

31/6-99C 10318 Fawcett Avenue  
(Kensington from Historic District)

SCALLON RESIDENCE  
10318 FAWCETT ST.  
KENSINGTON, MD.



REAR VIEW



VIEW TO REAR PART OF LOT



FRONT VIEW



FRONT VIEW

(10)

(11)

SCANLON RESIDENCE  
10318 FAWCETT ST.  
KENSINGTON, MD.



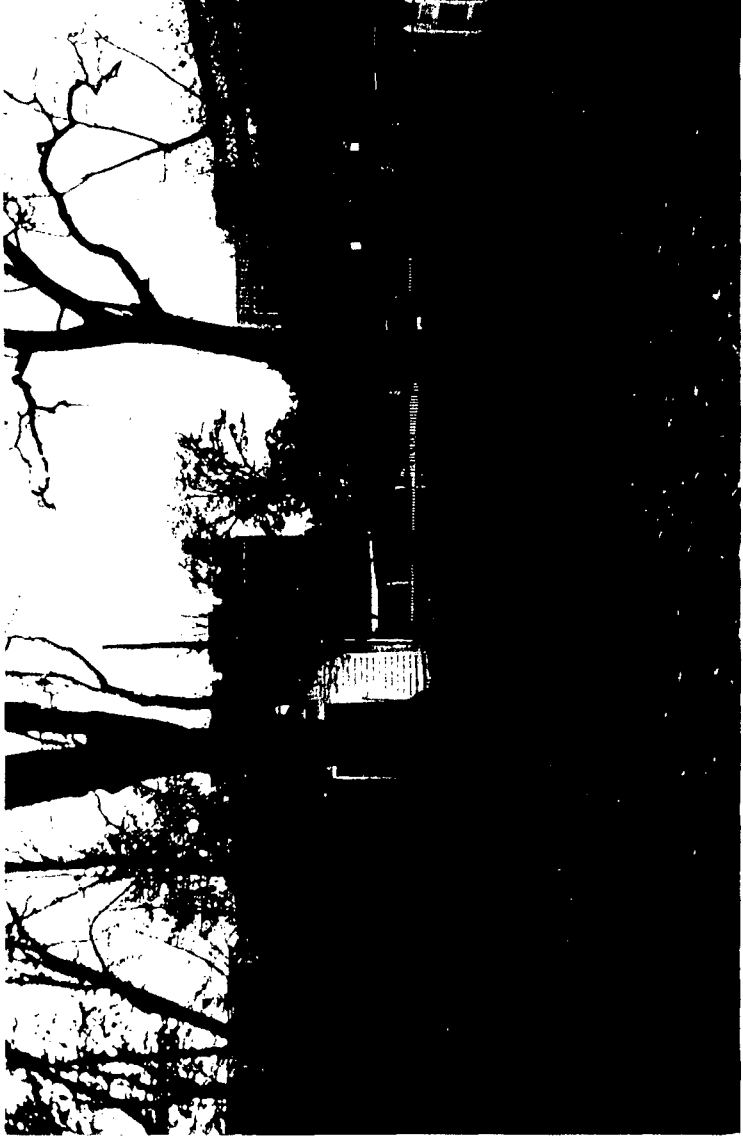
FRONT VIEW



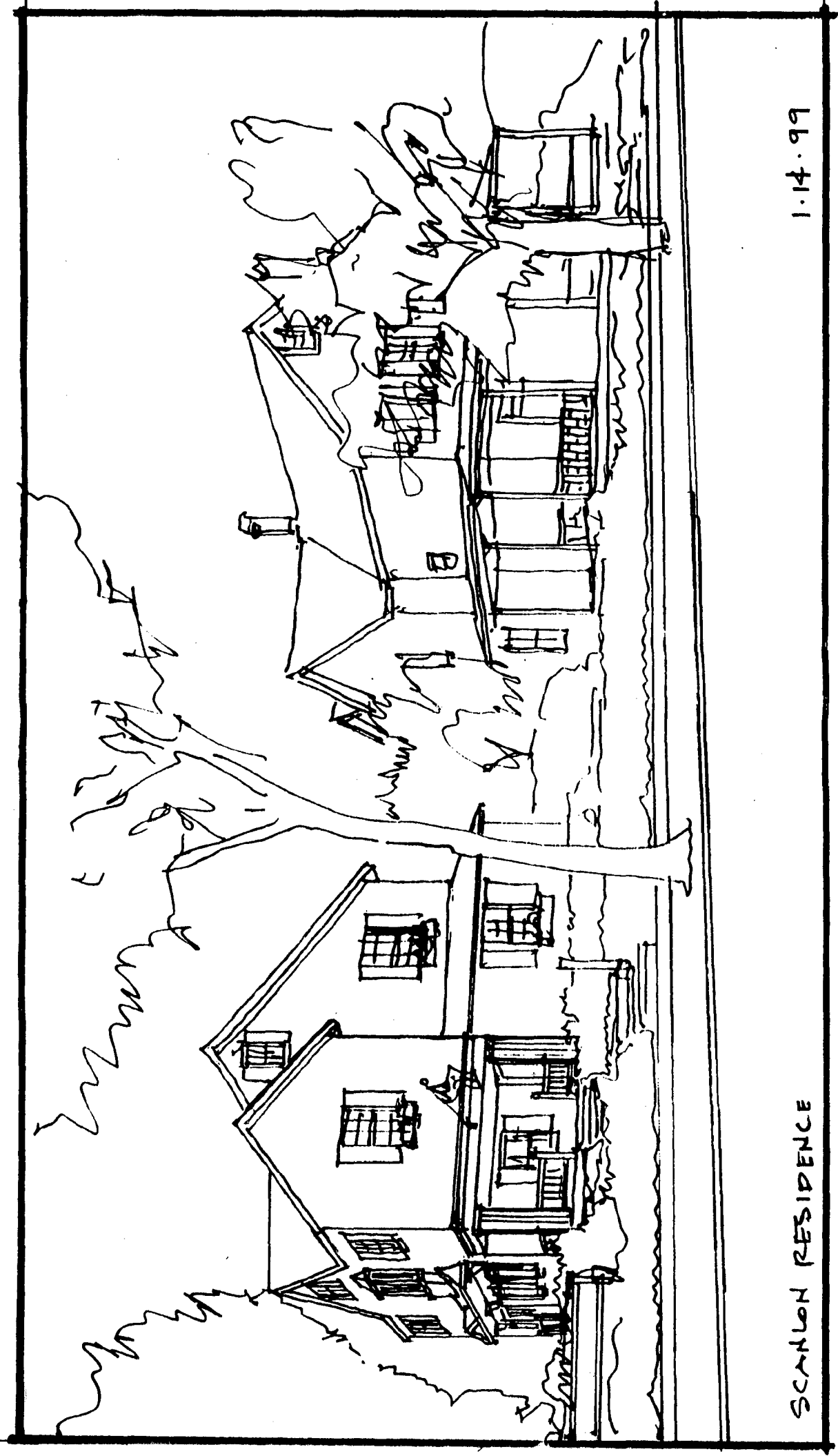
REAR VIEW



FRONT VIEW



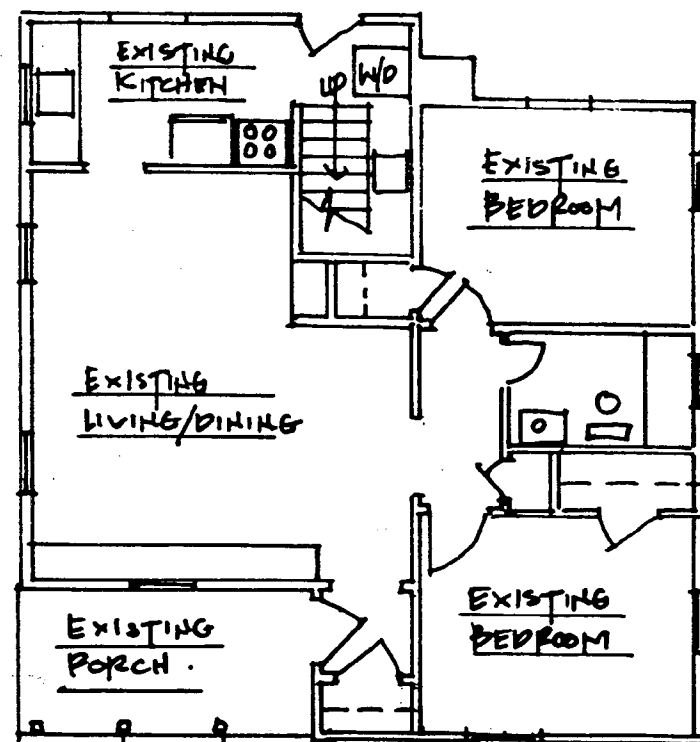
VIEW TO REAR PART OF LOT



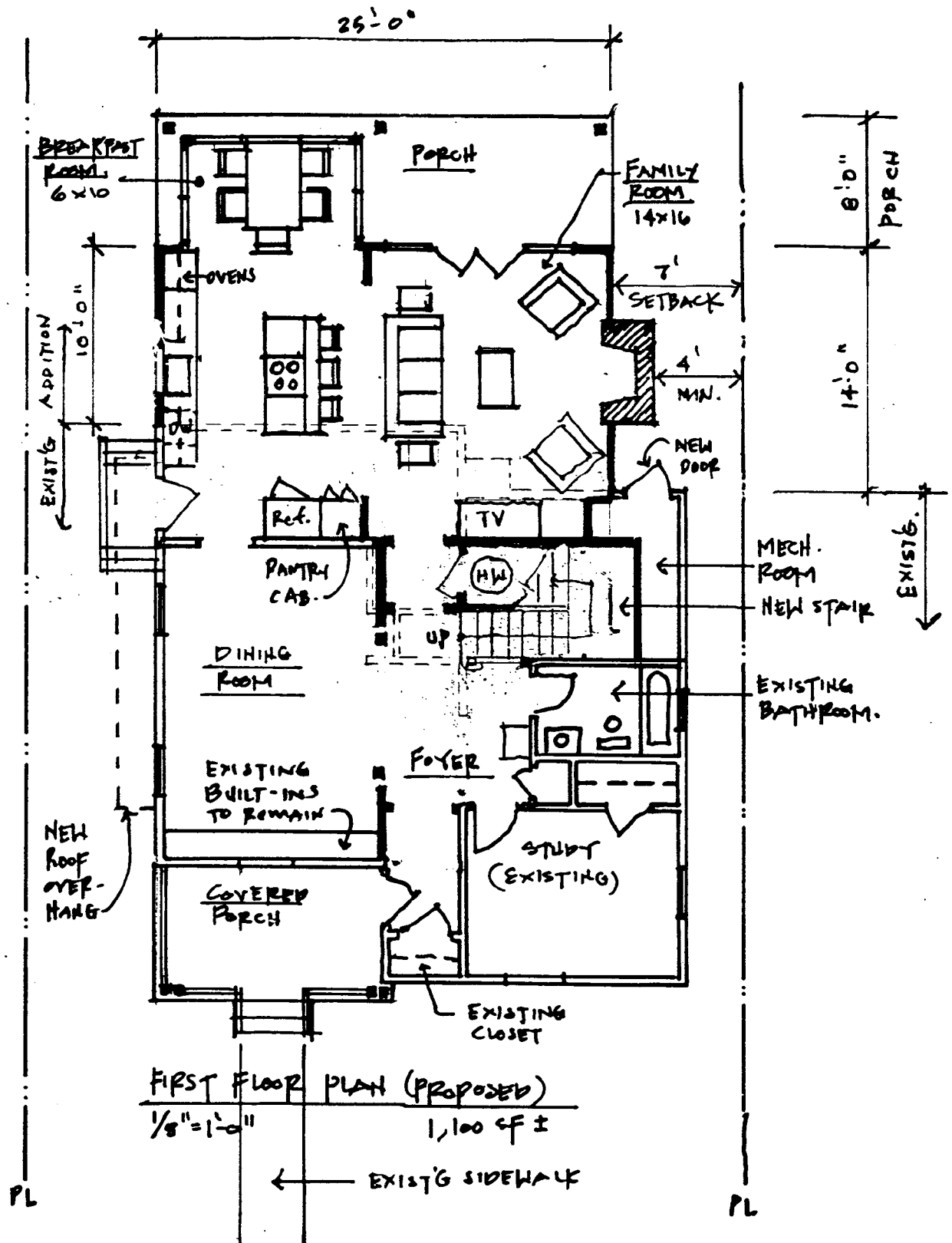
1.14.99

SCANLON RESIDENCE

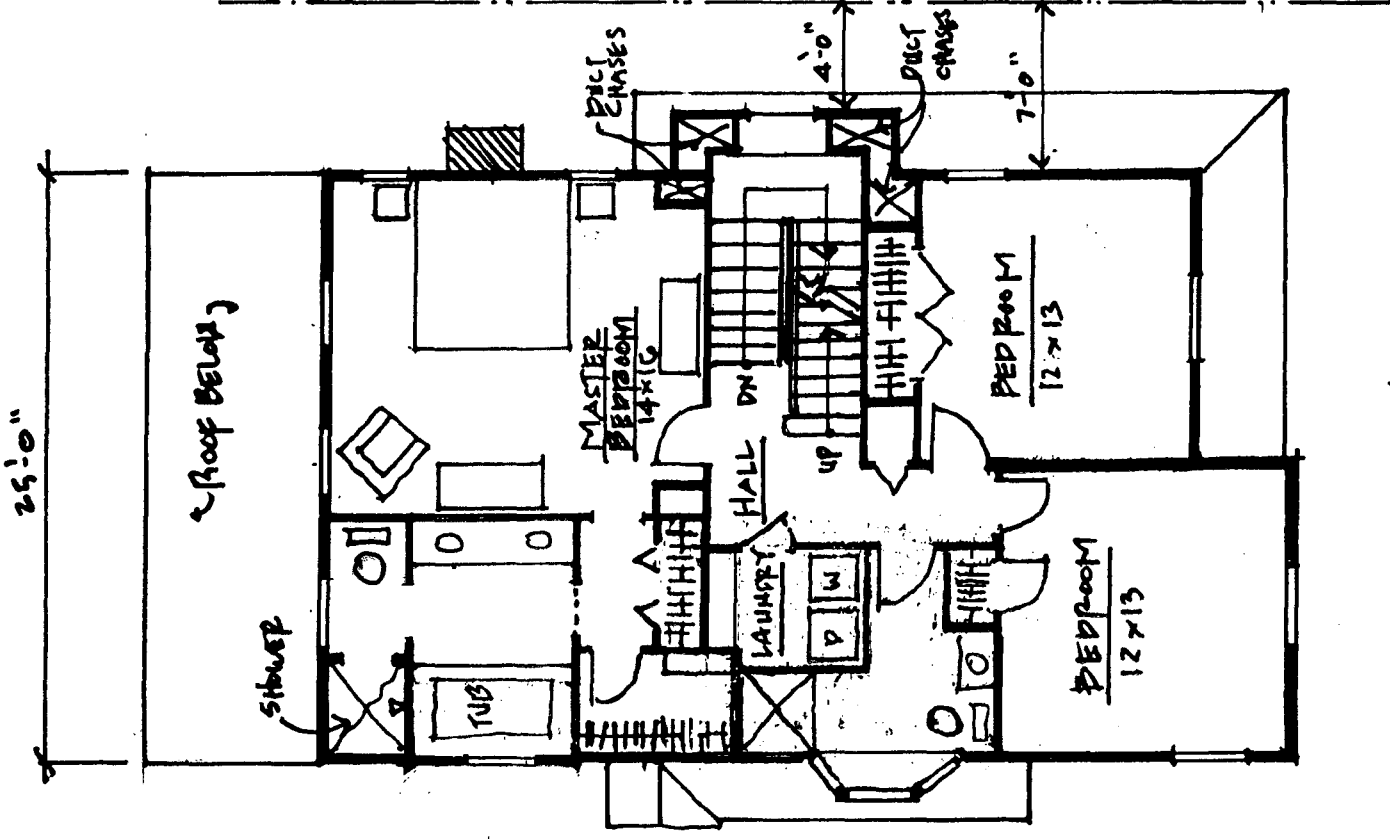
GTM ARCHITECTS  
10415 Armory Avenue  
KENSINGTON, MARYLAND 20895  
(301) 942-9062



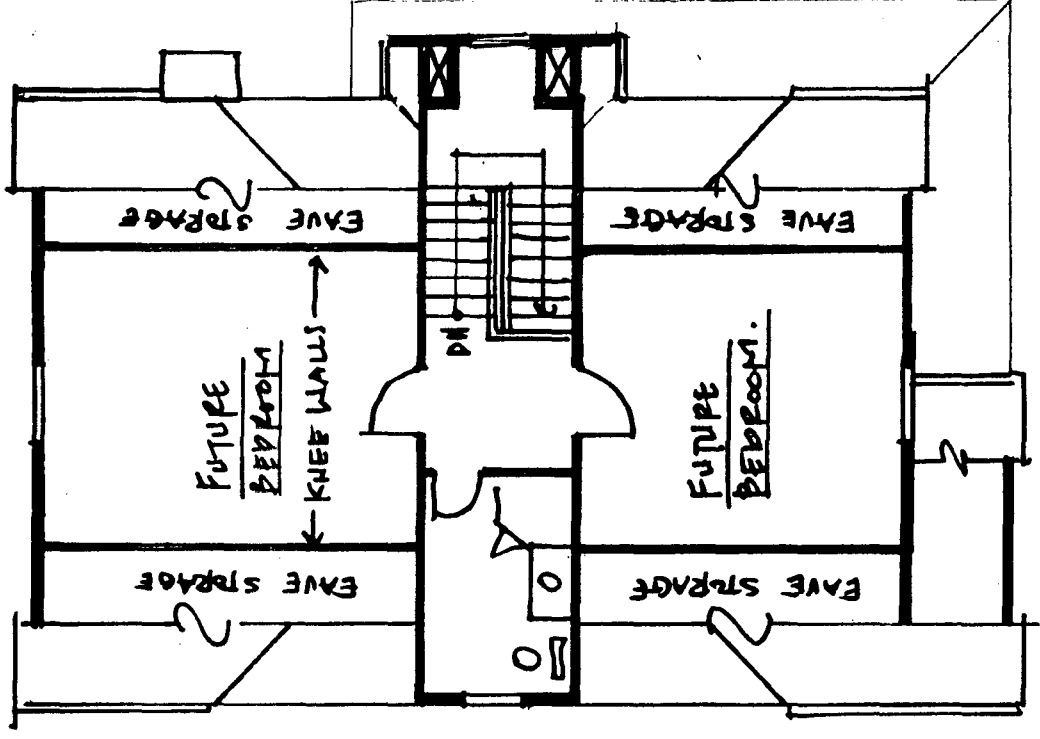
EXISTING FIRST FLOOR PLAN  
 $\frac{1}{8}'' = 1'-0''$



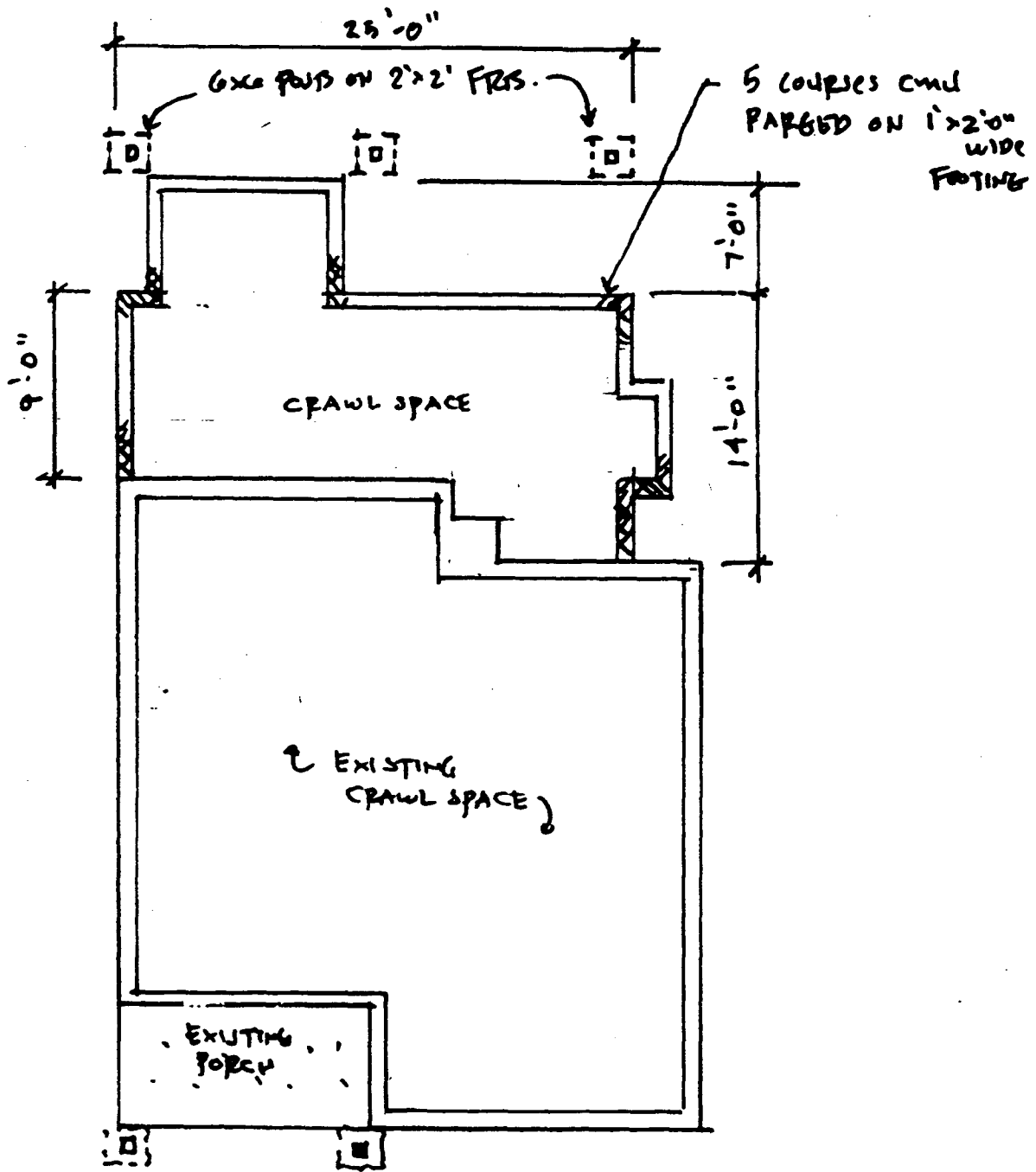
FIRST FLOOR PLAN (PROPOSED)  
 $\frac{1}{8}'' = 1'-0''$   
 1,100 sq ft



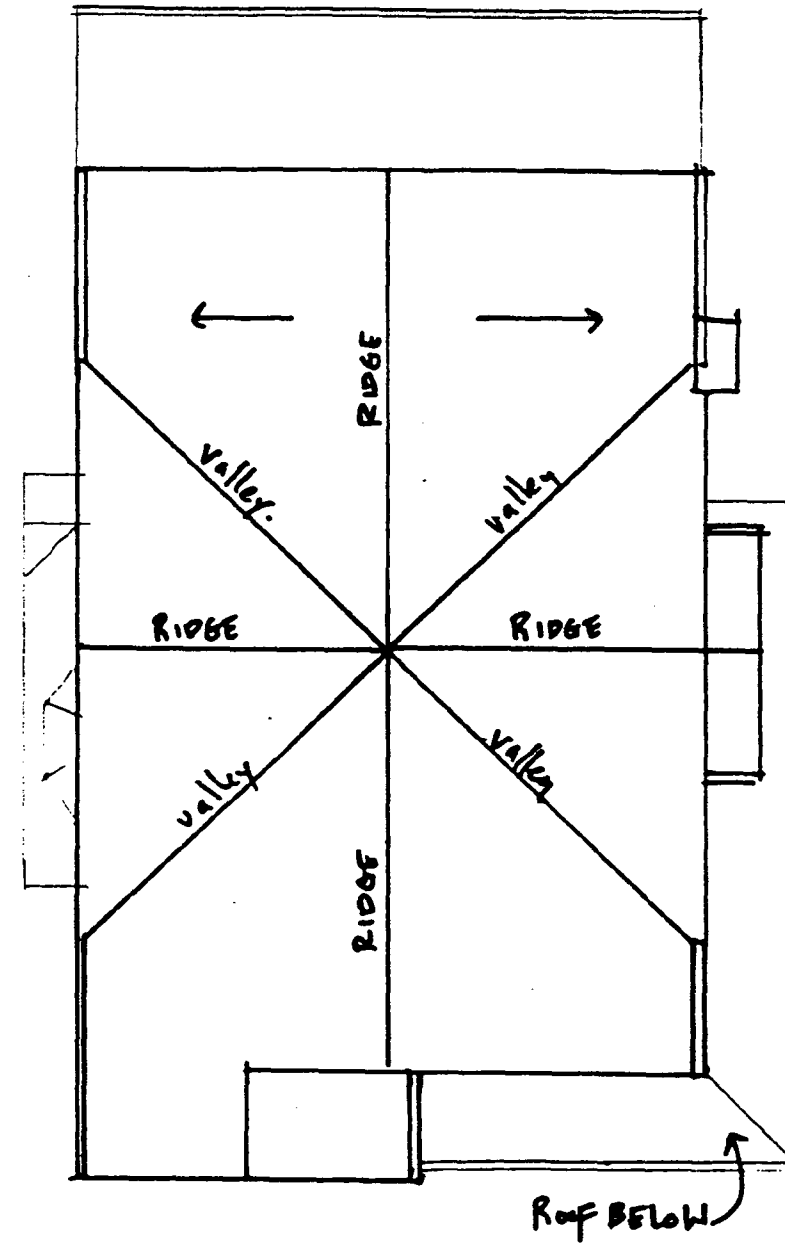
SECOND FLOOR PLAN (PROPOSED)  
 1/8" = 1'-0" 1,000 SF



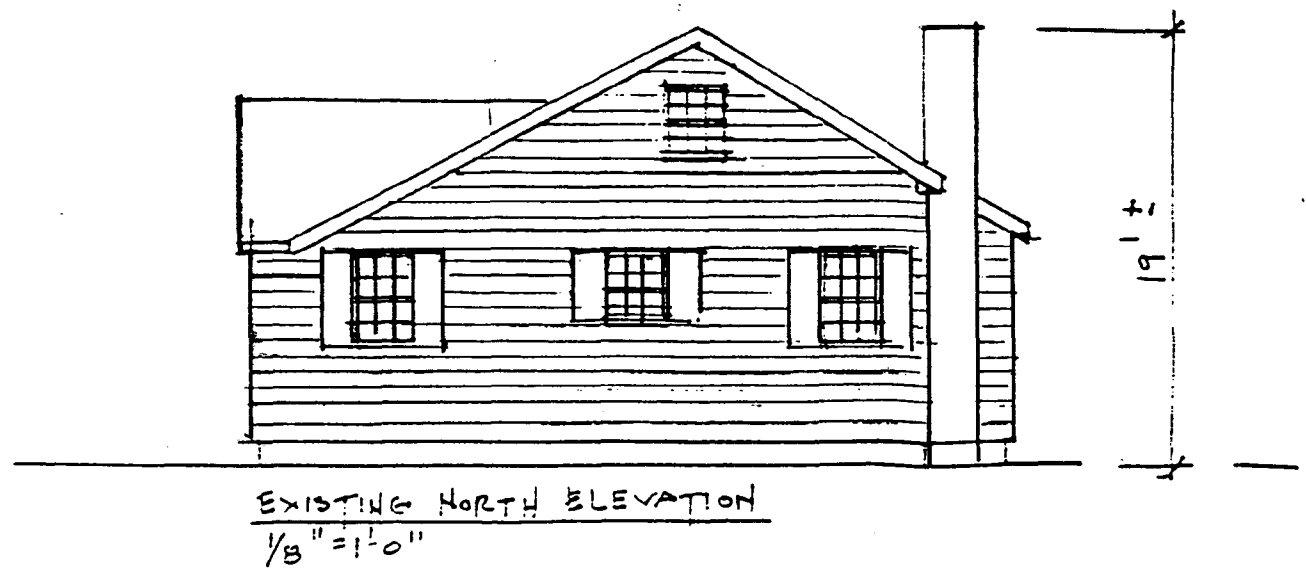
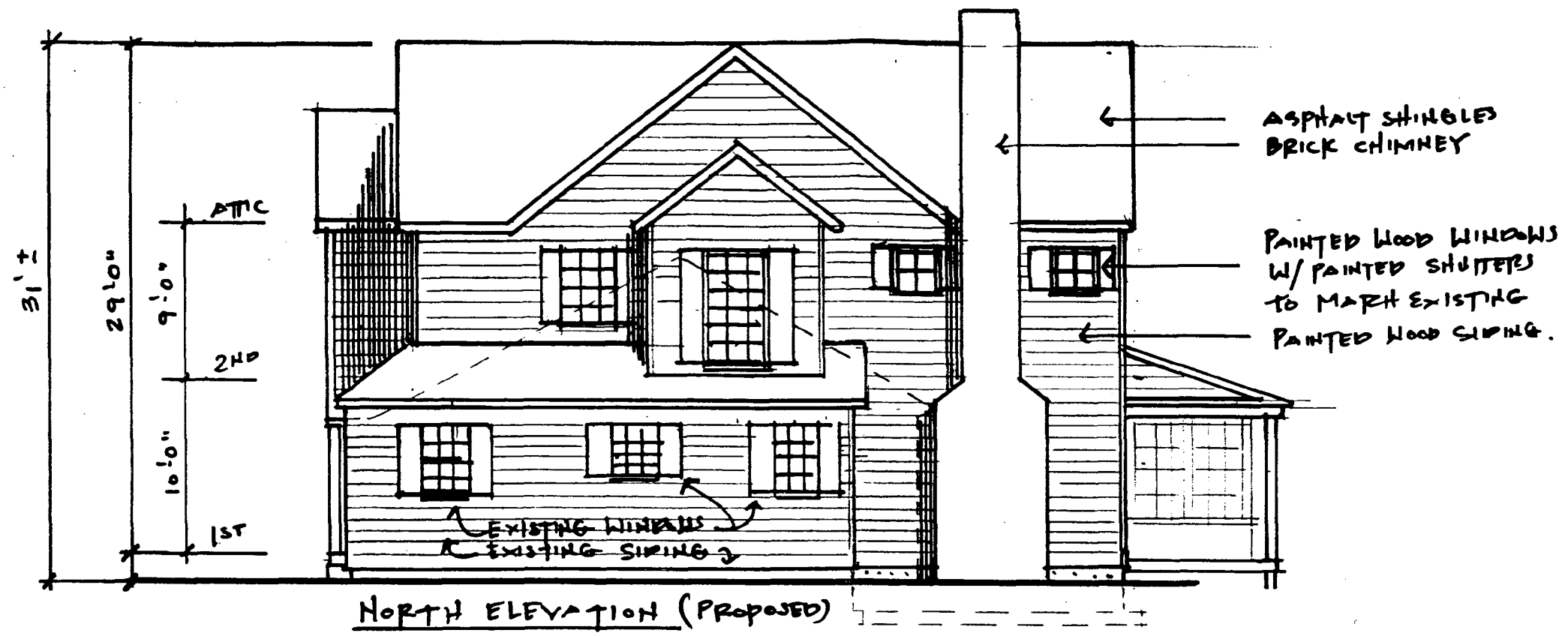
ATTIC FLOOR PLAN  
 1/8" = 1'-0"



