

10320 Fawcett Street, Kensington  
HPC Case # 3/106-07 L  
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   
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #470565, fence and patio removal, wall and patio installation

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved with Conditions** at the December 5, 2007 meeting.

1. **The applicant will consult with a certified arborist to determine if a tree protection plan is necessary for the project. If required, the tree protection plan must be implemented prior to beginning the project.**
2. **The proposed 6'5" high, 15' section of brick wall is *not* approved.**
3. **The handrails on the new front porch steps will be fabricated of wood. (*Details of the handrails must be shown on permit set of drawings*).**

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.



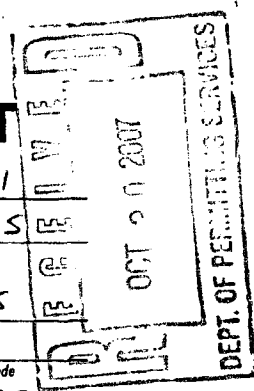


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

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 State Zip Code

Contractor: MARK WHITE - GARDEN WISE Phone No.: 703 243 5982

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 204 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
  - Revocable
- CHECK ALL APPLICABLE:
- A/C
  - Slab
  - Room Addition
  - Porch
  - Deck
  - Shed
  - Solar
  - Fireplace
  - Woodburning Stove
  - Single Family
  - Fence/Wall (complete Section 4)
  - Other: PORCH STEPS

1B. Construction cost estimate: \$ 22,000

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 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 Date: 10/25/07

Approved: [Signature] For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 12/6/07  
Application/Permit No.: 470565 Date Filed: 11/08/07 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:

ADJACENT TO THE SOUTH SIDE OF THE HOUSE IS A STONE/CONCRETE  
AGGREGATE PATIO AREA THAT EXTENDS TO A WOODEN FENCE 6 FT  
HIGH ALONG THE PROPERTY LINE WITH 10318 FAWCETT ST. THIS  
STONE/CONCRETE AGGREGATE AREA EXTENDS ALONG THE SOUTH SIDE OF  
THE HOUSE AND ALSO THE FRONT PORCH. THE STEPS LEADING TO THE  
SIDE ENTRANCE TO THE PORCH ARE ALSO STONE/CONCRETE.  
THERE IS NO HISTORICAL SIGNIFICANCE TO THE FENCE ALONG THE  
PROPERTY LINE OR THE STONE/CONCRETE PATIO AND STEPS.

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

REMOVE A 15 FT SECTION OF THE WOOD FENCE & REPLACE WITH A 6' 6"  
TALL BRICK WALL. REMOVE STONE/CONCRETE PATIO AND STEPS LEADING  
TO PORCH. REPLACE WITH BRICK PATIO AND WOODEN STEPS. THE  
WOOD STEPS WOULD LIKELY BE THE ORIGINAL CONSTRUCTION MATERIAL  
BASED ON AN OLD PHOTO. SOUTH FACING SIDE OF BRICK WALL TO BE PARCELED.

**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 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.

This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.

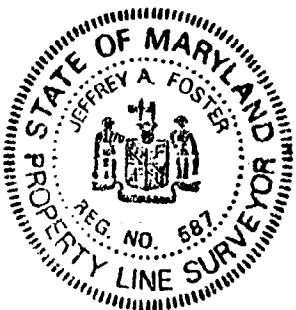
**APPROVED**

MARK G. RUMINSKI  
Historic Preservation Commission  
*Mark G. Ruminski 4/21/97*  
MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-in-Fact  
April 28, 1997

N 20°30' E 60.30

**Notes**

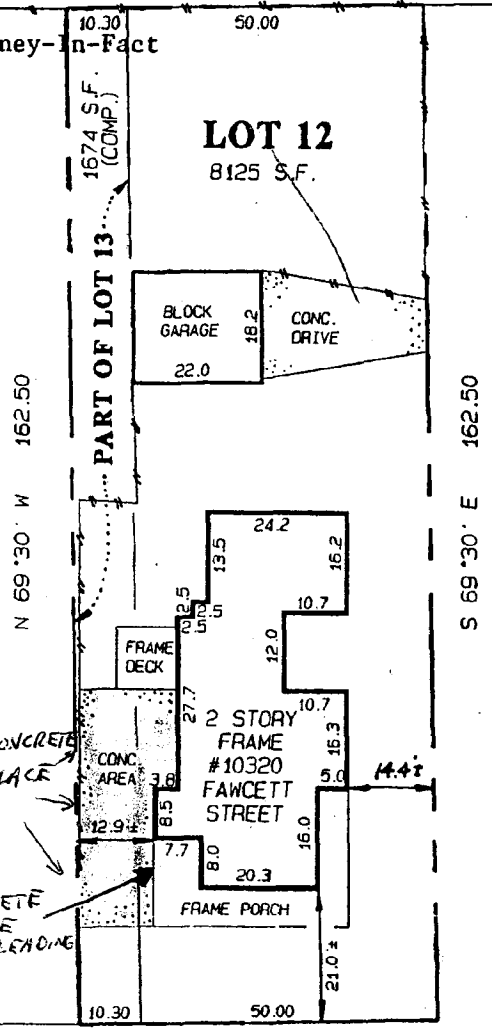
1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).



**REMAINDER OF LOT 13**

REMOVE CONCRETE AREA & REPLACE WITH BRICK

REMOVE CONCRETE STEPS & REPLACE WITH WOODEN LEADING TO PORCH



**MITCHELL STREET**

**FAWCETT STREET**  
(FAWCETT AVENUE PER PLAT)

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."

