

31/6-prelim 10300 Fawcett Street  
Kensington Historic District



February 9, 1993

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

Dear Gwen:

Last night at their worksession, after reviewing the Historic Preservation Commission Staff Report on the planned addition and driveway at 10300 at 10300 Fawcett St., Mayor and Council voted unanimously in support of the proposal.

Sincerely,

Pat Weikel  
Town Administrator

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 10300 Fawcett Street	Meeting Date: 2/10/93
Resource: Kensington Historic District	Preliminary Consultation
Case Number: n/a	Tax Credit: No
Public Notice: 1/27/93	Report Date: 2/3/93
Applicant: Glenn Cowan	Staff: Nancy Witherell
PROPOSAL: Addition, driveway	RECOMMEND: Proceed

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The application concerns alterations to a contributing structure in the Kensington Historic District. The house has been altered over time, but retains its individualistic character, particularly because of its upper-story open porch and its prominent location at the intersection of Baltimore Street and Fawcett Street at Carroll Place. The rear of the house is unusually visible because of the visual access to the rear and side yards of the property; the house was built on two lots and has a generous side yard to the right (north) of the house.

The proposal includes: a two-story rear addition, the construction of a large gable on the existing rear gable face of the roof, an extension of the one-story side porch, the construction of a dormer on the front gable face, and the construction of a driveway and curb cut.

The rear addition would reflect the side polygonal bay and conical roof and would be integrated with the proposed new gable; the small dormer at the rear would be lost. The one-story side porch would be continued by wrapping around the newly expanded northwest rear corner of the house. These changes appear to be consistent with the scale and massing of the house, even though they elaborate the existing rear elevation.

The addition of a dormer on the front gable face is also, in the staff's judgment, appropriate as an alteration, even though it is proposed for the front facade of the house. It is designed to allow additional light into the stairhall and to be modest in scale and massing.

The introduction of a curb cut leading to a two-car parking pad in the north side yard is a reasonable option. Perhaps the best location for the curb cut and driveway would be at the rear of the house, off Baltimore Street, but the proposed location is

typical for the historic houses in the neighborhood and can be accommodated in the side yard. The staff is concerned that the proposed driveway appears to disturb the roots of the adjacent tree shown on the site plan.

When the Historic Area Work Permit application is submitted, information about the driveway material and the precise location of the tree in relation to the driveway should be provided. The driveway should be located and constructed so that the tree not be affected. In addition, tree protection measures should be described. These would include storm fencing installed around all trees during construction, and the demarcation of the staging area.

In conclusion, the staff commends the architect for a thoughtful design and recommends that the project proceed as designed.

BARNES VANZE & ASSOCIATES, ARCHITECTS

January 22, 1993

Ms. Nancy Witherell  
Historic Preservation Planner  
The Maryland-National  
Capital Park and Planning Commission  
8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**Re: Preliminary Review of  
Proposed Additions and Renovations to  
10300 Fawcett Street  
Kensington, Maryland  
A home under contract to  
Mr. and Mrs. Glenn Cowan**

Dear Ms. Witherell,

I am enclosing plan, elevation and perspective sketches of work we are proposing on the above referenced house. As well, please find enclosed photographs of the existing house.

Briefly, our client, Mr. and Mrs. Glenn Cowan, have purchased the house and hope to make additions and renovations that will accomodate their family of five. We are proposing an addition to the rear that will house a larger kitchen, with an additional bedroom above. We are also proposing an extension of the side porch (to accomodate a screened porch off the kitchen), an addition of a gable to the rear of the house, and a small dormer on the Northeast corner to increase headroom in the existing stair.

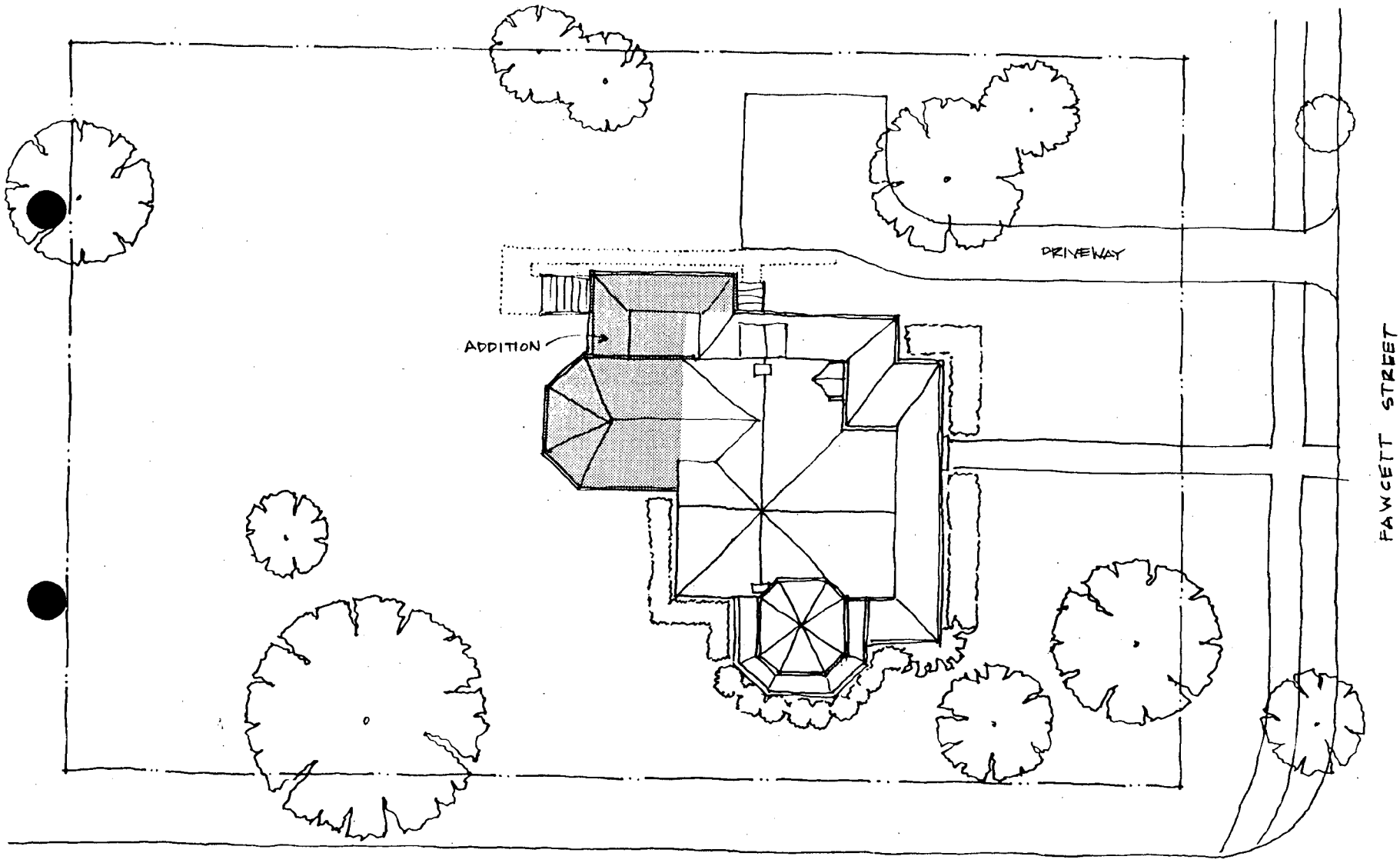
Site work includes a proposed driveway and curb cut from Fawcett Street so that the owner may pull their car close to the kitchen entrance. There will of course be some minor walkways from rear stairs to the driveway.

Thank you for your time. I look forward to your comments and the Commission's review.

Sincerely,



Stephen Vanze, A.I.A.



