



31/06-06N 10320 FAWCETT ST
Kensington Historic District





HISTORIC PRESERVATION COMMISSION


Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: October 12, 2006

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Anne Fothergill, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #433846, driveway replacement

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was Approved at the October 11, 2006 meeting.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED AND CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HISTORIC AREA WORK PERMIT (HAWP) CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER TOWN GOVERNMENT AGENCY BEFORE WORK CAN COMMENCE.

Applicant: Mark & Miriam Ruminski

Address: 10320 Fawcett St, Kensington

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: MARK 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: EUROPE CONCRETE - MIKE Phone No.: 240-401-7367
Contractor Registration No.: _____
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 PARTITION OF
Liber: B202 Folio: 177 Parcel: _____

KNOWLES ESTATE AT KNOWLES STATION

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Place Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ 10,000
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

9/20/06
Date

Approved: _____
Disapproved: _____ Signature: [Signature] For Chairperson, Historic Preservation Commission Date: 10-12-06
Application/Permit No.: 433846 Date Filed: _____ 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:

DRIVEWAY, WHICH IS OF A CONCRETE STONE AGGREGATE MATERIAL
CONSTRUCTION, HAS DETERIORATED. NUMEROUS CRACKS AND
EROSION ARE APPARENT. THE DRIVEWAY IS APPROXIMATELY 28' LONG
AND 8' WIDE AND IS ACCESSED ON MITCHELL ST. IT IS AT THE
REAR OF THE HOUSE ON A CORNER LOT AND SEPARATES
THE HOUSE FROM A BACK YARD. THERE IS NO KNOWN HISTORIC
SIGNIFICANCE TO THIS DRIVEWAY. ADDITIONALLY, THERE IS A
CONCRETE WALKWAY APPROXIMATELY 30' LONG BETWEEN A CINDER BLOCK GARAGE
AND A SIDE ENTRANCE TO THE HOUSE.

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

REMOVE EXISTING CONCRETE/STONE AGGREGATE DRIVEWAY AND
CONCRETE WALKWAY AND REPLACE WITH BRICK IN SAME
DIMENSIONS.

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.

- 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.
- 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 elevations 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

- 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 end 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 profile 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).

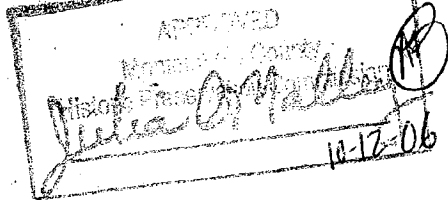
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

MARK G. RUMINSKI, by Mark G. Ruminski, Her Attorney-in-Fact
 APRIL 28, 1997



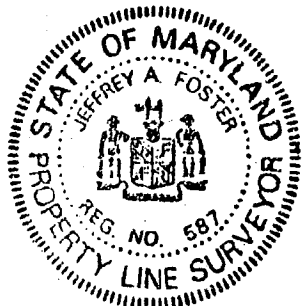
Notes

Flood zone "C" per H.U.D. panel No. 0175C.

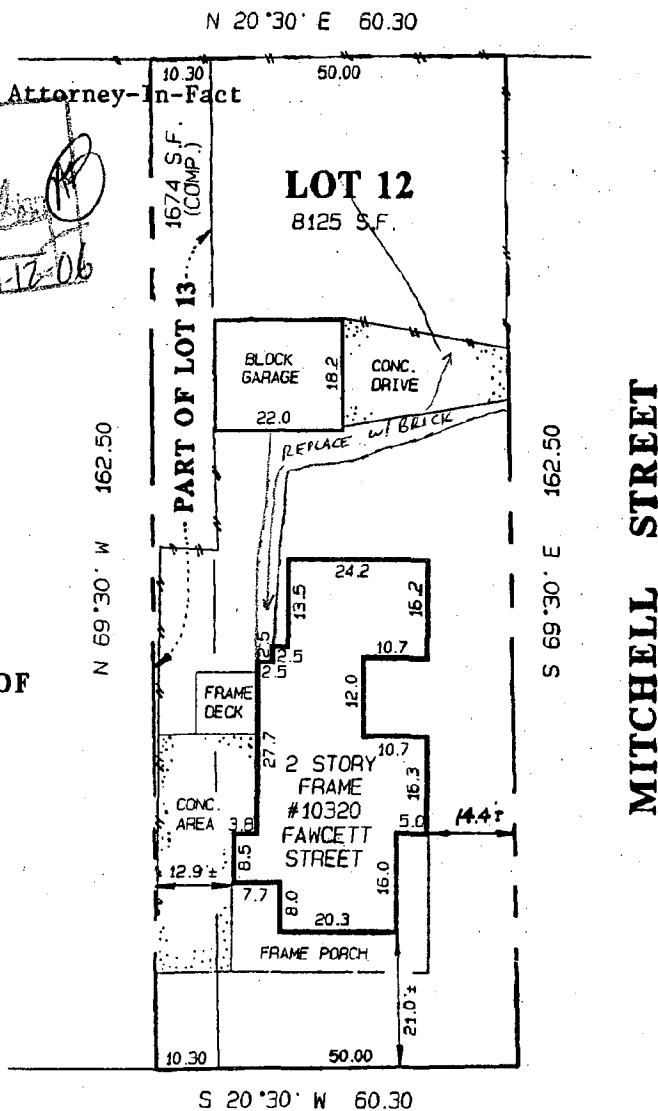
Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.

Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).

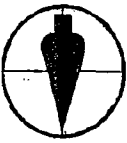
REMAINDER OF LOT 13



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



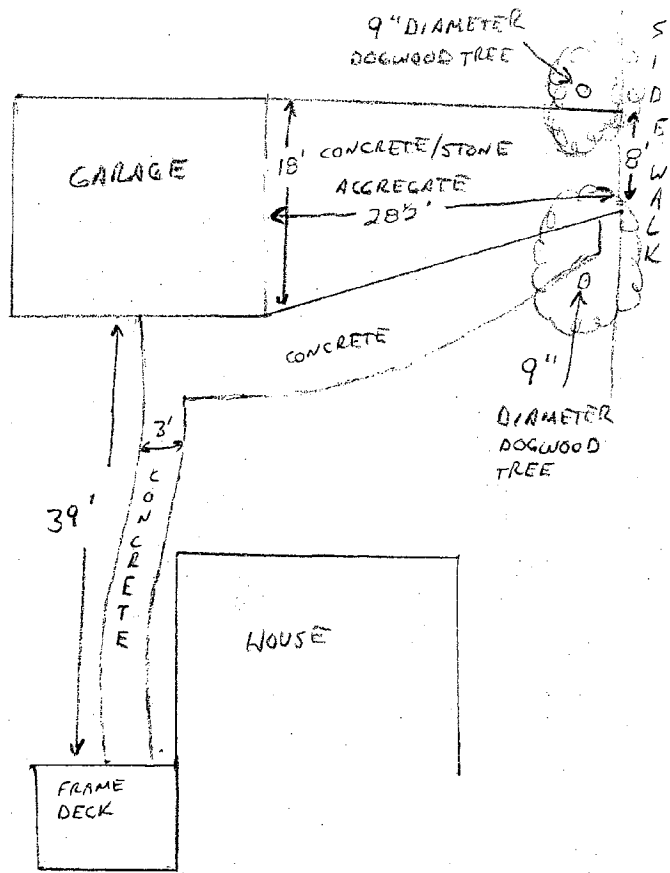
FAWCETT STREET
 (FAWCETT AVENUE PER PLAT)

SURVEYOR'S CERTIFICATE		REFERENCES		SNIDER & ASSOCIATES	
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LIBER	8202	DATE OF LOCATIONS	SCALE: 1" = 30'		
FOlio	177	WALL CHECK:	DRAWN BY: M.A.S.		

