

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10547 St. Paul St., Kensington	Meeting Date:	3/11/2020
Resource:	Primary Resource Kensington Historic District	Report Date:	3/4/2020
Applicant:	Casey & Conor Crimmins	Public Notice:	2/26/2020
Review:	HAWP	Tax Credit:	n/a
Case Number:	31/06-20B	Staff:	Dan Bruechert
Proposal:	Building Additions		

RECOMMENDATION

Staff recommends that the HPC **approve** the 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.

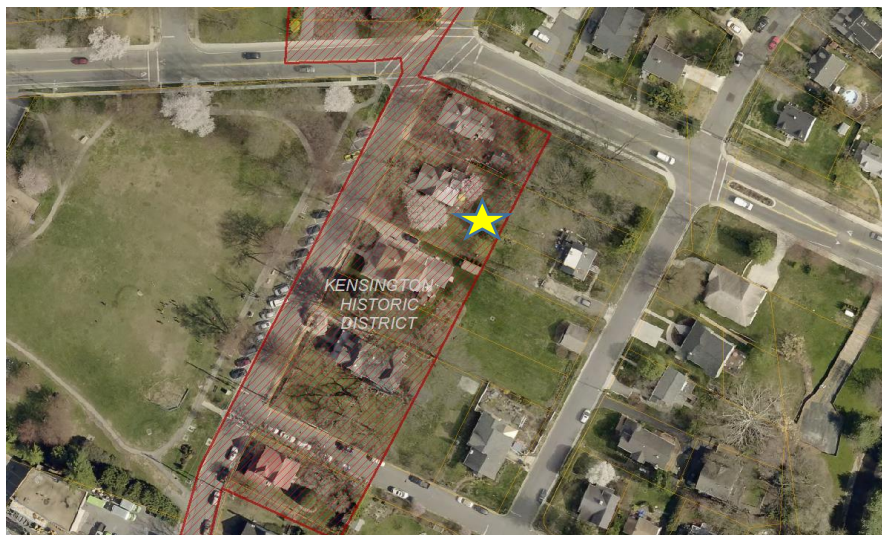


Figure 1: 10547 St. Paul St. is located at the north end of the Kensington Historic District, near the intersection of St. Paul St. and Plyers Mill Rd.

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. The HPC recommended the application return for a second preliminary consultation.

On December 4, 2019, the HPC heard a second preliminary consultation for a revised design.² The HPC found that the addition was not subservient to the historic construction and that further reductions in massing and lowering the rooflines in the addition were needed for the project to conform to Chapter 24A, *The Standards*, and the Kensington Guidelines and Vision.

In the intervening months, the applicant has met with historic preservation Staff to discuss and refine the design for the proposed addition.

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.

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.

² The Staff Report and application for the December 4, 2019 HPC meeting can be found here: <https://montgomeryplanning.org/wp-content/uploads/2019/11/II.B-10547-St.-Paul-Street-Kensington.pdf> with audio of the hearing available here: http://mncppc.granicus.com/MediaPlayer.php?publish_id=aa5fc9c3-1777-11ea-8baa-0050569183fa.

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
- 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.

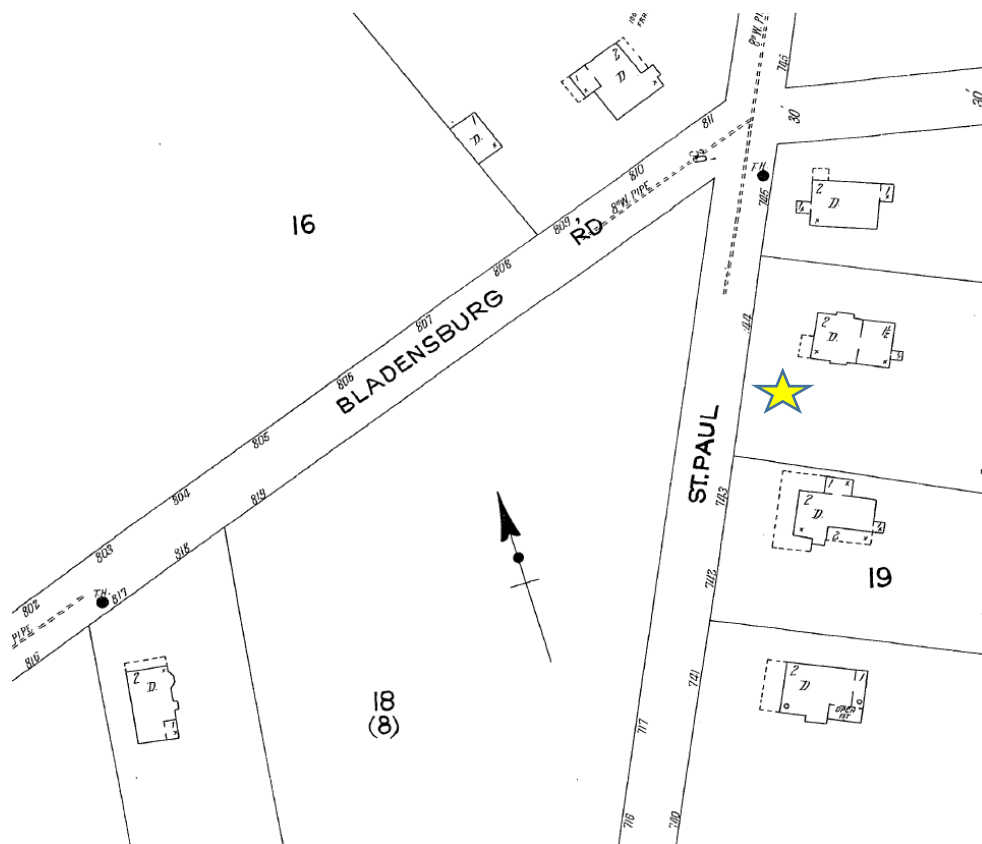


Figure 2: 1924 Sanborn map showing the two-story building with a one-and-a-half section at the rear.

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, mudroom, family room and office on the first floor and one new bedroom, one new bathroom, and a laundry room

on the second floor.

The addition will be clad in Hardie siding painted to match the house in a 4" reveal. The roof will be sheathed with architectural shingles to match the existing house. The windows will be a mixture of aluminum clad wood sash and casement windows. The architecture draws from an early 20th-century vocabulary with Folk Victorian and Craftsman elements.

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 extends the roofline of the existing enclosed sleeping porch to create a long, shed dormer that terminates at a large side projecting gable dormer. The roofline of this section of the house is now significantly lower than the principal ridge of the historic house. The rear side gable dormer also matches the pitch of the historic side projecting gable, which creates a visual balance between the historic and new construction. The windows on this elevation are two-over-two sashes with two pairs of French doors on the first floor.

The rear of the addition includes a screened-in porch with a chimney. This space will be largely obscured by the roof of the side porch and Staff finds that this space will not detract from the streetscape. Staff additionally finds that this elevation will be viewed exclusively from outside of the historic district, so changes to this elevation should be given maximum latitude.

The first floor of the left (north) elevation continues the wall plane of a c.1980s addition on the first floor and has a pair of side-projecting gables on the second floor. This elevation has four pairs of two-over-two windows and a ¾ lite door. Because of the orientation of the house, the left elevation is only visible from a narrow angle from the public right-of-way.

In the two preliminary consultations, Staff expressed concerns about the apparent size and massing of the new addition, finding that its depth and height were too large to be compatible with the historic house and surrounding district. The applicant has significantly reduced the height of the roof. While a height dimension was not included with the submission, the elevation drawings make it apparent that the roof height of the addition has been lowered by a number of feet (not just inches). Staff estimates that the addition is 2' – 3' (two to three feet) lower. This is a substantial reduction and the historic house now appears more significant than what was presented in the two previous submissions.

In addition to the height reduction, the current proposal lost 4' (four feet) of depth. While this figure and the total square footage removed does not seem like a significant number, the alterations in height, in depth, and in massing have a greater impact on the overall apparent size of the new construction (see below). Previously the proposal also emphasized the vertical elements, with the multiple side gables and the taller ridge. Now, the longer shed dormer section and single side gable and lower ridge height all emphasize the horizontal orientation of the new construction. These alterations to the design also reduce the apparent volume and overall size of the proposed addition, resulting in a design that preserves the significant features of the historic house.



Figure 3: December 4, 2019, Preliminary Design.