FOUNDATION PLAN  
 $\frac{1}{8}'' = 1'-0''$



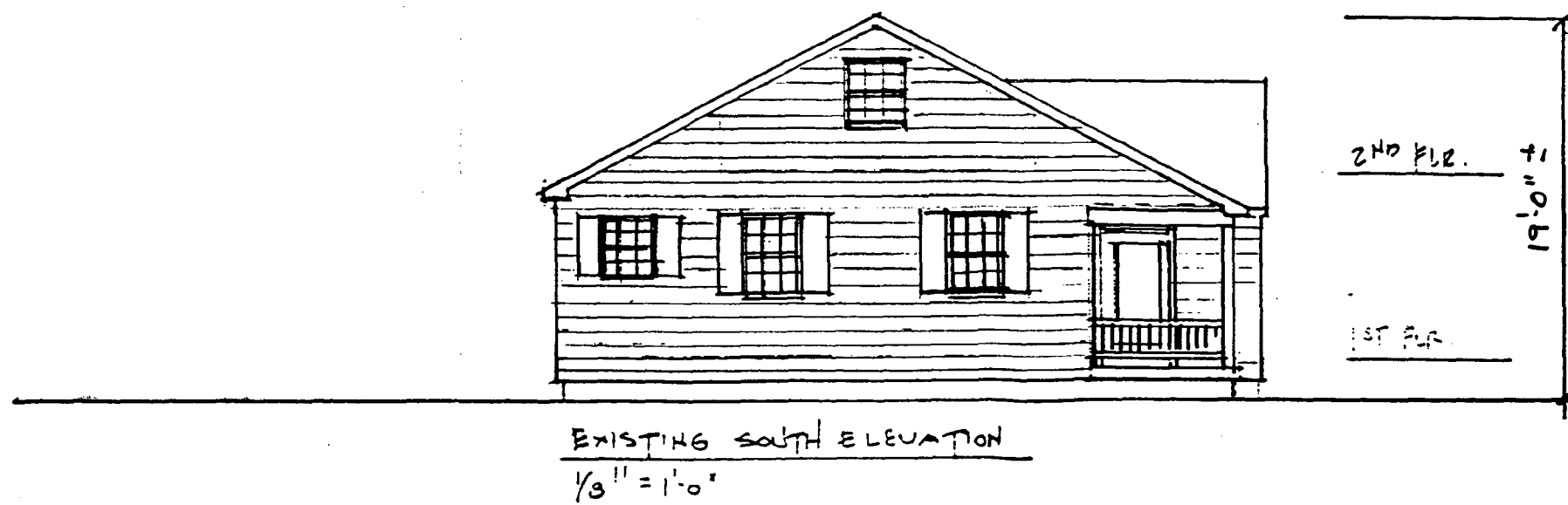
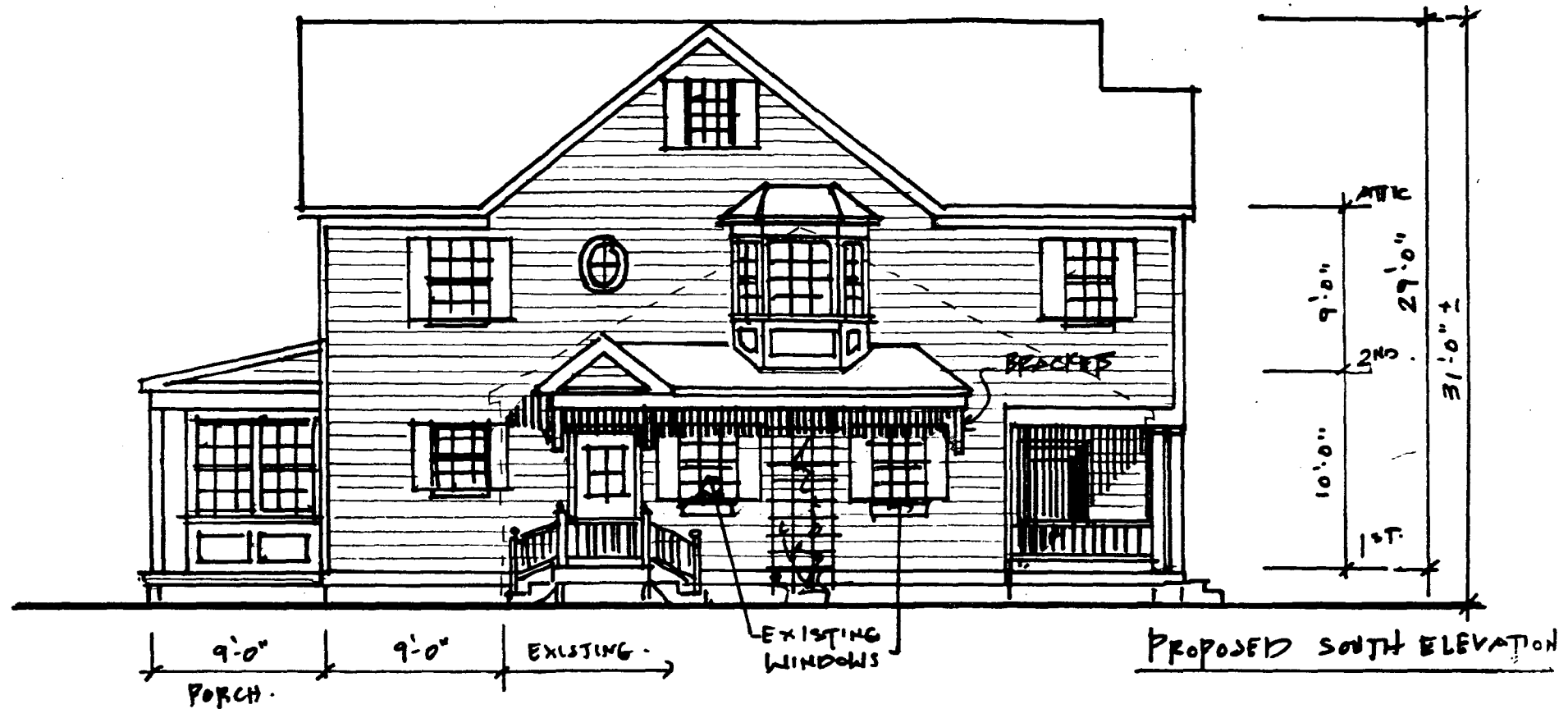
ROOF PLAN  
 $\frac{1}{8}'' = 1'-0''$



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 10415 Armory Avenue  
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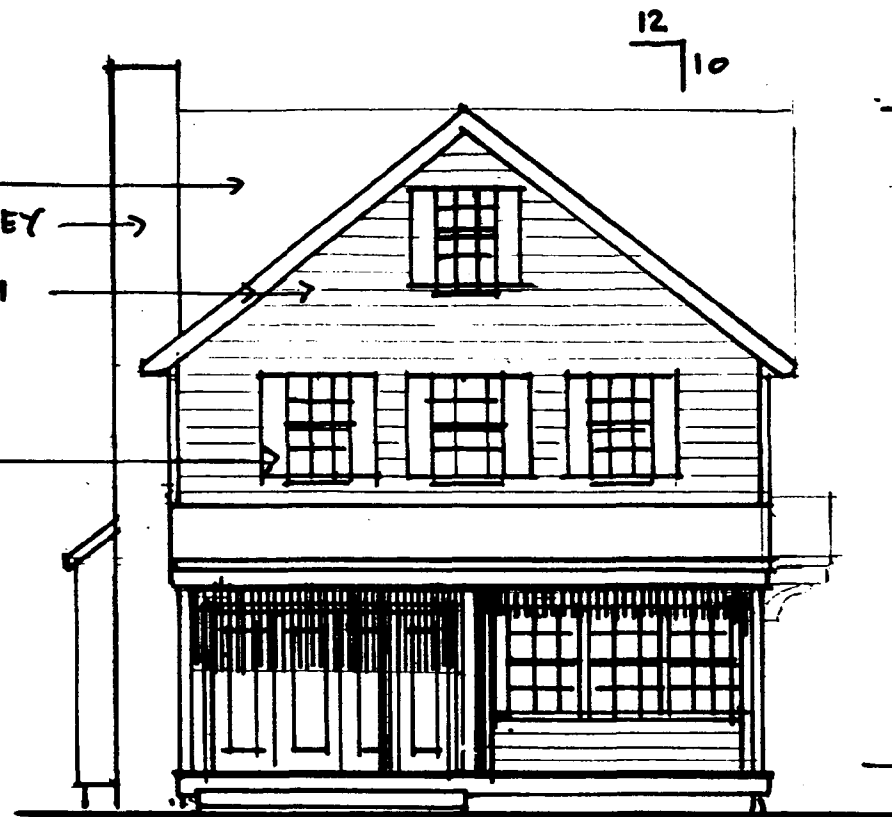
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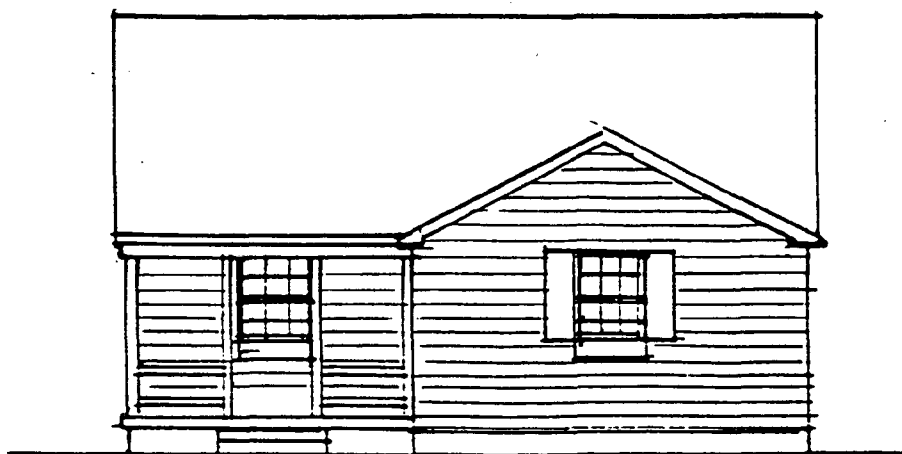
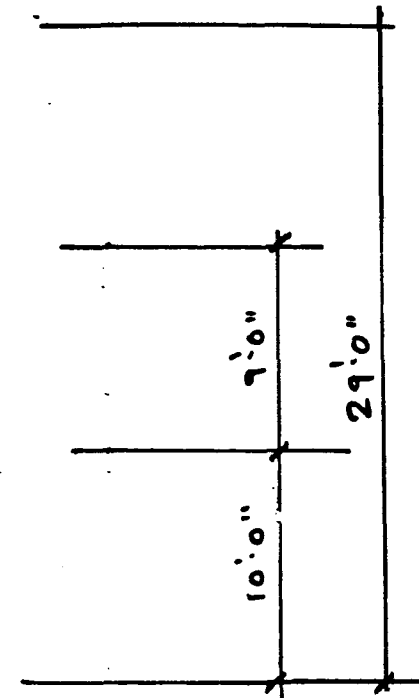
ASPHALT SHINGLES  
BRICK CHIMNEY  
PAINTED WOOD SIDING & TRIM

PAINTED WOOD WINDOWS + SHUTTERS

FRONT (EAST) ELEVATION - PROPOSED  
1/8" = 1'-0"



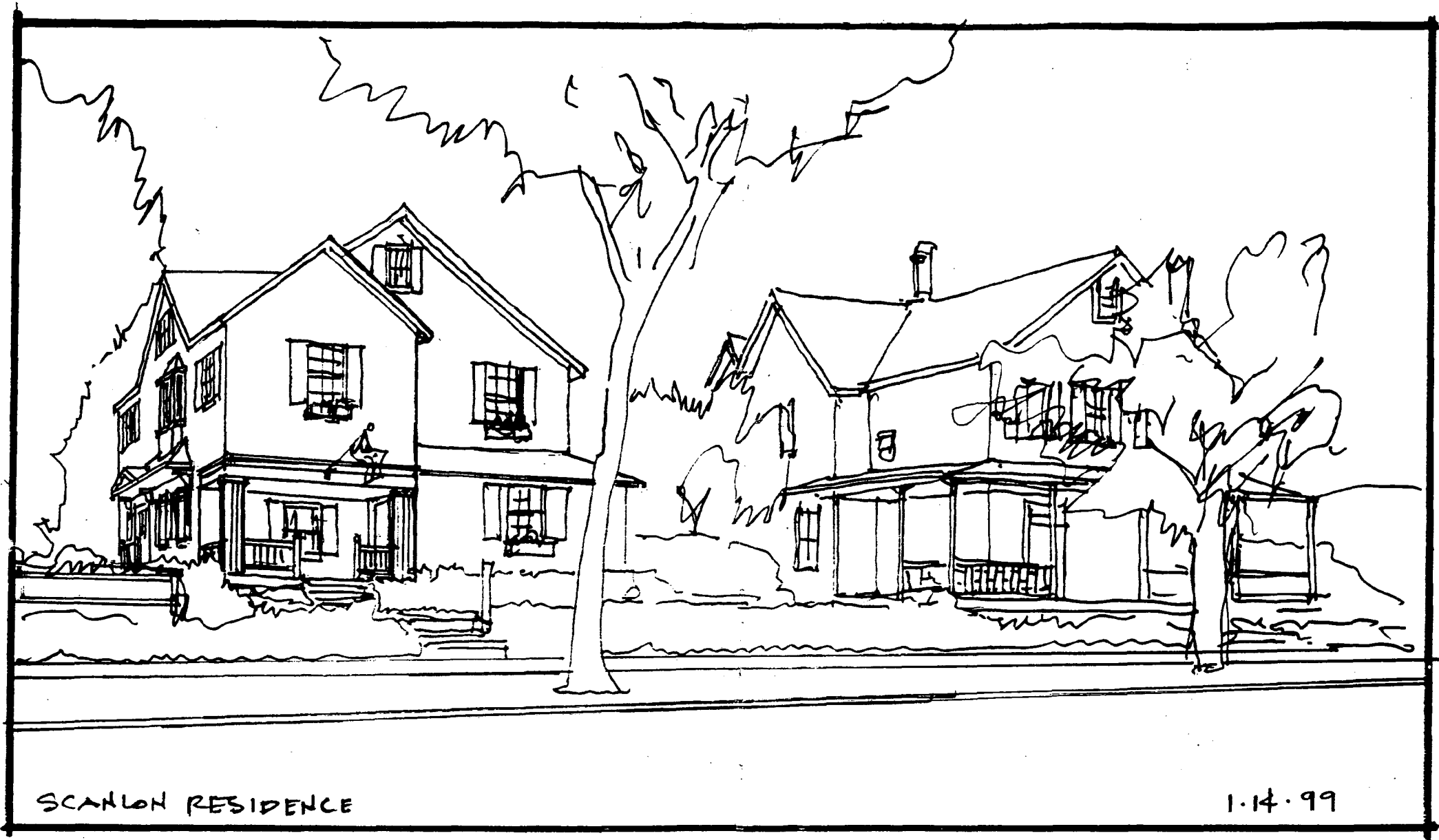
REAR (WEST) ELEVATION - PROPOSED  
1/8" = 1'-0"



EXISTING EAST (FRONT) ELEVATION  
1/8" = 1'-0"



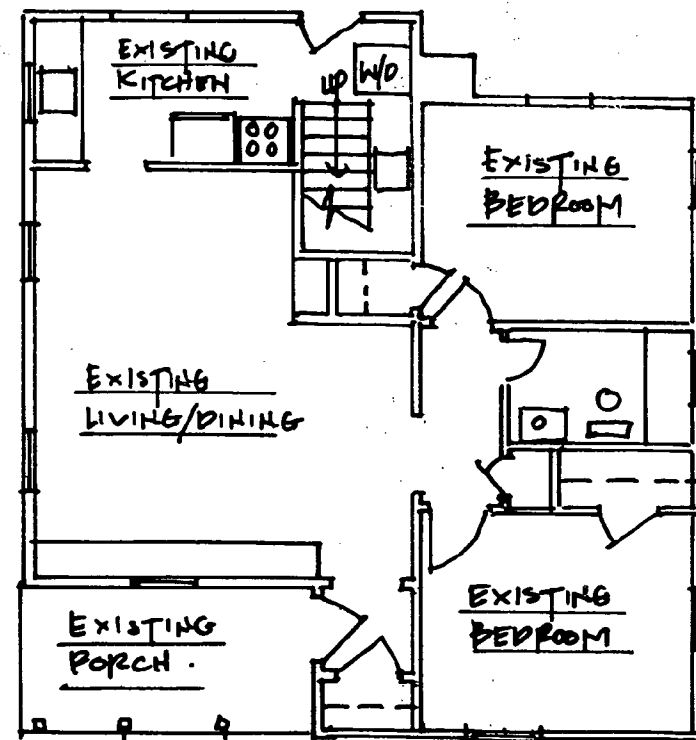
EXISTING REAR (WEST) ELEVATION  
1/8" = 1'-0"



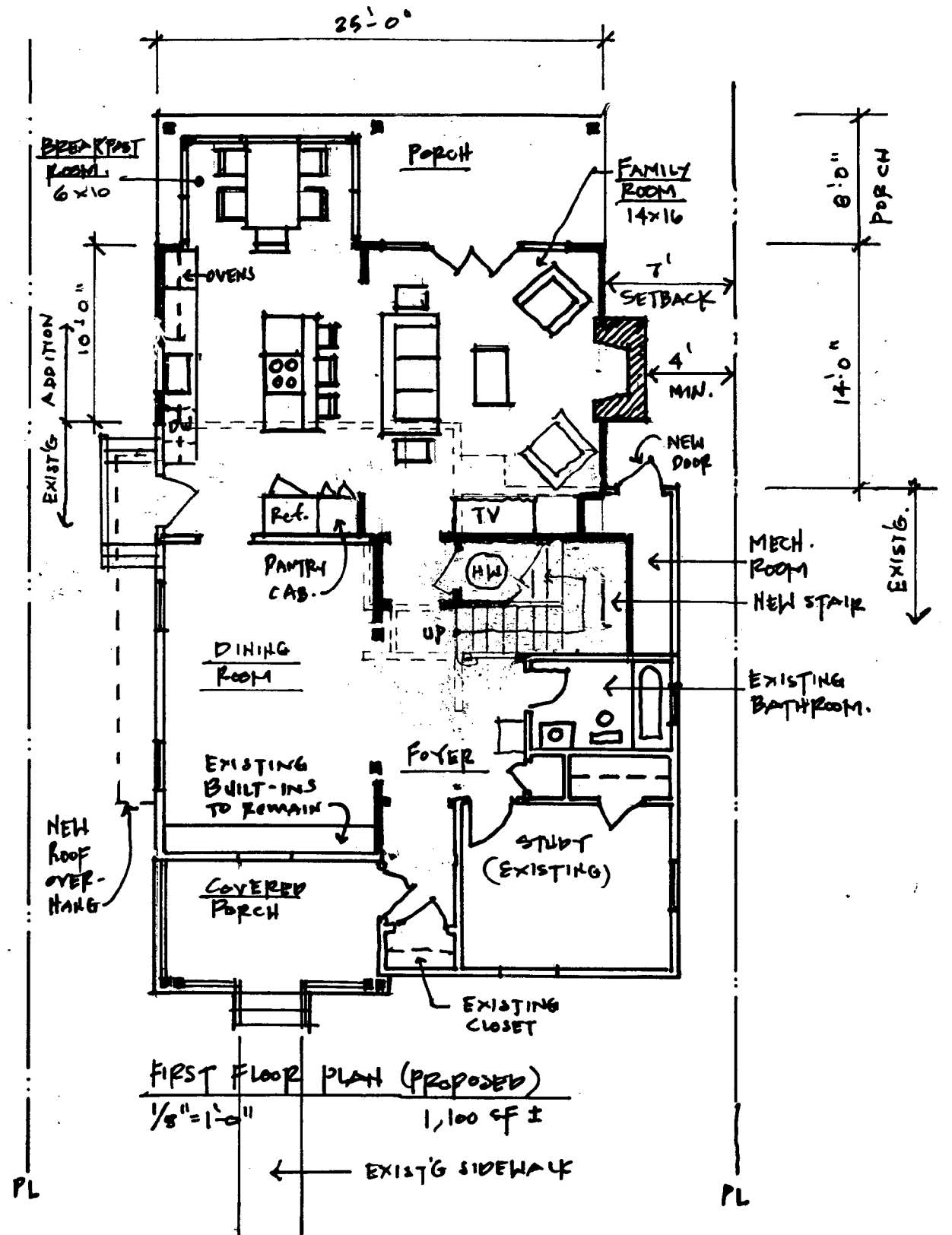
SCANLON RESIDENCE

1.14.99

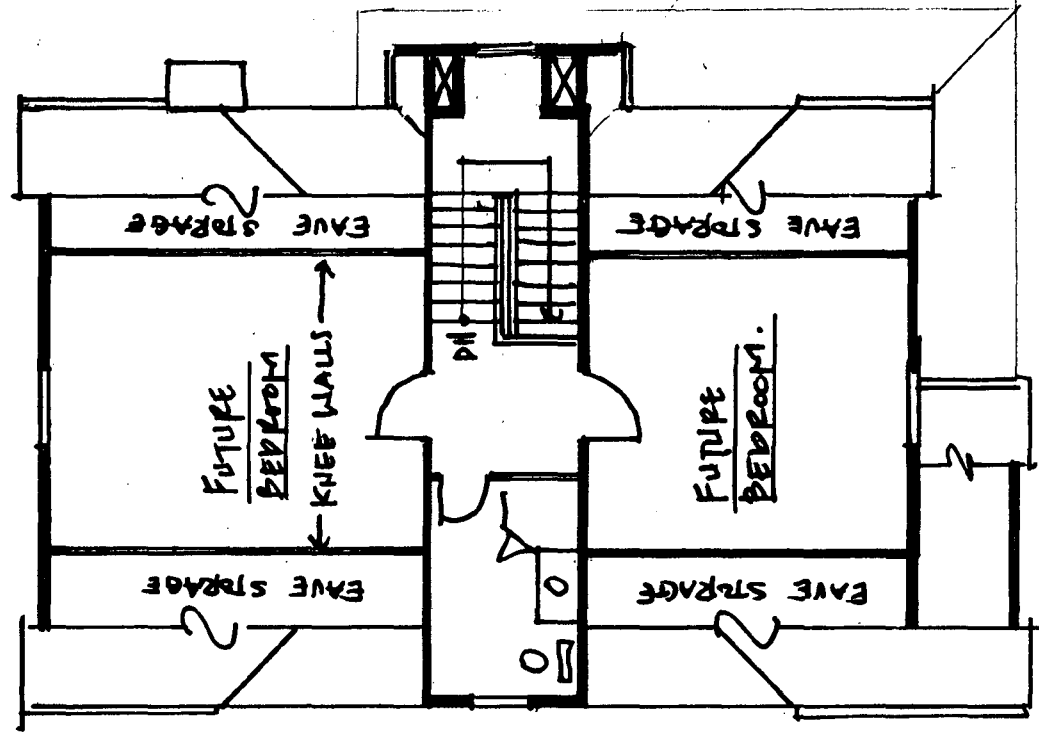
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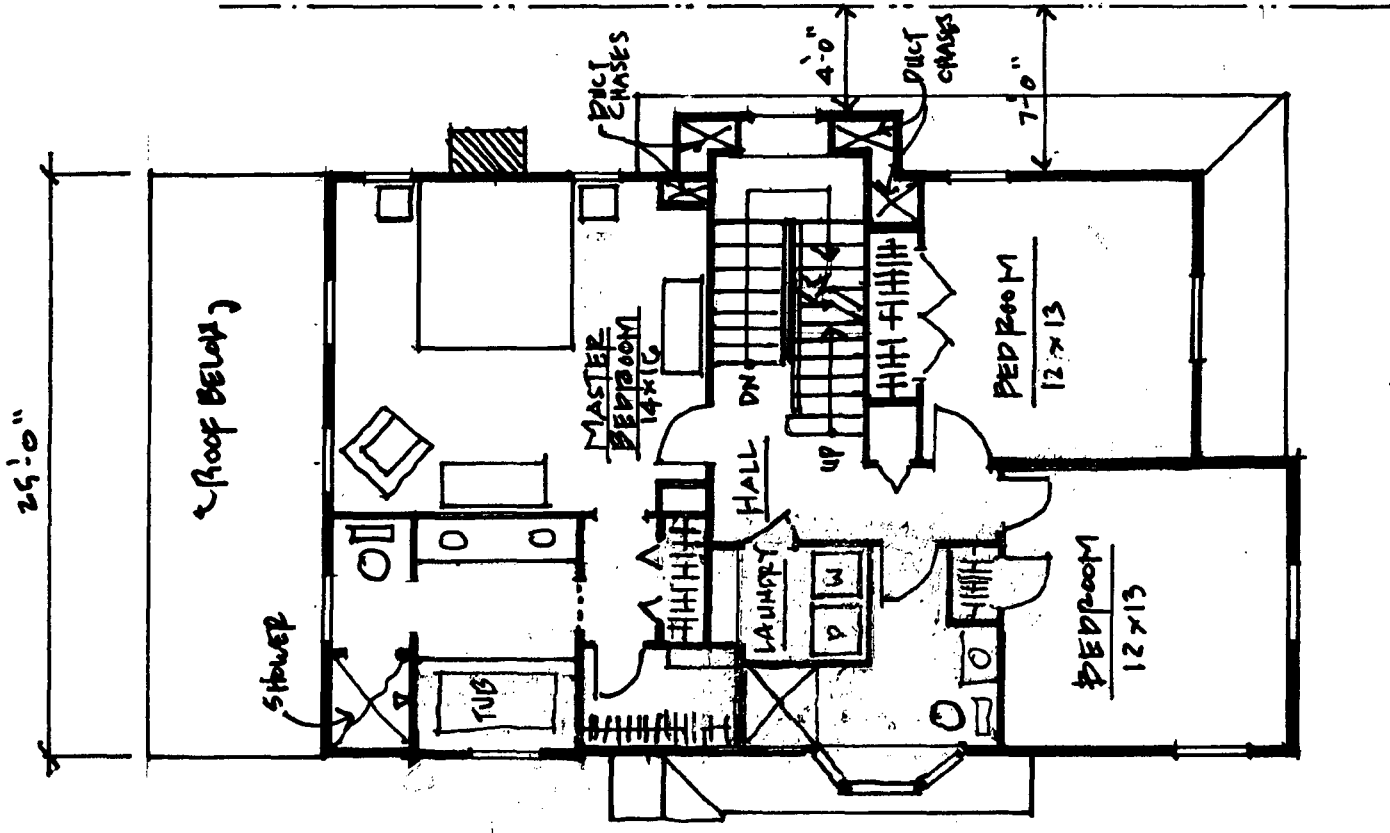
EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"