SITE PLAN



BALTIMORE STREET

10300 FAWCETT STREET  
KENSINGTON, MD

BARNES VANZE & ASSOC., ARCHITECTS  
1205 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255  
1-22-93





EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

10300 FAWCETT STREET  
ANN ARBOR, MICHIGAN 48106

6





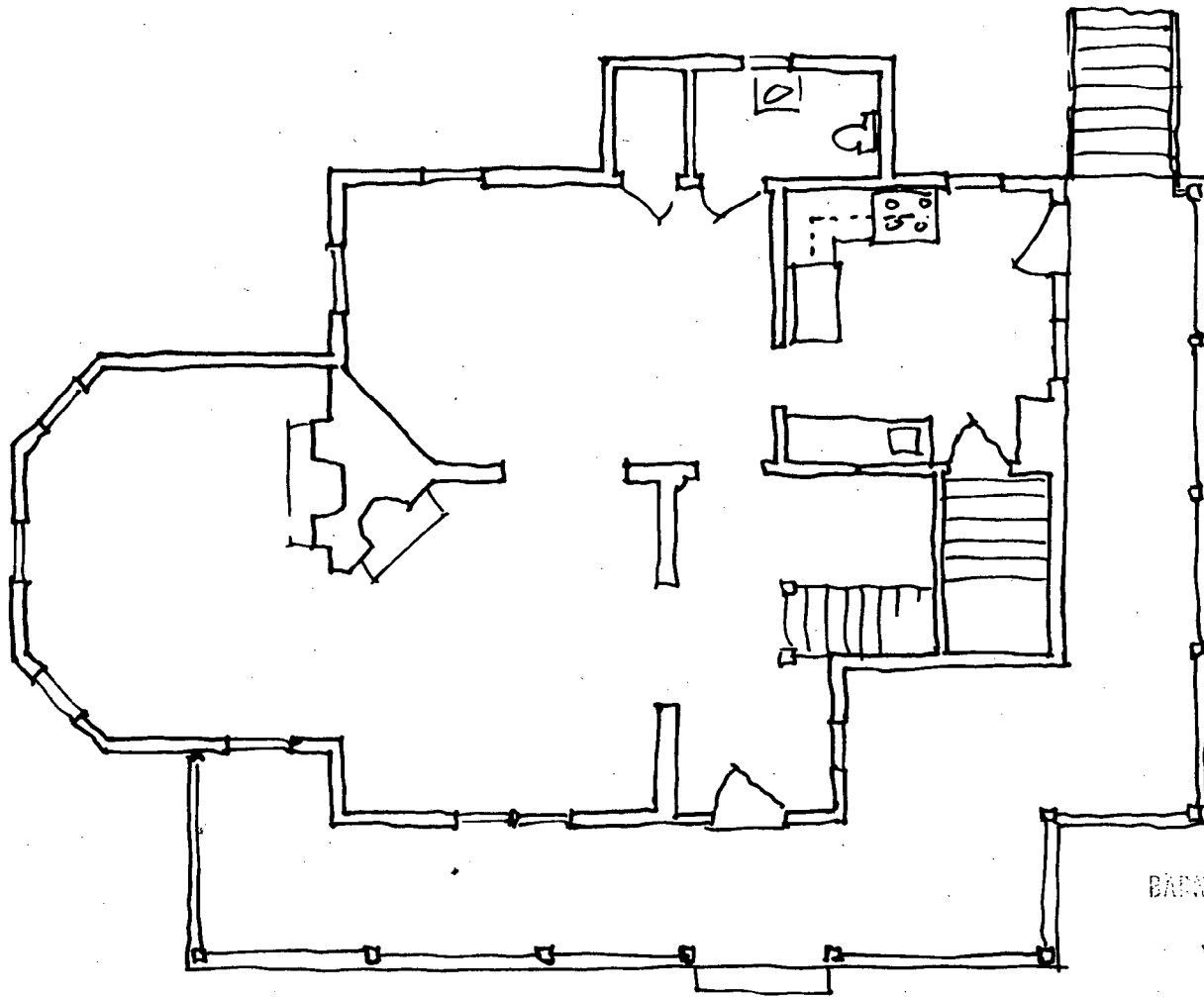
EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

10300 FAWCETT STREET  
WASHINGTON, MD

7



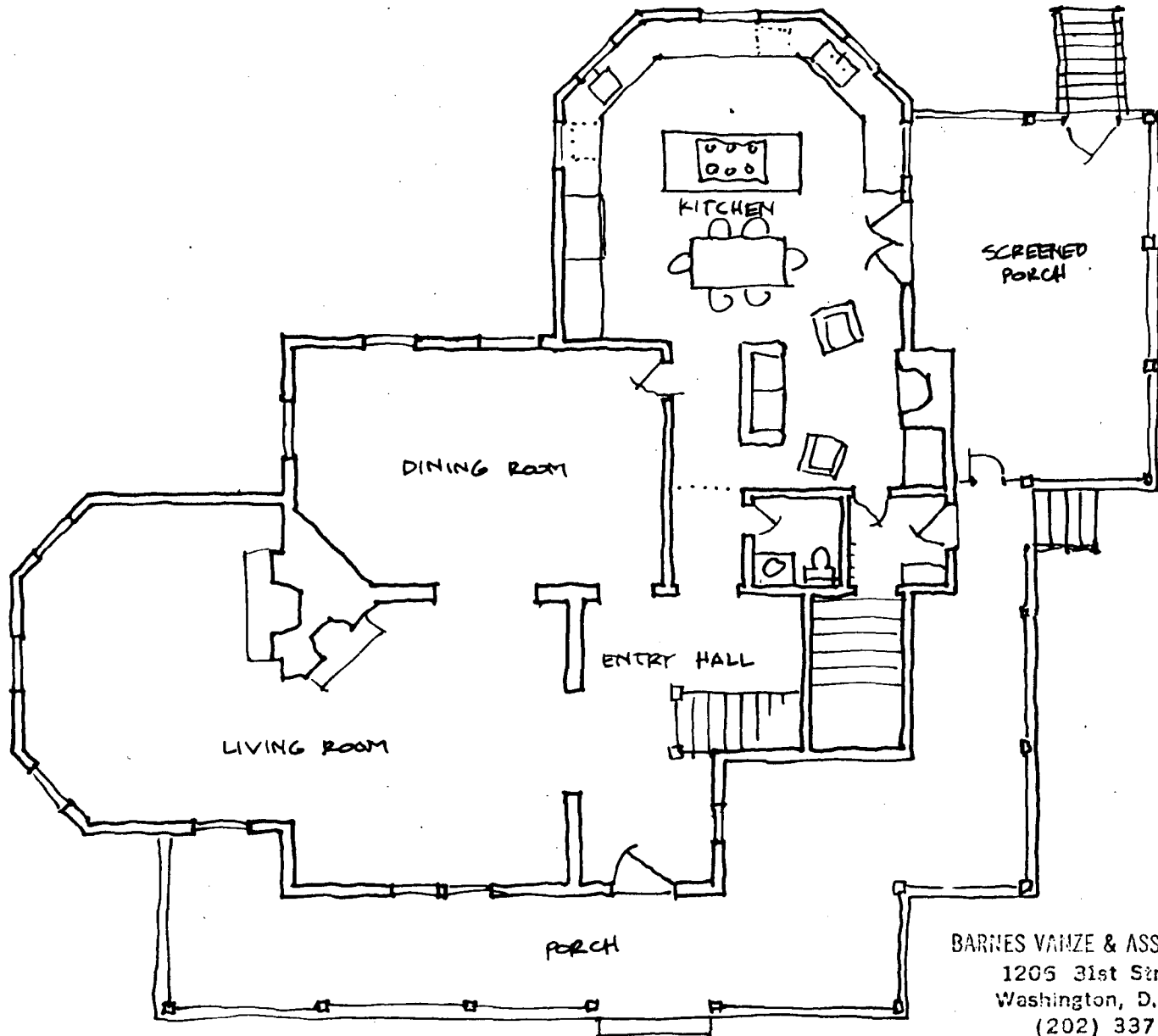
BARNES VANZE & ASSOC., ARCHITECTS  
1205 81st Street, N.W.  
Washington, D.C. 20007  
(202) 327-7255