Jeffrey A. Foster

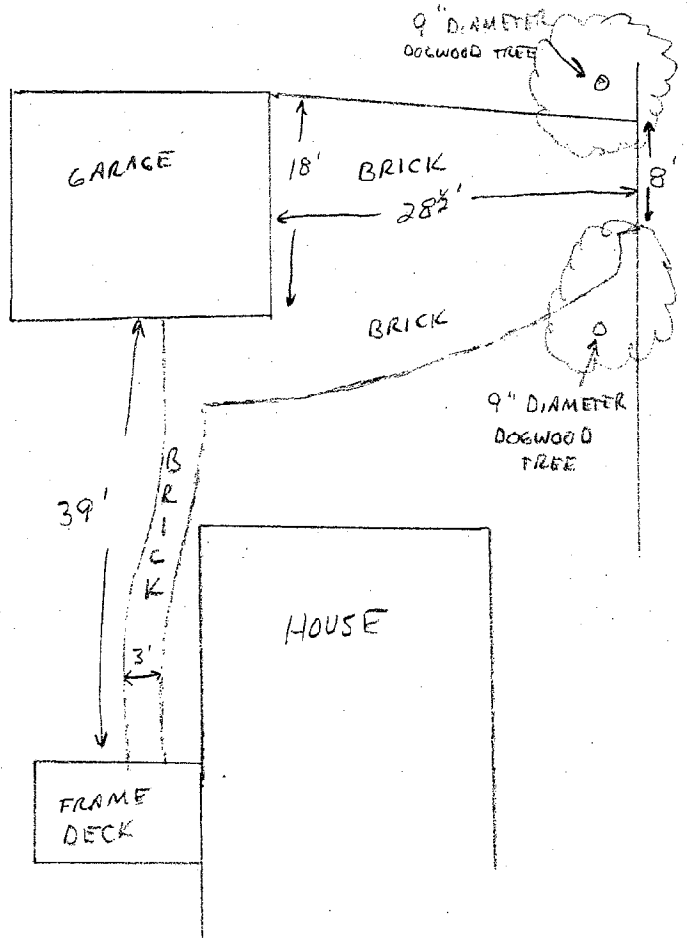
EXISTING DRIVEWAY AND WALKWAY

→ N



PROPOSED DRIVEWAY AND WALKWAY

→ N



APPROVED
 Montgomery County
 Planning and Zoning Commission
 Julie A. [Signature]
 10-12-06

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	10320 Fawcett Street, Kensington	Meeting Date:	10/11/2006
Resource:	Primary One Resource Kensington Historic District	Report Date:	10/4/2006
Applicant:	Mark and Miriam Ruminski	Public Notice:	9/27/2006
Review:	HAWP	Tax Credit:	None
Case Number:	31/06-06N	Staff:	Anne Fothergill

PROPOSAL: Driveway replacement

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Primary One Resource within the Kensington Historic District
STYLE: Vernacular
DATE: c. 1880

PROPOSAL

The applicants propose to replace their exposed aggregate concrete driveway and walkway with brick with the same dimensions as the existing driveway and walkway located behind the house.

STAFF RECOMMENDATION:

- Approval
- Approval with conditions

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.

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.







VIEW OF WALKWAY AND DRIVEWAY LOOKING
NORTH TOWARD MITCHELL ST. GARAGE IS ON
LEFT, REAR OF HOUSE ON RIGHT.

DETAIL OF DRIVEWAY WITH CRACKS AND
HOLES IN FRONT OF GARAGE





VIEW OF WALKWAY FROM SIDE ENTRANCE OF
HOUSE LOOKING WEST TOWARD GARAGE



VIEW OF WALKWAY LEADING EAST FROM
GARAGE TOWARD SIDE HOUSE ENTRANCE.



VIEW OF DRIVEWAY FROM MITCHELL ST.
LOOKING TOWARD GARAGE.



VIEW OF DRIVEWAY LOOKING NORTH FROM
GARAGE TOWARD MITCHELL ST.

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>ST. PAUL'S UNITED METHODIST CHURCH →</p> <p>10401 ARMORY AVE. KENSINGTON MD. 20895</p>	<p>PROPERTY IS ACROSS MITCHELL ST. FROM DRIVEWAY.</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>

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

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<p>ST. PAUL'S UNITED METHODIST CHURCH → 10401 ARMORY AVE. KENSINGTON MD. 20895</p>	<p>PROPERTY IS ACROSS THE STREET FROM DRIVEWAY</p>
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VIEW OF DRIVEWAY FROM MITCHELL ST.
LOOKING TOWARD GARAGE.



VIEW OF DRIVEWAY LOOKING NORTH FROM
GARAGE TOWARD MITCHELL ST.





