I sincerely hope that the HPC will approve the door so that 70 years from now, some family will be protecting and preserving this door as a unique and treasured feature of the house. I look forward to the hearing on the 27th. Please let me know if there is anything else you need before then.

Singerely,


Katherine C. Cowan

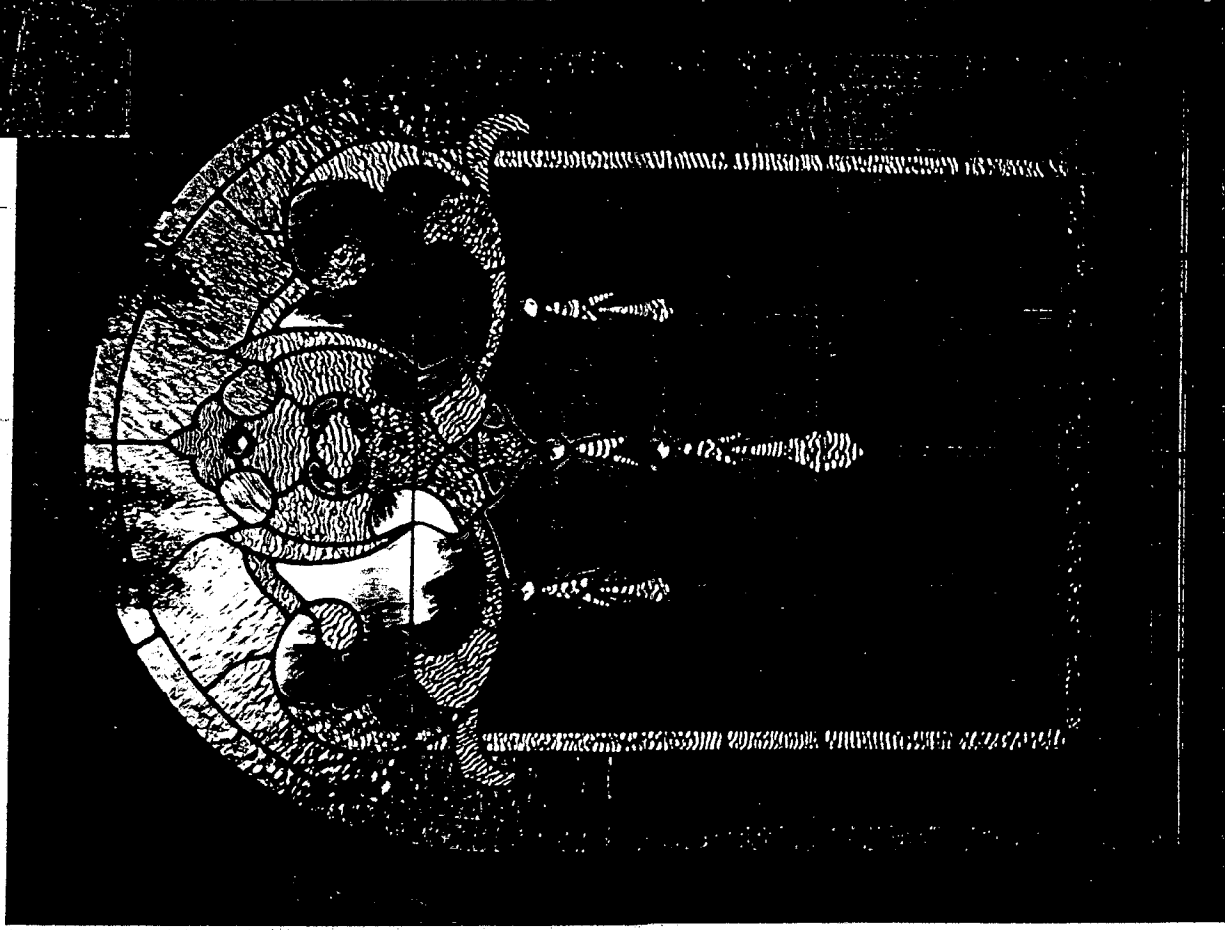
Nancy -

Here is the information about our door designer (and a picture of "our" door,) as well as pictures of other Queen Anne/end of the 19th Century stained glass doors.

There is also another stained glass door on Prospect Street in Kensington, the Mattingly's house. See you on the 27th. Thank you,
Kathy Cowan

Elegant Entry, page 32

Today's homes are returning to the comfort of traditional design styles, and stained glass can be an important part of the total effect. This quiet window softens the light inside and filters the view outside. Since it is in an entry door, everyone who visits the house can enjoy its beauty.



"Our" basic door

July 11, 1994

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Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

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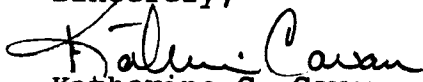
Rockville Historic Preservation Ltd. group. We selected colors that provide maximum privacy as well as compliment the existing stained glass window in the front hall.

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Although it may not be relevant to the permit approval process, we want the HPC to understand that we love this house and appreciate it's historic value. We moved here because Kensington is a great place to raise a family. Like you and other members of the community, we want to preserve the small town atmosphere, the sense of space and greenery. But a house, like a community, is a living thing that sometimes needs to grow with the people that occupy it. If it didn't, our house would still be a multi-colored clapboard with a windmill in the backyard, which it hasn't been in over 70 years.