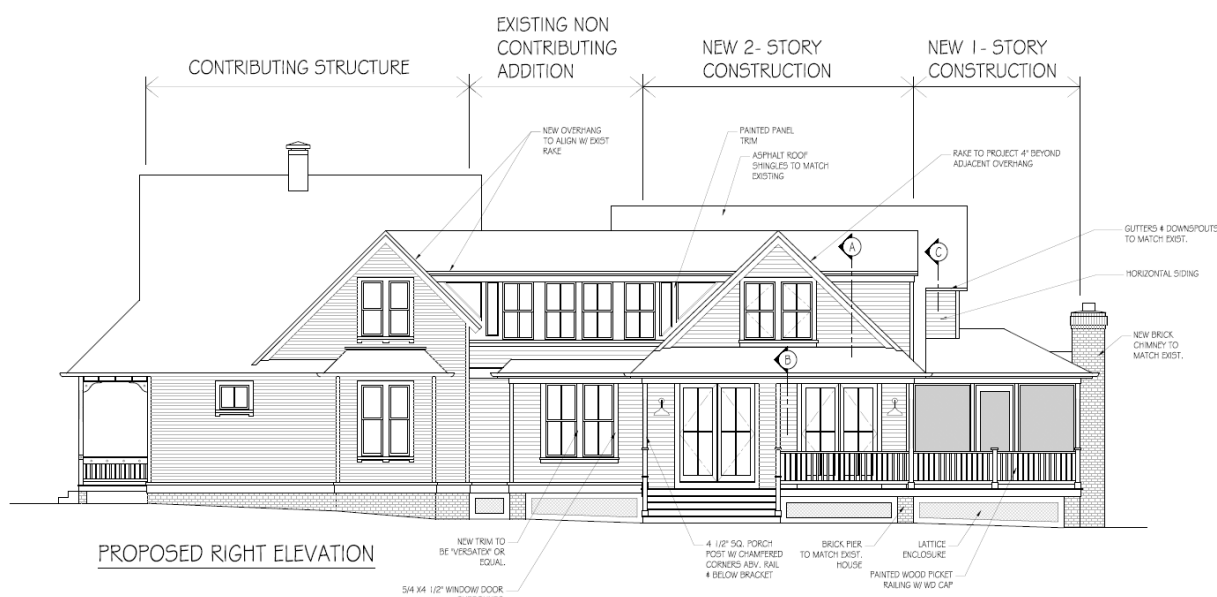


Figure 4: Current HAWP submission. (note: the scale of the two images is not exact).

Staff finds that the current proposal now meets the *Standards* and complies with many of the *Guidelines* which provide further illustration of the *Standards*.³

³The 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>.

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).

Staff finds that the proposal is on a secondary elevation, that it damages the least amount of historic fabric, and - with the design revisions – is subordinate to the historic building and is compatible in massing and scale. At the previous preliminary consultations, Staff and the HPC commented that they found the materials and architectural details (i.e. windows, doors, siding, roofing, etc) to be compatible with the historic and approvable under 24A-8(b)(2).

STAFF RECOMMENDATIONS

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), and (d), and finding that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

OPS - 68

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: joany@uptonarchitecture.com Contact Person: Margaret Upton
mgv@uptonarchitecture.com Daytime Phone No.: 301 646 3606

Tax Account No.: 01019892

Name of Property Owner: Cathy & Connor Crimmins Daytime Phone No.:
Address: 10547 St Kensington St Paul 20895
Street Number City State Zip Code

Contractor: N/A Phone No.: N/A

Contractor Registration No.: N/A

Agent for Owner: Joany Janicki Daytime Phone No.: 301-346-8485
upton architecture

House Number: 10547 Street: St Paul

Town/City: Kensington Nearest Cross Street: Plyers Mill Rd

Lot: 2 Block: Subdivision: PT 3 Wheatleys

Lot: Folio: Parcel:

PERMITS REQUIRED FOR THIS PROJECT

1A. CHECK ALL APPLICABLE

- ☐ Construct ☒ Extend ☒ Alter/Remodel
☐ Move ☐ Install ☐ Wreck/Ret
☐ Rebuild ☐ Repair ☐ Reroof

CHECK ALL APPLICABLE

- ☐ AC ☐ Stair ☒ 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, use Permit # N/A

PERMITS REQUIRED FOR THIS PROJECT

2A. Type of sewage disposal: 01 ☒ WSSC 02 ☐ Septic 03 ☐ Other:

2B. Type of water supply: 01 ☒ WSSC 02 ☐ Well 03 ☐ Other:

PERMITS REQUIRED FOR THIS PROJECT

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: _____

Eds 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

1. Written description of project:

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

The existing structure is a single family detached house built in 1893. It is wood frame with horizontal siding and has an older 1-story addition to the left side and an older 2-story addition at the back of the house. The style of the house is a modest Victorian with Queen Anne styling that demonstrates cutout fretwork at the porch and delicate rake boards on the gables. 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.

New 2-story addition at the back of the house and a new 1-story/ stair tower at the left side of the house that replaces an existing older addition. The new additions have been designed so that there is minimal impact, if any, to the intricate historic character of the existing Victorian features of the house. The scale of the new construction is in keeping with the existing house and will have an exterior horizontal siding that is different but complementary to the historic house.

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	

HOUSE LOCATION
(HISTORIC DISTRICT
SHADED IN DARK GRAY)



VICINITY MAP



EXISTING FRONT ELEVATION



EXISTING LEFT ELEVATION



EXISTING REAR ELEVATION



EXISTING RIGHT ELEVATION

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

10547 ST. PAUL ST.
KENSINGTON, MD

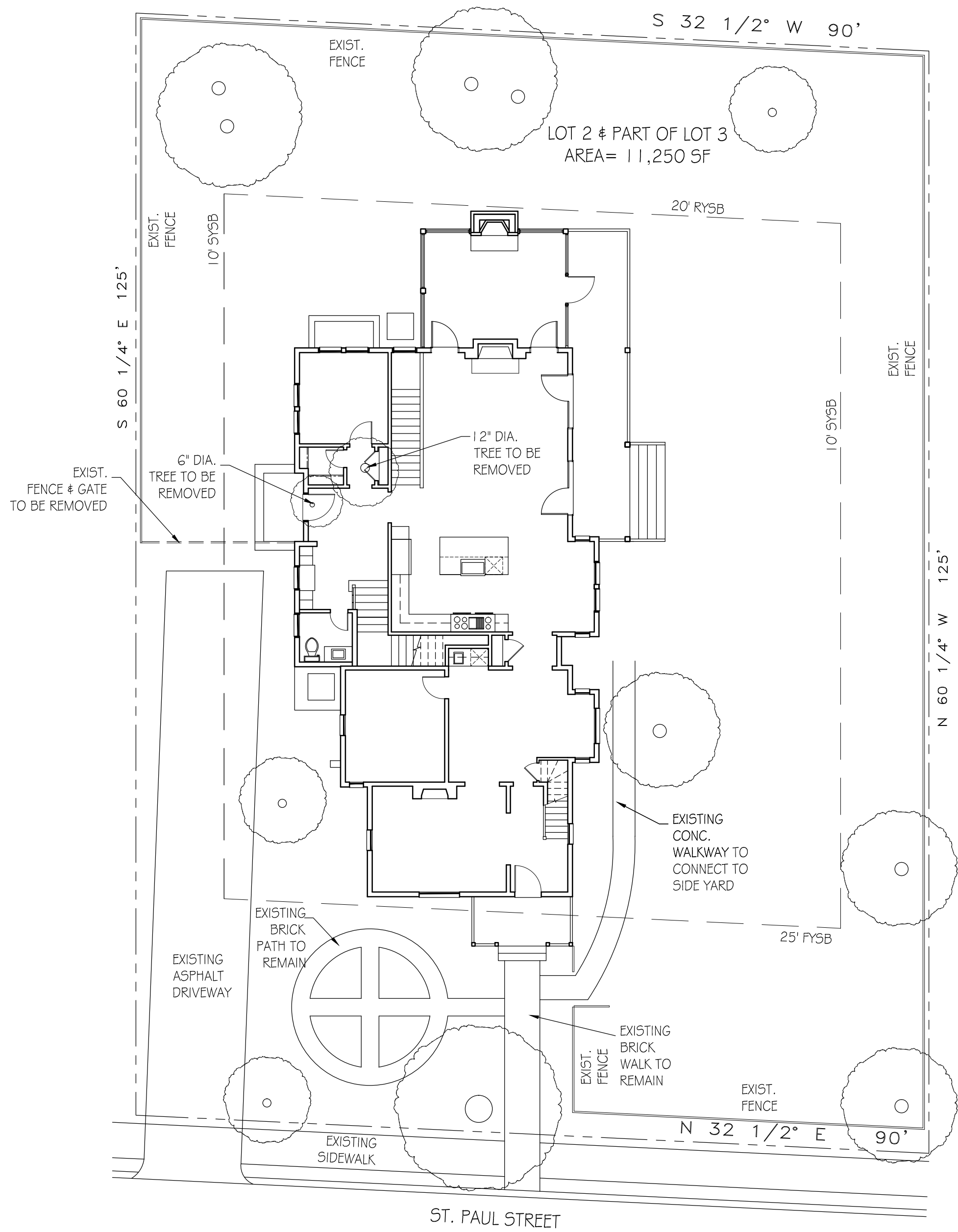
CRIMMINS
RESIDENCE
HWP APPLICATION
HPC MEETING 3/11/20

