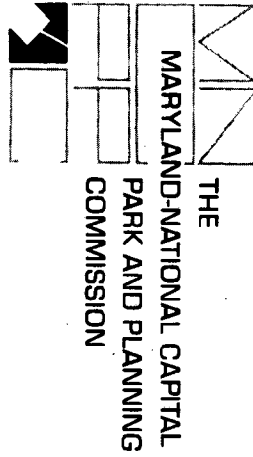


30/13-93D 4711 Waverly Avenue
Garrett Park Historic District

1993

8787 Georgia Avenue • Silver Spring, Maryland 20910-3760



Roberts

4711 University Ave

G.P.

3013-93D

10.13.93



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

MEMORANDUM

TO: Robert Hubbard, Acting Chief
Division of Development Services and Regulation
Department of Environmental Protection

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

SUBJECT: Historic Area Work Permit

DATE: 10.14.93

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

Approved Denied

Approved with Conditions: _____

The Building Permit for this project should be issued conditional upon adherence to the approved Historic Area Work Permit.

Applicant: Glen & Katherine Roberts

Address: 4711 Waverly Avenue, Gamett Park



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Dist. 4, Sub. 3, 57791 and 57803

NAME OF PROPERTY OWNER Glenn & Katherine Roberts TELEPHONE NO. (301) 933-4153
(Contract/Purchaser) (Include Area Code)

ADDRESS 4711 Waverly Avenue, Garrett Park MD 20896
CITY STATE ZIP

CONTRACTOR Not yet selected TELEPHONE NO. _____

PLANS PREPARED BY Frank Reifsnyder, AIA TELEPHONE NO. (301) 621-3516
(Include Area Code) (202) 244-4617

REGISTRATION NUMBER 9485 (Maryland Architect)

LOCATION OF BUILDING/PREMISE

House Number 4711 Street Waverly Avenue

Town/City Garrett Park Election District 07

Nearest Cross Street Kenilworth Avenue

Lot 21, 22, & 26 Block Section 101 Subdivision Garrett Park

Liber 9368 Folio 021 Parcel Dist. 4, Sub. 3, 57791 and 57803

1A. TYPE OF PERMIT ACTION: (circle one)

Construct	<u>Extend/Add</u>	Alter/Renovate	Repair	Circle One: A/C	Slab	Room Addition
Wreck/Raze	Move	Install	Revocable	Porch	Deck	Fireplace
			Revision	Fence/Wall (complete Section 4)	Shed	Solar
				Other	Woodburning Stove	

1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000

1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N/A

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO

1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Septic
03 <input type="checkbox"/> Other	

2B. TYPE OF WATER SUPPLY

01 <input checked="" type="checkbox"/> WSSC	02 <input type="checkbox"/> Well
03 <input type="checkbox"/> Other	

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

4A. HEIGHT _____ feet _____ inches

4B. 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 _____ (Revocable Letter Required).

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.

Frank Reifsnyder Signature of owner or authorized agent (agent must have signature notarized on back) 9/20/92 Date

APPROVED [Signature] For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature Albert J. Carroll Date 10/13/92

APPLICATION/PERMIT NO: _____ FILING FEE: \$ _____

DATE FILED: _____ PERMIT FEE: \$ _____

DATE ISSUED: _____ BALANCE \$ _____

OWNERSHIP CODE: _____ RECEIPT NO: _____ FEE WAIVED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Frank Palladino Notary Public, State of Columbia
My Commission Expires April 30, 1998
April 30, 1998 - 78

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4711 Waverly Avenue Meeting Date: 10/13/93
Resource: Garrett Park Historic District Review: HAWP/Alteration
Case Number: 30/13-93D Tax Credit: No
Public Notice: 9/29/93 Report Date: 10/6/93
Applicant: Glenn & Katherine Roberts Staff: Nancy Witherell
PROPOSAL: Construct rear addition RECOMMEND: Approve

The proposal concerns the construction of a one-story frame addition at the rear of a Queen Anne-style house designated an outstanding resource in the Garrett Park Historic District. The house is complemented by historic outbuildings on a one-half-acre lot.

The proposal would entail the removal of a small, one-story projecting bay at the rear (north) elevation and its replacement with a one-story addition that would project approximately 8 1/2 feet from the rear elevation and extend beyond the width of the house. The addition would project to the east, turning slightly around the corner to join, through a new extension, the front wrap-around porch. The existing original historic fabric on the first floor at the rear would be partly removed, as the kitchen would be expanded into the newly constructed space. Window, roof, and surface materials would match the existing.

STAFF DISCUSSION

The scale of the addition, the use of a hipped roof similar in slope to that of the wrap-around porch, and the unobtrusive extension to the porch are well-designed, in the staff's judgment. The scale of the windows in the new section is larger and denotes new construction. While personally preferring windows more similar in scale to those in the original house, the staff concurs with the architect's desire to distinguish the newer section from the original house, as well as to provide views to the well-landscaped rear yard.

The addition is compatible with the scale and style of the house and does not, in the staff's judgment, detract from the architectural elements or massing of the Queen Anne-style house.

STAFF RECOMMENDATION

The staff recommends that the Commission find the proposal consistent with the purposes of Chapter 24A, particularly 24A-8(b)1:

The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district;

and with Standard #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.



Historic Preservation Commission

51 Monroe Street, Suite 1001, Rockville, Maryland 20850
217-3625

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # Dkt. 4, Sub. 3, 57791 and 57803

NAME OF PROPERTY OWNER Glenn & Katherine Roberts TELEPHONE NO. (301) 933-4153
(Contract/Purchaser) (Include Area Code)

ADDRESS 4711 Waverly Avenue, Garrett Park, MD 20896 P.O. Box 226
CITY STATE ZIP

CONTRACTOR Not yet selected TELEPHONE NO. _____

PLANS PREPARED BY Frank Reifsnyder, AIA TELEPHONE NO. (301) 621-3516 &
(Include Area Code) (202) 244-4647

REGISTRATION NUMBER 9485 (Maryland-Architect)

LOCATION OF BUILDING/PREMISE

House Number 4711 Street Waverly Avenue

Town/City Garrett Park Election District 07

Nearest Cross Street Kenilworth Avenue

Lot 21, 22, & 26 Block Section 101 Subdivision Garrett Park

Liber 9368 Folio 021 Parcel Dist. 4, Sub. 3, 57791 and 57803

- 1A. TYPE OF PERMIT ACTION: (circle one)
- | | | | | | | |
|------------|-------------------|----------------|-----------|---------------------------------|-------------------|---------------|
| Construct | <u>Extend/Add</u> | Alter/Renovate | Repair | Circle One: A/C | Slab | Room Addition |
| Wreck/Raze | Move | Install | Revocable | Porch | Deck | Fireplace |
| | | | Revision | Fence/Well (complete Section 4) | Shed | Solar |
| | | | | | Woodburning Stove | Other |
- 1B. CONSTRUCTION COSTS ESTIMATE \$ 60,000.
- 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # N.A.
- 1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY PEPCO
- 1E. IS THIS PROPERTY A HISTORICAL SITE? Yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

- 2A. TYPE OF SEWAGE DISPOSAL
- | | |
|---|---------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Septic |
| 03 () Other _____ | |
- 2B. TYPE OF WATER SUPPLY
- | | |
|---|-------------|
| 01 <input checked="" type="checkbox"/> WSSC | 02 () Well |
| 03 () Other _____ | |

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

- 4A. HEIGHT _____ feet _____ inches
- 4B. 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 _____ (Revocable Letter Required).

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]

Frank Reifsnyder A I A

September 22, 1993

A R C H I T E C T

Montgomery County
Division of Development Services & Regulation
Permits Section
250 Hungerford Drive
Rockville, Maryland 20852

3312 Runnymede Place NW
Washington DC 20015
(2 0 2) 2 4 4 4 6 4 7

Reference:

Historic Area Work Permit
4711 Waverly Avenue
Garrett Park, Maryland 20896
Lots 21, 22 and 26; Section 101

Dear Sir/Ms.:

We are delivering herewith, by hand, a Supplemental Application for an Historic Area Work Permit for the referenced property. We have enclosed all required attachments, subject to the following per my July 28, 1993, conversation with Ms. Gwen Marcus of MNCPPC:

- A Tree Survey is not included, as we plan to protect all trees of 6" and greater caliper within the area of disturbance;
- A Contour Map is not included, as MNCPPC has agreed to refer to their own records, if necessary;
- Attached Drawings are at a scale of 3/16" = 1' - 0", in order to fit the required format and retain detail.