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

**REFERENCES**

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



**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 216  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1286

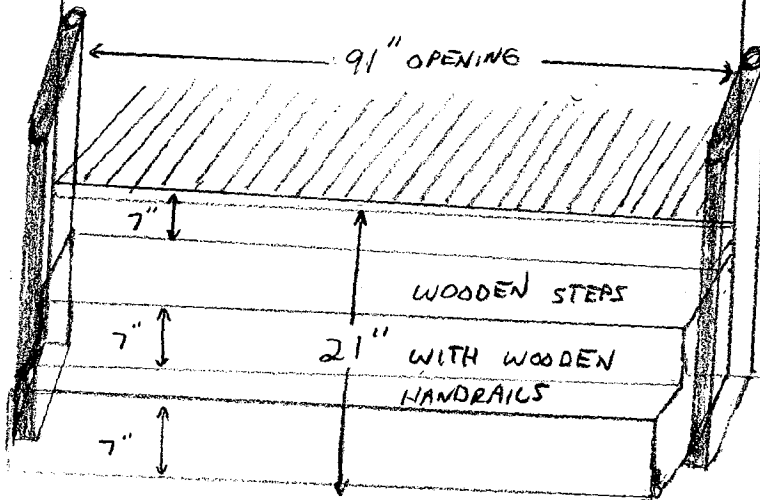
<b>DATE OF LOCATIONS</b>		<b>SCALE:</b> 1" = 30'	
<b>WALL CHECK:</b>		<b>DRAWN BY:</b> M.A.S.	
<b>HSE. LOC.:</b> 4-2-97		<b>JOB NO.:</b> 97-822	

PROPOSED

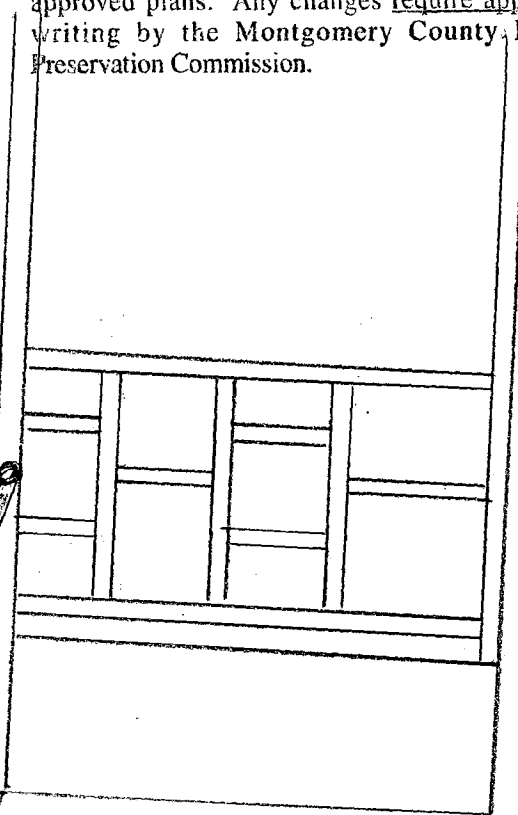
APPROVED  
Montgomery County  
Historic Preservation Commission

*Charles D. Miller 12/08*

PORCH



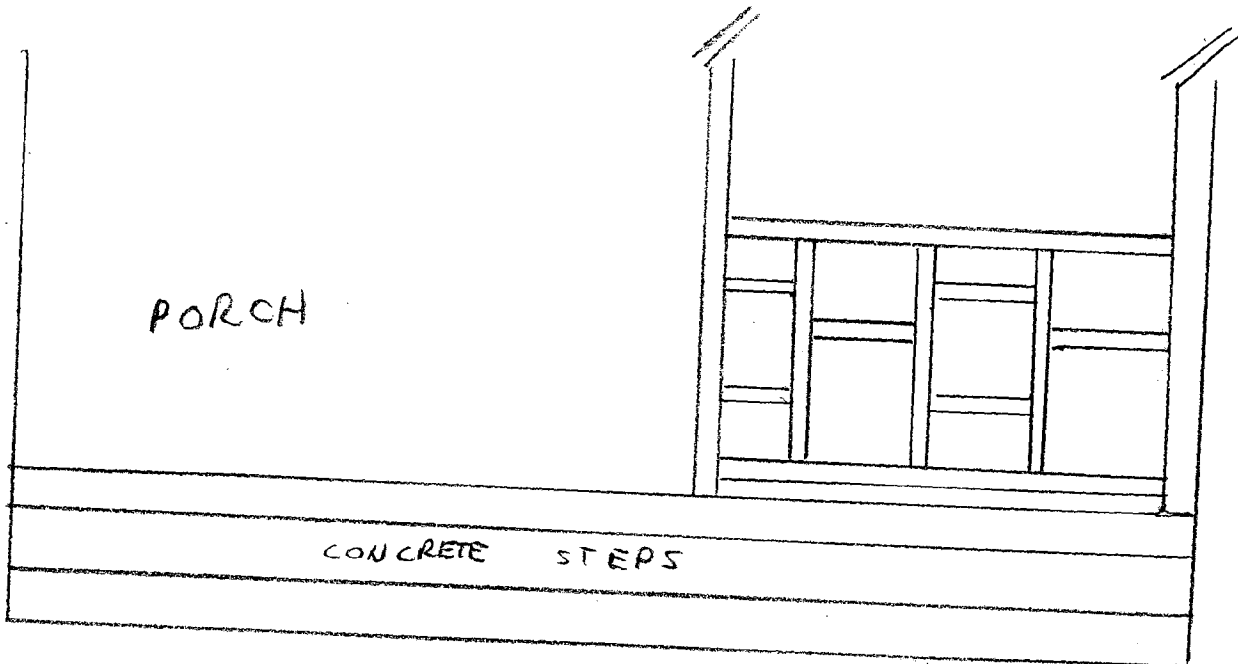
This project must be constructed as shown in these approved plans. Any changes require approval in writing by the Montgomery County Historic Preservation Commission.