EXISTING FRIST FLOOR PLAN

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-93

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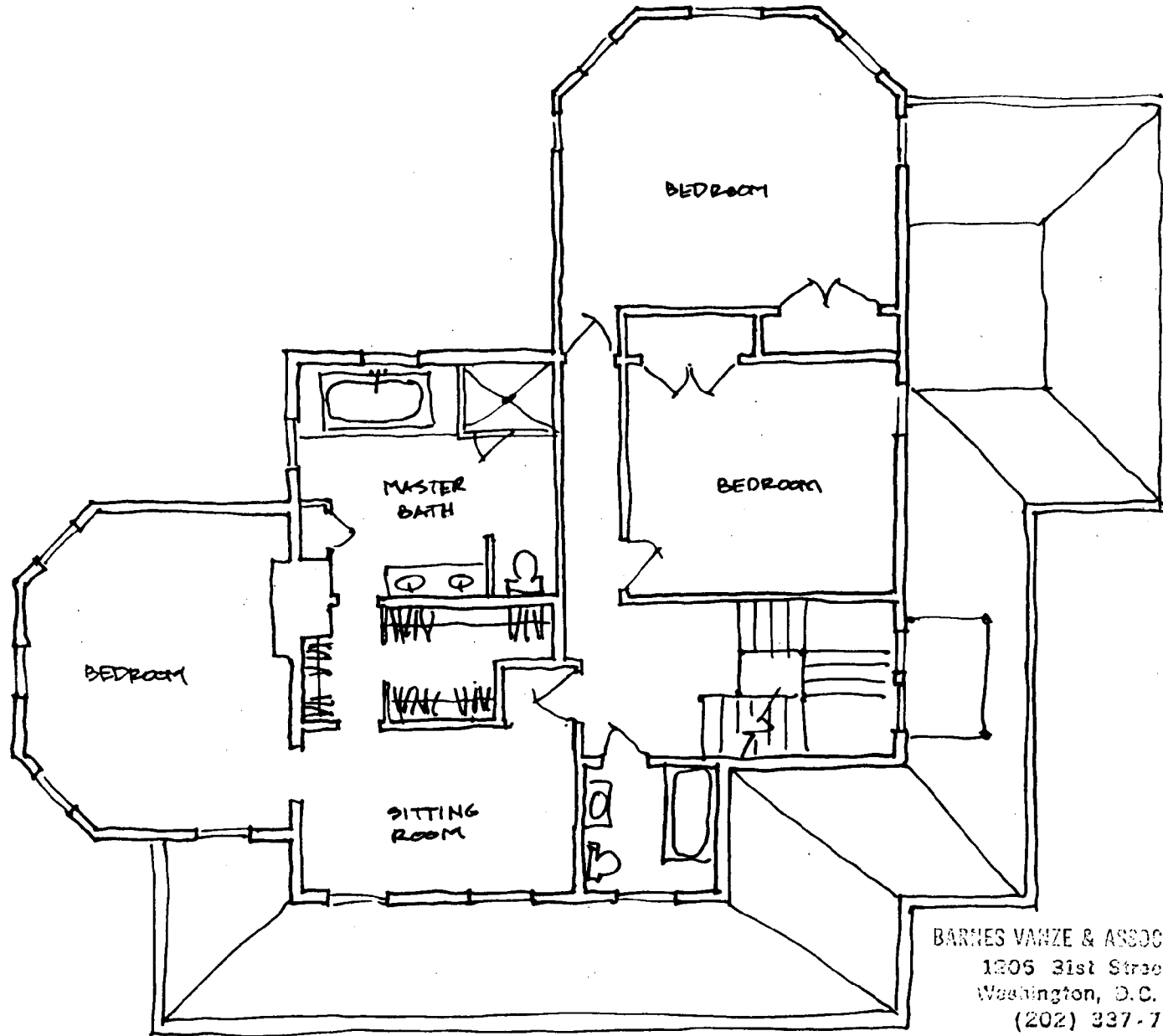
BARNES VANZE & ASSOC., ARCHITECTS  
1206 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

PROPOSED FIRST FLOOR PLAN

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-97

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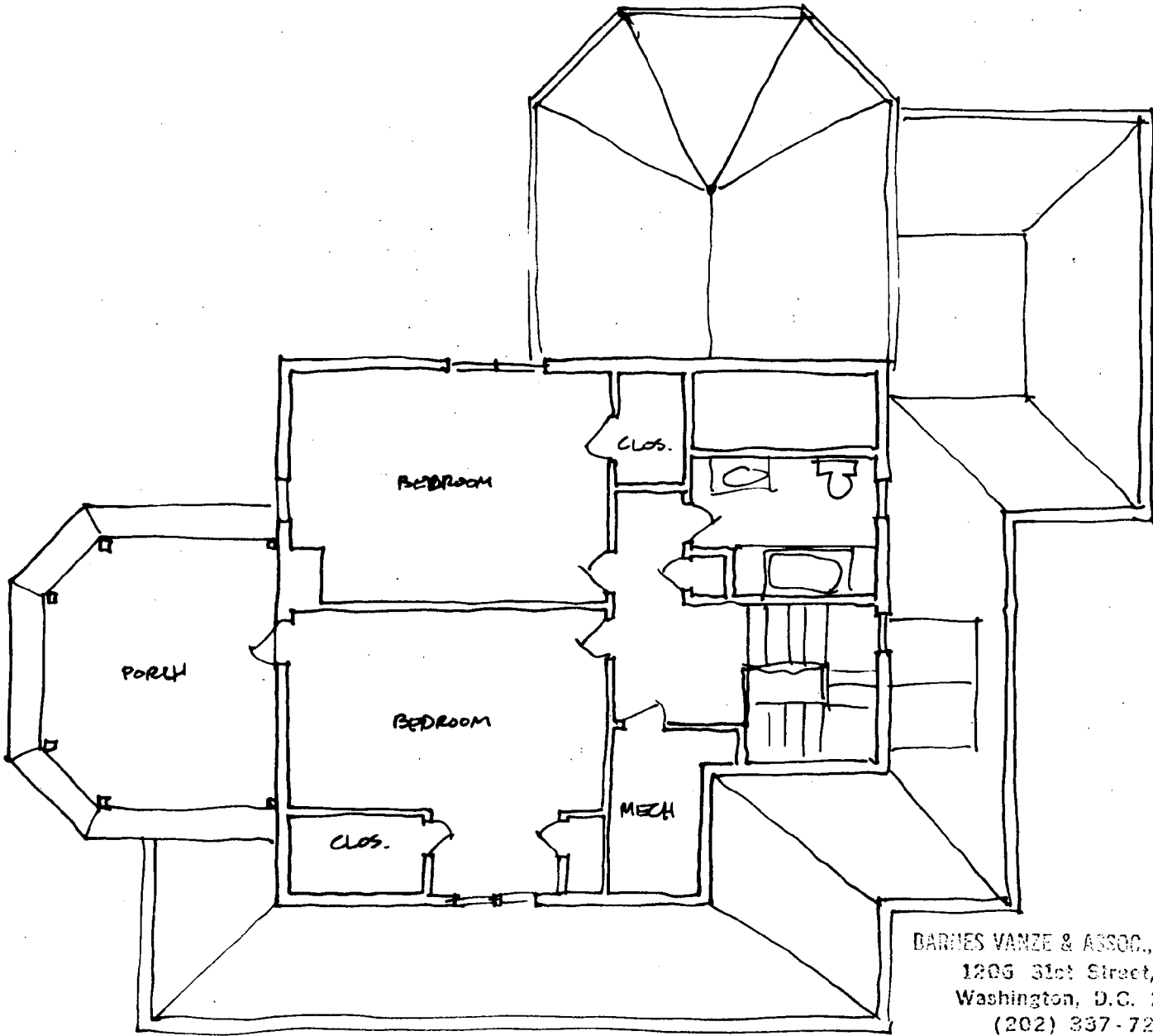
BARNES VANZE & ASSOC., ARCHITECTS  
1205 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

