



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: May 30, 2024

MEMORANDUM

TO: Rabbiah Sabbakhan, DPS Director Department of Permitting
Services
FROM: Chris Berger
Historic Preservation Section
Maryland-National Capital Park & Planning Commission
SUBJECT: Historic Area Work Permit #1070388 - Fence Replacement

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 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 Chris Berger at 301-495-4571 or chris.berger@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 Christopher J. Berger on _____. The approval memo and stamped drawings follow.



APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICANT:

Name: _____ E-mail: _____
Address: _____ City: _____ Zip: _____
Daytime Phone: _____ Tax Account No.: _____

AGENT/CONTACT (if applicable):

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

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

REVIEWED
By Chris Berger at 10:32 am, May 30, 2024

Located within an Historic District? Yes/District Name _____
 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.

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Montgomery County
Historic Preservation Commission

ing Examiner Approvals /Reviews Required as part of this Application?
ord Plat, etc.?) If YES, include information on these reviews as

Street: _____
Nearest Cross Street: _____
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:

- New Construction
- Addition
- Demolition
- Grading/Excavation
- Deck/Porch
- Fence
- Hardscape/Landscape
- Roof
- Shed/Garage/Accessory Structure
- Solar
- Tree removal/planting
- Window/Door
- 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.

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	Owner's Agent's mailing address
Adjacent and confronting Property Owners mailing addresses	

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Robert G. Patton

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

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Description of Work Proposed

ertaken:

Work Item 1: _____	
Description of Current Condition:	Proposed Work:

Work Item 2: _____	
REVIEWED <i>By Chris Berger at 10:32 am, May 30, 2024</i>	
Description of Current Condition:	Proposed Work:
<p>APPROVED</p> <p>Montgomery County Historic Preservation Commission</p>  <hr/>	

Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

Proposed Work	Required Attachments 1. 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/Exc avation/Land	*	*		*	*	*	*
scaping				*	*	*	*
Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*
		*	*	*	*		*

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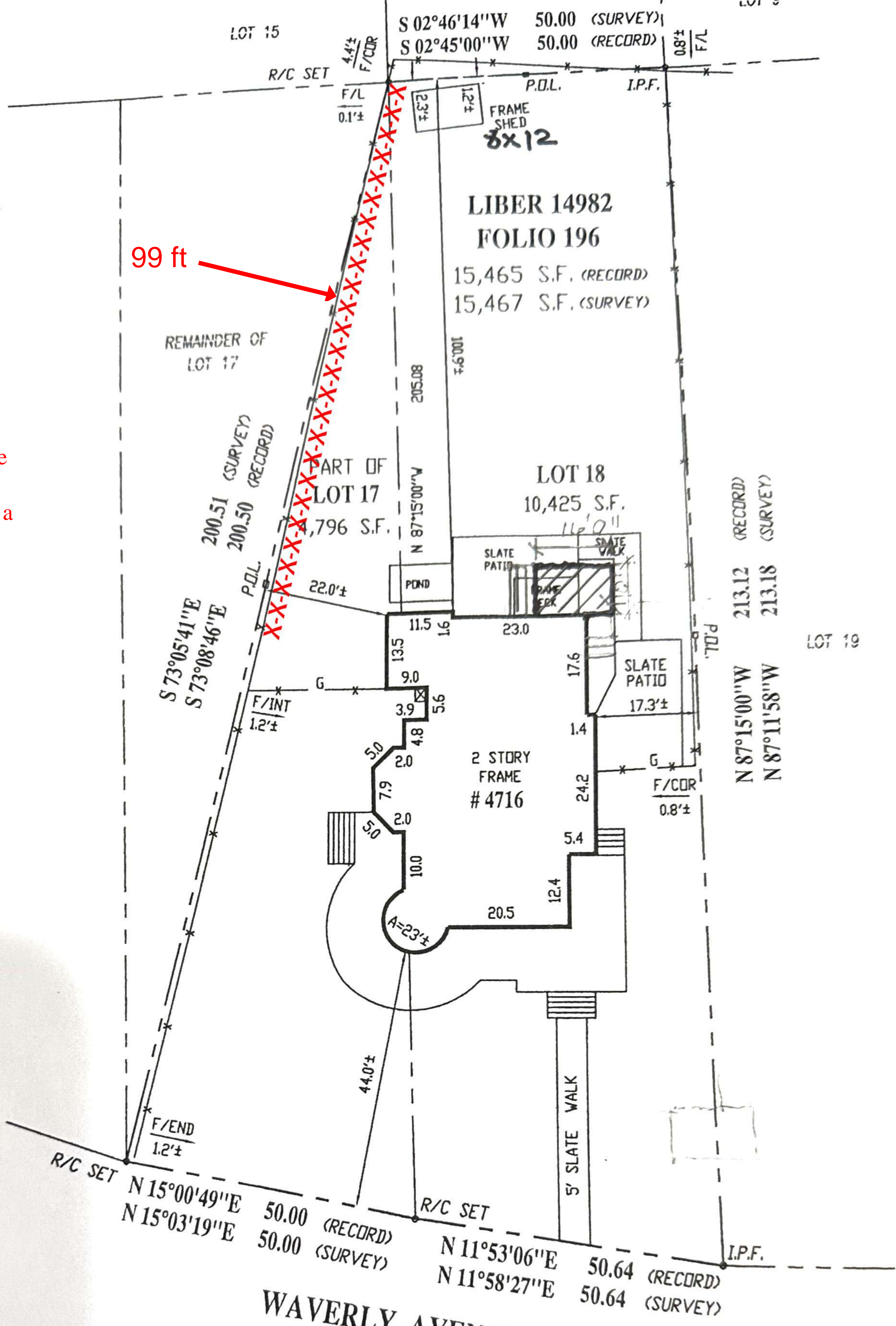
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Porch 10' x 16'
to lot lines:

South
North
East

Residential Fence
99 Linear feet of a
6'H Pressure
Treated Pine
Stockade fence.



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Robert A. Int...

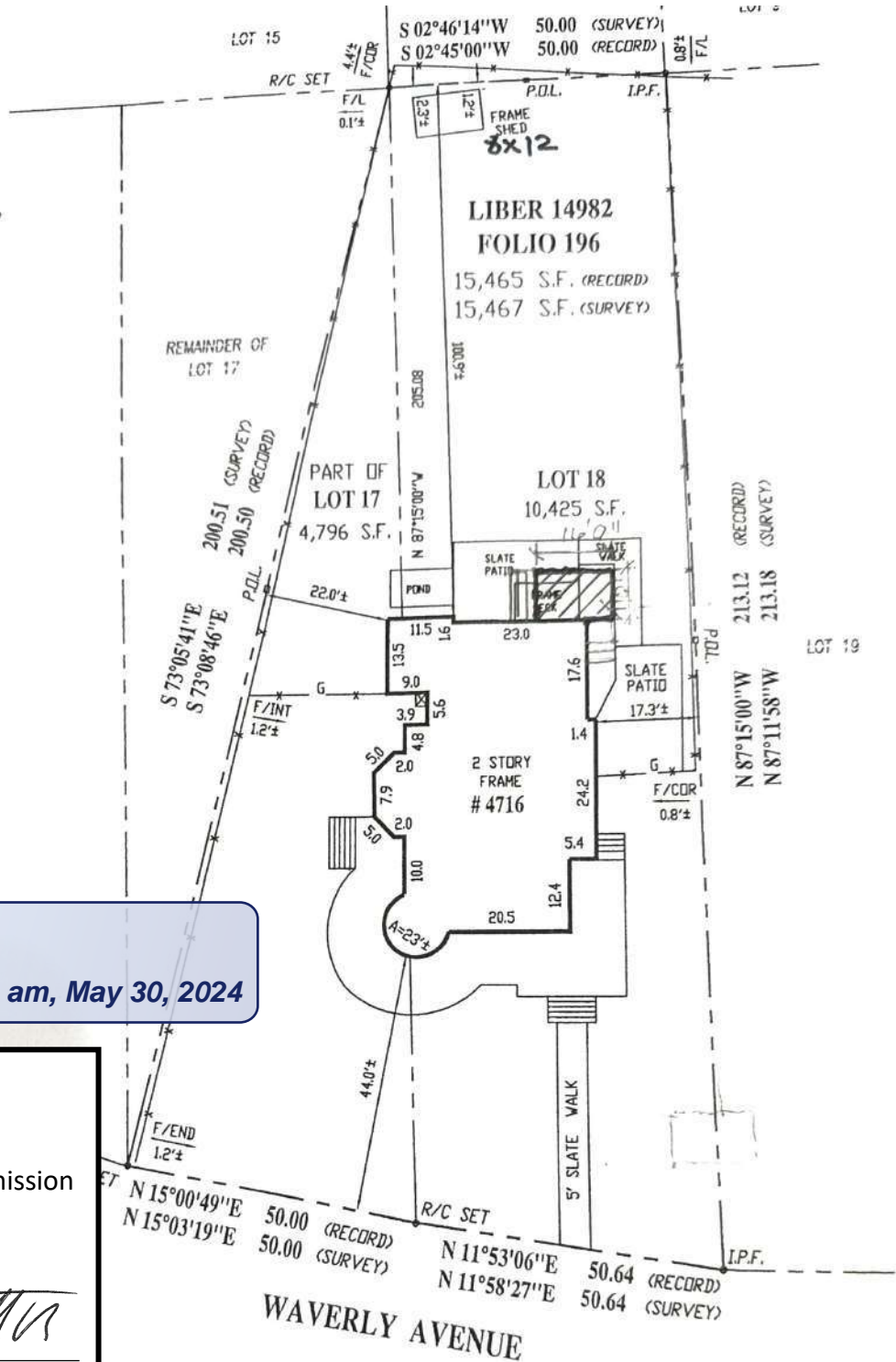
PLAT OF SURVEY
PART OF LOT 17 & LOT 18
BLOCK 99, SECTION 2
GARRETT PARK