HEIGHT OF PORCH FLOOR FROM GROUND LEVEL IS 21" AT CENTER OF OPENING  
STEPS TO CONSIST OF 3 RISERS EACH 7" IN HEIGHT  
HANDRAILS TO BE 32" ABOVE STEP NOSE

CURRENT

PORCH



**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	10320 Fawcett Street, Kensington	<b>Meeting Date:</b>	12/05/2007
<b>Resource:</b>	Primary I Resource Kensington Historic District	<b>Report Date:</b>	11/28/2007
<b>Applicant:</b>	Mark & Miriam Ruminski	<b>Public Notice:</b>	11/21/2007
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/06-07L	<b>Staff:</b>	Josh Silver
<b>PROPOSAL:</b>	Fence and patio removal, wall and patio installation		

**STAFF RECOMMENDATION:**

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The applicant will consult with a certified arborist to determine if a tree protection plan is necessary for the project. If required, the tree protection plan must be implemented prior to beginning the project.
2. The 15' section of brick wall will be 6' or less in height. (*Details of the wall height will be shown on permit set of drawings*).
3. The handrails on the new front porch steps will be fabricated of wood. (*Details of the handrails must be shown on permit set of drawings*).

**ARCHITECTURAL DESCRIPTION**

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

**HISTORIC CONTEXT**

The Kensington Historic District is a well-preserved, turn-of-the-century garden suburb with Victorian era residences, curvilinear streets, and a vital commercial district. The community has its origins in a railroad stop known as Knowles Station, named after the major land holding family in the area. Beginning in 1890, Washington developer Brainard Warner purchased and subdivided property along the Metropolitan Branch, transforming the community from a small passenger stop to a park-like suburban community. He named his subdivision Kensington Park, after a London suburb, and established a library, town hall, and Presbyterian church. Under Warner's persuasion, the Knowles Station depot and post office eventually changed to the Kensington moniker.

Inviting friends to join him in the country, away from the heat and congestion of Washington, Warner established his own summer residence on a large, circular parcel of land at the heart of the community. The *Warner Residence*, now a nursing home, is sited at the southern end of the historic district, at 10231 Carroll

Place. Kensington residences are designed in a variety of architectural styles popular during the Victorian period, including Queen Anne, Shingle, and Colonial Revival. These houses, built in the late 1800s and early 1900s, are clustered in a 10-block area south of the railroad.

Residents of the growing community incorporated the Town of Kensington in 1894, with its own governing body. The suburb's appeal strengthened when Warner and others organized a trolley line along Kensington Parkway to Chevy Chase, to connect with the Capital Traction Line to Washington. Supplementing train service, the streetcar, operating from 1895-1933, made Kensington even more accessible in the pre-automobile era.

**PROPOSAL:**

The applicants are proposing to:

1. Remove a 15' section of an existing 6' high, wooden fence located on southern property line, and install a 6.5' high, brick wall in the same location.
2. Remove the existing concrete patio located on the south (side) of the house, and install a brick patio in the same location.
3. Remove the existing concrete steps on the front porch and replace them with wooden steps and handrails.

**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***

- A HAWP permit should be issued if the Commission finds that:
  1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.



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.

***Secretary of the Interior's Standards for Rehabilitation***

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will 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.
- #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 DISCUSSION**

The Commission does not generally allow fences and/or walls to exceed 4' in height when forward of the rear plane of the house. However, the Commission has in rare circumstances approved these types of features when they exceed 4' in height, and are forward of the rear plane of the house. Although staff supports the proposed construction of the 15' section of brick wall it does not agree with the proposed 6'5" height of the wall. However, staff is amenable to allowing a 6' high brick wall in this location because the proposed location of the wall is toward the rear of the house, is only one 15' section, and would be replacing an existing 6' high fence. *Staff is recommending the Commission approve the installation of the brick wall, with the condition that it does not exceed 6' in height.*

The removal of the existing concrete patio and steps, and the installation of a new brick patio and wooden steps, with handrails in the same location will have no adverse impact on the streetscape or the historic district. The use of brick is a desirable material selection for a patio replacement in the Kensington Historic District, and the use of wood for construction of the stairs is a more historically appropriate treatment given the style of the house. *Staff is recommending approval.*

**STAFF RECOMMENDATION:**

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

and with the *Secretary of the Interior's 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;

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.

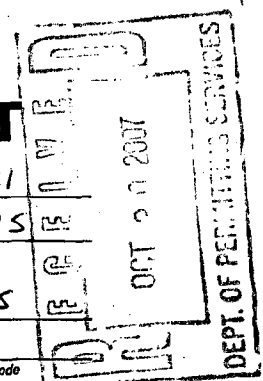


RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850  
240-777-6270

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 State Zip Code

Contractor: MARK WHITE - GARDEN WISE Phone No.: 703 243 5982

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 204 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
- Revocable

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ 22,000

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 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

10/25/07  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: 470565 Date Filed: 11/02/07 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:

ADJACENT TO THE SOUTH SIDE OF THE HOUSE IS A STONE/CONCRETE  
AGGREGATE PATIO AREA THAT EXTENDS TO A WOODEN FENCE 6 FT  
HIGH ALONG THE PROPERTY LINE WITH 10318 FAWCETT ST. THIS  
STONE/CONCRETE AGGREGATE AREA EXTENDS ALONG THE SOUTH SIDE OF  
THE HOUSE AND ALSO THE FRONT PORCH. THE STEPS LEADING TO THE  
SIDE ENTRANCE TO THE PORCH ARE ALSO STONE/CONCRETE.  
THERE IS NO HISTORICAL SIGNIFICANCE TO THE FENCE ALONG THE  
PROPERTY LINE OR THE STONE/CONCRETE PATIO AND STEPS.

