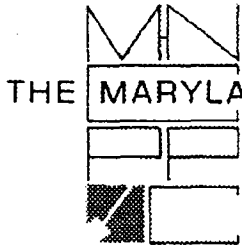


31/6-01F 10403 Fawcett Street  
(Kensington Historic District)



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

February 15, 2001

**MEMORANDUM**

TO: Robert Hubbard, Director  
Department of Permitting Services

FROM: Gwen Wright, Coordinator  
Historic Preservation *gwr*

SUBJECT: Historic Area Work Permit  
HPC Case No : 31/6-01F DPS No.: 239281

---

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

**\*\*\*HPC Staff must review and stamp the construction drawings prior to application for a building permit with Department of Permitting Services.\*\*\***

This application was:

  xx   APPROVED

           APPROVED WITH CONDITIONS:

Please note that the building permit for this project will be issued conditional upon adherence to the approved Historic Area Work Permit (HAWP) to:

Applicant: **Rudy & Sully Uberman**

Address: **10403 Fawcett Street, Kensington**

and 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 prior to commencement of work and not more than two weeks following completion of work.



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: George Myers  
 Daytime Phone No.: 301 942-9062 ext 13

Tax Account No.: \_\_\_\_\_  
 Name of Property Owner: BUDY & SILVY UBERMAN Daytime Phone No.: 301 933 0353  
 Address: 10403 Fawcett St. Kensington, Md. 20895  
Street Number City State Zip Code  
 Contractor: To be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: George T. Myers, GPM Architects Daytime Phone No.: 301 942-9062 ext 13

**LOCATION OF BUILDING/PREMISE**

House Number: 10403 Fawcett St. Street: Fawcett St.  
 Town/City: Kensington Nearest Cross Street: Mitchell  
 Lot: 4 Block: \_\_\_\_\_ Subdivision: KNOWLES ESTATE & KNOWLES STATION  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input checked="" type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ 25,000 ±

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.

\_\_\_\_\_  
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission  
 Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 2/14/01  
 Application/Permit No.: 239281 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:

EXISTING HISTORIC CONTRIBUTING RESOURCE IN KENSINGTON  
HISTORIC DISTRICT.

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

ENLARGEMENT OF EXISTING 2 STORY PORCH

**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**

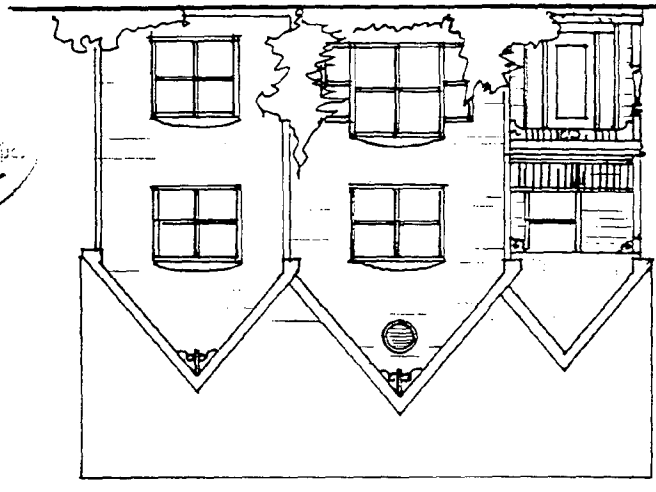
For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly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

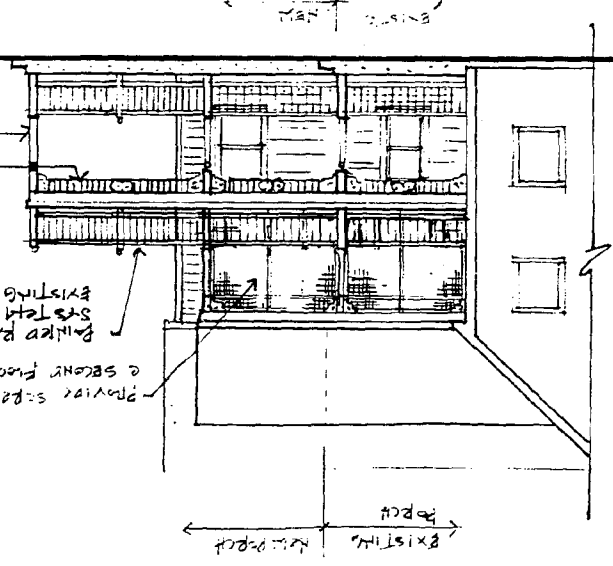
EXISTING SIDE ELEVATION 1/8"=1'-0"



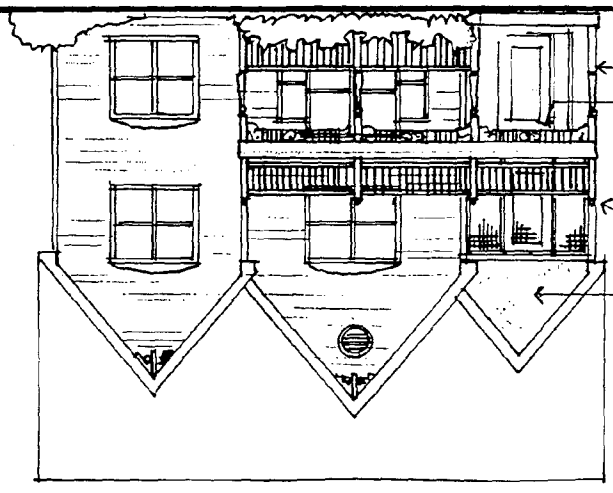
EXISTING FRONT ELEVATION 1/8"=1'-0"



PROPOSED SIDE ELEVATION 1/8"=1'-0"



PROPOSED FRONT ELEVATION 1/8"=1'-0"