REVISIONS:
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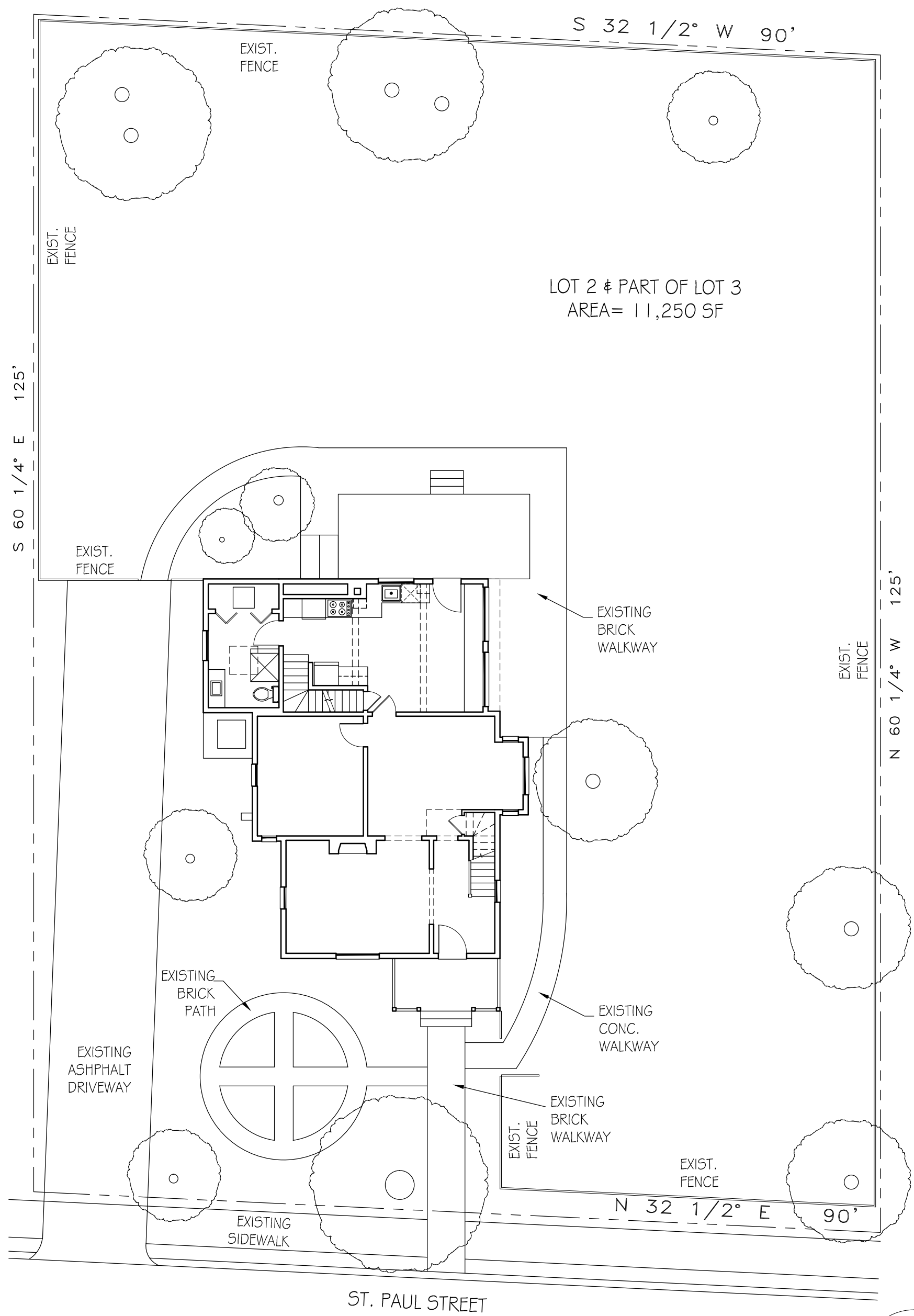
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JCJ
CHECKED BY:
MGU
SCALE:
1"=20'
DATE:
PROG. 2-19-20
PROJECT NO.
18.086

DRAWING NO.

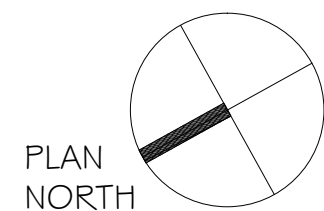
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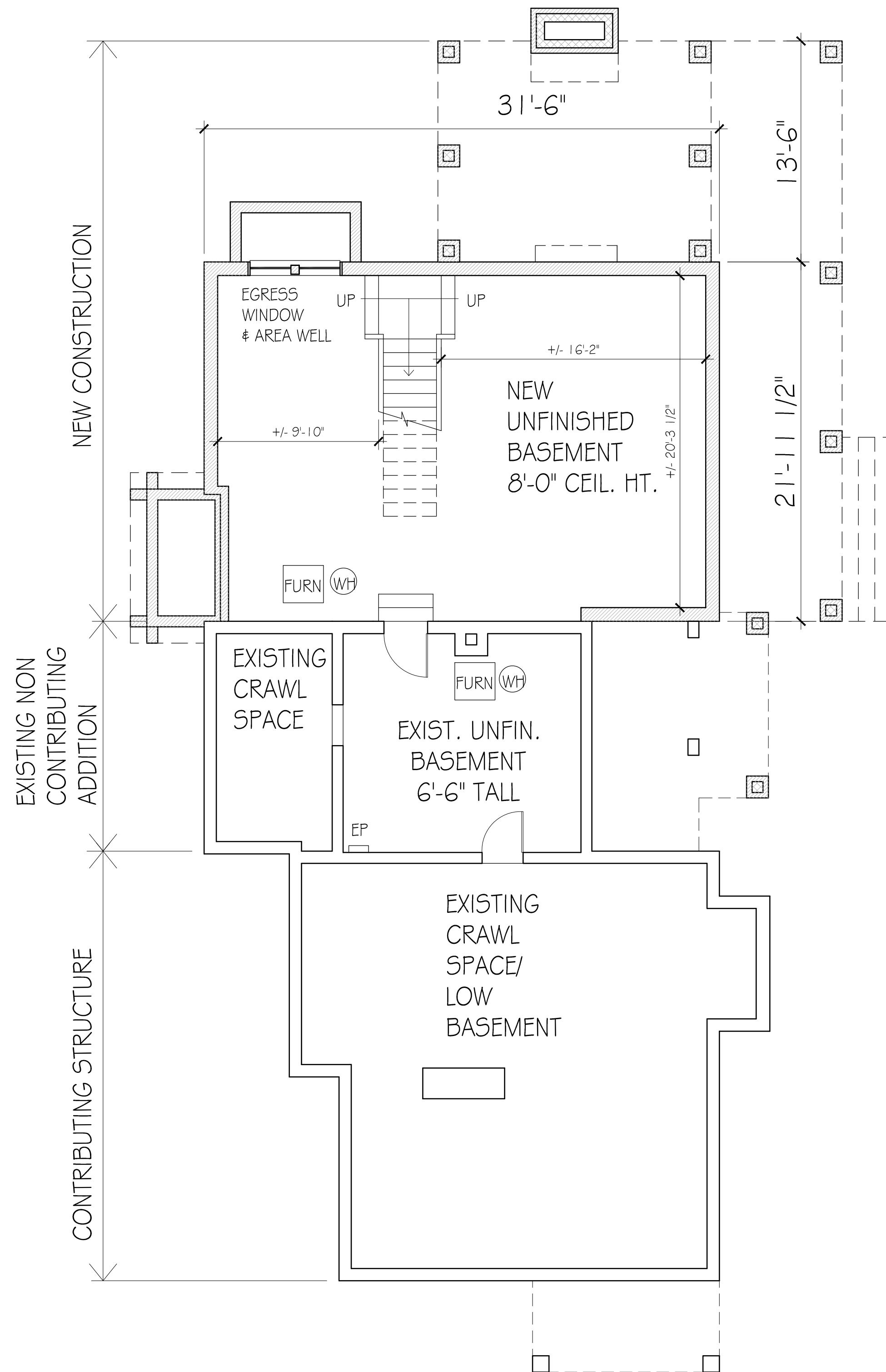