MONTGOMERY COUNTY, MARYLAND

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Ordinator

SURVEYOR'S CERTIFICATE		REFERENCES	SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD SURVEY PURSUANT TO THE RECORD OR PLAT OF RECORD. PROPERTY MARKERS HAVE BEEN RECOVERED OR PLACED IN ACCORDANCE WITH THE INFORMATION SHOWN.		PLAT BK. A		DATE OF LOCATIONS
		PLAT NO. 27		HSE. LOC.: 04-19-06
<i>Robert A. Int...</i>		LIBER 14982	SCALE: 1" = 30'	DRAWN BY: E.M.G.

Porch 10' x 16'
 to lot lines:
 South
 North
 East



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[Signature]

BLOCK 99, SECTION 2
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND


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[Signature]

REFERENCES	
PLAT BK.	A
PLAT NO.	27
LIBER	14982

	SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 2 Professional Drive, Suite 216 Gaithersburg, Maryland 20879 301/948-5100, Fax 301/948-1286	
	DATE OF LOCATIONS	SCALE: 1" = 30'
HSE. LOC.: 04-19-06	DRAWN BY: E.M.G.	



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Robert H. [Signature]



WOOD FENCE

THE SUPERIOR ADVANTAGE

Why choose Superior Fence & Rail for your project? It's simple: our quality cannot be beat! We use only professional-grade lumber for your wood fence, including heavy-duty Pressure-Treated Pine and premium Cedar lumber. Pressure-Treated Pine comes with a minimum fifteen-year warranty against termite damage and rot. Where available, we use high quality Cedar that is rated to last up to 20 years. We stick-build your wood fence from scratch on site, and we set every post in concrete to prevent shifting or leaning. Each board is secured one by one using hot-dipped galvanized

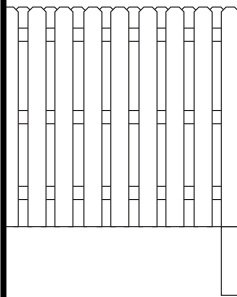
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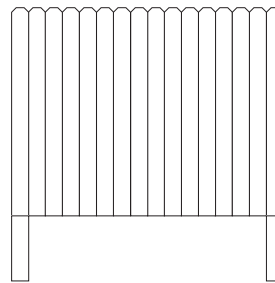
WOOD FENCE STYLES

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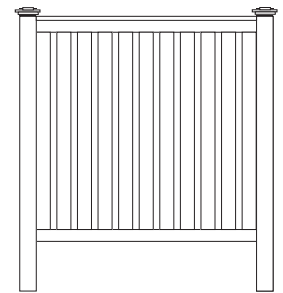
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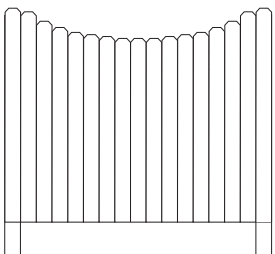
**McIntosh
Shadowbox**



