

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	10320 Fawcett Street, Kensington	Meeting Date:	4/22/2020
Resource:	Primary (1880-1910) Resource (Kensington Historic District)	Report Date:	4/15/2020
Applicant:	Mark and Miriam Ruminski	Public Notice:	4/8/2020
Review:	HAWP	Tax Credit:	N/A
Case Number:	31/06-20E	Staff:	Michael Kyne
PROPOSAL:	Roof replacement and other alterations		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Primary (1880-1910) Resource within the Kensington Historic District
DATE: c. 1898

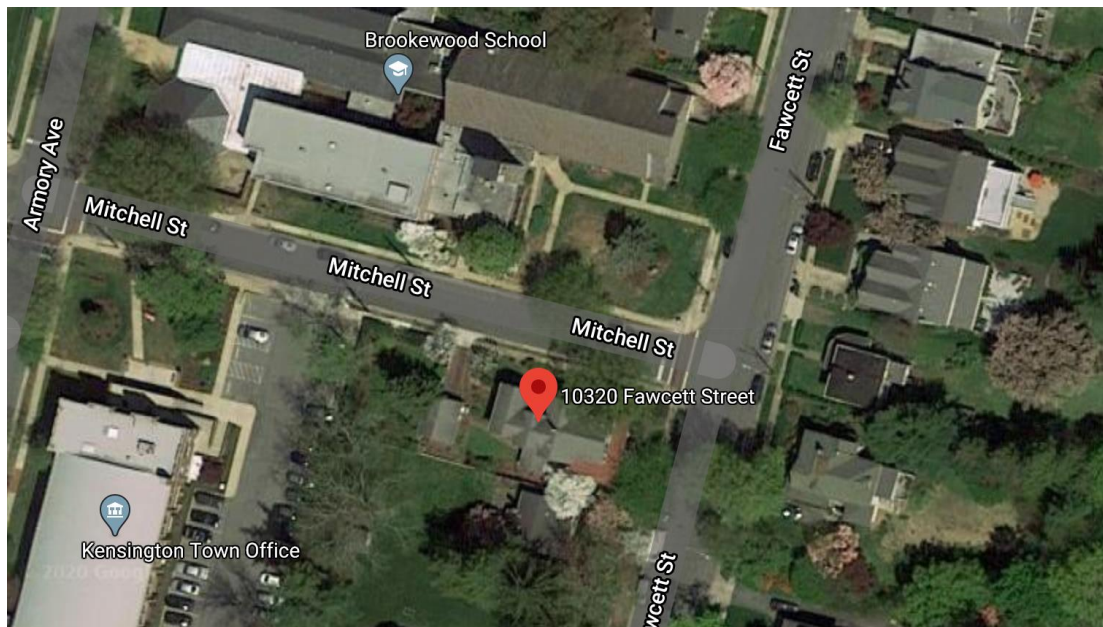


Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing asphalt shingle roof in-kind.
- Replace an existing skylight on the north (right side, as viewed from the front) elevation.
- Replace the existing K-style gutters and downspouts with half-round gutters and downspouts.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
8. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings.

Montgomery County Code; Chapter 24A-8

- (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; or
 - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
 - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (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 Interior's Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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.
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 proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found 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 and #9;

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 michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

#909087

APPLICATION FOR HISTORIC AREA WORK PERMIT

EMAIL: STLT.WYMAN@GMAIL.COM

Contact Person: MARK RUMINSKI

Daytime Phone No.: 301-933-1775

Tax Account No.: 01018396

Name of Property Owner: MARK & MIRIAM RUMINSKI

Daytime Phone No.: 301-933-1775

Address: 10320 FAWCETT ST KENSINGTON

20895

Street Number

City

State

Zip Code

Contractor: STYLE ROOFING (ROB CROWE)

Phone No.: 703-754-9906

Contractor Registration No.: 126358

Agent for Owner: _____

Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 10320

Street: FAWCETT ST

Town/City: KENSINGTON

Nearest Cross Street: MITCHELL ST

Lot: 12

Block: _____

Subdivision: SUBDIVISION OF LOT 20 & PART OF KNOWLES ESTATE AT KNOWLES STATION

Liber: 8202

Folio: 177

Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: ROOF & GUTTERS

1B. Construction cost estimate: \$ 19,000

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

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.

