

30/13-93G 4701 Waverly Avenue
Garrett Park Historic District

**THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION
8787 GEORGIA AVENUE
SILVER SPRING, MARYLAND 20907**

1701 Waverly Ave
Cerritos Park

Current treatment
of 2nd Floor windows
on original house





original window
with trim + cap



Current window
(Anderson vinyl clad)



Close up of left
win row/ rear addition
Mondrill Ave side



Gett Rear Addition
Anderson window



Close up of rear
window Montrose
Ave 5-00



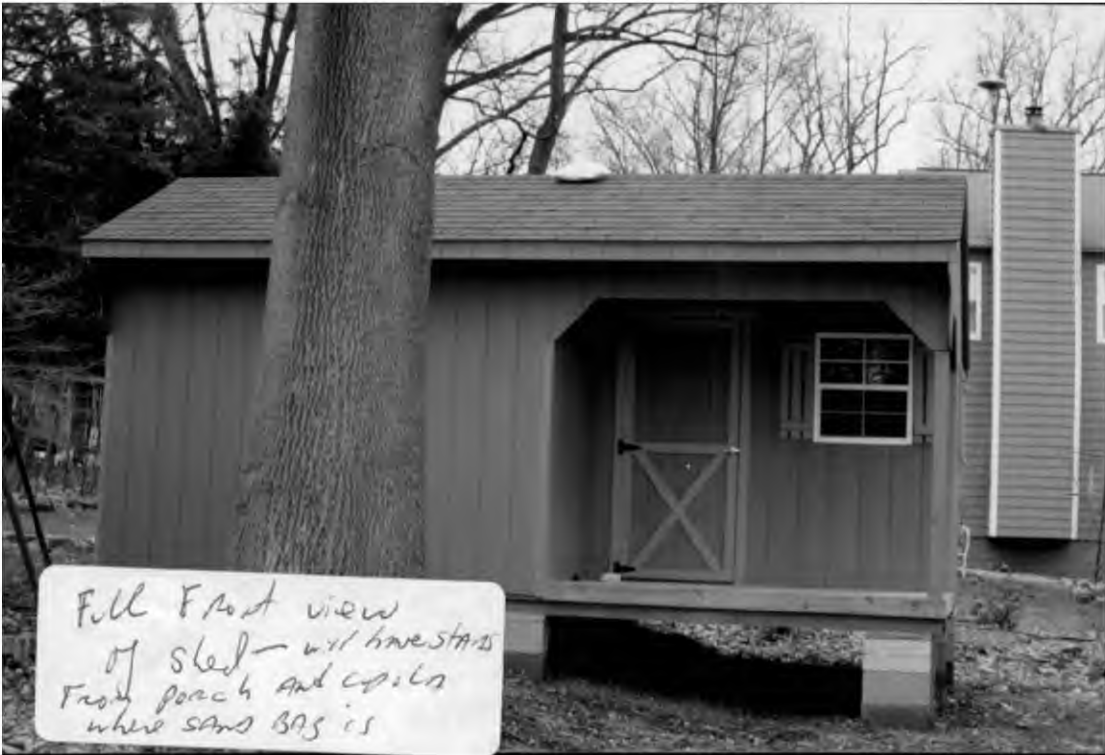
back of house -
1972 addition



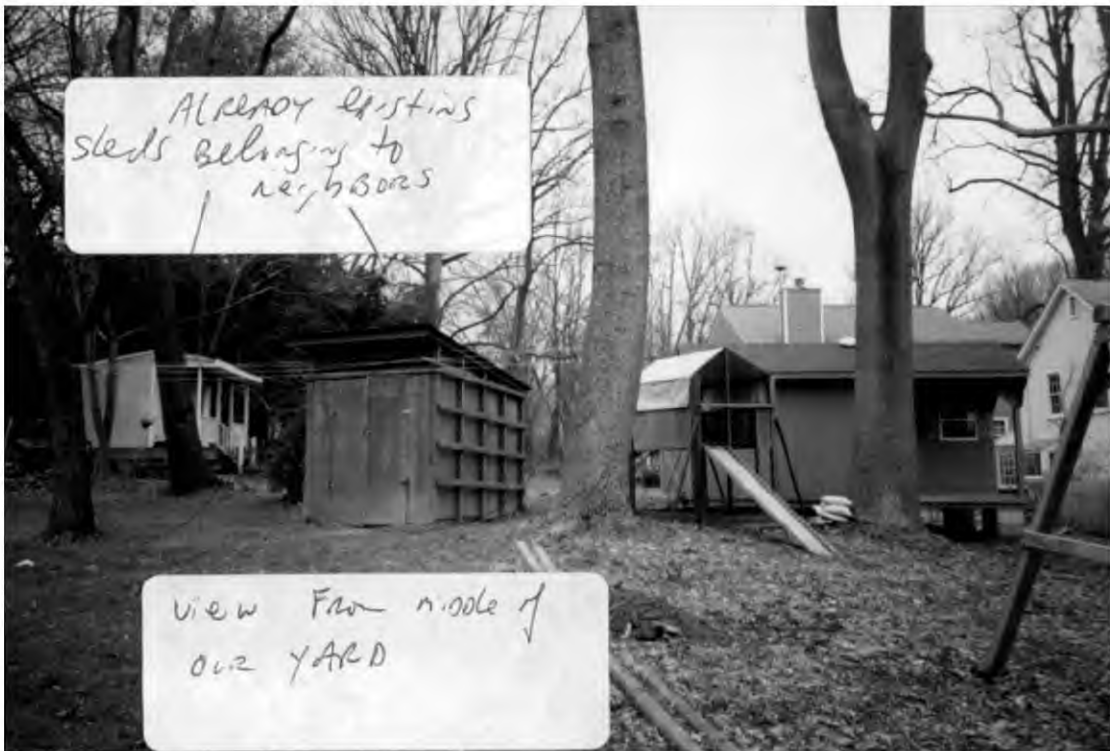


Addition Roof Line
Facing on outside





Full Front view
of shed - w/ hvestars
from porch and coils
where sand bag is



ALREADY existing
sheds belonging to
neighbors

view from middle of
our YARD



Side view
Porch Foundation



BRICK will be
PAINTED



Porch Foundation
problem to be
addressed at later time
front view

January 16, 1994.

Re: Dennis Coleman and
Julie Knowles request
for a shed permit at
47701 Waverly Avenue,
Garrett Park, MD.

Dear Mrs. Wilkerson,

I am writing to express my interest and concern in the upcoming hearing for the approval of a shed at 47710 Waverly Avenue in Garrett Park.

It is my concern that the size and location of their shed detracts from the historic, uncluttered beauty of Waverly Avenue. The shed is visible to anyone and everyone who walks and drives down Waverly Avenue. The "shed" really looks like an unattractive tract house ^{that} has been plopped down. It gives a very crowded and cluttered panorama.

Dennis Coleman and Julie Knowles have positioned this shed as it is highly visible from both Waverly Avenue and Montrose Avenue. It is right in the face of 4 neighbors. They could have positioned it at the top of their driveway, behind their addition where it would have been hidden almost entirely.

