

2nd Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10547 St. Paul St., Kensington	Meeting Date:	12/4/2019
Resource:	Primary Resource Kensington Historic District	Report Date:	11/27/2019
Applicant:	Casey & Conor Crimmins	Public Notice:	11/20/2019
Review:	2 nd Preliminary Review	Staff:	Dan Bruechert
Proposal:	Building Additions		

RECOMMENDATION

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for either a third preliminary consultation or for a Historic Area Work Permit.

PROPERTY DESCRIPTION

SIGNIFICANCE: Primary Resource to the Kensington Historic District
STYLE: Folk Victorian/Queen Anne/Eclectic
DATE: c. 1893

The house at 10547 St. Paul St. is a clapboard, two-story, house with a prominent front gable and a smaller half-width front porch to the right with a hipped roof matching the pitch of the gable. The house has several historic and non-historic side bays and projections that are consistent with houses of the Victorian Era. To the rear there is a large two-story, non-historic addition which includes a one-story projection to the left beyond the historic wall plane. The house is constructed on a double lot and placed toward the left property boundary.

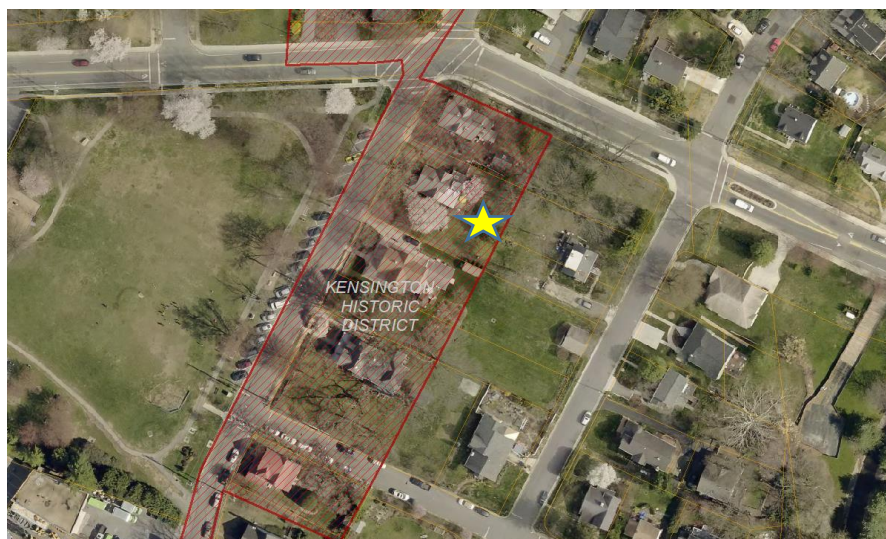


Figure 1: 10547 St. Paul St. is located at the north end of the Kensington Historic District, near the intersection of St. Paul St. and Plyers Mill Rd.

BACKGROUND

On January 23, 2019 the HPC heard a preliminary consultation for an addition to the rear and right side of the existing building.¹ The HPC was generally consistent in their feedback that the addition, which projected to the left and right of the historic house massing, and above the cross gable roof was too massive to be appropriate and recommended significant revisions that did not extend beyond the historic house massing and return for a second preliminary consultation.

PROPOSAL

The applicant proposes to demolish much of a heavily modified section at the rear and construct a two-story addition to the rear of the house.

APPLICABLE GUIDELINES

Kensington Historic District Guidelines

When reviewing alterations and new construction within the Kensington Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Approved & Adopted Amendment to the Master Plan for Historic Preservation: Kensington Historic District, Atlas #31/6 (Amendment)*, *Vision of Kensington: A Long-Range Preservation Plan (Vision)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Vision of Kensington: A Long-Range Preservation Plan

The HPC formally adopted the planning study, *Vision of Kensington: A Long-Range Preservation Plan*, and is directed by the Executive Regulations, which were approved by the County Council, to use this plan when considering changes and alterations to the Kensington Historic District. The goal of this preservation plan "was to establish a sound database of information from, which to produce a document that would serve the HPC, M-NCPPC, their staff and the community in wrestling with the protection of historic districts amidst the pressures of life in the 21st century." (page 1). The plan provides a specific physical description of the district as it is; an analysis of character-defining features of the district; a discussion of the challenges facing the district; and a discussion of proposed strategies for maintaining the character of the district while allowing for appropriate growth and change.

The *Vision* identifies the following, as those features that help define the character of Kensington's built environment:

- Building Setbacks: Residential and Commercial Patterns
- Rhythm of Spacing between Buildings
- Geographic and Landscape Features
- Scale and Building Height
- Directional Expression of Building
- Roof Forms and Material
- Porches
- Dominant Building Material

¹ The Staff Report and application from the January 23, 2019 HPC meeting can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/01/II.B-10547-St.-Paul-Street-Kensington.pdf>, with audio of the hearing available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=9057cad6-201c-11e9-b021-0050569183fa, discussion of the proposal begins at 1:25:00.

- Outbuildings
- Integrity of Form, Building Condition, and Threats
- Architectural Style

The *Amendment* notes that:

The district is architecturally significant as a collection of late 19th and early 20th century houses exhibit a variety of architectural styles popular during the Victorian period including Queen Anne, Shingle, Eastlake, and Colonial Revival. The houses share a uniformity of scale, setbacks, and construction materials that contribute to the cohesiveness of the district's streetscapes. This uniformity, coupled with the dominant design inherent in Warner's original plan of subdivision, conveys a strong sense of both time and place, that of a Victorian garden suburb.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

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

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

Secretary of the Interior's Standards for Rehabilitation:

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved
9. 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 proportions, and massing to protect the integrity of the property and its environment.
10. 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.

STAFF DISCUSSION

The applicant proposes to demolish much of a heavily modified section at the rear and construct a two-story addition to the rear of the house.

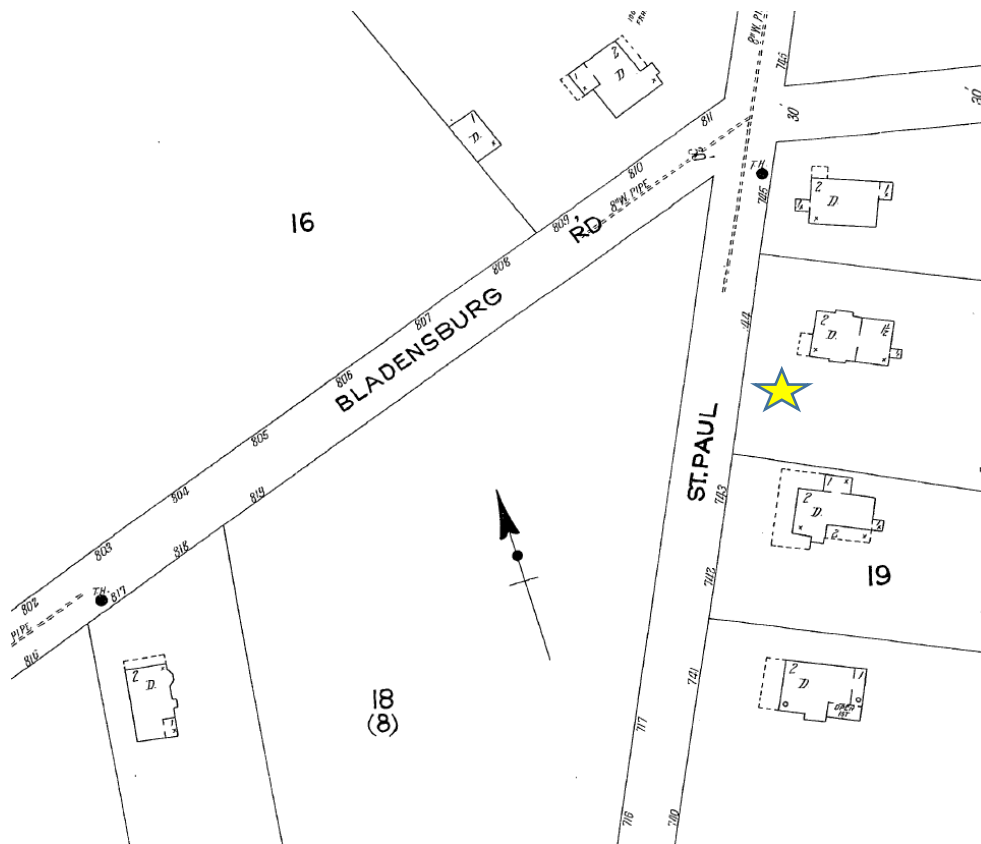


Figure 2: 1924 Sanborn map showing the two-story building with a one-and-a-half section at the rear.

Demolition at the Rear

The Sanborn map from 1924 appears to show a one-and-a-half story section at the rear. This may have served as a sleeping porch historically, but this section has been heavily modified, with window and door configurations and materials that do not relate back to the historic house. The applicant proposes to remove much of this structure as part of the proposal. Staff finds that this section of the house has lost its integrity and supports its removal under the guidance outlined in the *Vision of Kensington* and Standard 2.