PROPOSED SECOND FLOOR PLAN

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-93





DARNES VANZE & ASSOC., ARCHITECTS  
1206 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

PROPOSED THIRD FLOOR PLAN

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-93





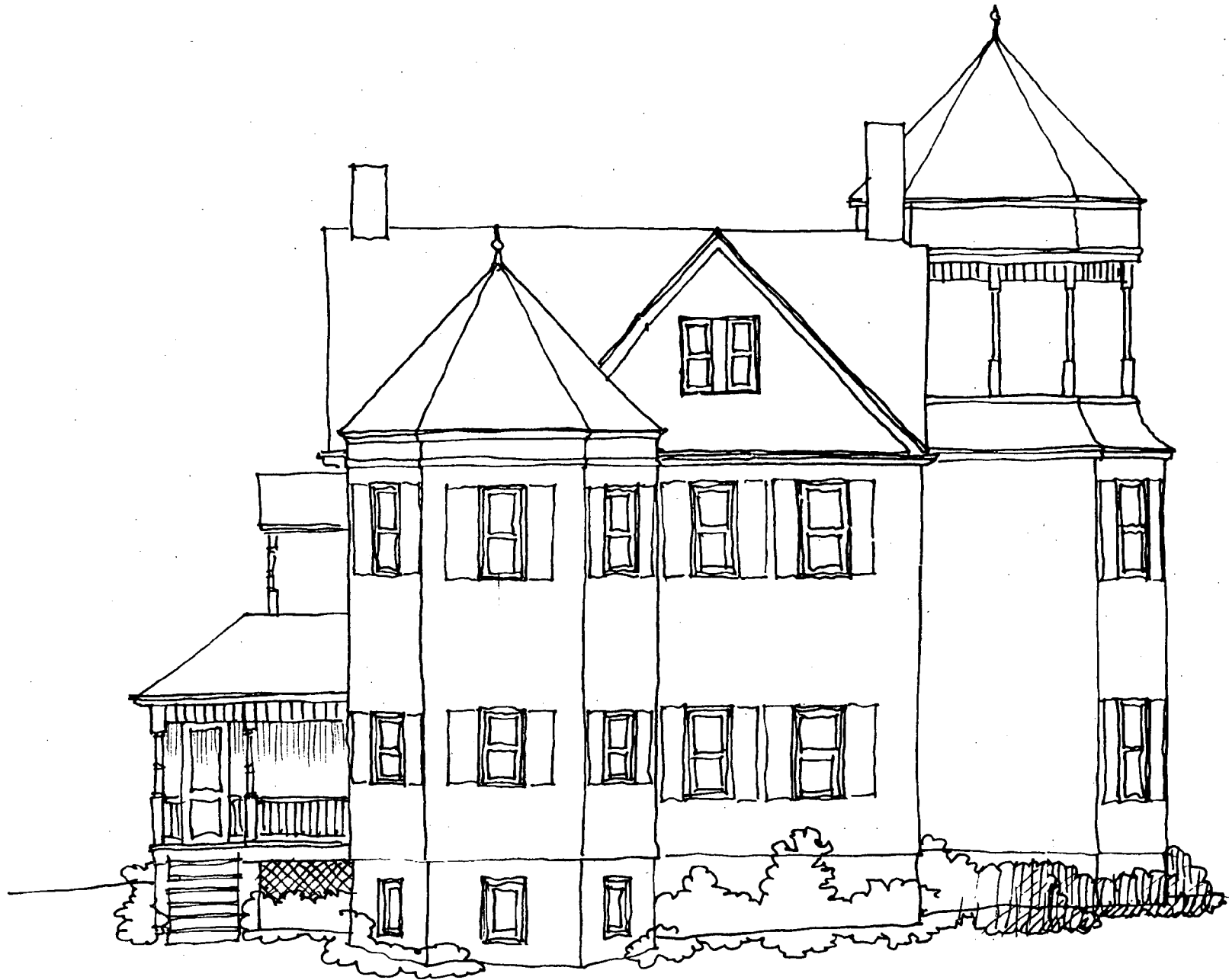
EAST ELEVATION

BARNES VANZE & ASSOC., ARCHITECTS  
1205 31st Street, N.W.  
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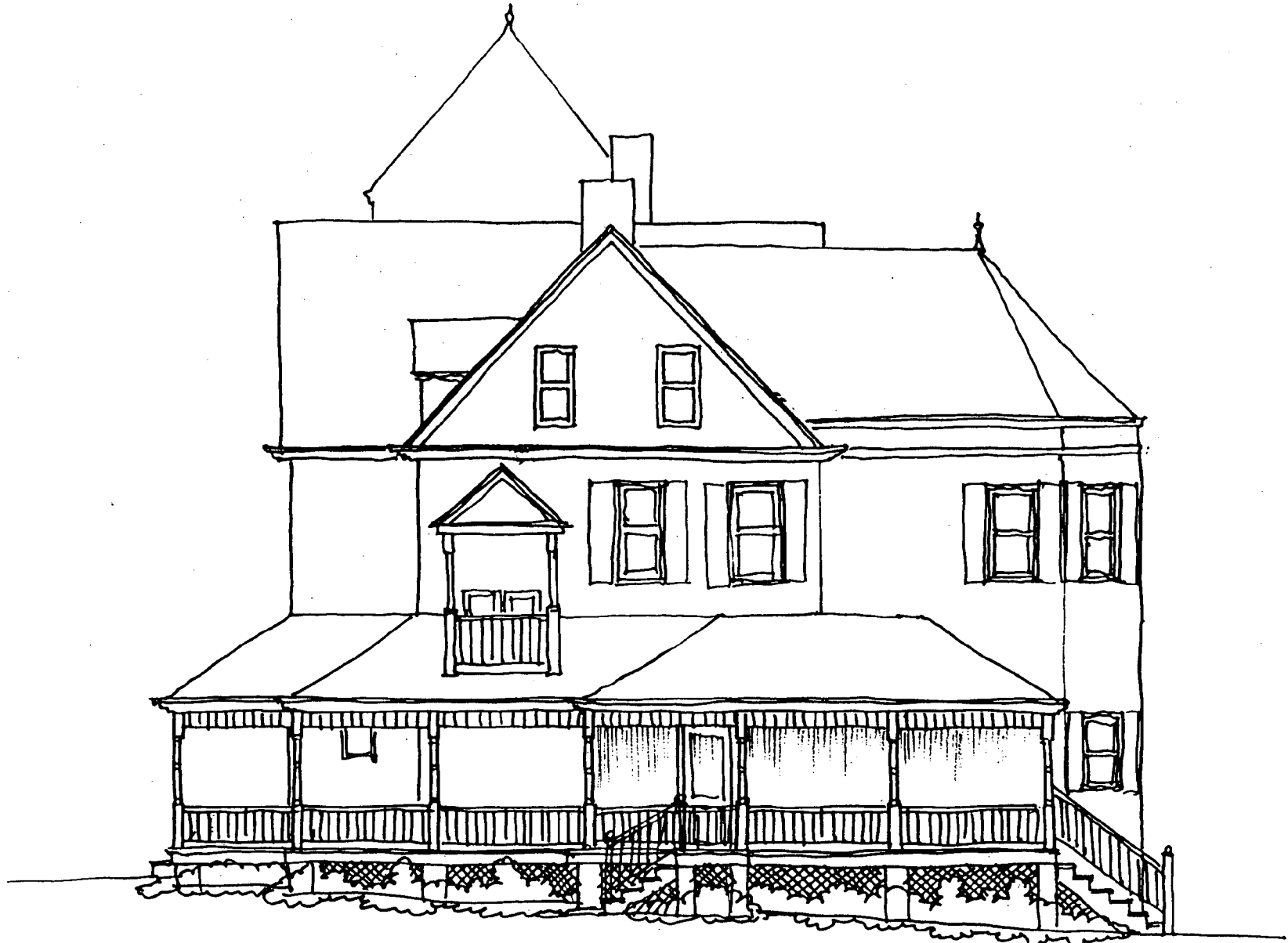
**WEST ELEVATION**