Although I have been the only publically vocal neighbor, others have

expressed me their shock and surprise at the inconsiderate and highly visible placement of the structure.

It is my deepest hope that your committee refuses their request for a "shed" permit. I feel that my beautiful view from my livingroom has been violated by a thoughtless neighbor. I appreciate your concern and attention to this matter.

It is my hope the Garrett Park can retain its unique beauty and openness and not be cluttered by unattractive structures.

Thank you so much,

Catherine A Bodine
11004 Montrose Avenue
Garrett Park, MD
20896

Colours -

- 1) window surrounds -
- 2) dormers - 2 on mansard facade
also on inside (yellow) side)
- 3) porches - on path/over steps
- 4) porch brick foundation - paint - red brick color
- 5) shed - ~~wood~~ foundation -
 - 1) fun + P/open space perspective - OK
 - 2) stay close to neighbour - Bodine
 - 3) ~~check~~ Bob's Rumpus - ok w/
G.P. young self-back Pops.

August 12, 1994

Dear Nancy Wetherill:

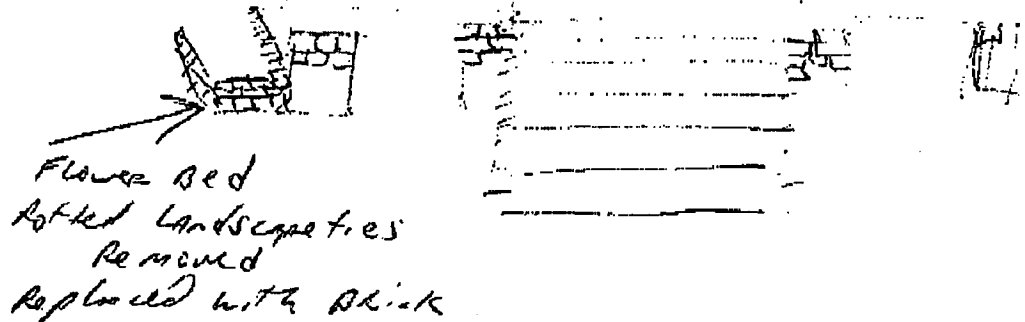
As per our telephone conversation I am sending you this to notify you that when we started to take down the corner of the porch that we thought was bad it turned out that the entire foundation was in terrible condition and needing to be rebuilt. Furthermore it turns out that the damage to our boxed gutters is much more extensive than we thought and budgeting for these items is therefore a great constraint. We have opted for having pillars built instead of the entire wall and will then add lattice work between them after the porch is complete.