PROPOSED SITE PLAN
16.45% LOT COVERAGE



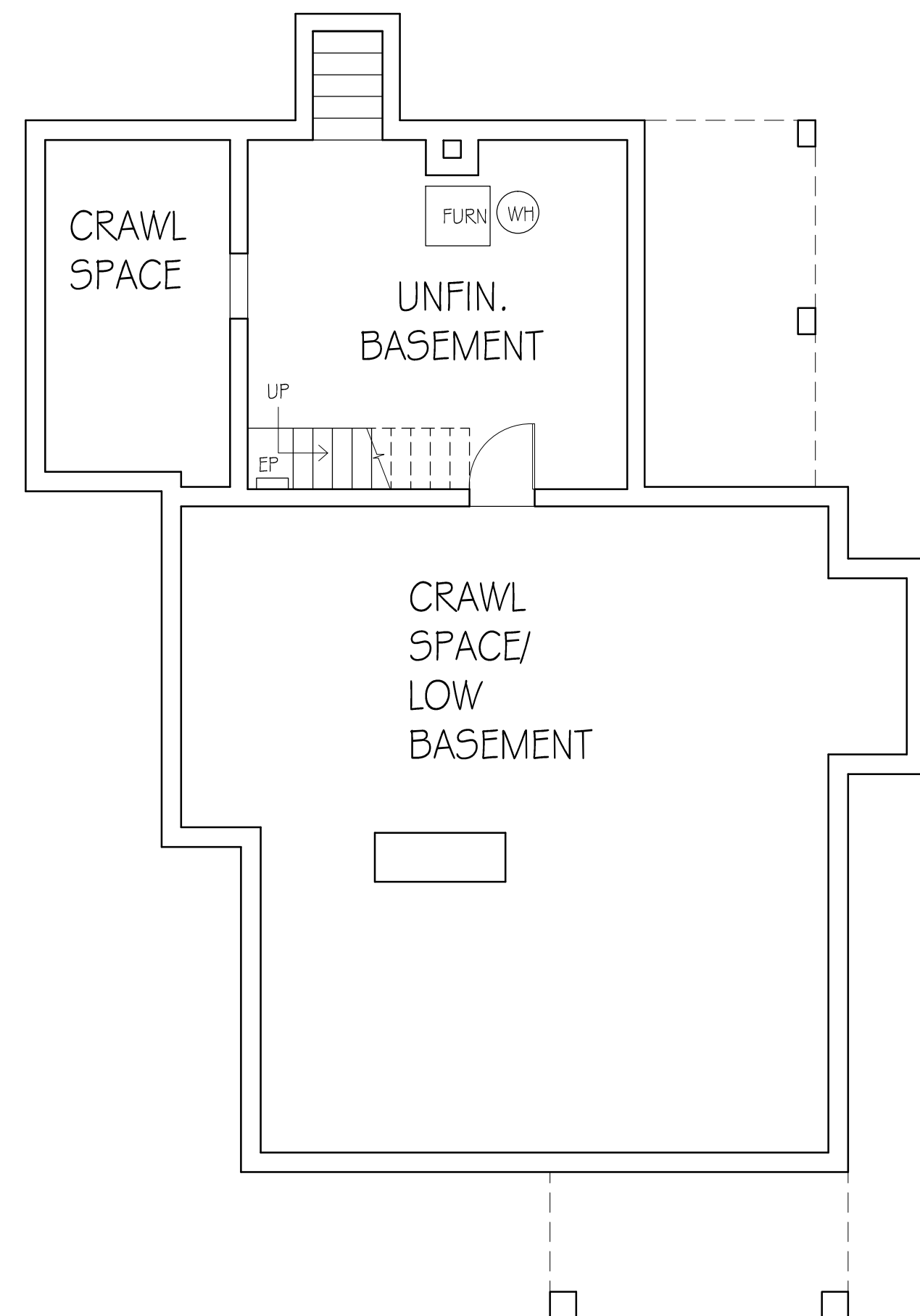
EXISTING SITE PLAN





PROPOSED FOUNDATION

EXISTING FOUNDATION: 1,011 S.F.
NEW FOUNDATION: 688 S.F.
TOTAL: 1,699 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

CRIMMINS
RESIDENCE

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CHECKED BY:
MGU

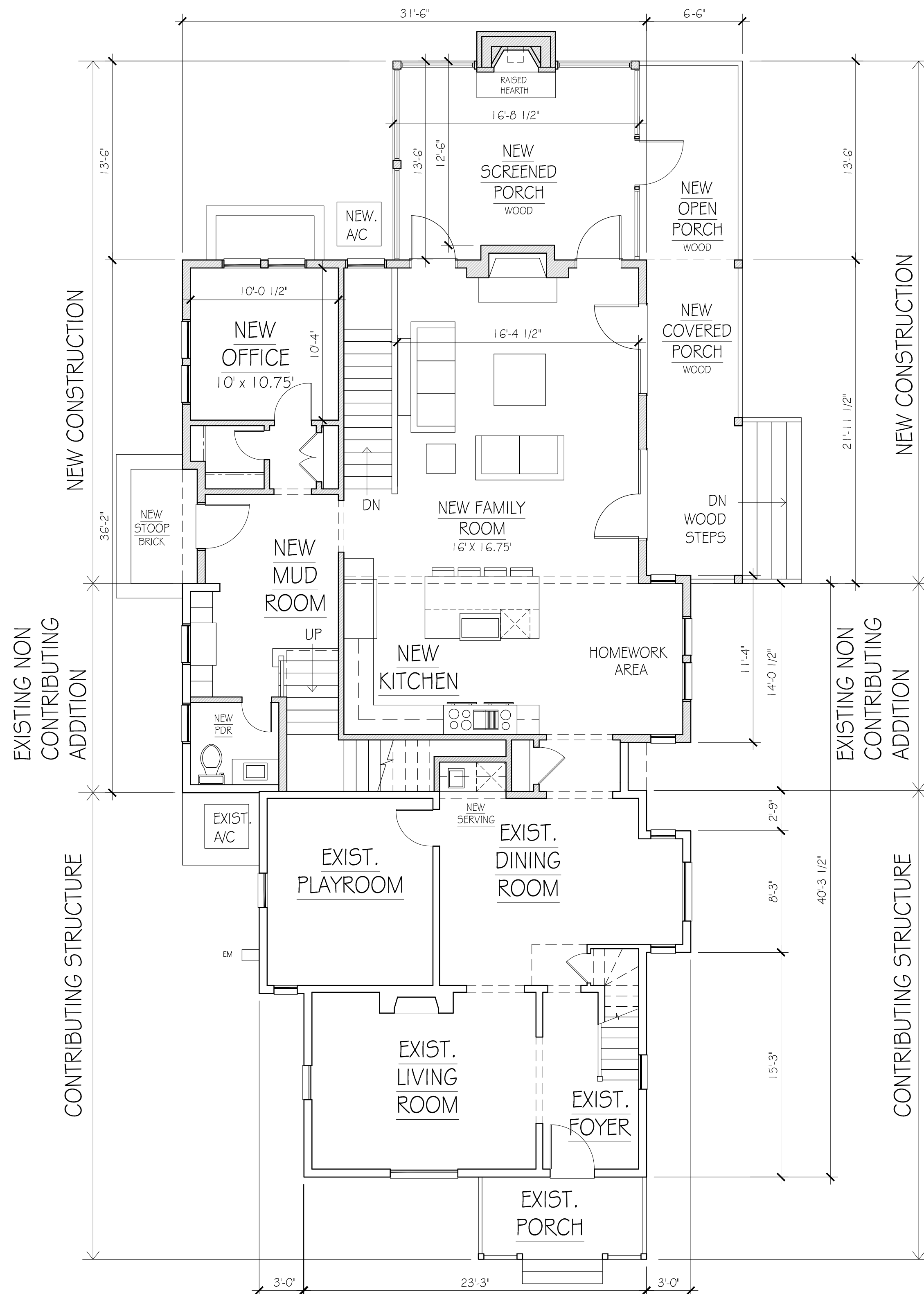
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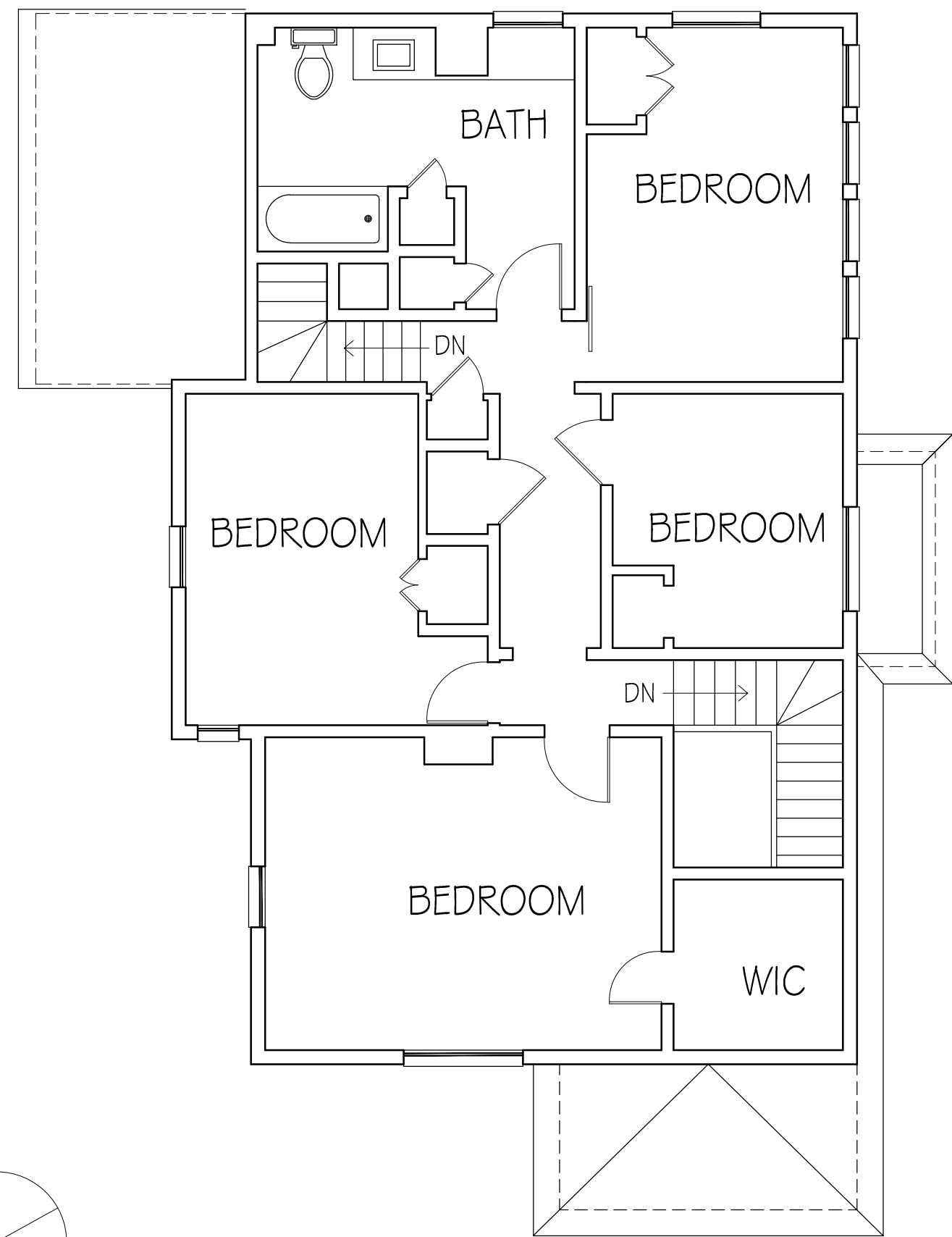
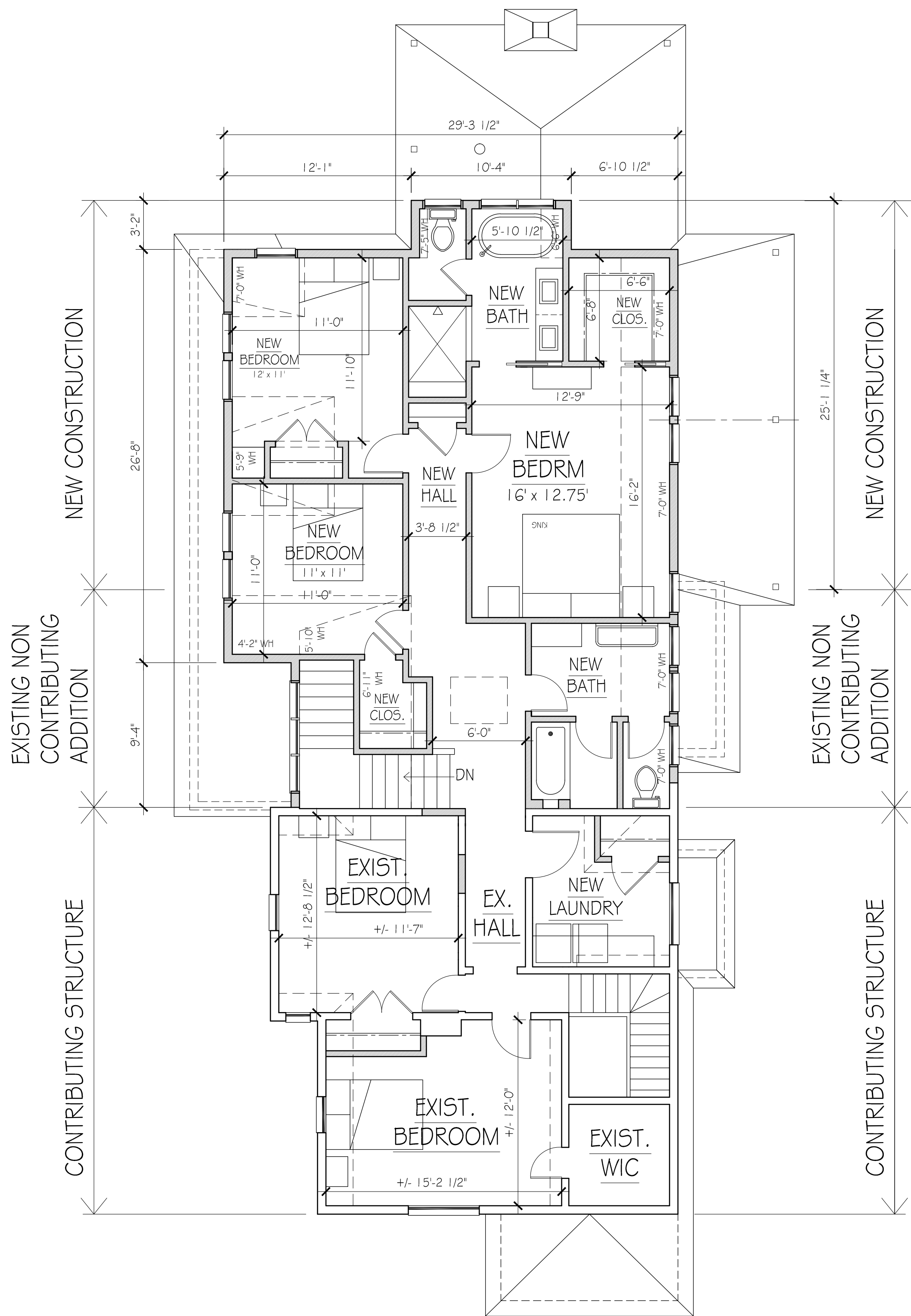
A3