MATCH EXISTING  
GINGERBREAD TRIM  
MATCH EXISTING  
PAPER POSTS

PAINTED RAILING  
EXISTING  
MATCH TO MATCH

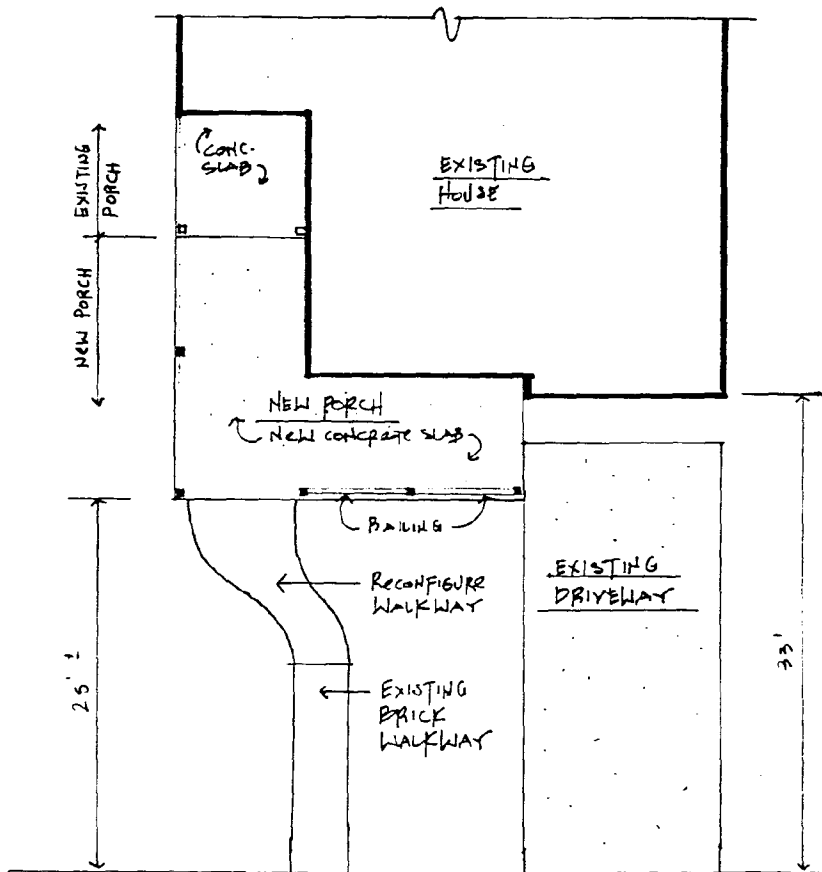
PROVIDE SPOKES  
& SECOND FLOOR RAIL

MATCH EXISTING  
FISH SCALE  
TRIM

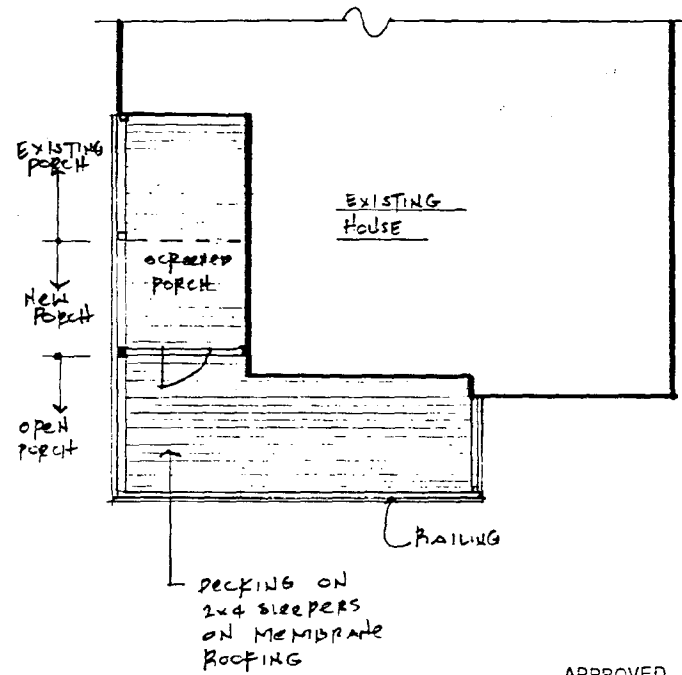
EXISTING  
MATCH PROJECT  
MATCH

APPROVED  
PLANNING COMMISSION  
2/15/01

FIRST FLOOR PLAN



SECOND FLOOR PLAN



APPROVED  
 Mayor County  
 Planning Commission

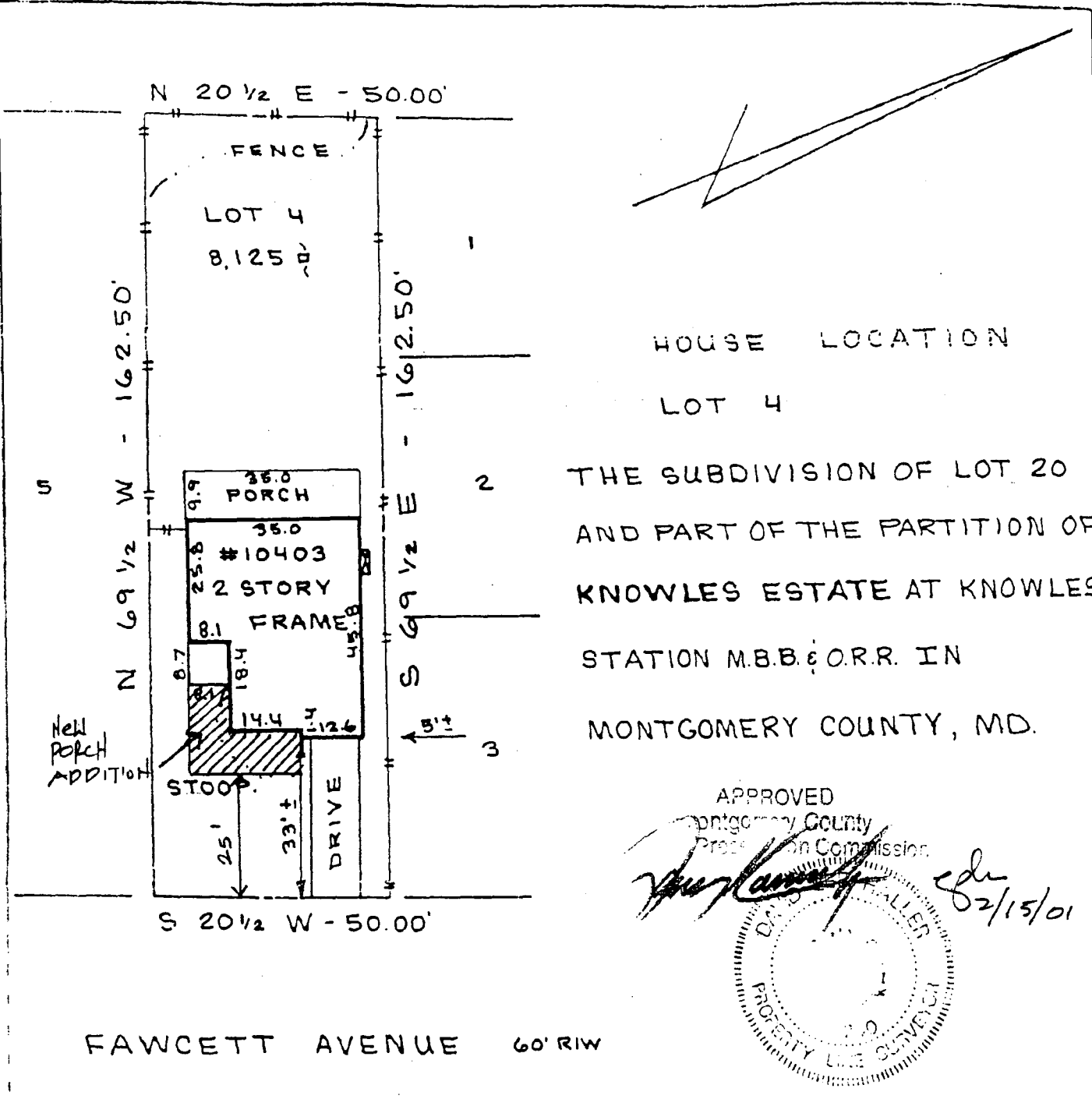
*[Handwritten Signature]*

GTM ARCHITECTS  
 10415 Armory Avenue  
 KENSINGTON, MARYLAND 20895  
 (301) 942-9062

200W  
 2/15/01

CASE No. E 6674

NOTE: This location for title purposes only - not to be used for determining property lines. Proper use of surveys not guaranteed by this location



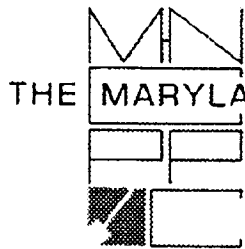
APPROVED  
Montgomery County  
Professional Commission

*David L. Halker* 2/15/01

DAVID L. HALKER  
PROPERTY LINE SURVEYOR

<b>CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.   DAVID L. HALKER MARYLAND P.L.S. No. 240	<b>REFERENCES</b> PLAT BK. A PLAT NO. 5	<b>Bull &amp; Associates</b> LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874
	LIBER FOLIO	

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.