Mark Ruminski

Signature of owner or authorized agent

March 13 2020

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 909087 Date Filed: 3/23/2020 Date Issued: _____

**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:

HOUSE WAS ORIGINALLY BUILT IN 1880S WITH A BATHROOM
ADDED TO GROUND FLOOR AT A LATER DATE. LARGE ADDITION
ADDED ~ 1990. HOUSE & GARAGE CURRENTLY HAVE ASPHALT
SHINGLE ROOF AND WHITE, K-STYLE GUTTERS THAT WERE
INSTALLED ~ 1990. THEY ARE IN NEED OF REPLACEMENT.

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

PROPOSE TO REPLACE ASPHALT SHINGLE ROOF WITH ASPHALT
SHINGLE ROOF, TO INCLUDE FLASHING, PIPE COLLARS, APRONS, ETC.
ALSO PROPOSE REPLACING K-STYLE GUTTERS WITH HALF ROUND
STYLE GUTTERS. ALSO PROPOSE TO REPLACE 1 SKYLIGHT
WHICH HAS A BROKEN SEAL & HAS BECOME FOGGED.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plot. 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 elevation 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 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.

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.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address MARK & MIRIAM RUMINSKI 10320 FAWCETT ST KENSINGTON MD 20895	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	
GEORGE & JANINE MYERS 10314 FAWCETT ST KENSINGTON MD 20895 (THEY OWN THE PROPERTY AT 10318 FAWCETT WHICH IS ADJACENT TO OURS)	
PETE STUART 10319 FAWCETT ST KENSINGTON MD 20895 (OPPOSITE)	

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan 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 re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.

MARK G. RUMINSKI

MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-in-Fact
April 28, 1997

Notes

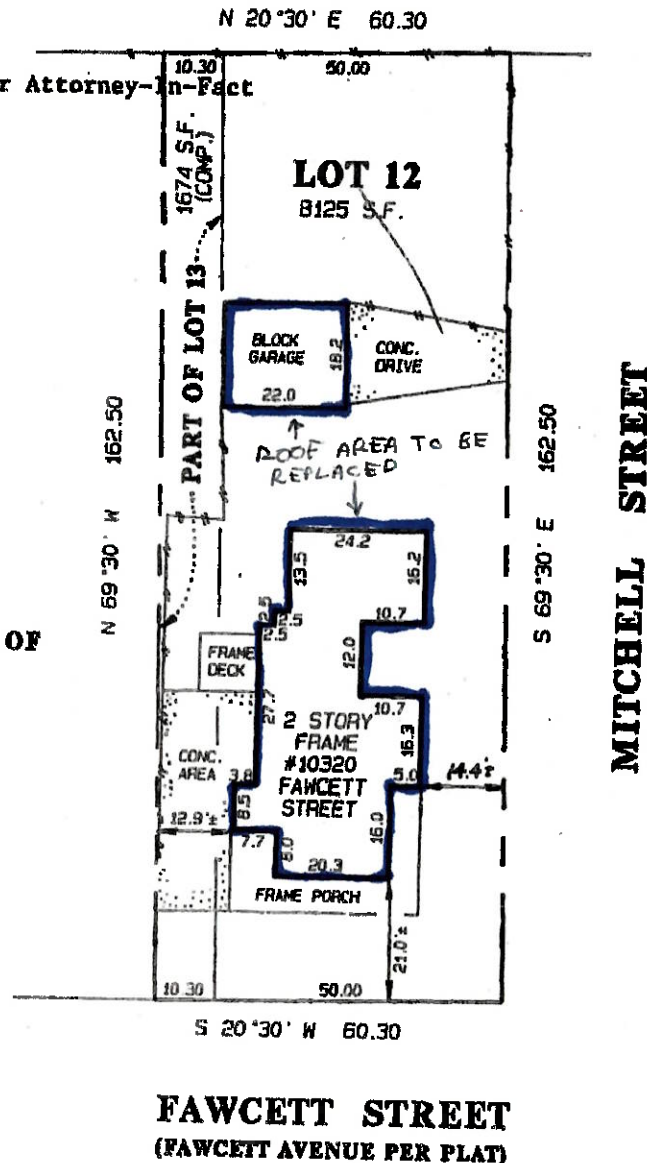
1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).