Please forward this letter to MNCPPC with the attached Application.

Sincerely,



Frank Reifsnyder, AIA

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The North Bethesda-Garrett Park Master Plan categorizes the subject property as an "Outstanding" resource. The structures contributing to that designation are as follows (ordered according to our assessment of historical significance):

- i. An 1889 frame single-family dwelling in the "Queen Anne" style, wherein:
- massing is composed of three-storey crossing gables, faced with two storey projected bays; and a three storey pyramidal corner tower, buttressed by a one storey corner porch with a hipped roof;
 - fenestration is primarily by paired two-over-two windows with operable shutters, centered in the larger elements;
 - and articulation of separate wall panels by the alternate use of clapboard and fish-scale shingles.
- The house is remarkable for its richness of detail, generous openings, and elegant vertical proportions.
- ii. A one-storey-with-loft carriage house, which may be roughly contemporary with the dwelling, but differs in the following details:
- although composed of crossing gables, with a central pyramidal cupola, gable ends have a large overhang with truss-shaped ornament;
 - window treatment is more horizontal, and the original windows have probably been replaced with multi-paned Georgian units;
 - Siding is not panelized, and is of German clapboard, unlike the plain beveled clapboard on the house.
- Regardless of its precise age and minor modifications, the structure is quite handsome and clearly evocative of Victorian style, as well as life before the automobile.
- iii. A one-storey frame storage shed, a single gable form, resembling the carriage house in detail, though much simple. Without investigation of its age, we can still say that the shed is a harmonious component of the site. The presence of a fireplace suggests the shed may have been a kitchen at one time.
- iv. An open gazebo, with lattice walls and a pyramidal hipped roof, which appears to be of circa 1890 vintage. In any case, as a familiar stylistic icon of the Victorian era, the gazebo is an appropriate presence on this property.

The ample half-acre lot is generously landscaped, including such nineteenth-century favorites as trellised wisteria, lilacs and hydrangeas. The accessory buildings and main house frame an implied courtyard, or private garden, in the rear yard, which is screened from the driveway by a large mixed border.

Item 1.b. of this Application is addressed on the following page.

3

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

The Owners require an expansion of the kitchen, including a dining area, a seating area, a mud room with an entrance from the driveway, and an access from the kitchen to the porch.

We believe the proposed addition will have a minimal effect on the most distinctive features of the property, and on its public aspect, for several reasons. First, the existing north (rear) facade, where the addition will necessarily be sited, is inconsistent with, and less distinguished than, the other facades of the house. The north facade is devoid of the gable ends, bays, paired windows, and articulation which characterize the other elevations.

The north facade is not visible from public space and somewhat obscured from neighbors' views by the accessory buildings along the rear property line. Regardless of visibility, the proposed addition would reflect the ordering principles of the main structure, which the lean-to to be demolished does not.

The Owner's space requirements prevent us from "hiding" the addition entirely behind the house, without severely compromising the delightful courtyard to the north, mentioned above. Therefore, we have minimized the expansion to the north, and extended it eastward into the ample side yard.

We expect even the east portion of the addition to be virtually invisible from the street, due to screening by the existing porch and plantings. However, should all of the plants somehow perish, the proposed addition should appear to be a logical extension of the existing order. We describe below the means by which we hope to accomplish that appearance.

(A)

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The proposed addition borrows its one-storey scale, horizontal massing, and post-and-beam structural order from the existing corner porch. The new roof would approximately match the low slope and hipped configuration of the porch roof. The proposed spandrel height would match that of the porch, as well as the first floor window heads. Posts, first-floor fascia, and piers would match those at the porch, as would the spacing of posts in plan.

The proposed wall enclosures match existing clapboard, in profile and coursing, as well as existing wood windows and shutters. All wood items would be painted, while brick for foundation piers would be chosen to match that at the porch, and left unpainted.

Individual panes in the windows and panels in the shutters would reflect the proportions of adjacent windows. Extension of windows and shutters to the floor and to adjoining wood posts visually dematerializes the actual enclosure, suggesting it is more of a sun porch than a walled room.

- b. the relationship of this design to the existing resource(s):

We have noted in 2.a. the ways in which the proposed addition approximates the existing porch. That element provided the most readily adaptable model on site for our design, which is logically limited to one storey, and elongated in plan, out of respect for the rear garden. We also recognized the effectiveness of the porch as a buttressing and scaling device in an otherwise vertical composition. We expect the addition will make a similar transition from the tall east and north walls to the one storey scale of accessory buildings across the rear yard.

In the details of the addition we have reflected both the open nature of the the porch, and the consistent verticality of massing and openings in the rest of the composition. Those devices and matching materials should provide harmony. However, we hope that the 8"-8"-tall windows, the panelization of enclosure within structure, and restrained detailing, will identify this as a modern addition.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Per 24A-8.(b)1., this proposal makes minimal changes to the least distinguished and least visible portions of the subject structure, as demonstrated in 1.b of this application and in attached exhibits.

Per 24A-8.(b)2., this proposal is compatible with architectural features of the site, as demonstrated in 2.a., 2.b., and 2.c. of this application and in attached exhibits.

Per 24A-8.(b)3., this proposal will substantially aid in the private utilization of the site, particularly with regard to improved access and views from interior space to outdoor facilities. This proposal will result in a significant increase in the value of the property, in a way that can only encourage invest-

5

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'0", or 1/4" = 1'0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

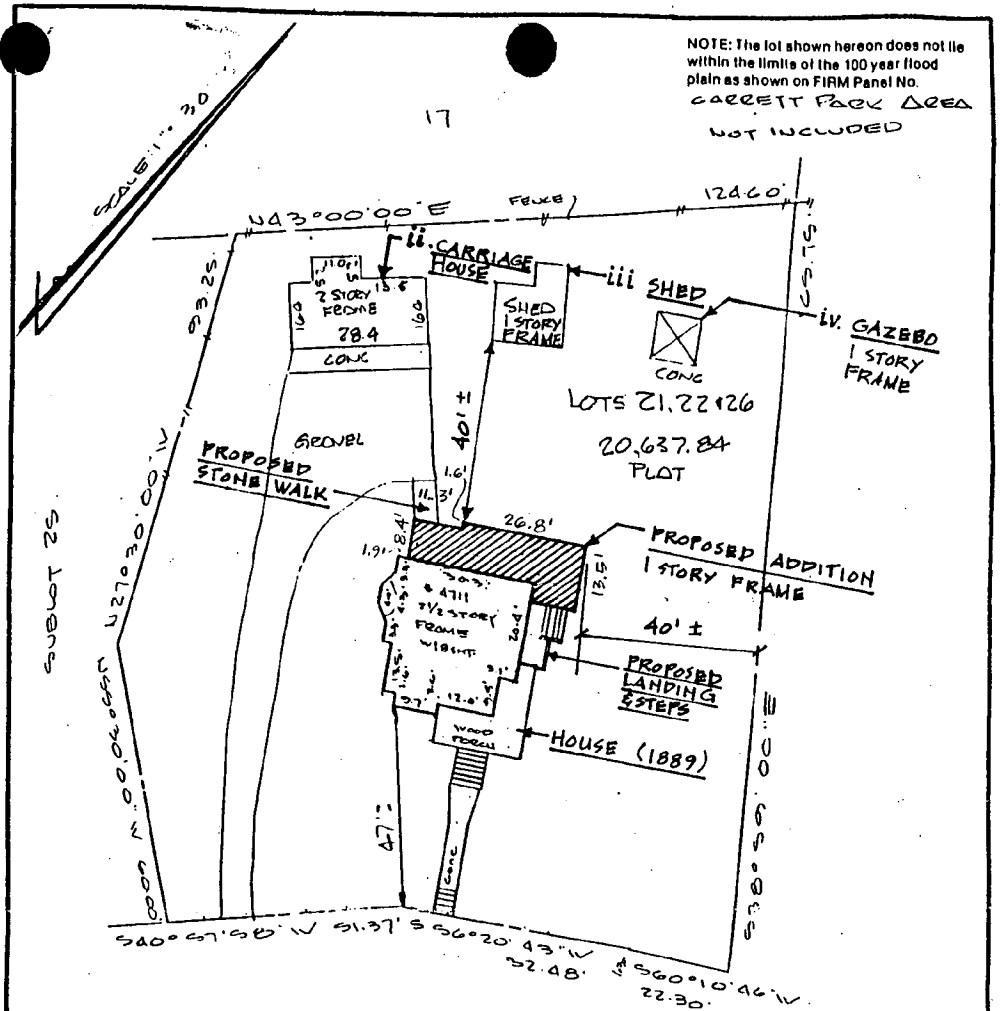
1. Name Jeff & Margaret Human
 Address 4709 Waverly Avenue P.O. Box 113
 City/Zip Garrett Park, MD 20896
2. Name Mr. & Mrs. Daniel Townsend
 Address 11005 Kenilworth Avenue P.O. Box 167
 City/Zip Garrett Park, MD 20896

