



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Robert K. Sutton  
*Chairman*

Date: April 12, 2023

### MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of  
Permitting Services  
FROM: Winnie Cargill  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission  
SUBJECT: Historic Area Work Permit #1025693 - Roof  
Replacement

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The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by the HPC Staff.

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: Ken and Jane Salomon  
Address: 4716 Waverly Ave., 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 Winnie Cargill at 301.495.2108 or [winnie.cargill@montgomeryplanning.org](mailto:winnie.cargill@montgomeryplanning.org) to schedule a follow-up site visit.





## HISTORIC PRESERVATION COMMISSION

HAWP #: \_\_\_\_\_ at: \_\_\_\_\_

submitted on: \_\_\_\_\_

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Christina Cargill on \_\_\_\_\_. The approval memo and stamped drawings follow.



**APPLICATION FOR  
HISTORIC AREA WORK PERMIT**  
HISTORIC PRESERVATION COMMISSION  
301.563.3400

FOR STAFF ONLY:  
HAWP# 1025693  
DATE ASSIGNED \_\_\_\_\_

**APPLICANT:**

Name: Jane & Ken Salomon E-mail: jane.salomon@gmail.co  
Address: 4716 Waverly Ave City: Garrett Park Zip: 20896  
Daytime Phone: 301-946-7556 Tax Account No.: 4-3-571118

**AGENT/CONTACT (if applicable):**

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

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District?  Yes/District Name Garrett Park  
 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.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4716 Street: Waverly Avenue  
Town/City: Garrett Park Nearest Cross Street: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Subdivision: \_\_\_\_\_ Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items 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 checked="" type="checkbox"/> Roof     | <input type="checkbox"/> Window/Door                     |
|   |  | <input type="checkbox"/> Other: _____                    |

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.

Jane & Ken Salomon

3/17/23

Signature of owner or authorized agent

Date

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

**Owner's mailing address**  
4716 Waverly Ave  
Garrett Park, MD 20896

**Owner's Agent's mailing address**

**Adjacent and confronting Property Owners mailing addresses**

Dr & Mrs. Curt Harris  
P.O. Box 77  
Garrett Park, MD 20896

Dick Morgan  
P.O. Box 424  
Garrett Park, MD 20896

Jenny Krivanek  
PO Box 51  
Garrett Park, MD 20896

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

**1890's Queen Anne Victorian with a wrap around porch and turret in historic area of Garrett Park.  
Flanked on left by a Victorian era home and on right by new construction.**

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

Replacement of approximately 30 year old roof with same brand (CertainTeed), color (Colonial Slate) but higher grade (Landmark Pro) architectural grade shingles. CertainTeed has discontinued manufacturing the existing shingles. They are longer available. Garrett Park Historic Preservation Committee will send a letter approving the project.

**REVIEWED**

*By Winnie Cargill at 11:00 am, Apr 12, 2023*



Work Item 1: \_\_\_\_\_

Description of Current Condition:  
Aging and leaking roof shingles

**REVIEWED**

By Winnie Cargill at 11:02 am, Apr 12, 2023



Proposed Work:

Replacement of shingles on roof, turret, and front porch

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

**CONSUMER INFORMATION NOTES:**

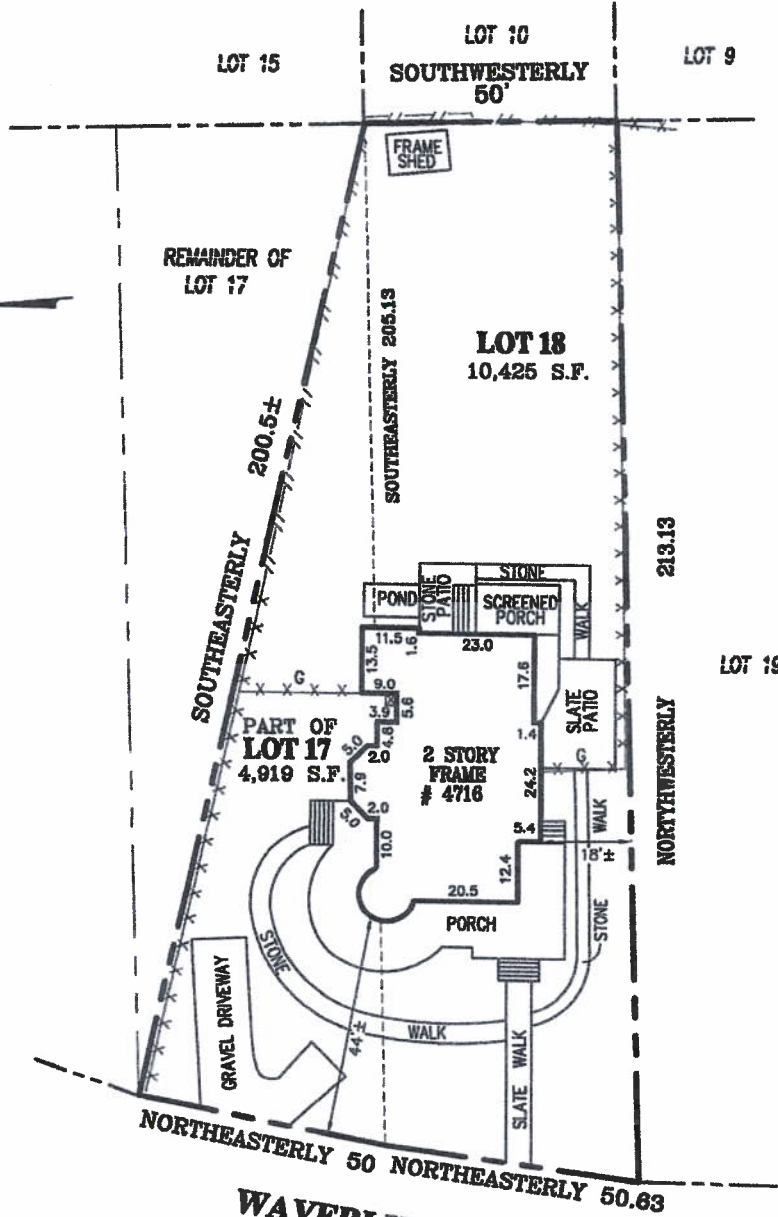
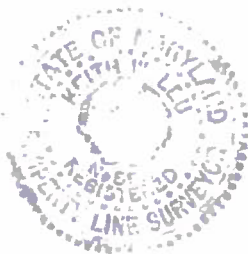
1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other 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.
5. No Title Report furnished.

**Notes:**

1. 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.
2. Fences, as shown, were located by approximate methods.
3. Total Area: 15,344 S.F.



**Abbreviation:**  
G = Gate

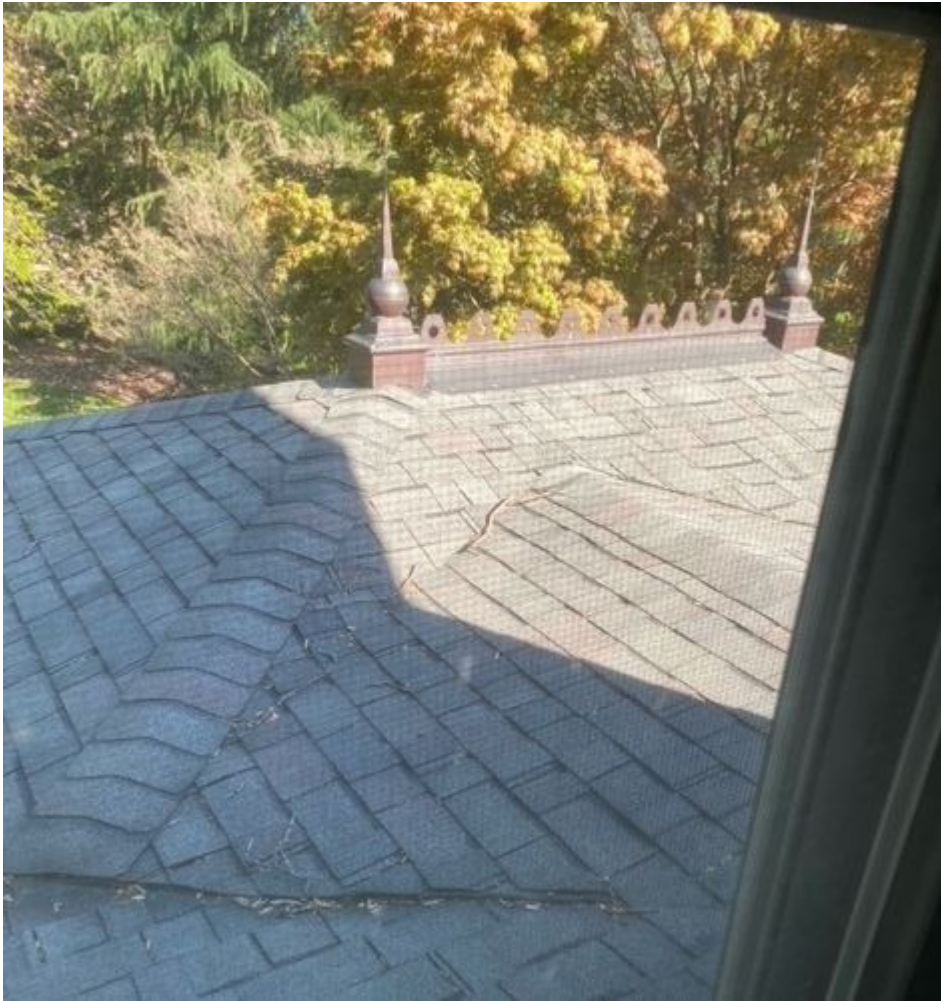
**REVIEWED**  
By Winnie Cargill at 11:00 am, Apr 12, 2023



