

31/06-05J 10320 Fawcett St
Kensington Historic District




THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: July 1, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section 

SUBJECT: Historic Area Work Permit #385678 -Fence Installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Mark and Miriam Ruminski

Address: 10320 Fawcett Street, Kensington Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
340/777-6370

DPS - #8

P-1
Vermont
21800

M

HISTORIC PRESERVATION COMMISSION
301/563-3400

AP 385678

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARIK RUMINSKI
Daytime Phone No.: 301-933-1775

Tax Account No.: _____

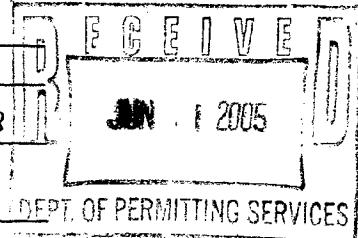
Name of Property Owner: MARK & MIRIAM RUMINSKI Daytime Phone No.: 301-933-1775

Address: 10320 FAWCETT ST. KENSINGTON MD. 20895
Street Number City Street Zip Code

Contractor: JIM MATTINGLY Phone No.: 301-627-2528

Contractor Registration No.: 30624

Agent for Owner: _____ Daytime Phone No.: _____



LOCATION OF BUILDING/PREMISE

House Number: 10320 FAWCETT ST. Street: FAWCETT ST.

Town/City: KENSINGTON Nearest Cross Street: MITCHELL ST.

Lot: 12 Block: _____ Subdivision: SUBDIVISION OF LOT 20 & PART OF PARTION OF KNOWLES ESTATE AT KNOWLES STATION

Liber: 8202 Folio: 177 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

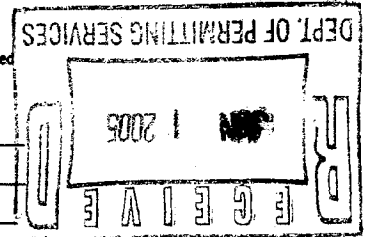
- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Reuse
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 4500

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: 6 feet 6 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

May 24, 2005
Date

Approved: X

Disapproved: _____

Signature: Julia O'Malley

For Chairperson, Historic Preservation Commission

Date: June 31, 2005

Application/Permit No.: 385678

Date Filed: _____

Date Issued: _____

Edit 6/21/99

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 structure(s) and environmental setting, including their historical features and significance:

THERE IS A WHITE PICKET FENCE ALONG OUR BACK PROPERTY
LINE ADJACENT TO THE KENSINGTON ARMORY (TOWN HALL) PARKING
LOT. THE FENCE IS APPROXIMATELY 3 1/2 FEET HIGH AND IN A STATE
OF GENERAL DISREPAIR (LOOSE/MISSING PICKETS, PAINT FACED/PEELED
ETC.), THE FENCE IS CONSTRUCTED OF CEDAR. THE AGE IS NOT KNOWN
AND THERE ARE NO KNOWN HISTORICAL FEATURES OR SIGNIFICANCE.

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REMOVE EXISTING FENCE ALONG BACK PROPERTY LINE AND REPLACE
WITH CEDAR CONSTRUCTED PRIVACY FENCE 4 FEET IN HEIGHT (SEE
ACCOMPANYING PHOTO FOR EXAMPLE OF STYLE). FENCE WILL CONSIST OF
A 5' HIGH SECTION OF TONGUE & GROOVE JOINED BOARD FENCE TOPPED
WITH 1 1/2' HIGH SECTION OF PICKETS.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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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.

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE. AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address</p> <p>MARIL & MIRIAM RUMINSKI 10320 FAWCETT ST. KENSINGTON MD. 20895</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>GEORGE & JANINE MYERS 10314 FAWCETT ST KENSINGTON MD. 20895 →</p> <p>(THEY OWN THE PROPERTY AT 10318 FAWCETT WHICH IS ADJACENT TO OURS).</p>	<p>GEORGE & JANINE MYERS 10314 FAWCETT ST. KENSINGTON MD. 20895</p>
<p>GINNIE STUART 10319 FAWCETT ST → (OPPOSITE)</p>	<p>GINNIE STUART 10319 FAWCETT ST. KENSINGTON MD. 20895</p>
<p>KENSINGTON ARMORY TOWN HALL →</p> <p>(PROPERTY BEHIND AND ALONG THIS PROPERTY LINE WHERE THE PROPOSED FENCE WILL BE)</p>	<p>TOWN OF KENSINGTON 3710 MITCHELL ST. KENSINGTON MD. 20895</p>

CONSUMER INFORMATION NOTES:

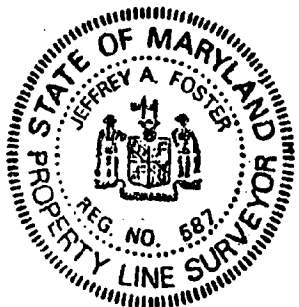
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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).