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

February 15, 2001

**MEMORANDUM**

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator  
Historic Preservation Section 

SUBJECT: Historic Area Work Permit Application  
Approval of Application /Release of Other Required Permits

HPC Case No. 31/6-01F DPS # : 239281

---

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) for approval.

You may now apply for a county building permit at Department of Permitting Services (DPS) at 255 Rockville Pike, 2<sup>nd</sup> Floor, Rockville. **Before applying, please be sure that any permit sets of construction drawings have been reviewed and stamped by HPC Staff.** We are located at 1109 Spring Street, Suite 801, Silver Spring.

When you file for your building permit with DPS, you must take with you: 1) the enclosed forms, 2) the stamped sets of construction drawings, and 3) the Historic Area Work Permit if one was mailed directly to you from DPS. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 301-563-3400.

Please note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

Thank you very much for your patience – and good luck with your project!



PERRY KEPHART  
301 563 3412



ADJACENT PROPERTY OWNERS (10403 FAWCETT ST.)

10405 Fawcett St. (BRIAN KAHN & JULIA ROYAL)  
KENSINGTON, MD. 20895

10401 Fawcett St. (VIRGINIA HUMPHREYS)  
Kensington, Md. 20895

ST. PAUL'S METHODIST CHURCH  
10401 ARMORY AVENUE  
KENSINGTON, MD. 20895

RESIDENT  
10400 MONTGOMERY AVENUE  
KENSINGTON, MD. 20895

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	10403 Fawcett Street, Kensington	<b>Meeting Date:</b>	02/14/01
<b>Applicant:</b>	Rudy & Suly Uberman George Myers, Architect	<b>Report Date:</b>	02/07/01
<b>Resource:</b>	Kensington Historic District	<b>Public Notice:</b>	01/31/01
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	31/6-01F	<b>Staff:</b>	Perry Kapsch
<b>PROPOSAL:</b>	Enlarge front porch.		
<b>RECOMMEND:</b>	Approve		

---

**PROJECT DESCRIPTION**

**SIGNIFICANCE:** Non-contributing Resource  
**STYLE:** Contemporary Neo-Victorian  
**DATE:** 1985

**PROPOSAL**

The applicant proposes to extend the existing two-story front porch on the left side of the house out to, and across half of the front façade on two levels. It is proposed to be approximately 8' deep. The existing inset painted wood picket railing, supports and painted wood brackets and trim would be duplicated at the perimeter of the new porch. Screens are proposed to be added to the left side area of the second level porch.

**STAFF DISCUSSION**

Changes to the front of an out-of-period structure are reviewed in terms of their affect on the streetscape. In this case, the two-story front porch will be clearly visible from the street, but, in staff's opinion, would not have a significant impact on the streetscape.

The materials (painted wood, inset pickets) are in keeping with the prevalent historic materials used in the district. The use of Victorian detailing on an out-of-period structure is generally not recommended, but as it already appears in the porch design, staff would concur with its use. It is not considered conjectural when it appears on a non-contributing structure.

**STAFF RECOMMENDATION**

Staff recommends that the Commission *approve* the HAWP application as being

consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #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.

with the general condition applicable to all Historic Area Work Permits that the applicant shall also present any permit sets of drawings to HPC staff for review and stamping prior to submission for permits and shall arrange for a field inspection by calling the Montgomery County Department of Permitting Services (DPS), Field Services Office, five days prior to commencement of work. and within two weeks following completion of work.

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: George Myers  
Daytime Phone No.: 301 942-9002 ext. 13

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Buddy & Sily UBERMAN Daytime Phone No.: 301 933 0353  
Address: 10403 Fawcett St. Kensington, Md. 20895  
Street Number City State Zip Code

Contractor: To be determined Phone No.: \_\_\_\_\_

Contractor Registration No.: \_\_\_\_\_

Agent for Owner: George T. Myers, GPM Architects Daytime Phone No.: 301 942-9002-ext. 13

### LOCATION OF BUILDING/PREMISE

House Number: 10403 Fawcett St. Street: Fawcett St.  
Town/City: Kensington Nearest Cross Street: Mitchell  
Lot: 4 Block: \_\_\_\_\_ Subdivision: KNOWLES ESTATE @ KNOWLES STATION  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

### 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/Raze  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 25,000 +

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.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 3

Approved: [Signature] For Chairperson, Historic Preservation Commission

**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:

EXISTING NON-CONTRIBUTING RESOURCE IN KENSINGTON  
HISTORIC DISTRICT.

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

ENLARGEMENT OF EXISTING 2 STORY PORCH

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;
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- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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- 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.
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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.

4

To: PERRY KEPHART  
201 503 3412

GTM  
ARCHITECTS  
Incorporated

ADJACENT PROPERTY OWNERS (10403 FAWCETT ST.)