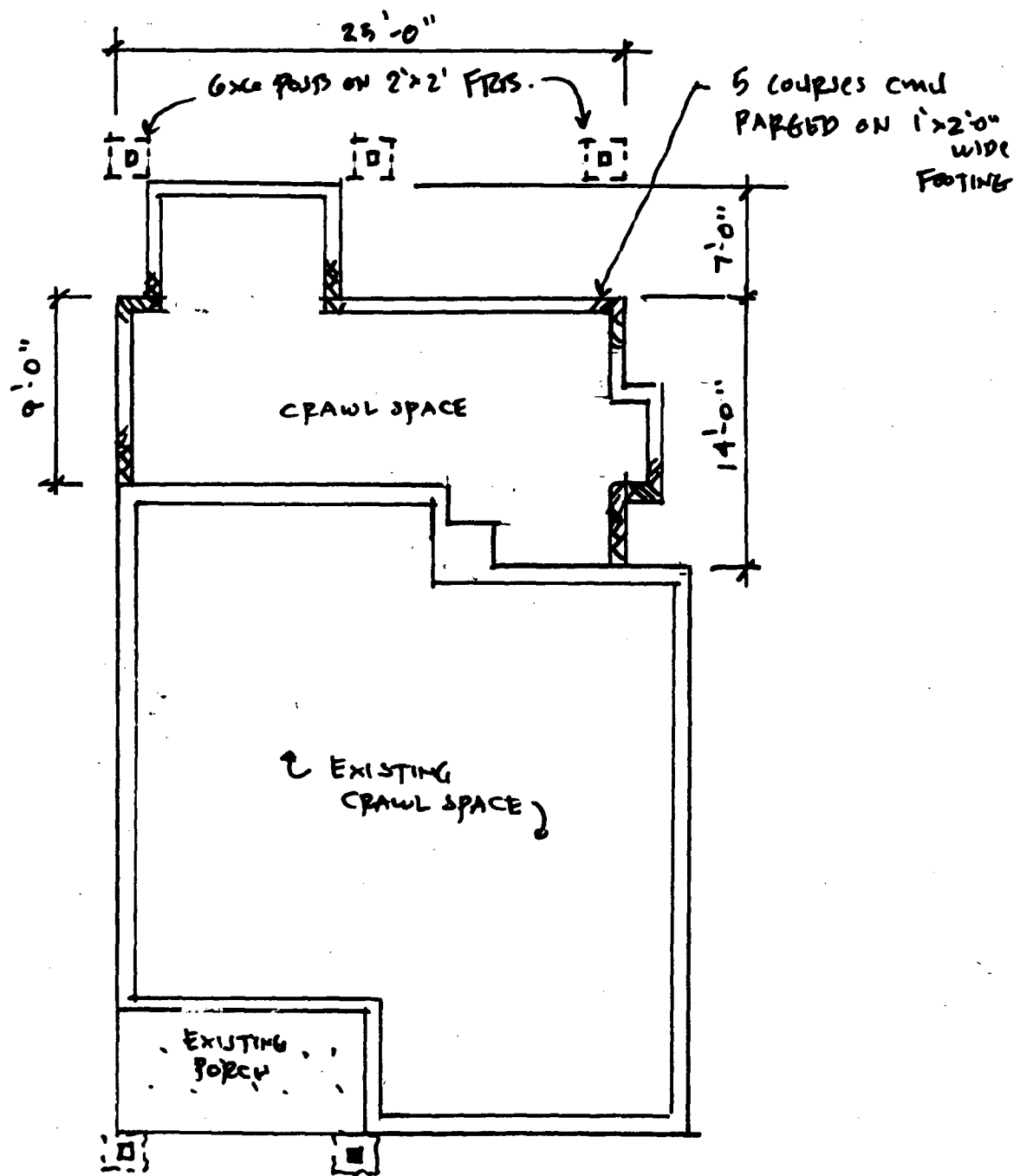
FIRST FLOOR PLAN (PROPOSED)  
1/8" = 1'-0"  
1,100 SF ±



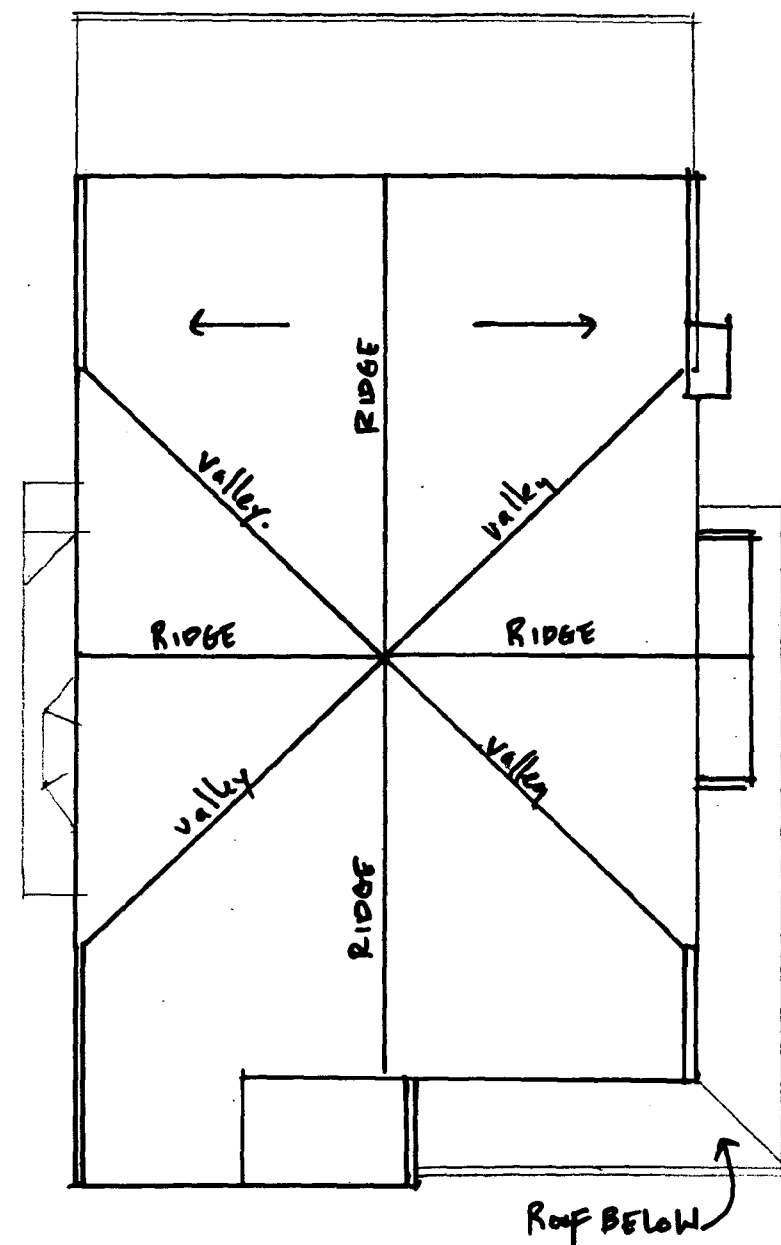
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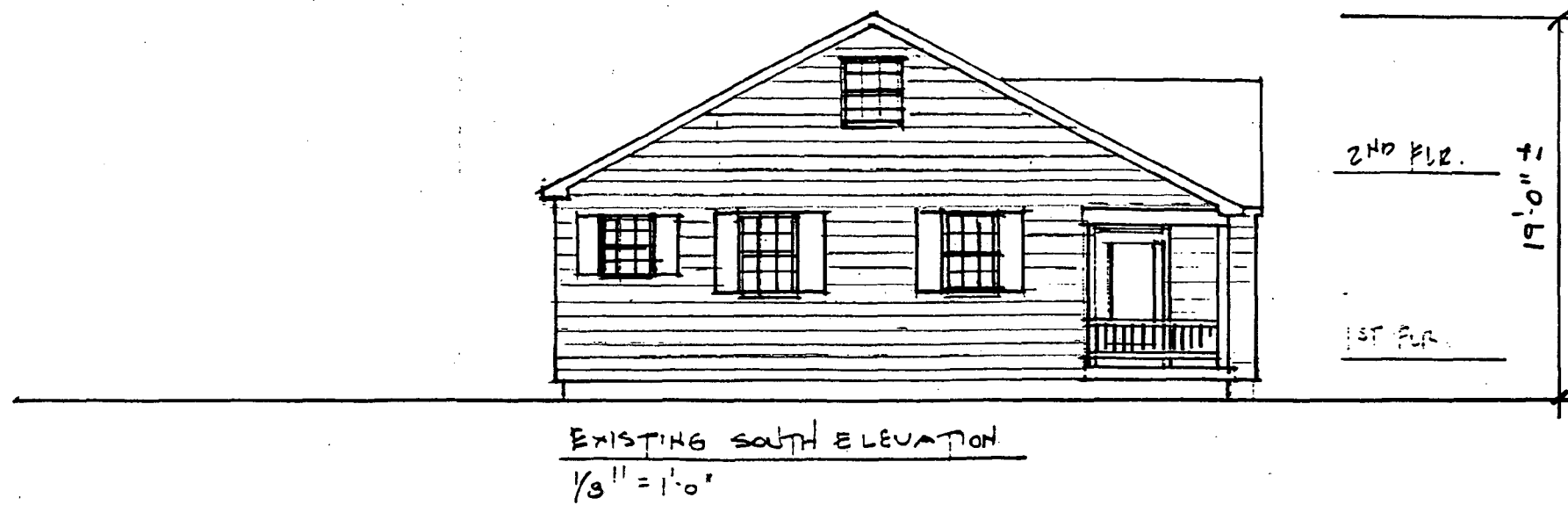
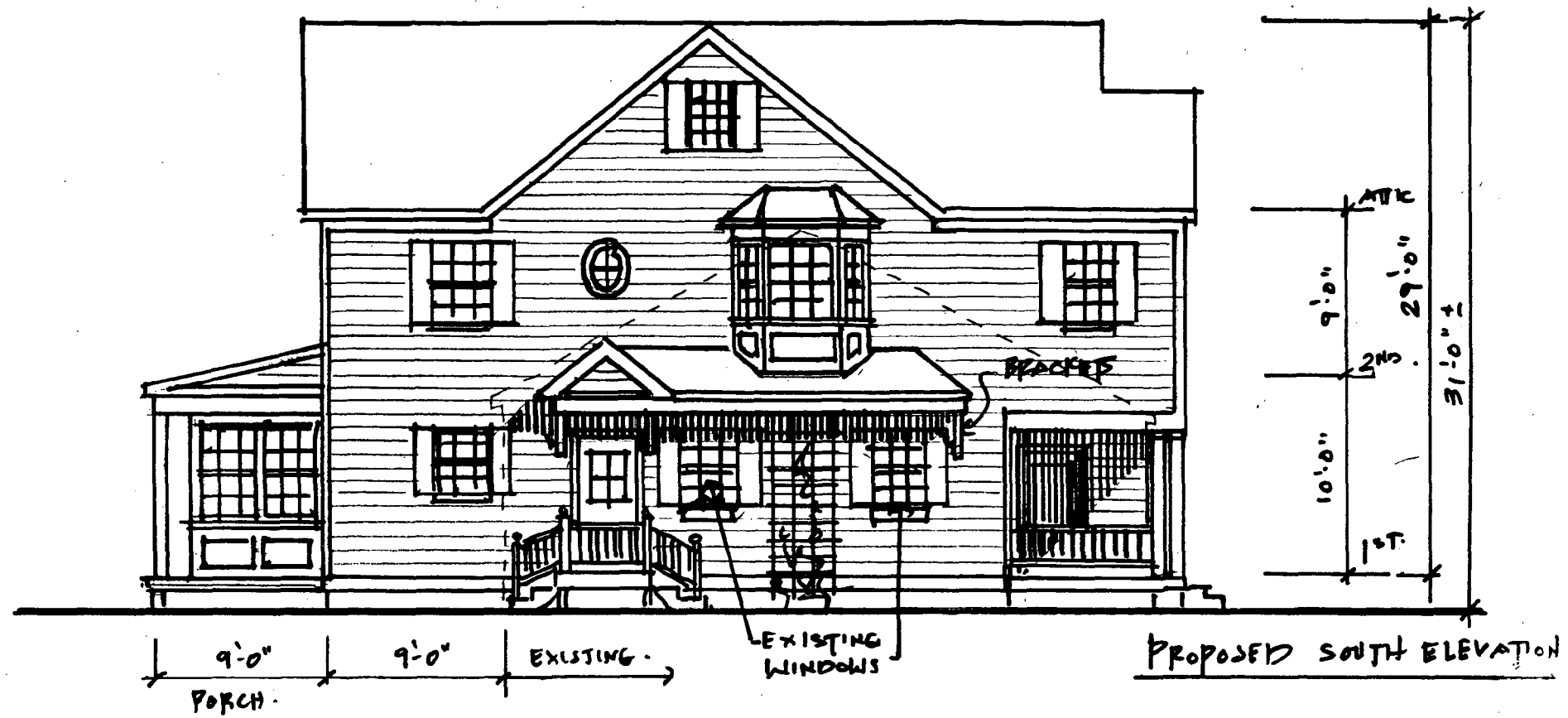
SECOND FLOOR PLAN (PROPOSED)  
 1/8" = 1'-0" 1,000 SF



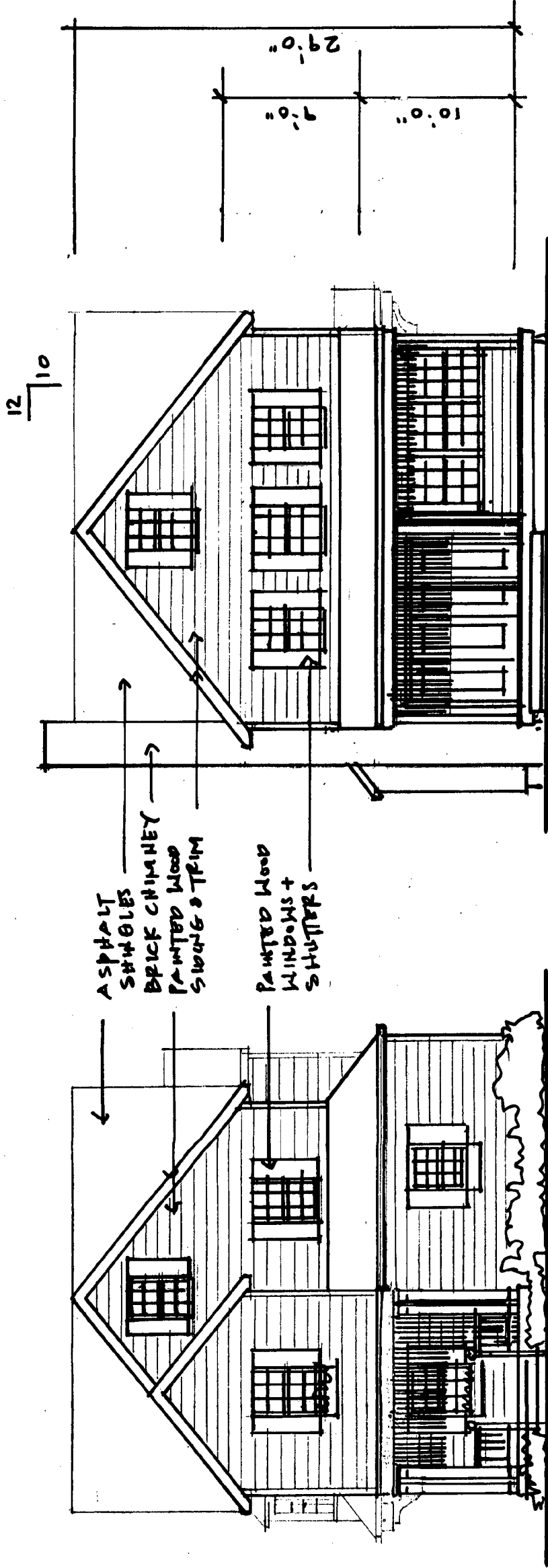
FOUNDATION PLAN  
 $\frac{1}{8}'' = 1'-0''$



ROOF PLAN  
 $\frac{1}{8}'' = 1'-0''$

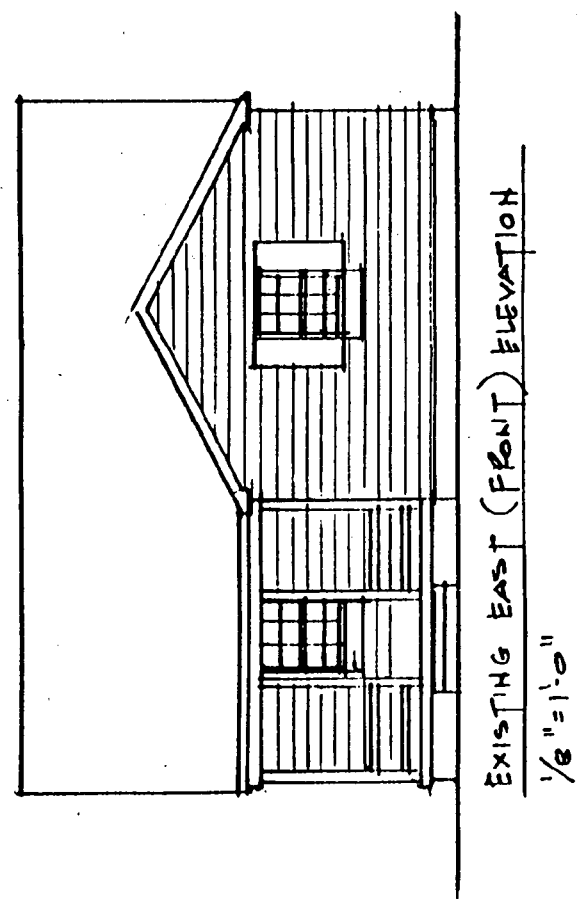


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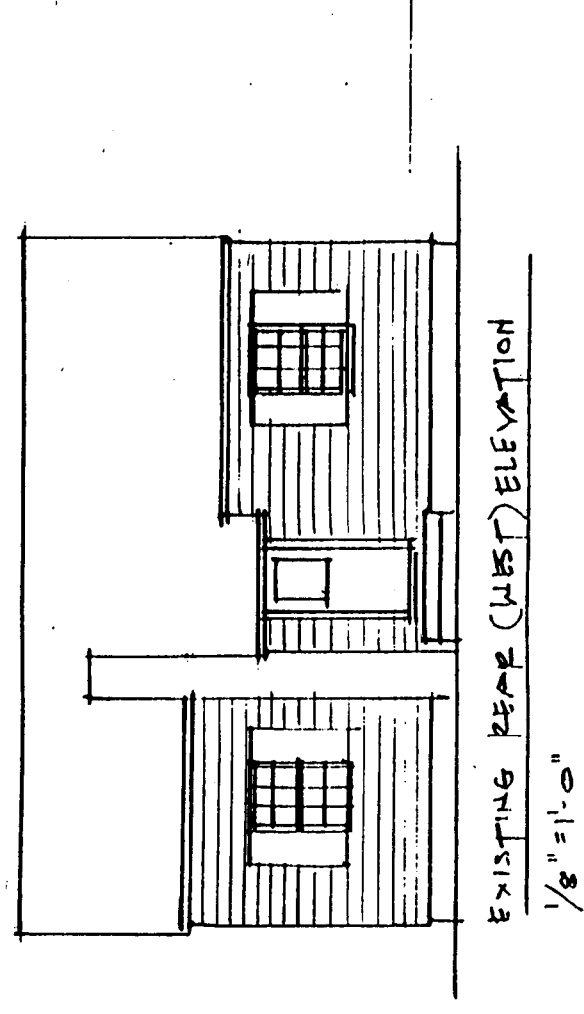


FRONT (EAST) ELEVATION - PROPOSED  
1/8" = 1'-0"

REAR (WEST) ELEVATION - PROPOSED  
1/8" = 1'-0"

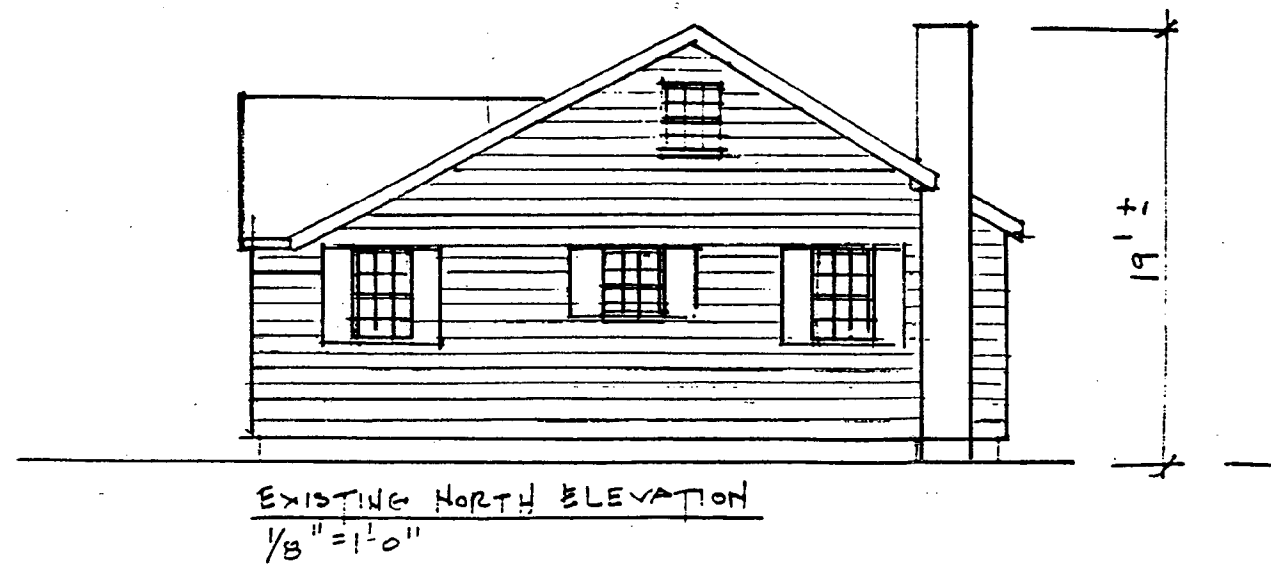


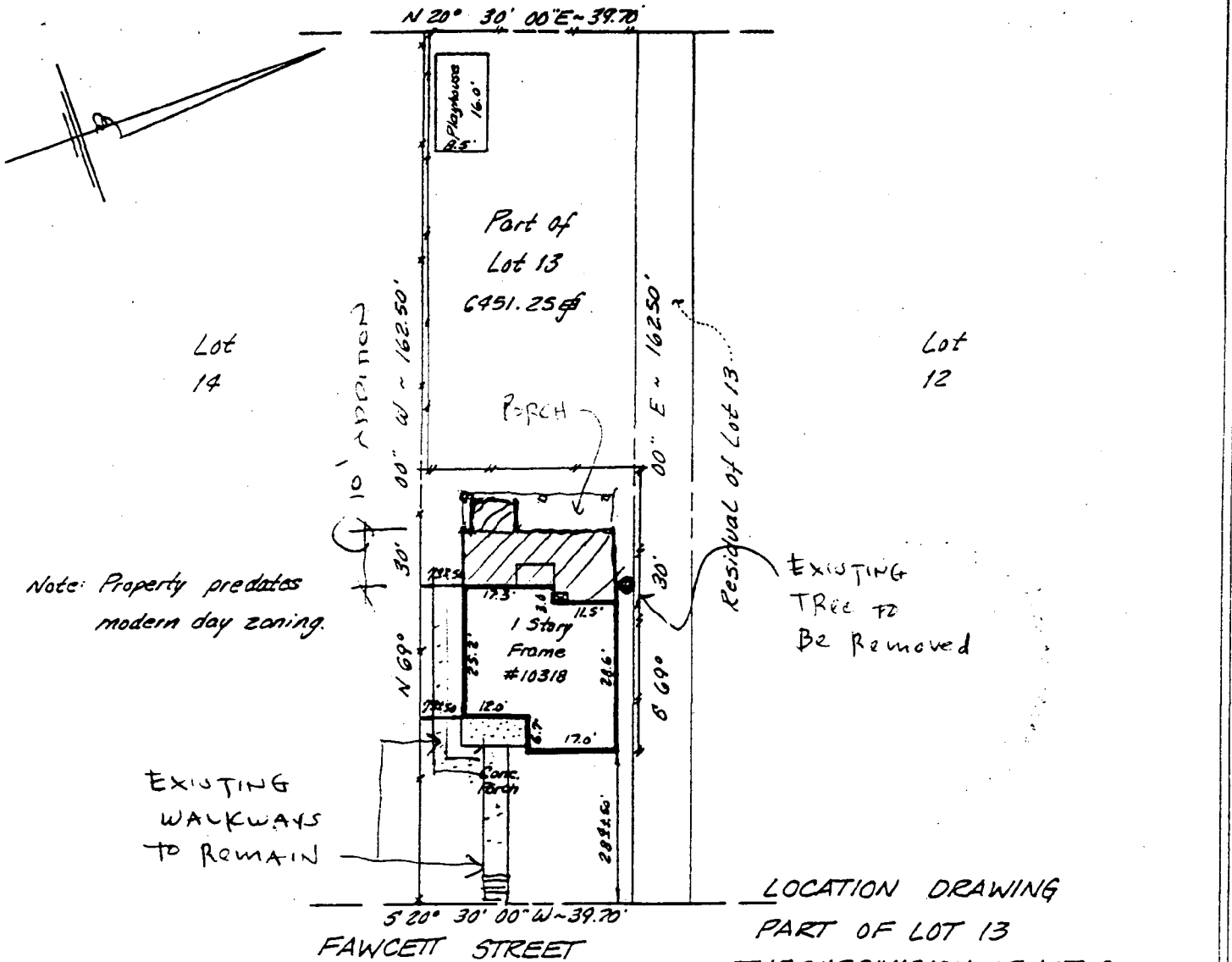
EXISTING EAST (FRONT) ELEVATION  
1/8" = 1'-0"



EXISTING REAR (WEST) ELEVATION  
1/8" = 1'-0"







Note: Property predates modern day zoning.

EXISTING WALKWAYS TO REMAIN

EXISTING TREE TO BE REMOVED

LOCATION DRAWING  
 PART OF LOT 13  
 THE SUBDIVISION OF LOT 20  
 AND PART OF THE PARTITION OF  
 KNOWLES ESTATE AT KNOWLES STATION

**Surveyor's Certification**

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

*Stephen J. Wenthold*  
 Stephen J. Wenthold, Maryland RLS Reg. No. 10767

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

Date: 3-25-96  
 Scale: 1"=20'  
 Plat Book: A  
 Plat No: 5  
 Work Order: 916-016-23



Meridian Surveys, Inc.  
 2401 Research Boulevard  
 Rockville, MD 20850  
 (301) 840-0125

Address: 10318 Fawcett Street  
 District: 13  
 Jurisdiction: Montgomery County, Maryland

NO TITLE REPORT FURNISHED

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ADJACENT PROPERTY OWNERS :

Bo JONSSON

10314 Fawcett St.  
KENSINGTON, MD. 20895

Harry + Denise Orenstein

10313 Fawcett St.  
KENSINGTON, MD. 20895

301-942-9567

Stuart

10319 Fawcett St.  
KENSINGTON, MD. 20895

301-942-1986

Mark + Miriam Ruminiski

10320 Fawcett St.  
KENSINGTON, MD. 20895

301-933-1775

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING 1 STORY FRAME HOUSE ON A STREET W/ 2-3  
STORY HOUSES IN KENSINGTON HISTORIC DISTRICT.  
~~THE~~ OWNER WOULD LIKE TO ADD A SECOND STORY,  
A GENERALLY IMPROVE THE HOUSE SO THAT IT  
IS OF SIMILAR SIZE & APPEARANCE AS  
EXISTING HOUSES ON THE STREET.  
TOTAL HOUSE TO HAVE 2100 SF (1050 PER FLOOR) -  
STILL SMALLER THAN MOST HOUSES ON FAUCETT ST

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

See drawing.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- Schematic construction plans**, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

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

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers  
 Daytime Phone No.: 301 942 9062 est.

