10320 Fawcett Strut, Kensington HPC Case# 31/06-07 K Kensington Historic District



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Jef Fuller Chairperson

Date: December 6, 2007

MEMORANDUM

TO:	Carla Reid Joyner, Director
	Department of Permitting Services
FROM:	Josh Silver, Senior Planner
	Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #470074, storm window installation

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 December 5, 2007 meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Mark & Miriam Ruminski

Address: 10320 Fawcett Street, 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.



t. A	
	RETURN TO: DEPARTMENT OF PERMITTING SERVICES
	255 ROCKVILLE PIKE. 2nd FLOOR. ROCKVILLE. WD 20859 240/777-6370
	HISTORIC PRESERVATION COMMISSION
	MARYLAND 301/563-3400
	APPLICATION FOR
	HISTORIC AREA WORK PERMIT
	Contact Person: MARK RUMINSTEI
	Daytime Phone No.: 301 933 177
	Daytime Phone No.: 301 933 177 317 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 Steel Zie Code
	Contractor: Phone No.:
	Contractor Registration No.:
	Agent for Owner: Daytime Phane No.:
	LOCATION OF BUILDING/PREMISE
	House Number: 10320 3 Street FAWCETT ST
	Town/City: KENSINGTON Nearest Cross Street: MITCHEU ST.
	Lot 12 Block: SUBDIVISION OF LOT 20 V PART OF KNOWLES ESTATE AT KNOWLES STATION
	Liber: 8202 Folio: 177 Parcel:
· · · · ·	PART ONE: TYPE OF PERMIT ACTION AND USE
	1A. CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
· · · ·	🗇 Construct 🔹 Extend 🖾 Alter/Renovate 👘 A/C 🗔 Slab 🔅 Room Addition 🔅 Porch 🗔 Deck 🗔 Shed
1	🗆 Move 🐇 Install 🗌 Wreck/Raze 🔅 Solar 🗋 Fireplace 🗋 Woodburning Stove 🛄 Single Family
	: Revision Repair Revocable Fence/Wall (complete Section 4) 5 Other: STORM WINDOWS
	1B. Construction cost estimate: \$ 200
	1C. If this is a revision of a previously approved active permit, see Permit #
	PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/AODITIONS
	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. Heightfeetinches
	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.
	opproved by an agencies issee and i nereby acknowledge and accept this to be a conducin for the issuance of this permit.
	mad Rumenati 10/25/07
	Signatura al owner or authorized agent Date
	Approved: For Chairperson, Historic Preservation, Commission
	Approved: For Chairperson, Historic Preservation Commission Disapproved: / Signature:
	Application/Permit No.: 470074 Date Fied: 11,02/e1) Date Issued:
	the second se
	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: <u>THE HOUSE HAS A OUD SECTION (BASICALLY THE FRONT HALF, CONSTRUCTED</u> <u>CIRCA (880) AND A CATER ADDITION (THE BACK HALF, CONSTRUCTED</u> <u>CIRCA (990). WOODEN STORM WINDOWS WERE PUT ON THE OUD</u> SECTION OF THE HOUSE (WITH HPC APPROVAL) IN 2001.
- b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district: <u>PROPASE</u> TO INSTALL THE SAME WOODEN STOPM WINDOWS (SAME <u>STYLE FROM SAME MANUFACTURER</u>) THAT ARE ON THE FRONT (OLD) <u>SECTION OF THE HOUSE ON THE BACK (NEWER</u>) SECTION OF THE <u>HOUSE</u>). THERE ARE 8 WINDOWS.

2. SITE PLAN

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

- 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.