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MARK G. RUMINSKI

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

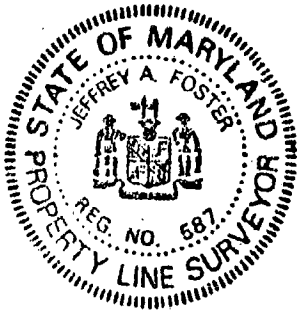
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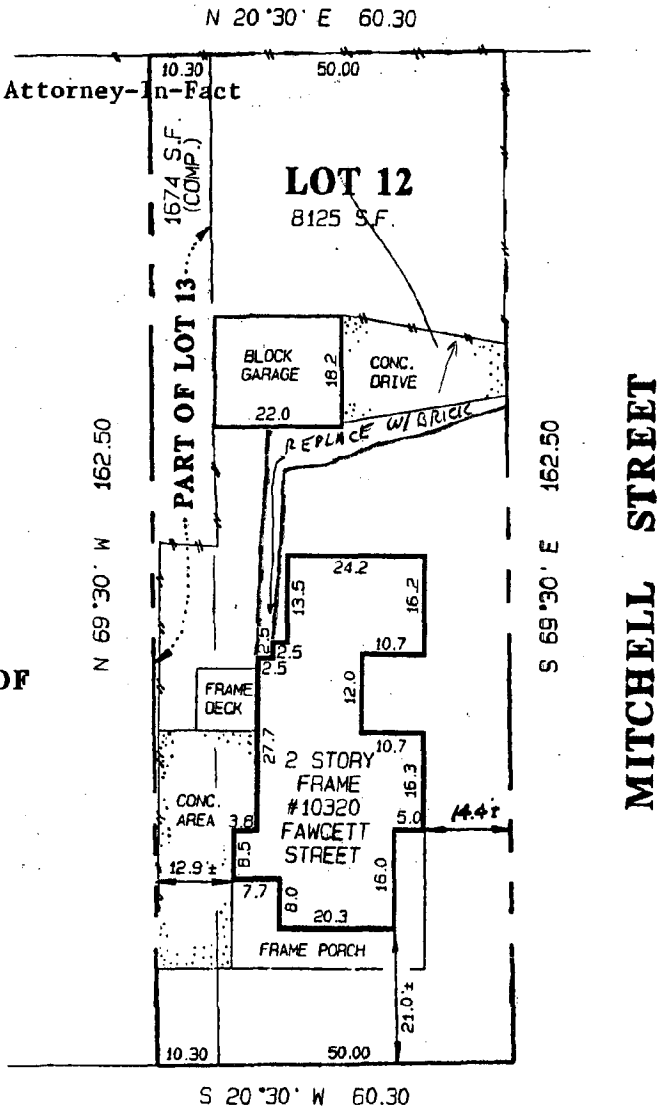
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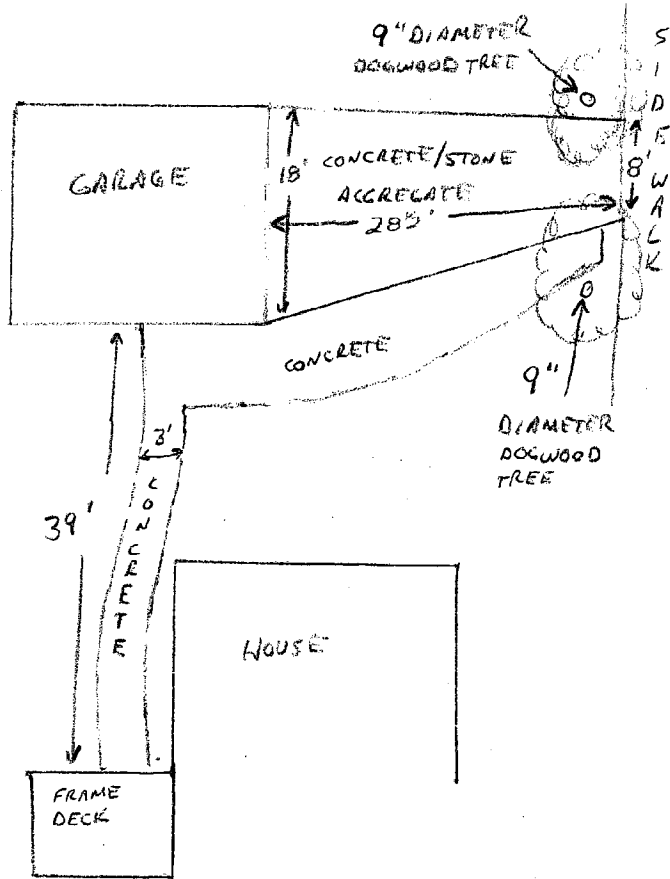
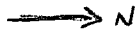


FAWCETT STREET
 (FAWCETT AVENUE PER PLAT)

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1288	
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Jeffrey A. Foster
 LAND/PROPERTY LINE SURVEYOR REG. NO. 587

EXISTING DRIVEWAY AND WALKWAY



PROPOSED DRIVEWAY AND WALKWAY