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: Sean & Carrie Ann Scanlon Daytime Phone No.: (0) 301-670-0100  
301 949 5146  
 Address: 10318 Fawcett St. Kensington, Md. 20995.  
Street Number City State Zip Code

Contractor: To be selected Phone No.: \_\_\_\_\_

Contractor Registration No.: " " "

Agent for Owner: George Myers, ARCHITECT Daytime Phone No.: 301 942 9062 est. 13

**LOCATION OF BUILDING/PREMISE**

House Number: 10318 Street: Fawcett St.  
 Town/City: Kensington Nearest Cross Street: Mitchell  
 Lot: Part of 13 Block: \_\_\_\_\_ Subdivision: SUBDIVISION OF LOT 20, Knowles Estate  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |                                    |  |  |  |   |   |   |                               |                               |
|------------------------------------|--|--|--|---|---|---|-------------------------------|-------------------------------|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C                             | <input type="checkbox"/> Slab                 | <input checked="" type="checkbox"/> Room Addition | <input checked="" type="checkbox"/> Porch | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move      | <input type="checkbox"/> Install           | <input type="checkbox"/> Wreck/Raze                | <input type="checkbox"/> Solar                           | <input checked="" type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove        | <input type="checkbox"/> Single Family    |                               |                               |
| <input type="checkbox"/> Revision  | <input type="checkbox"/> Repair            | <input type="checkbox"/> Revocable                 | <input type="checkbox"/> Fence/Wall (complete Section 4) |   | <input type="checkbox"/> Other: _____             |   |                               |                               |

1B. Construction cost estimate: \$ \_\_\_\_\_  
 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03 \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03 \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

- 3A. Height \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following:  
 On party line/property line  Entirely on land of owner  Or \_\_\_\_\_

*Reliminary Cons.*

I hereby certify that I have the authority to make the foregoing application, that the application 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: (George T. Myers) Date: 1/17/99

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

**KENSINGTON HISTORICAL SOCIETY, INC.**

10019 Frederick Ave.  
Kensington, MD 20895  
February 3, 1999

Historic Preservation Commission  
M-NCPPC  
8787 Georgia Ave.  
Silver Spring, MD 20910

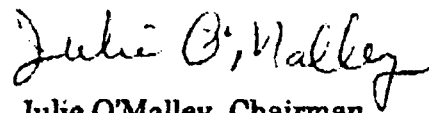
Dear Commissioners and Staff,

The proposed HAWP for 10318 Fawcett Street presents two serious problems to the Kensington Historic District. Because this house was built after 1930 it is judged a secondary resource. It was built as an "in-fill" house on what appears to be at most a FORTY foot lot. In other words, it was built on the side lot of the present primary resource, 10320 Fawcett St. As such it deferred to the house it was crowded next to. The proposed changes do not seem to be an addition but rather a visual demolition of the current house with a new house being built. This new house does not appear to defer to the two primary resources on either side, nor to the two across the street. (There also is the problem here of a town setback of ten feet from the side property line and the proximity of the neighboring house - 10320.)

The second issue is the removal of a tree which is a very visible contributor to the historic green setting of that area. This tree can be seen from three streets. Although the house is not a contributing resource, the property is part of the historic district and, as such, is considered to be important to the environmental setting of the surrounding contributing resources. We would strongly oppose removal of this tree. The present width of the house presents extreme conditions under which to maneuver any large equipment. On the north, the house appears to be fewer than 3 feet from the property line and this is the location of the tree. On the south, possibly seven feet from the house, there are mature trees all along the adjoining property line. At the rear are two more mature trees, with drip lines spreading across the property, which would be vulnerable. The Commission may not be aware that Kensington has recently been named a "Tree City". Due to the recent ice storm damage we are even more protective of our trees. Any addition which would cause the tree to be removed would be unacceptable.

As stated in my last letter concerning the small house at 10204 Kensington Parkway, we value those houses which exemplify an architecturally and economically diverse community and not just the large Victorian homes. This house represents a fine example of a starter home or a home for an older citizen. A small addition would be more appropriate than a complete makeover. This in-fill house **MUST DEFER** to the primary resources neighboring it.

Sincerely,

  
Julie O'Malley, Chairman  
KHS Preservation Committee

P.S. I will not be able to attend the preliminary review as I will be traveling.

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## **The Secretary of the Interior's Standards for Rehabilitation**

*The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.*

*The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.*

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
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.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
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.

historic district.

The first two out of 14 issues that are raised as concerns in the "Vision of Kensington: A Long Range Preservation Plan" are:

1. Preservation of the "open space" and "garden setting" of the Kensington Historic District.
2. The dilution of the historic district by new infill construction which compromises the historic character of the district.

The removal of a large tree and the enlargement of an infill property could be considered detrimental to the vision for the historic district.

The Secretary of the Interior's Standards for Rehabilitation #1, #4, #9 and #10 (see ④ attached) may also be compromised by the proposed modification.

Staff would suggest that a more modest alteration such as the addition of a bedroom and bath on a second level and an enlarged ell-shaped kitchen and breakfast room to the rear might be appropriate to the setting and the streetscape.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicant modify the scope of the proposed alterations and submit the HAWP application to the HPC for review.



The property on the right at 10320 is a 2½ story multi-gabled Queen Anne with a wraparound front porch and both lapped and scalloped wood siding. The property to the left, 10314, also a primary resource, is a two-story, cross-gabled Dutch Colonial Revival residence with shingle siding. The house to the right is set 24' from the street, the subject house is set back 32' and the house on the left is set back 44'. The house on the left (10314) has a garden lot on the right side, the house on the right (10320) is on a corner lot and its garden lot has been infilled with the subject property.

The materials proposed for the alteration, lapped siding, wood-framed windows, and composite shingle roofing are compatible with the existing structure and with the historic resources on either side.

The use of a second story bay window and elongated side porch overhang introduces more detail than might be considered appropriate to the simplicity of the existing structure and of the overall simplicity of the proposed new design. New work that mimics rather than enhances a predominant style in a historic district is generally discouraged.

More than doubling the size of the structure and changing the architectural style raises a number of issues that should be considered by the HPC.

1. The scale of the building as it relates to the rest of the streetscape is substantially altered. The width of the structure is not changed. However, the length of the building is nearly doubled and the elevation is raised from 19' to approximately 31'. The increased size changes the role of the building as a subsidiary structure to a more dominant place in the streetscape.
2. The front facade of the proposed residence is somewhat problematic. It is designed to resemble the classic rear facade of a Queen Anne building with a pocket porch and shed roof addition. The use of a rear facade on the street does serve to diminish the house in the historic streetscape. At the same time, however, it changes the texture of the district where substantially all the houses are set such that the front facade faces the street.
3. The proposed removal of a large tree in a garden historic district is to be discouraged. It might be more appropriate to redesign the house such that footings could be used near the tree dripline or the overall size of the house would be downscaled to avoid the tree entirely.
4. The final issue relates to the general question of whether an infill property can be expanded. Given the amount of consideration that goes into the review of new infill construction, particularly as to the siting and size of other proposed projects, staff would question whether the proposed changes to 10318 Fawcett Street are appropriate. If small infill projects are submitted to the HPC at a later date for additions and enlargements, it will be difficult to maintain the character of the

## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 10318 Fawcett Street                      **Meeting Date:** 02/10/99  
**Resource:** Kensington Historic District              **Review:** Preliminary Consultation  
**Case Number:** N/A    **Tax Credit:** None  
**Public Notice:** 01/27/99                                      **Report Date:** 02/03/99  
**Applicant:** Sean & Carrie Ann Scanlon              **Staff:** Perry Kephart  
**PROPOSAL:** Substantial Alteration    **RECOMMEND:** Proceed to HAWP With Revisions

---

**DATE OF CONSTRUCTION:** After 1950

**SIGNIFICANCE:** Non-contributing Resource in Kensington Historic District

### **ARCHITECTURAL DESCRIPTION**

The residence is a one-story, cross gable, 3 bay cottage with an inset front porch on the left side. The vernacular structure is clad in lapped wood siding and has an asphalt shingle roof. The footprint of the building is approximately 800 square feet.

There is a small outbuilding at the rear of the property

### **PROPOSAL**

The applicant proposes to:

1. Modify the existing one-story, 2 bedroom, cottage by adding a rear section and 1½ stories above the new footprint (of approximately 1,100 s.f.) for a new area of approximately 2,600 s.f including future living space in the attic. The vernacular cottage design of the existing building is proposed to be modified to a neo-Victorian design.
2. Remove a tree to the right of the existing structure to make room for the proposed addition.

### **STAFF DISCUSSION**

As background, staff understands that the existing cottage at 10318 Fawcett Street is an infill that was constructed by the owner of the primary resource at 10320 Fawcett Street as a residence for his daughter before the historic district was designated in 1986.

(1)

3m 2/8

- 1) see - blk walnut - long dip line
- 2) 19 v 33. bar depth - no 2x
- 3) height. 31' - floor grade. <sup>question of using</sup> 9.002 v. 11.002?
- 4) QA rear. shed roof → setback.  
not on purpose - just wanted to retain porch & seal w/ setback requirements

$$6450 \sqrt{800.00} \approx 12\% \rightarrow 17\%$$

SSP go back Sunday.  
GM - have 8' ceiling & keeping joists -  
& causers 10' 2nd floor height

Boonstep. KHS. - Size - height  
Equipment getting it into

Frank O'D LAD -  
infill creep  
agree w/ ~~the~~ stall report

GM - could moving it 30' back - keep things

SSP - Don't like wall messing at front <sup>scale</sup>  
KW - get marring away from shed. - steel  
SS - getting rid of line  
OK → is it ok.

10310  
 V of K. evaluating the proportions of id.  
 who avoid "further dilution the char  
 appearance of the bld"

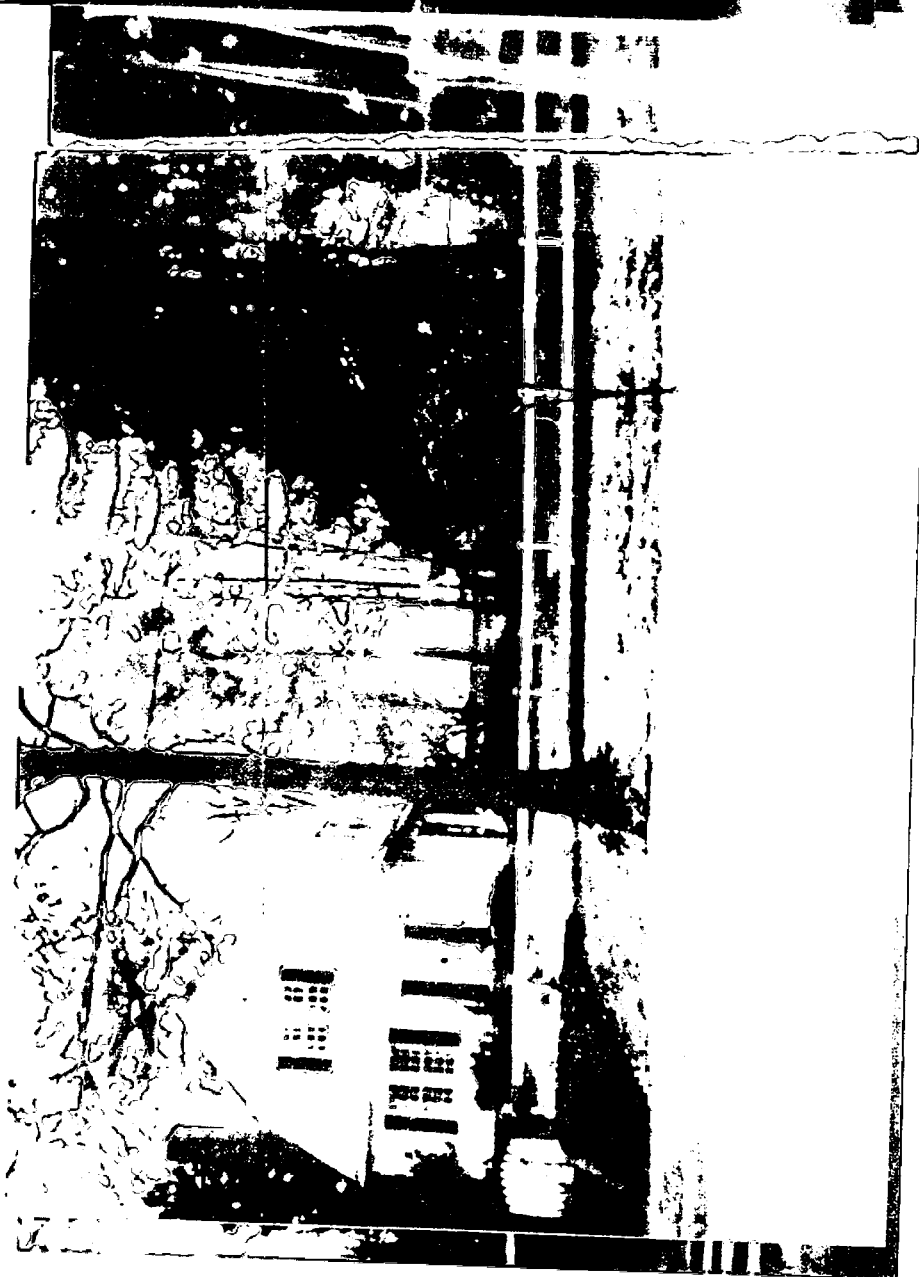
| 10310<br>Selbach  | 10314 | 10318 | 10320 |
|-------------------|-------|-------|-------|
| F 32'             | 44'   | 32'   | 24'   |
| S <sub>1</sub> 48 | 56    | 16    | 24    |
| S <sub>2</sub> 4  | 16    | 4     | 4     |
| R. 60             | 72    | 88    | 100   |

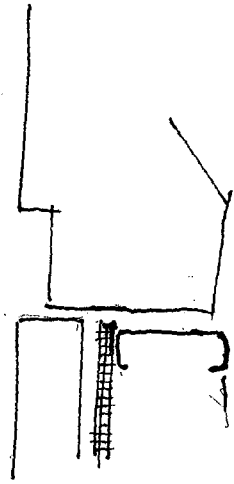
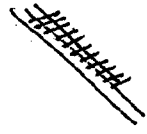
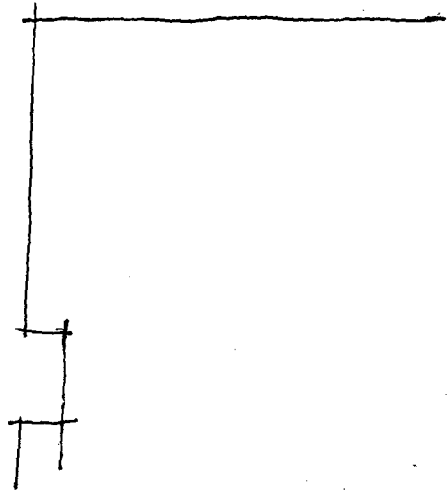
p. 45. review of phys char,  
 49 per spec

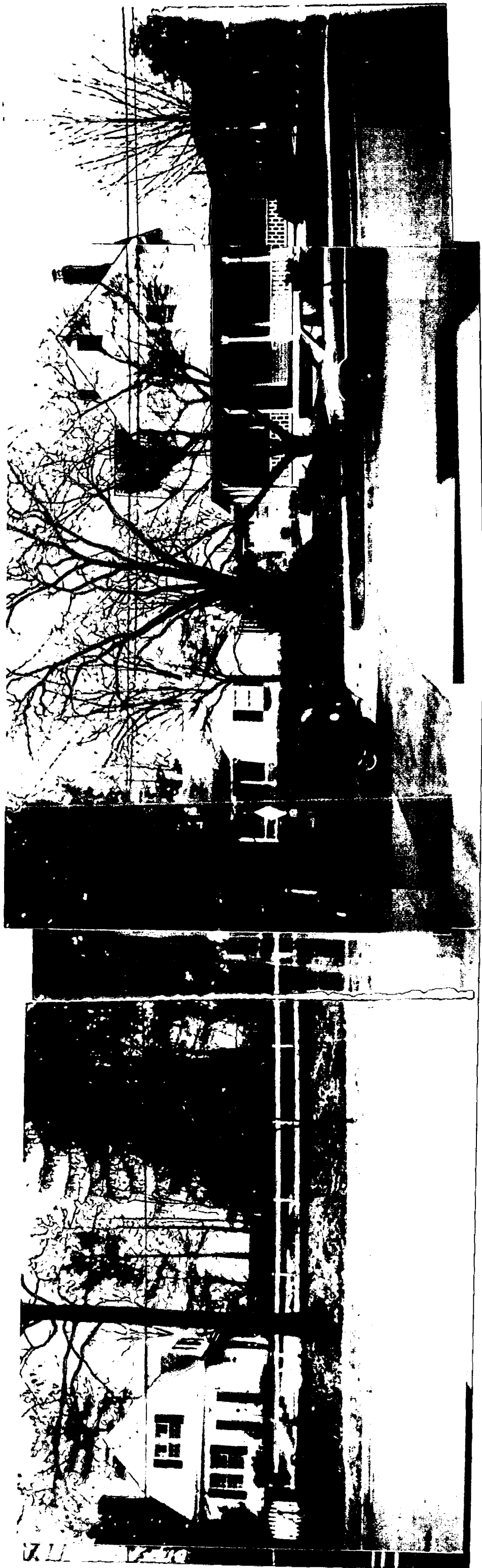
p 53. " upgrade substandard m.e structures

1. tree removal. - pil lookies
2. scale → Δ in streetscape -
3. Δ front facade.
4. infill → evolution?
5. materials -
6. lot coverage
7. street front fac face sheet - dishes rear facade  
 gabrus facing sheet















RETURN TO: Department of Environmental Protection  
 Division of Development Services and Regulation  
 250 Hungerford Drive, Rockville, Maryland 20850  
 (301) 217-6370

**Historic Preservation Commission**  
 (301) 495-4570

**APPLICATION FOR  
 HISTORIC AREA WORK PERMIT**

CONTACT PERSON George Myers  
 DAYTIME TELEPHONE NO. (301) 942 9062 ext. 13  
 TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER SEAN & CARRIE ANN SCARLOW DAYTIME TELEPHONE NO. (301) 949-5146  
 ADDRESS 10315 FAWCETT ST. KENSINGTON, MD. 20895  
 CITY STATE ZIP CODE  
 CONTRACTOR TBP TELEPHONE NO. ~~301-949-5146~~  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER George Myers DAYTIME TELEPHONE NO. (301) 942 9062

LOCATION OF BUILDING/PREMISE  
 HOUSE NUMBER 10315 STREET Fawcett St.  
 TOWN/CITY KENSINGTON NEAREST CROSS STREET Mitchell  
 LOT PART OF 13 BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ TBP  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. TYPE OF SEWAGE DISPOSAL 01  WSSO 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL** N/A.

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

Signature of owner or authorized agent George T. Myers Date 3/1/99

APPROVED in conditions For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature [Signature] Date 3.24.99

APPLICATION/PERMIT NO: \_\_\_\_\_ DATE FILED: \_\_\_\_\_ DATE ISSUED: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS

3/16/99

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE RESULTS MUST ACCOMPANY THIS APPLICATION.**

**1. WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING 1 STORY BUILDING - NON-CONTRIBUTING

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

2ND STORY ADDITION + EXTENSION OF STRUCTURE

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

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

**7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

ADJACENT PROPERTY OWNERS :

Bo Jonsson

10314 Fawcett St.  
KENSINGTON, MD. 20895

Harry + Denise Orenstein

10313 Fawcett St.  
KENSINGTON, MD. 20895

301-942-9567

Stuart

10319 Fawcett St.  
KENSINGTON, MD. 20895

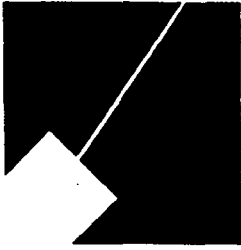
301-942-1986

Mark + Miriam Ruminski

10320 Fawcett St.  
KENSINGTON, MD. 20895

301-933-1775

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

**MEMORANDUM**

DATE:

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC

Robin D. Ziek, Historic Preservation Planner  
Perry Kephart, Historic Preservation Planner

A handwritten signature in black ink, appearing to be 'Perry Kephart', is written over the typed name.

SUBJECT: Historic Area Work Permit Application - HPC Decision #31/6-99C

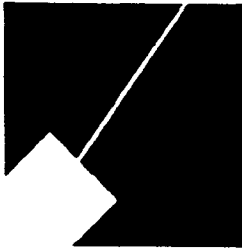
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The Historic Preservation Commission reviewed this project on 3-24-99.  
A copy of the HPC decision is enclosed for your information.

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

G\wp\aphawp.ltr

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL  
PARK AND PLANNING COMMISSION

8787 Georgia Avenue  
Silver Spring, Maryland 20910-3760

Date:

3/24/99

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section *epu*

SUBJECT: Historic Area Work Permit Application - Approval of Application/Release of  
Other Required Permits  
*HPC 31/6-99C*

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 301-217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

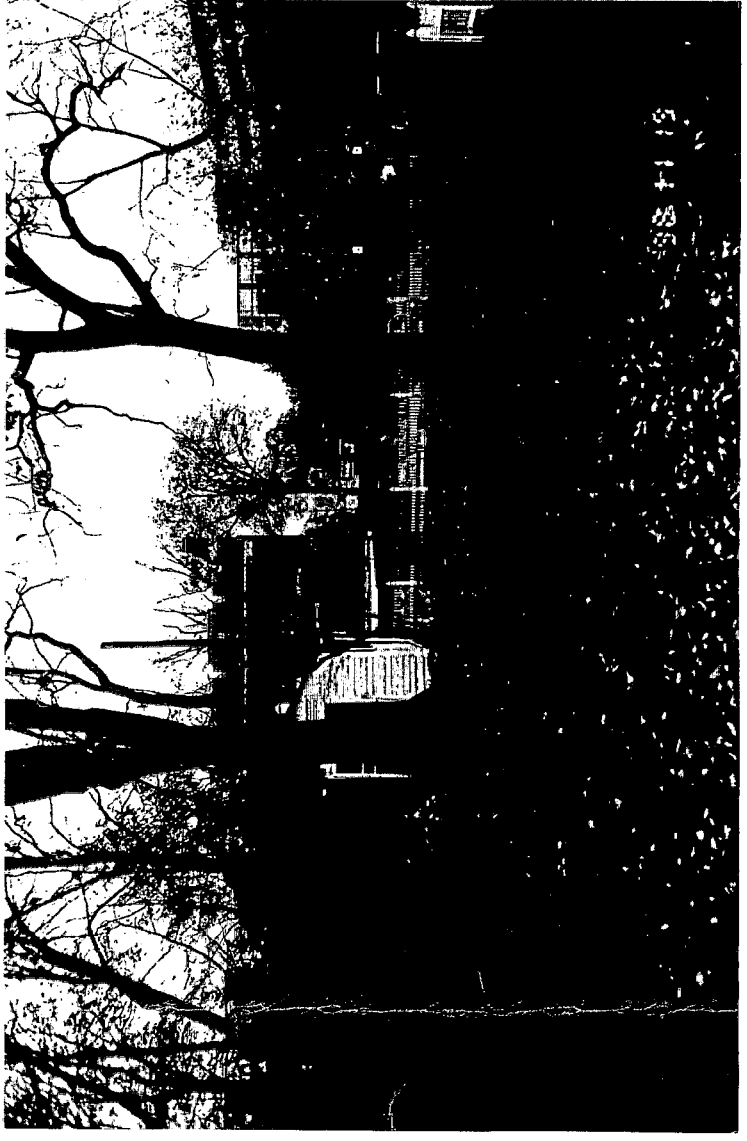
Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 301-217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!

SCANLON RESIDENCE  
10318 FANCLIFF ST.  
KENSINGTON, MD.