EXISTING CONDITIONED SPACE: 1,102 S.F.
 ADDITION CONDITIONED SPACE: 732 S.F.
 TOTAL: 1,834 S.F.

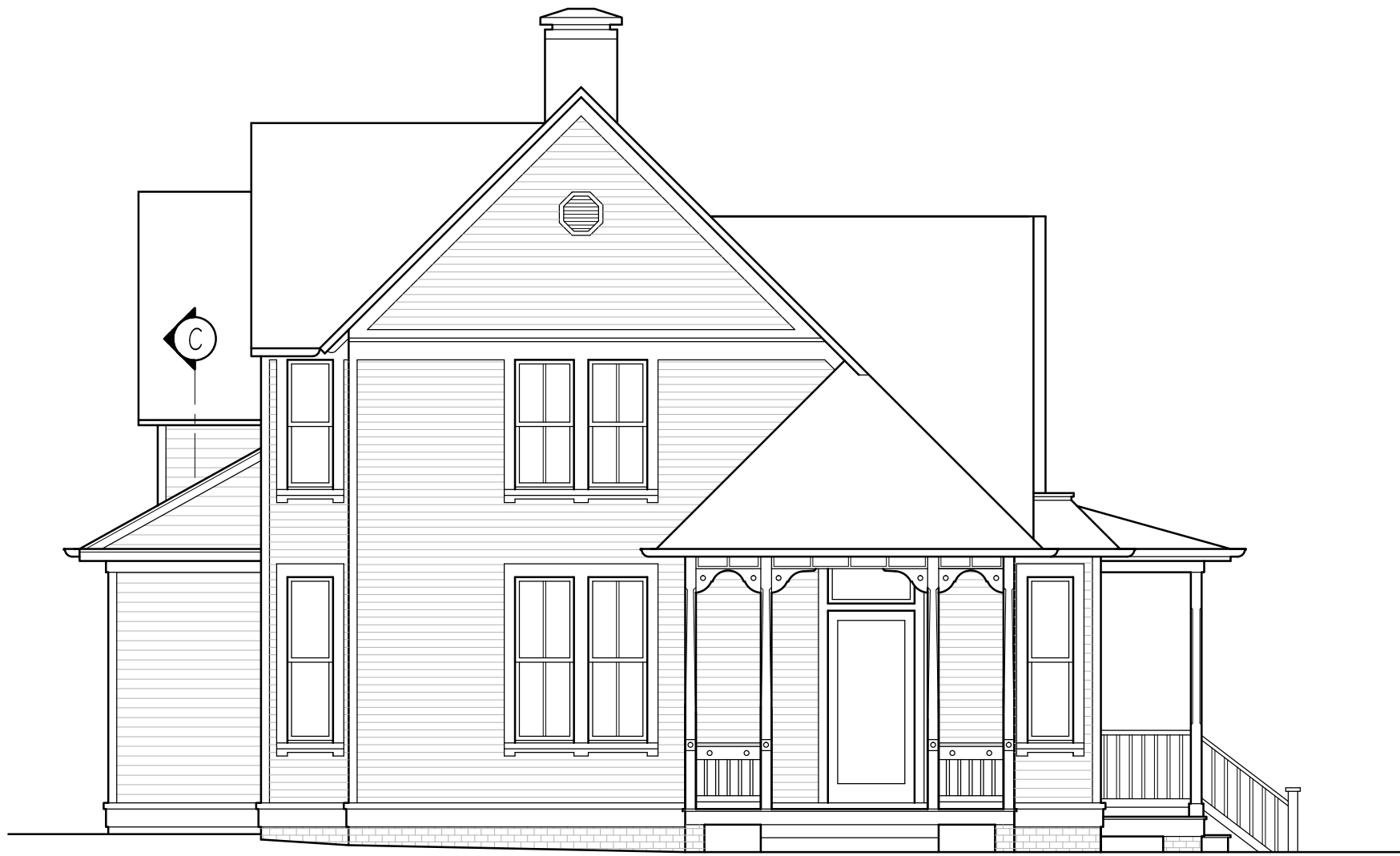


EXISTING 1ST FLOOR PLAN
 EXISTING CONDITIONED SPACE: 1,102 S.F.