(6)

3. Name Mrs. Lillian Henley
Address 11009 Kenilworth Avenue PO Box 224
City/Zip Garrett Park, MD 20896
4. Name Mr./Ms. Morgan
Address 4710 Waverly Avenue P.O. Box 27
City/Zip Garrett Park, MD 20896
5. Name Randy & Beth Turk
Address 4716 Waverly Avenue P.O. Box 303
City/Zip Garrett Park, MD 20896
6. Name Ms. Patricia Rye & Mr. Bill Spinard
Address 4702 Waverly Avenue P.O. Box 312
City/Zip Garrett Park, MD 20896
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. GARRETT PARK AREA NOT INCLUDED



WAVERLY AVENUE



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE


LOTS 21, 22, & 26
SECTION 101 OF
GARRETT PARK
MONTGOMERY COUNTY, MD

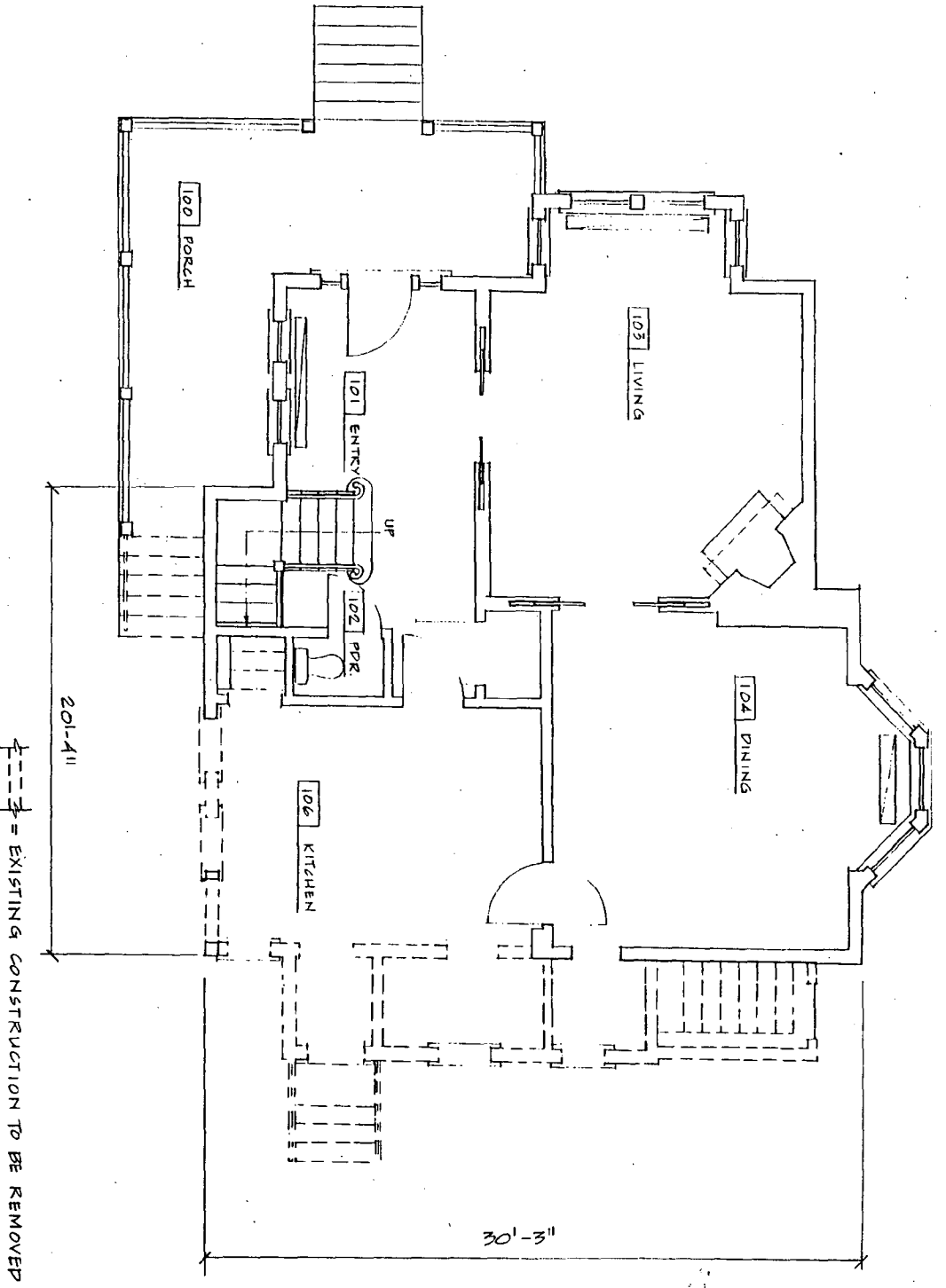
I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. B...

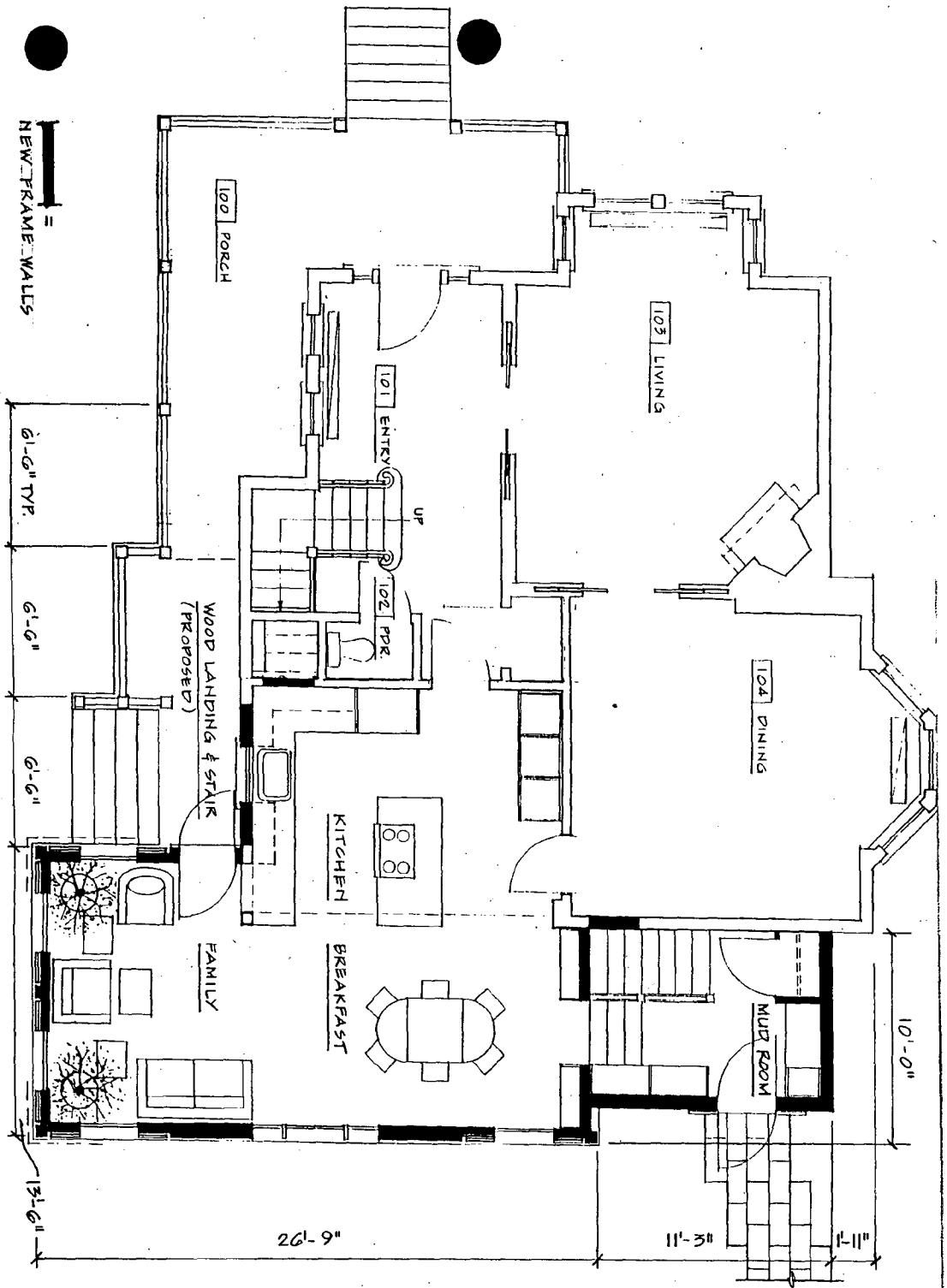
<p>Frank Hallsnyder A I A ARCHITECT 3312 Kenyon Place NW Washington D C 20015 (202) 244 4647</p>	<p>Roberto Baldoacci ADDITION AND REMODELING 4711 Waverly Avenue Garrett Park, Maryland Section 101, Lots 21, 22 & 26</p>	<p>SITE PLAN (PROPOSED) 1" = 30' - 0" 9-22-95</p>
--	---	---