We had a subsequent conversation in which I discussed with you a small (4 X 8) enclosed flower bed adjacent to the left side of the porch. This bed was originally done with landscape ties but which were now clearly rotten through and collapsing. As per our discussion I had the men redo this in brick and at the bottom of this note you will see a sketch of same.

Thank you once again for your assistance, I am sure we will be talking again soon.

Sincerely,

Dennis Coleman
Dennis Coleman



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4701 Waverly Avenue Meeting Date: 3/23/94
Resource: Garrett Park Historic District Review: HAWP/Alteration
Case Number: 30/13-93G Tax Credit: No
Public Notice: 3/9/94 Report Date: 3/16/94
Applicant: Dennis Coleman/Julie Knowles Staff: Nancy Witherell
PROPOSAL: Construct shed; alterations RECOMMEND: Partial approval with conditions

10X18
This case is continued from the January 26, 1994, HPC meeting, during which the HPC approved certain parts of the HAWP application for alterations to the house and asked the applicant to return with additional information on the location of the shed in relation to two trees in the rear yard and the property lines. The applicants have measured the distances from the property lines and from the two trees which are shown on the plat. The plat shows that turning the shed 90 degrees would place the foundation very close to the trees, well within the dripline, and interfere with the tree roots.

Ancillary structures need to be at least two feet away from property lines. There appears to be room to move the shed several more feet away from the Bodines' yard (at 11004 Montrose Avenue), especially since the foundation for the shed has not been built yet. However, this is not a historic preservation matter and would best be resolved among the applicants and their neighbors. Nevertheless, Mr. Bodine's suggestion that the shed be turned 90 degrees appears to interfere with the future viability of the trees.

From the HPC's perspective, the shed does not interfere with or alter the character of the open space. It is visible, along with other neighbors' sheds, at the crest of the hill at the rear of the applicants' yard. The side yard is very broad as seen from Waverly Avenue and the open space is preserved by placing the shed at the rear of the property.

The applicants have added two requests to their continued HAWP application, one modest and one substantial. The first, for the installation of "gingerbread" on the front porch, the staff cannot discern from the photocopies submitted by the applicant

exactly what is being proposed, but suggests that the HPC approve the installation of a spindle frieze based on a historic photograph of the house or similar houses. The final approval should be delegated to the staff, and the applicant should be required to submit clear drawings based on the historic photograph of the house and on an achievable facsimile. The ornament could be custom-made by a carpenter, in which case the carpenter could produce a drawing; or the ornament could be obtained from a catalog, in which case the applicants would need to find and propose trim of the appropriate style and size.

On the other issue, extending the porch to wrap around the corner of the house, the drawing is insufficient for consideration for a HAWP vote. As we discussed with the proposal for the dormers at the January meeting, accurate and complete drawings are needed before the HPC can formally consider such an alteration.

If the HPC would like to discuss the issue informally with the applicants while at the meeting, the staff recommends in the strongest terms that the existing porch be retained and not altered by wrapping it around the corner. The alteration of a front porch, a character-defining feature of a historic house, is a significant change that requires careful study by the homeowners and the HPC. The HPC is on record as not approving this type of alteration in almost all cases it has reviewed. The applicants' house, in particular, is a historic resource from the earliest period of development in the historic district and is highly visible on the corner of two prominent streets with significant open space around the front and side of the house. It would be better to improve the later addition itself, if that is part of the motivation, rather than irrevocably alter a significant part of the historic house in order to make the later addition more compatible.

If the applicants still wish to pursue this matter, they should do so in consultation with staff and return to the HPC for either a preliminary consultation or a HAWP review.