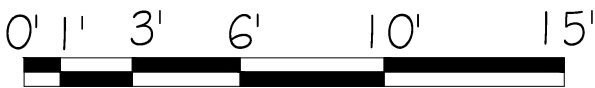


EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

- NOTES:
- 1. REFER TO SHEET A11 FOR MATERIAL FINISHES AND SPECIFICATIONS
 - 2. REFER TO SHEETS A11, A12 & A13 FOR RAKE & OVERHANG DETAILS



upton
ARCHITECTURE

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

10547 ST. PAUL ST.
KENSINGTON, MD

CRIMMINS
RESIDENCE

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CHECKED BY:
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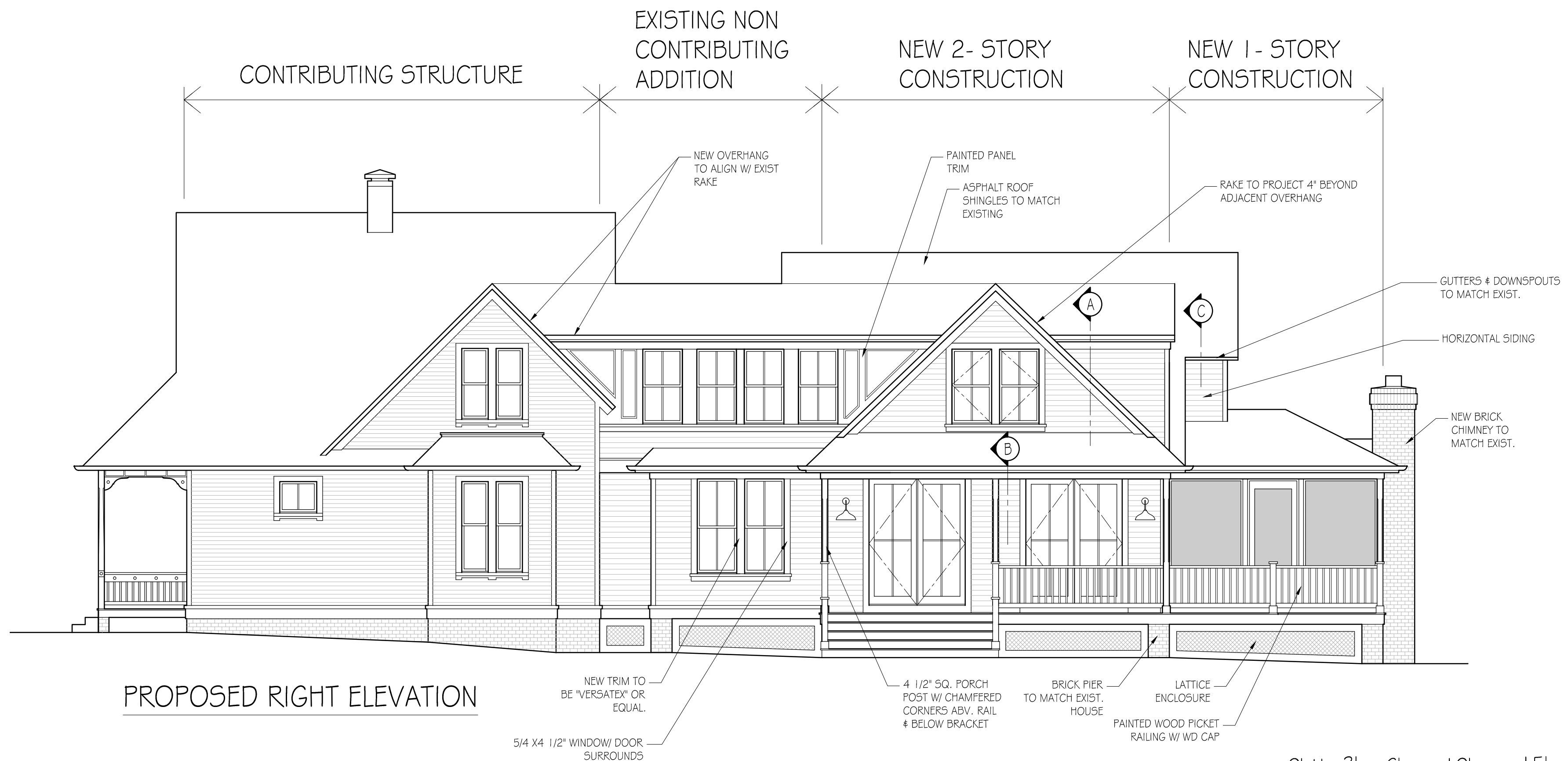
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16



EXISTING RIGHT ELEVATION

- NOTES:
1. REFER TO SHEET A11 FOR MATERIAL FINISHES AND SPECIFICATIONS
 2. REFER TO SHEETS A11, A12 & A13 FOR RAKE & OVERHANG DETAILS



PROPOSED RIGHT ELEVATION

upton
ARCHITECTURE

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

10547 ST. PAUL ST.
KENSINGTON, MD

CRIMMINS
RESIDENCE

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JCJ

CHECKED BY:
MGU

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

DATE:
PROG. 2-19-20

PROJECT NO.
18.086

DRAWING NO.

A7



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

NOTES:

1. REFER TO SHEET A11 FOR MATERIAL FINISHES AND SPECIFICATIONS
2. REFER TO SHEETS A11, A12 & A13 FOR RAKE & OVERHANG DETAILS