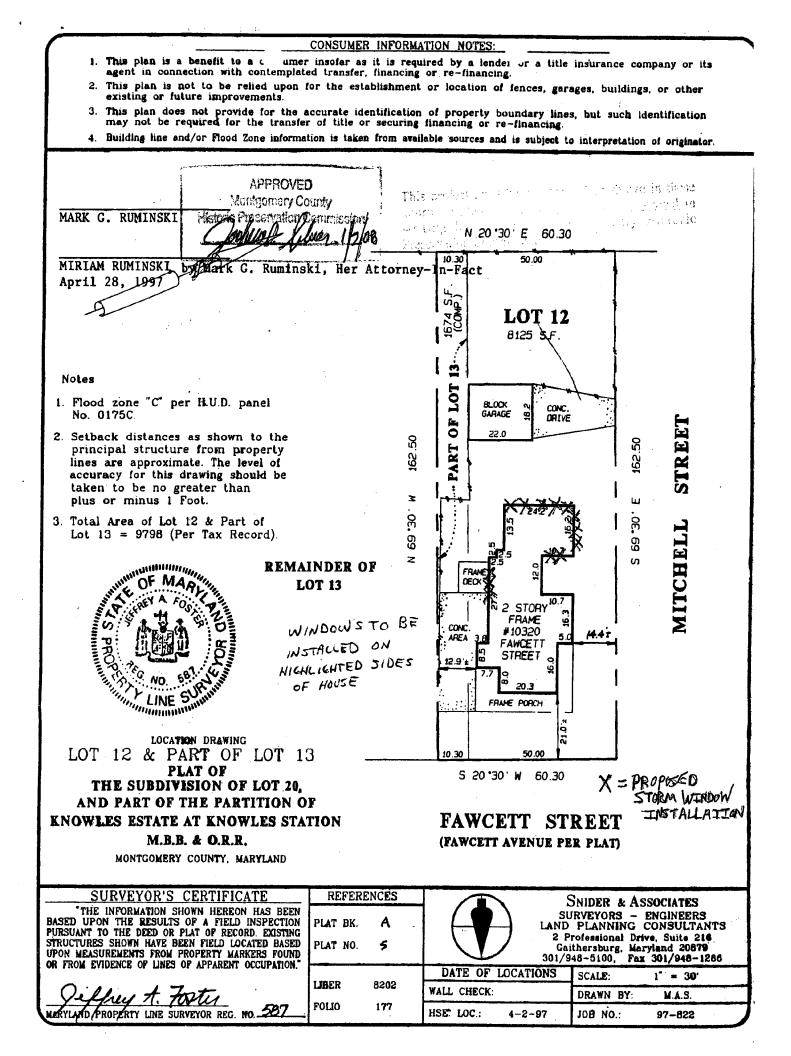
6. TREE SURVEY

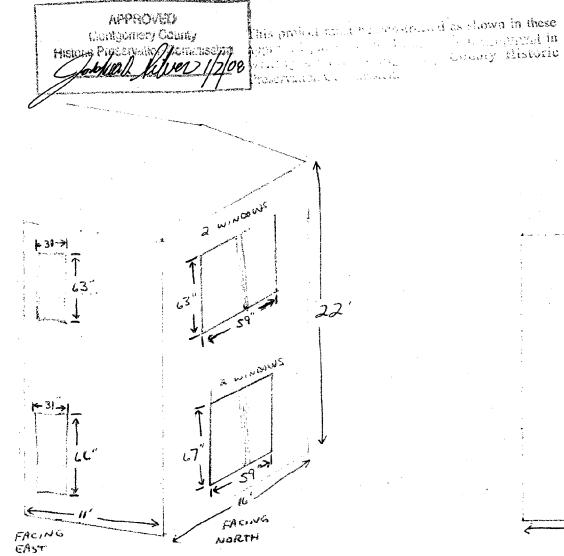
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above tha ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

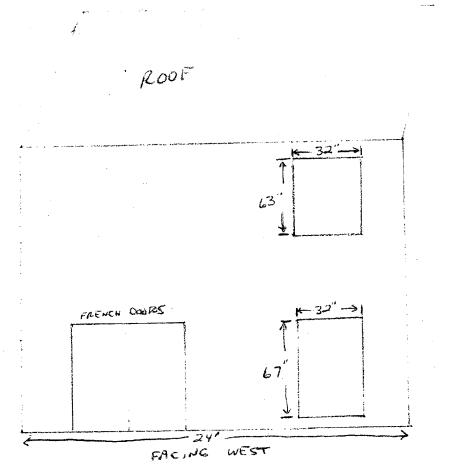
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

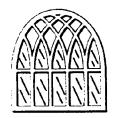
For <u>ALL</u> projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which 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.