**DANIELS WAHLE & ASSOC., ARCHITECTS**  
1809 32nd Street, N.W.  
Washington, D.C. 20007  
(202) 327-7255

**10300 FAWCETT STREET**  
**KENSINGTON, MD**

1-22-93

13



**NORTH ELEVATION**

**GARNES VANZE & ASSOC., ARCHITECTS**

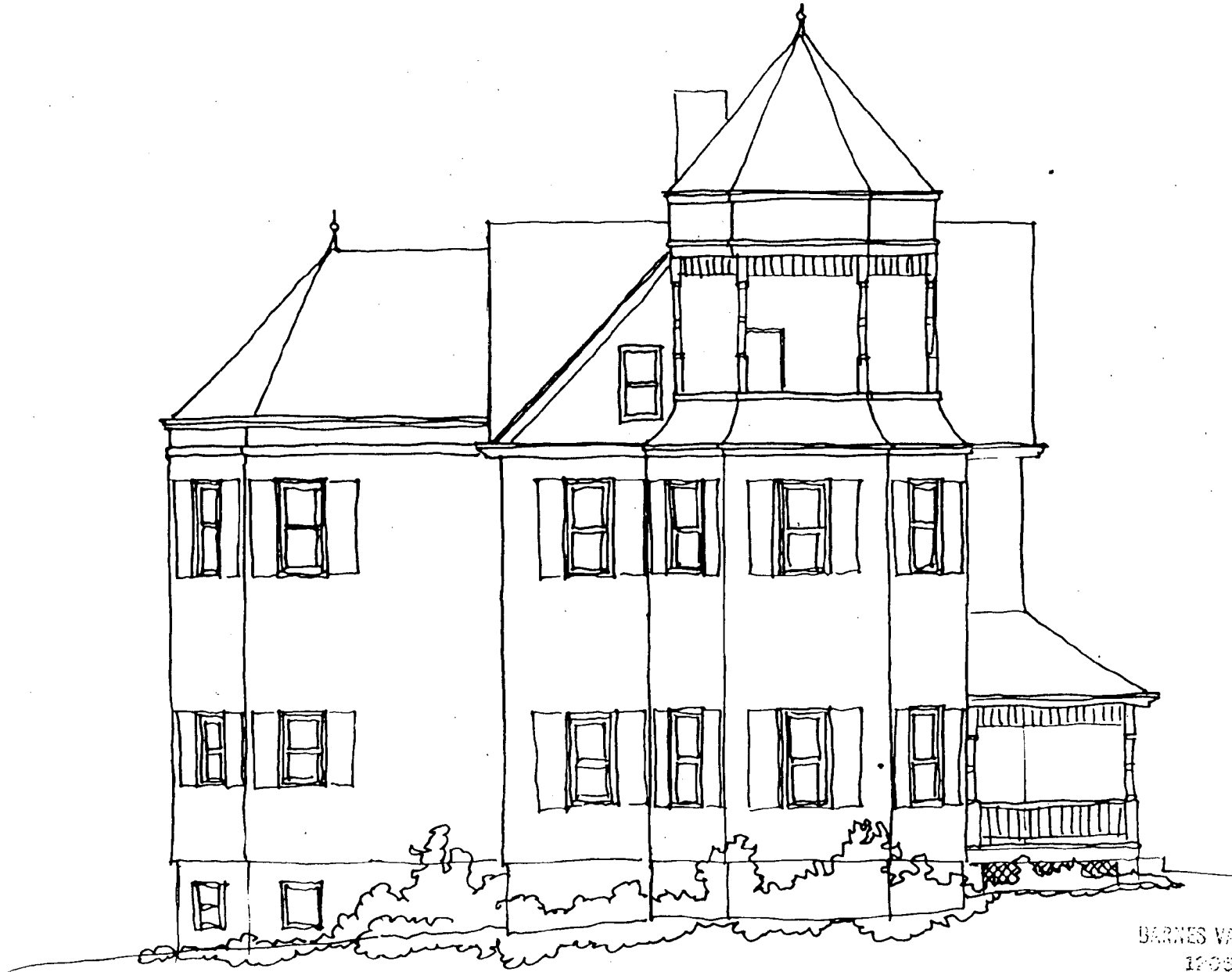
1205 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

**10300 FAWCETT STREET  
KENSINGTON, MD**

1.22.93

(14)





SOUTH ELEVATION

10300 FAWCETT STREET  
KENSINGTON, MD

BARNES VANZE & ASSOC., ARCHITECTS  
1908 31st Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

1-22-93





REAR PERSPECTIVE

BARNES VANZE & ASSOC., ARCHITECTS  
1005 33rd Street, N.W.  
Washington, D.C. 20007  
(202) 337-7255

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-93

6

BARNES VANZE & ASSOCIATES, ARCHITECTS

January 22, 1993

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Historic Preservation Planner  
The Maryland-National  
Capital Park and Planning Commission  
8787 Georgia Avenue  
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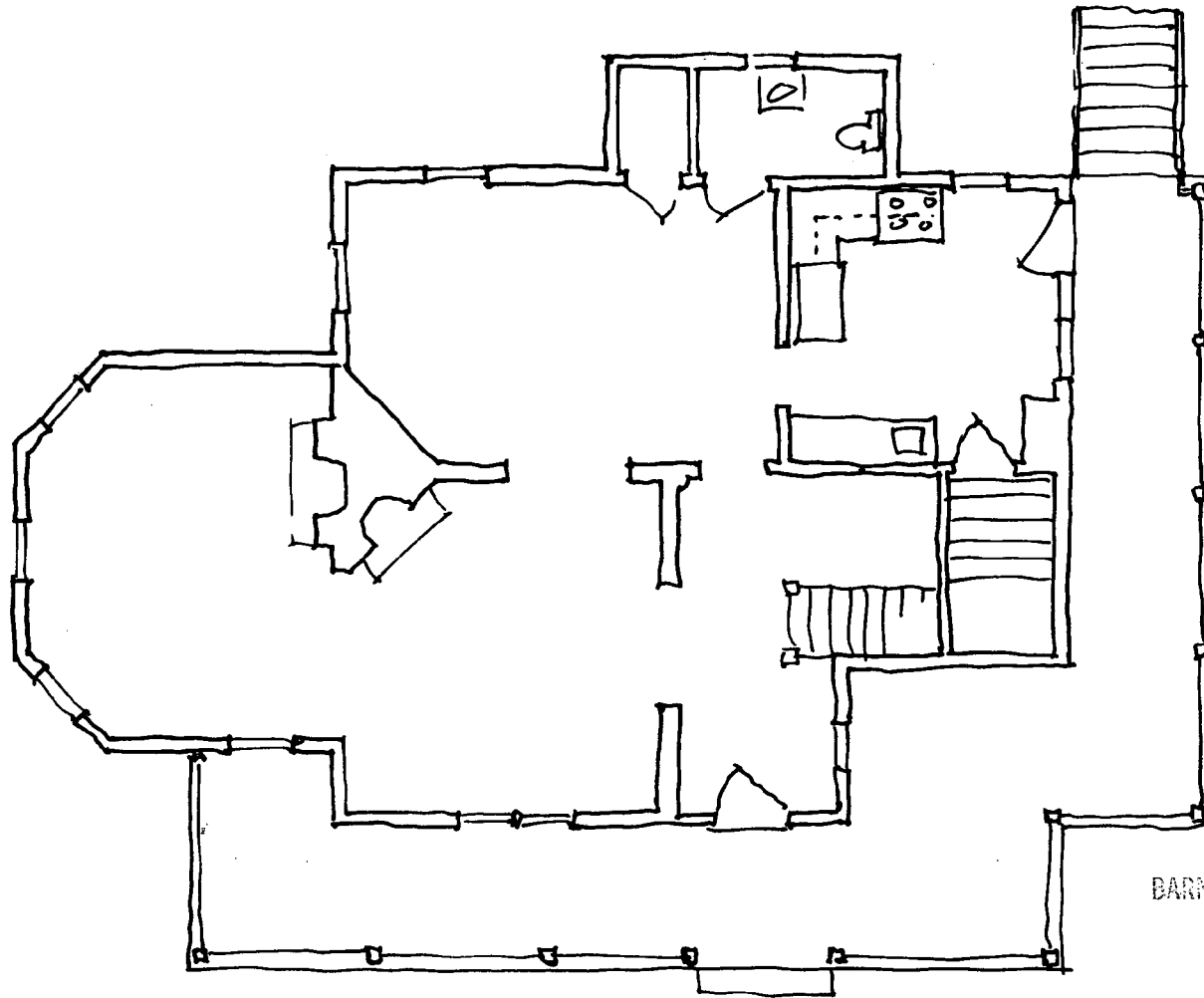