**LOCATION DRAWING  
PART OF LOT 17 & LOT 18  
BLOCK 99, SECTION 2  
GARRETT PARK  
MONTGOMERY COUNTY, MARYLAND**

**WAVERLY AVENUE**

SURVEYOR'S CERTIFICATE		REFERENCES		 <b>SNIDER &amp; ASSOCIATES</b> LAND SURVEYORS 19544 Amaranth Drive Germantown, Maryland 20874 301/948-5100 Fax 301/948-1258 WWW.SNIDERSURVYS.COM
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.   MARYLAND PROPERTY LINE SURVEYOR REG. NO. 592 Expires: 04-07-2023		PLAT BK.	A	
		PLAT NO.	24	
LIBER	14982	DATE OF LOCATIONS	SCALE: 1" = 30'	
FOLIO	198	WALL CHECK:	DRAWN BY: E.M.G.-TON	
		ISE. LOC.: 03-08-22	JOB NO.: 08-09028-HL	



## **Landmark Pro Shingles from CertainTeed- Saint Gobain**

### **PRODUCT INFORMATION**

Landmark® PRO shingles reflect the same high manufacturing standards and superior warranty protection as the rest of CertainTeed's line of roofing products. Landmark PRO (and Algae Resistant-AR) are built with the industry's toughest fiber glass mat base, and their strict dimensional tolerance assures consistency. Complex granule color blends and subtle shadow lines produce a distinctive color selection. Landmark PRO is produced with the unique NailTrak™ nailing feature. Landmark PRO algae-resistant (AR) shingles are algae-resistant and help protect against dark or black discoloration, sometimes called staining or streaking, caused by blue-green algae. AR shingles are not available in all regions

Shingles same color (Colonial Slate)

**REVIEWED**

**By Winnie Cargill at 11:02 am, Apr 12, 2023**





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**To: Montgomery County Historic Preservation Office**  
**Submitted via [mcp-historic@mncppc-mc.org](mailto:mcp-historic@mncppc-mc.org)**  
**Regarding: HAWP for 4716 Waverly Avenue, Garrett Park**

The owners of the property at 4716 Waverly Avenue in Garrett Park seek a Historic Area Work Permit (HAWP) for replacement of the roof. The property is a Queen Anne style home built in 1892, identified as an “outstanding” resource within the Garrett Park Historic District and is an example of one of the grand Victorian-era “cottages” with a wrap-around porch and turret.

Replacement of the entire roof, including the turret and porch, is necessitated by the aging, leaking thirty-year old shingles. Since the original ones are no longer available, the homeowners have chosen the same brand as the original, Certain Teed, and color, Colonial Slate, in a higher grade architectural shingle.

From an appearance and maintenance standpoint, the new roof will be an improvement to the home without altering its historic nature. It will contribute to the overall historic streetscape of Waverly Avenue.

The Garrett Park Historic Preservation Committee has reviewed the HAWP and discussed the project with the homeowners. The Committee supports the grant of the 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.

On behalf of the committee,  
Nancy Walz, Chair  
Garrett Park Historic Preservation Committee

[nancywalz@gmail.com](mailto:nancywalz@gmail.com)  
[councilstephen@garrettparkmd.gov](mailto:councilstephen@garrettparkmd.gov)