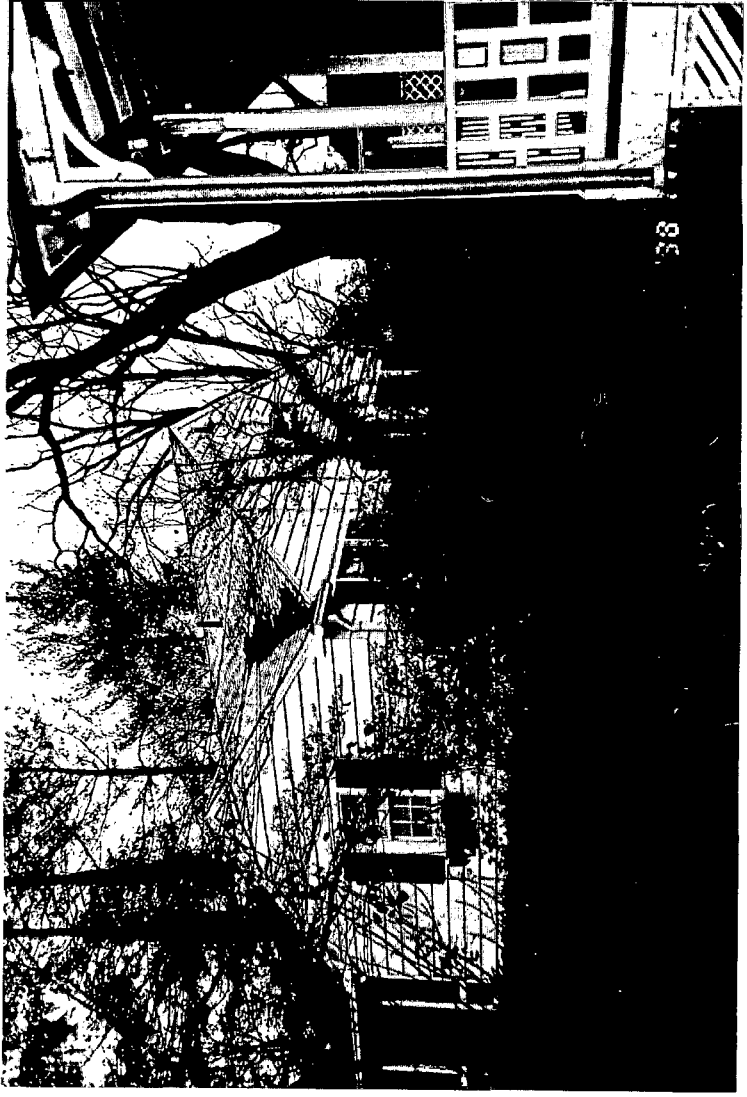
REAR VIEW



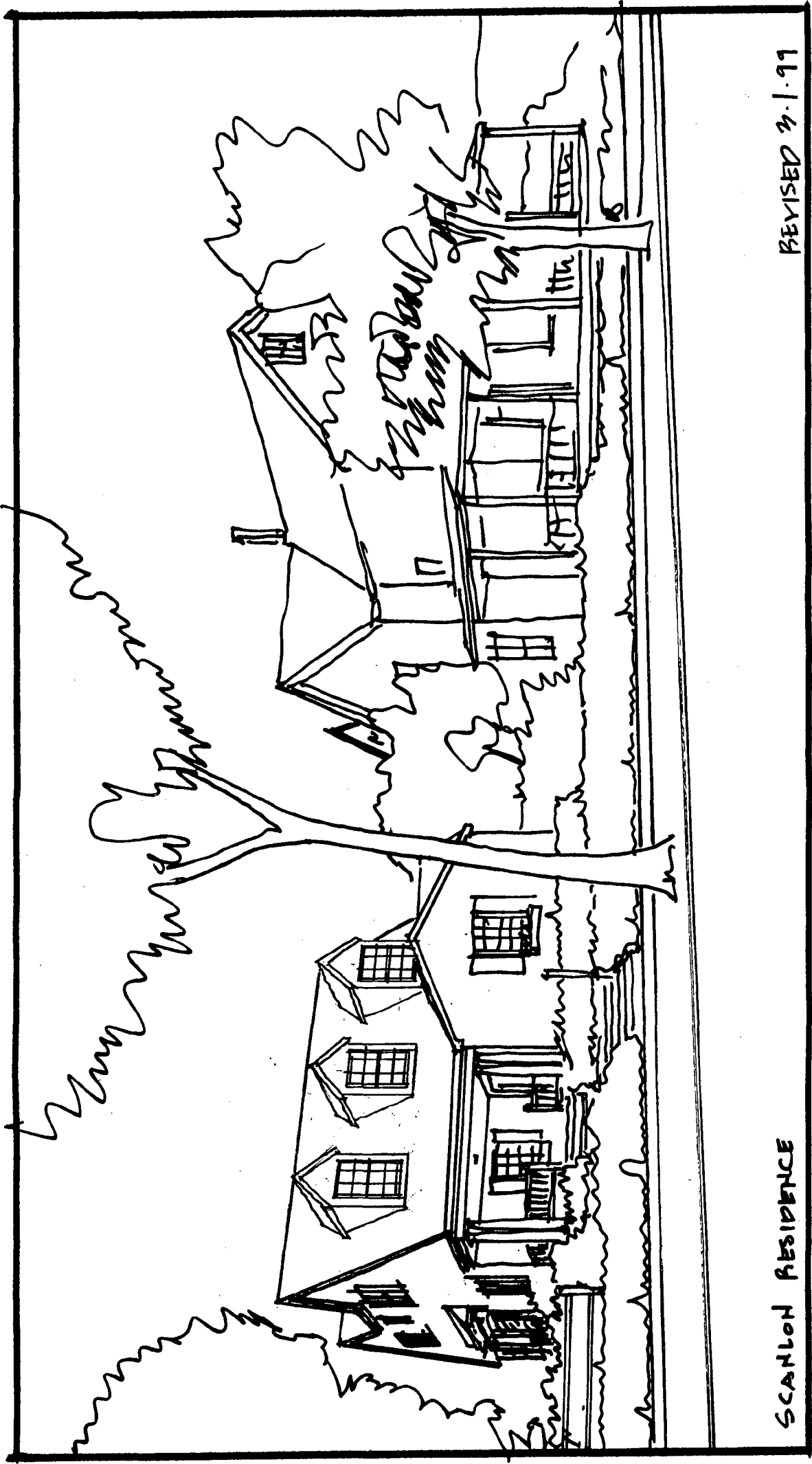
VIEW TO REAR PART OF LOT



FRONT VIEW



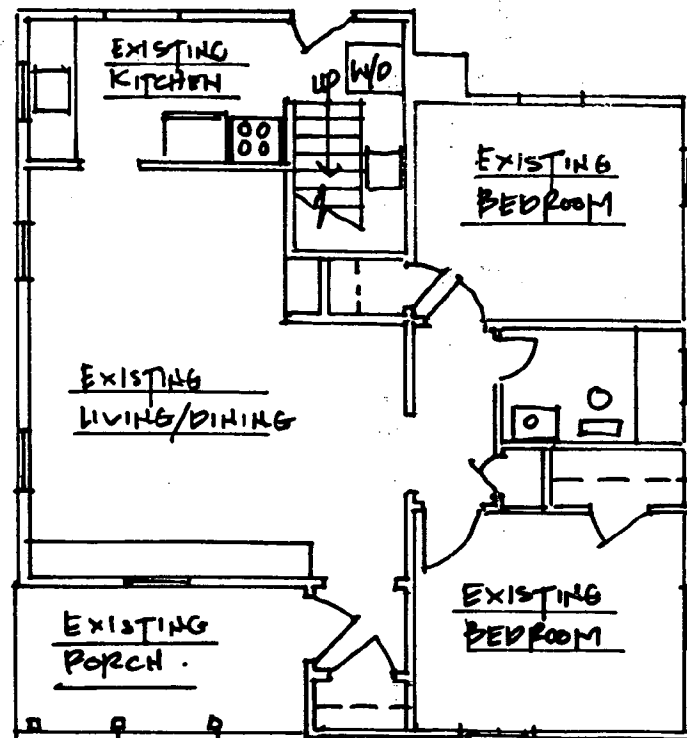
FRONT VIEW



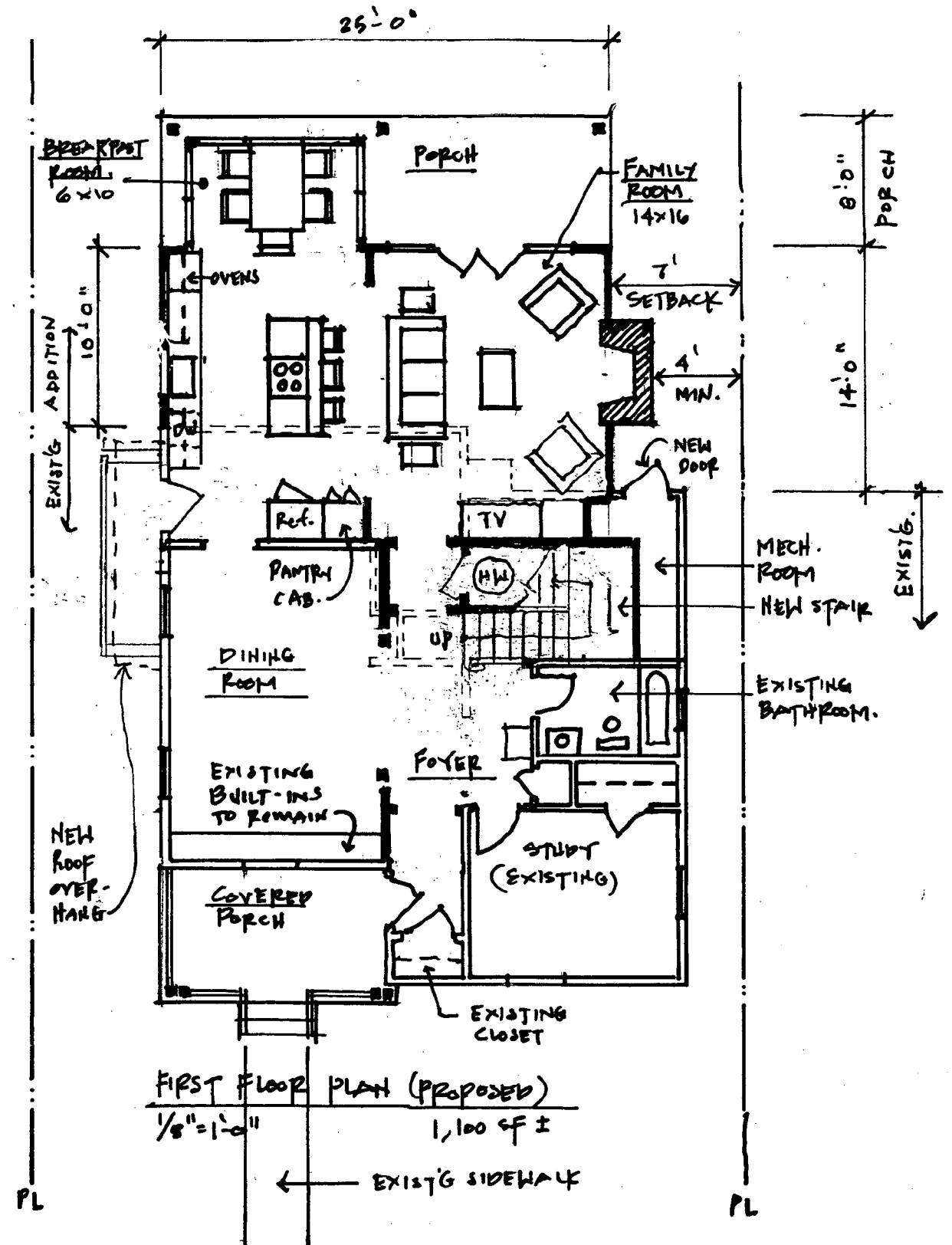
SCANLON RESIDENCE

REVISED 3.1.99

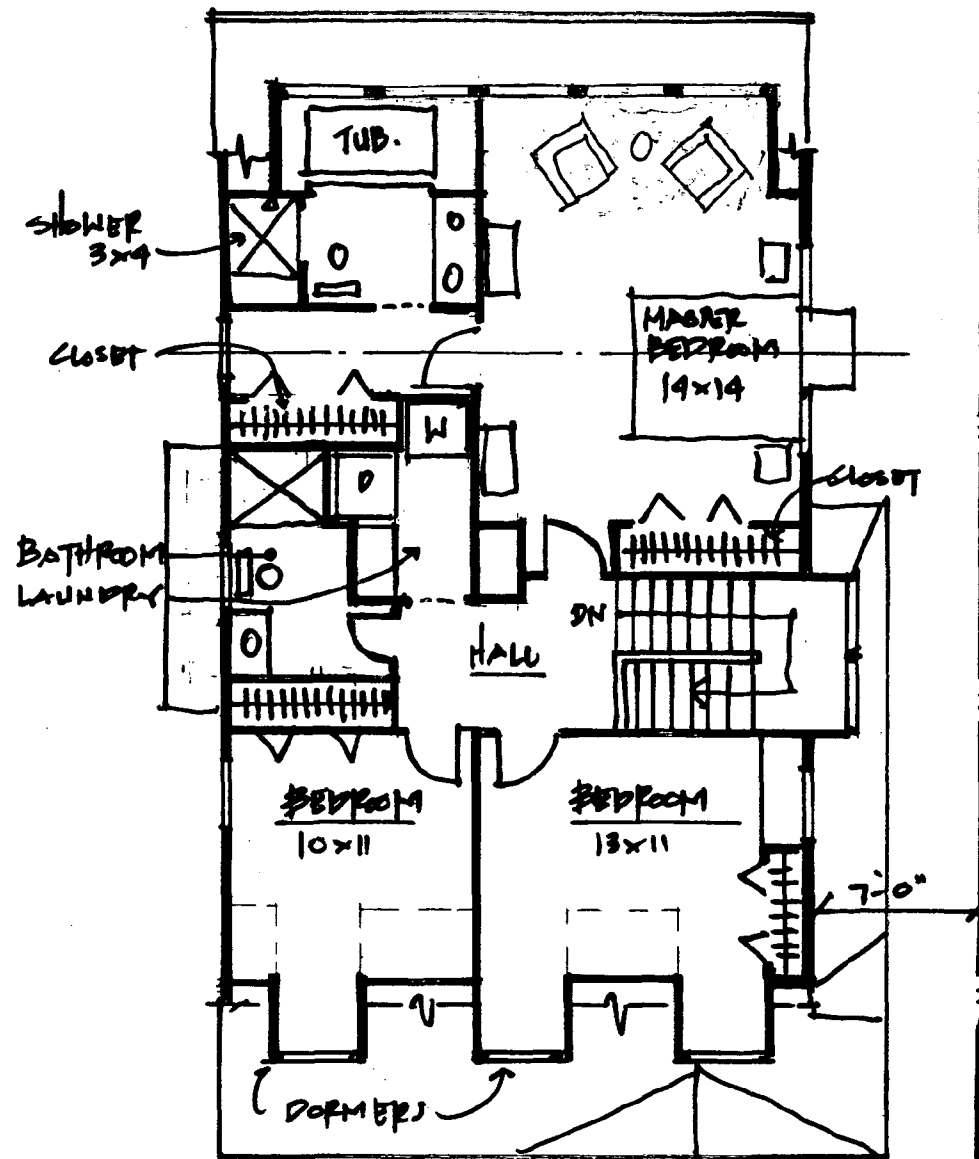




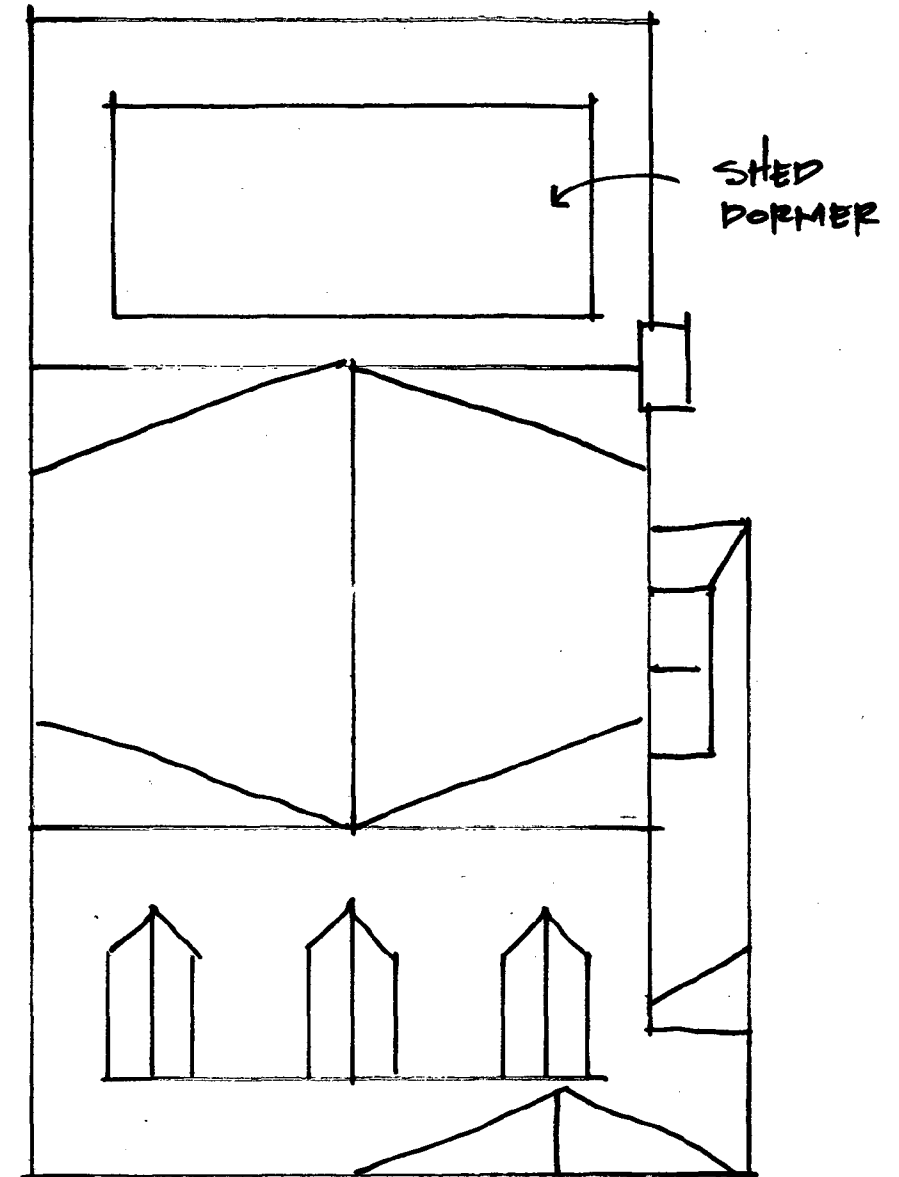
EXISTING FIRST FLOOR PLAN  
 1/8" = 1'-0"



FIRST FLOOR PLAN (PROPOSED)  
 1/8" = 1'-0" 1,100 SF ±



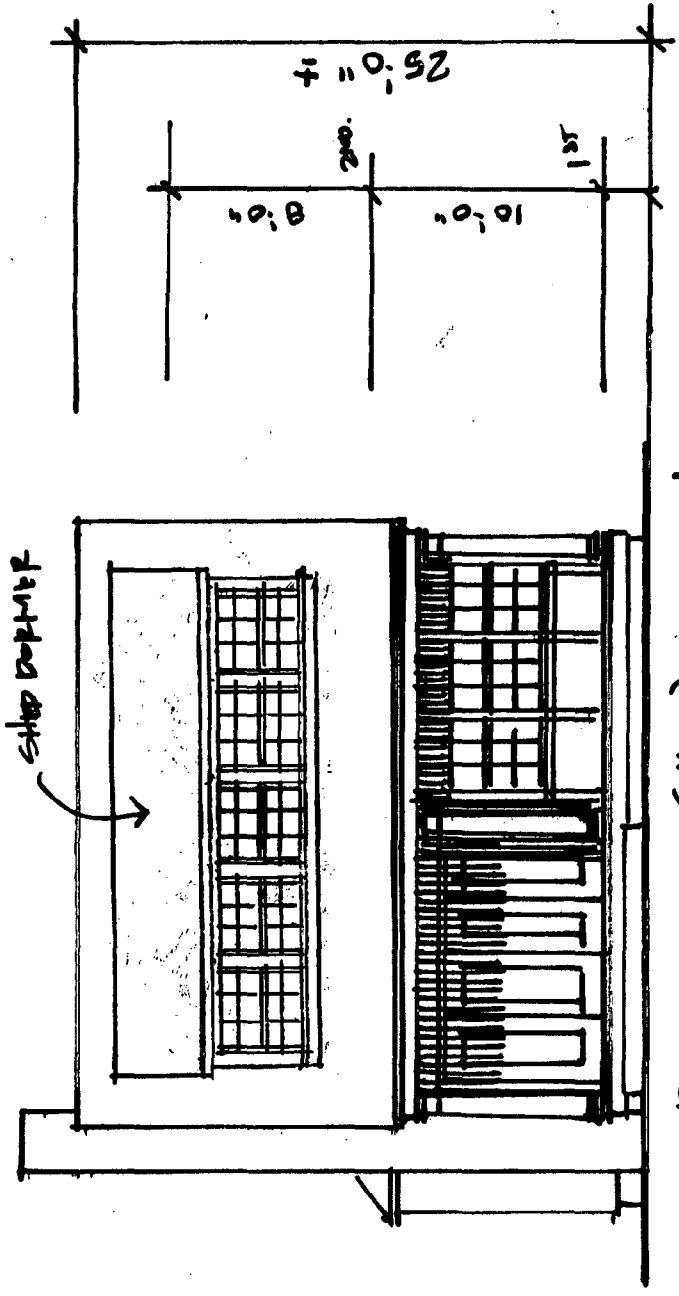
PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"



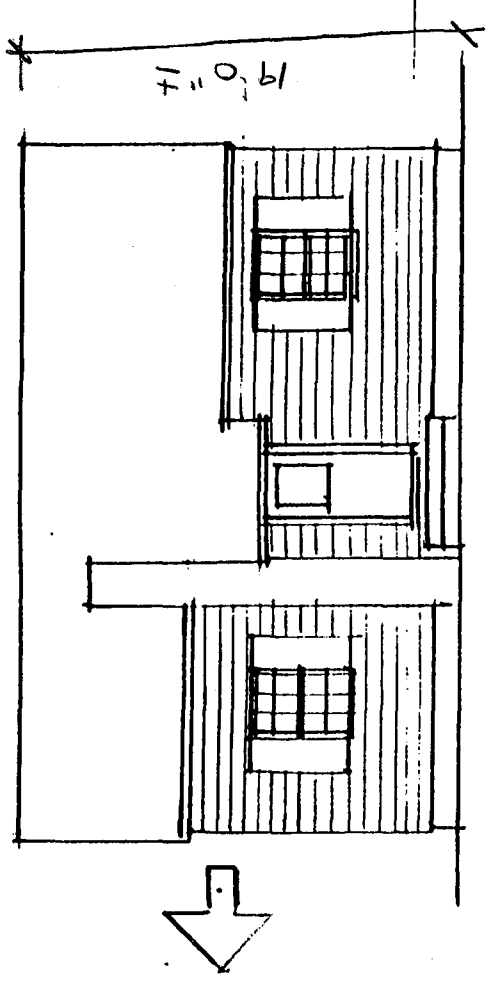
ROOF PLAN  
 1/8" = 1'-0"

GTM ARCHITECTS  
 10415 Armory Avenue  
 KENSINGTON, MARYLAND 20895  
 (301) 942-9062

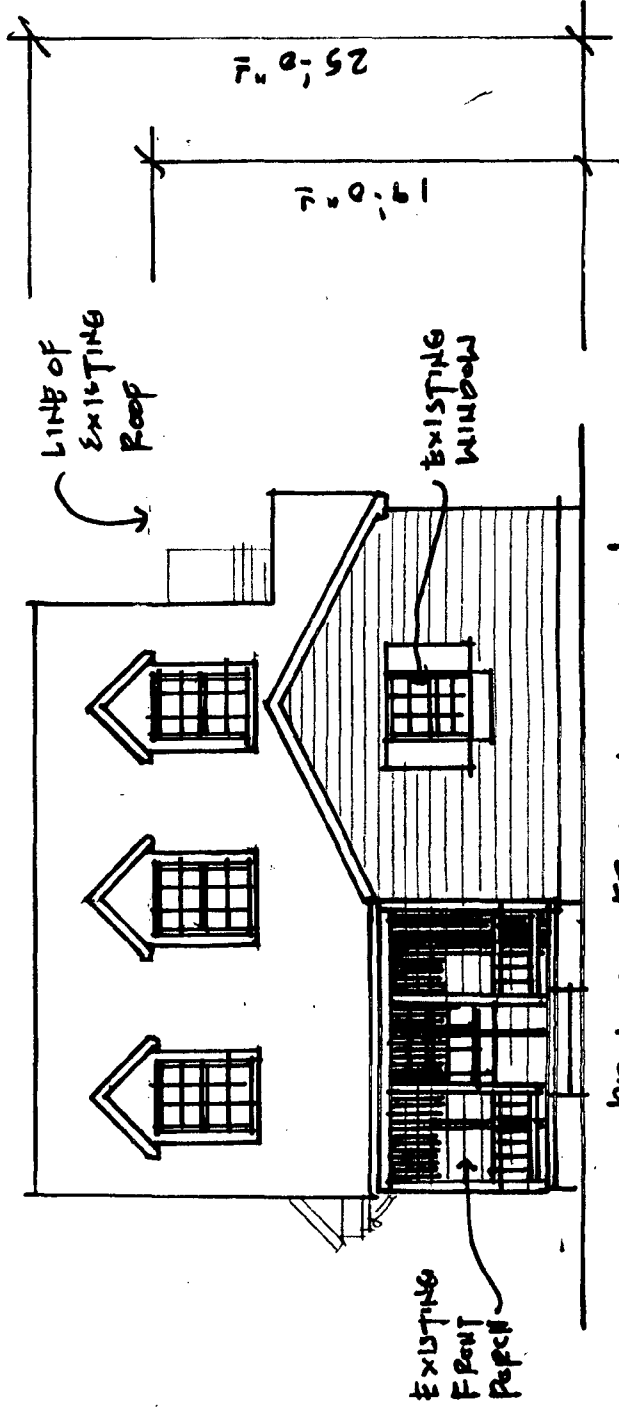
REVISED 3.1.79



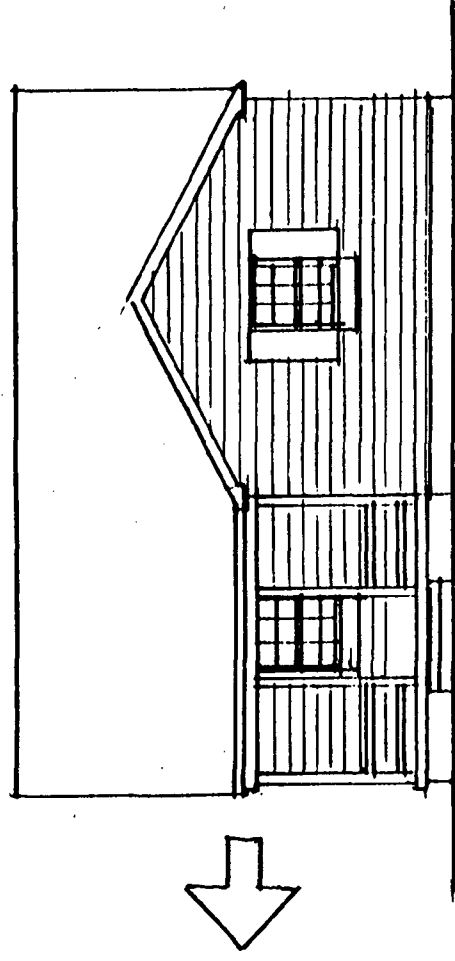
PROPOSED REAR (WEST) ELEVATION  
 $\frac{1}{8}'' = 1'-0''$



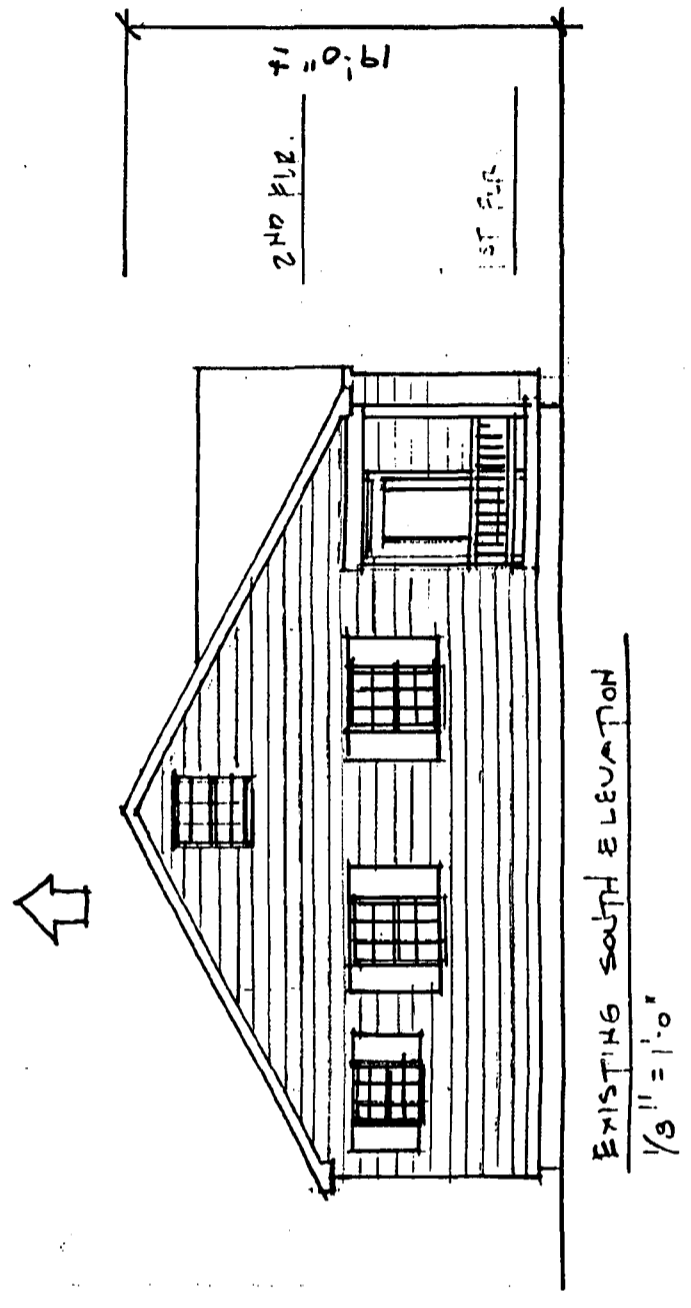
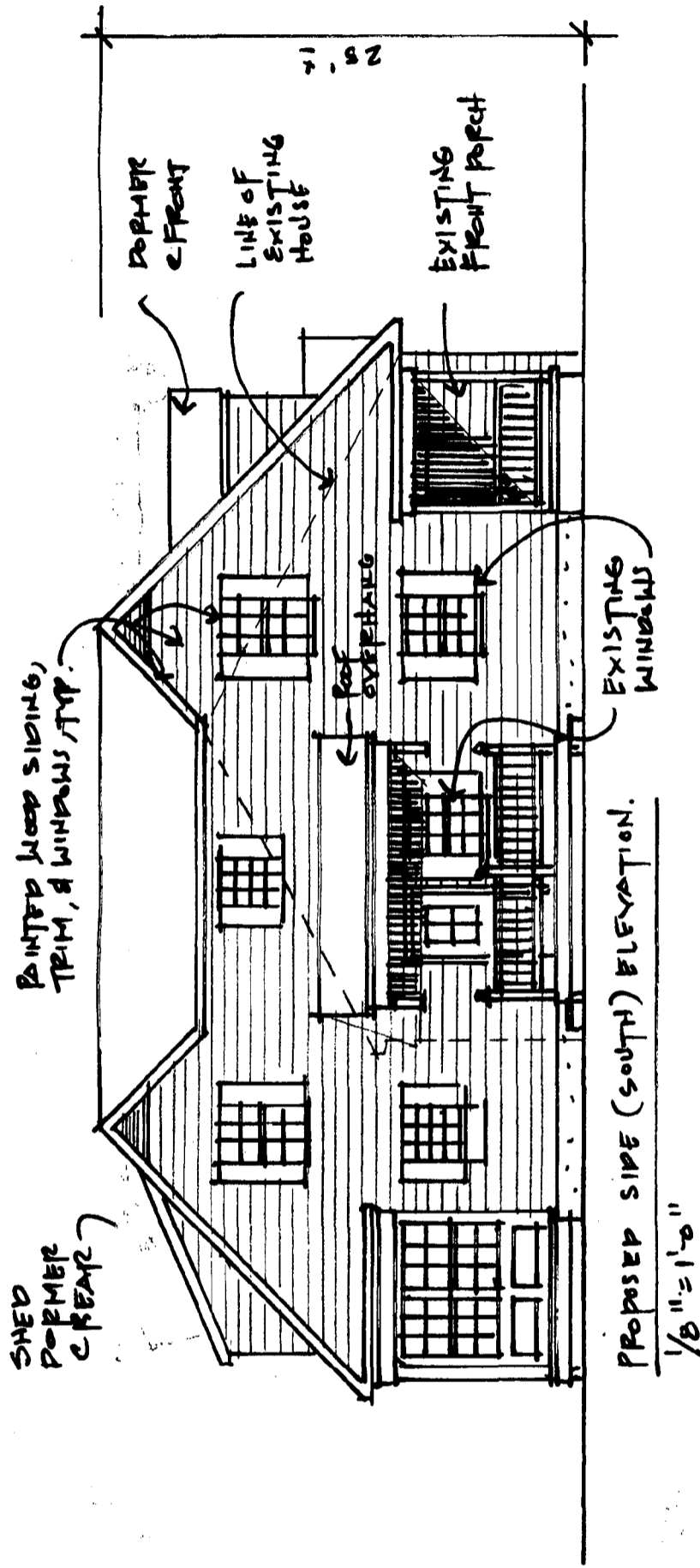
EXISTING REAR (WEST) ELEVATION  
 $\frac{1}{8}'' = 1'-0''$