Rear Addition

The applicant proposes constructing a two-story rear addition that will include a new kitchen, mud room, family room and office on the first floor and one new bedroom, one new bathroom, and a laundry room in the second floor.

The addition will be clad in Hardie siding in a 4" reveal, with architectural shingles to match the existing house. The windows will be two-over-two sash and casement windows; window material was not identified. The architecture draws from an early 20th century vocabulary with Folk Victorian and Craftsman elements.

The proposed addition will add 24' 11" (twenty-four feet, eleven inches) to the depth of the house and most of the addition will be inset by approximately 1' (one foot). A portion of the existing rear will be reconfigured, and this section of lower roof form gives the impression of a hyphen between the new and historic architecture.

Due to the house placement to the north of the double lot, the right (south) elevation will be the most

visible portion of the addition from the surrounding district. The right side of the addition has a pair of side-facing gables which are taller than the historic side gable and a first-floor bay window. Much of the first floor on this elevation will be obscured by a proposed covered porch.

The left elevation also has two side-facing second floor gables. The first floor will project beyond the wall plane of the historic house but maintain the wall plane of the c.1980s first-floor side addition.

The rear, which will not be visible from the public right-of-way will have a one-story screened-in porch with a hipped roof and large chimney.

Staff has significant concerns about the size and massing of the addition. The house currently is 29' (twenty-nine feet) wide and 40' 3 ½" (forty feet, three and one-half inch) deep. After the addition is demolished and the new addition is constructed, the house will have a depth of 65' 3" (sixty-five feet, three inches), this is an increase in depth of nearly 60% (sixty percent). This depth is heightened because the demolition and reconfiguration of the rear of the house makes it appear that the historic house is only 26' 3" (twenty-six feet, three inches) and the addition is 39' (thirty-nine feet) long. The added depth creates for a very long house that Staff finds to be not in keeping with the historic core of the other houses in the surrounding district.

Staff recognizes that many of the other houses in Kensington are quite large and the subject property appears to be smaller in scale than its neighbors. In evaluating the difference in size, Staff utilized tax records to determine the size of the subject property and its neighbors on St. Paul St., within the Historic District. Staff determined that the subject property is not out of scale with its neighbors as currently constructed. That does not mean that the building cannot accept an addition. The two larger houses at 10543 and 10537 St. Paul St. demonstrate that an addition could be added to the house and it would still be compatible with the surrounding houses. However, the proposal in its current iteration would create a house that was the largest on the block, and the largest in the district north of the train tracks by over 10% (ten percent).

10537 St. Paul St.	3253 ft ²
10543 St. Paul St.	2209 ft ²
10547 St. Paul St. (existing)	2088 ft²
10549 St. Paul St.	1466 ft ²
10547 St. Paul St. (proposed)	3654 ft²

Staff has additional concerns regarding the massing of the proposed addition on the right side. The side projecting gables on the right elevation are both taller and project further than the historic right-side gable. This massing, coupled with the length of the addition gives the appearance that the addition is the more prominent construction, and the historic mass of the house is the addition; smaller in scale with a lower profile.

Staff finds that the proposed rear addition in its current configuration remains too large for the existing, historic house and needs to be reduced or reoriented. Staff acknowledges that this is a significant improvement from the previous proposal, however Staff recommends reductions in size and scale that would allow for findings of compatibility within the context of the District. As currently designed, this proposal does not meet the standards of approval for the District and does not meet *Standards 2 and 9*.

The Secretary of the Interior's standards for the treatment of Historic Properties with Guidelines for

*Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*² provides the following guidance on new additions to historic properties:

NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS AND RELATED NEW CONSTRUCTION	
RECOMMENDED	NOT RECOMMENDED
New Additions	
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.	Expanding the size of the historic building by constructing a new addition when requirements for the new use could be met by altering non-character-defining interior spaces.
Constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.	Constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.	Attaching a new addition in a manner that obscures, damages, or destroys character-defining features of the historic building.
Designing a new addition that is compatible with the historic building.	Designing a new addition that is significantly different and, thus, incompatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.	Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character).

Additionally, Staff recommends the applicant consider utilizing the basement space below the new addition. This solution would result in the addition of significant square footage to accomplish some of the programmatic needs outlined in the proposal in a below grade area which would not have a visual or material impact to the house or the District.

Staff requests guidance from the HPC regarding:

- The appropriateness of the size and scale;
- Methods to reduce the massing to be more compatible with the historic building;
- The appropriateness of the architectural elements of the proposal;
- And any other recommendations or revision.

STAFF RECOMMENDATIONS

Staff recommends that applicant revise their design based on the feedback provided by the HPC and return for either a second preliminary consultation or for a Historic Area Work Permit. Additionally, staff recommends that the applicant submit existing building drawings including an existing site plan and as-built drawings to scale so that the proposed new construction can be properly compared with the size, scale, and massing of the existing house.

²*The Secretary of the Interior's standards for the treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, page 156, <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS - #8

APPLICATION FOR HISTORIC AREA WORK PERMIT

joany@uptonarchitecture.com
Contact Email: mg@uptonarchitecture.com Contact Person: Margaret Upton
Daytime Phone No.: 301 646 3606
Tax Account No.: 01019892
Name of Property Owner: Casey & Conor Crimmins Daytime Phone No.: _____
Address: 10547 St Kensington St Paul 20895
Contractor: N/A Phone No.: N/A
Contractor Registration No.: N/A
Agent for Owner: Joany Janicki Daytime Phone No.: 301-346-8985
upton architecture

House Number: 10547 Street: St Paul
Town/City: Kensington Nearest Cross Street: Plyers Mill Rd
Lot: 2 Block: _____ Subdivision: PT 3 Wheatleys
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☒ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ A/C ☐ Stab ☒ Room Addition ☒ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: _____

1B. Construction cost estimate: \$ N/A

1C. If this is a revision of a previously approved active permit, see Permit # N/A

PART TWO: COMPLETE ONLY FOR PERMITS INVOLVING UTILITIES

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 PERMITS INVOLVING WALL

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.

Joan Janicki
Signature of owner or authorized agent

1-7-2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

1. Written description of project:

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

--- 10547 St. Paul Street is a single family detached house built in 1893. It is a modest wood frame home with horizontal wood siding and features simple detailing characteristic of the Folk Victorian style with beveled porch supports, decorative post brackets, fretwork at the porch beam, and delicate rake detailing. There is an older, but non-contributing, 2- story addition to the back of the house that was most likely built above and expanded upon an historic addition to the home, and an older non-contributing 1-story addition to the left side of the house. The house is on a double lot with the southernmost half of the lot dedicated to open space. The house is in the Kensington Historic District that exemplifies late 19th and early 20th century residential architecture in a garden like setting of curving streets.

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

---- The proposed addition consists of a 2-story addition and a 1-story screened porch, both oriented toward the back of the historic house and a 1-story addition oriented toward the back of the existing older non-contributing 1-story addition on the left side of the house.

The proposed new architecture is designed to complement the historic home by using the same roofline pitch and scale of side gables, a “hyphen” between the historic and the new rooflines to delineate the roof massing, double hung windows of similar proportions to the existing house (or casement windows to meet code requirements with the same muntin and rail thicknesses), and to aesthetically enhance the existing non-contributing older additions to the house. The addition will have horizontal siding, but with a slightly larger exposure than the historic house to keep with the overall scale but differentiate it from the original.

A new 1-story wrapped porch has been designed on the right side of the addition in keeping with the Victorian ideology of the importance of the house-to-nature relationship and provides a semi public/ private space toward the right garden side as viewed from St. Paul Street. The orientation of the proposed addition to the back maintains the open garden space on the lot.

We met with Helen Wilkes, John Anderson, and Peter Bartram of the Kensington Local Advisory Panel several times to develop the proposed design and have made revisions based on their comments and input. We anticipate approval from the LAP with the current design that is being submitted for preliminary review to the HPC. The panel expressed the opinion that the proposed addition is in keeping with the scale and proportion of the historic house, and liked that the right side wrapped porch projects into the landscape and the open garden space on the lot and is in keeping with the vision of a suburban garden community that the Town of Kensington embodies.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address Casey + Conor Crimmins 10547 St. Paul St Kensington, MD 20895	Owner's Agent's mailing address Upton Architecture 4524 Saul Rd Kensington, MD 20895
Adjacent and confronting Property Owners mailing addresses	
Jose + Stephanie Ramirez 10549 St. Paul St Kensington, MD 20895	Jacqueline Jones 10543 St. Paul St Kensington, MD 20895
April + Patrick O'Connor 10546 Wheatley St Kensington, MD 20895	

Casey & Conor Crimmins
10547 St. Paul Street
Kensington, MD 20895

November 12, 2019

Ms. Sandra Heiler
Chairman, Historic Preservation Commission
8787 Georgia Avenue, Room 204
Silver Spring, MD 20910

Dear Chairman Heiler and Members of the Historic Preservation Commission,

Five years ago, like many families who are searching for a new home, we had a checklist of features we hoped to find in a new house: a fireplace, an ensuite bathroom for us, and more closets. Also on that list though was something maybe not on everyone's list, but one that was deeply important to us both – a strong sense of community. We wanted a neighborhood where our kids would grow up with the kids next door, and down the block, and around the corner. Where they would go to school together, play sports together, hang out in the park together, and spend long summer nights running back and forth from one backyard to another. A place that felt like a small town a hundred miles from the city when in fact it was just outside. And a place where you saw your neighbors in the park, or at the farmers market, or out to eat at that little place just around the corner. When we were looking for a new house, we visited many great neighborhoods with wonderful homes that checked most of the boxes on that checklist, but it wasn't until we found this house in Kensington that we knew we had found the sense of community we were seeking. From the very moment we walked through this cute, little Victorian house across from the park in the center of town we knew this was the house for us. This is where we wanted to be; where we wanted to grow and raise our family and set down roots – both for us and for our kids. This was home.