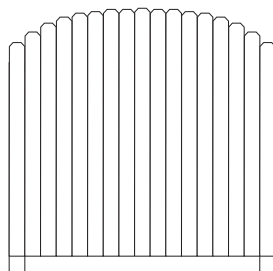
**Duncan
Side-by-Side**



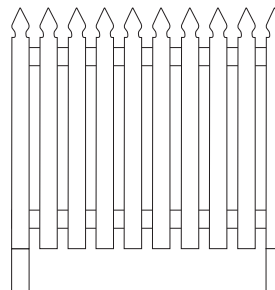
**Manhasset
Cap and Trim**



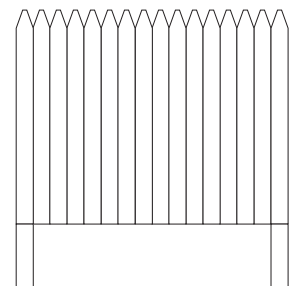
Dip Picket



**Scalloped
Picket**



**French Gothic
Picket**



**Rustic
Stockade**



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“ We had great service throughout our experience with Superior Fence. Sales was thorough in explaining our fencing options and helped make our decision easy. Our install team was professional and responsive. They answered all questions and addressed any minor concerns that came up, making sure we were happy with our end product. We have no doubt this is a long lasting quality wood fence.”

–Kathleen S. ★★★★★



Wood Fence Specification

We use heavy duty lumber to build your wood fence. The specification we use is derived from the Miami-Dade wind code. In other words, we build your wood fence to the highest possible building standard. Our specification includes:

- 1x6 or 1x4 pickets
- 2x4 rails
- 4x6 gate hinge posts
- 4x4 posts



Construction

Our highly trained, experienced installers build your fence to precise standards. We don't cut corners when it comes to making sure your fence will stand the test of time.



Cost Saving Options

We will work with you to come up the fencing solution that best fits your budget and needs. We also offer financing options to make your dollars stretch even further!



The Superior Guarantee

At Superior Fence & Rail, we pride ourselves not only on our high-quality fencing products but also on our top-notch customer service. We promise to offer Virginia and Maryland clients the best fence design and building experience around. Our fencing facilities are equipped to serve you efficiently, with large quantities of fencing stock on-hand to expedite your project.



SUPERIOR
FINANCING

Ask us about our financing options!

Call Today to Get Started



571-384-3400



va-md@SuperiorFenceAndRail.com



SuperiorFenceAndRail.com



SUPERIOR
FENCE & RAIL
Where Quality Matters!

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Ronald L. ...

A photograph of a backyard. On the left, there is a large tree with many thin, light-colored trunks. In the center, a wooden picket fence runs across the frame. To the right, a portion of a shed with a dark roof and a light-colored door is visible. The ground is covered with green grass and some dark mulch. In the background, there are more trees, including one with pink blossoms.

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Ronald L. [Signature]

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Robert H. [Signature]

From: [NANCY WALZ](#)
To: [MCP-Historic](#); [Berger, Chris](#)
Cc: [Barbara Matthews](#); [Jane Salomon](#); [Kenneth Salomon](#); [BAMsr](#); [Pamela Parker](#); [michele russell](#); [Stephen Paczkowski](#); [eisenstadt@gmail.com](#)
Subject: Statement from GPHPC on 4716 Waverly, Garrett Park
Date: Thursday, May 30, 2024 10:17:24 AM
Attachments: [GPHPC 4716 Waverly 5.30.24.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Town of Garrett Park Historic Preservation Committee
Statement on 4716 Waverly Avenue
May 30, 2024

To: Montgomery County Historic Preservation Office

Submitted via mcp-historic@mncppc-mc.org

Regarding: HAWP #1070388 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 a fence. 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 fence is necessitated by the deterioration of the old one. The new six-foot fence will be a similar stockade-style, made of pressure-treated pine, and will be one foot taller than the old one. It will be installed in a 99 linear foot straight-line, perpendicular to two existing fences. The garden and trees will not be affected by its installation.

From an appearance and maintenance standpoint, the new fence will be an improvement to the home without altering its historic nature. It will be installed along the side property line towards the back of the lot and has minimal visibility from the street.

The Garrett Park Historic Preservation Committee has reviewed the supporting documents and 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
councilstephen@garrettparkmd.gov

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