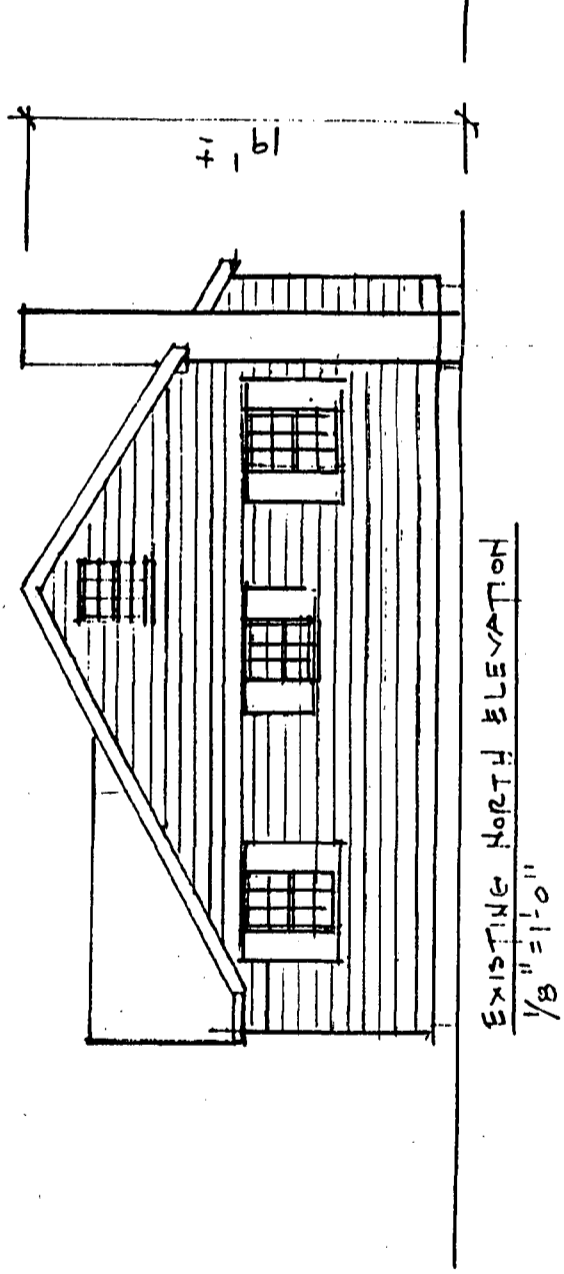
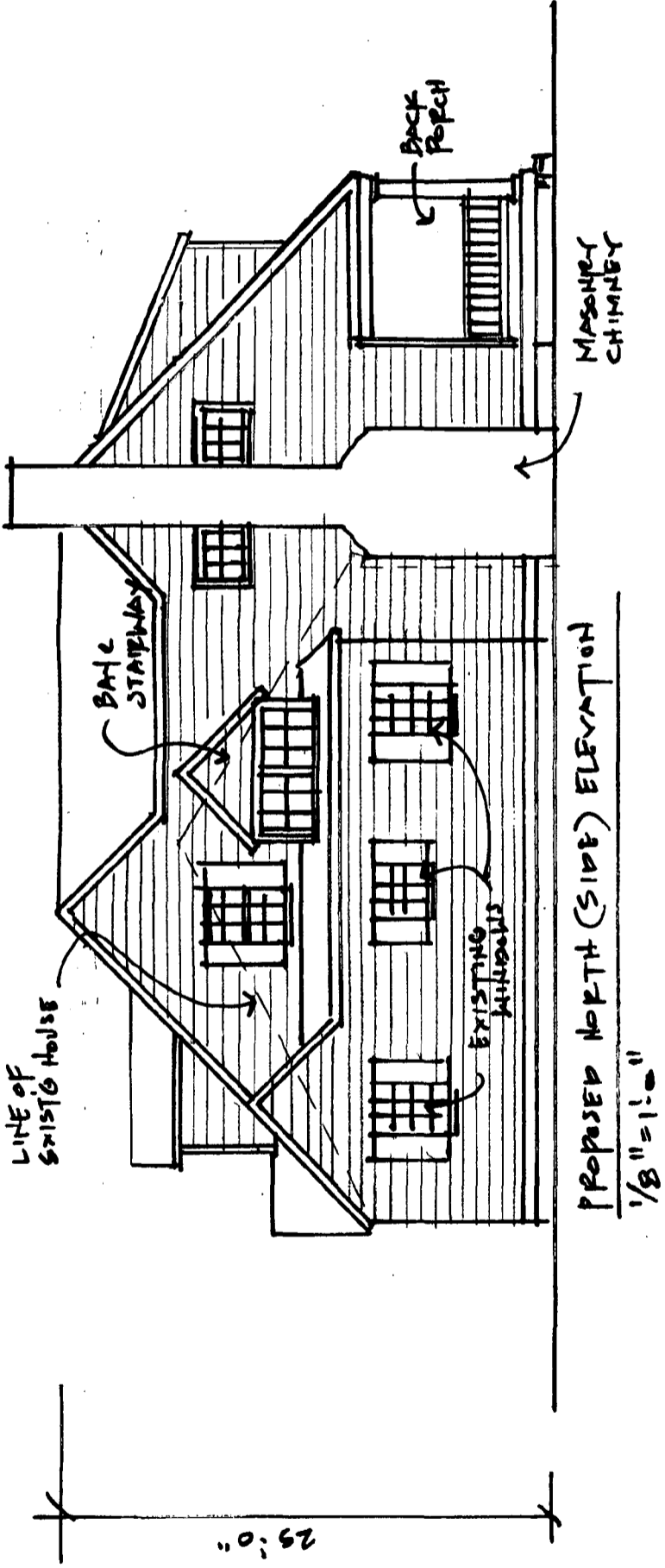


PROPOSED FRONT ELEVATION



EXISTING EAST (FRONT) ELEVATION  
 $\frac{1}{8}'' = 1'-0''$







March 24, 1999

The Montgomery County Historic  
 Preservation Commission  
 8787 Georgia Avenue  
 Silver Spring, Maryland 20910


Re: 10318 Fawcett Street (HPC Case No. 31/6-99C)  
 10415 Armory Avenue (HPC Case No. 31/6-930)  
 3941 Baltimore Street (HPC Case No. 31/6-99D)

Dear Commissioners:

The Mayor and Council concur that we support the recommendations of the Historic Preservation Commission Staff Reports for the above referenced projects.

Further, the owners and architect of 10318 Fawcett Street should be aware that they will be required to obtain a variance for a side yard setback on the south side of the residence. They should contact the Town Office for a copy of the Town's Building Line Setback Ordinance and our variance procedure.

Sincerely,

  
 Kitty L. Rayfaite  
 Mayor

*Kensington LAP*  
*Frank O'Donnell, Chair*

---

**MEMORANDUM**

To: Montgomery County Historic Preservation Commission

From: Frank O'Donnell, Kensington LAP

Date: March 23, 1999

Re: Case Number 31/6-99C and other items on March 24 agenda

Summary:

The Kensington LAP is pleased to endorse the staff recommendation for Case No. 31/6-99C (the Scanlon residence) and urges that the HPC approve the HAWP. The LAP agrees the applicants should be commended for the design and for their response to comments. The LAP also believes this HAWP could set a useful precedent for future proposed infill modifications in the Kensington Historic District.

Discussion:

The applicants had a preliminary consultation with the HPC on February 10, 1999. At that time, various questions were raised about the initial design. The key issue appeared to be a concern that the proposed modification would, in effect, "compete" with (and thereby diminish) the next-door primary resource at 10320 Fawcett Street. Additional concerns were raised about the potential precedent this case could pose for other infill modifications in the Kensington Historic District.

In response to comments at the preliminary consultation, the applicants have substantially modified their initial design. As the HPC staff report notes, the height of the proposed house is well below that of the historic resources, and it would not mimic them in style. Although the house would be significantly expanded from its present size, the proposed new house clearly would continue to defer to the primary resource at 10320 Fawcett Street. The LAP commends the applicants for their responsiveness and urges that the HAWP be approved as recommended by staff.

The LAP also believes this HAWP could become a useful precedent for future proposed modifications to infill properties in the Kensington Historic District. Of course, other proposed infill modifications would still need to be evaluated on a case-by-case basis, but this case demonstrates that existing infill properties can be modified – even significantly modified – while still deferring to the adjacent primary resource.

Regarding items docketed for the March 24 meeting, the Kensington LAP has no objections. One member has raised a question about the impact of a possible third-floor deck at 10415 Armory Avenue (Case No. 31/6-930) on the privacy of neighbors. However, it is our understanding that this project is not scheduled to go forward in the near future.



March 18, 1999

Ms. Robin Ziek  
Mont. County Park & Planning  
8787 Georgia Avenue  
Silver Spring  
MARYLAND 20910-3760

Dear Ms. Ziek,

Regarding the attached application, you should know that the community is depending on you to preserve the integrity of the historic neighborhoods, because some people think they can buy property cheap when they get a small house and then double or trebble it in size. This ruins the neighborhood.

Neighbors are asked to sign off their approval on forms, but they cannot refuse the requests of their neighbors because they don't want to get angry with them. It is up to you to either ask the neighbors to write directly to you and not tell the applicants who they are. Also, you must

make sure that no laws are broken and the neighborhood ruined due to a few persons who are not concerned about the neighborhood.

Thank you,

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

301-563-3400

**WEDNESDAY**

**March 24, 1999**

MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
MRO AUDITORIUM  
8787 GEORGIA AVENUE  
SILVER SPRING, MARYLAND 20910

**PLEASE NOTE:** The HPC agenda is subject to change anytime after printing or during the commission meeting. Please contact the Historic Preservation Commission at the number above to obtain current information. If your application is included on this agenda, you or your representative are expected to attend.

- I. HPC WORKSESSION - 7:00 p.m. in Third Floor Conference Room.
- II. HISTORIC AREA WORK PERMITS - 7:30 p.m. in MRO Auditorium.
  - A. M-NCPPC (Jeff Raines, Agent), for shed modification at 18400 Muncaster Road, Derwood (HPC Case No. 22/7-99A) (*Master Plan Site #22/7, Bussard Farm/Agricultural Farm Park*).
  - B. Sean & Carrie Ann Scanlon (George Myers, Architect) for alteration and addition at 10318 Fawcett Avenue, Kensington (HPC Case No. 31/6-99C)(Kensington Historic District).
  - C. Ruth Robbins & David Evans, for front alterations at 3 Magnolia Parkway, Chevy Chase (HPC Case No. 35/13-99C) (Chevy Chase Village Historic District).
  - D. Colleen O'Brien, for roof and window alterations at 7009 Poplar Avenue, Takoma Park (HPC Case No. 37/3-99C)(Takoma Park Historic District).
  - E. George Myers, for alterations at 10415 Armory Avenue, Kensington (HPC Case No. 31/6-930 **REVISION**) (Kensington Historic District).
  - F. Jane Salomon, for site modifications at 4716 Waverly Avenue, Garrett Park (HPC Case No. 30/13-99A) (Garrett Park Historic District).
  - G. Jane & Cindy Mesmer, for alterations at 3941 Baltimore Avenue, Kensington (HPC Case No. 31/6-99D)(Kensington Historic District).
  - H. Dan Aibel, for garage alteration at 227 Park Avenue, Takoma Park (HPC Case No. 37/3-99D) (Takoma Park Historic District).

(OVER)

March 1, 1999

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Mont. County Park & Planning  
8787 Georgia Avenue  
Silver Spring

MARYLAND 20910-3760

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neighborhood ruined due to a few persons

who are not concerned about the neighborhood,

Thank you,

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**

301-563-3400

**WEDNESDAY**

**March 24, 1999**

**MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION**

**MRO AUDITORIUM**

**8787 GEORGIA AVENUE**

**SILVER SPRING, MARYLAND 20910**

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(OVER)

March 18, 1999

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Mont. County Park & Planning  
8787 Georgia Avenue  
Silver Spring  
MARYLAND 20910-3760

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make sure that no laws are broken and the neighborhood ruined due to a few persons who are not concerned about the neighborhood.

Thank you,

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

**Address:** 10318 Fawcett Street                      **Meeting Date:** 03/24/99  
**Resource:** Kensington Historic District              **Public Notice:** 03/10/99  
**Case Number:** 31/6-99C                              **Report Date:** 03/17/99  
**Review:** HAWP    **Tax Credit:** None  
**Applicant:** Sean & Carrie Ann Scanlon              **Staff:** Perry Kephart  
**PROPOSAL:** Substantial Alteration              **RECOMMEND:** Approve w/ conditions

---

**DATE OF CONSTRUCTION:** After 1950

**SIGNIFICANCE:** Non-contributing Resource in Kensington Historic District

**ARCHITECTURAL DESCRIPTION**

The residence is a one-story, cross-gable, 3 bay cottage with an inset front porch on the left side. The vernacular structure is clad in lapped wood siding and has an asphalt shingle roof. The footprint of the building is approximately 800 square feet.

There is a small outbuilding at the rear of the property

**PROPOSAL**

The applicant proposes to modify the existing one-story, 2 bedroom, cottage by adding a rear section and one story above the new footprint (of approximately 1,100 s.f.) for a new area of approximately 2,000 s.f. The vernacular cottage design of the existing building is proposed to be modified to a Colonial Revival/Craftsman configuration with the addition of three front dormers and a twin-gabled side facade.

**STAFF DISCUSSION**

As background, staff understands that the existing cottage at 10318 Fawcett Street is an infill that was constructed by the owner of the primary resource at 10320 Fawcett Street as a residence for his daughter before the historic district was designated in 1986.

The property on the right at 10320 is a 2½ story multi-gabled Queen Anne with a wraparound front porch and both lapped and scalloped wood siding. The property to the left, 10314, also a primary resource, is a two-story, cross-gabled Dutch Colonial Revival residence with shingle siding. The house to the right is set 24' from the street, the subject house is set back

32' and the house on the left is set back 44'. The house on the left (10314) has a garden lot on the right side, the house on the right (10320) is on a corner lot and its garden lot has been infilled with the subject property.

The project was the subject of a preliminary consultation on February 10, 1999. The large tree that was proposed for removal in order to expand the house has been determined to be seriously decayed and is being removed as it is considered a hazard. The plans for the house have been redrawn in response to comments from the HPC, the Kensington LAP, and the Kensington Historical Society Preservation Committee. The applicants are to be commended for the thoughtful design that has been submitted for approval.

Of the numerous issues raised at the preliminary consultation, the only issue remaining relates to the general question of whether an infill property can be expanded. Given the amount of consideration that goes into the review of new infill construction, particularly as to the siting and size of other proposed projects in the historic district, it might be questioned whether any changes at all to 10318 Fawcett Street are appropriate. Staff is of the opinion that the modest scale of the changes to the front facade are in keeping with the subordinate role of the cottage in the historic streetscape. Changes to the rear are of a simple design such that the house will not compete with the historic resources on either side. In effect, the house continues to read as an infill.

Specifically, the materials proposed for the alteration, lapped siding, wood-framed windows, and composite shingle roofing are compatible with the existing structure and with the historic resources on either side. The scale of the building as it relates to the rest of the streetscape is not substantially altered. The width of the structure is not changed. Although the length of the building is nearly doubled and the elevation is raised from 19' to approximately 25', rear additions are generally approved and the height of the house is well below that of the historic resources next door. The style of the house is suggestive of architectural styles later than the predominant Queen Anne style of the district, and does not mimic the historic resources.

### STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)2:

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

and with the Secretary of the Interior Guidelines #2, #9, and #10:

The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from



the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

New additions and adjacent or related new construction will 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.

and with the conditions:

1. The trees in the rear yard are to be adequately protected during construction.
2. The picket fence and the small outbuilding are to be adequately protected and, if removed during construction, are to be returned to their current sites.

with the general condition applicable to all Historic Area Work Permits that **the applicant shall present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits** and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON George Myers  
 DAYTIME TELEPHONE NO. (301) 942 9062 ext. 13

TAX ACCOUNT # \_\_\_\_\_  
 NAME OF PROPERTY OWNER SEAN & CARRIE ANN SCANLON DAYTIME TELEPHONE NO. (301) 949-5146  
 ADDRESS 10315 FAWCETT ST. KENSINGTON, MD. 20895  
 CITY STATE ZIP CODE  
 CONTRACTOR TBD TELEPHONE NO. ~~301-949-5146~~  
 CONTRACTOR REGISTRATION NUMBER \_\_\_\_\_  
 AGENT FOR OWNER George Myers DAYTIME TELEPHONE NO. (301) 942 9062

## LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 10315 STREET Fawcett St.  
 TOWN/CITY KENSINGTON, NEAREST CROSS STREET Mitchell  
 LOT PART OF 13 BLOCK \_\_\_\_\_ SUBDIVISION \_\_\_\_\_  
 LIBER \_\_\_\_\_ FOLIO \_\_\_\_\_ PARCEL \_\_\_\_\_

## PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition  
 Construct Extend Alter/Renovate Repair Move Porch ~~Deck~~ Fireplace Shed Solar Woodburning Stove  
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other \_\_\_\_\_  
 1B. CONSTRUCTION COST ESTIMATE \$ TBD  
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # \_\_\_\_\_

## PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01  WSSC 02 ( ) SEPTIC 03 ( ) OTHER \_\_\_\_\_  
 2B. TYPE OF WATER SUPPLY 01  WSSC 02 ( ) WELL 03 ( ) OTHER \_\_\_\_\_

## PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL N/A.

3A. HEIGHT \_\_\_\_\_ feet \_\_\_\_\_ inches  
 3B. INDICATE WHETHER THE FENCE OR RETAINING WALL IS TO BE CONSTRUCTED ON ONE OF THE FOLLOWING LOCATIONS:  
 On party line/property line \_\_\_\_\_ Entirely on land of owner \_\_\_\_\_ On public right of way/easement \_\_\_\_\_

I HEREBY CERTIFY THAT I HAVE THE AUTHORITY TO MAKE THE FOREGOING APPLICATION, THAT THE APPLICATION IS CORRECT, AND THAT THE CONSTRUCTION WILL COMPLY WITH PLANS APPROVED BY ALL AGENCIES LISTED AND I HEREBY ACKNOWLEDGE AND ACCEPT THIS TO BE A CONDITION FOR THE ISSUANCE OF THIS PERMIT.

George T. Myers Signature of owner or authorized agent 3/1/99. Date

APPROVED \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
 DISAPPROVED \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

(4)

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

**1. WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING 1 STORY BUILDING - NON-CONTRIBUTING

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

2ND STORY ADDITION + EXTENSION OF STRUCTURE

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;  
b. dimensions of all existing and proposed structures; and  
c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

**3. PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.  
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. **An existing and a proposed elevation drawing of each facade affected by the proposed work is required.**

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

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

**6. TREE SURVEY**

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above ground level)

ADJACENT PROPERTY OWNERS :

Bo Jonsson

10314 Fawcett St.  
KENSINGTON, MD. 20895

Harry + Denise Orenstein

10313 Fawcett St.  
KENSINGTON, MD. 20895

301-942-9567

Stuart

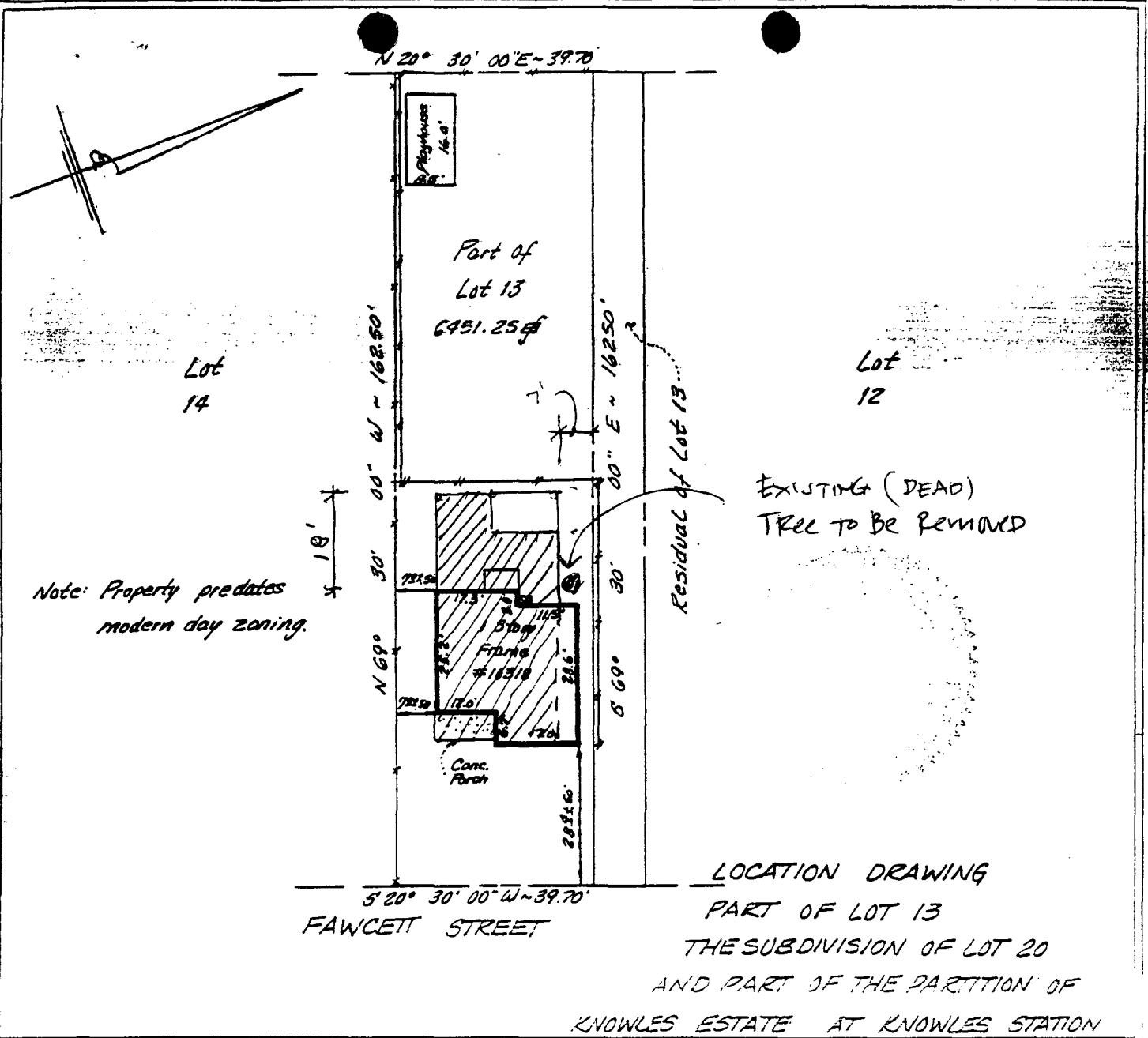
10319 Fawcett St.  
KENSINGTON, MD. 20895

301-942-1986

Mark + Miriam Ruminski

10320 Fawcett St.  
KENSINGTON, MD. 20895

301-933-1775



Note: Property predates modern day zoning.

LOCATION DRAWING  
PART OF LOT 13  
THE SUBDIVISION OF LOT 20  
AND PART OF THE PARTITION OF  
KNOWLES ESTATE AT KNOWLES STATION

**Surveyor's Certification**

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

*Stephen J. Wenthold*  
Stephen J. Wenthold, Maryland RLS Reg. No. 10757

NOTE: This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate determination of property boundary lines. Such determination may require a separate boundary survey conducted in accordance with the Maryland Surveying and Mapping Act.

Date: 3-25-96

Scale: 1"=30'



Meridian Survey, Inc.  
10000 Woodlawn Drive  
Baltimore, MD 21212

Address: 10318 Fawcett Street

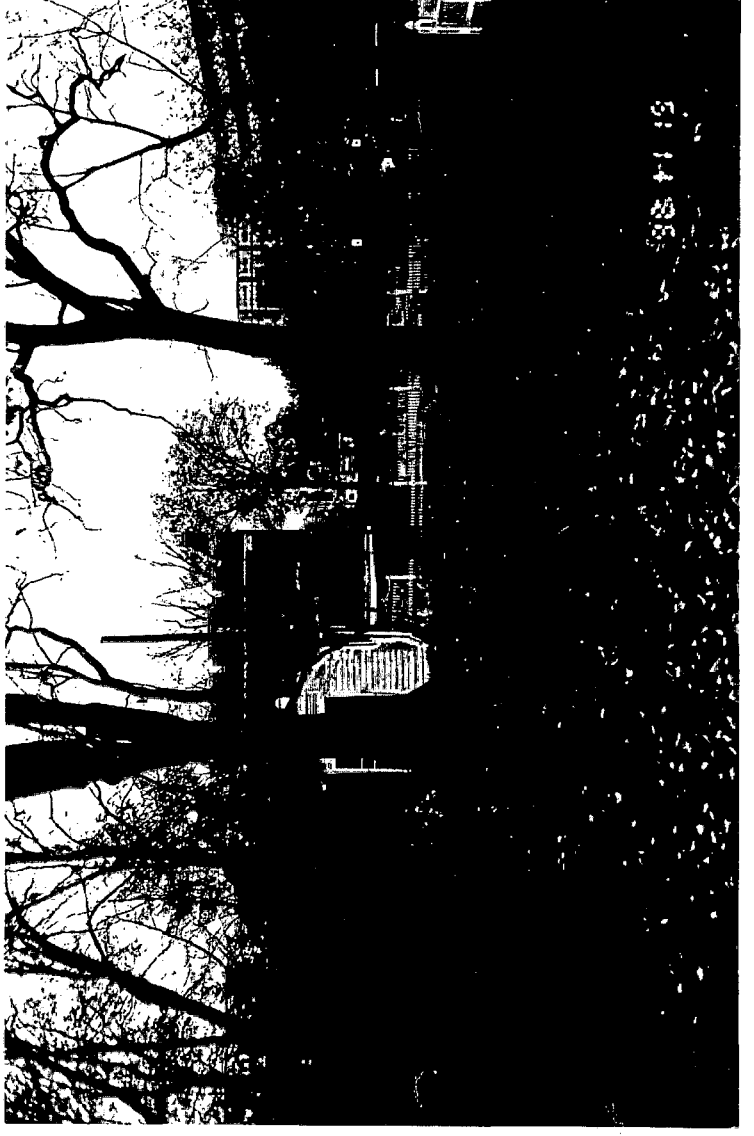
District: 13

4th Floor, 1st of Maryland

SCANLON RESIDENCE  
10318 FAULKNER ST.  
KENSINGTON, MD.