STAFF RECOMMENDATION

The staff has previously recommended the approval of the shed and its location, based on its limited visibility and the preservation of open space. The staff recommends that the porch ornament be approved with the conditions stated above. The porch extension proposal was accompanied by drawings that are insufficient for a HAWP vote by the HPC.

For approval of the first two items, the staff cites 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 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.

SLED AT 4701 WAVERLY AVENUE

We continue to feel that the best location for the shed is where it currently is positioned for numerous reasons.

1) You will notice that currently there would be only one footing anywhere near any of the trees, in fact the closest one would be at least 6 feet away. Moving the shed to where the Bodine's are suggesting will result in there being 2 footings within one foot of one tree and another footing within one foot of the other tree. This has a great likelihood of killing both trees or severely weakening them. The cost of digging right through the major roots is also more expensive - but our primary concern is the potential loss of these trees and even more important that if they start to fail the trees or branches may fall on our children.

2) positioned where the Bodine's are suggesting we will not be able to see our children clearly and our 3 1/2 year old is tending to run to other yards. This will make it impossible for us to know if our children are safe and in our yard. We had the design of this shed altered so that the section facing the Bodines would be more interesting than the barn doors. If the shed is moved one of the barn doors to the storage area may not fully open.

3) Along with the potential for killing the trees we also believe that moving the shed will place the shed less than 2 feet off our neighbors (The Humans) boundary in violation of the set backs. The only way to prove this will be to have a staked survey at additional cost. In taking my measurements I went from the line created by the Bodines fence although there is a cement block one foot outside of that fence towards our yard. If that block is the correct boundary marker, all of the distances would be shortened by about a foot, making it impossible to place the shed where the Bodine's are suggesting.

4) Where the shed is currently sitting, the Bodine's see the 10 foot side of shed, and the side that has some interest with a porch and windows. If it is moved they will see 18 feet of the shed with about 3 feet of that obscured by a tree. It will also be sitting on higher ground and we think will virtually completely block there ability to look out although it would be further away from their lot line. We continue to feel that if we plant some Leland Cypress (indicated by the open circles) along their fence line that in a few years they will not see the shed from their yard. Despite the unfounded accusations, insults received over the phone and in person, and the Bodines putting into the a public record statements not verified, by any neighbor we will still put these plantings in. This will cost us an additional \$400. We have already planted a row of forsythia (the darkened circles) along the rear of our property to lessen the impact of the shed to our neighbors the Lillies/Davies. We will never even see these and they cost us approximately \$300.

5) It seems to my wife and me that Historic Preservation has already made a determination that the shed has no impact on the Historical Area and that as was stated by the committee it has been placed in the most logical place, given our yard. We do not see why any further discussions are appropriate or warranted.

6) The Bodine's have never denied my statements that I did speak with Kathy Bodine prior to the ordering of the shed. That was the appropriate time for her to ask additional questions, for further clarification, for pictures, for all of us to meet in the yard or whatever else she might have wanted. As to their statement that other neighbors also feel we are "inconsiderate" but were not willing to put their feelings in writing, we have confirmed with our other neighbors whose properties abut ours and whose properties are across the street (and the shed is visible from their properties) that they do not have a problem with the placement of our shed.