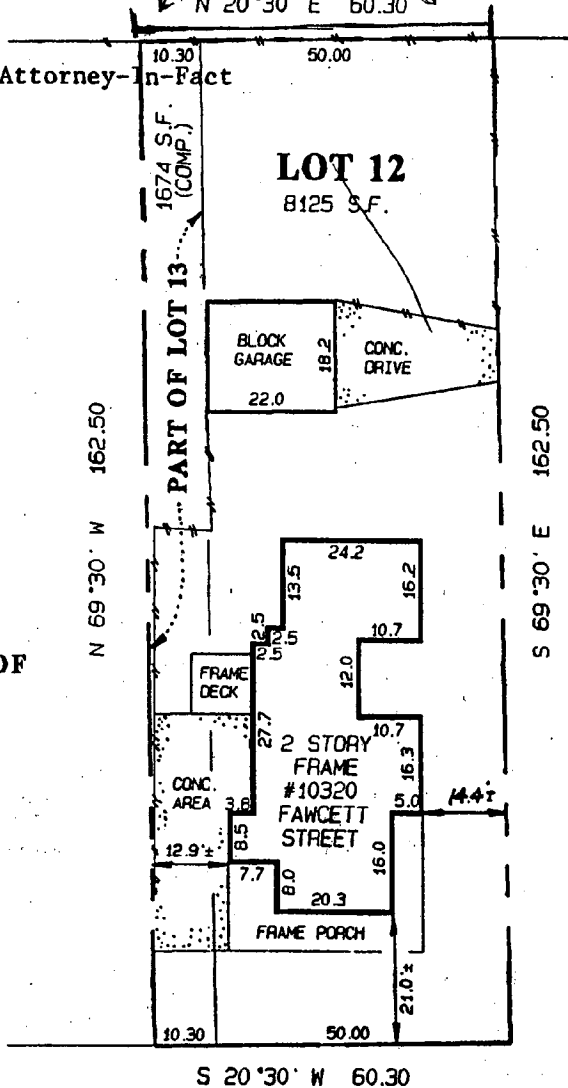


**REMAINDER OF
LOT 13**

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

FENCE TO BE REPLACED LIES ALONG
THIS PROPERTY LINE

N 20°30' E 60.30



FAWCETT STREET
(FAWCETT AVENUE PER PLAT)

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



SNIDER & ASSOCIATES
SURVEYORS - ENGINEERS
LAND PLANNING CONSULTANTS
2 Professional Drive, Suite 216
Gaithersburg, Maryland 20879
301/948-6100, Fax 301/948-1286

LIBER 8202
FOLIO 177

DATE OF LOCATIONS

SCALE: 1" = 30'

WALL CHECK:

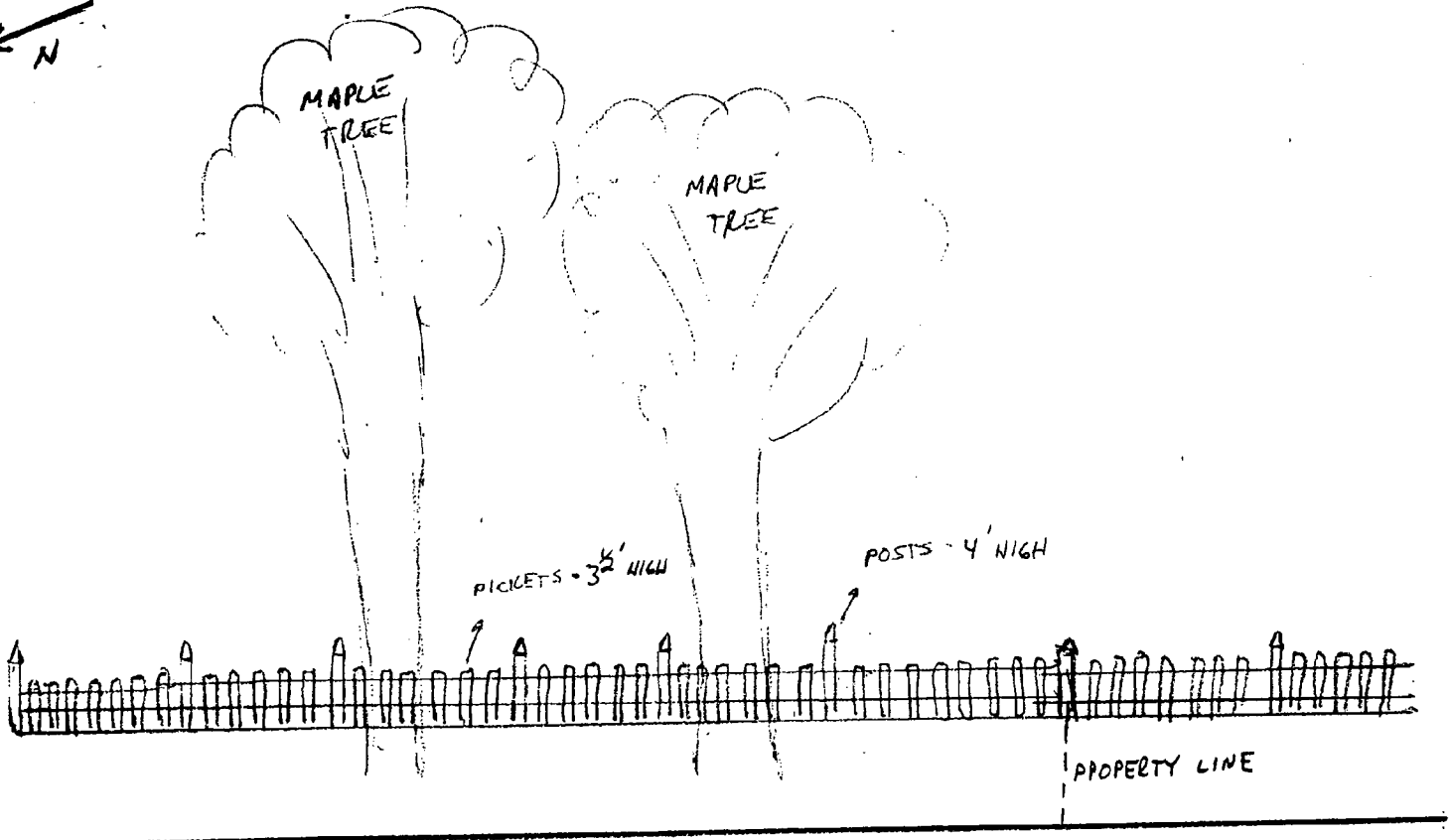
DRAWN BY: M.A.S.