**REAR PERSPECTIVE**

**BARNES VANZE & ASSOC., ARCHITECTS**  
1205 31st Street, N.W.  
Washington, D.C. 20007  
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**10300 FAWCETT STREET**  
**KENSINGTON, MD**

1-22-93

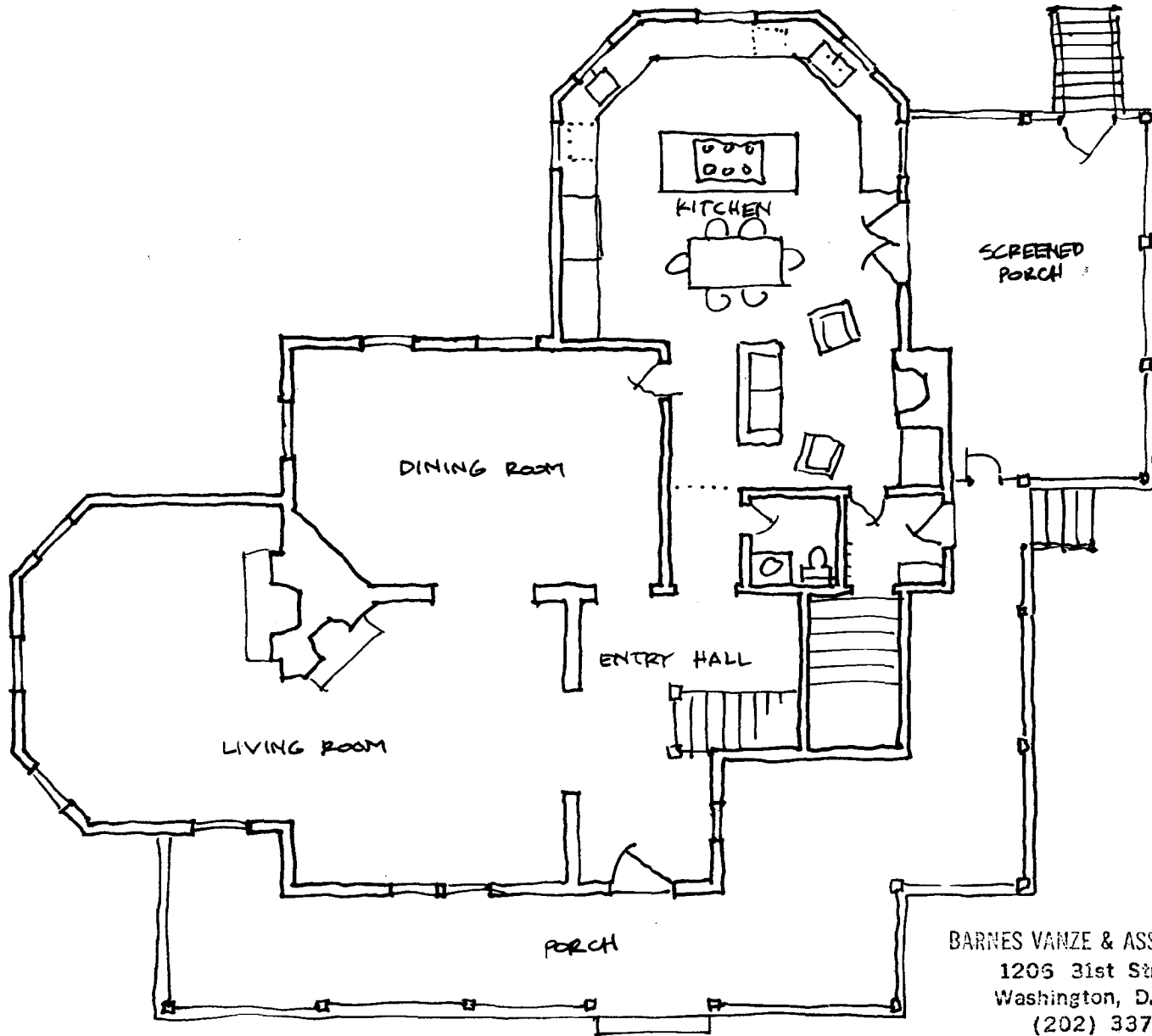


BARNES VANZE & ASSOC., ARCHITECTS  
1206 31st Street, N.W.  
Washington, D.C. 20007  
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**EXISTING FIRST FLOOR PLAN**