10405 Fawcett St. (BRIAN KAHN & JULIA ROYAL)  
KENSINGTON, MD. 20895

10401 Fawcett St. (VIRGINIA HUMPHREYS)  
Kensington, Md. 20895

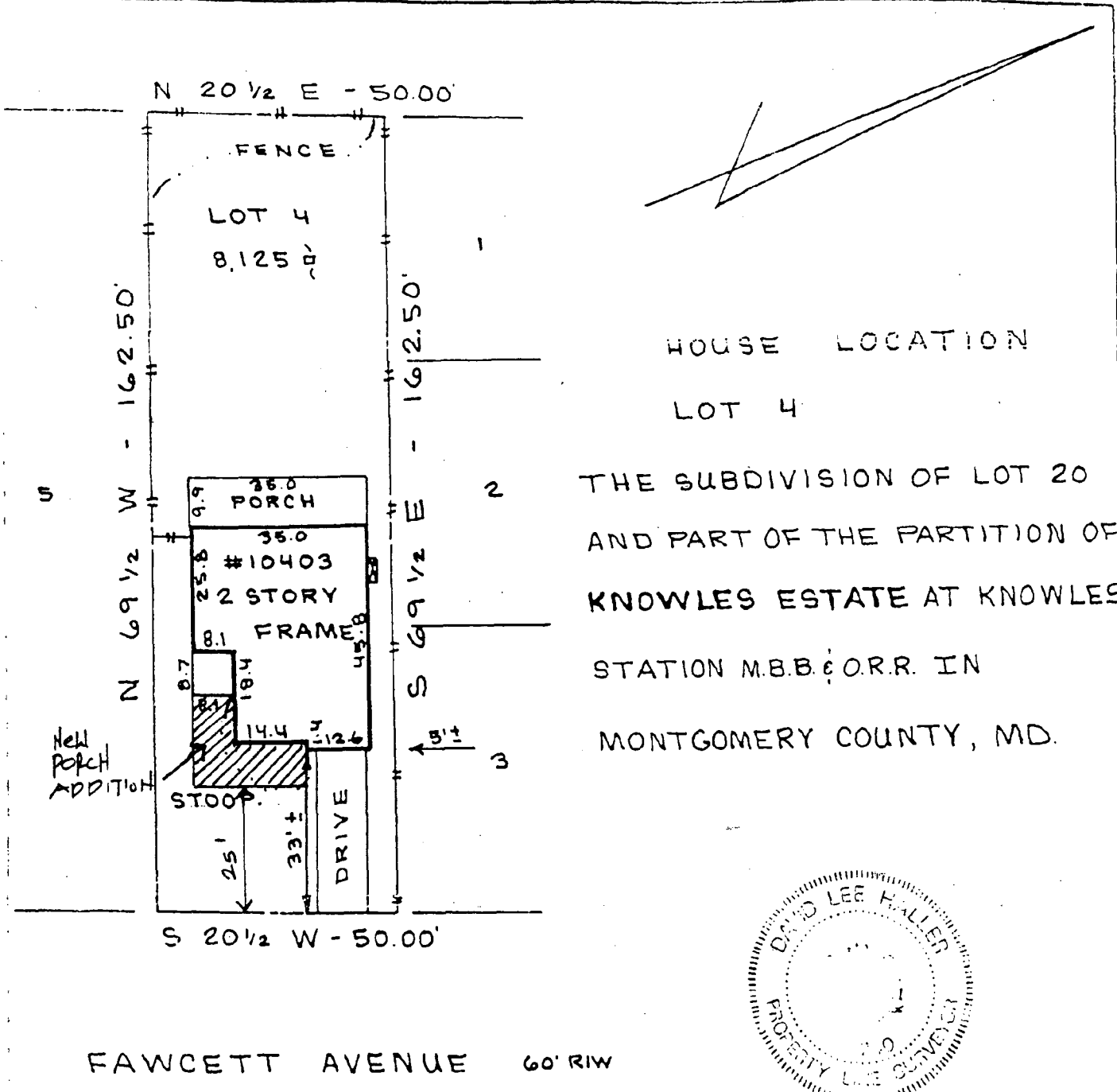
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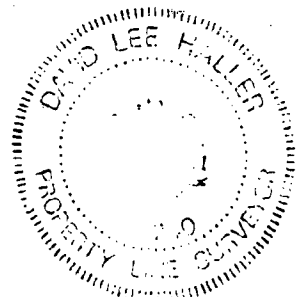
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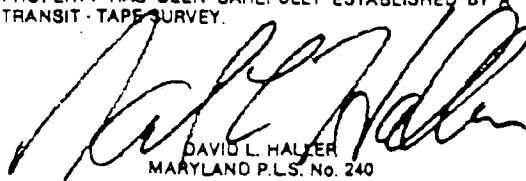
CASE NO. E 60674

NOTE: This location for title purposes only — not to be used for determining property lines. Property boundaries not guaranteed by this location



FAWCETT AVENUE 60' RIW

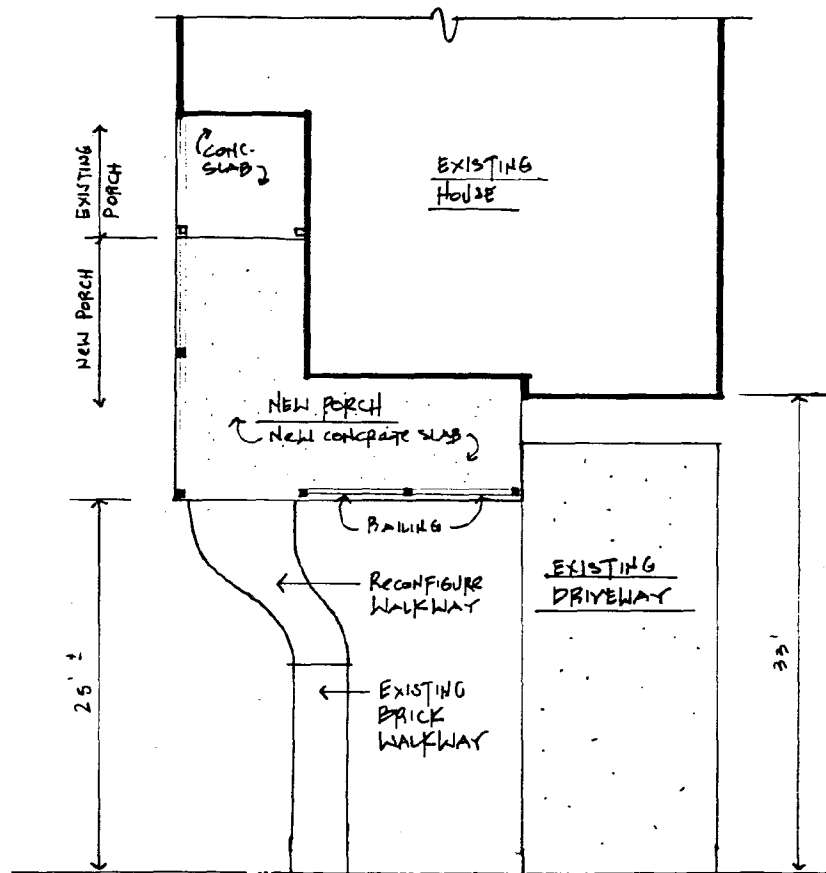


<b>CERTIFICATE</b> I HEREBY CERTIFY THAT THE POSITION OF ALL THE EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY.  DAVID L. HALLER MARYLAND P.L.S. No. 240	<b>REFERENCES</b> PLAT BK. A PLAT NO. 5	<b>Bull &amp; Associates</b> LAND SURVEYORS/CONSULTANTS (301) 428-9111 P.O. Box 346 GERMANTOWN, MARYLAND 20874
	LIBER FOLIO	

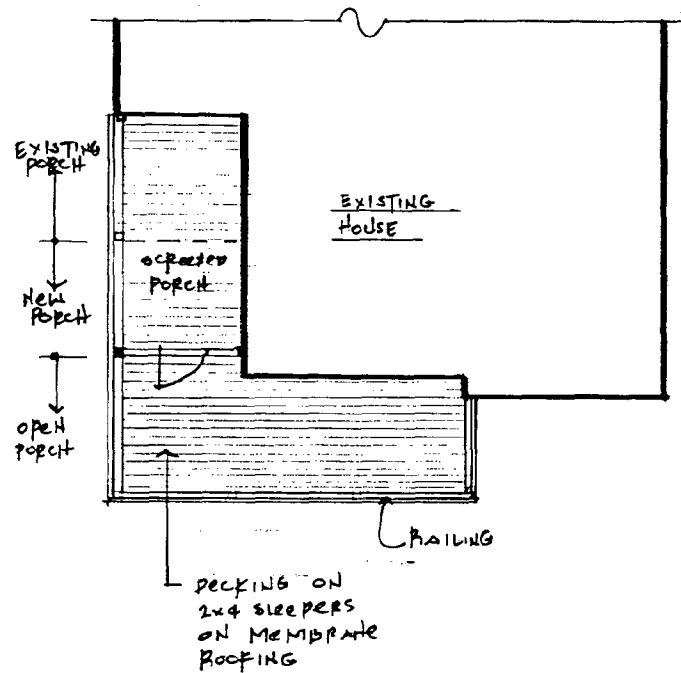
NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.