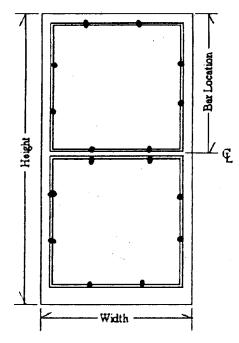






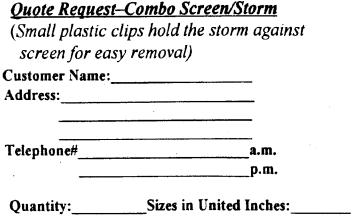






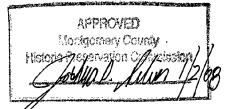
Bar Location is from top of unit to center of bar

- * United Inches (UI) = Width + Height Round Width, then Height to the next Whole Number for Total UI
- * Always give Width first, then Height
- * Top Rail and Stiles: 2 1/8" Wide
- * Bottom Rail: 3 1/2" Wide
- * Cross Bar: 1 7/8" Wide
- * Charcoal Aluminum Permanent Screen
- * Standard Window Glass Insert-Specify White or Brown Channel



Please check I the following items that will pertain to your order for. 1 1/8" Combination Storm / Screen Unit ----

Use your standard dimensions as shown at left Use my dimensions as noted



* White or Black plastic clips hold storm tight against screen unit.

- *When ordering, please give: Crossbar Location (Top to Centerline) Sill Angle (Bevel) in Degrees.
- * Hanging Hardware: \$2.50 per set
- * Factory Priming: \$6.00 per unit
- * Bronze Screen Wire: Call for Quote

This project must be constructed as shown in these approved plans. Any changes clouve approval in writing by the Mongemery County Historic Preservation County county.



Address:	10320 Fawcett Street, Kensington	Meeting Date:	12/05/2007
Resource:	Primary-1 Resource Kensington Historic District	Report Date:	11/28/2007
Applicant:	Mark & Miriam Ruminski	Public Notice:	11/21/2007
Review:	HAWP	Tax Credit:	Yes
Case Number:	31/06-07K	Staff:	Josh Silver
PROPOSAL:	Installation of storm windows		

EXPEDITED MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION STAFF REPORT

STAFF RECOMMENDATION:

Staff is recommending that the HPC **<u>approve</u>** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:	Primary-1 Resource Within The Kensington Historic District
STYLE:	Vernacular
DATE:	c.1880/later 1980 addition

PROPOSAL:

The applicants are proposing to install eight wooden storm windows on the rear (newer) section of the house. The proposed storm windows will match the style of the storm windows approved by the HPC in 2001 for the historic massing of the house.

APPLICABLE 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." 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.

Montgomery County Code; Chapter 24A

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 a historic site or historic resource within a historic district; or
- 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter; or

Secretary of the Interior's Standards for Rehabilitation:

- 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.
- 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 RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) & (2);

and with the Secretary of Interior Standards for Rehabilitation;

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.

3	RETURN TO: DEPARTMENT OF PERMITTING SERVICES 255 ROCK VILLE PIKE, 2nd FLOOR, ROCK VILLE, MD 20050 240/777-9370 HISTORIC PRESERVATION COMMISSION
	HISTORIC PRESERVATION COMMISSION 301/563-3400 APPLICATION FOR HISTORIC AREA WORK PERMIT
	HISTORIC AREA WORK PERMIT
	Contact Person: MARK RUM IN SPECI
	Daytime Phone No.: 301 433 17 14
	Tax Account No.:
	Address: 10320 FAWCETT ST KENSINGTON MD. 20895
	Street Number City Staat Zip Code
	Contractor Registration No.:
	Agent for Owner: Daytime Phone No.:
•	LOCATION OF BUILDING/PREMISE
	House Number: 10320 \$ Street FAWCETT ST Town/City: ICENSINGTON Nearest Cross Street: MITCHEU ST.
	Lot: 12 Block: Subdivision: SUBDIVISION OF LOT 20 V PART OF KNOWLES ESTATE AT
· · · · ·	Liber: 8202 Folio: 177 Percet:
	PART ONE: TYPE OF PERMIT ACTION AND USE
	1A CHECK ALL APPLICABLE: CHECK ALL APPLICABLE:
	Construct Extend Alter/Renovate CAC Slab Room Addition Porch Deck Shed
η.	Move Single Family Kevision Repair Revocable Fince/Wail (complete Section 4) Kother: Store Mail (complete S
	1B. Construction cost estimate: \$ 2000
	1C. If this is a revision of a previously approved active permit, see Permit #
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	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 egencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.
	Mail Remember 10/25/07 Signeture of owner or exthorized egent Date
	Approved:For Chairperson, Historic Preservation Commission Disapproved:
	Application/Permit No.: 470074 Date Filed: 11/02/07 Date Issued:
	Edit 6/21/99 SEE REVERSE SIDE FOR INSTRUCTIONS