I sincerely hope that the HPC will approve the door so that 70 years from now, some family will be protecting and preserving this door as a unique and treasured feature of the house. I look forward to the hearing on the 27th. Please let me know if there is anything else you need before then.

Singerely,


Katherine C. Cowan

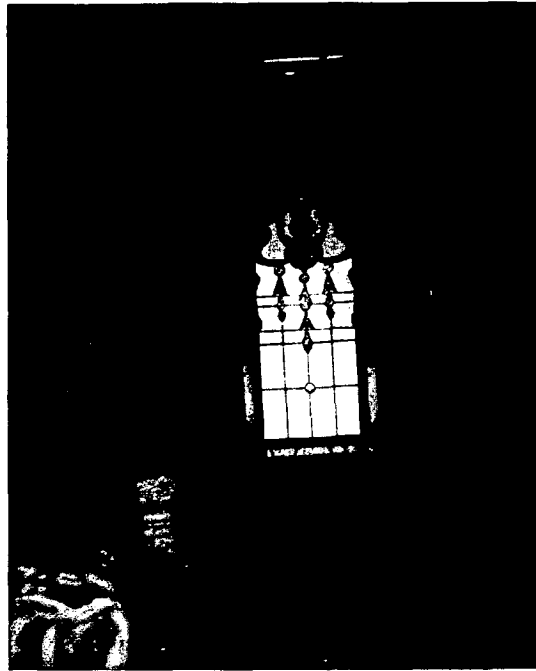


PHOTO TAKEN
FROM INTERIOR



PHOTO TAKEN
FROM EXTERIOR

July 11, 1994

Ms. Nancy Witherell
Historic Preservation Planner
The Maryland-National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Nancy:

In response to your letter of June 29, 1994, enclosed please find our permit application for the asphalt driveway and new front door. I may have some additional information to add to the application in a few days.

I sincerely apologize for the confusion over these changes to the house. We believed the driveway had been approved as an alternate as listed on the house renovation plans. A pea gravel driveway was always going to be a temporary solution because we envisioned our children riding bikes and playing basketball on it (which they do.) Moreover, there are more asphalt or concrete driveways in Kensington than any other kind.

In terms of the door, we had to replace it and rebuild the frame because both were badly warped and leaked terribly during the winter. We had no idea, however, that a door fell under the auspices of the HPC. We thought only changes that required county building permits or that constituted "permanent" structural changes were covered. Until last week, no one had sent us the codes and regulations. They were very helpful, thank you.

Even given the broad scope of the HPC codes, it is hard to imagine the door is in violation. We did not change the size or shape of the door opening and the door itself does not "substantially alter the exterior features" of the house. There is no change to the structure's unique character, lines, mass or spacial relationship to the surrounding environment.

It is also hard to imagine that the door could be found to be "inappropriate or inconsistent with, or detrimental to the preservation, enhancement or ultimate protection" of the house. Queen Anne Victorians built in the 1890's very frequently had stained glass doors. Like everything else about Victorian homes, the size, shape, design, complexity and colors in these doors were extremely diverse. We selected a pattern done by Bill Hillman, who is a nationally recognized Victorian glass artist. He created the design for our door based on one he found in an original pattern book from the late 1800's. The artisan who actually built the door and helped us select the glass is registered with the Peerless

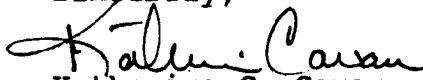
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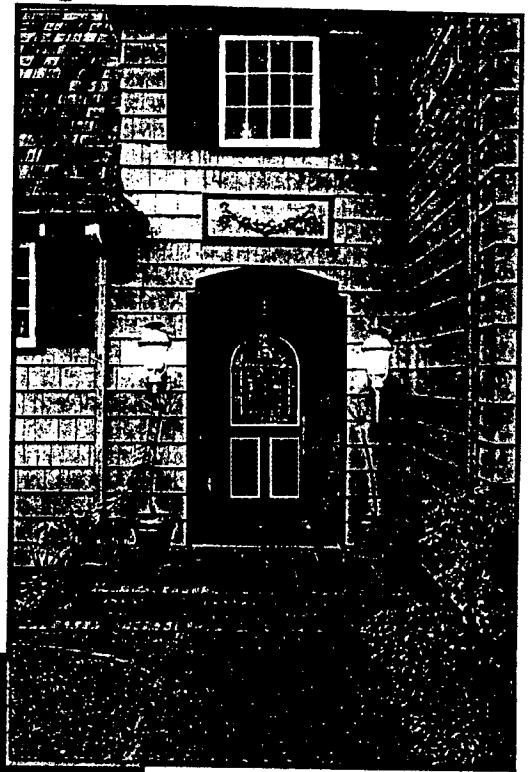
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Singerely,


Katherine C. Cowan

Nancy -

Here is the information about our door designer (and a picture of "our" door,) as well as pictures of other Queen Anne/end of the 19th Century stained glass doors. There is also another stained glass door on Prospect Street in Kensington, the Mattingly's house. See you on the 27th. Thanks you,
Kathy Cowan



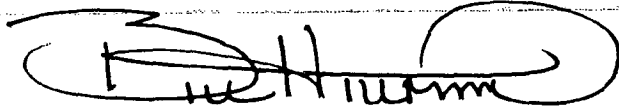
"our" basic door

Introduction

This book illustrates a wide variety of Victorian stained glass which I have designed for public and private commissions over the past sixteen years. They have been inspired by a variety of source materials including turn-of-the-century stained glass catalogs, old windows, U.S. Currency, wrought iron and other architectural details.