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

REMOVE A 15 FT SECTION OF THE WOOD FENCE & REPLACE WITH A 6'6"  
TALL BRICK WALL. REMOVE STONE/CONCRETE PATIO AND STEPS LEADING  
TO PORCH. REPLACE WITH BRICK PATIO AND WOODEN STEPS. THE  
WOOD STEPS WOULD LIKELY BE THE ORIGINAL CONSTRUCTION MATERIAL  
BASED ON AN OLD PHOTO. SOUTH FACING SIDE OF BRICK WALL TO BE PARCELED.

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

**CONSUMER INFORMATION NOTES:**

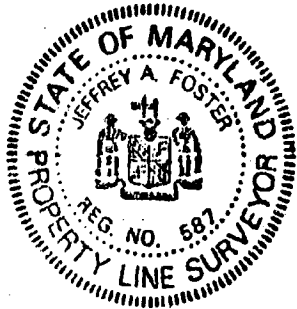
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other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

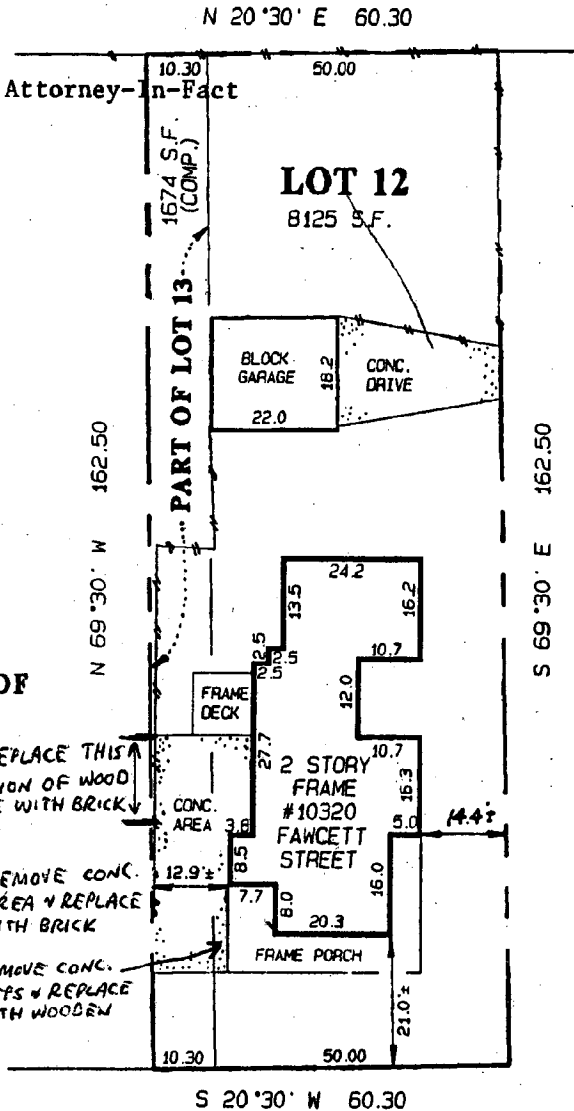
MIRIAM RUMINSKI by Mark G. Ruminski, Her Attorney-in-Fact  
April 28, 1997

**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).



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)

MITCHELL STREET

**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."

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

**REFERENCES**

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



**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 218  
Gaithersburg, Maryland 20878  
301/948-5100, Fax 301/948-1286

**DATE OF LOCATIONS**

WALL CHECK:  
HSE. LOC.: 4-2-97

SCALE: 1" = 30'

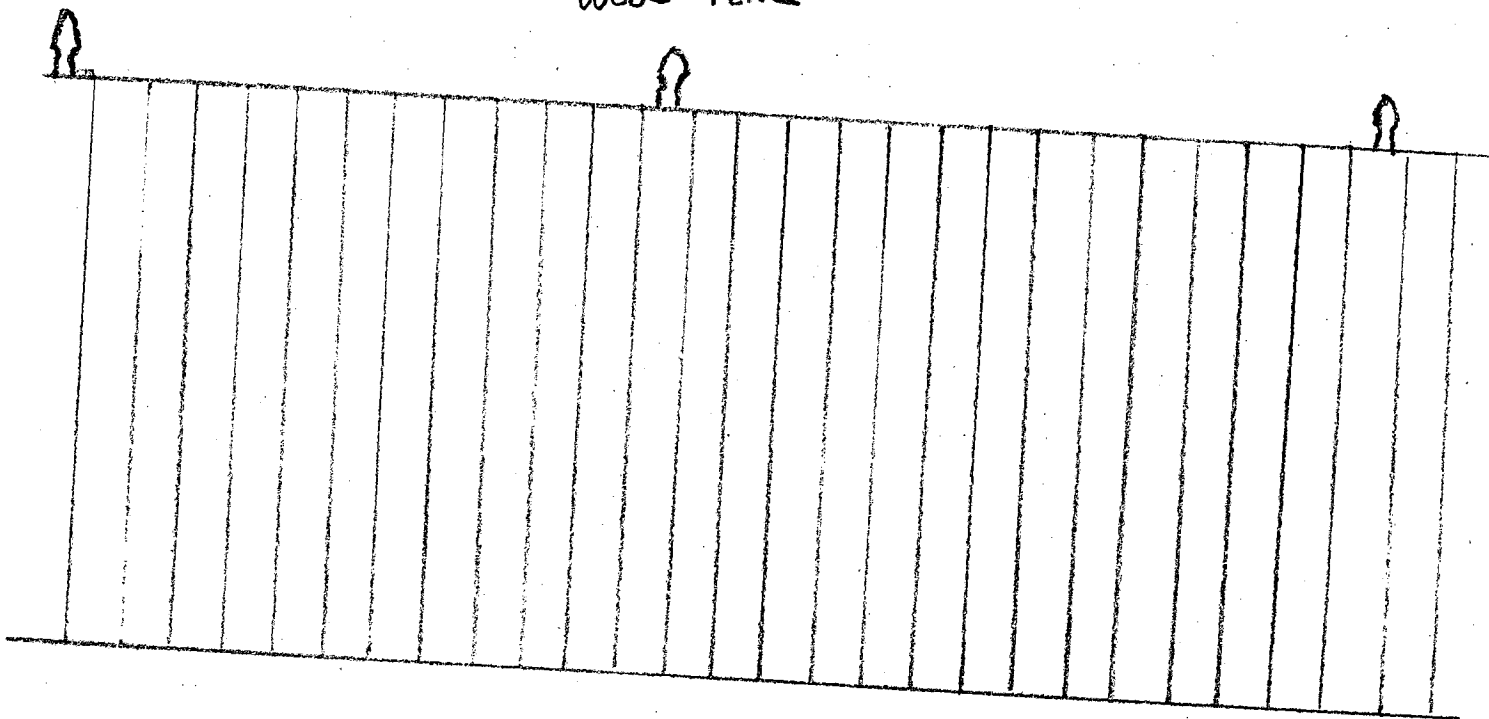
DRAWN BY: M.A.S.