6

FIRST FLOOR PLAN



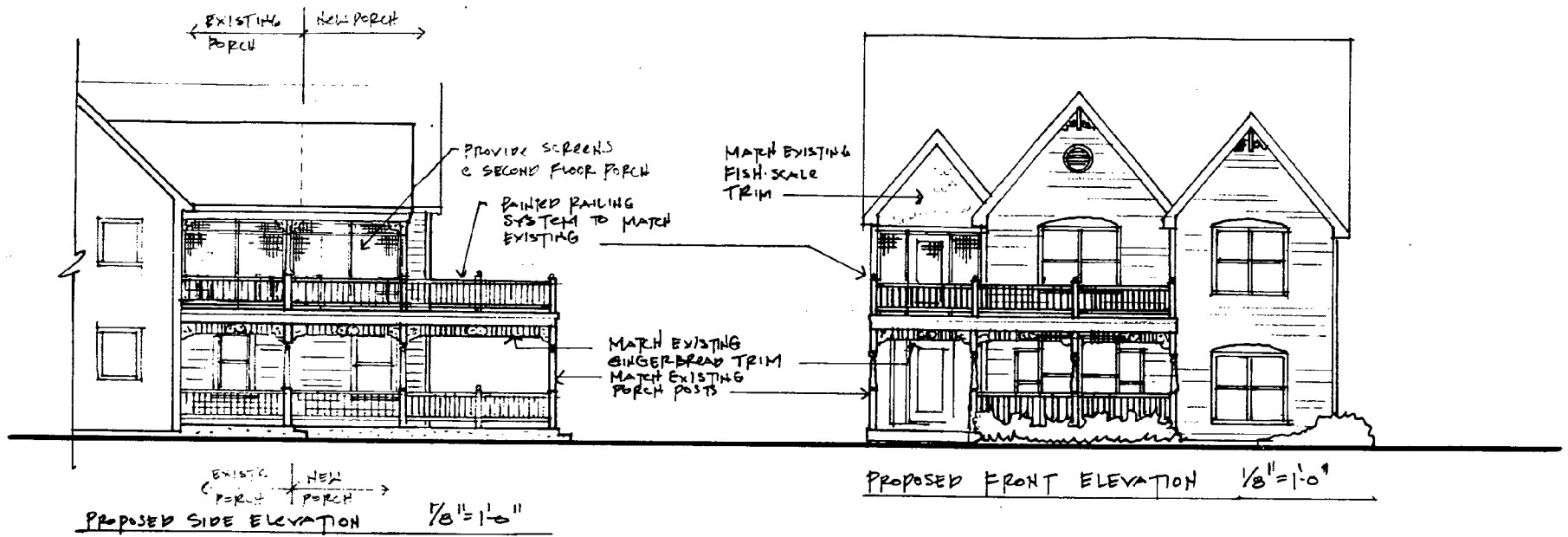
SECOND FLOOR PLAN



GTM ARCHITECTS  
10415 Armory Avenue  
KENSINGTON, MARYLAND 20895  
(301) 942-9062

①





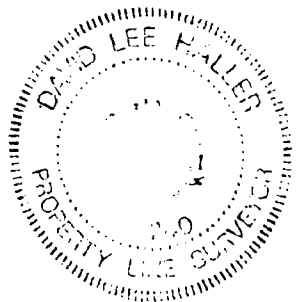
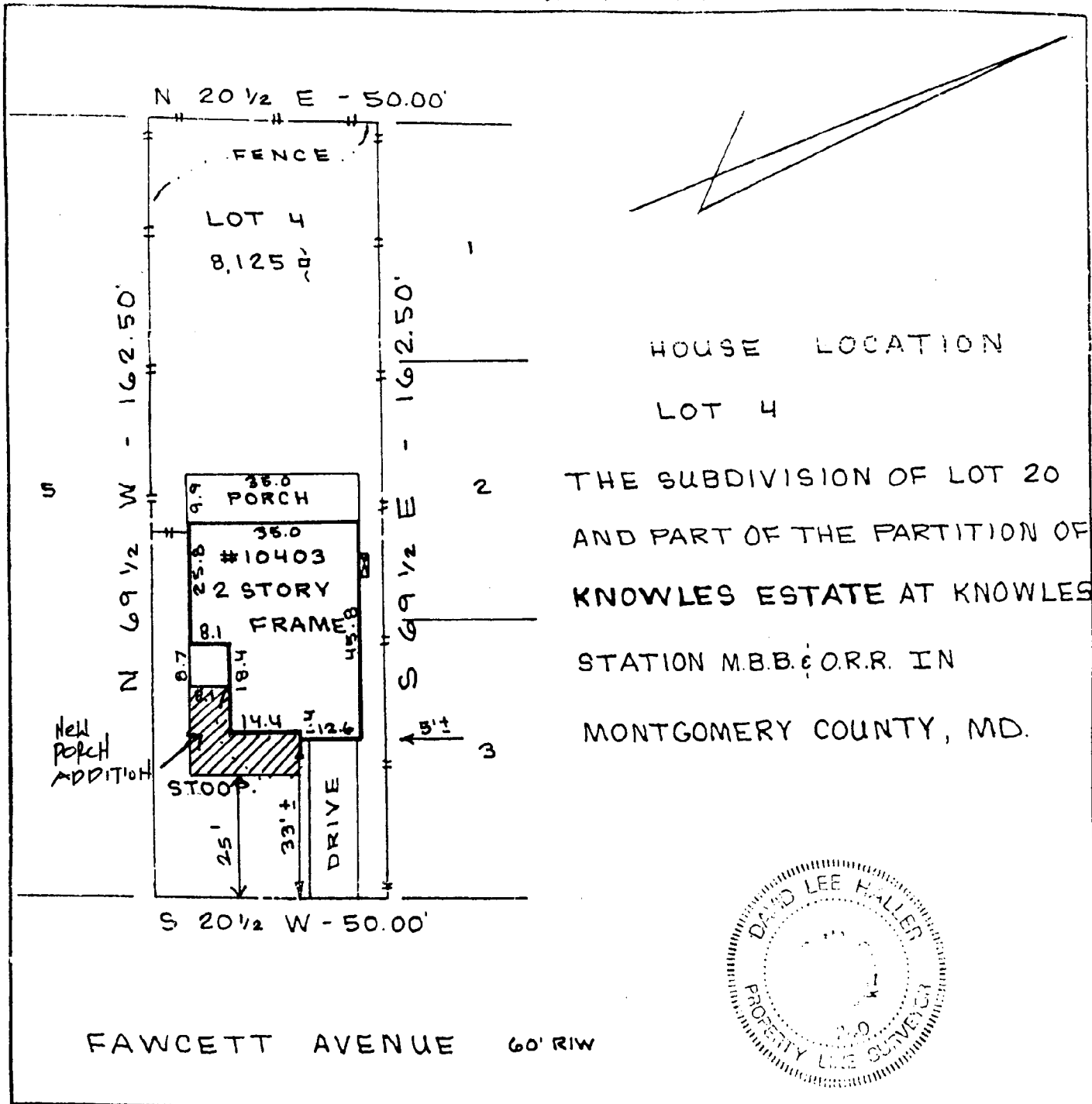
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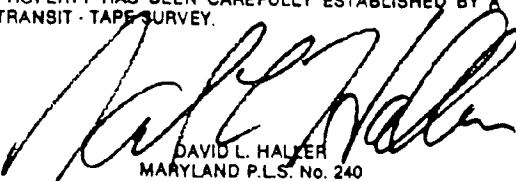
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CASE NO. E 60674