REMAINDER OF
LOT 13

LOCATION DRAWING
LOT 12 & PART OF LOT 13
PLAT OF

THE SUBDIVISION OF LOT 20,
AND PART OF THE PARTITION OF
KNOWLES ESTATE AT KNOWLES STATION
M.B.B. & O.R.R.
MONTGOMERY COUNTY, MARYLAND



SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION."

REFERENCES

PLAT BK. A
PLAT NO. 5

LIBER 8202
FOLIO 177



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-5100, Fax 301/948-1288

DATE OF LOCATIONS

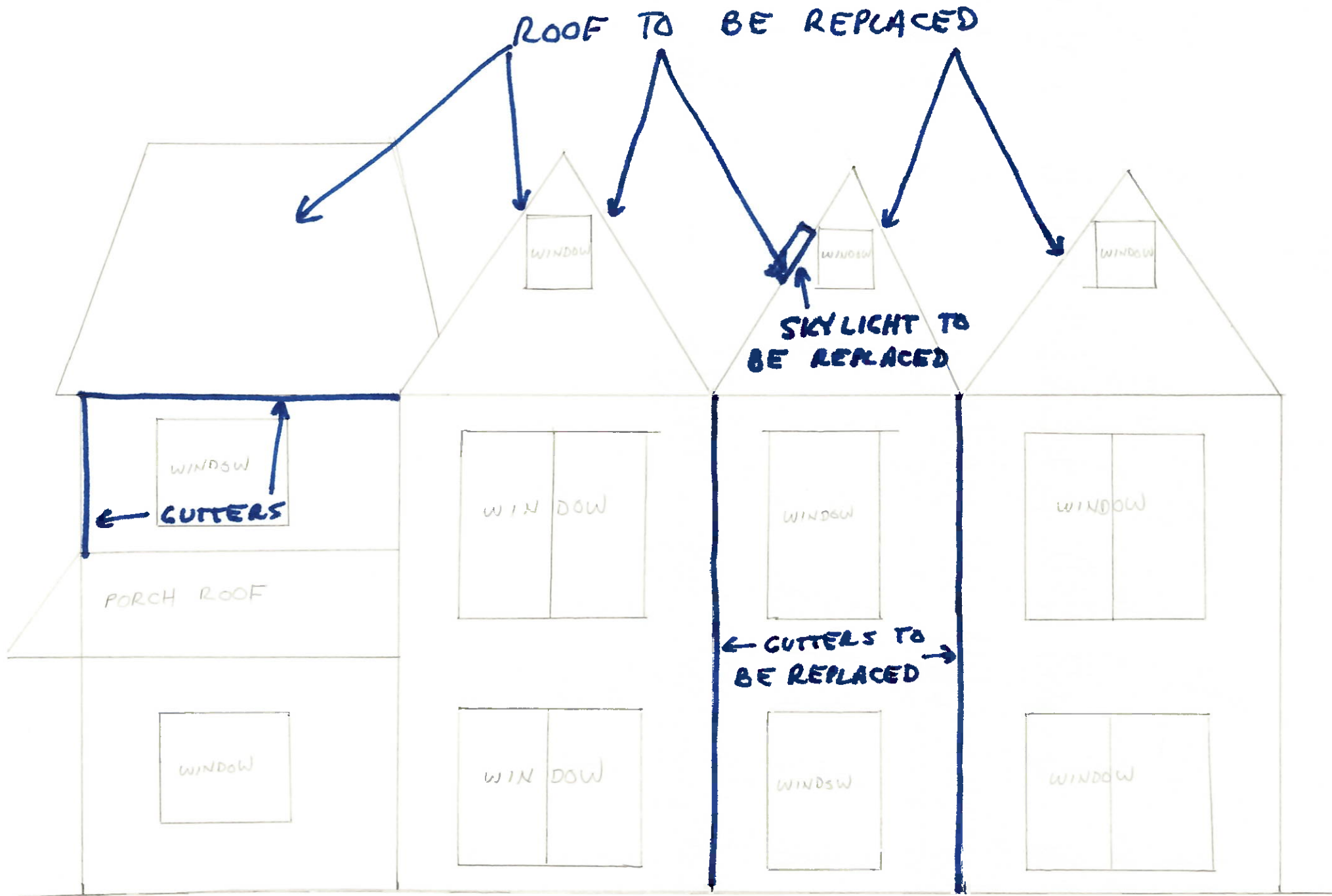
WALL CHECK:

HSE. LOC.: 4-2-97

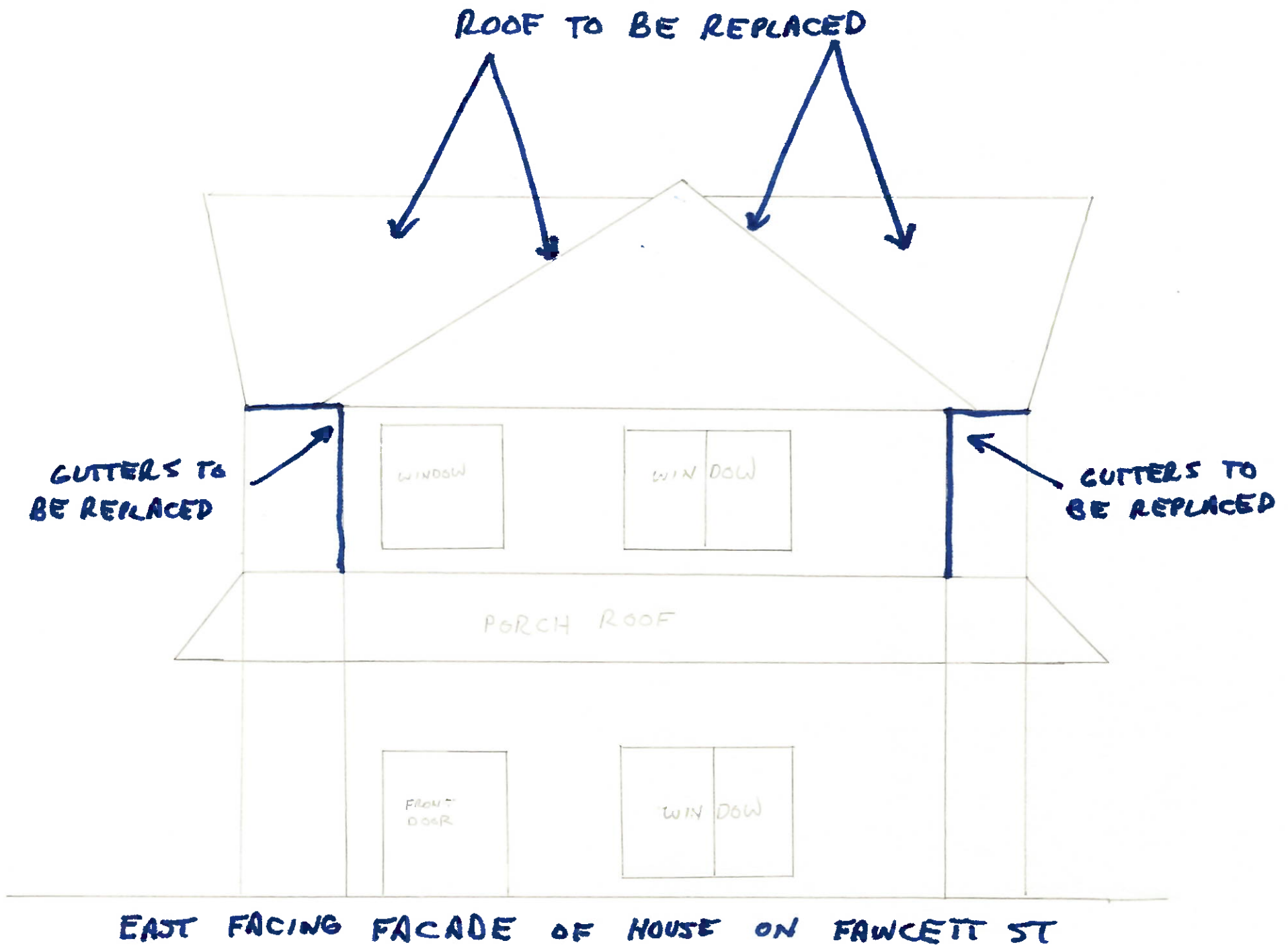
SCALE: 1" = 30'