JOB NO.: 97-822

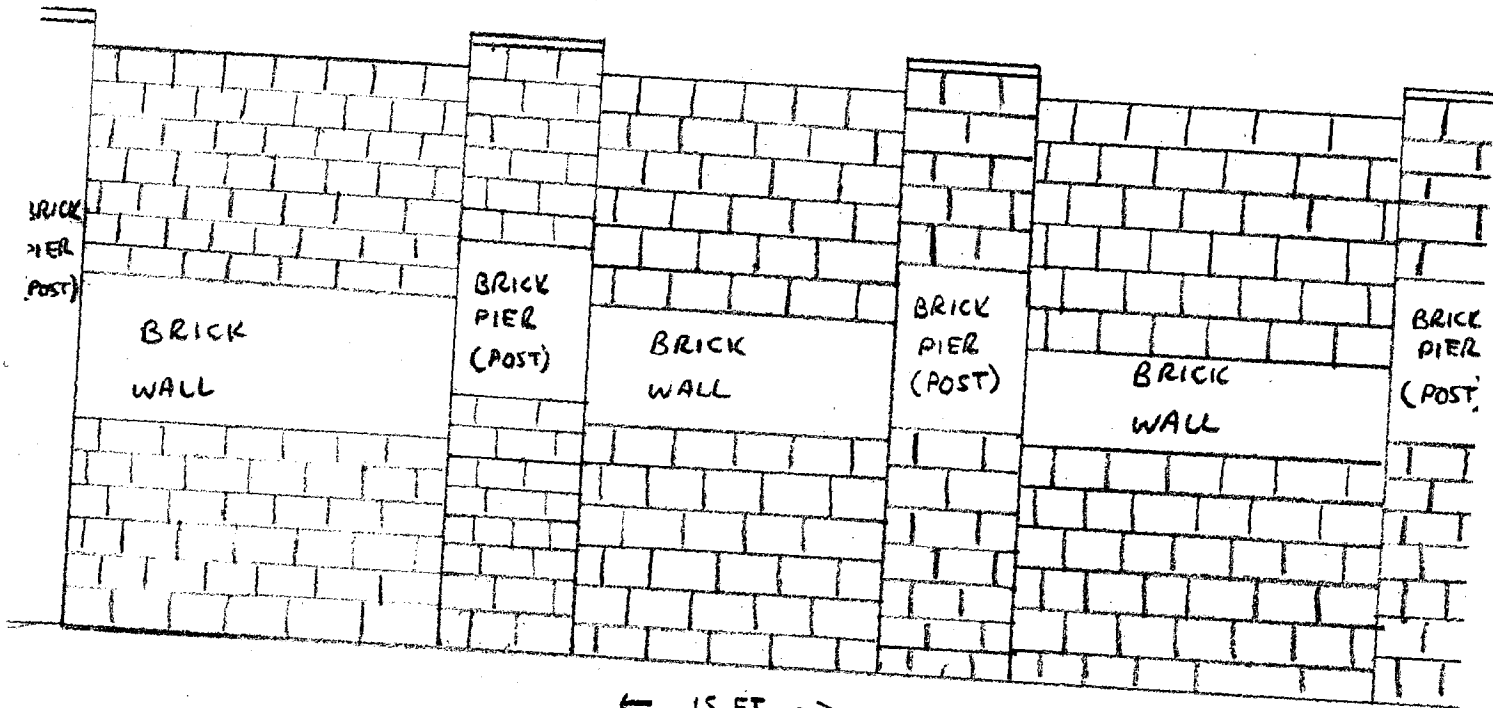
(7)