**10300 FAWCETT STREET  
KENSINGTON, MD**

1-22-93

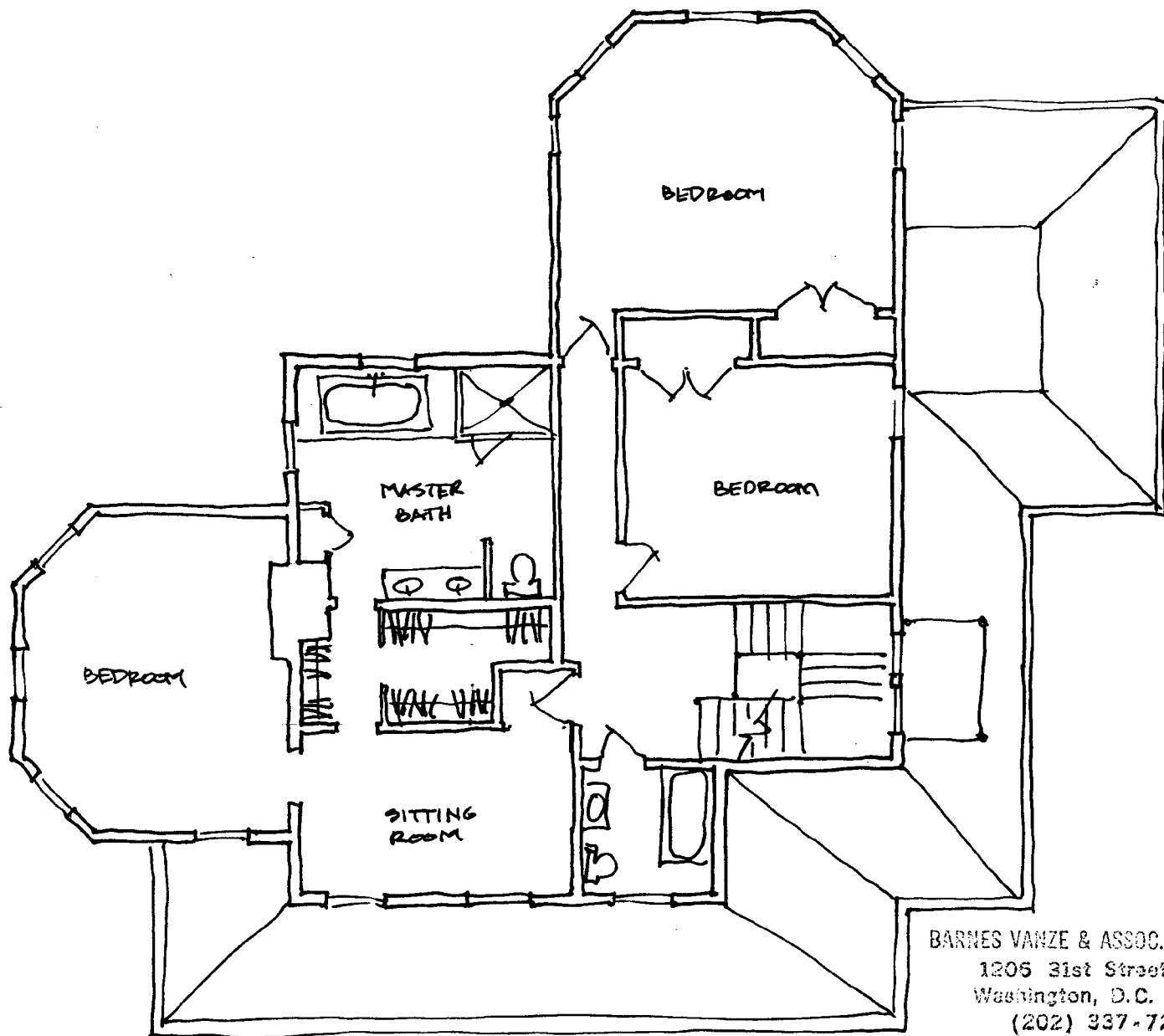


BARNES VANZE & ASSOC., ARCHITECTS  
 1205 31st Street, N.W.  
 Washington, D.C. 20007  
 (202) 337-7255

PROPOSED FRIST FLOOR PLAN

10300 FAWCETT STREET  
 KENSINGTON, MD

1-22-93

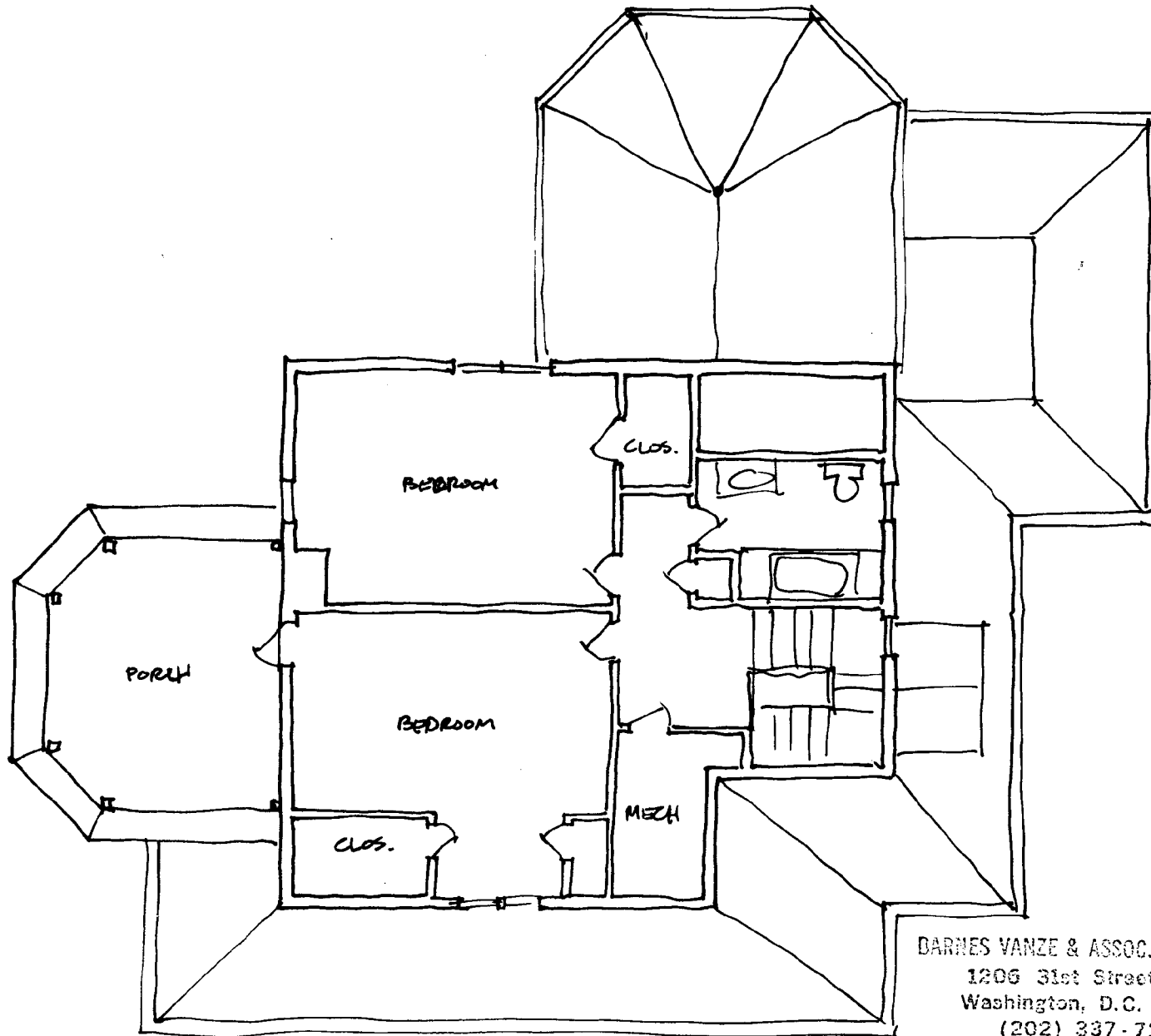


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PROPOSED SECOND FLOOR PLAN

10300 FAWCETT STREET  
KENSINGTON, MD

1-22-93



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10300 FAWCETT STREET  
KENSINGTON, MD