Five years living in this home has brought us many wonderful, cherished memories and worked to highlight two realities. First, we cannot imagine living anywhere else; not another neighborhood or town, nor even another part of Kensington. Second, while the home we bought five years ago worked for our family at the time we purchased it, it now presents challenges with how our family has grown and our needs have changed. When we first began thinking about how we might update the kitchen and bathrooms of our home, we met with one builder who said something to us that completely changed our way of thinking about our home. He asked us to list all the things we wanted to change or fix with a renovation and we went about listing off several items. He then asked us, "If I can find all those things in a different house in a different part of Kensington, would you consider moving there?" Without hesitation we both answered in unison, "no". This is where we want to be. On St. Paul Park; in this house. His reply to us was matter-of-fact, "then stop thinking about updating fixtures and bathrooms and countertops. Think about how you live in your house now and what you want and need in order to live in your house for the next 40 years – and go build that, otherwise stop because you'll just be wasting your money."

Over the past fourteen months since that conversation with the builder we have been thinking about what we need or want in order to live in this house for the next 40 years. The most obvious is space. Since we moved to Kensington with two young boys, we have added another son and a daughter, growing our family to six. This has presented challenges in not having enough space in the right places to accommodate how our family lives. For starters, the four bedrooms in the home worked for our family of four when we moved in, but now that our family has grown to six our need for bedrooms has changed to five – one fewer than we currently have. But it is not just the number of bedrooms, but the size and utility of the current ones that also pose challenges. For instance, of the current four bedrooms in the house, one is a converted sleeping porch, proving to be drafty and lacking a planned door closure. Another one is little more than the space of a modern-day walk-in closet. At present it functions as a nursery for our nearly six-month-old daughter, but strains to fit a small table, a crib, and a rocking chair. As our daughter grows, we cannot imagine how this room will fit a twin-size bed, or something larger, and a dresser. In addition, the second floor of the home has only one full bathroom, which, with four kids and conflicting morning and evening schedules already proves to be difficult, and our kids are only 9, 6, 3, and 6 months. As they each grow and require greater amounts of privacy and greater amounts of time in the bathroom this will create logistical problems and friction within the house.

We also desire to create more space on the main living floor for our kids to play, do homework, socialize, and for us to be able to gather as a family and with friends in natural light and with easy accessibility and transition from outdoors to indoors as we are constantly coming and going from the park or our side yard.

Living on St. Paul Park, our home has in many ways become exactly what we had hoped it would, a community gathering place. On any given day, friends will come and go from St. Paul Park to our home to use the bathroom, grab a snack or a drink of water, or get a Band-Aid. With the Town of Kensington's movies in the park, annual Fourth of July Bike Parade and Labor Day Parade all occurring at St. Paul Park, our house becomes a social gathering place for friends and neighbors. Likewise, we both serve in community roles, as room parents and coaches to our kids' classrooms and teams and Conor as a member of Kensington's Town Council and Casey as the Vice President of the local nursery school that our children attend. In these roles, it is not uncommon for us to host community gatherings for dozens of people – something we believe strongly helps to build and strengthen community. These community gatherings function well when the weather is nice, and we have the ability to host outdoors in our side yard but become problematic with inclement weather as our home simply is not designed to host groups of 20-30 adults and 15-20 kids indoors. This renovation will help us to create a floorplan that will be used from the threshold of the front door to the one at the back allowing for shared gathering places for kids and adults alike that allow for easy access to and from the side yard or back screen porch and the house.

Another reality facing our family is that of aging parents. While both of Conor's parents have passed, Casey's father is in his eighties and both her mother and stepmother are in their seventies and face declining health and mobility. Currently, due to our lack of a suitable guest

room or space for any of them to sleep when they are here along with the challenge of the precariously narrow and steep staircases, none of them are able to stay with us when they visit. The addition of the bonus room on the first floor as well as the new rear stairs presents a design that will afford a safe and accommodating space for them with minimal step downs and accessibility to the indoor and outdoor spaces where they can socialize with their grandkids when they come to visit. It also affords us the space for Casey's mom to move in with us should that become the right decision for our family.

In addition to accommodating visiting grandparents, it will also work to accommodate social gatherings for Conor's large, extended family. As one of eight children, holidays and gatherings in Conor's family can easily reach 30 adults and over a dozen little cousins. The expanded first floor living space will accommodate family holidays with gathering spaces on one level with safe and easy access between the indoor and outdoor entertaining areas, something that is deeply important to Conor due to the age and mobility challenges of some of his family members.

Finally, being realistic that this addition will require space from our yard we wanted to design the layout so that it enhanced how we live in and use our house today. Kensington was designed by Brainard Warner to be a garden community, a place where the homes are connected to the yards and garden such that you move freely between the indoors and outdoors. As we have worked to design our renovation, it was deeply important to us that we encroached on our side yard (to the south) as little as possible. This is our 'yard' where our kids run and play, where we entertain, where we watch movies and Nationals games outdoors with neighbors and friends, and where our kids camp out with their friends in the warm weather months. Our side yard is where our garden is, where we sit in the shade of our decades old Yoshino Cheery tree and where our home is connected to St. Paul Park. Our side yard is as much a 'room' of our house as the living room or the dining room or the kitchen. It is important to us that our renovation was designed to better connect our side yard with the new living spaces of our home so that family and friends old and young could move easily and safely between the two without encroaching on the side yard and destroying this 'room' that our family has come to use almost more than any other during warm weather.

As you review the plans before you for our home, know that we have spent the past fourteen months thoughtfully designing a renovation that is befitting of our historic home and neighborhood and that will meet the changing needs of our family while also creating a home where we have the space to always have our doors open to our family, friends, neighbors, and community.

Sincerely,

Casey & Conor Crimmins
And Fionn, Deaglan, Padraig, & Aoife Crimmins

PRECEDENTS FOR SCALE & MASSING
IN THE KENSINGTON HISTORIC DISTRICT

- 3923 WASHINGTON STREET
- 10415 ARMORY STREET
- 10314 FAWCETT STREET

HOUSE LOCATION
(HISTORIC DISTRICT
SHADED IN DARK GRAY)



VICINITY MAP



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING LEFT ELEVATION



EXISTING RIGHT ELEVATION

upton
ARCHITECTURE
4524 Saul Road
Kensington, MD 20895
301-646-3606
uptonarchitecture.com