DRAWN BY: M.A.S.

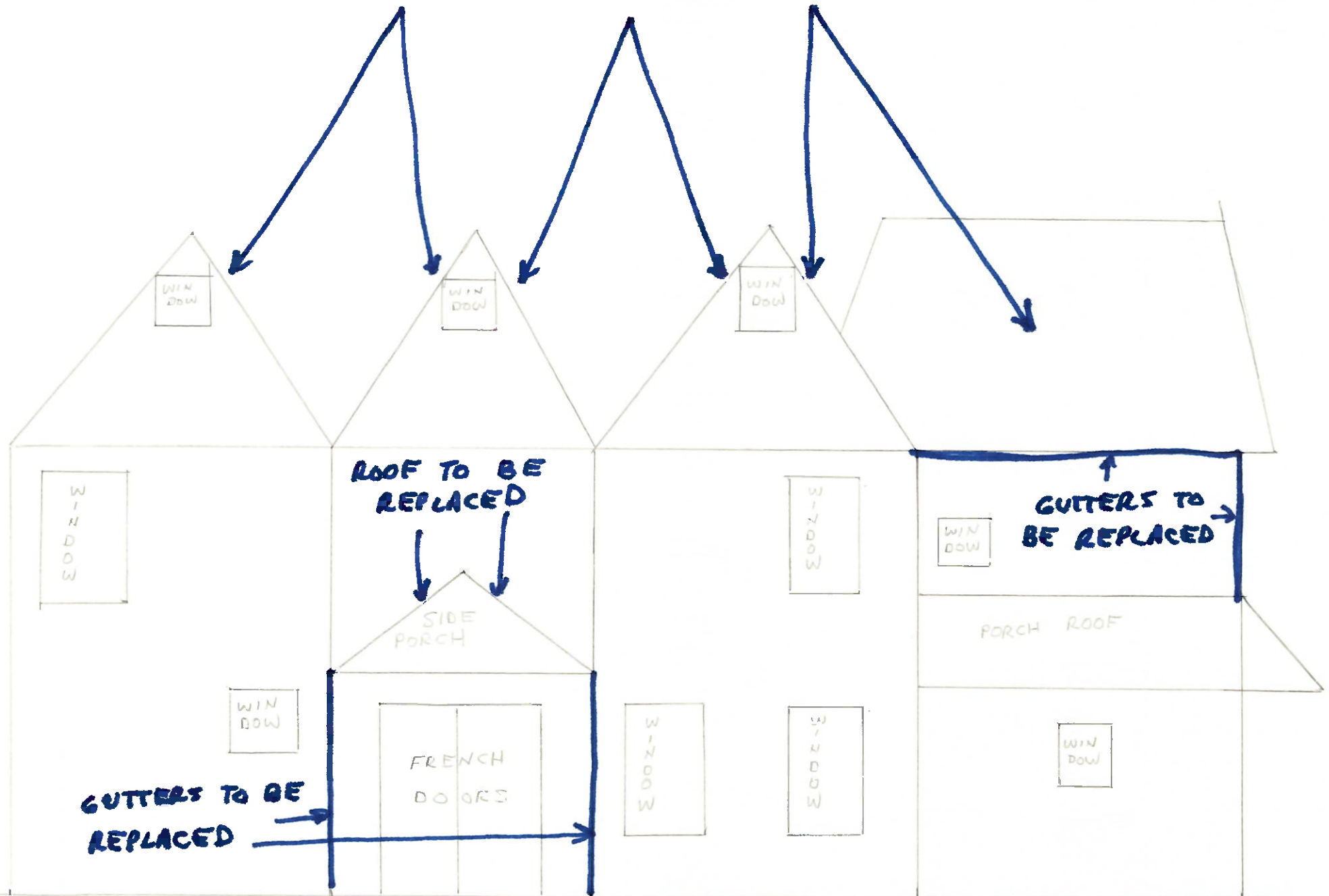
JOB NO.: 97-822