(8)

<p>Frank Hoffmeyer A I A</p> <p>ARCHITECT</p> <p>2312 Honeybade Place NW Washington D C 20015 (202) 244 4847</p>	<p>Roberts Residence</p> <p>ADDITION AND REMODELING</p> <p>4781 Beverly Avenue Garratt Park, Maryland Section 101, Lots 21, 22 & 26</p>	<p>FIRST FLOOR PLAN</p> <p>3/16" = 1' - 0"</p> <p>9-22-97</p> 
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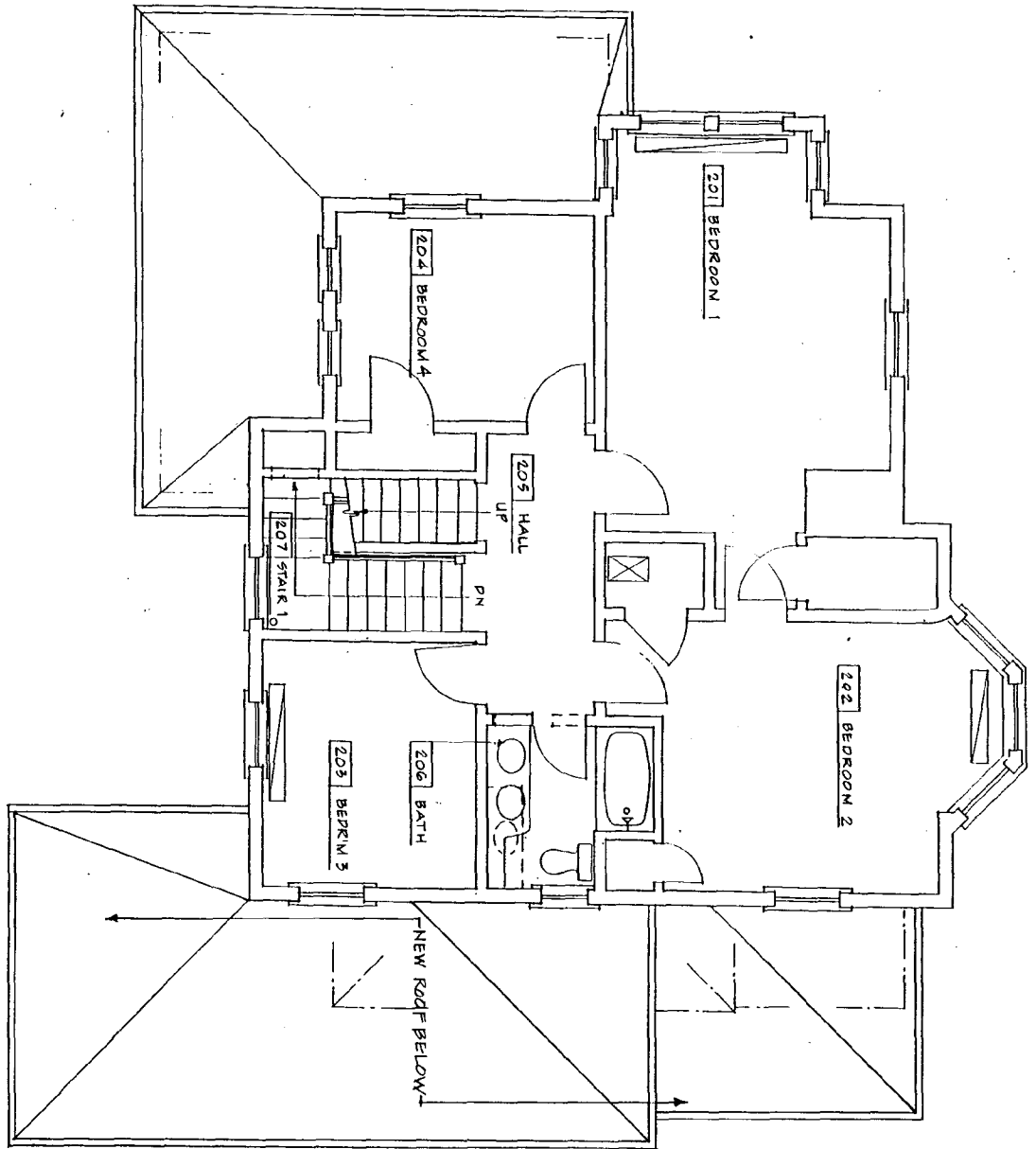
9



<p>Frank Wolfenbender A I A ARCHITECT 3312 Honeycude Place NE Washington D C 20015 (2 0 2) 2 4 4 4 6 4 7</p>	<p>Roberts Residence ADDITION AND REMODELING 4711 Mavorly Avenue Garrett Park, Maryland Section 101, Lots 21, 22 & 26</p>	<p>FIRST FLOOR PLAN 3/16" = 1'-0" 9-22-93  </p>
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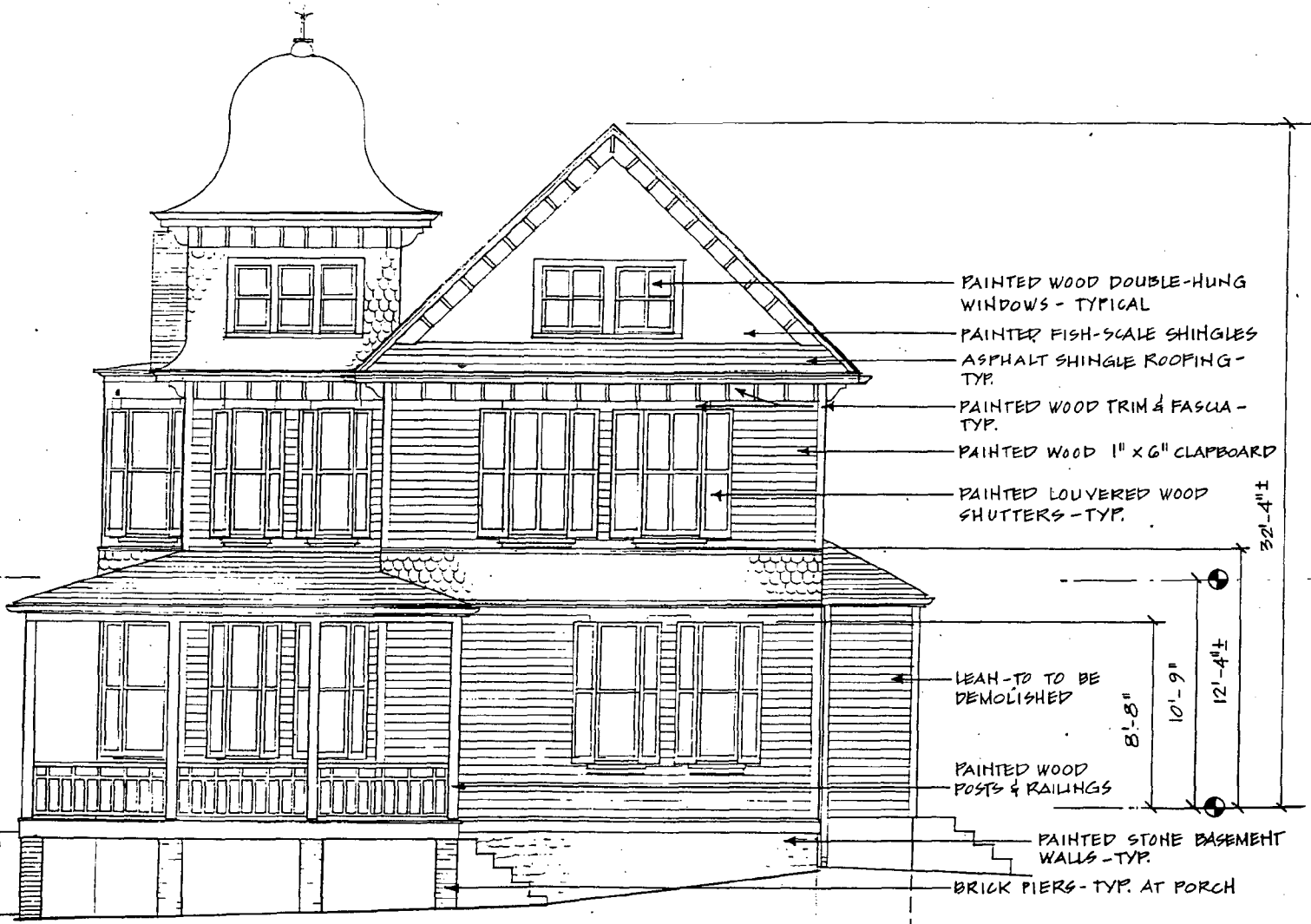
10