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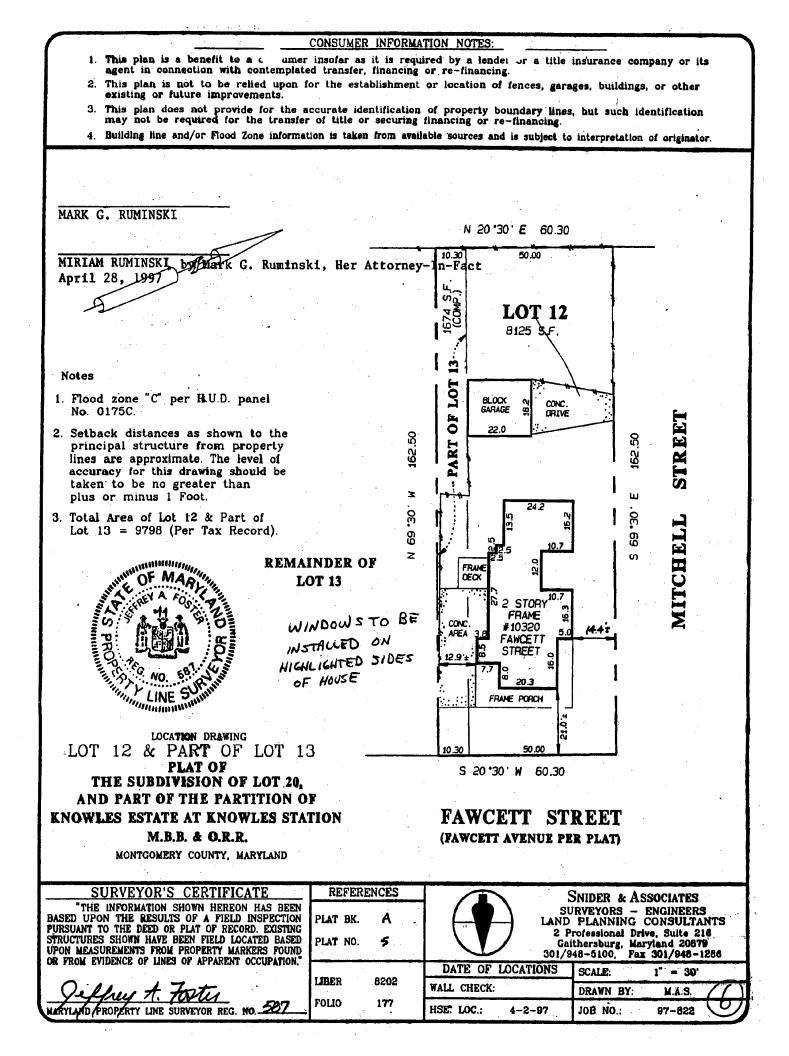
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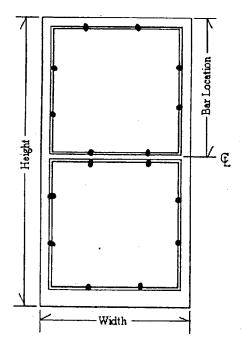
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HAWP APPLICATION: MAI [Owner, Owner's Agent, Adjac	[LING ADDRESSES FOR NOTIFING cent and Confronting Property Owners]
Denue 8. 191	
Owner's mailing address	Owner's Agent's mailing address
MARIL & MIRIAM RUMINSKI	
10320 FAWCETT ST.	
KENSINGTON MD. 20895	
Adjacent and confronting	Property Owners mailing addresses
	roperty Owners maning addresses
GEORGE & JANINE MYERS	GEORGE & JANINE MYERS
10314 FAWCETT ST	
KENSINGTON MD. 20895 ->	10314 FAWCETT ST.
(THEY OWN THE PROPERTY AT	KENSINGTON MD. 20895
10318 FAWCETT WHICH 15	
ADJACENT TO OURS).	
GINNIE STUART	
10319 FAW CETT ST	GINNIE STUART
(OPPOSITE)	10319 FAWCETT ST.
	KENSINGTON MD. 20895
	KENDIN GLOBE MOL XUBI -
KENSINGTON ARMORY	
TOWN HALL	TOWN OF KENSINGTON
	3710 MITCHEU ST.
	KENSINGTON MD. 20895
-	









Bar Location is from top of unit to center of bar

Quote Request-Combo Screen/Storm (Small plastic clips hold the storm against screen for easy removal) Customer Name: Address: Telephone# a.m.