CURRENT

WOOD FENCE



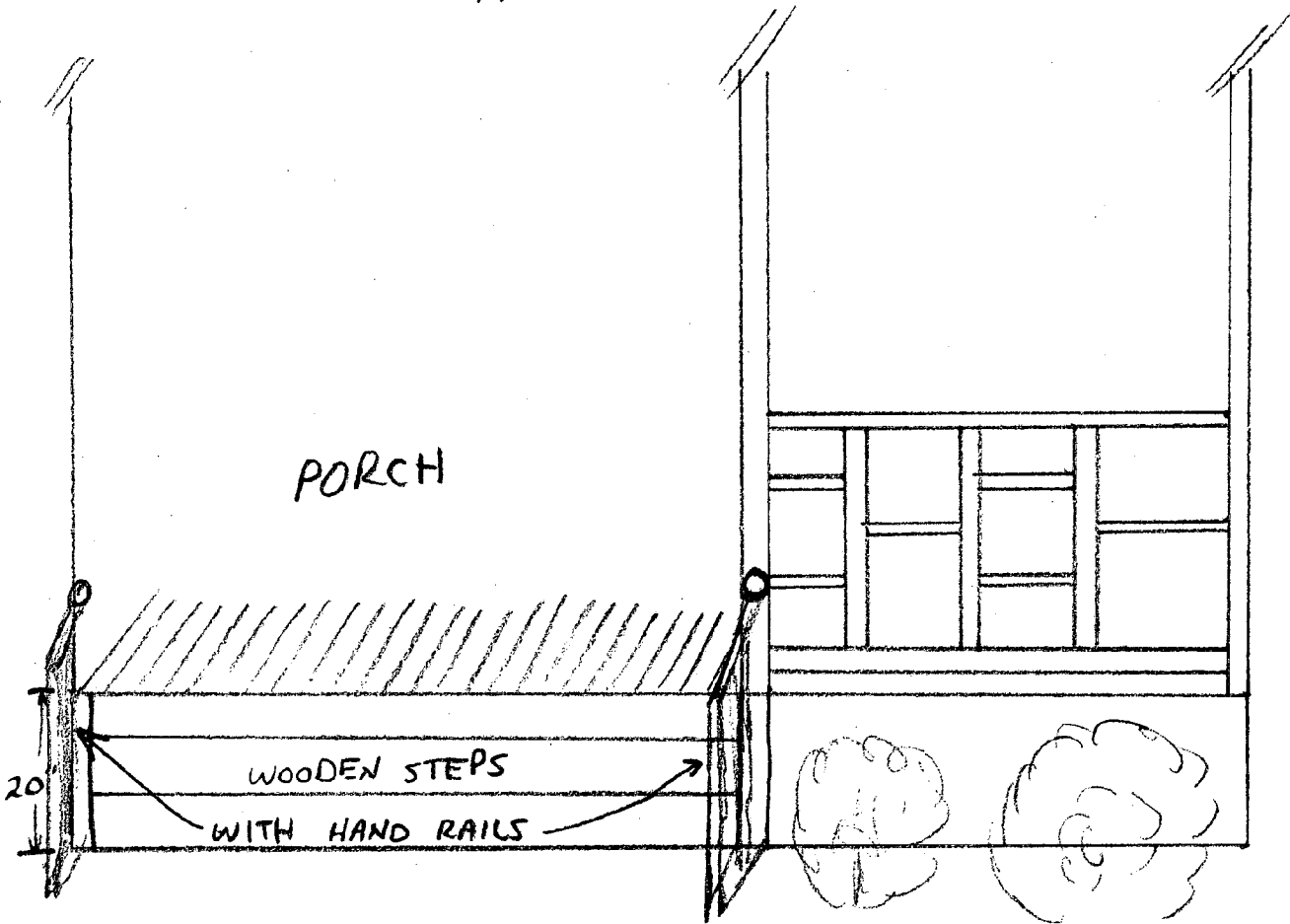
PROPOSED



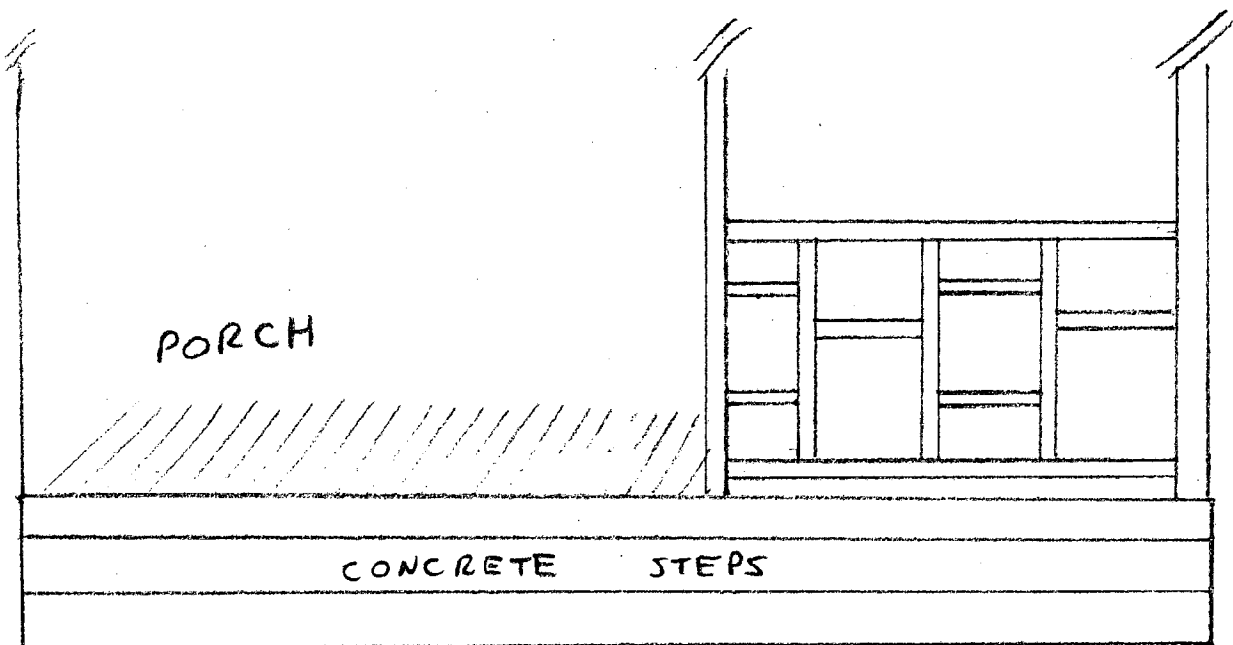
FACING SOUTH

SCALE: 1 FT.