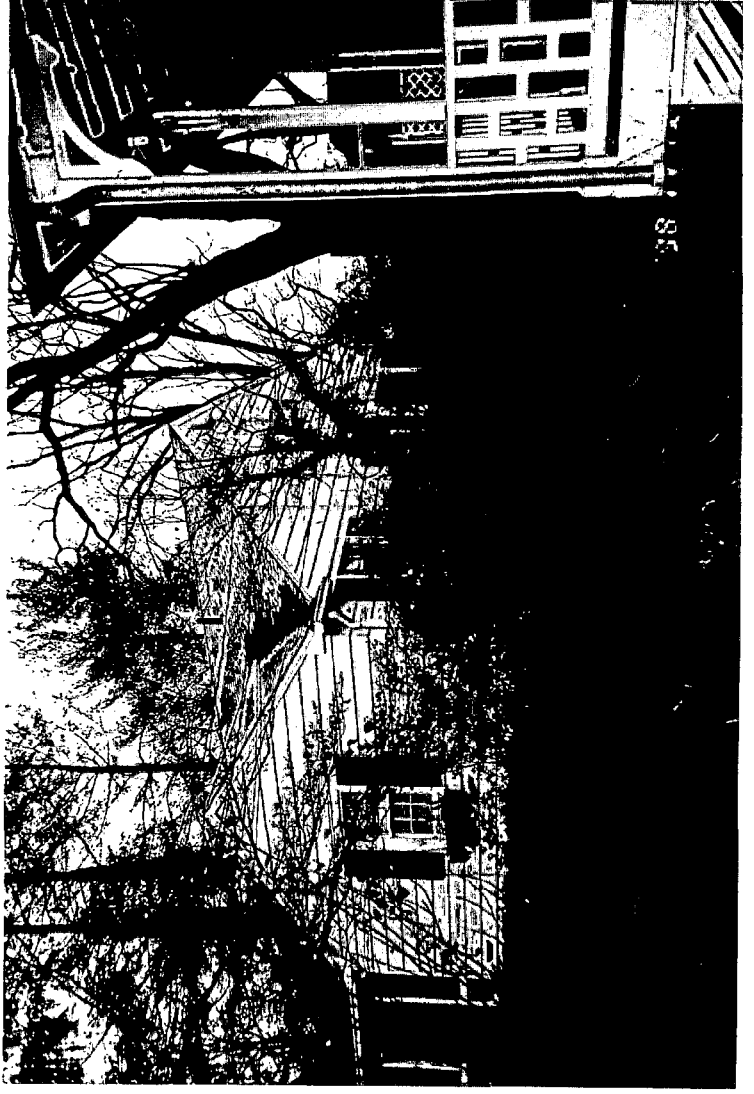
REAR VIEW



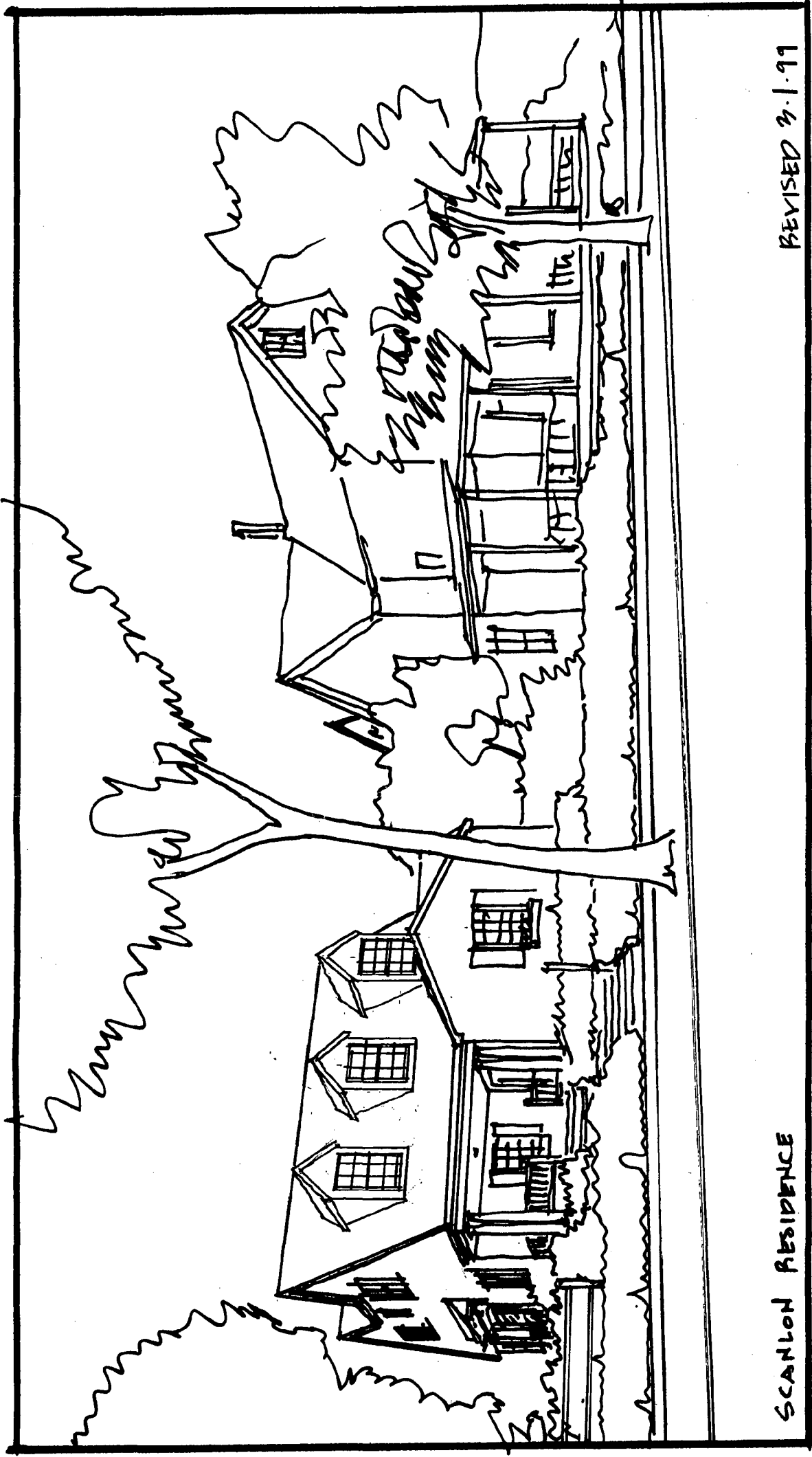
VIEW TO REAR PART OF LOT



FRONT VIEW

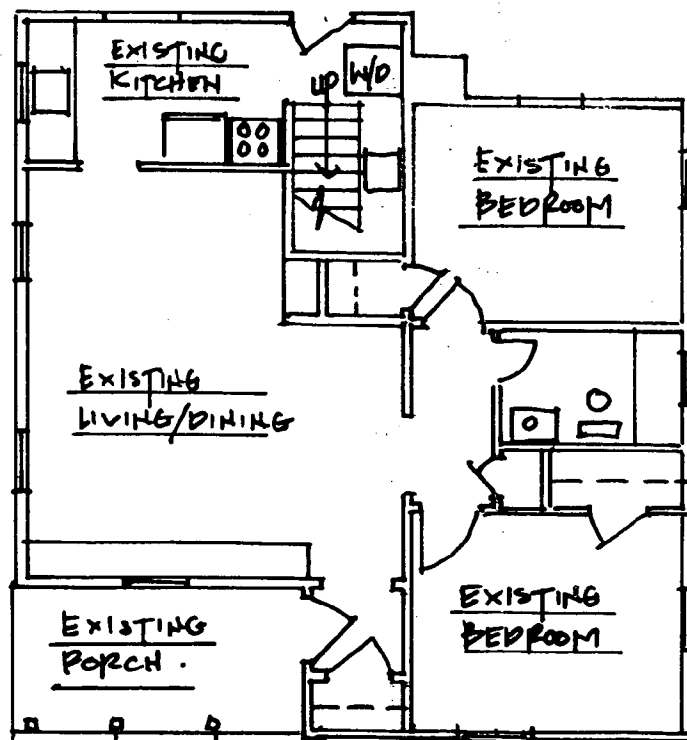


FRONT VIEW

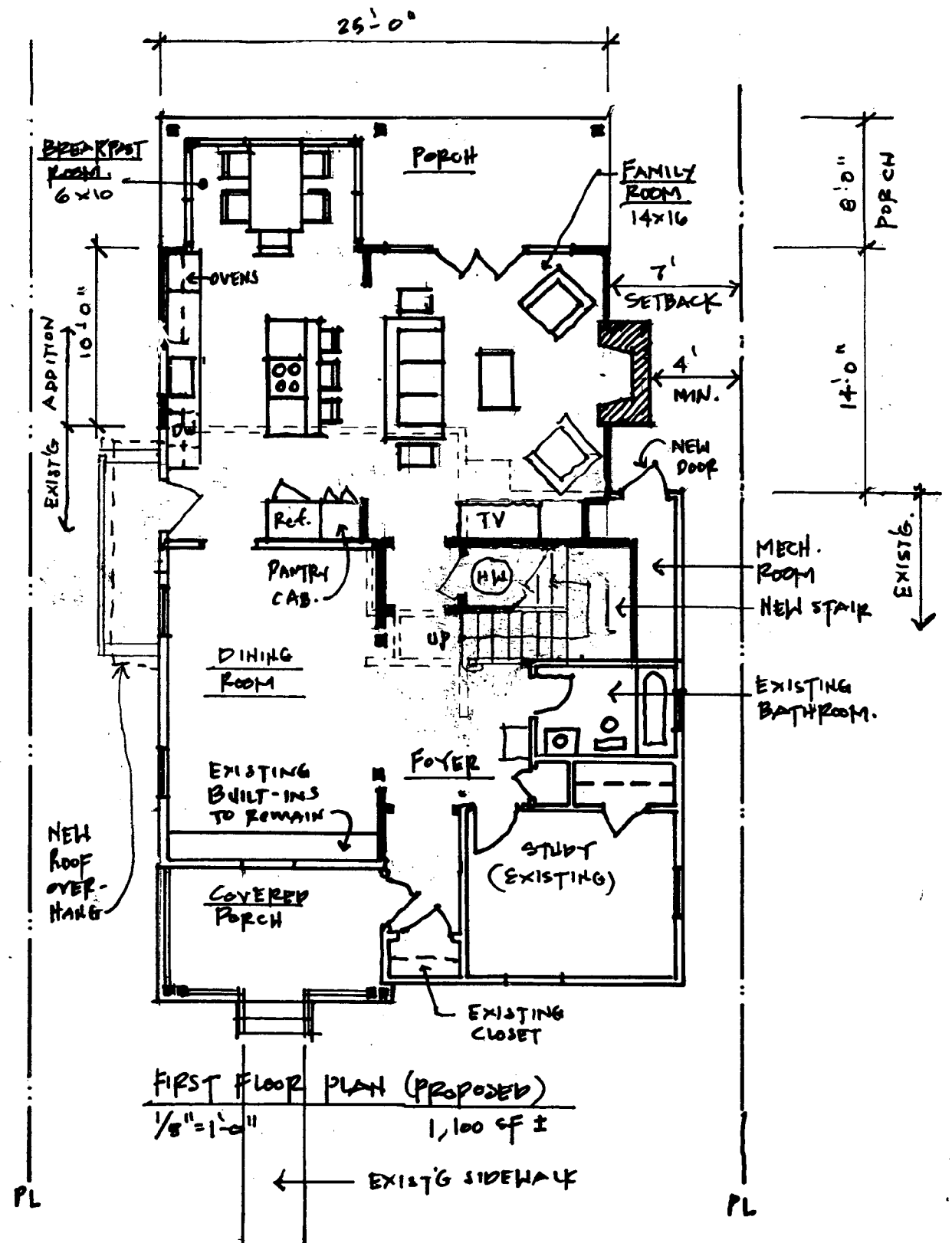


SCANLON RESIDENCE

REVISED 3.1.99



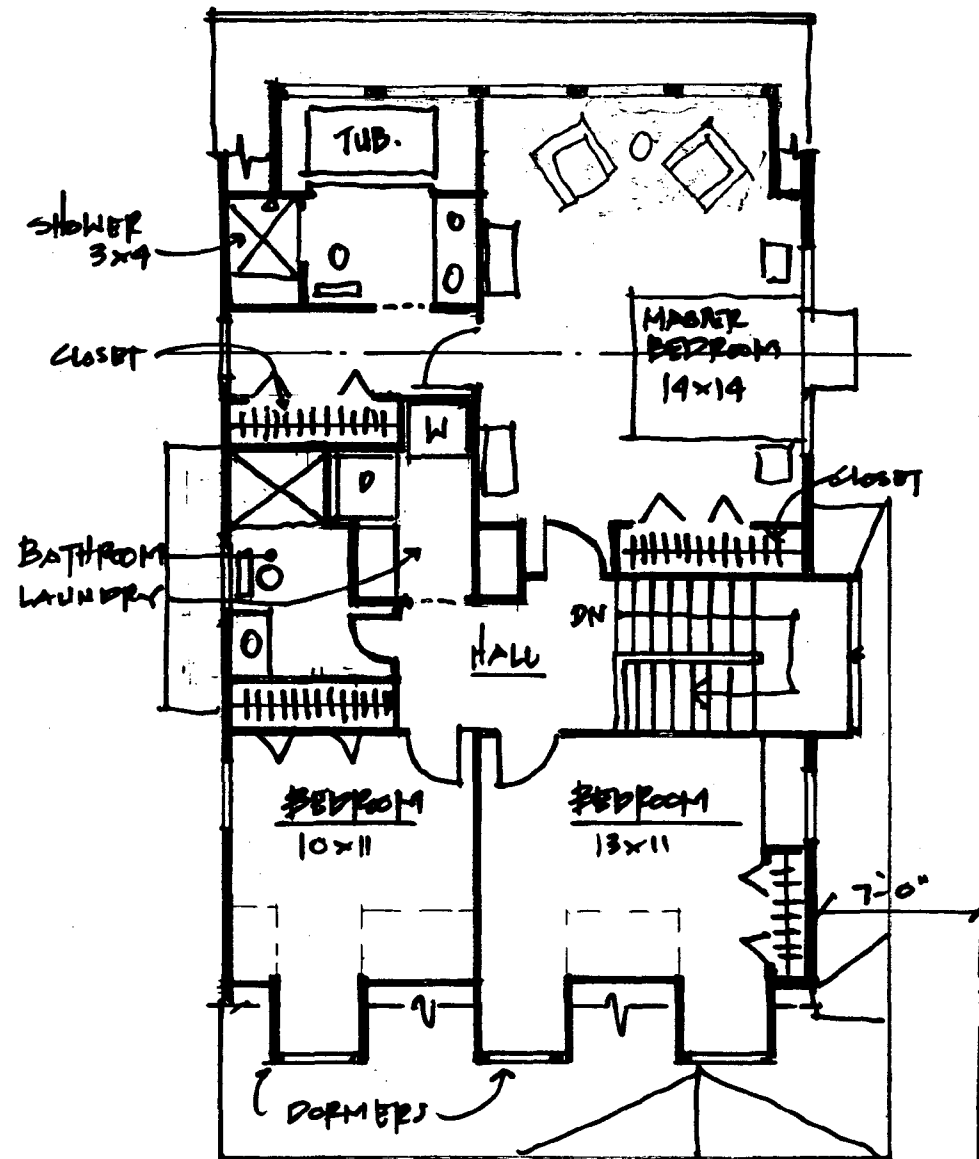
EXISTING FIRST FLOOR PLAN  
 1/8" = 1'-0"



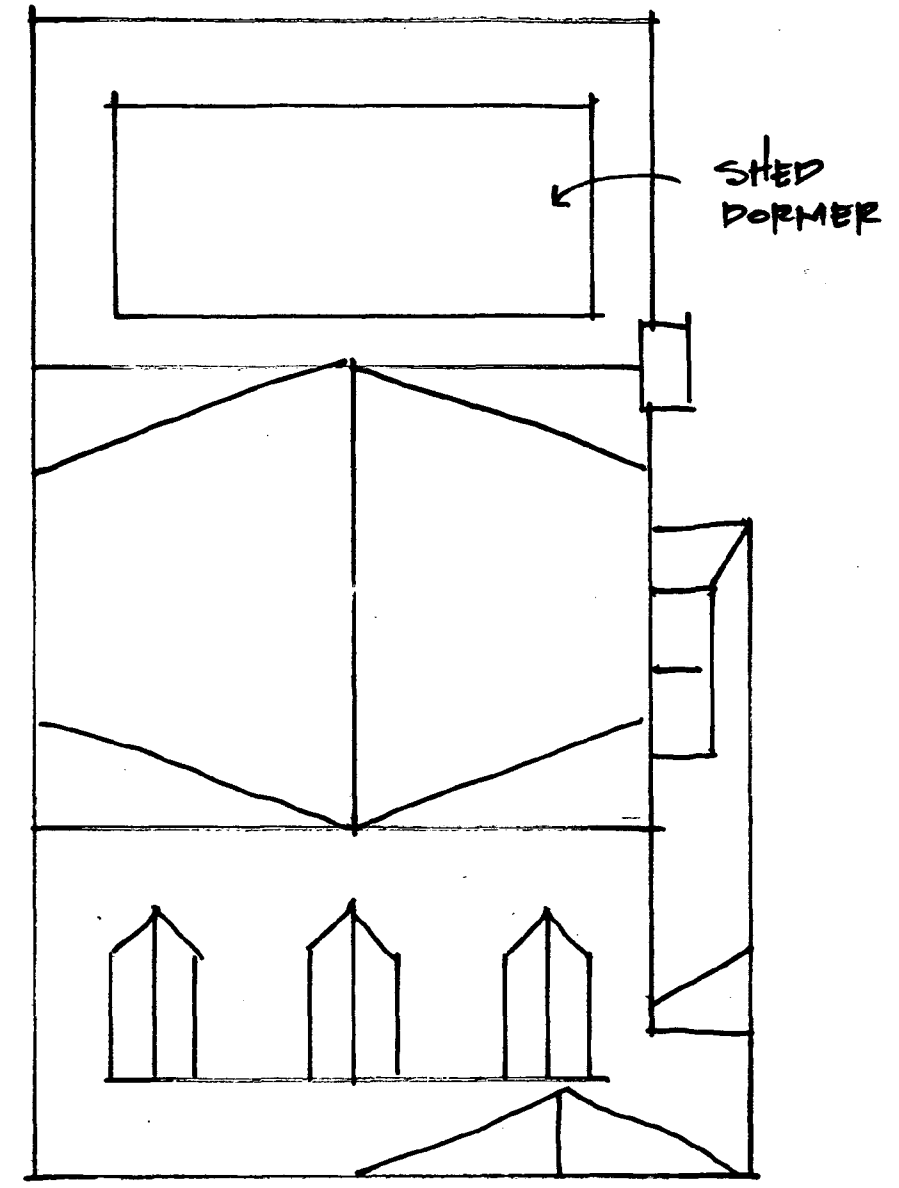
FIRST FLOOR PLAN (PROPOSED)  
 1/8" = 1'-0" 1,100 sq ft

(C)





PROPOSED SECOND FLOOR PLAN  
 1/8" = 1'-0"

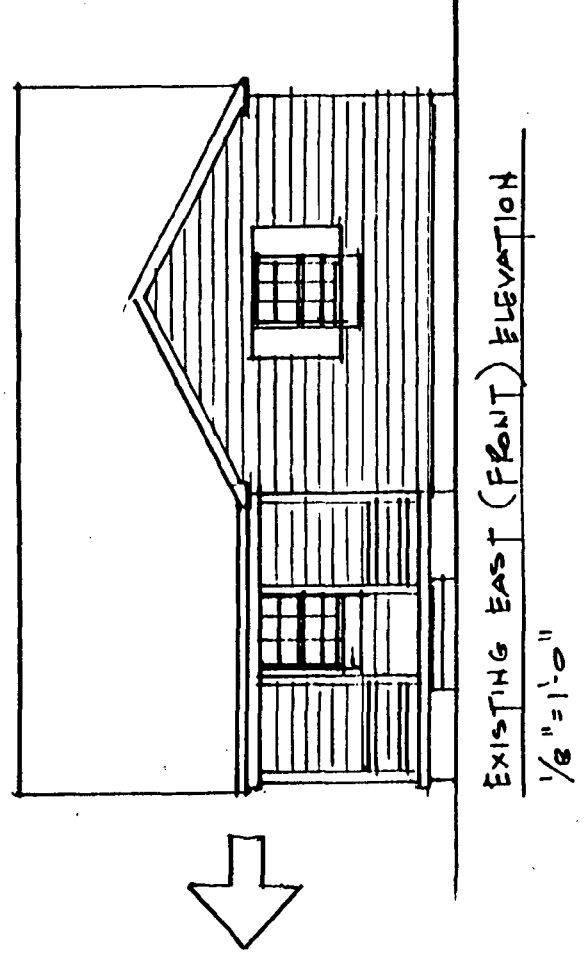
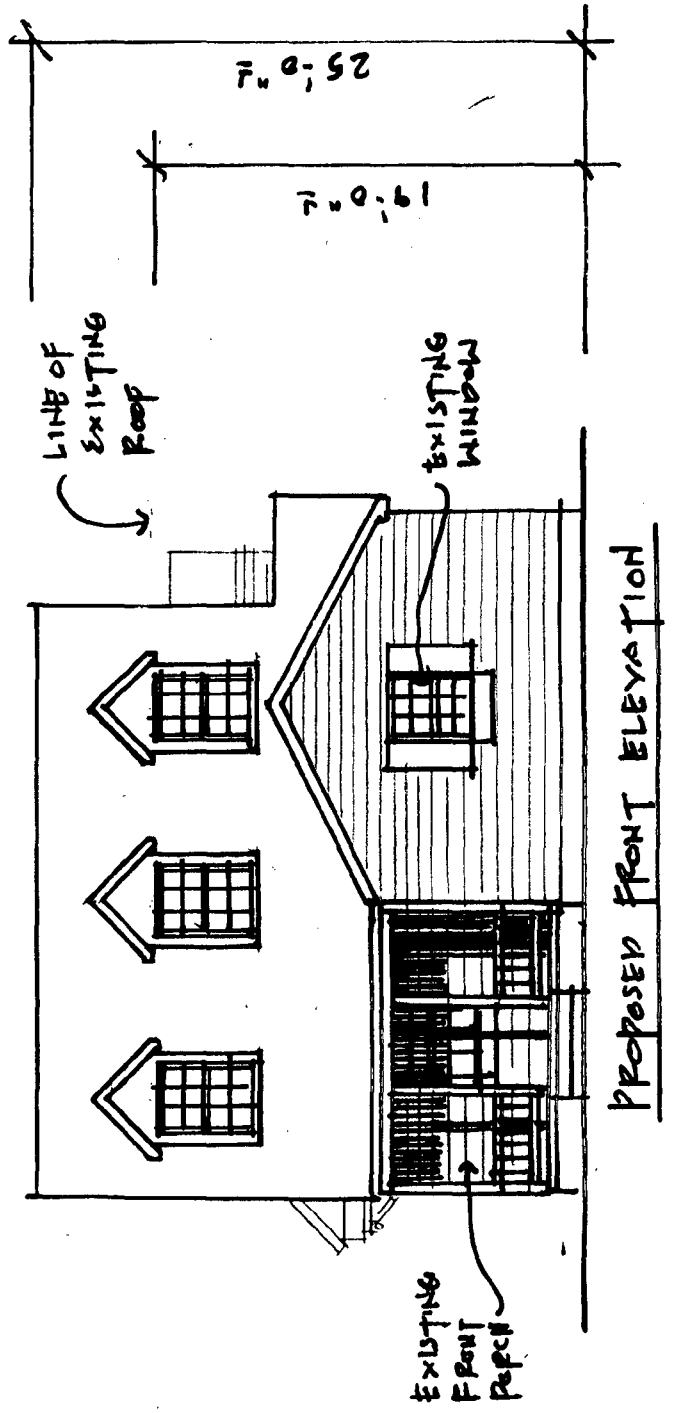
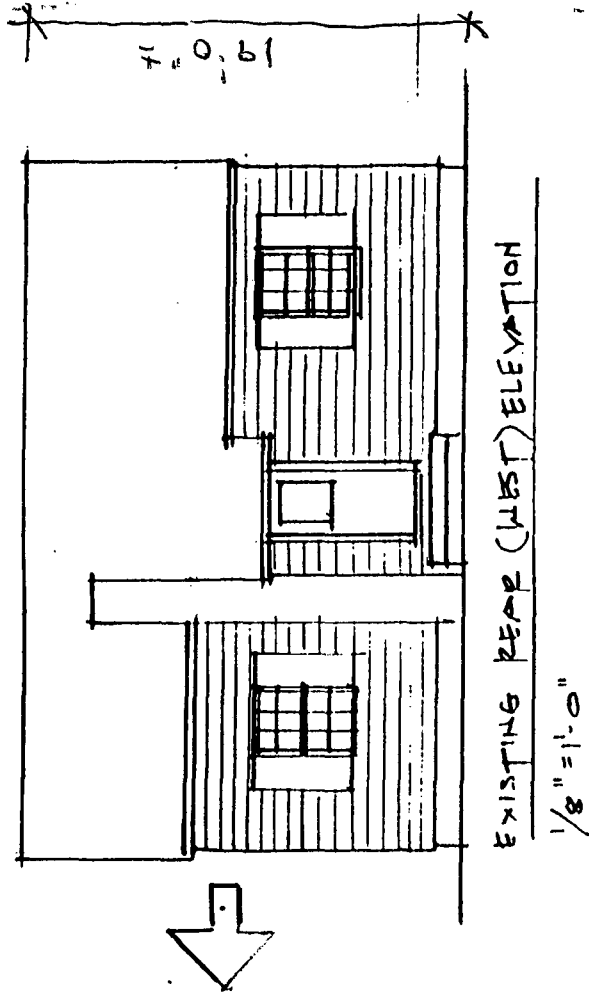
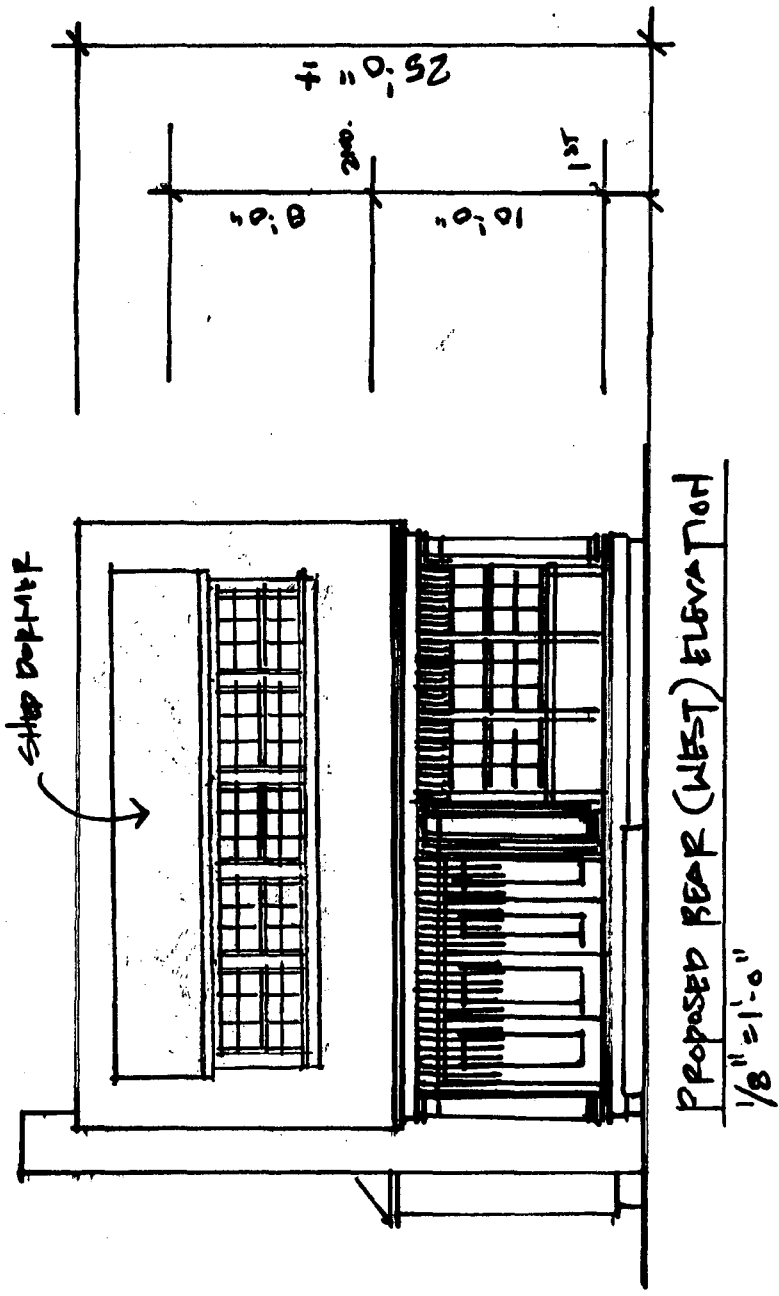


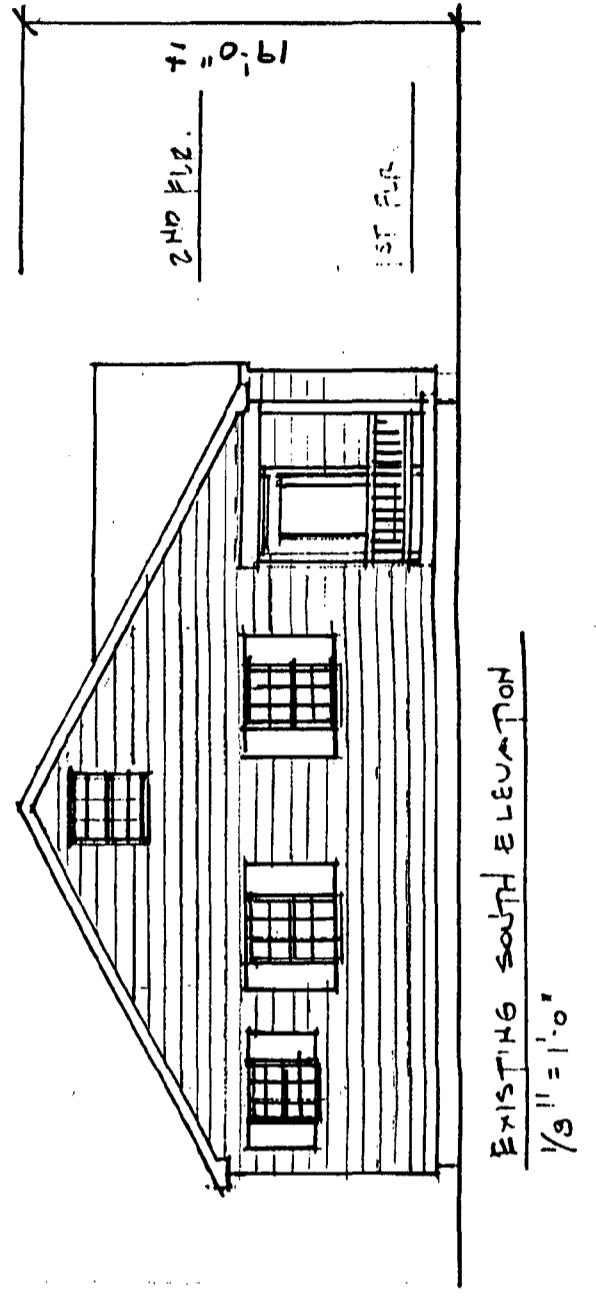
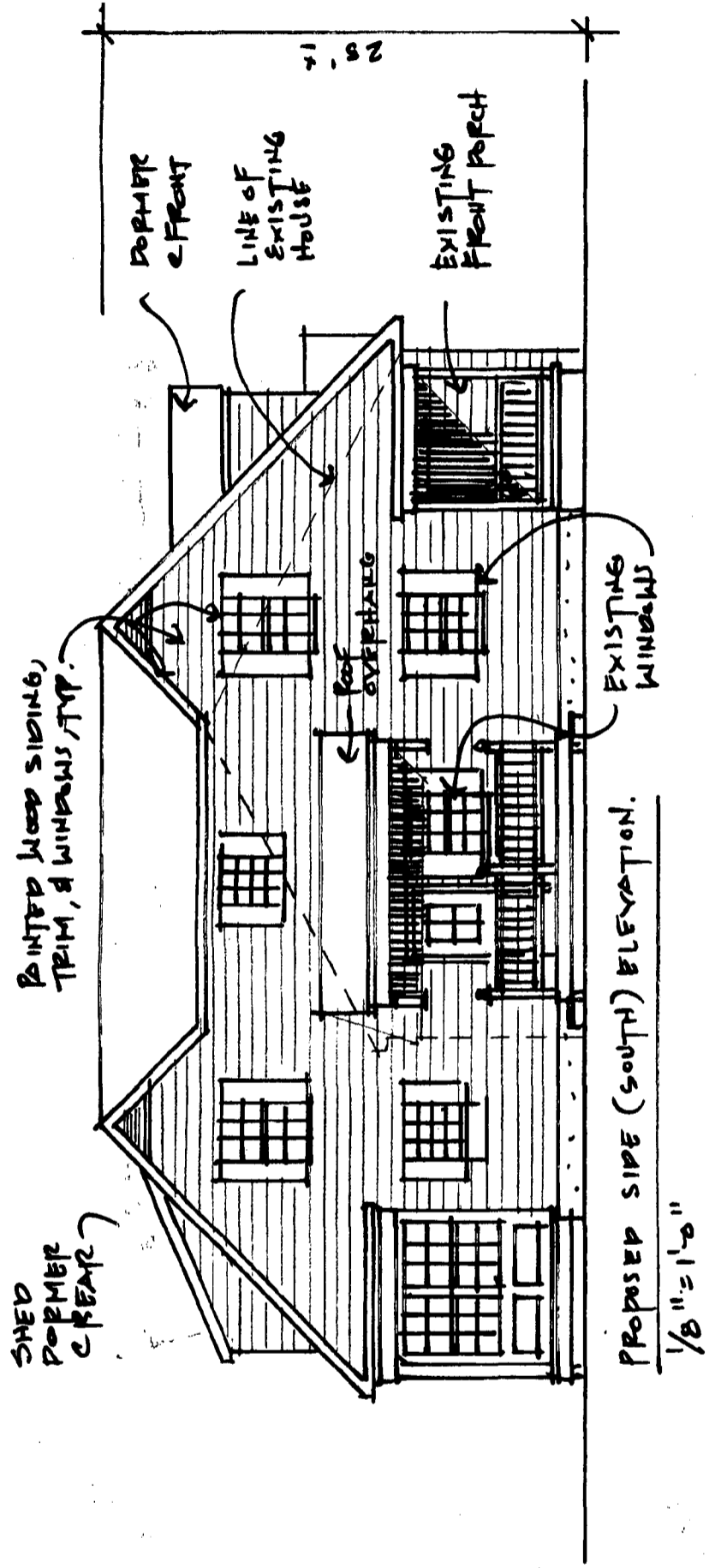
ROOF PLAN  
 1/8" = 1'-0"