<p>Frank Ralfsnyder AIA</p> <p>ARCHITECT</p> <p>3312 Resynmade Place NW Washington D C 20015 12 0 21 2 6 4 1 6 4 7</p>	<p>Roberts Residence</p> <p>ADDITION AND REMODELING</p> <p>4711 Maverly Avenue Garrett Park, Maryland Section 101, Lots 21, 22 & 26</p>	<p>SECOND FLOOR PLAN</p> <p>3/16" = 1'-0"</p> 
--	---	---



(11)

EAST ELEVATION 3/16" = 1'-0"
 9-22-93
 (EXISTING)
 Roberts Residence
 ADDITION AND REMODELING
 4711 Beverly Avenue
 Garrett Park, Maryland
 Section 101, Lots 21, 22 & 23
 ARCHITECT
 3312 Reservoir Place NE
 Washington D.C. 20005
 202-244-6647
 Frost Builders AIA



- PAINTED WOOD DOUBLE-HUNG WINDOWS - TYPICAL
- PAINTED FISH-SCALE SHINGLES
- ASPHALT SHINGLE ROOFING - TYP.
- PAINTED WOOD TRIM & FASCIA - TYP.
- PAINTED WOOD 1" x 6" CLAPBOARD
- PAINTED LOUVERED WOOD SHUTTERS - TYP.

- LEAH-TO TO BE DEMOLISHED
- PAINTED WOOD POSTS & RAILINGS
- PAINTED STONE BASEMENT WALLS - TYP.
- BRICK PIERS - TYP. AT PORCH

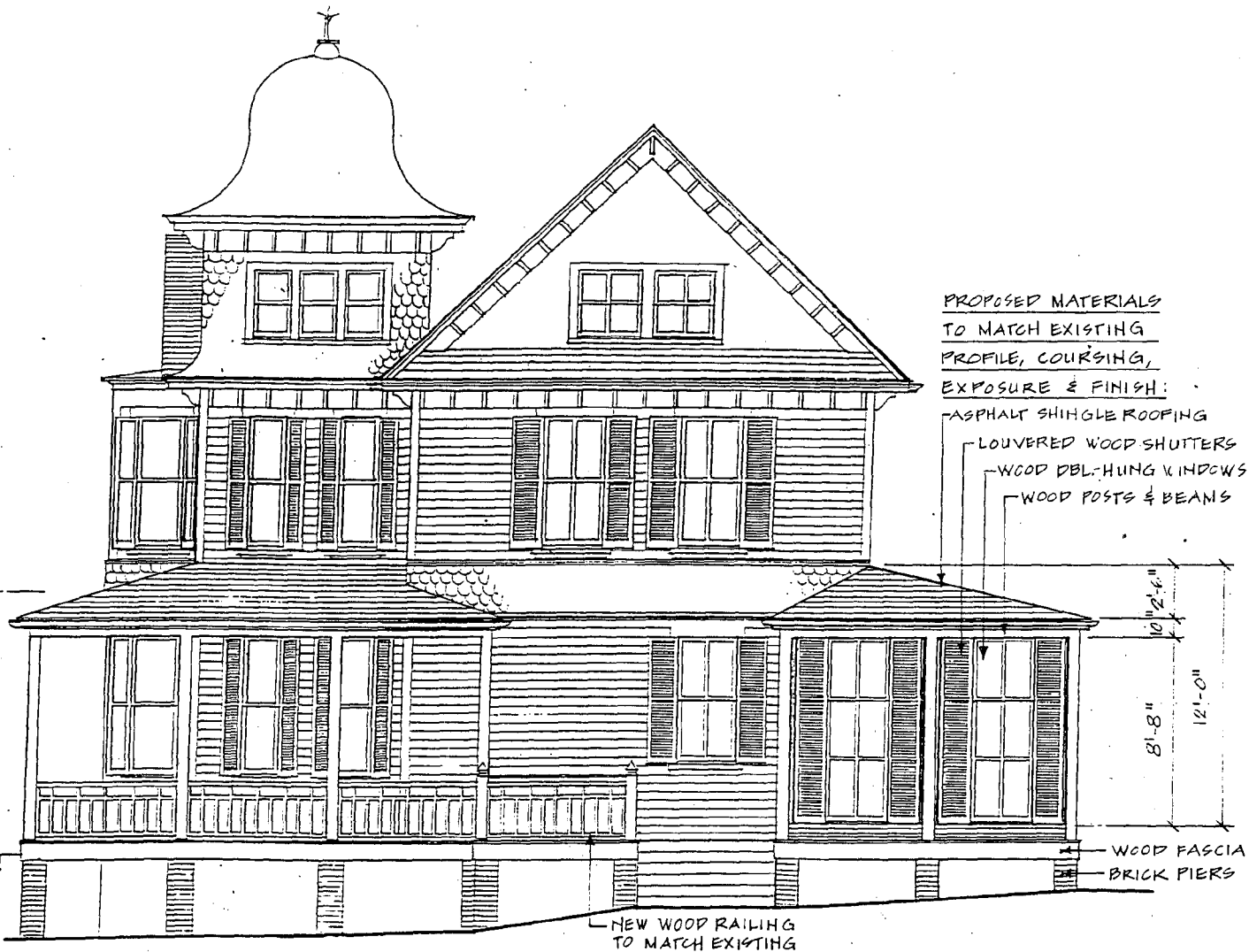
32'-4"±

8'-8"

10'-9"

12'-4"±

17



PROPOSED MATERIALS
TO MATCH EXISTING
PROFILE, COURSING,
EXPOSURE & FINISH:

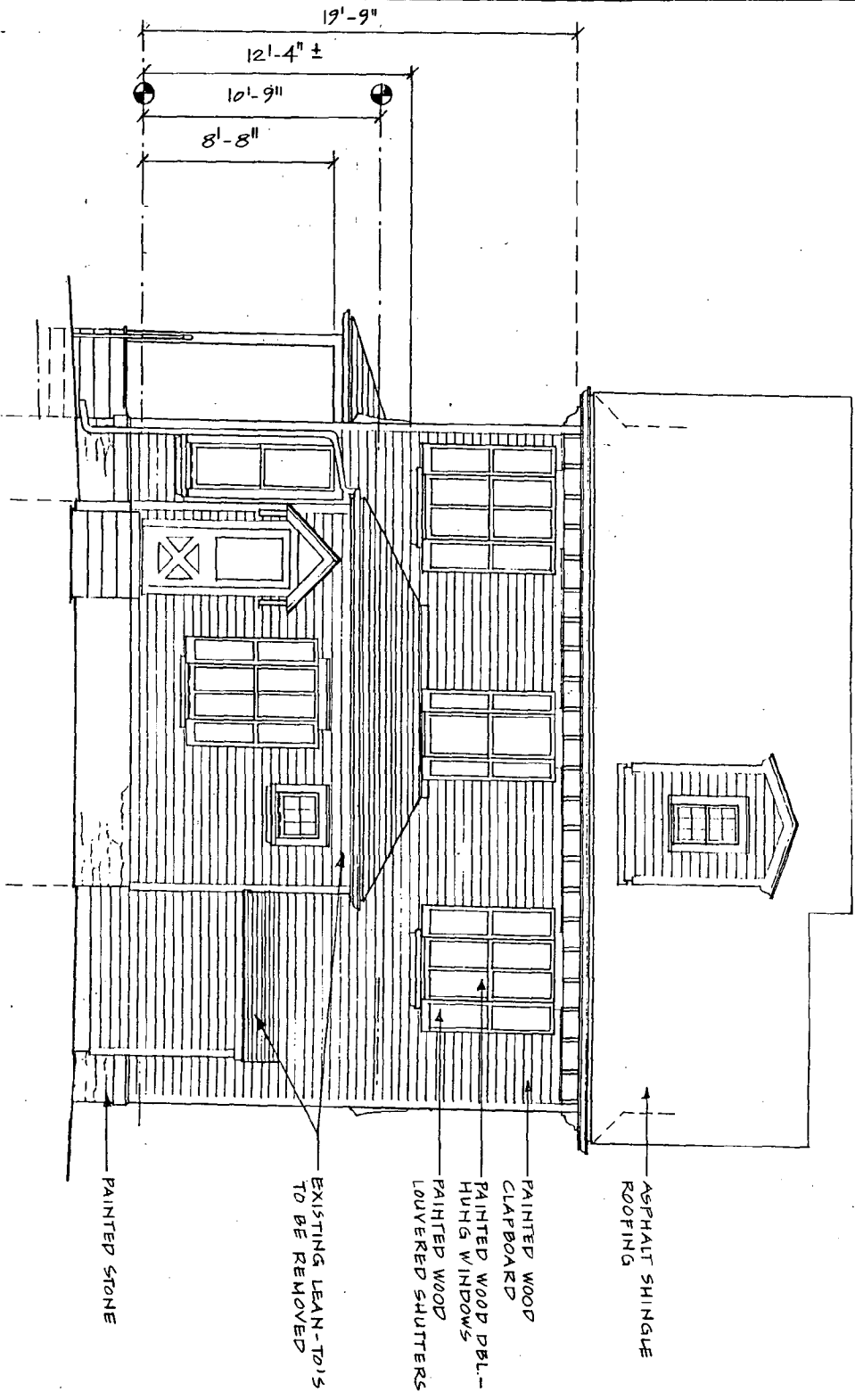
- ASPHALT SHINGLE ROOFING
- LOUVERED WOOD SHUTTERS
- WOOD DBL-HUNG WINDOWS
- WOOD POSTS & BEAMS