PROPOSED



CURRENT



Site Plan



VIEW OF SECTION OF WOODEN FENCE PROPOSED TO BE REPLACED WITH BRICK WALL. VIEW IS GENERALLY FACING WEST.



VIEW OF CONCRETE AREA PROPOSED TO BE REMOVED & REPLACED WITH BRICK. VIEW FACING EAST - FAUCETT ST. IN BACKGROUND.



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Applicant: \_\_\_\_\_

Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Applicant: \_\_\_\_\_

Page: \_\_\_\_\_



VIEW OF SECTION OF WOODEN FENCE PROPOSED TO BE  
REPLACED WITH BRICK WALL. VIEW IS FACING SOUTH. NEIGHBORING  
HOUSE AT 10318 FAWCETT IS IN BACKGROUND.

Site Plan



VIEW OF SECTION OF WOODEN FENCE PROPOSED TO BE REPLACED WITH BRICK WALL. VIEW IS GENERALLY FACING WEST.



VIEW OF CONCRETE AREA PROPOSED TO BE REMOVED & REPLACED WITH BRICK. VIEW FACING EAST-FRAUGHT ST. IN BACK GROUND.

**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).

*THIS WAS DENIED BY THE HPEA*



**REMAINDER OF LOT 13**

REPLACE THIS SECTION OF WOOD FENCE WITH BRICK WALL

REMOVE CONC. AREA & REPLACE WITH BRICK

REMOVE CONC. STEPS & REPLACE WITH WOODEN



**MITCHELL STREET**

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**

"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."

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

**REFERENCES**

PLAT BK.	A
PLAT NO.	5
LJBER	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	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: M.A.S.
HSE. LOC.: 4-2-97	JOB NO.: 97-822

## Whipple, Scott

---

**From:** Whipple, Scott  
**Sent:** Monday, July 13, 2009 3:53 PM  
**To:** 'delvin.daniels@montgomerycountymd.gov'  
**Subject:** 10320 Fawcett St.

Notwithstanding any provisions found elsewhere in the county code, nothing in the Montgomery County historic preservation ordinance (Chapter 24A) establishes a time limit for securing appropriate county permits after receiving an approved Historic Area Work Permit or for the expiration of a HAWP after a certain period.

I have reviewed the materials you FAXed me today, and the approvals granted in 1997 as revised in 1999 for the relocation of a fence to the property line are still valid. No additional historic preservation review is required. Please feel free to contact me with additional questions.

**Scott D. Whipple**, Supervisor

Historic Preservation Section | Urban Design and Preservation Division

Montgomery County Planning Department | M-NCPPC

Office: 1109 Spring Street, Suite 801 | Silver Spring

Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax

[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.montgomeryplanning.org/historic/>

## Whipple, Scott

---

**From:** Whipple, Scott  
**Sent:** Tuesday, June 30, 2009 4:06 PM  
**To:** 'mark.ruminski@noaa.gov'  
**Subject:** HAWP

Mr. Ruminski:

Notwithstanding any provisions found elsewhere in the county code, nothing in the Montgomery County historic preservation ordinance (Chapter 24A) establishes a time limit for securing appropriate county permits after receiving an approved Historic Area Work Permit or for the expiration of a HAWP after a certain period.

Please feel free to contact me with questions or to refer DPS staff to me for additional information.

**Scott D. Whipple**, Supervisor

Historic Preservation Section | Urban Design and Preservation Division

Montgomery County Planning Department | M-NCPPC

Office: 1109 Spring Street, Suite 801 | Silver Spring

Mail: 8787 Georgia Avenue | Silver Spring MD 20910

301-563-3400 phone | 301-563-3412 fax

[scott.whipple@mncppc-mc.org](mailto:scott.whipple@mncppc-mc.org) | <http://www.montgomeryplanning.org/historic/>



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

FAX

Date: 7/13/09

To: Name: Scott Whipple

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: 301-563-3412

From:

Name: Delvin Daniels

Fax: 240-777-5206

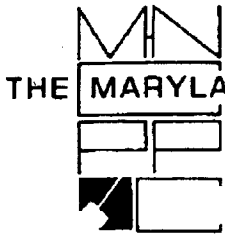
Phone: \_\_\_\_\_

Subject:

Pages(s) 7 (including cover sheet)

Message: proposed 6 foot 6 inch tall fence  
on lot line.





THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION  
8787 Georgia Avenue • Silver Spring, Maryland 20910-3760

DATE: 11-12-97

MEMORANDUM

TO: Robert Hubbard, Chief  
Division of Development Services and Regulation  
Department of Environmental Protection (DEP)

FROM: Gwen Marcus, Historic Preservation Coordinator *gm*  
Design, Zoning, and Preservation Division  
M-NCPPC

SUBJECT: Historic Area Work Permit

The Montgomery Historic Preservation Commission has reviewed the attached application for a Historic Area Work Permit. The application was:

Approved  Denied

Approved with Conditions: \_\_\_\_\_

revised - see attached

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

Applicant: Mark Ruminski

Address: 10320 Fawcett St Kensington

\*\*\*THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.

10320 Fawcett Street  
Kensington, MD 20895

July 6, 1999

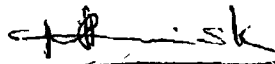
Ms. Perry Kephart  
Historic Preservation Office (Montgomery County)  
8787 Georgia Avenue  
Silver Spring  
Maryland 20910

Dear Ms. Kephart,

This refers to the telephone conversation I had with you on April 6, 1999, requesting a revision to our earlier permit to move an existing fence approximately one foot back, and closer to the property line. Aware that an application to move the entire length of the fence would not have been granted because a century-old tree straddled the property, we only asked in the original application dated November 18, 1997 that part of the fence be moved. The tree has subsequently been cut-down by the residents of 10318 to make room for an extension. Hence, we would now like to take this opportunity to move the rest of the fence in-line with what was previously moved, which is to the property line. Enclosed are photographs of the fence and a photocopy of the last permit.