Some of the designs are simple enough to be done by beginners and others are quite complex, even for an advanced glassworker. I have included these various levels of complexity so that everyone will be able to find a beginning point and then advance to more difficult windows as skills increase. Hopefully, this book will be helpful and instructive for all levels.

I have found that Victorian glasswork is surprisingly appropriate for almost any setting, from the most contemporary office building to the most humble home. It gives a sense of history and tradition that is often lacking in the modern, production-line environments of today. Often when people think about adding stained glass to their environment, it is these very intangible qualities that they are subconsciously selecting. In such a case, I do not hesitate to suggest Victorian to them, and I certainly recommend it to you and your friends or clients.



Credits

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The Victorian Style

The designs in this book have their roots in a movement that occurred in the mid-nineteenth century. They are based on a mix of Gothic and Classical design, traditions that were fashionable at the time. Victorian designers changed and updated the older designs, thus creating a style that would thereafter be associated with their illustrious Queen Victoria.

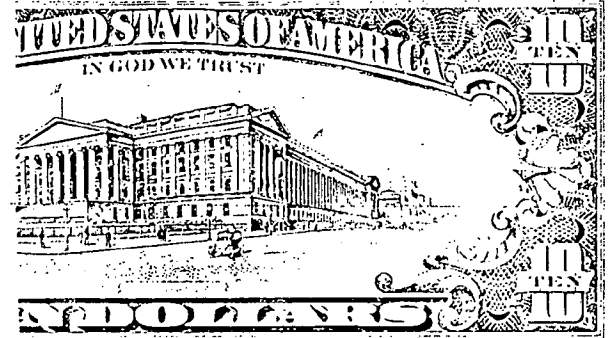
All Victorian forms were based on abstracted plant forms. If you examine the style, you can see leaves, vines, flowers, and buds arranged with mathematical regularity. Good examples of this can be found in the decorative border, example A, to the right.

The unique look of Victorian design is a result of combining realism with geometry. Some Victorian designs, like the ones on U.S. currency, almost look real. The oak leaves on the ten dollar bill, example B, somehow have a look of realism, windswept into a beautiful precision.

Others are so strongly geometric that any similarity to an organic form is hard to see. A balanced blend of realism and geometry, called **Florid Victorian**, is considered the high point of Victorian design. The decorative border, example C, shows Florid Victorian Design at its finest. In it we can identify forms that were used in Victorian glass design also.