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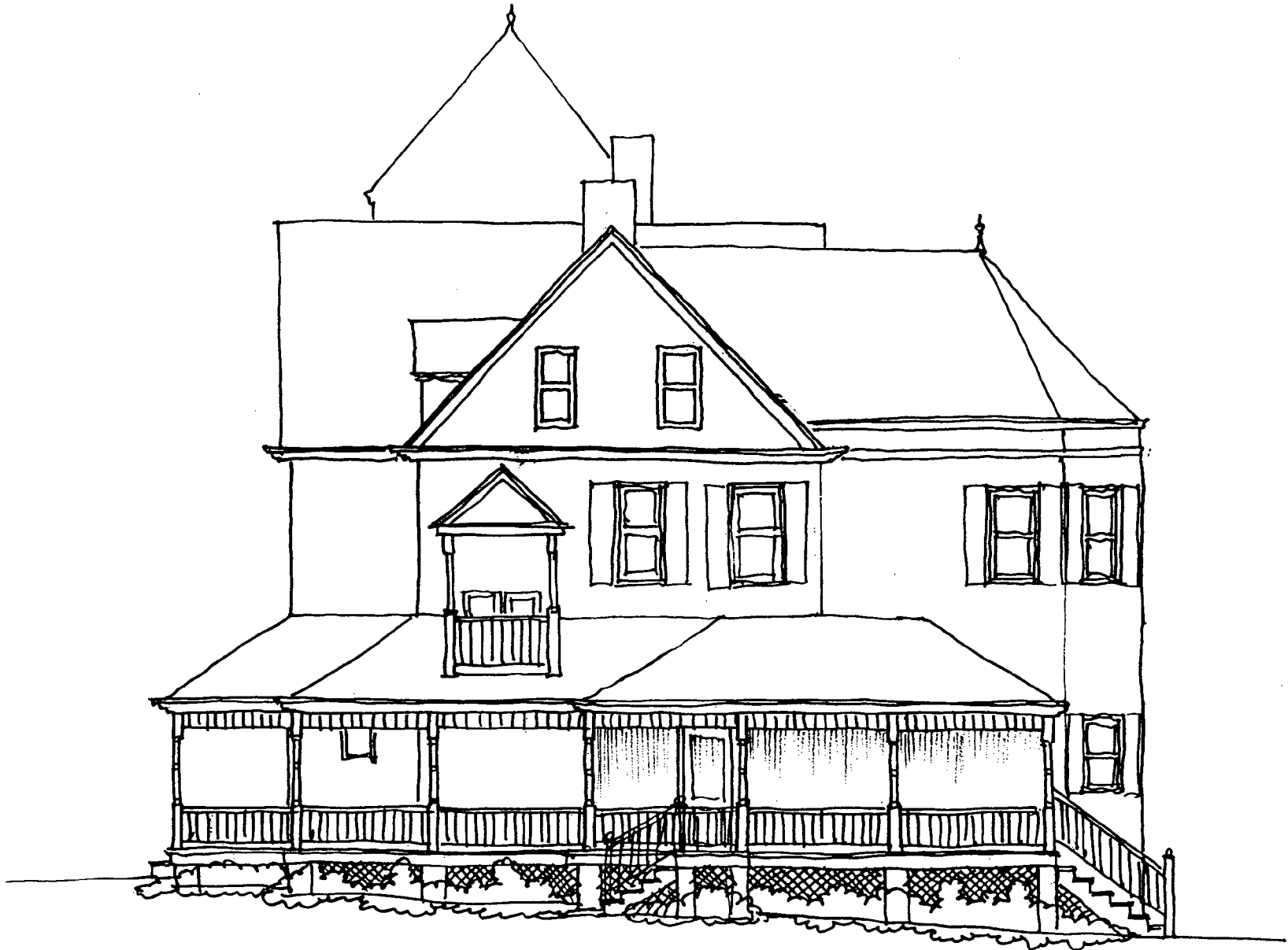


**WEST ELEVATION**

**DANNES VANZE & ASSOC., ARCHITECTS**  
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(202) 337-7255,

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**NORTH ELEVATION**

**BARNES VANZE & ASSOC., ARCHITECTS**

1206 31st Street, N.W.  
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**10300 FAWCETT STREET  
KENSINGTON, MD**

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**EAST ELEVATION**

**BARNES VANZE & ASSOC., ARCHITECTS**  
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Washington, D.C. 20007  
(202) 337-7255

**10300 FAWCETT STREET**  
**KENSINGTON, MD**

1-22-93



**SOUTH ELEVATION**

**10300 FAWCETT STREET  
KENSINGTON, MD**

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**EXISTING WEST ELEVATION**



**EXISTING SOUTH ELEVATION**

**10300 FAWCETT STREET  
KENSINGTON, MD**

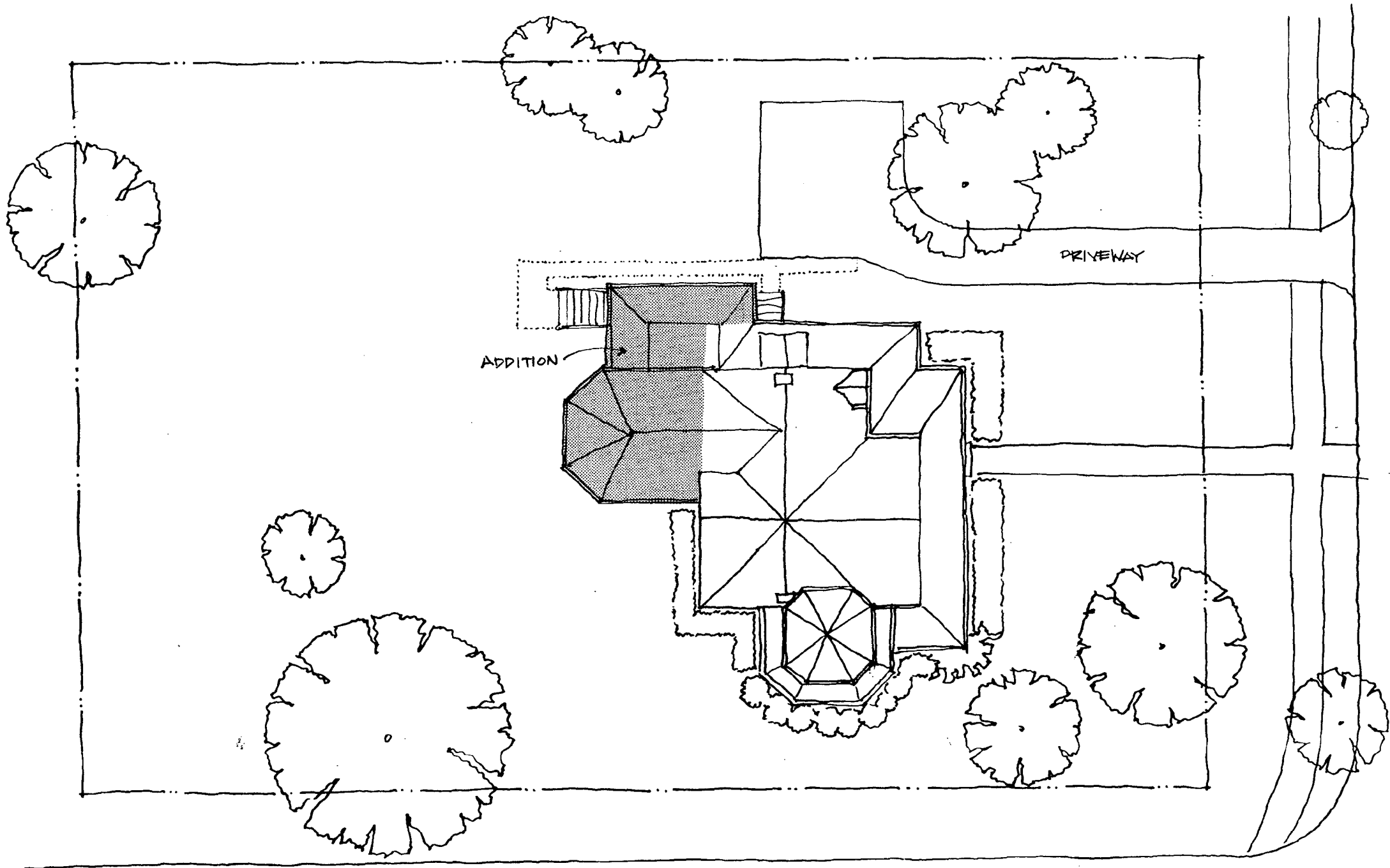


**EXISTING EAST ELEVATION**



**EXISTING NORTH ELEVATION**

**10300 FAWCETT STREET  
KENSINGTON, MD**



ADDITION

DRIVEWAY

FAWCETT STREET

BALTIMORE STREET

SITE PLAN



10300 FAWCETT STREET  
KENSINGTON, MD

BARNES VANZE & ASSOC., ARCHITECTS  
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Washington, D.C. 20007  
(202) 337-7255  
1-22-93

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