HSE. LOC.: 4-2-97

JOB NO.: 97-622

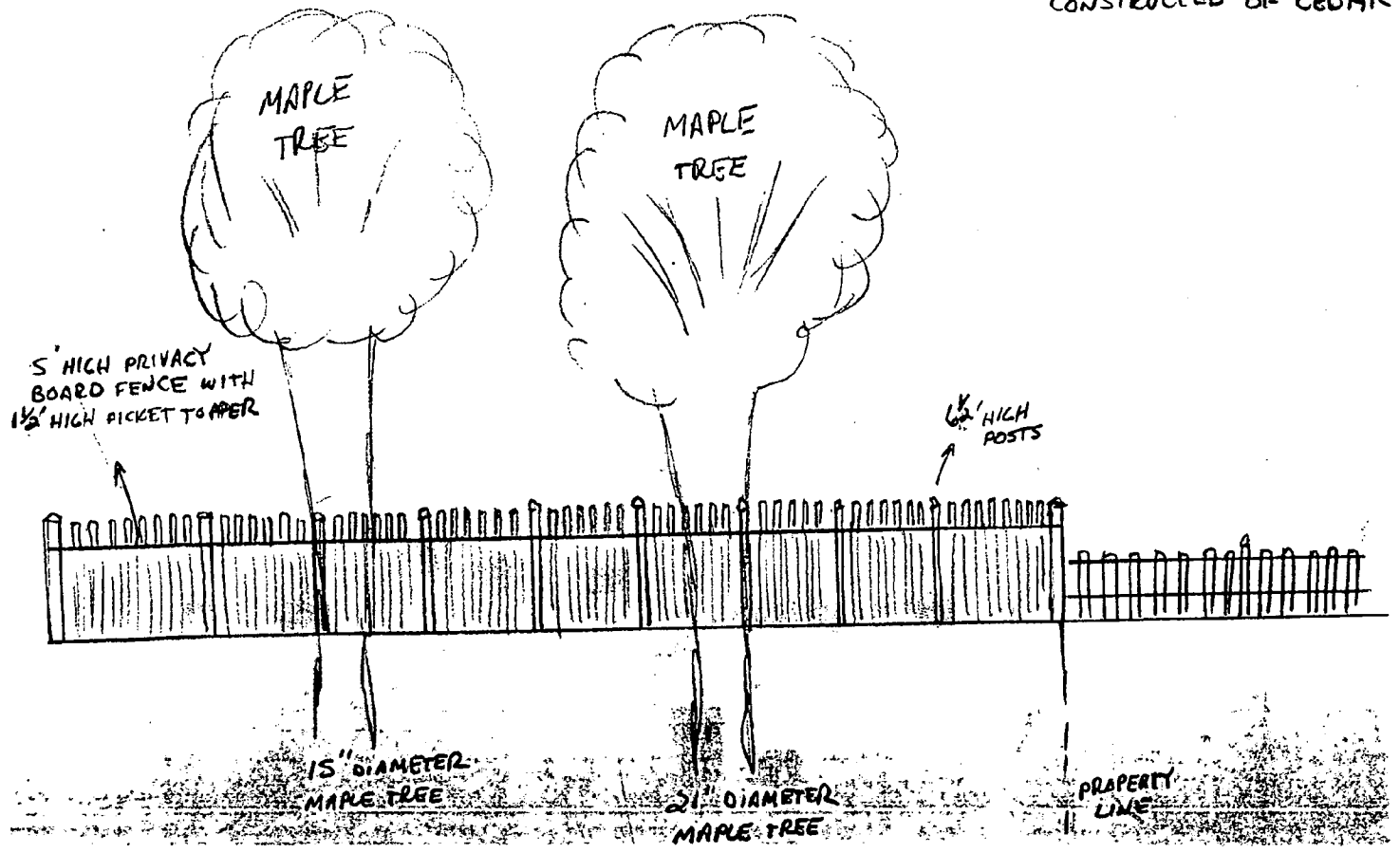
Jeffrey A. Foster
MARYLAND PROPERTY LINE SURVEYOR REG. NO. 587

EXISTING FENCE



PROPOSED FENCE

NEW FENCE TO BE
CONSTRUCTED OF CEDAR



BOARD FENCE WITH TOPPERS

Toppers present an excellent opportunity to personalize your fence to your particular purpose.

WE PROPOSE TO
REPLACE FENCE NOW
ON PROPERTY LINE →
WITH FENCE SIMILAR
IN STYLE TO THE
ONE PICTURED HERE. →





VIEW OF FENCE LOOKING FROM ARMORY
PARKING LOT TOWARD OUR BACK YARD.

MIRIAM & MARK RUMINSKI
10320 FAWCETT ST.
KEN SINGH ~~WARD~~ WARD 8895092

<No. 19>

161



VIEW FROM OUR YARD LOOKING
TOWARD ARMORY AND PARKING
LOT.

MARIC & MIRIAM RUMINSKI
10320 FAWCETT ST.
KENSINGTON MD. 20895

(No. 22)

158

**EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

Address:	10320 Fawcett Street, Kensington	Meeting Date:	06/22/05
Resource:	Primary 1 Resource Kensington Historic District	Report Date:	06/15/05
Review:	HAWP	Public Notice:	06/08/05
Case Number:	31/06-05J	Tax Credit:	None
Applicant:	Mark and Miriam Ruminski	Staff:	Michele Oaks
Proposal:	Fence Installation		
Recommendation:	Approve		

PROJECT DESCRIPTION

SIGNIFICANCE: Primary 1 Resource within the Kensington Historic District
STYLE: Vernacular
DATE: c1880

PROPOSAL:

The applicant is proposing replace an existing 3.5' high wood, picket fence along the rear property line with a 5' high cedar wood, privacy board fence with 1-1/2' high picket topper (6'6" total height).