A



B

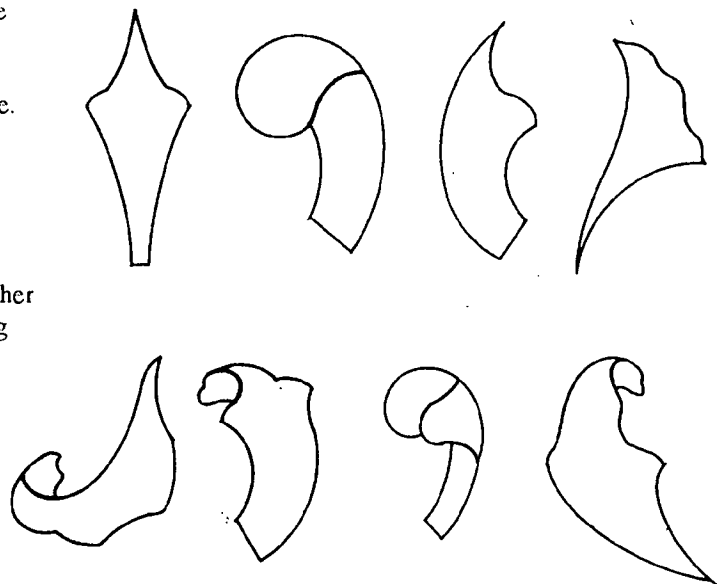


C

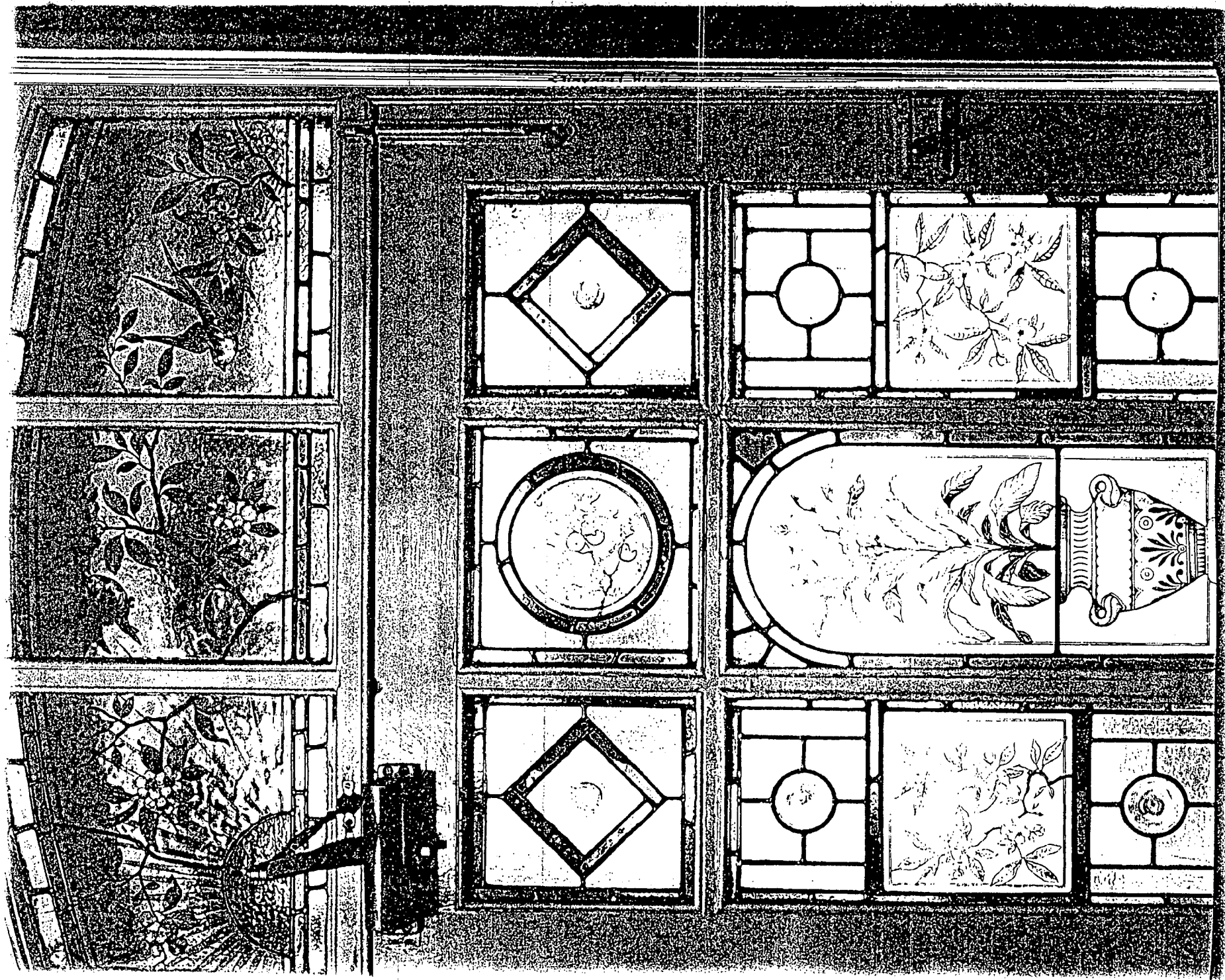
Glass Design Fundamentals

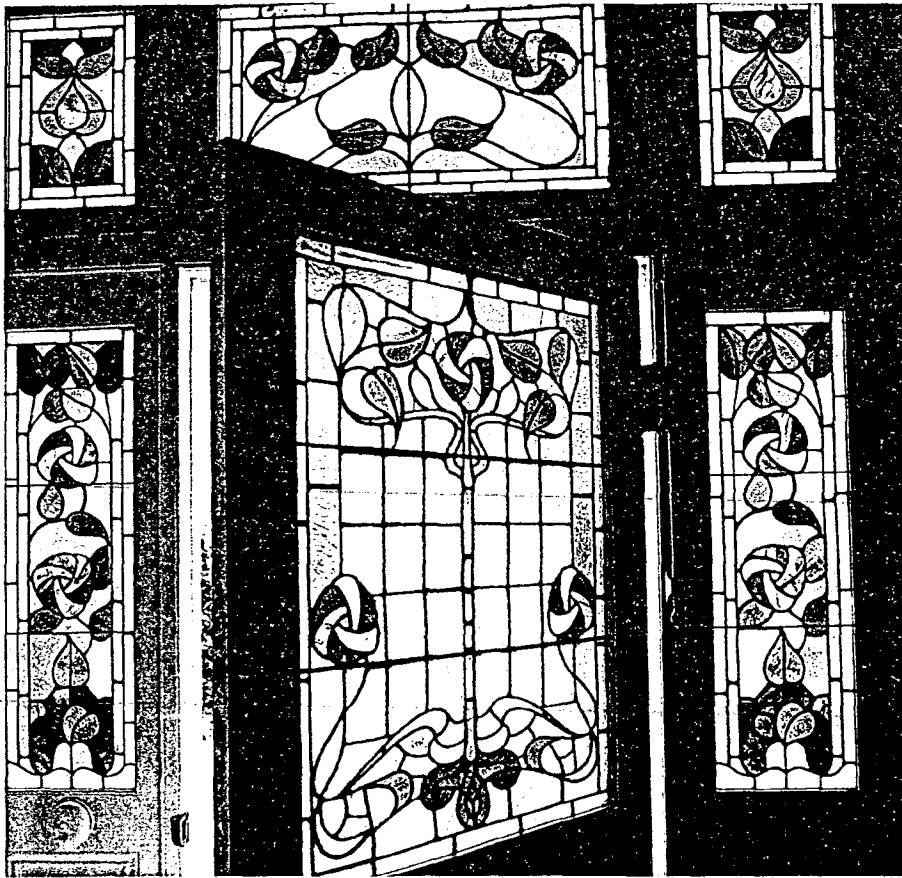
The technical limitations of glasswork did not allow the full intricacy of the Florid Victorian style. As glaziers simplified the design elements to accommodate glass, they created their own unique version of Victorian style. Several distinct elements are recognizable throughout Victorian glass.