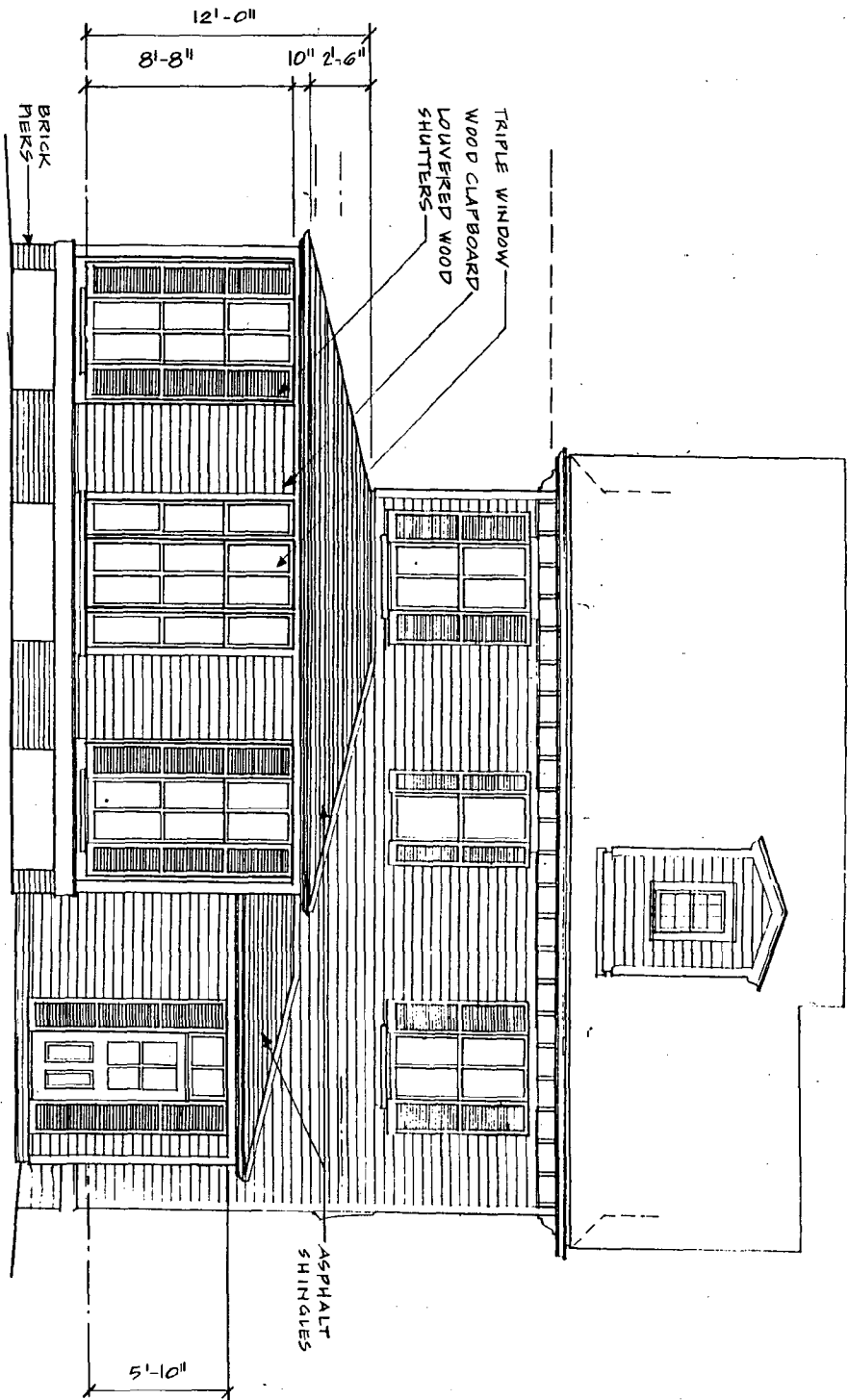
WOOD FASCIA
 BRICK PIERS

NEW WOOD RAILING
 TO MATCH EXISTING

ARCHITECT Frank Balfanzler A I A 3312 Brasapeake Place NW Washington D C 20015 (202) 344-4847	Roberts Residence ADDITION AND REMODELING 1711 Beverly Avenue Gerritt Park, Maryland Section 101, Lots 21, 22 & 26	EAST ELEVATION 3/16" x 1'-0" 9/22/93 _____ _____ _____
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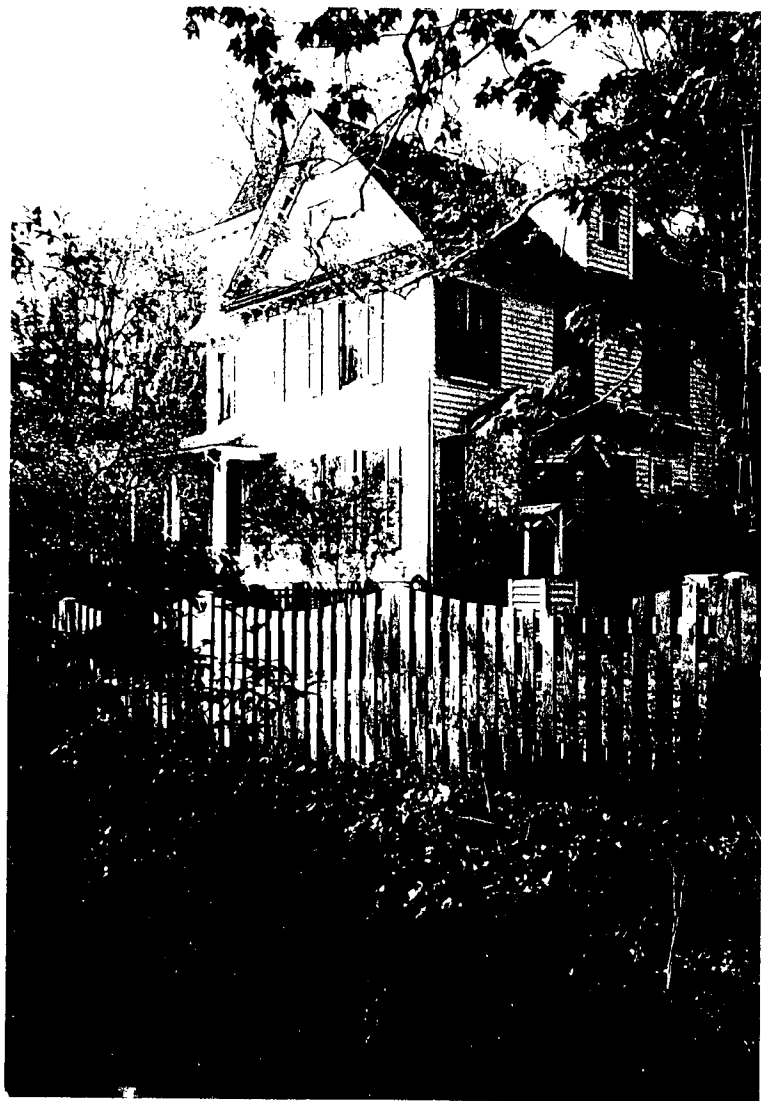
<p>Frank Relfoynder A I A ARCHITECT 3312 Monaghan Place NW Washington D C 20015 (2 0 2) 2 4 4 4 6 4 7</p>	<p>Roberts Residence ADDITION AND REMODELING 4711 Beverly Avenue Gerrold Park, Maryland Section 101, Lots 21, 22 & 28</p>	<p>NORTH ELEVATION 3/16" = 1'-0" (EXISTING)</p>
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<p>Frank Hellmeyer A I A</p> <p>ARCHITECT</p> <p>3312 Sunnyvale Place NW Washington D C 20015 (202) 244 4847</p>	<p>Roberta Reuldrace</p> <p>ADDITION AND REMODELING</p> <p>4711 Waverly Avenue Garrett Park, Maryland Section 101, Lots 21, 22 N 28</p>	<p>NORTH ELEVATION 3/16" = 1'-0"</p> <p>(PROPOSED)</p> <p>9-22-93</p> <hr/> <hr/>
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5



E A S T E L E V A T I O N



N O R T H E L E V A T I O N

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26

9



WEST & SOUTH ELEVATIONS



SOUTH ELEVATION

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26



N. E. CORNER DETAIL

SHED & CARRIAGE HOUSE FROM EAST

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26

5



SOUTH & EAST ELEVATIONS



SHED & GAZEBO FROM WEST

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

The North Bethesda-Garrett Park Master Plan categorizes the subject property as an "Outstanding" resource. The structures contributing to that designation are as follows (ordered according to our assessment of historical significance):

- i. An 1889 frame single-family dwelling in the "Queen Anne" style, wherein:
- massing is composed of three-storey crossing gables, faced with two storey projected bays; and a three storey pyramidal corner tower, buttressed by a one storey corner porch with a hipped roof;
 - fenestration is primarily by paired two-over-two windows with operable shutters, centered in the larger elements;
 - and articulation of separate wall panels by the alternate use of clapboard and fish-scale shingles.
- The house is remarkable for its richness of detail, generous openings, and elegant vertical proportions.
- ii. A one-storey-with-loft carriage house, which may be roughly contemporary with the dwelling, but differs in the following details:
- although composed of crossing gables, with a central pyramidal cupola, gable ends have a large overhang with truss-shaped ornament;
 - window treatment is more horizontal, and the original windows have probably been replaced with multi-paned Georgian units;
 - Siding is not panelized, and is of German clapboard, unlike the plain beveled clapboard on the house.
- Regardless of its precise age and minor modifications, the structure is quite handsome and clearly evocative of Victorian style, as well as life before the automobile.
- iii. A one-storey frame storage shed, a single gable form, resembling the carriage house in detail, though much simple. Without investigation of its age, we can still say that the shed is a harmonious component of the site. The presence of a fireplace suggests the shed may have been a kitchen at one time.
- iv. An open gazebo, with lattice walls and a pyramidal hipped roof, which appears to be of circa 1890 vintage. In any case, as a familiar stylistic icon of the Victorian era, the gazebo is an appropriate presence on this property.

The ample half-acre lot is generously landscaped, including such nineteenth-century favorites as trellised wisteria, lilacs and hydrangeas. The accessory buildings and main house frame an implied courtyard, or private garden, in the rear yard, which is screened from the driveway by a large mixed border.

Item 1.b. of this Application is addressed on the following page.

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

The Owners require an expansion of the kitchen, including a dining area, a seating area, a mud room with an entrance from the driveway, and an access from the kitchen to the porch.

We believe the proposed addition will have a minimal effect on the most distinctive features of the property, and on its public aspect, for several reasons. First, the existing north (rear) facade, where the addition will necessarily be sited, is inconsistent with, and less distinguished than, the other facades of the house. The north facade is devoid of the gable ends, bays, paired windows, and articulation which characterize the other elevations.

The north facade is not visible from public space and somewhat obscured from neighbors' views by the accessory buildings along the rear property line. Regardless of visibility, the proposed addition would reflect the ordering principles of the main structure, which the lean-to to be demolished does not.

The Owner's space requirements prevent us from "hiding" the addition entirely behind the house, without severely compromising the delightful courtyard to the north, mentioned above. Therefore, we have minimized the expansion to the north, and extended it eastward into the ample side yard.

We expect even the east portion of the addition to be virtually invisible from the street, due to screening by the existing porch and plantings. However, should all of the plants somehow perish, the proposed addition should appear to be a logical extension of the existing order. We describe below the means by which we hope to accomplish that appearance.

2. Statement of Project Intent:

Short, written statement that describes:

- a. the proposed design of the new work, in terms of scale, massing, materials, details, and landscaping:

The proposed addition borrows its one-storey scale, horizontal massing, and post-and-beam structural order from the existing corner porch. The new roof would approximately match the low slope and hipped configuration of the porch roof. The proposed spandrel height would match that of the porch, as well as the first floor window heads. Posts, first-floor fascia, and piers would match those at the porch, as would the spacing of posts in plan.

The proposed wall enclosures match existing clapboard, in profile and coursing, as well as existing wood windows and shutters. All wood items would be painted, while brick for foundation piers would be chosen to match that at the porch, and left unpainted.

Individual panes in the windows and panels in the shutters would reflect the proportions of adjacent windows. Extension of windows and shutters to the floor and to adjoining wood posts visually dematerializes the actual enclosure, suggesting it is more of a sun porch than a walled room.

- b. the relationship of this design to the existing resource(s):

We have noted in 2.a. the ways in which the proposed addition approximates the existing porch. That element provided the most readily adaptable model on site for our design, which is logically limited to one storey, and elongated in plan, out of respect for the rear garden. We also recognized the effectiveness of the porch as a buttressing and scaling device in an otherwise vertical composition. We expect the addition will make a similar transition from the tall east and north walls to the one storey scale of accessory buildings across the rear yard.

In the details of the addition we have reflected both the open nature of the the porch, and the consistent verticality of massing and openings in the rest of the composition. Those devices and matching materials should provide harmony. However, we hope that the 8"-8"-tall windows, the panelization of enclosure within structure, and restrained detailing, will identify this as a modern addition.

- c. the way in which the proposed work conforms to the specific requirements of the Ordinance (Chapter 24A):

Per 24A-8.(b)1., this proposal makes minimal changes to the least distinguished and least visible portions of the subject structure, as demonstrated in 1.b of this application and in attached exhibits.

Per 24A-8.(b)2., this proposal is compatible with architectural features of the site, as demonstrated in 2.a., 2.b., and 2.c. of this application and in attached exhibits.

Per 24A-8.(b)3., this proposal will substantially aid in the private utilization of the site, particularly with regard to improved access and views from interior space to outdoor facilities. This proposal will result in a significant increase in the value of the property, in a way that can only encourage investment in its continued preservation.