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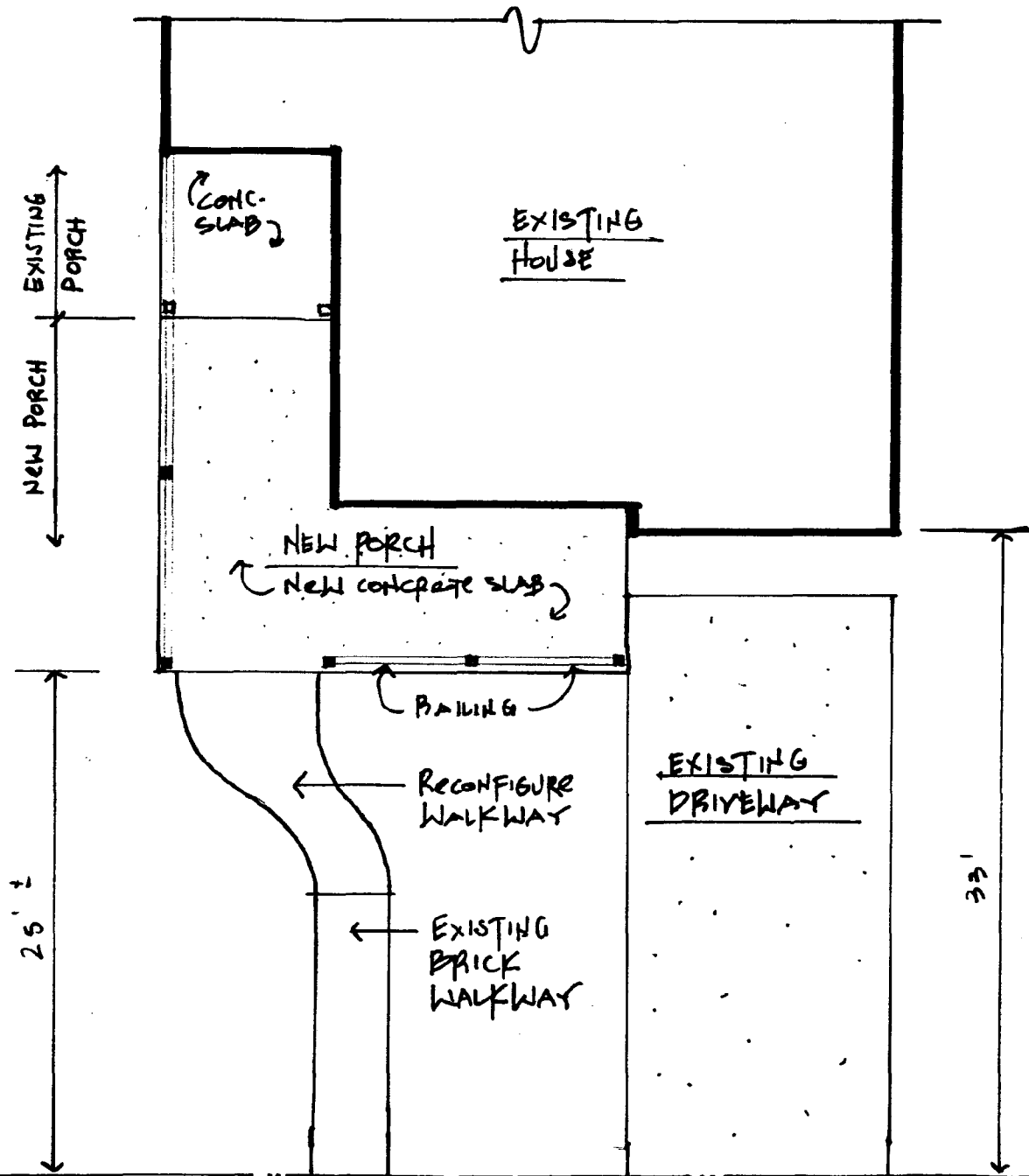


FAWCETT AVENUE 60' RIW

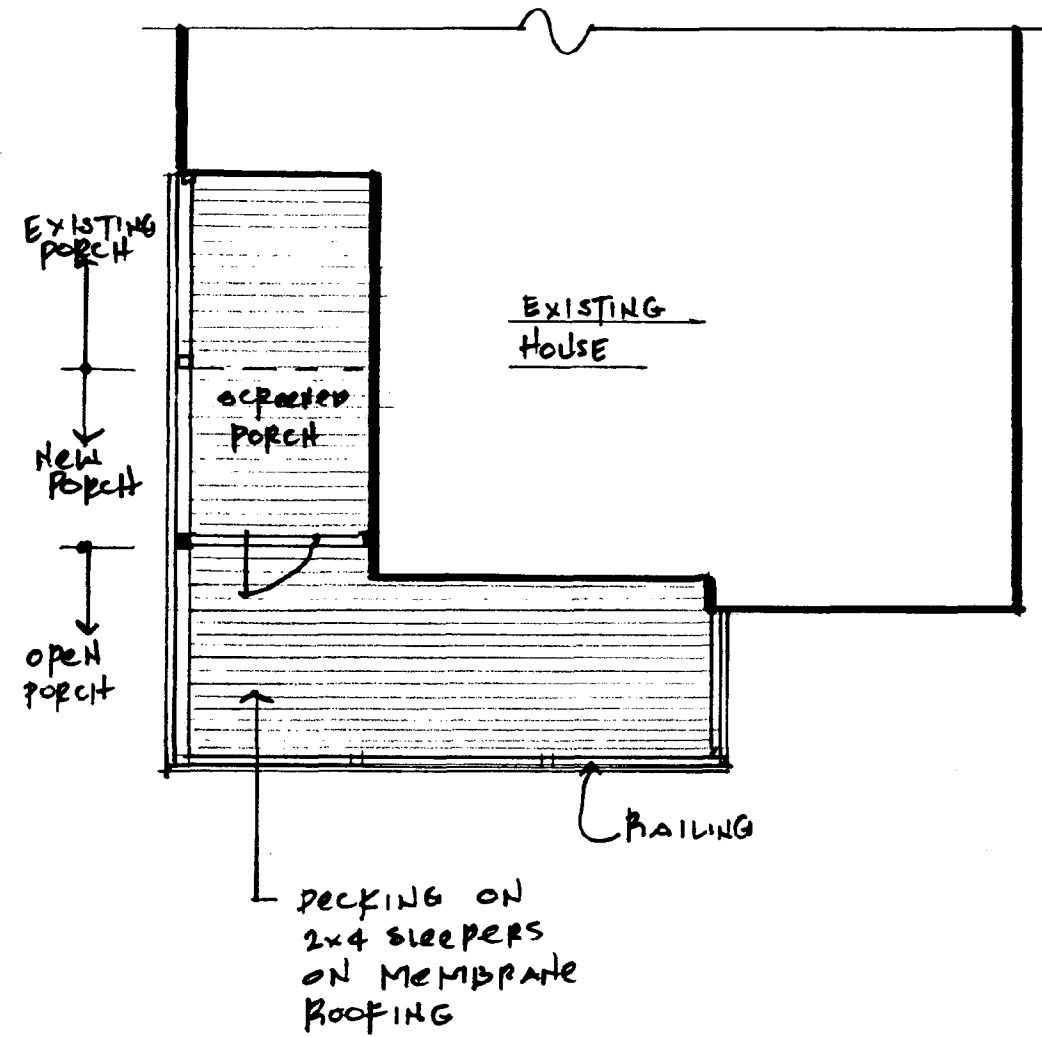
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	LIBER FOLIO	

NOTE: B.R.L. Information, if shown, obtained from M.N.C.P.P.C.