The first of these is the presence of standard shapes which we see appearing again and again in different Victorian windows. These basic shapes were put together in various sizes, arrangements and combinations, giving each window design its own individual appearance.



Some standard Victorian shapes

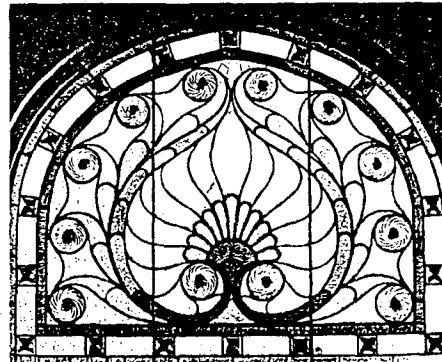




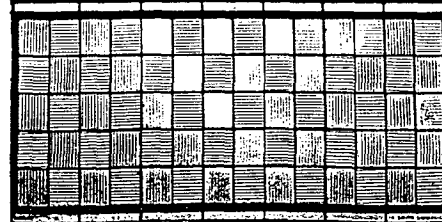
Above: A cartoon for a Morris & Co. stained-glass window illustrates the high standard of design achieved by the leading studio workshops. Edward Burne-Jones, best known today for his Pre-Raphaelite paintings, was Morris's chief glass designer.



Above: Painted and stained glass with a wild strawberry motif has been adapted to a more naturalistic design.



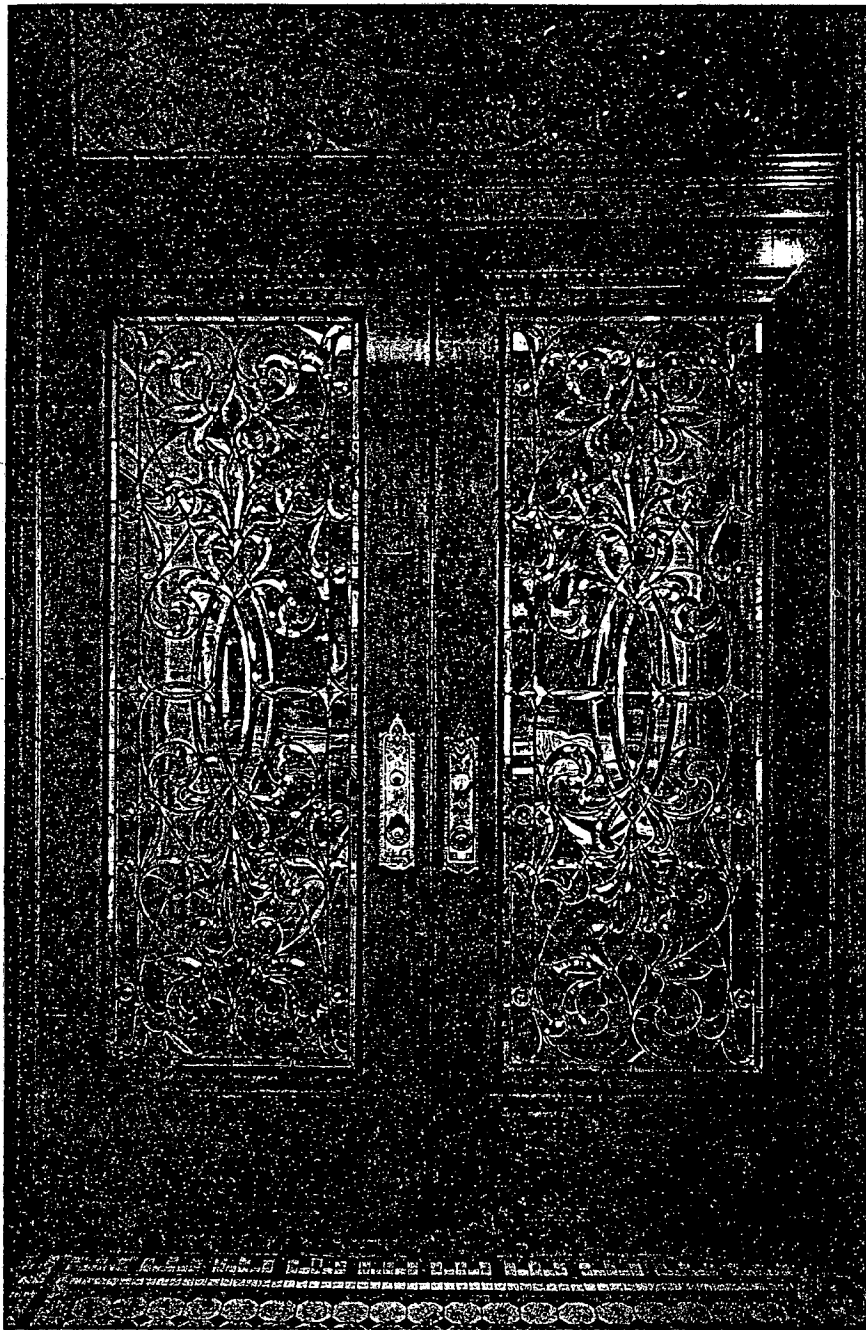
Right: A traditional Greek motif has been adapted to a design for a hall or stair window.