10547 ST. PAUL ST.
KENSINGTON, MD

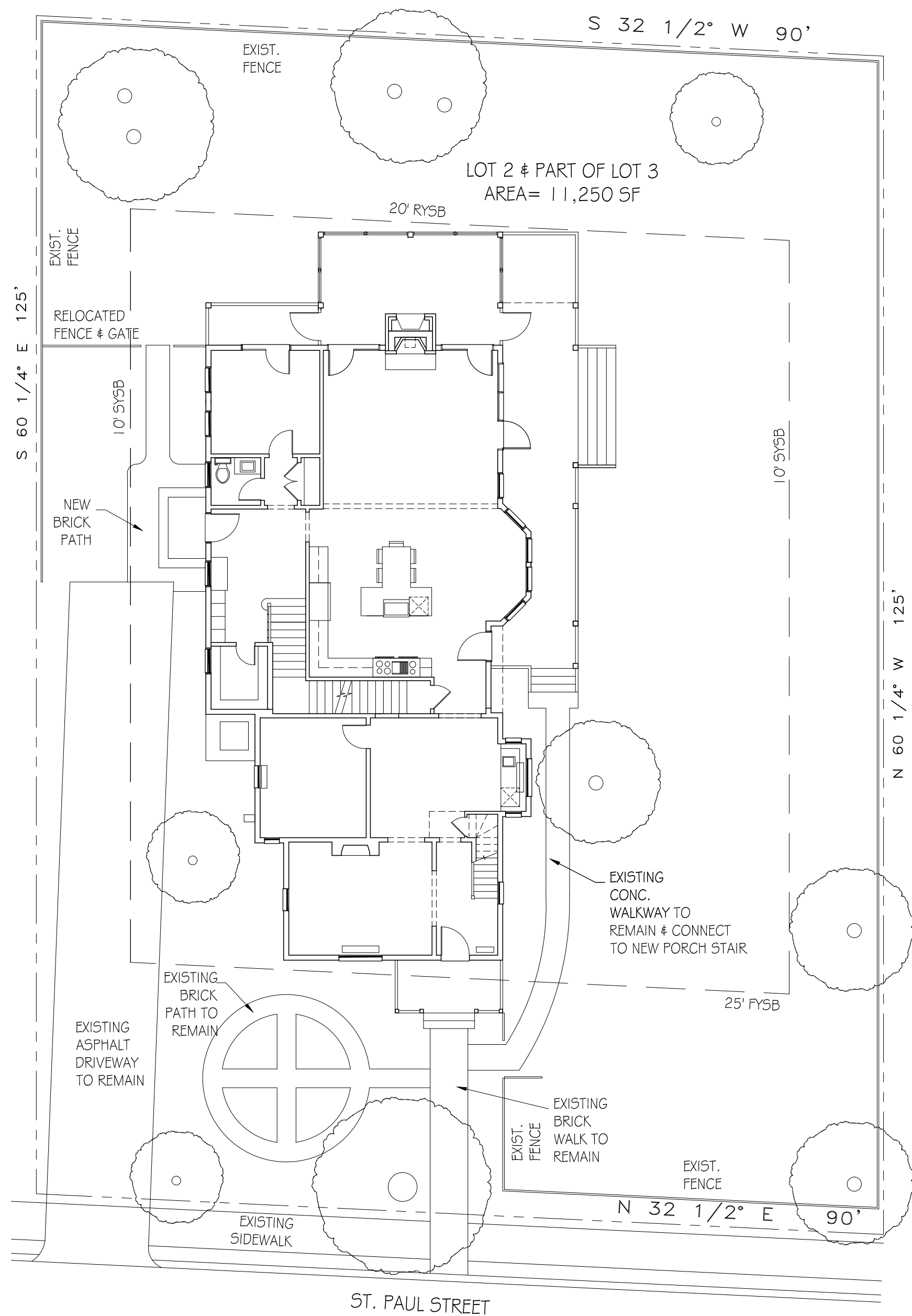
CRIMMINS
RESIDENCE
HWP APPLICATION
HPC MEETING 12-4-19

REVISIONS:
DATE & ISSUE

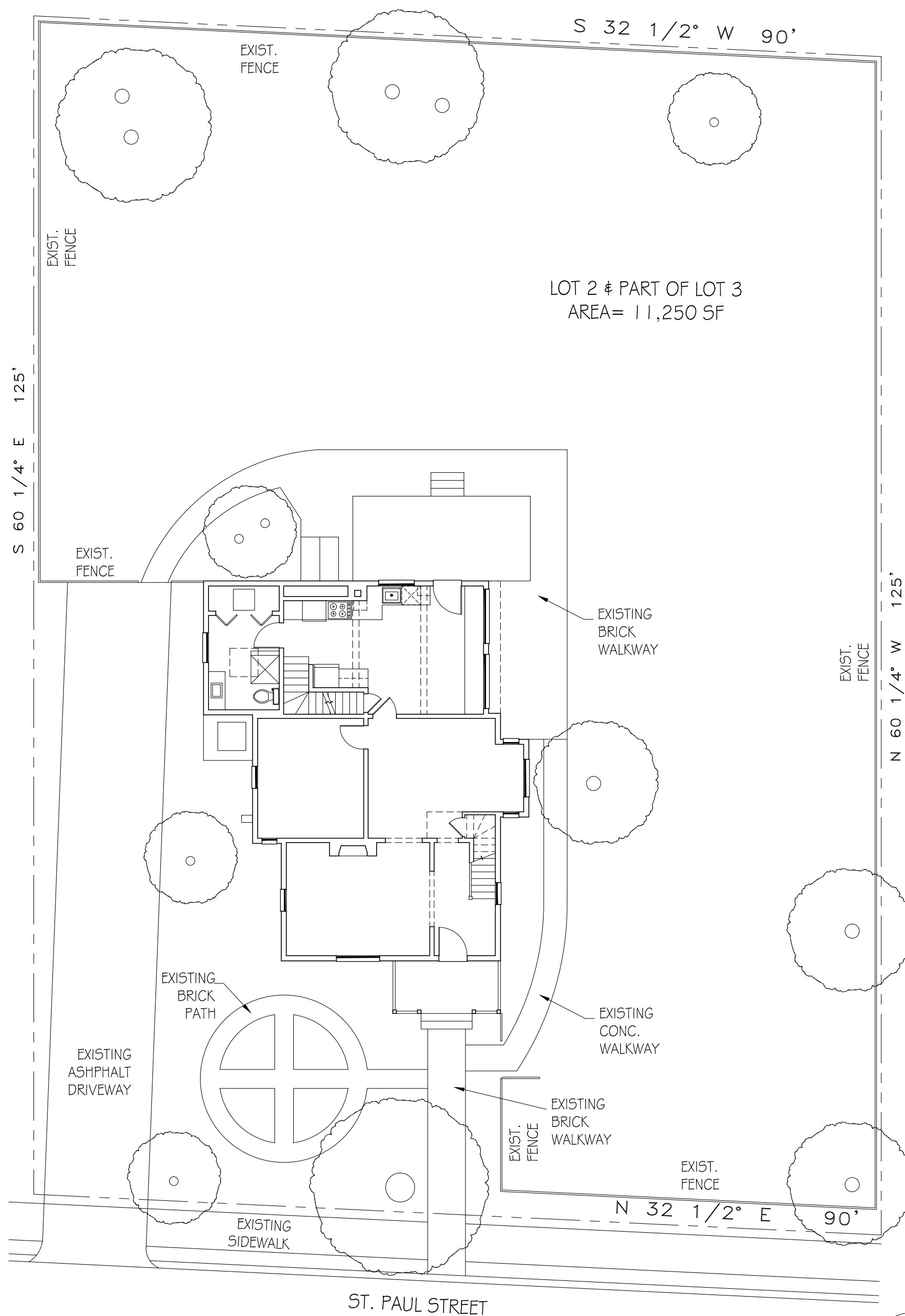
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PROG. 11-15-19
PROJECT NO.
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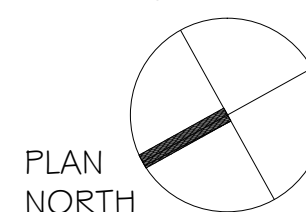
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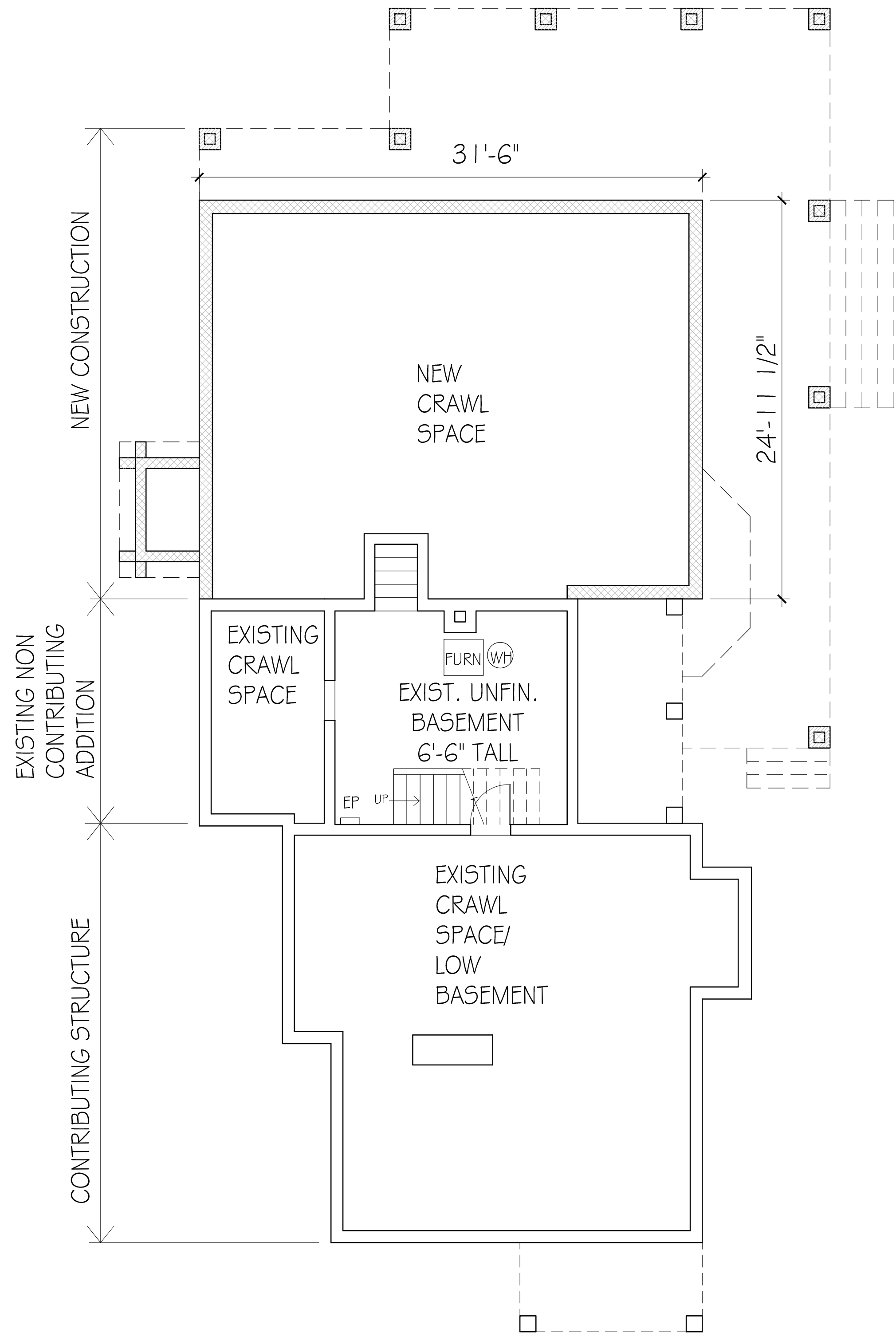


