



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: December 16, 2021

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #973698: New porch railing

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 1, 2021 HPC 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: Town of Garrett Park (Andrea Fox, Agent)
Address: 4600 Waverly Avenue, Garrett Park

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. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





FOR STAFF ONLY:
HAWP# 973698
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Andrea Fox, Town Manager, Town of Garrett Park E-mail: managerandrea@garrettparkmd.gov
Address: 4600 Waverly Ave, 3rd Flr City: Garrett Park Zip: 20896
Daytime Phone: 301-933-7488 Tax Account No.: 52-6012503

AGENT/CONTACT (if applicable):

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property Penn Place, 4600 Waverly Ave, Garrett Park
Inventory No.: M-30-13

Is the Property Located within an Historic District? Yes/District Name Garrett Park Historic District
 No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.
 Yes

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? No
(Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as
supplemental information. Yes No

REVIEWED
By Michael Kyne at 6:02 pm, Dec 16, 2021

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]

Building Number: 4600 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: _____
Lot: 1 Block: 97 Subdivision: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 for proposed work are submitted with this application. Incomplete applications will not be accepted for review. Check all that apply:

- | | | |
|---|--|--|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input checked="" type="checkbox"/> Other: <u>Railing on porch</u> |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.
Andrea Fox 11/9/21

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

Owner's mailing address

Town of Garrett Park
4600 Waverly Ave, 3rd Flr
PO Box 84
Garrett Park, MD 20896

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

4601 Waverly Avenue
PO Box 54
Garrett Park, MD 20896

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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Penn Place, built in the late 1800s, is an "outstanding resource" within the Historic District that has served many functions over the years. The Black Market Bistro has been operating out of the building since 2004. There is an open porch used for outdoor dining by the Black Market Bistro. The building has a post office on the ground floor, and the Town Office on the third floor. Adjacent to the building are train tracks, and nearby is the Garrett-Waverly neighborhood park.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The Town of Garrett Park seeks a Historic Area Work Permit (HAWP) for installation of a railing on the front porch of Penn Place at 4600 Waverly Avenue. The open porch is used for outdoor dining by the Black Market Bistro, a restaurant that has operated in the building since the building was renovated and its porches restored in 2004. Penn Place, built in the late 1800s, is an "outstanding resource" within the Historic District that has served many functions over the years. Originally a general store, it now houses the Post Office, Town offices, the Art at Penn Place gallery, and the restaurant.

An urgent safety concern was recently brought to the Town's attention after a restaurant customer fell off the porch while dining. Instead of a secure railing, the porch has had a set of flexible chains wrapping it, which did not prevent the customer from falling. The restaurant seeks to add a more secure railing as soon as possible.

The Garrett Park Historic Preservation Committee (GPHPC) recommends that the Town install a wood picket railing to match the one on the adjacent smaller porch. GPHPC finds this style of railing visually pleasing and appropriate to the historic building. GPHPC has consulted with the Black Market Bistro representative as well as the Town Manager and both are satisfied with this choice. Our committee strongly supports this HAWP. If you have any further questions, please do not hesitate to contact Nancy Walz, or Stephen Paczkowski, Garrett Park Councilmember, who is the liaison with our committee.

GPHPC has consulted with the Black Market Bistro representative as well as the Town Manager and both are satisfied with these options. GPHPC strongly supports this HAWP.

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Work Item 1: Railing

Description of Current Condition:
The Penn Place Building has an open porch that is not safe to use for outdoor dining because there is no railing.

Proposed Work:
Install a railing.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

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Work Item 3: _____

Description of Current Condition:

Proposed Work:

**HISTORIC AREA WORK PERMIT
CHECKLIST OF
APPLICATION REQUIREMENTS**

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/Parking Area	*	*		*	*	*	*
Grading/Excavation/Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/Door Changes	*	*	*	*	*		*
Masonry Repair/Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

REVIEWED
By Michael Kyne at 6:02 pm, Dec 16, 2021

APPROVED
 Montgomery County
 Historic Preservation Commission


Town of Garrett Park Historic Preservation Committee
Statement on Penn Place at 4600 Waverly Avenue
Revised November 19, 2021

To: Kevin Manarolla
mcp-historic@mncppc-mc.org
Montgomery County Historic Preservation Office

Regarding: HAWP for Penn Place at 4600 Waverly Avenue, Garrett Park

The Town of Garrett Park seeks a Historic Area Work Permit (HAWP) for installation of a railing on the front porch of Penn Place at 4600 Waverly Avenue. The open porch is used for outdoor dining by the Black Market Bistro, a restaurant that has operated in the building since the building was renovated and its porches restored in 2004. Penn Place, built in the late 1800s, is an "outstanding resource" within the Historic District that has served many functions over the years. Originally a general store, it now houses the Post Office, Town offices, the Art at Penn Place gallery, and the restaurant.

An **urgent safety concern** was recently brought to the Town's attention after a restaurant customer fell off the porch while dining. Instead of a secure railing, the porch has had a set of flexible chains wrapping it, which did not prevent the customer from falling. The restaurant seeks to add a more secure railing as soon as possible.

The Garrett Park Historic Preservation Committee (GPHPC) recommends that the Town install a wood picket railing to match the one on the adjacent smaller porch. (See photos attached.) GPHPC finds this style of railing visually pleasing and appropriate to the historic building. GPHPC has consulted with the Black Market Bistro representative as well as the Town Manager and both are satisfied with this choice. Our committee strongly supports this HAWP. If you have any further questions, please do not hesitate to contact Nancy Walz, or Stephen Paczkowski, Garrett Park Councilmember, who is the liaison with our committee.

GPHPC has consulted with the Black Market Bistro representative as well as the Town Manager and both are satisfied with these options. Our committee strongly supports this HAWP.


If you have any further questions, please do not hesitate to contact me, or Stephen Paczkowski, Garrett Park Councilmember, who is the liaison with our committee.

REVIEWED Committee,
By Michael Kyne at 6:02 pm, Dec 16, 2021
Nancy Walz, Chair

Garrett Park Historic Preservation Committee

nancywalz@gmail.com
councilstephen@garrettparkmd.gov

APPROVED
Montgomery County
Historic Preservation Commission





Existing chains around porch



Picket railing to match the smaller porch on right side

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APPROVED

Montgomery County

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A handwritten signature in black ink, reading "Robert H. Potter". The signature is written in a cursive style and is positioned above a horizontal line.



Hardesty & Crehan's Store (today called Penn Place) as it appeared in the late 1880's or 1890's, with the single track line of the B. & O. Railroad in the background.

Penn Place in the late 1800s



Penn Place before the 2004 renovation (date unknown)

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