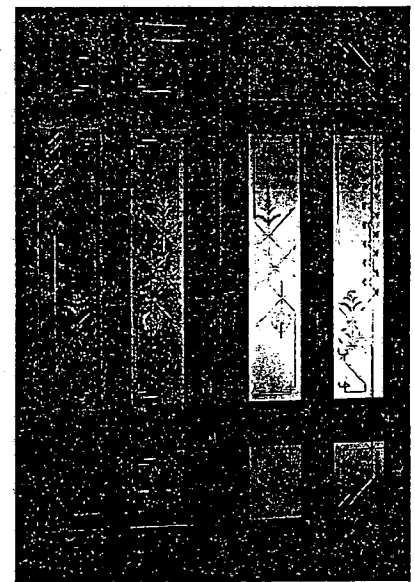
Above left: Stained and obscured glass with Art Nouveau designs became widespread at the end of the 19th century.

Overleaf left: Botanical subjects were very popular in painted glass decoration until more stylized Art Nouveau designs took over in the 1890's.

Overleaf right: An Aesthetic Movement glass design has been fitted into a standard door of the 1880's, still in everyday use as the front door of a school of English.



A curvilinear floral design in clear leaded glass embellishes these Victorian Revival door panels, left, manufactured by Pinecrest, Inc.



Ethereal geometric motifs etch the frosted-glass panels of a Victorian doorway, above.

Another ornamental effect was the use of decorative muntins, the slender strips of wood that separated the panes. Victorian muntins were set in a variety of patterns. Most familiar were the crisscross and herringbone.

The exterior door of a Victorian house was often flanked by

narrow windows called sidelights. These featured the same range of decorative effects employed on the glass of vestibule doors. As a final distinction, a transom, or narrow band of glazing, might extend across the top of the door and above the sidelights as well.