5. Design Features: Schematic construction plans drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", indicating location, size and general type of walls, window and door openings, roof profiles, and other fixed features of both the existing resource(s) and the proposed work.
6. Facades: Elevation drawings, drawn to scale at 1/8" = 1'-0", or 1/4" = 1'-0", clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for 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.
7. Materials Specifications: General description of materials and manufactured items proposed for incorporation in the work of the project.
8. Photos of Resources: Clearly labeled color photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
9. Photos of Context: Clearly labeled color photographic prints of the resource as viewed from the public right-of-way and from adjoining properties, and of the adjoining and facing properties.

Color renderings and models are encouraged, but not generally required.

Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

10. Addresses of Adjacent 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. If you need assistance obtaining this information, call the Department of Assessments and Taxation, at 279-1355.

1. Name Jeff & Margaret Human
 Address 4709 Waverly Avenue P.O. Box 113
 City/Zip Garrett Park, MD 20896
2. Name Mr. & Mrs. Daniel Townsend
 Address 11005 Kenilworth Avenue P.O. Box 167
 City/Zip Garrett Park, MD 20896

3. Name Mrs. Lillian Henley
Address 11009 Kenilworth Avenue PO Box 224
City/Zip Garrett Park, MD 20896
4. Name Mr./Ms. Morgan
Address 4710 Waverly Avenue P.O. Box 27
City/Zip Garrett Park, MD 20896
5. Name Randy & Beth Turk
Address 4716 Waverly Avenue P.O. Box 303
City/Zip Garrett Park, MD 20896
6. Name Ms. Patricia Rye & Mr. Bill Spinard
Address 4702 Waverly Avenue P.O. Box 312
City/Zip Garrett Park, MD 20896
7. Name _____
Address _____
City/Zip _____
8. Name _____
Address _____
City/Zip _____

1757E

Frank Reifsnyder A I A

September 22, 1993

A R C H I T E C T

Montgomery County
Division of Development Services & Regulation
Permits Section
250 Hungerford Drive
Rockville, Maryland 20852

3312 Runnymede Place NW
Washington DC 20015
(202) 244-4647

Reference:

Historic Area Work Permit
4711 Waverly Avenue
Garrett Park, Maryland 20896
Lots 21, 22 and 26; Section 101

Dear Sir/Ms.:

We are delivering herewith, by hand, a Supplemental Application for an Historic Area Work Permit for the referenced property. We have enclosed all required attachments, subject to the following per my July 28, 1993, conversation with Ms. Gwen Marcus of MNCPPC:

- A Tree Survey is not included, as we plan to protect all trees of 6" and greater caliper within the area of disturbance;
- A Contour Map is not included, as MNCPPC has agreed to refer to their own records, if necessary;
- Attached Drawings are at a scale of 3/16" = 1'-0", in order to fit the required format and retain detail.

Please forward this letter to MNCPPC with the attached Application.

Sincerely,



Frank Reifsnyder, AIA

Frank Reifsnyder A I A

September 22, 1993

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Sincerely,



Frank Reifsnyder, AIA



EAST ELEVATION



NORTH ELEVATION

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26



WEST & SOUTH ELEVATIONS



SOUTH ELEVATION

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26



SOUTH & EAST ELEVATIONS



SHED & GAZEBO FROM WEST

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26



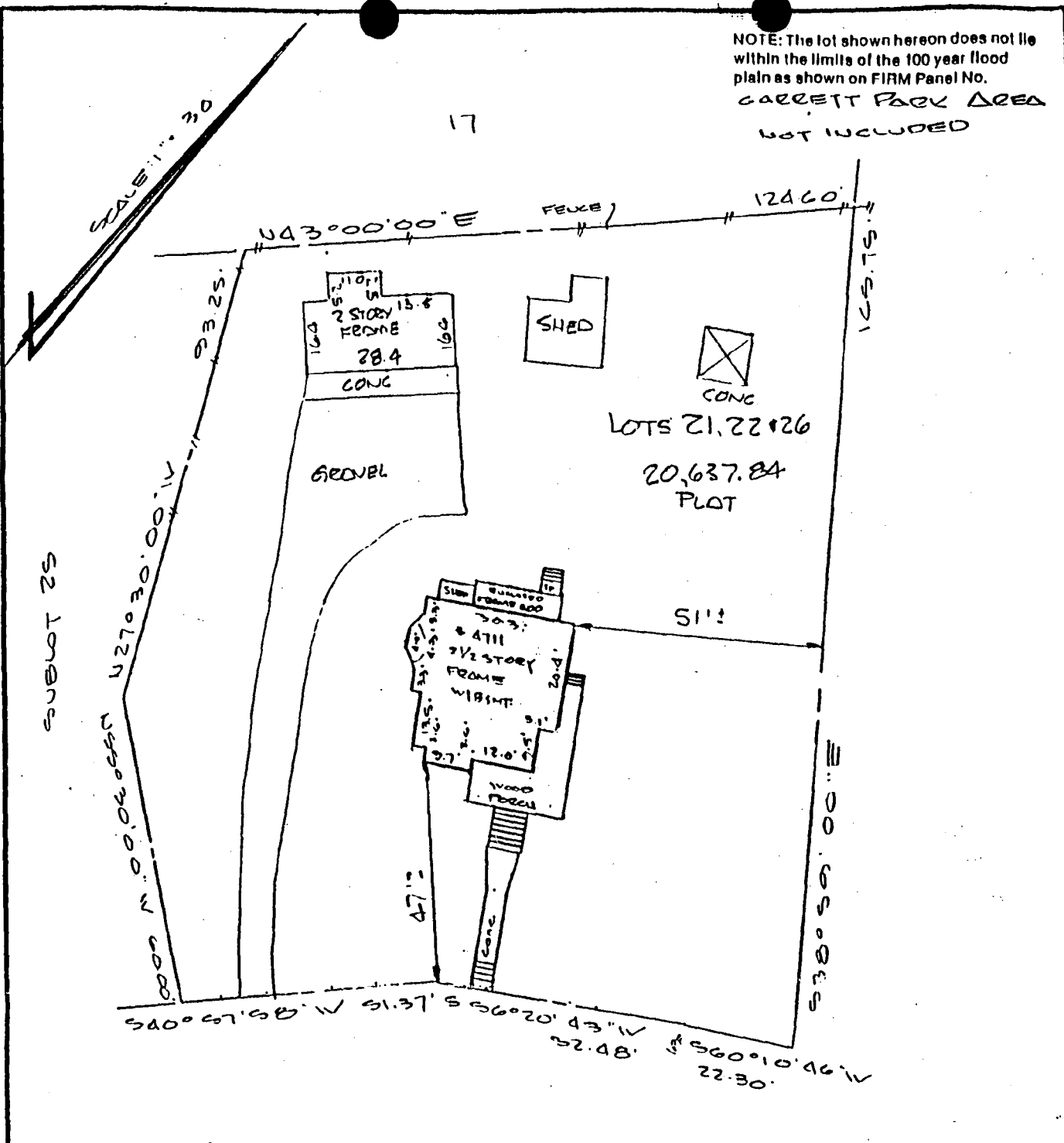
N. E. CORNER DETAIL



SHED & CARRIAGE HOUSE FROM EAST

4711 Waverly Avenue
Garrett Park, Maryland
Section 101, Lots 21, 22 & 26

NOTE: The lot shown hereon does not lie within the limits of the 100 year flood plain as shown on FIRM Panel No. GARRETT PARK AREA NOT INCLUDED



WAVERLY AVENUE



IMPROVEMENT LOCATION SURVEY SURVEYOR'S CERTIFICATE

LOTS 21, 22, & 26
SECTION 101 OF
GARRETT PARK
MONTGOMERY COUNTY, MD

I hereby certify that the position of all existing improvements on the above described property has been carefully established by a transit-tape survey; and that, unless otherwise shown, there are no encroachments. Unless otherwise shown, corners have not been set with this survey. This survey is not to be used to determine property lines.

Michael J. Byrnes

<p>Frank Reifonyder A I A</p> <p>ARCHITECT</p> <p>3312 Runnymede Place NW Washington D C 20015 (202) 244 4647</p>	<p>Roberts Residence</p> <p>ADDITION AND REMODELING</p> <p>4711 Waverly Avenue Garrett Park, Maryland Section 101, Lots 21, 22 & 26</p>	<p>SITE PLAN</p> <p>(EXISTING)</p> <p>1" = 30' - 0"</p> <p>7-22-93</p>
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**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**