Quantity: Sizes in United Inches:

p.m.

Please check √ the following items that will pertain to your order for 1 1/8" Combination Storm / Screen Unit ----

Use your standard dimensions as shown at left \Box Use my dimensions as noted \square

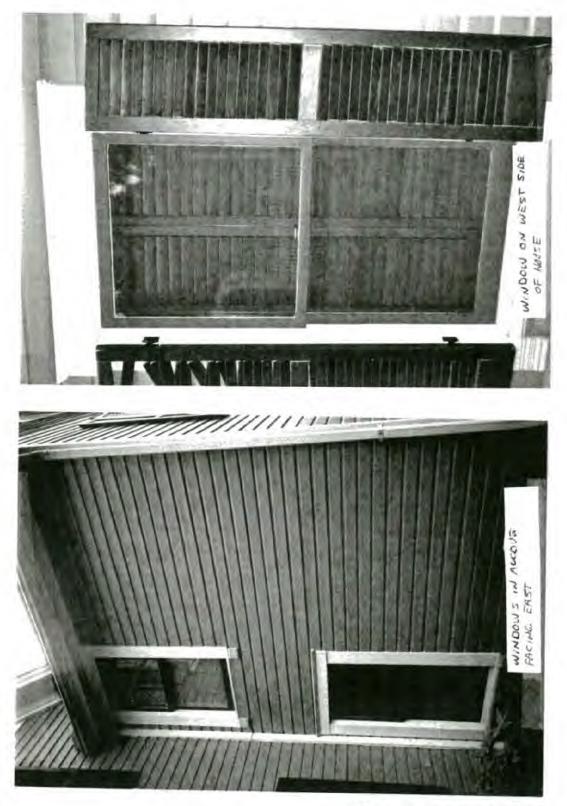
Prime paint Ω Channel color: White
Brown Bevel Π degrees Crossbar Location:

- * United Inches (UI) = Width + Height Round Width, then Height to the next Whole Number for Total UI
- * Always give Width first, then Height
- * Top Rail and Stiles: 2 1/8" Wide
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- * Charcoal Aluminum Permanent Screen
- * Standard Window Glass Insert-Specify White or Brown Channel

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- * Bronze Screen Wire: Call for Quote



Site Plan



Shade portion to indicate North

Page 8

Applicant:

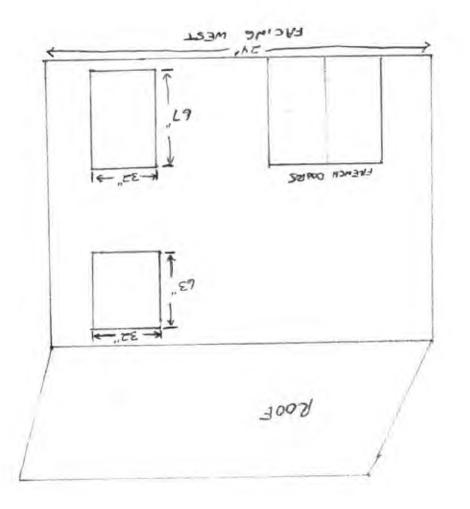
Existing Property Condition Photographs (duplicate as needed)

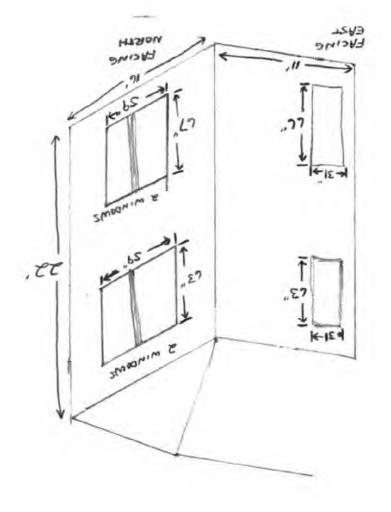




Page

Applicant:





Site Plan



Shade portion to indicate North

Page:___

Existing Property Condition Photographs (duplicate as needed)



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Applicant:

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