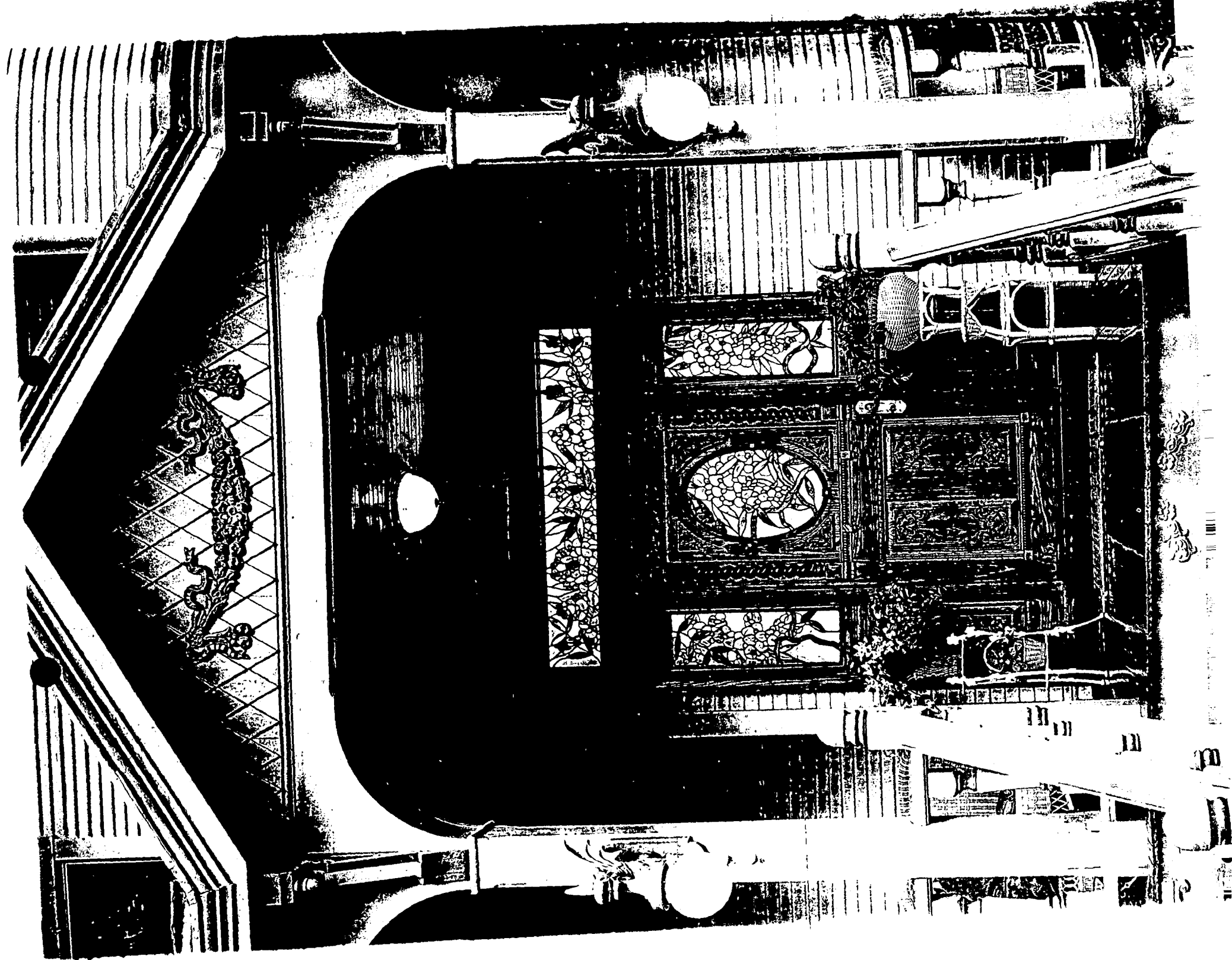
VENTURA

The Victorian Rose Historical Wedding Chapel, 896 East Main Street. This delightful cream, pink, and lilac Gothic church was built as St. John's Methodist Episcopal Church on the outskirts of town in 1888. The architect was Selwyn Locke Shaw. It is the oldest Protestant church in Ventura, and when it was built it was thought to be "too far from town." Although no longer affiliated with any denomination, the chapel is a city landmark—now in the center of town—available for weddings. Its ninety-six-foot steeple and stained-glass windows are original.

LOS ANGELES

1320 Carroll Avenue. The color in the stained glass and pilasters of this enchanting 1887 pure Queen Anne doorway were inspired by the original green color of the house. Planaria Price used bottle green with maroon and gray, and Bob Buckter gave her "positive reinforcement." Planaria, who also owns the nearby Eastlake Inn, buys and restores derelict Victorians, then sells them so she can keep saving houses. Thanks in part to the continuing efforts of Planaria Price and her partner, Murray Burns, Carroll Avenue provides a haven for one of the finest collections of Victorians in the country.





Feb. 1993

Meeting (original)

The Chair asked Mr. Garfinkel if he agrees to the other five conditions listed in the staff report. Mr. Garfinkle stated that the five conditions listed in the staff report are acceptable to the applicant. The Chair elicited comments from the Commissioners concerning the revised proposal.

approved

slides

Curzon

Commissioner Booth clarified with Mr. Garfinkle that the revised plan presently before the Commission is the current plan. He noted that, according to the plan, the house on Lot 9 will be moved back as requested by the applicant. Commissioner Booth asked Mr. Garfinkle if he was certain that the trees in the back of Lot 9 will not be jeopardized by moving the house back. Mr. Garfinkle responded that he does not believe that moving the house on Lot 9 will jeopardize the trees. The house has been staked and it appears to be outside the dripline of the trees. Commissioner Booth also noted that according to the revised plan, the driveway on Lot 10 is curved. He expressed that he would prefer that the curved driveway be constructed, without removing the existing Pine, which is a large, old tree. All of the Commissioners concurred with Commissioner Booth; hence the consensus of the Commission was expressed to Mr. Garfinkel.

Commissioner Booth moved that the Historic Area Work Permit Application of Curzon Homes, Inc. for site alterations in the Capitol Park Historic District, as currently revised and submitted, be approved with the conditions as stated in the staff report, and pursuant to Chapter 24A and Standard #9 of the Secretary of the Interior's Guidelines. Commissioner Clemmer seconded the motion. The Chair closed the public record and called for a vote on the motion. Following the vote, the motion passed unanimously.

PLEASE NOTE: Item II.B, the next item on the agenda to be reviewed, was delayed because the applicants were not present. Hence the order of review was changed. This item was interjected later during the meeting.

III. PRELIMINARY CONSULTATION

- A. Glen Cowan for alterations at 10300 Fawcett Street, Kensington (Kensington Historic District)

The Chair initiated discussion on this preliminary consultation. Ms. Witherell presented the slides, staff report and recommendations. As noted in the report, the subject property is a contributing resource in the historic district. Built on two lots with a generous side yard, the house is located in a prominent location; the rear and front are highly visible. The applicants propose to construct: a two-story rear addition; a large gable on the existing rear gable face; an extension of

the one-story side porch; a dormer on the front gable face; and a driveway and curb cut.

Ms. Witherell noted that the house has been altered by the addition of stucco on the exterior and replacement of original windows. She stated that, in general, the project as proposed is well designed. The changes appear to be consistent with the scale and massing of the house. Although the proposed location for the curb cut is typical for the historic houses in the neighborhood, perhaps the best location for the curb cut would be at the rear of the house, off Baltimore Avenue.

Ms. Witherell noted that staff received comments from the Town of Kensington and Dr. Shulman of the LAP. The Town of Kensington expressed support for the project. The LAP suggested that the proposed rear addition should have a different roof line or a different turret shape and that the curb cut and driveway should be made at the rear of the property, off Baltimore Avenue. The LAP also questioned how the side walls on the proposed rear addition will be fenestrated. Ms. Witherell stated that she also had a phone conversation with Julie O'Malley, a resident of the neighborhood. Ms. O'Malley is present at the meeting tonight and wants to comment on the proposal.