PROPOSED SITE PLAN
17% LOT COVERAGE



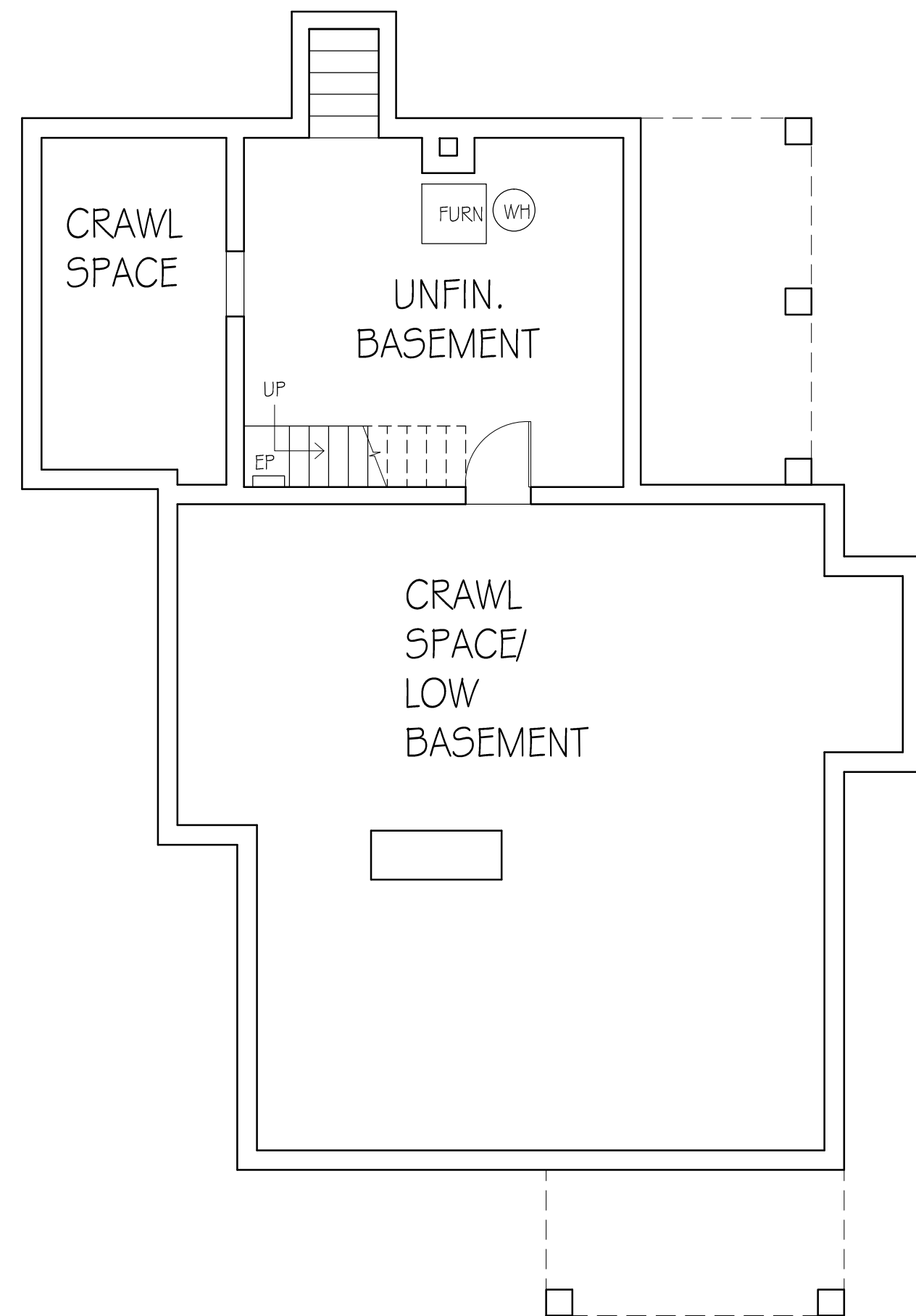
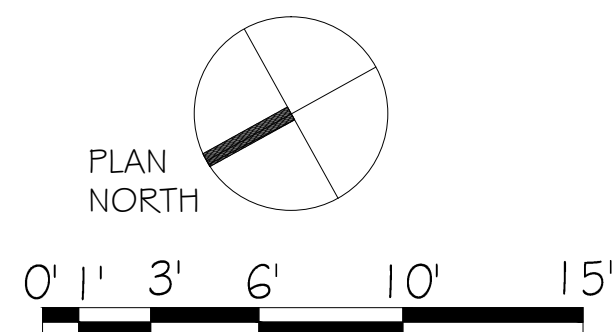
EXISTING SITE PLAN





PROPOSED FOUNDATION

EXISTING FOUNDATION: 1,011 S.F.
NEW FOUNDATION: 787 S.F.
TOTAL: 1,798 S.F.



EXISTING FOUNDATION

EXISTING FOUNDATION: 1,011 S.F.

upton
ARCHITECTURE

4524 Saul Road
Kensington, MD 20895
301-646-3606
uptonarchitecture.com

10547 ST. PAUL ST.
KENSINGTON, MD

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RESIDENCE

HAWP APPLICATION
HPC MEETING 12-4-19

REVISIONS:
DATE & ISSUE

DRAWN BY:
JCJ

CHECKED BY:
MGU

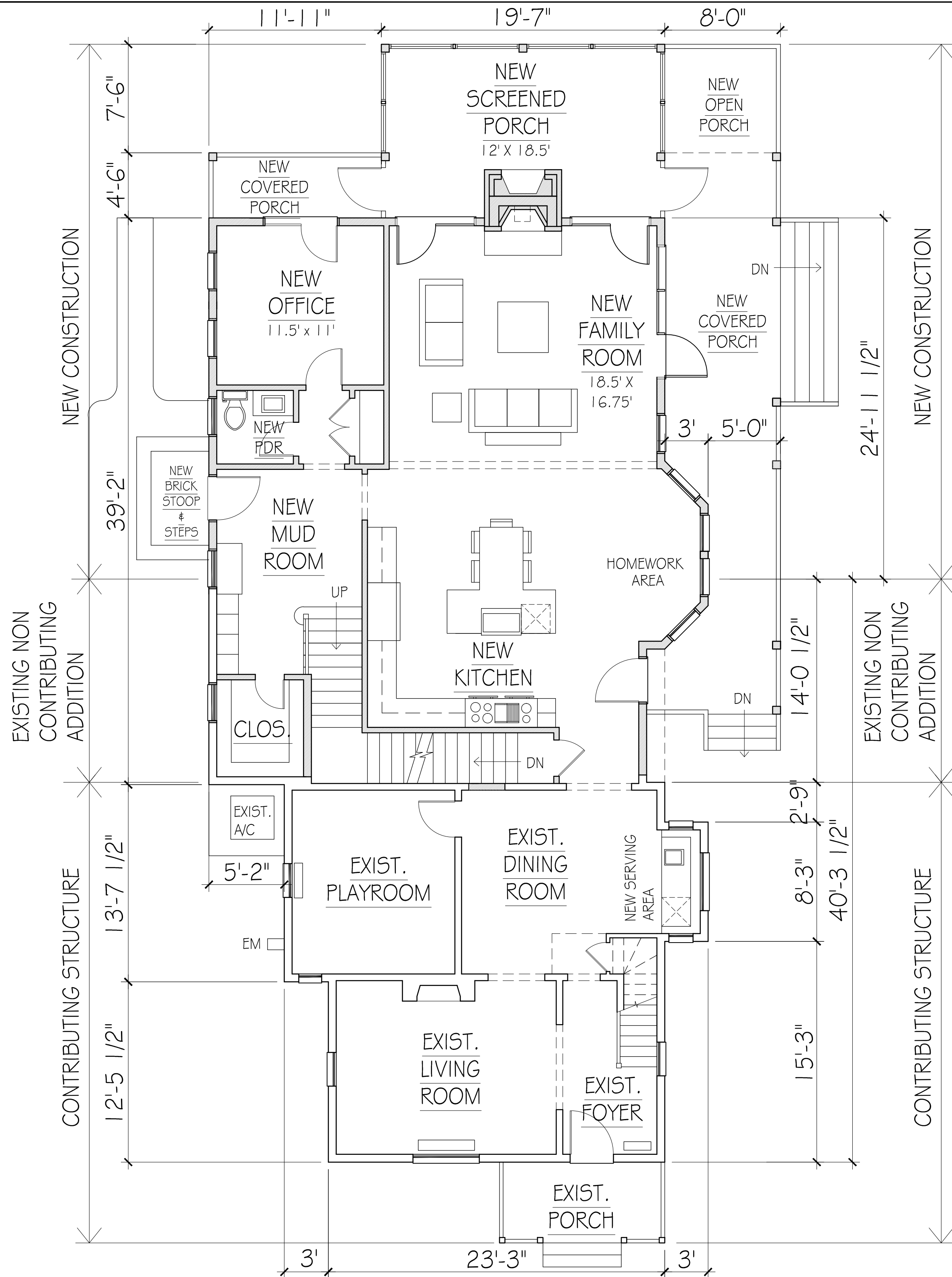
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DATE:
PROG. 11-15-19