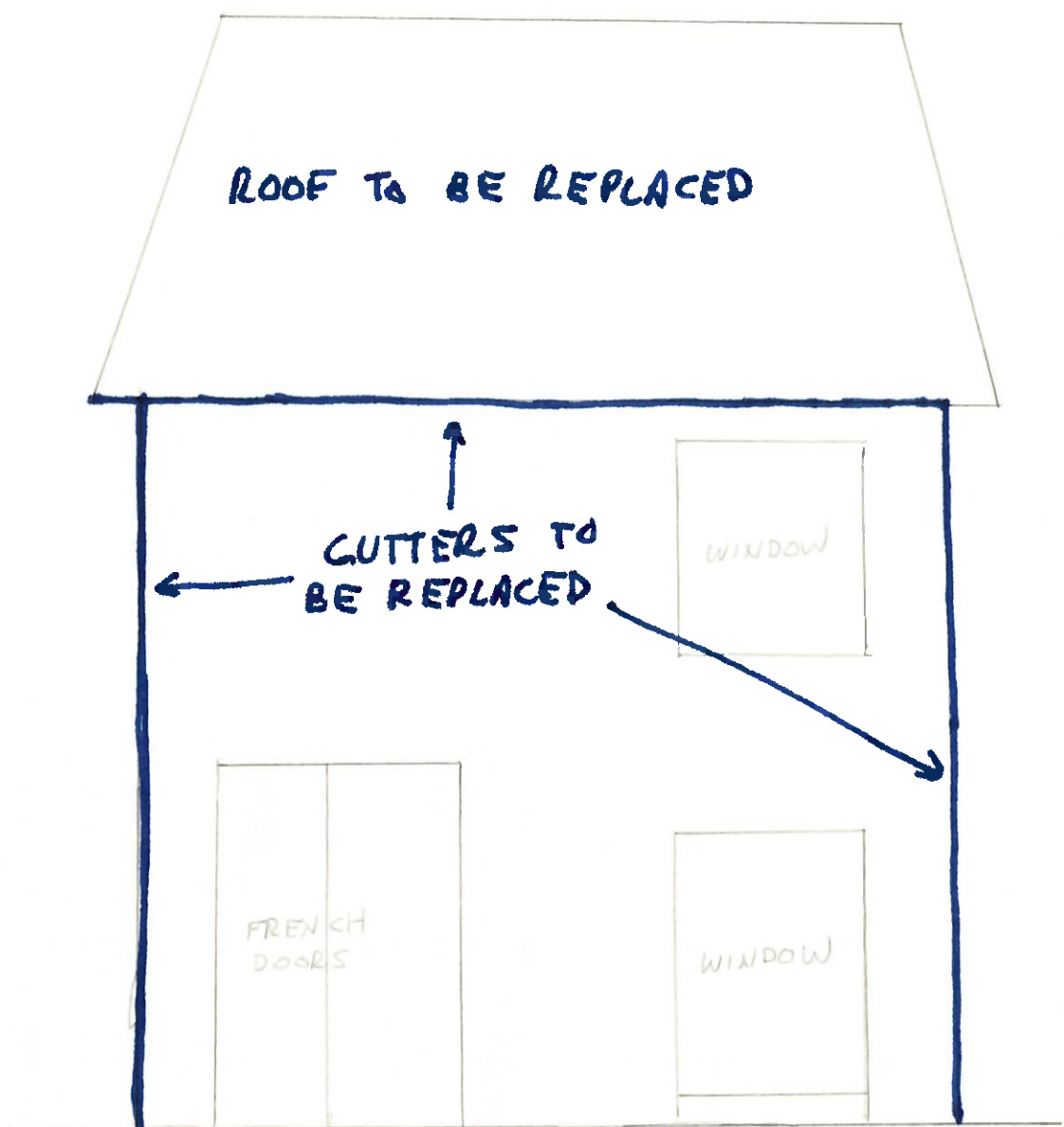
NORTH FACING FACADE OF HOUSE
ALONG MITCHELL ST