The Chair invited the applicant to come forth and speak regarding the proposal. Mr. Stephen Vance stated that he is the architect hired by the applicants, Mr. and Ms. Cowan. Mr. Vance spoke on behalf of the applicants who were not present. He described the proposed alterations, noting that he had worked sympathetically in designing the proposed alterations for the house while enhancing the Queen Anne style of the house.

Following some initial discussion among Mr. Vance, the Commissioners and staff, the Chair pointed out that the three component issues regarding this case are the proposed driveway cut and location, the rear addition, and the proposed dormer construction on the front facade of the house. He commented that in his opinion, the proposed addition was sensitively designed and compliments the house well. He expressed concern about the proposed dormer addition on the front facade of the house, noting that the Commission tends to be more lenient in approving additions on the rear of historic structures in less prominent and less visible locations. The Chair also commented that he does not feel strongly whether the driveway is located in the front or rear of the property.

Commissioner Kousoulas expressed that the proposed front dormer is approximately the right scale and compliments other elements of the house; however, the issue is whether that alteration should be done to the front of the main facade of the

house. The house derives its character from the design of strong volumes, massing and very simple lines and detailing. The dormer might be appropriate for another house, but it does not appear appropriate for this house.

Commissioner Brenneman asked how many and what types of trees would need to be removed to construct the driveway. Ms. Witherell responded that, as proposed, one deciduous tree and one small tree would be removed near the sidewalk in front of the house. Mr. Vance stated that the applicants do not want to harm the trees; they are trying place the driveway outside the drip line of the trees.

Commissioner Booth expressed that the proposed rear addition seems to be appropriate for the house and was tastefully designed. He clarified with Mr. Vance that the proposed driveway will be made of gravel. He commented that if the driveway is approved, it must be placed outside the dripline of the trees. He would prefer that the driveway be placed in the rear of the property, but would not vote against the proposed location. He concurred with Commissioner Kousoulas and the Chair concerning the proposed front dormer.

Commissioner Lanigan concurred with Commissioners Kousoulas, Booth and the Chair concerning the front dormer. She expressed that it is more common that driveways are placed at the front of properties; and she does not oppose the proposed location of the driveway. The applicants should use a lot of effort to save the trees near the location of the proposed driveway. The rear addition appears to be appropriate for the house.

Commissioner Norikin commented that he would prefer that the proposed dormer not be built on the front of the house, but he would not necessarily vote to deny the application because of the proposed front dormer.

Commissioner Clemmer commented that the Commission is trying to preserve the open space in Kensington. If the driveway is placed in the front of the house on the side yard, in the future, someone may want to subdivide the property and build a house in the rear of the property. One way to discourage that from happening is to place the driveway in the rear of the property. Ms. Marcus informed Mr. Vance that Montgomery County has an easement program. The applicants may want to use the easement program to assure that the property is not subdivided in the future.

Ms. Julie O'Malley, who resides in the neighborhood, came forth to speak regarding the proposal. She stated that there are two trees on Fawcett Street near the location of the proposed driveway. The drawing indicates that only one tree exists. It appears that a tree that belongs to the Town of Kensington would

need to be removed to accommodate the proposed driveway. She expressed concern that if the driveway is constructed, it will

contribute to nearby traffic congestion in the area. Ms. O'Malley indicated that the driveway should be made in the rear of the property to be consistent with properties in the neighborhood. Other nearby large houses have backyard driveways.

The Chair commented that the applicants will need to get approval from the Town of Kensington for the curb cut and any proposed removal of Town trees. The preliminary consultation was concluded.

(CONTINUATION OF HISTORIC AREA WORK PERMIT APPLICATIONS)

- B. Charles Feinstein for construction of a garage at 7309 Takoma Avenue, Takoma Park (HPC Case 37/3-93A) (Takoma Park Historic District)

The Chair asked if the applicants for this case had arrived. Ms. Marcus noted that the applicants had not arrived, but did not necessarily need to be present for the case. Ms. Witherell noted that the applicants are aware that an issue may arise about the trees in the area of the proposed garage. The decision concerning the trees will not be affected by the decision concerning the proposed garage.

The Chair confirmed with staff that this case was duly advertised, then opened the public record. Ms. Witherell presented the slides, staff report and recommendations. As noted in the report, the applicant's proposal is to construct a garage at the rear of a house that was recently constructed in the Queen Anne style. The proposed garage includes a deck on a flat roof. A deck-level walkway which connects the garage to the house is also proposed. The garage measures 19' x 19', and will be clad with aluminum and wood trim. Three trees are in the immediate area of the proposed garage. One tree was damaged by construction of the house; the applicants propose to remove that tree.

Staff notes that connecting walkways between houses and garages are not typical of the historic district; however, in this case, the grade of the proposed garage is significantly lower than the first story of the house, and the garage would be sited below the level of the sidewalk.

With respect to the applicant's proposal to construct a garage and remove a tree, the consensus of the Commission was to separate the two issues. The Commission will review the proposal

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



