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

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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.
HISTORIC PRESERVATION COMMISSION
301/563-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

EMAIL: STLT.WXMAN@GMAIL.COM
Contact Person: MARK RUMINSKI
Daytime Phone No.: 301-933-1775

Tax Account No.: O1018394
Name of Property Owner: MARK J. ARIAN RUMINSKI
Daytime Phone No.: 301-933-1775
Address: 10320 FAWCETT ST KENSINGTON
Street Number: 10320
City: KENSINGTON
Zip Code: 20895
Contractor: STYLE ROOFING (ROB CHANE)
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 Y PART OF KNOXLES ESTATE AT KNOXLES STATION
Lib: 8202 
Folio: 177
Parcel: 

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
☐ Construct ☐ Extend ☐ Alter/ Renovate ☐ A/C ☐ Slab ☐ Pocket ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/ Raze ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair/ Replace ☐ Revocable ☐ Fence/Wall (complete Section 4) ☐ Other: ROOF V 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 property 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]
Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

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

Edit 5/21/99
SEE REVERSE SIDE FOR INSTRUCTIONS
THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT
   a. Description of existing structural 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 ~ 1970. House and 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, abutments, etc. Also propose replacing K-style gutters with half round style gutters. Also propose to replace 1 skylight which has a broken seal and has become fogged.**

2. SITE PLAN
   Site and environmental setting, drawn to scale. You may use your plan. Your site plan must include:
   a. the scale, north arrow, and data;
   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.

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. PHOTOGRAPH
   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 dropline 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 land(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 INTO MAILING LABELS.
# HAWP Application: Mailing Addresses for Notifying

[Owner, Owner’s Agent, Adjacent and Confronting Property Owners]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
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<tbody>
<tr>
<td><strong>MARK &amp; MIRIAM KUMINSKI</strong>&lt;br&gt;10320 FAWCETT ST&lt;br&gt;KENSINGTON MD 20895</td>
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**Adjacent and confronting Property Owners mailing addresses**

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<tr>
<td><strong>GEORGE &amp; JANINE MYERS</strong>&lt;br&gt;10314 FAWCETT ST&lt;br&gt;KENSINGTON MD 20895 (THEY OWN THE PROPERTY AT 10318 FAWCETT WHICH IS ADJACENT TO OURS)</td>
<td></td>
</tr>
<tr>
<td><strong>PETE STUART</strong>&lt;br&gt;10319 FAWCETT ST&lt;br&gt;KENSINGTON MD 20895 (OPPOSITE)</td>
<td></td>
</tr>
</tbody>
</table>
CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer so far 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, 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.E. & O.R.R.
MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE

"THE INFORMATION SHOWN HEREBY 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."

SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 218
Gaithersburg, Maryland 20878
301/948-5109, Fax 301/948-1288

REFERENCES

PLAT BK. A
PLAT NO. 5
LIBER 8202
FOLIO 177

DATE OF LOCATIONS
SCALE 1" = 30'
WALL CHECK:
DRAWN BY: M.A.S
JOB NO.: 97-822

Form SC1 — “WinTOTAL” appraisal software by a la mode, inc. — 1-800-ALAMODE
ROOF TO BE REPLACED

SKYLIGHT TO BE REPLACED

CUTTERS TO BE REPLACED

NORTH FACING FACADE OF HOUSE ALONG MITCHELL ST
EAST FACING FACADE OF HOUSE ON FAUCEIT ST

- Roof to be replaced
- Gutters to be replaced

PORCH ROOF

WINDOW

FRONT DOOR

WINDOW

WINDOW

WINDOW

WINDOW
Roof to be replaced

South facing facade of house

Gutters to be replaced
Roof to be replaced

Cutters to be replaced

West facing facade of house
Existing Property Condition Photographs (duplicate as needed)

NORTH FACING FACADE OF HOUSE AS SEEN FROM MITCHEL ST.

Detail:

SOUTH AND EAST FACING FACADES OF HOUSE AS SEEN FROM FAUCETT ST.

Detail:

Applicant: MARK RUMINSKI

Page: 12
Existing Property Condition Photographs (duplicate as needed)

Detail: ________________________________

Detail: ________________________________

Applicant: MARK RUMINSKI
Existing Property Condition Photographs (duplicate as needed)

SKYLIGHT WITH BROKEN SEAL & FOGGED GLASS AS SEEN FROM ATTIC.

Detail:

Detail:

Applicant: MARK RUMINSKI