ROOF TO BE REPLACED

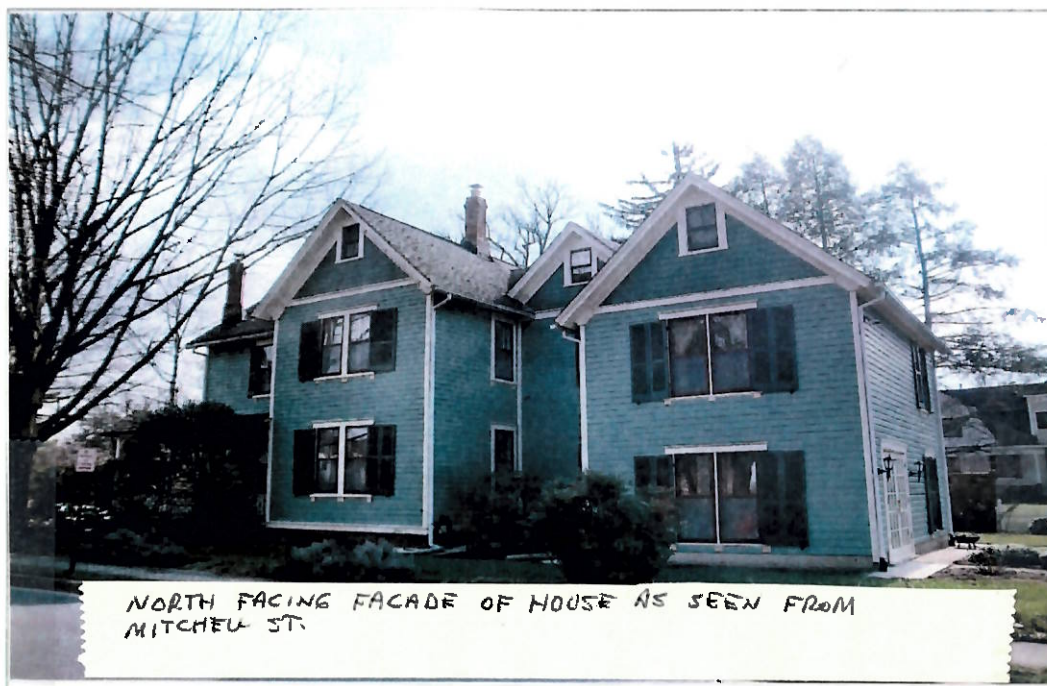


SOUTH FACING FACADE OF HOUSE

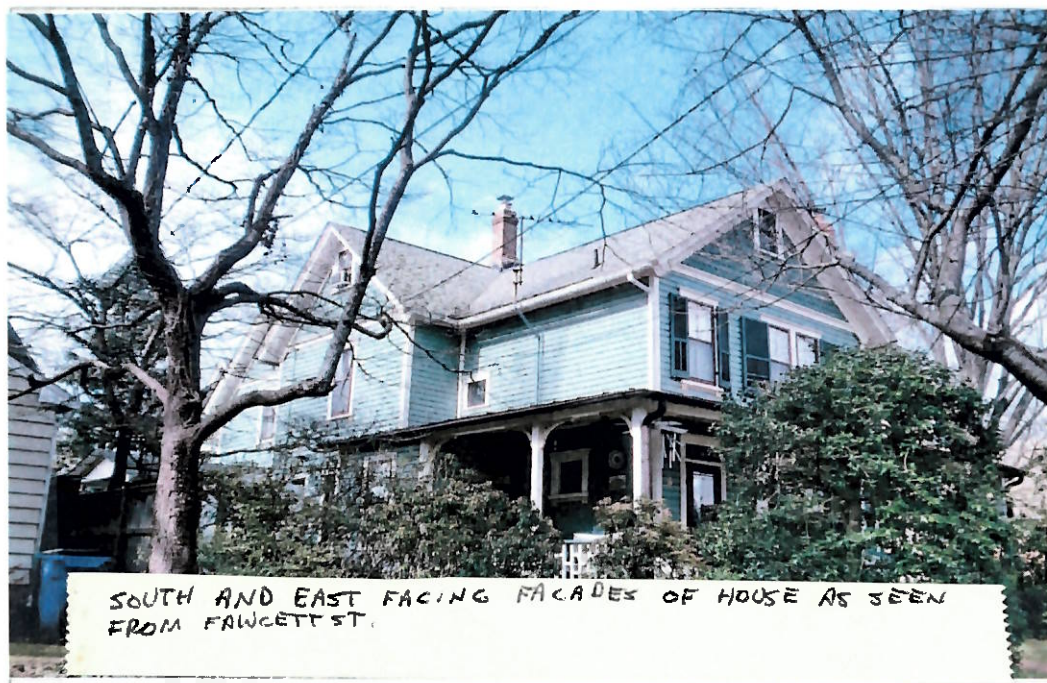


WEST FACING FACADE OF
HOUSE

Existing Property Condition Photographs (duplicate as needed)



Detail: _____

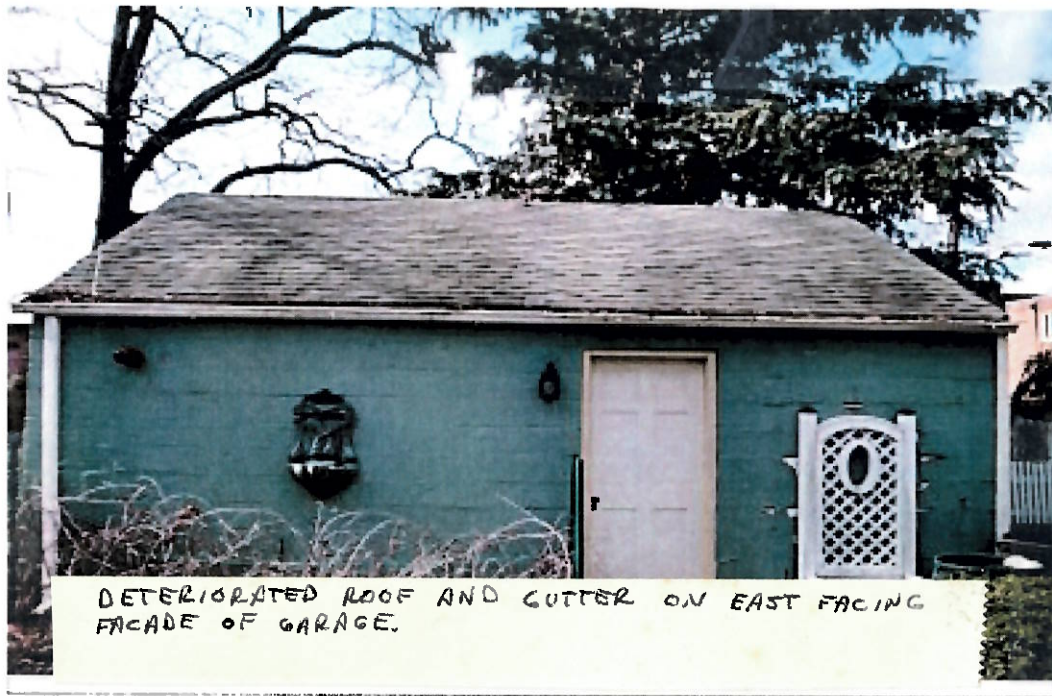


Detail: _____

Applicant: MARK RUMINSKI

Page: _____

Existing Property Condition Photographs (duplicate as needed)



Detail: _____



Detail: _____

Applicant: MARK RUMINSKI

Page: _____

Existing Property Condition Photographs (duplicate as needed)



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