PROJECT NO.
18.086

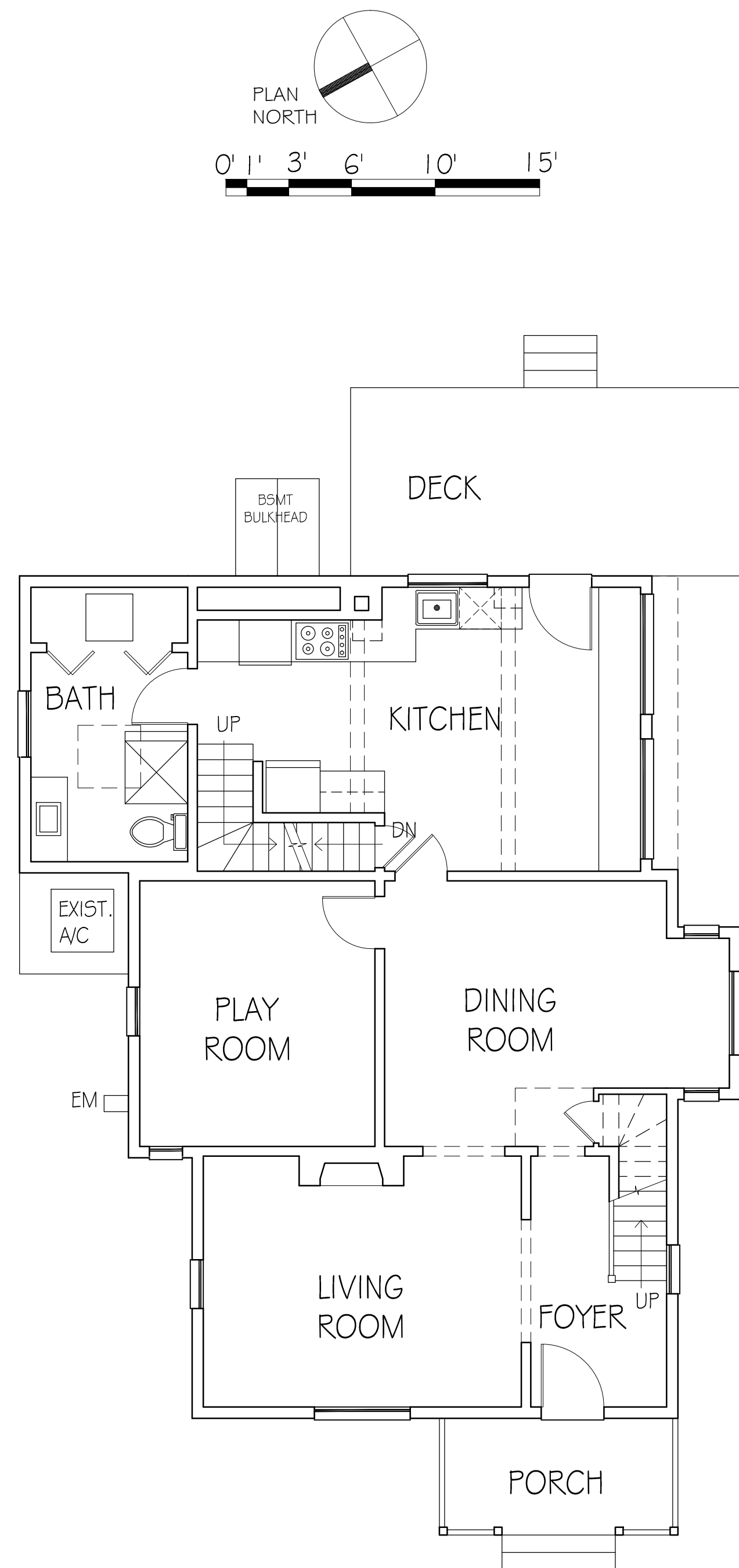
DRAWING NO.

A3



PROPOSED 1ST FLOOR PLAN

EXISTING CONDITIONED SPACE: 1,102 S.F.
 ADDITION CONDITIONED SPACE: 822 S.F.
 TOTAL: 1,924 S.F.



EXISTING 1ST FLOOR PLAN

EXISTING CONDITIONED SPACE: 1,102 S.F.

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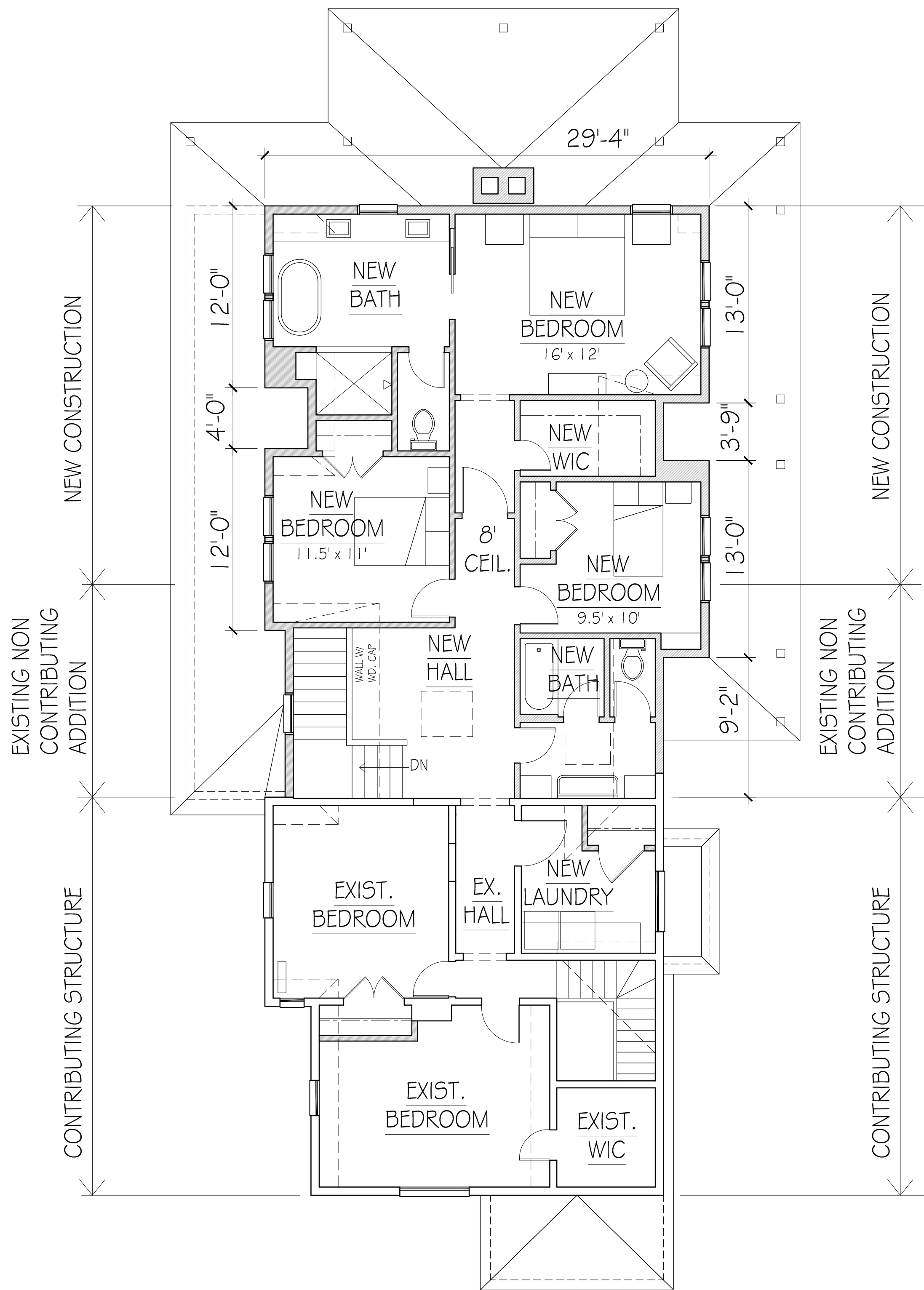
HWP APPLICATION
 HPC MEETING 12-4-19