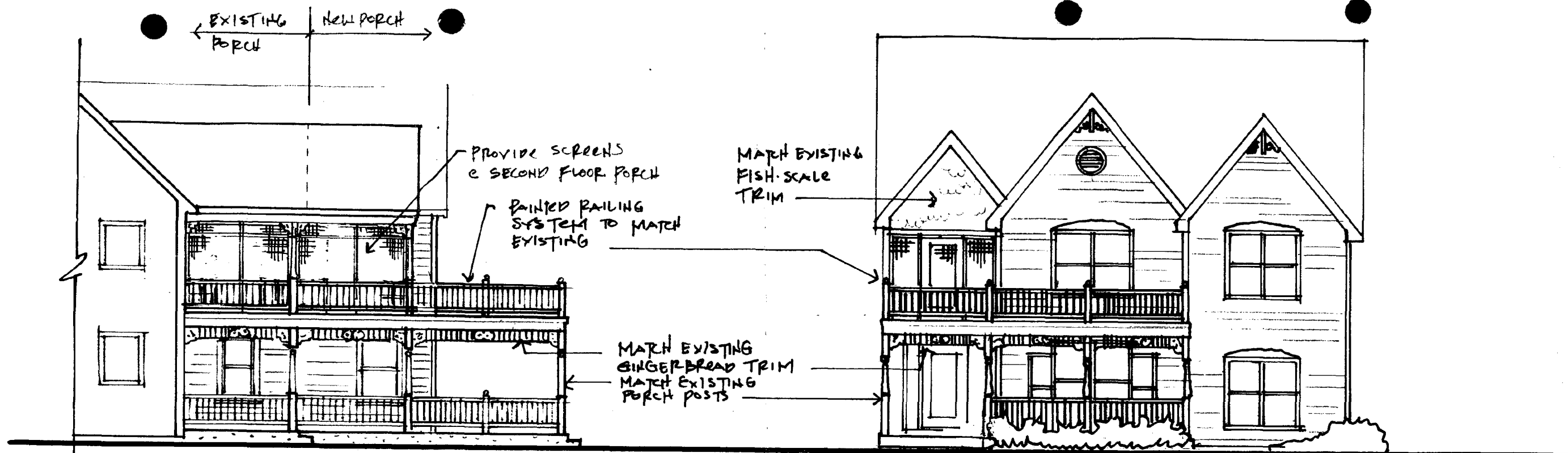
FIRST FLOOR PLAN



SECOND FLOOR PLAN



GTM ARCHITECTS  
 10415 Armory Avenue  
 KENSINGTON, MARYLAND 20895  
 (301) 942-9062



EXISTING PORCH      NEW PORCH  
 PROPOSED SIDE ELEVATION  $\frac{1}{8}'' = 1'-0''$

PROPOSED FRONT ELEVATION  $\frac{1}{8}'' = 1'-0''$



EXISTING SIDE ELEVATION  $\frac{1}{8}'' = 1'-0''$



EXISTING FRONT ELEVATION  $\frac{1}{8}'' = 1'-0''$







**Date:** 2/2/01  
**Sender:** "Julia O'Malley" <OMalley10@email.msn.com>  
**To:** NaruM  
**Priority:** Normal  
**Subject:** Washington Street

---

Hi Michelle,

My husband wrote a letter to the editor of the Gazette and sent a copy to the HPC. I'm attaching a copy of it since the mail takes longer. The house he refers to on Carroll Place is 10216 I believe and the HAWP was many years ago. Neither that one nor the one on Washington St nor the one across from me (since removed) had to change or add a driveway.

The Oppenheim's screened back porch at 10312 Armory Ave. looks great. At first glance the addition at 4011 Prospect St has an awfully elaborate back door which seems to make the addition more important than the original. I am glad they are not changing the original part of the house except for the stair addition.

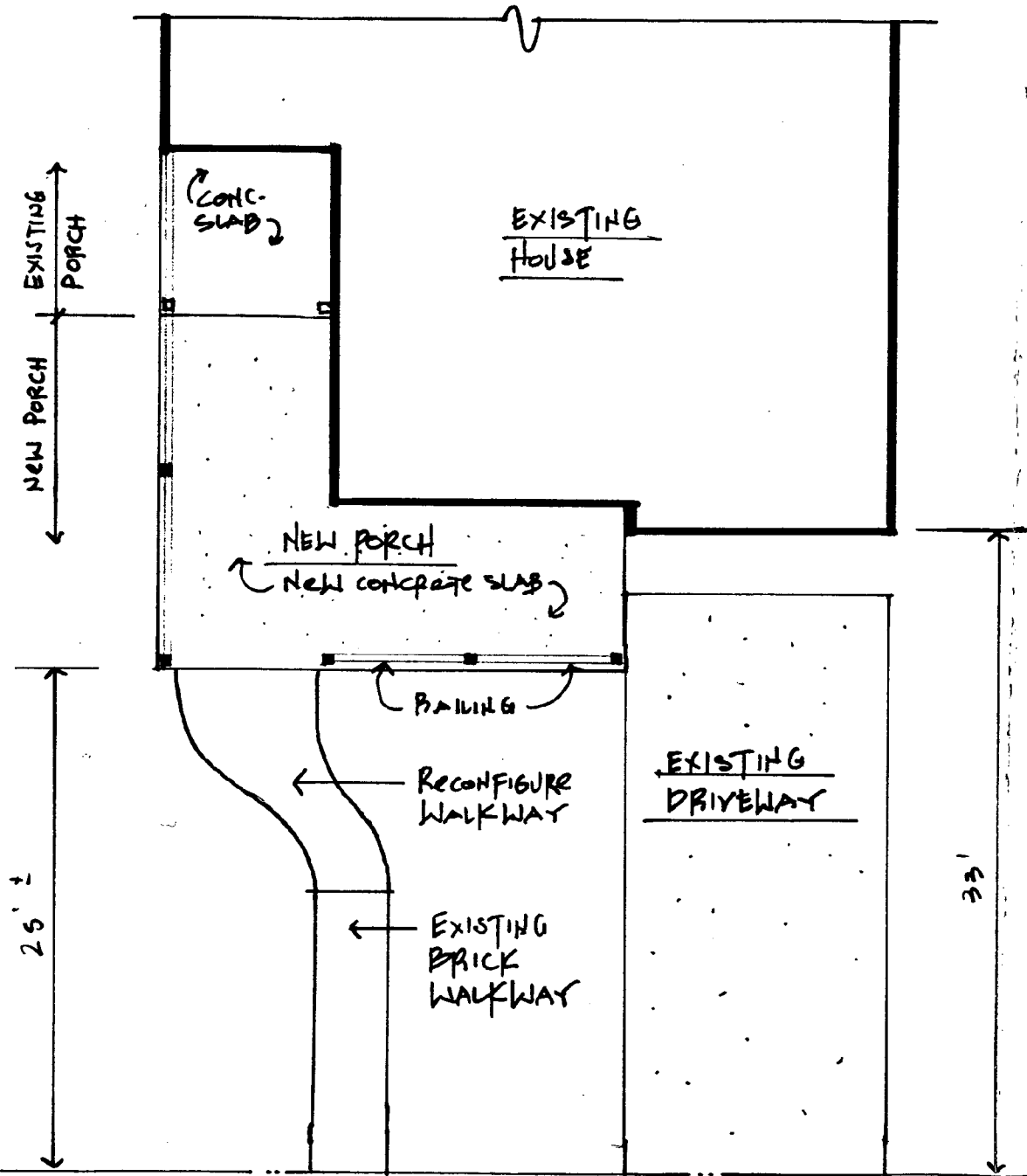
I haven't reviewed the porch at 10403 Fawcett St. Do you have the lot coverage there?