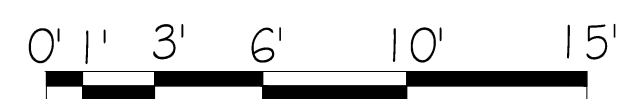
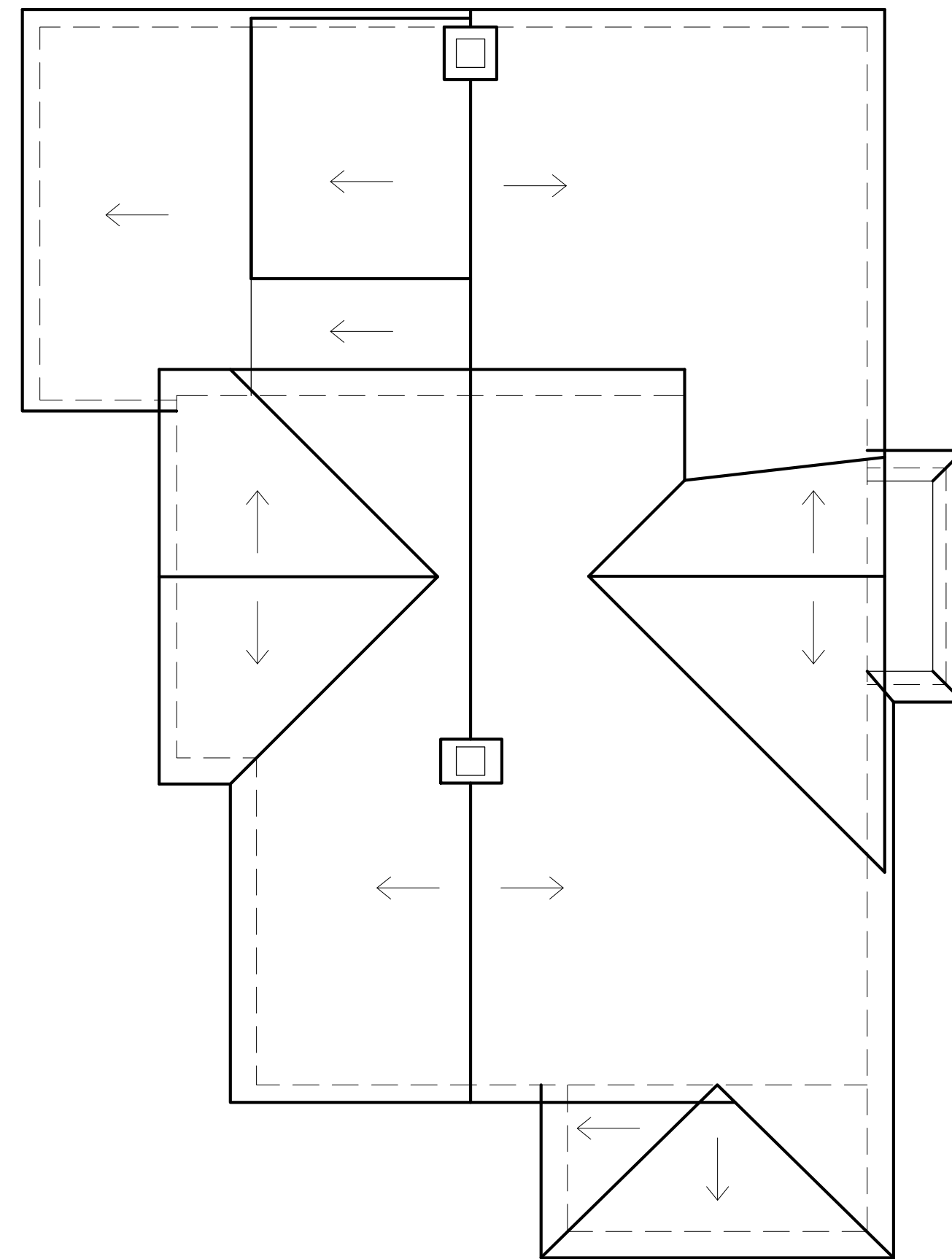
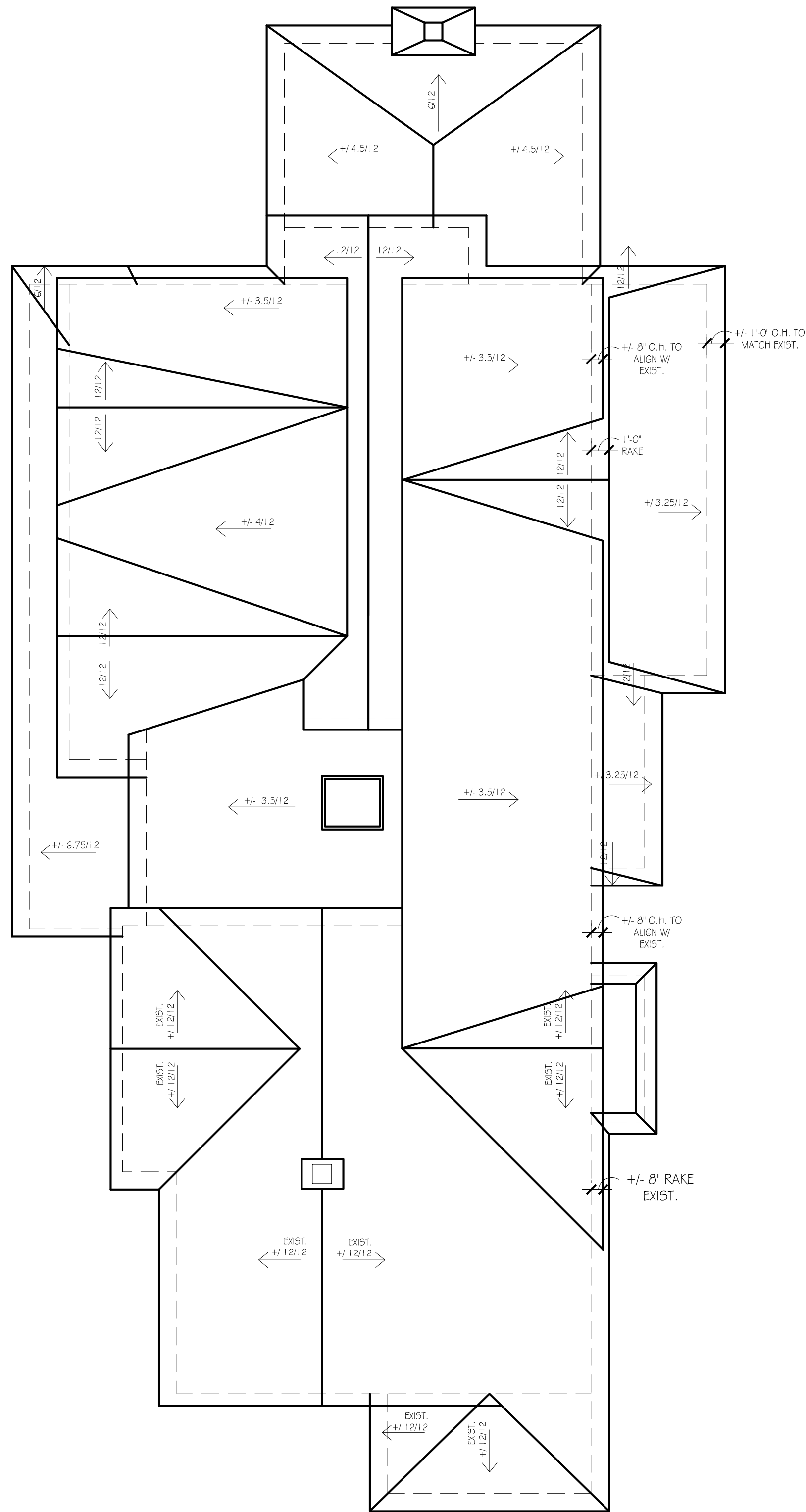
EXISTING LEFT ELEVATION

- NOTES:
1. REFER TO SHEET A11 FOR MATERIAL FINISHES AND SPECIFICATIONS
 2. REFER TO SHEETS A11, A12 & A13 FOR RAKE & OVERHANG DETAILS



PROPOSED LEFT ELEVATION





PROPOSED ROOF PLAN

EXISTING ROOF PLAN

MATERIAL SELECTIONS & SPECIFICATIONS:

EXTERIOR SIDING: "HARDIE" SIDING, 4" EXPOSURE, SMOOTH FINISH, LIMIT EXPOSED BUTT JOINTS TO AREAS IN DISCREET LOCATIONS, PAINTED THE SAME COLOR AS HISTORIC HOUSE

EXTERIOR WIDOWS & FRENCH DOORS: "WEATHERSHIELD" SIGNATURE SERIES, WHITE ALUMINUM CLAD EXTERIOR, SIMULATED DIVIDED LIGHTS WITH 7/8" MUNTIN BAR. STANDARD SCREENS W/ WHITE FRAMES. EGRESS CASEMENT WINDOWS TO HAVE WIDER HORIZONTAL MUNTIN TO REPLICATE THE SASH DIMENSION OF THE DOUBLE HUNG WINDOWS.

MUDROOM DOOR: PAINTED WOOD W/ SIMULATED DIVIDED LIGHT GLASS PANEL.

EXTERIOR TRIM: ALL EXTERIOR TRIM @ NEW CONSTRUCTION TO BE "VERTATEX" OR APPROVED EQUAL. 5/4 X 4 CORNER BOARDS, 5/4 X CORNICE TRIM, 5/4 X FASCIAS. ALL TRIM PAINTED TO MATCH HISTORIC HOUSE TRIM. WINDOW & DOOR SURROUNDS TO BE 5/4 X 4 1/2" WITH 2" HISTORIC SILL & 5/4 X 4" APRON TRIM. ALL TRIM THAT NEEDS TO BE ADDED OR REPLACED ON HISTORIC HOUSE TO BE PAINTED PINE.

GUTTERS & DOWNSPOUTS: ALUMINUM TO MATCH HISTORIC HOUSE. HALF ROUND GUTTERS AND ROUND DOWNSPOUTS.

PANEL TRIM: "VERSATEX" 5/4 X 4 TRIM W/ "HARDIE" BOARD & COVE MOULDING.

PORCH RAILINGS: SMOOT 8840 HISTORIC TOP RAIL, SMOOT 8841 HISTORIC BOTTOM RAIL, 1" SQUARE PICKETS. PAINTED PINE.

PORCH POSTS: MILLED 4 1/2" SQUARE POSTS W/ CHAMFERED CORNERS. 1X6 BASE TRIM. PAINTED P.T PINE.

PORCH FLOOR: 5 1/2" TONGUE & GROOVE STAINED CEDAR.

BRICK: BRICK ON CHIMNEY, PIERS & FOUNDATION TO MATCH HISTORIC HOUSE. OPTION: EXISTING & NEW BRICK TO BE PAINTED. CLOSEST MATCH: CUSHWA CAMBRIDGE (237) SEE ADJACENT PHOTO.