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 JCU
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 MGU
 SCALE:
 3/16" = 1'-0"
 DATE:
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 PROJECT NO.
 18.086

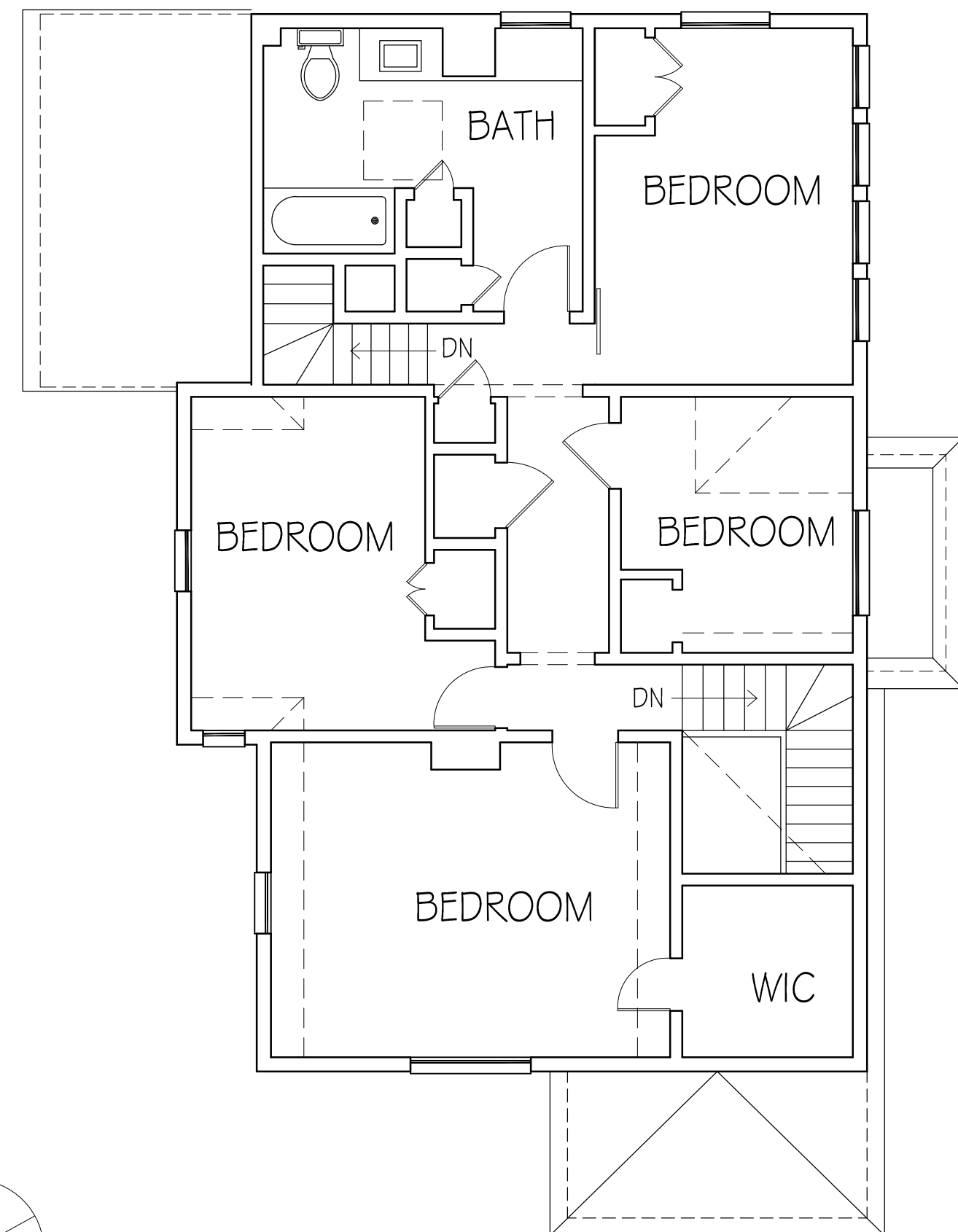
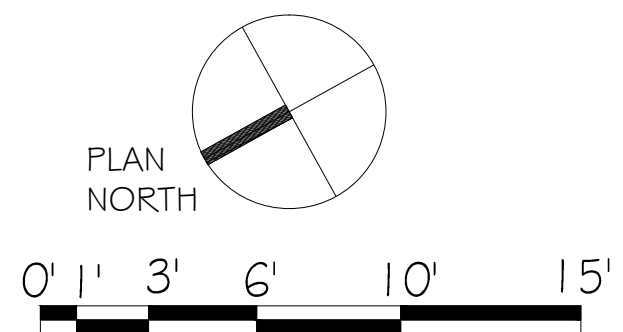
DRAWING NO.

A4



PROPOSED 2ND FLOOR PLAN

EXISTING CONDITIONED SPACE: 982 S.F.
 ADDITION CONDITIONED SPACE: 748 S.F.
 TOTAL: 1,730 S.F.



EXISTING 2ND FLOOR PLAN

EXISTING CONDITIONED SPACE: 982 S.F.

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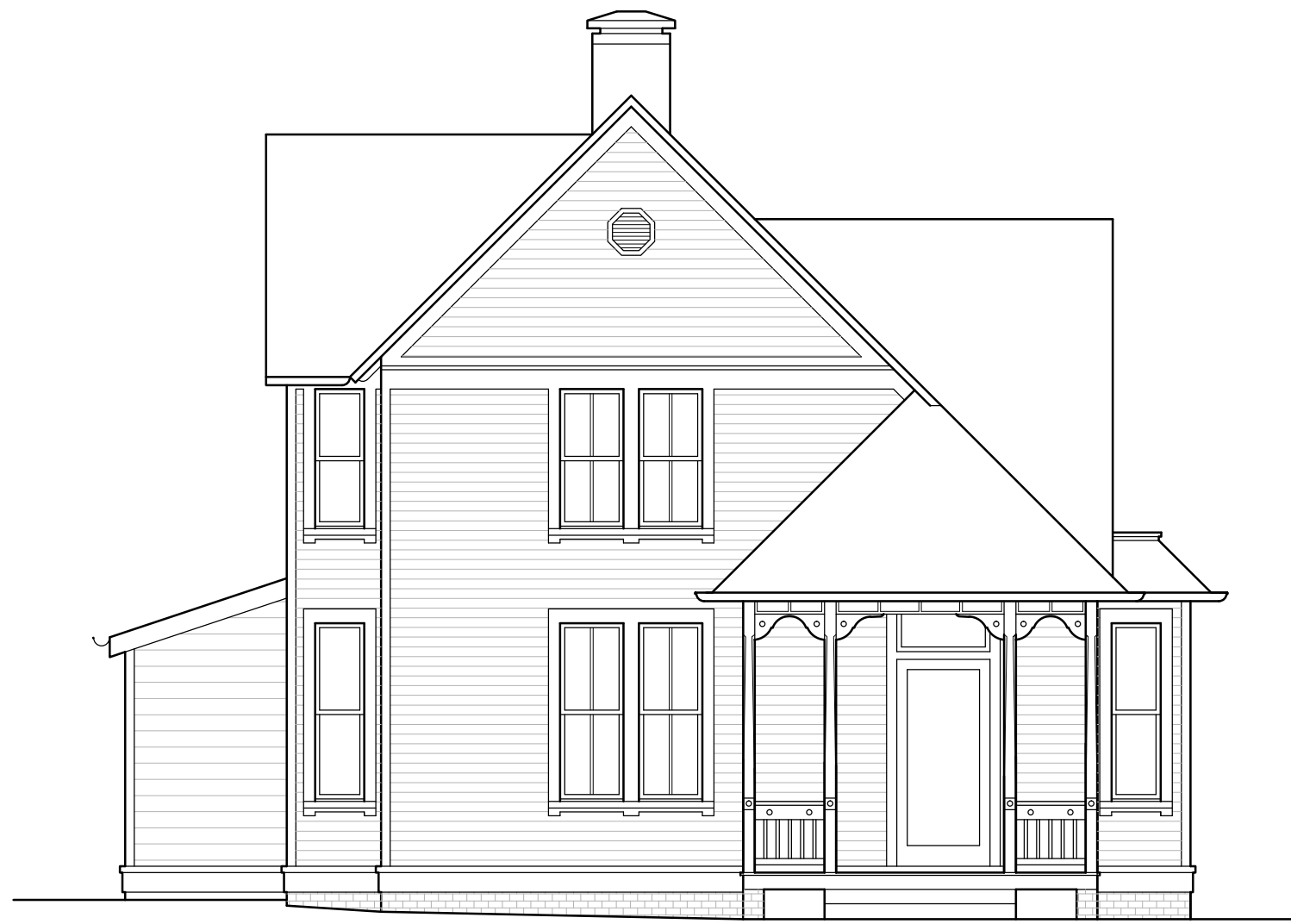
SCALE:
 3/16" = 1'-0"