Sorry I didn't get to talk to you. I'll be gone most of the day at a meeting. -Julie O'Malley

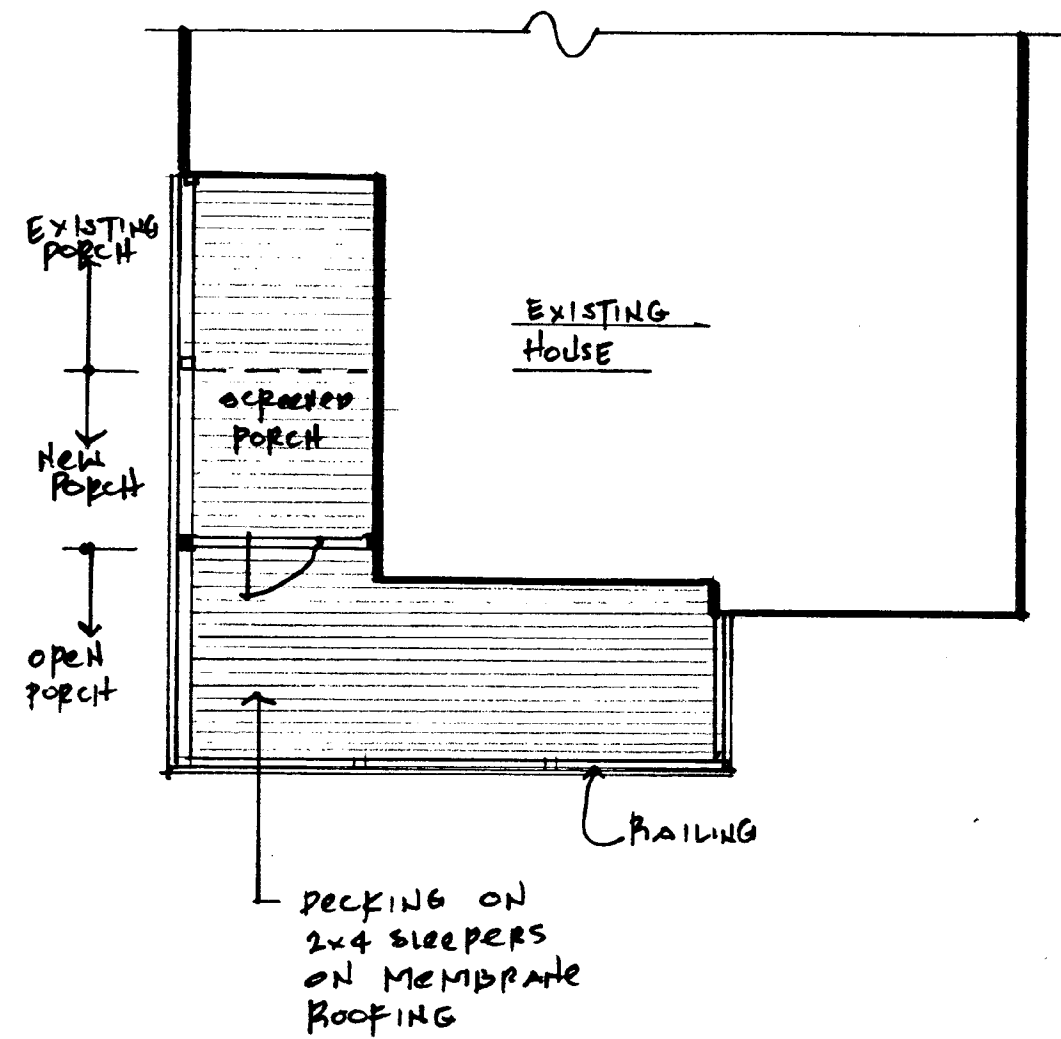


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FIRST FLOOR PLAN

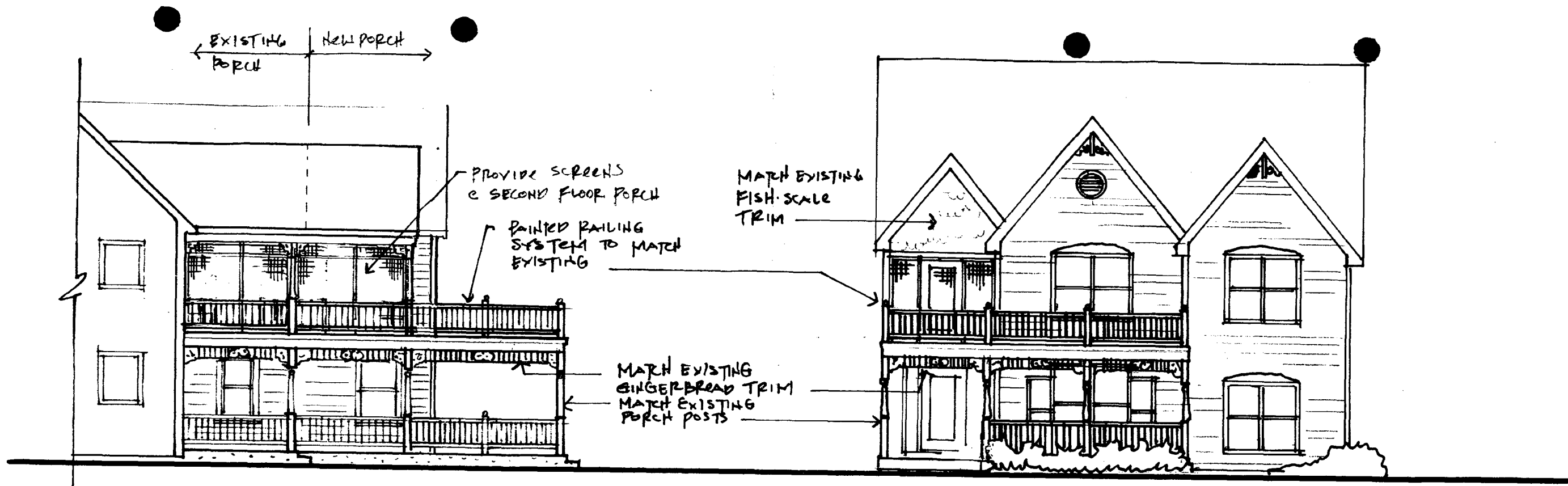


SECOND FLOOR PLAN



GTM ARCHITECTS  
 10415 Armory Avenue  
 KENSINGTON, MARYLAND 20895  
 (301) 942-9062





EXISTING PORCH | NEW PORCH  
 PROPOSED SIDE ELEVATION  $\frac{1}{8}'' = 1'-0''$