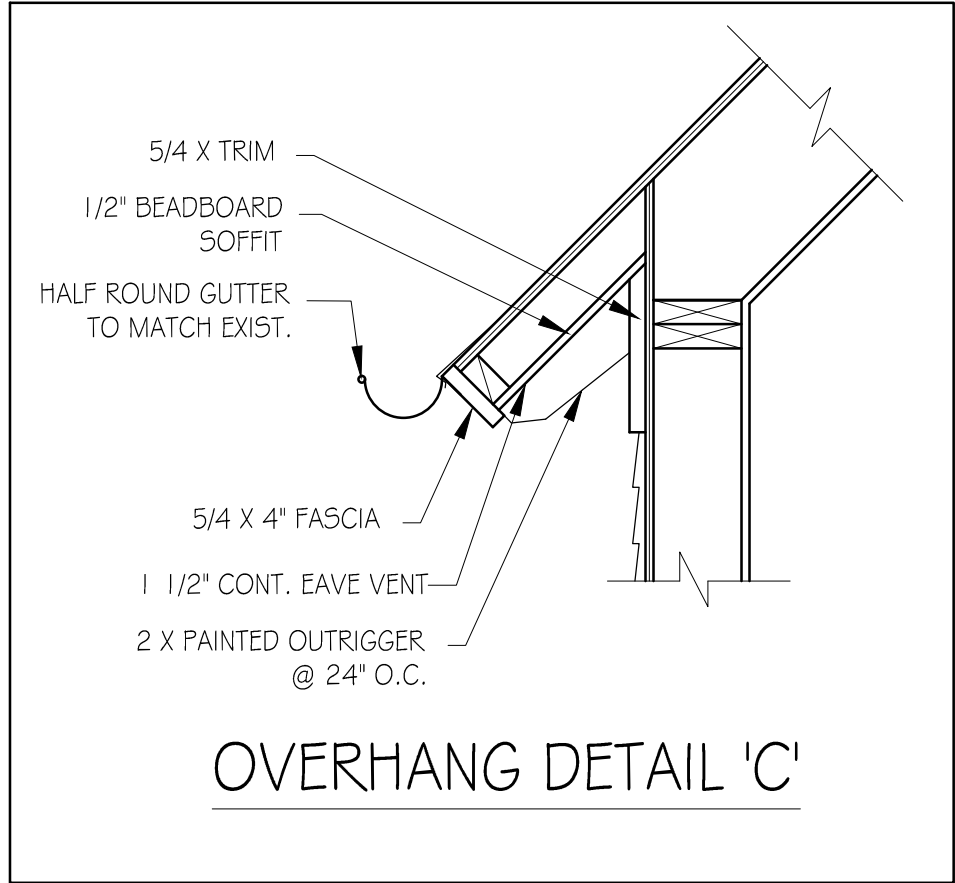
SCREENED PORCH SYSTEM: "SCREEN EZE" SYSTEM TO BE INSTALLED ON EXTERIOR OF RAILINGS.

FOUNDATION LATTICE: PAINTED P.T. WOOD DIAMOND LATTICE SET WITHIN A 1" X 3 1/2" PAINTED P.T. WOOD FRAME.

LIGHTING: SCONCE OPTIONS BELOW & RECESSED CEILING LIGHTS.



MATCHING BRICK OPTION



PARTIAL FRONT ELEVATION



EXTERIOR SCONCE OPTIONS

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

10547 ST. PAUL ST.
KENSINGTON, MD

CRIMMINS
RESIDENCE
HAWP APPLICATION
HPC MEETING 3/11/20

REVISIONS:
DATE & ISSUE

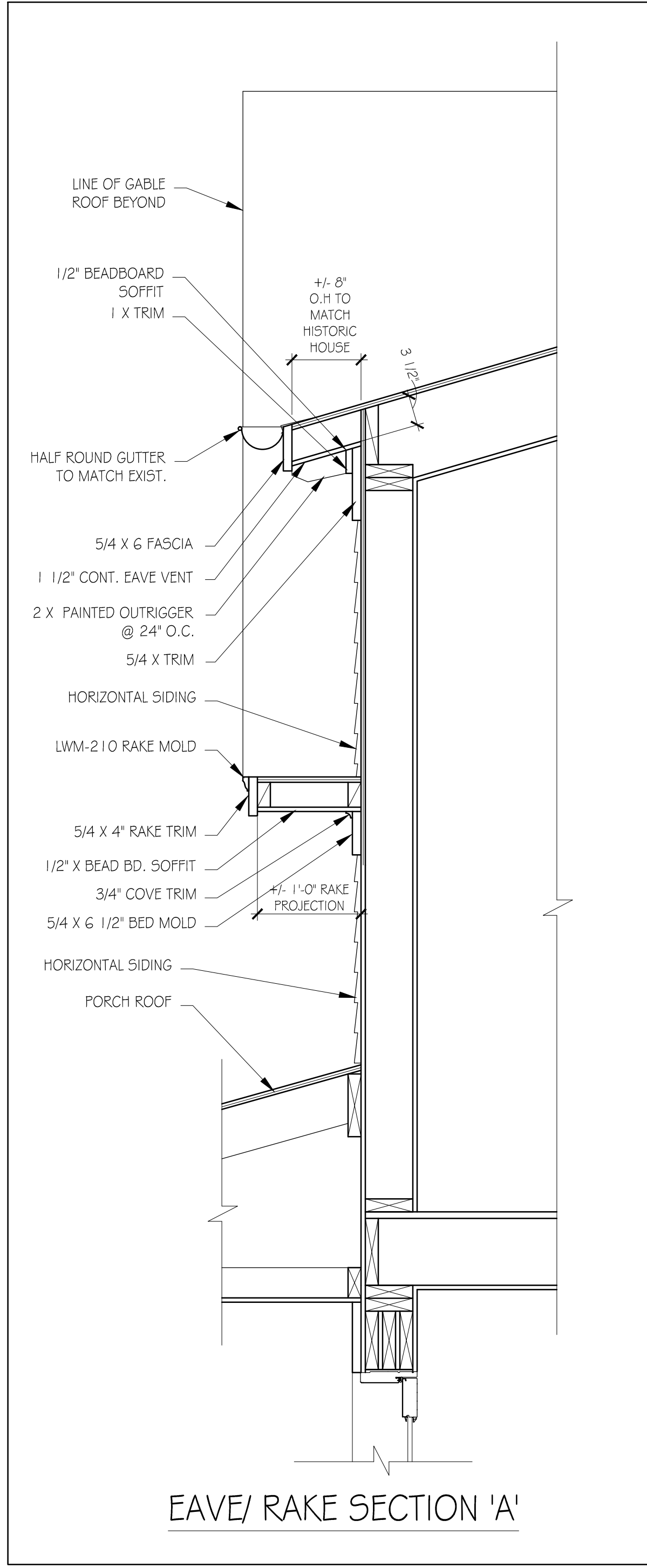
DRAWN BY:
JCJ
CHECKED BY:
MGU
SCALE: 3/16"=1'-0"
DATE:
PROG. 2-19-20
PROJECT NO.
18.086

DRAWING NO.

A11



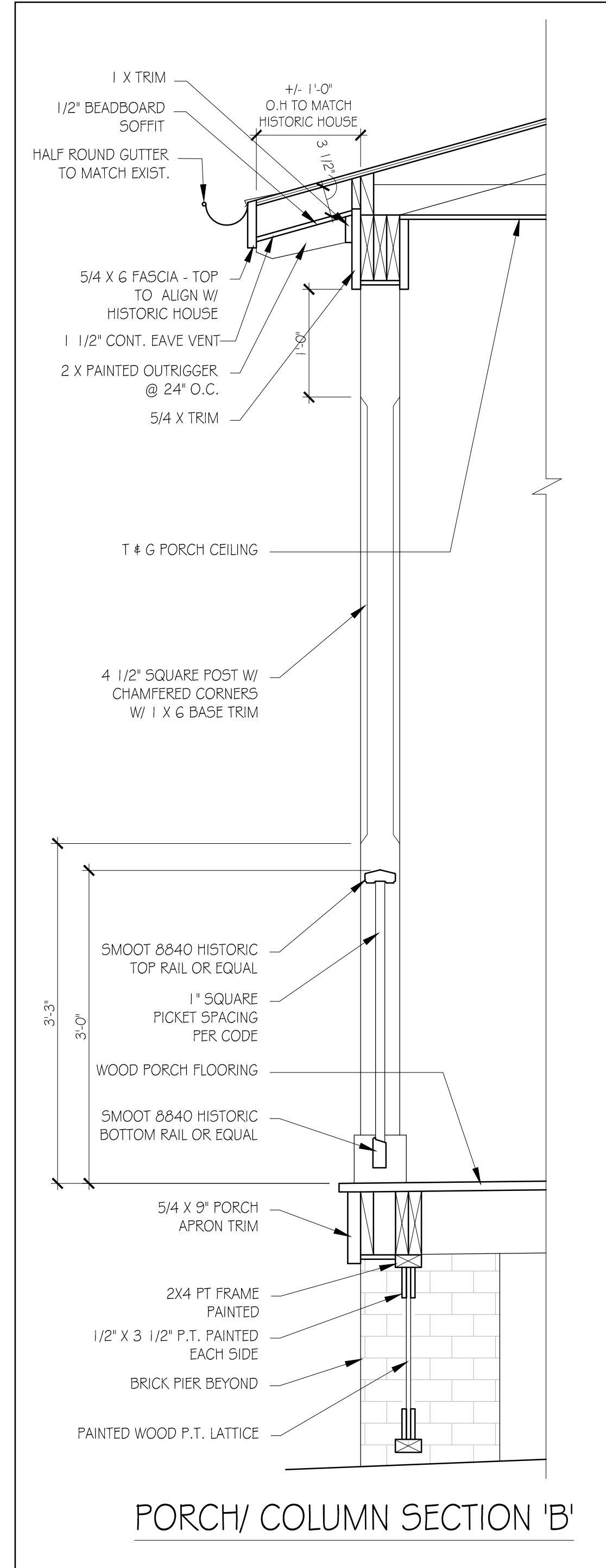
PARTIAL RIGHT ELEVATION



EAVE/ RAKE SECTION 'A'



PARTIAL RIGHT ELEVATION



PORCH/ COLUMN SECTION 'B'