STAFF RECOMMENDATION:

Approval
 Approval with condition.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

P-L
V...
21300
M

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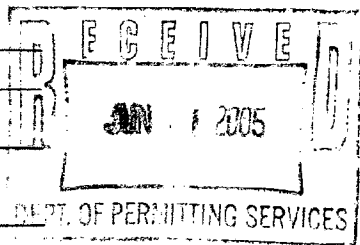
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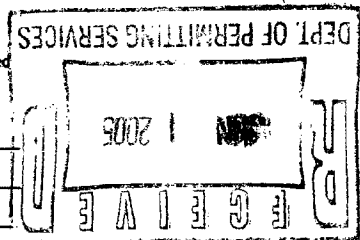
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- Fence/Wall (complete Section 4)
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Mark Ruminski
Signature of owner or authorized agent

May 24, 2005
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 385678 Date Filed: Date Issued:

Edit 6/21/99

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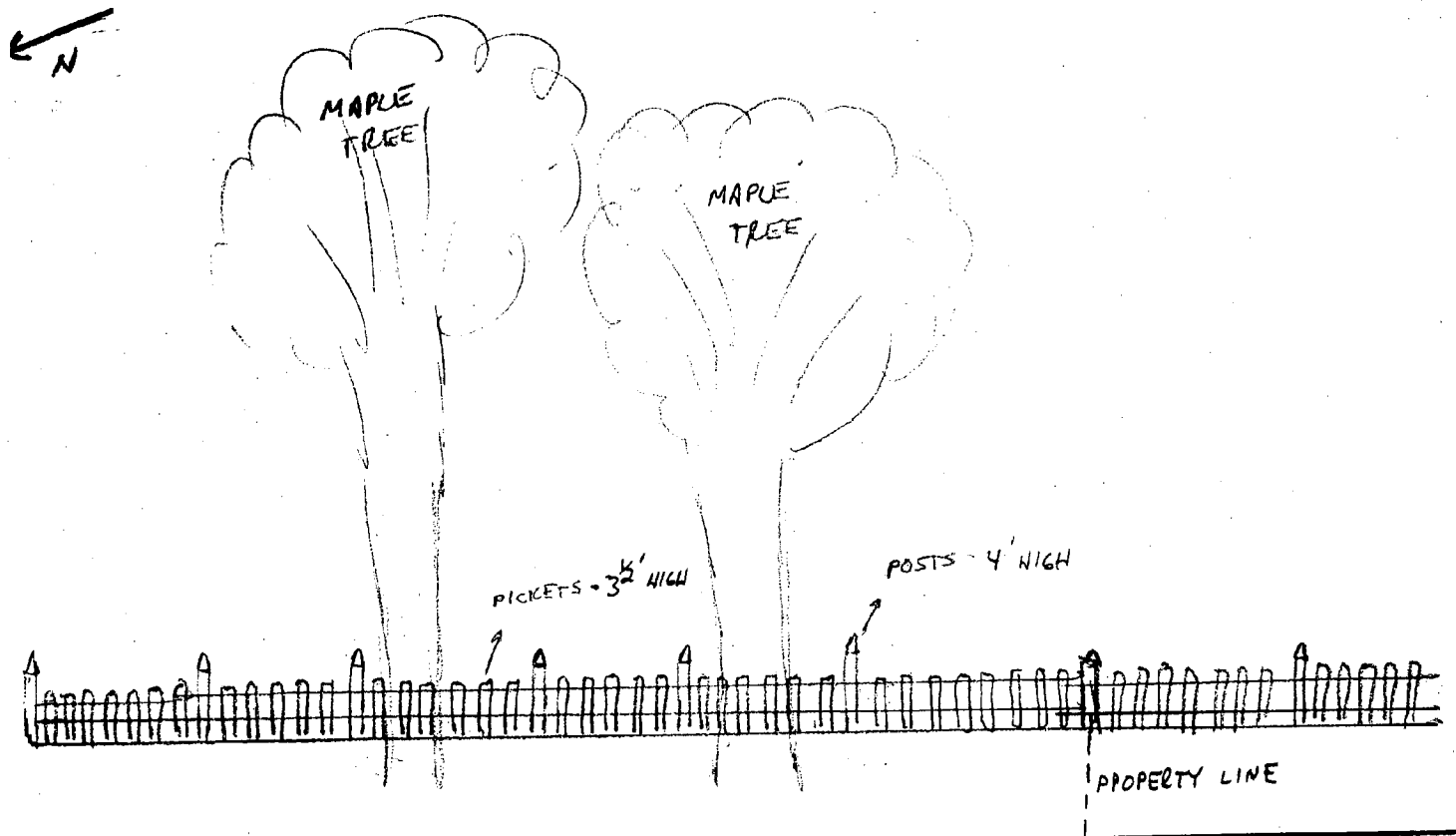
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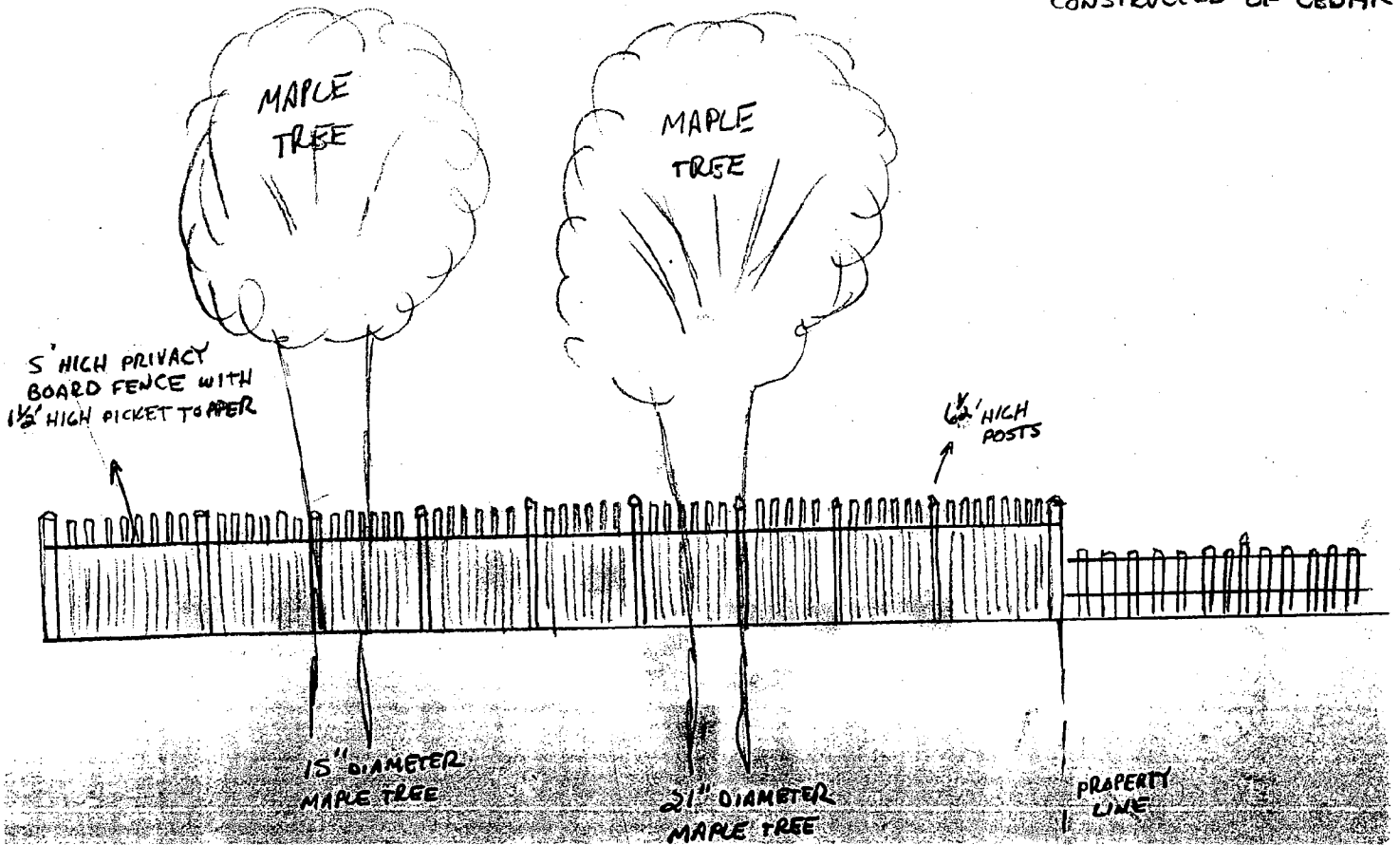
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PARKING LOT TOWARD OUR BACK YARD.



VIEW FROM OUR YARD LOOKING
TOWARD ARMORY AND PARKING
LOT.



VIEW OF FENCE LOOKING FROM ARMORY
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