DATE:
 PROG. 11-15-19

PROJECT NO.
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A5



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



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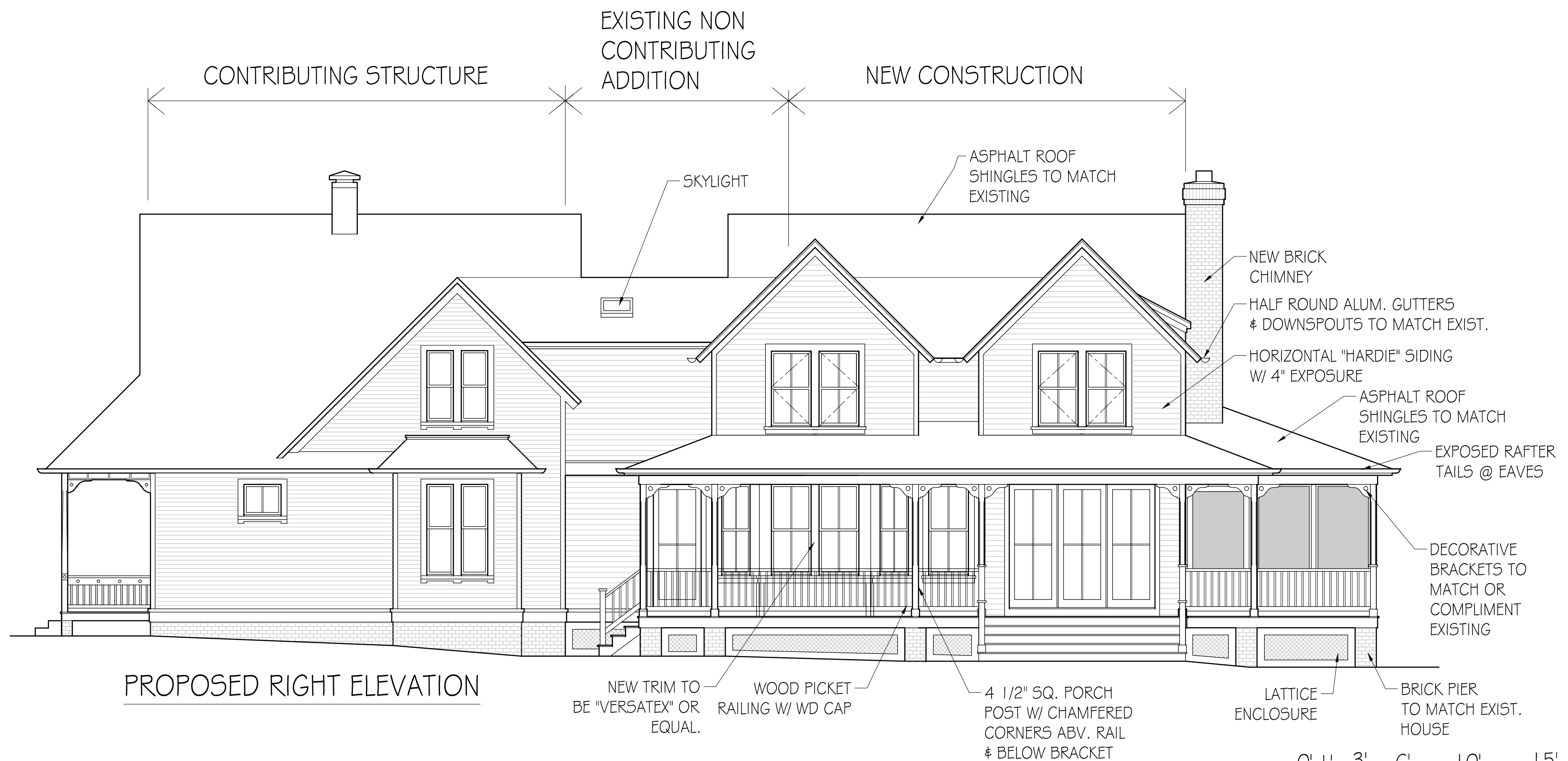
REVISIONS:
DATE & ISSUE

DRAWN BY:
JCJ
CHECKED BY:
MGU
SCALE:
3/16"=1'-0"
DATE:
PROG. 11-15-19
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A6



EXISTING RIGHT ELEVATION



PROPOSED RIGHT ELEVATION

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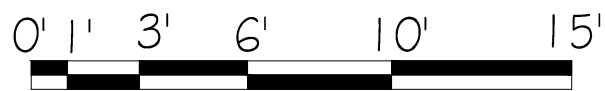
A7



EXISTING REAR ELEVATION



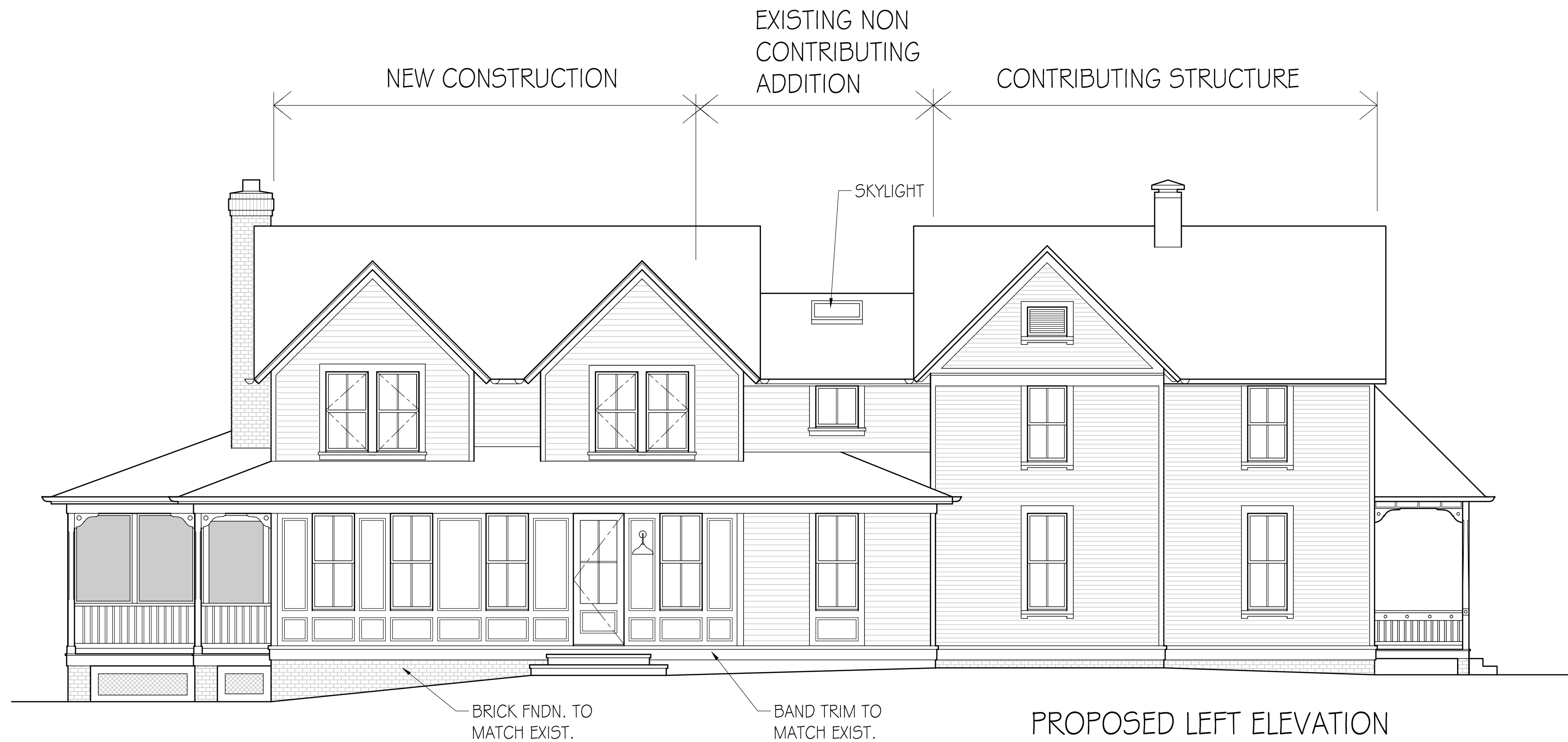
PROPOSED REAR ELEVATION



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DRAWING NO. A8	



EXISTING LEFT ELEVATION



PROPOSED LEFT ELEVATION

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DATE:
PROG. 11-15-19
PROJECT NO.
18.086

DRAWING NO.

9

0' 1' 3' 6' 10' 15'



NO
PARKING
ANY
TIME
←

PERMIT
PARKING
ONLY
7:30 AM-5:00 PM
MON THRU FRI
→

Green sign with illegible text