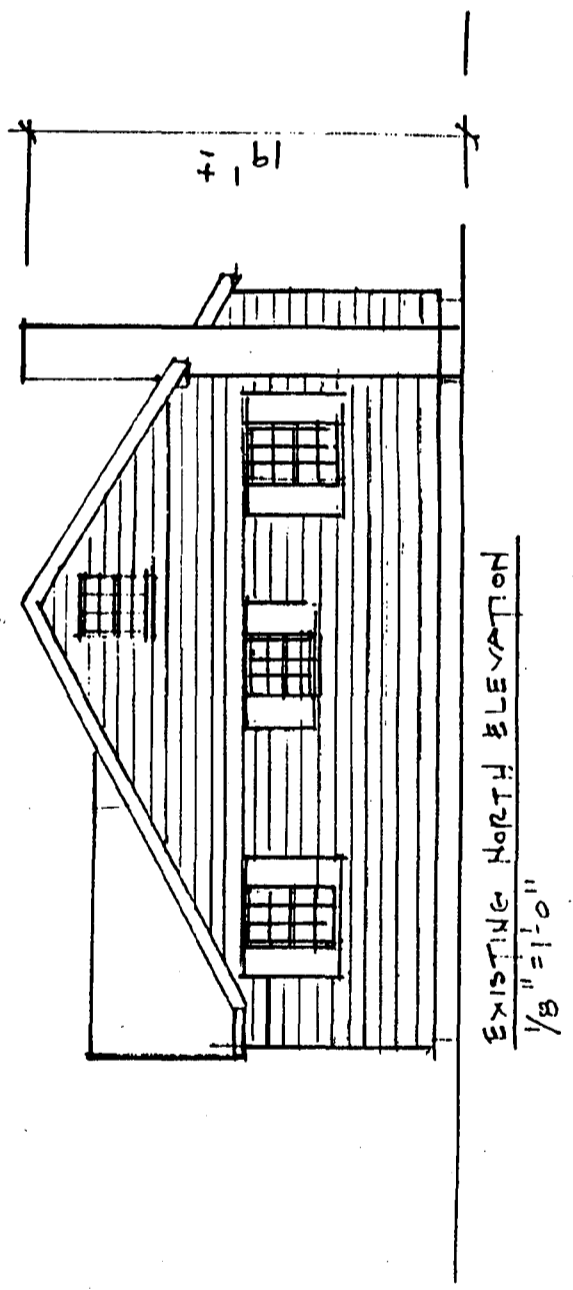
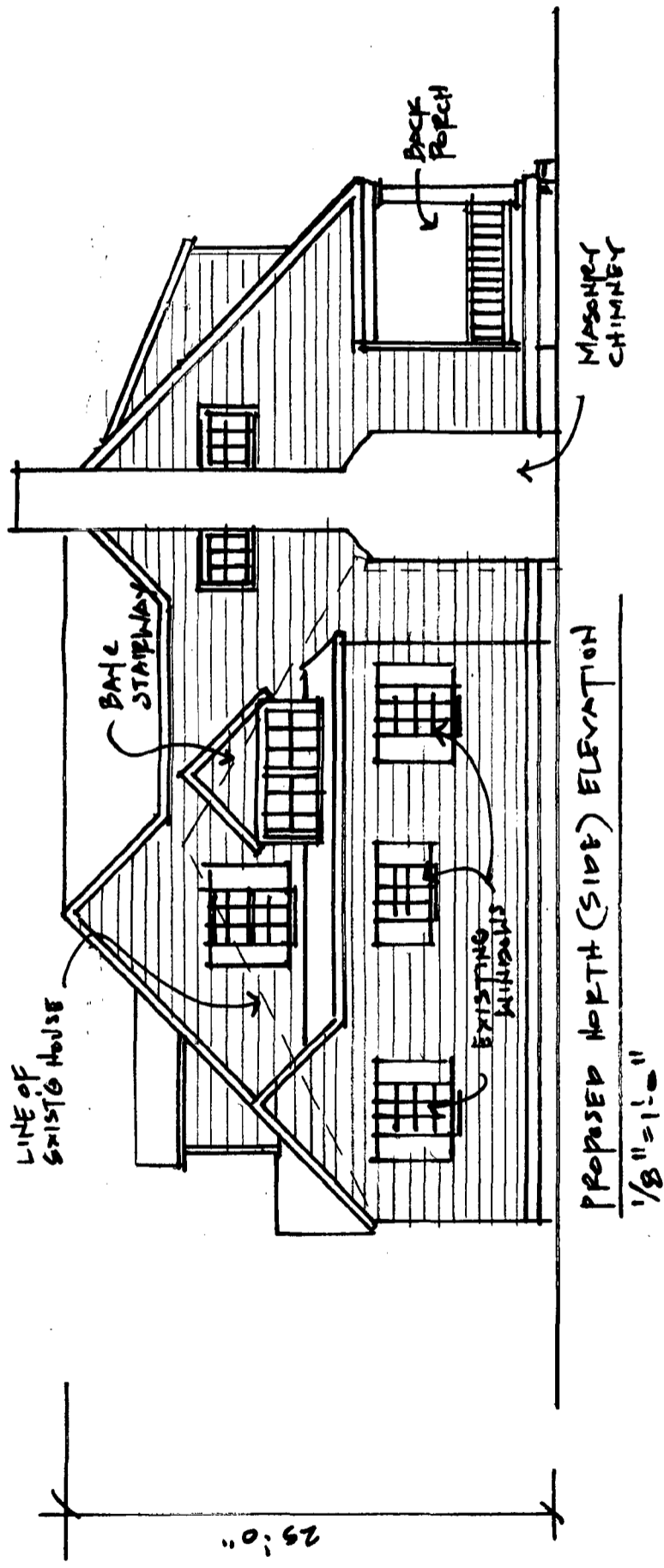
GTM ARCHITECTS  
 10415 Armory Avenue  
 KENSINGTON, MARYLAND 20895  
 (301) 942-9062

REVISED 3-1-99









## HISTORIC PRESERVATION COMMISSION STAFF REPORT

**Address:** 10318 Fawcett Street

**Meeting Date:** 02/10/99

**Resource:** Kensington Historic District

**Review:** Preliminary Consultation

**Case Number:** N/A

**Tax Credit:** None

**Public Notice:** 01/27/99

**Report Date:** 02/03/99

**Applicant:** Sean & Carrie Ann Scanlon

**Staff:** Perry Kephart

**PROPOSAL:** Substantial Alteration **RECOMMEND:** Proceed to HAWP With Revisions

---

**DATE OF CONSTRUCTION:** After 1950

**SIGNIFICANCE:** Non-contributing Resource in Kensington Historic District

### **ARCHITECTURAL DESCRIPTION**

The residence is a one-story, cross gable, 3 bay cottage with an inset front porch on the left side. The vernacular structure is clad in lapped wood siding and has an asphalt shingle roof. The footprint of the building is approximately 800 square feet.

There is a small outbuilding at the rear of the property

### **PROPOSAL**

The applicant proposes to:

1. Modify the existing one-story, 2 bedroom, cottage by adding a rear section and 1½ stories above the new footprint (of approximately 1,100 s.f.) for a new area of approximately 2,600 s.f including future living space in the attic. The vernacular cottage design of the existing building is proposed to be modified to a neo-Victorian design.
2. Remove a tree to the right of the existing structure to make room for the proposed addition.

### **STAFF DISCUSSION**

As background, staff understands that the existing cottage at 10318 Fawcett Street is an infill that was constructed by the owner of the primary resource at 10320 Fawcett Street as a residence for his daughter before the historic district was designated in 1986.

The property on the right at 10320 is a 2½ story multi-gabled Queen Anne with a wraparound front porch and both lapped and scalloped wood siding. The property to the left, 10314, also a primary resource, is a two-story, cross-gabled Dutch Colonial Revival residence with shingle siding. The house to the right is set 24' from the street, the subject house is set back 32' and the house on the left is set back 44'. The house on the left (10314) has a garden lot on the right side, the house on the right (10320) is on a corner lot and its garden lot has been infilled with the subject property.

The materials proposed for the alteration, lapped siding, wood-framed windows, and composite shingle roofing are compatible with the existing structure and with the historic resources on either side.

The use of a second story bay window and elongated side porch overhang introduces more detail than might be considered appropriate to the simplicity of the existing structure and of the overall simplicity of the proposed new design. New work that mimics rather than enhances a predominant style in a historic district is generally discouraged.

More than doubling the size of the structure and changing the architectural style raises a number of issues that should be considered by the HPC.

1. The scale of the building as it relates to the rest of the streetscape is substantially altered. The width of the structure is not changed. However, the length of the building is nearly doubled and the elevation is raised from 19' to approximately 31'. The increased size changes the role of the building as a subsidiary structure to a more dominant place in the streetscape.
2. The front facade of the proposed residence is somewhat problematic. It is designed to resemble the classic rear facade of a Queen Anne building with a pocket porch and shed roof addition. The use of a rear facade on the street does serve to diminish the house in the historic streetscape. At the same time, however, it changes the texture of the district where substantially all the houses are set such that the front facade faces the street.
3. The proposed removal of a large tree in a garden historic district is to be discouraged. It might be more appropriate to redesign the house such that footings could be used near the tree dripline or the overall size of the house would be downscaled to avoid the tree entirely.
4. The final issue relates to the general question of whether an infill property can be expanded. Given the amount of consideration that goes into the review of new infill construction, particularly as to the siting and size of other proposed projects, staff would question whether the proposed changes to 10318 Fawcett Street are appropriate. If small infill projects are submitted to the HPC at a later date for additions and enlargements, it will be difficult to maintain the character of the

historic district.

The first two out of 14 issues that are raised as concerns in the "Vision of Kensington: A Long Range Preservation Plan" are:

1. Preservation of the "open space" and "garden setting" of the Kensington Historic District.
2. The dilution of the historic district by new infill construction which compromises the historic character of the district.

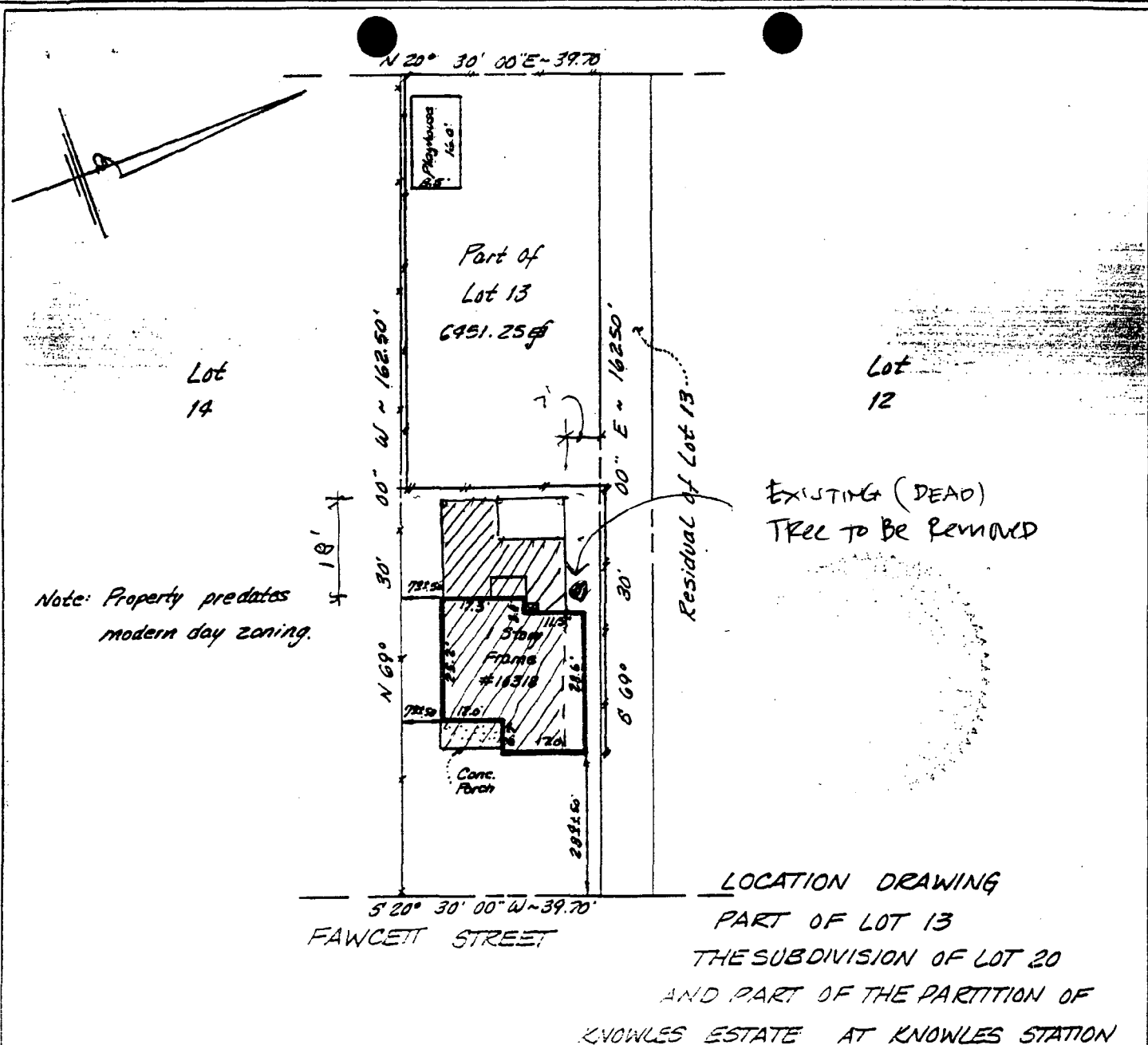
The removal of a large tree and the enlargement of an infill property could be considered detrimental to the vision for the historic district.

The Secretary of the Interior's Standards for Rehabilitation #1, #4, #9 and #10 (see attached) may also be compromised by the proposed modification.

Staff would suggest that a more modest alteration such as the addition of a bedroom and bath on a second level and an enlarged ell-shaped kitchen and breakfast room to the rear might be appropriate to the setting and the streetscape.

#### **STAFF RECOMMENDATION**

Staff recommends that the applicant modify the scope of the proposed alterations and submit the HAWP application to the HPC for review.



**Surveyor's Certification**

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a guaranty of title and the location or existence of property improvements is not implied. Fences lines, if shown, are shown as they appear on the ground as of the date of this survey. This plat is not a guaranty of title or a guaranty of the accuracy of the data shown hereon. A plat of the subdivision of Lot 20 is per available information.

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

*Stephen J. Venzard*  
Stephen J. Venzard, Maryland Licensed Professional Surveyor

Date: 3-25-96

Scale: 1"=20'



Address: 19318 Fawcett Street

District: 15

County: Howard



SCARLON RESIDENCE  
10318 FAWCETT ST.  
KENNINGTON, MD.



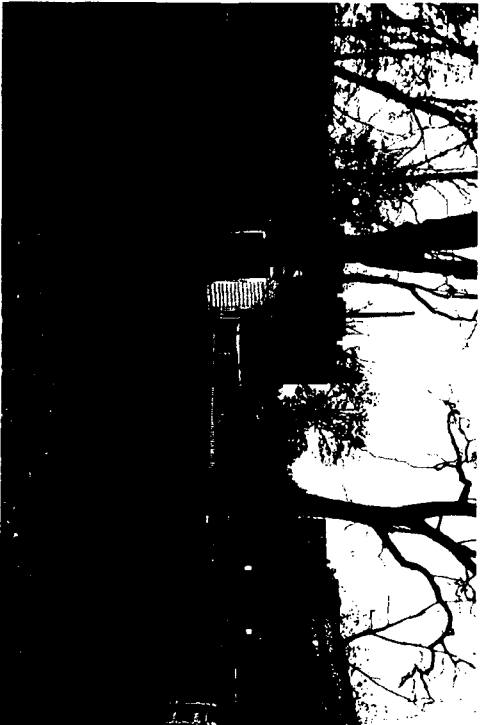
FRONT VIEW



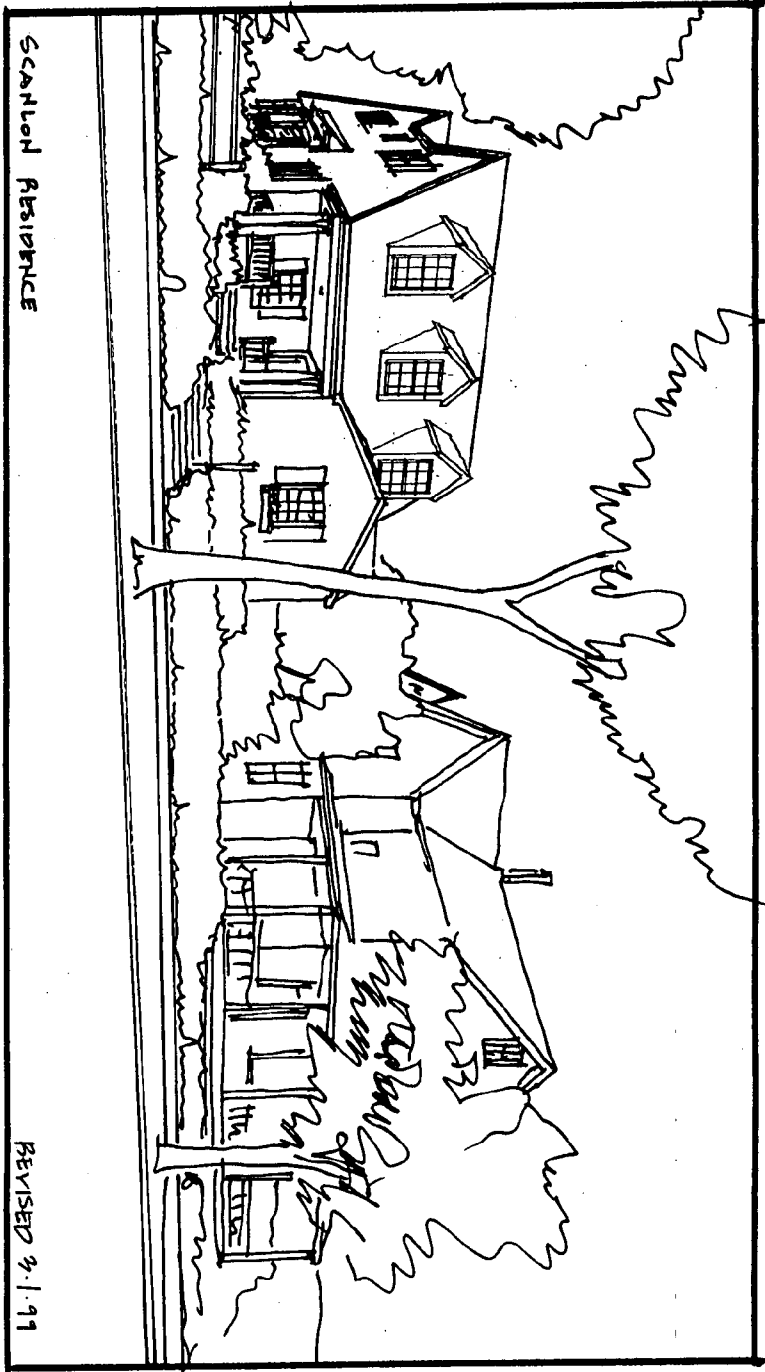
REAR VIEW



FRONT VIEW

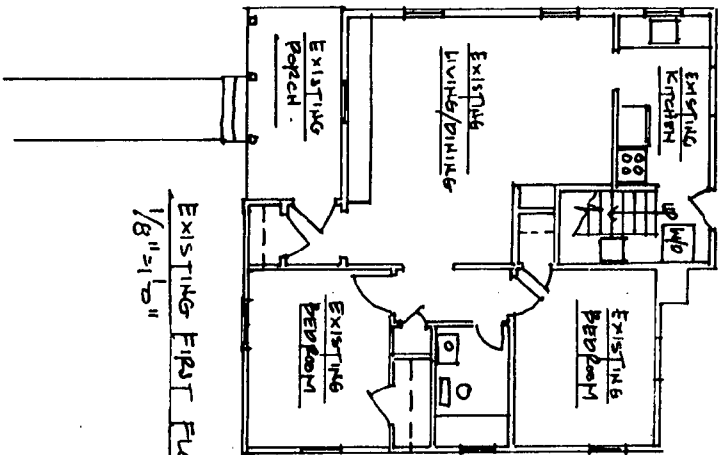


VIEW TO REAR PART OF LOT

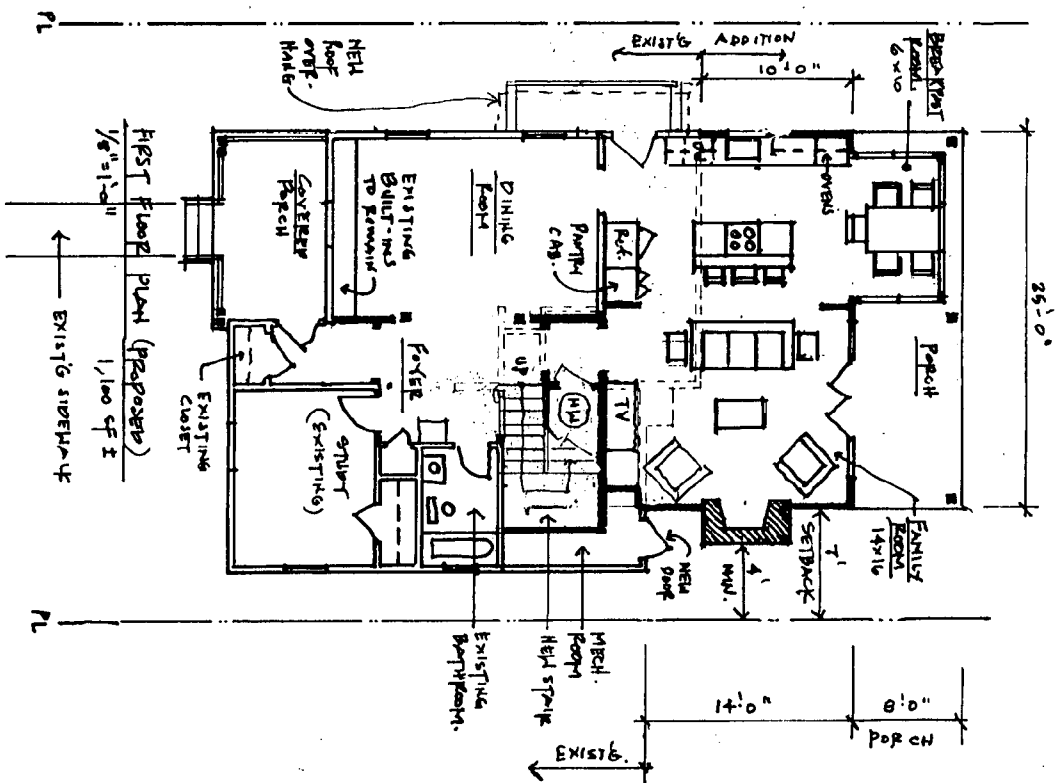


Scanlon Residence

REVISED 3.1.99

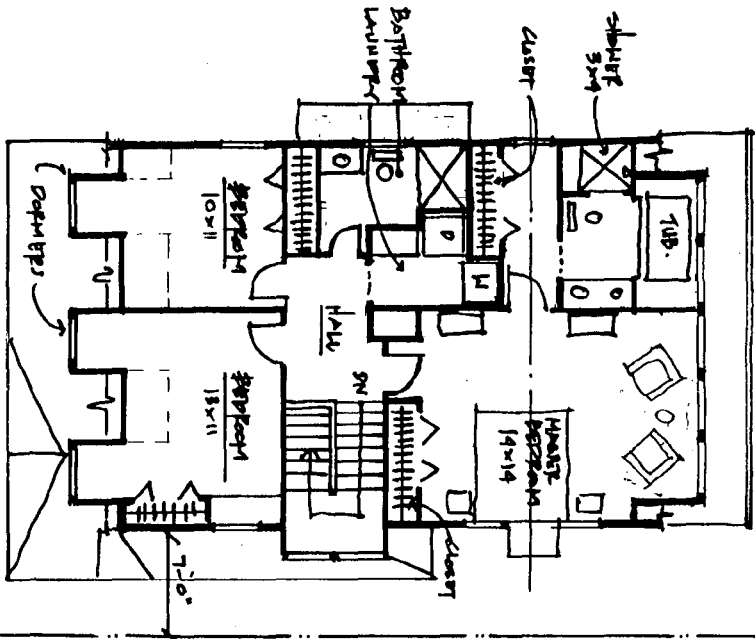


EXISTING FIRST FLOOR PLAN  
1/8" = 1'-0"

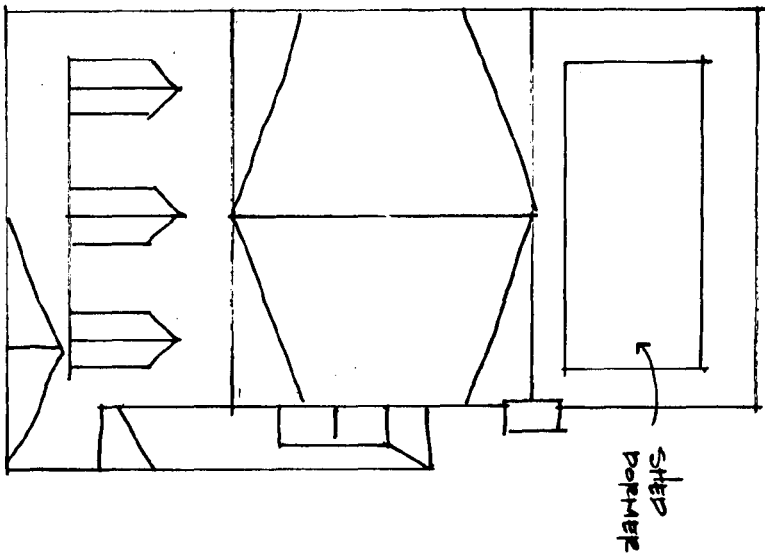


FIRST FLOOR PLAN (PROPOSED)  
1/8" = 1'-0"

GIM ARCHITECTS  
10415 Arroyo Avenue  
KENSINGTON, MARYLAND 20895  
(301) 942-9062



PROPOSED SECOND FLOOR PLAN  
1/8" = 1'-0"



ROOF PLAN  
1/8" = 1'-0"

GTM ARCHITECTS  
10415 Arroyo Avenue  
KENSINGTON, MARYLAND 20895  
(301) 942-9062  
REVISED 3.1.99