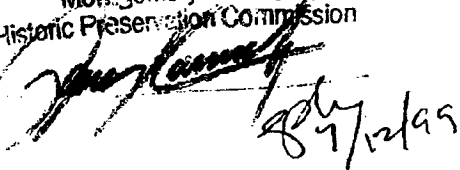
We thank you in advance for a prompt and favorable response.

Yours sincerely



(Mrs) Miriam Ruminski

APPROVED  
Montgomery County  
Historic Preservation Commission



**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.

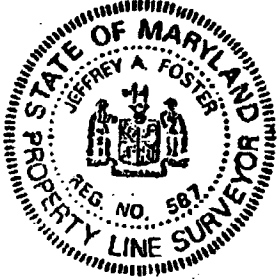
MARK G. RUMINSKI

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

**Notes**

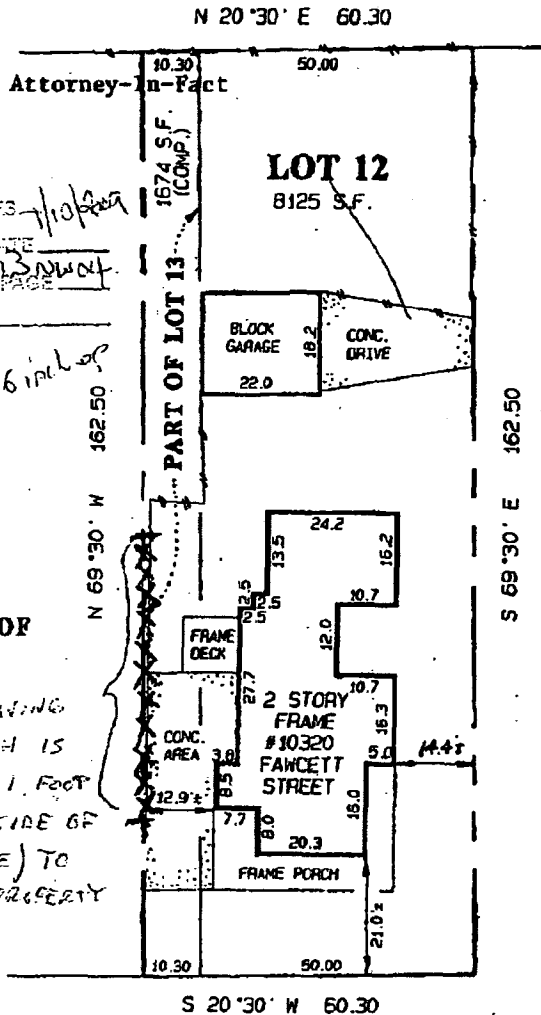
1. Flood zone "C" per H.U.D. panel No. 0175C.
2. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 1 Foot.
3. Total Area of Lot 12 & Part of Lot 13 = 9798 (Per Tax Record).

*fence 6 foot 6 inches*



**REMAINDER OF LOT 13**

*PRECISE MEASURING FENCE (WHICH IS CURRENTLY 2 1/2 FEET ON LOT 12 SIDE OF PROPERTY LINE) TO RUN ALONG PROPERTY LINE*



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)**

**MITCHELL STREET**

**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."

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

**REFERENCES**

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



**SNIDER & ASSOCIATES**  
SURVEYORS - ENGINEERS  
LAND PLANNING CONSULTANTS  
2 Professional Drive, Suite 218  
Gaithersburg, Maryland 20879  
301/948-5100, Fax 301/948-1286

DATE OF LOCATIONS	SCALE: 1" = 30'
WALL CHECK:	DRAWN BY: M.A.S.
HSE. LOC.: 4-2-97	JOB NO.: 97-822

Sharon Scott, Council Member

Al Carr, Council Member



David Beaudet, Council Member

Mary Donatelli, Council Member

Incorporated \* 1894

Peter Fosselman, Mayor

Date:

Property Owner Name: MARK AND MIRIAM RUMINSKI

Contractor Name: JIM MATTINGLY

Address of Requested Building Permit: 10320 FAWCETT ST.

Block: \_\_\_\_\_ Lot: 12

Proposed Scope of Work: MOVE FENCE TO LIE ALONG SOUTH PROPERTY LINE.

Dear Department of Permitting Services:

The above homeowner/contractor has notified the Town of Kensington that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,

Signature of Municipal Official

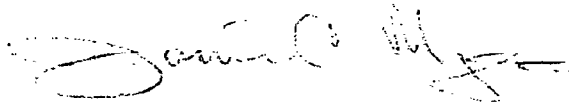
219 515 9300

3710 MITCHELL ST \* KENSINGTON MD 20895 \* 301.949.2424 FAX 301.949.4925

MAYOR EMAIL: mayor.fosselman@tok.md.gov COUNCIL EMAIL: mayor.council@tok.md.gov

7/10/09

We own the property at 10318 Fawcett St, which is adjacent to 10320 Fawcett St. We approve of the proposal by the owners of the property at 10320 Fawcett St. To move the fence that is currently between the properties, but lies on their side of the property line, to run along the property line.



JANINE MYERS



DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett  
County Executive

Carla Reid  
Director

FAX

Date: 7/13/09

To: Name: Scott Whipple

Company: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: 301-563-3412

From:

Name: Delvin Daniels

Fax: 240-777-5206

Phone: \_\_\_\_\_

Subject:

Pages(s) 7 (including cover sheet)

Message: proposed 6 foot 6 inch tall fence  
on lot line.