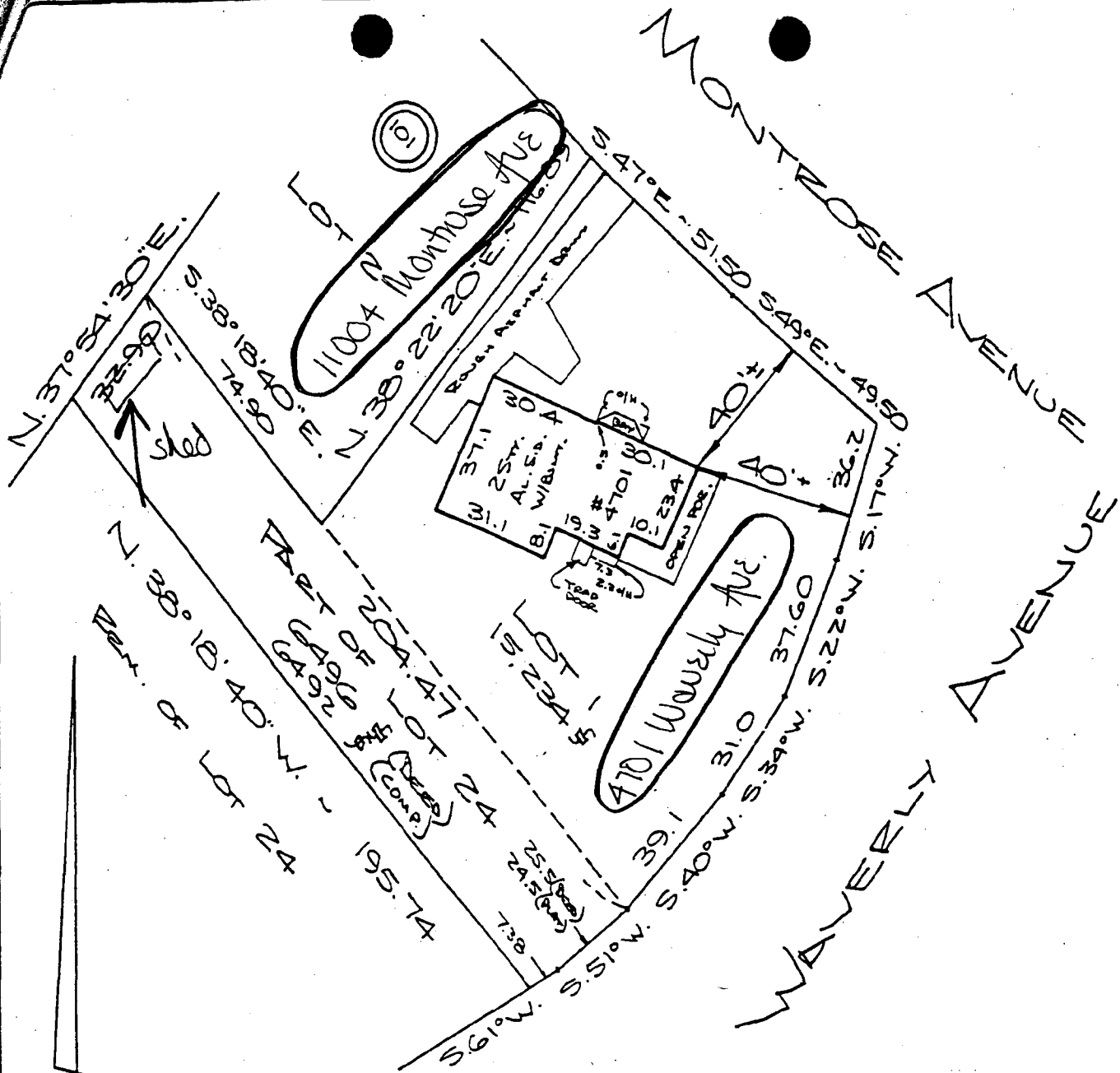
Enclosed you will find 5 copies of the plat - enlarged so that 1" = 10'. Also there is a rectangle of the shed so that it can be repositioned.

GINGERBREAD AND PORCH AT 4701 WAVERLY AVENUE

In our meeting last time we had mentioned that we would be repairing/rebuilding our front porch in the near future and that one of the things we were contemplating was adding some gingerbread to the front. The response from the committee was that you did not think that was a good idea because the homes in Garrett Park didn't have gingerbread to the best of your knowledge. If however we could show you that, in fact, the homes in Garrett Park did have gingerbread you would reconsider your position. Enclosed you will find old photos of seven of the 10 or so Victorian Homes depicted in the History of Garrett Park. I also drove around and took pictures of other homes as well that have gingerbread. In a conversation with Dave Almay a local Architect, he stated that he knew of a few homes that used to have gingerbread but that it had been taken down. We again would like to have permission to add gingerbread to our front porch when we are restoring it.

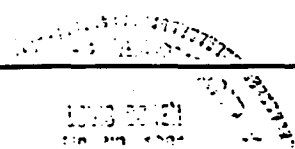
We are also contemplating expanding our front porch to be a wrap around front porch on both sides. It currently wraps around to the left as you face the house and we would like to add a similar area with stairs on the other side. The stairs, mouldings, railings etc will all be made to match. If we did this we would have the foundation done in block and have the entire perimeter parged as it was originally. Enclosed you will find a sketch taken off of our elevations of how it would look. We feel it would greatly add to the overall balance of the house and is a subtle way of diminish the impact of the rear addition.

Dennis Coleman



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS



NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 15 Part BLOCK 101
 OF LOT 24
 SECTION
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

Recorded in Plat Book A Plat 26 Scale 1" = 40'

DATE: APRIL 8, 1992

CASE: 828-92

FILE: 42704

HEIRMAN RENOVATIONS
Rudolf Heirman
1114 Dryden St.
Silver Spring Md.
(301)593-0712

02-03-94

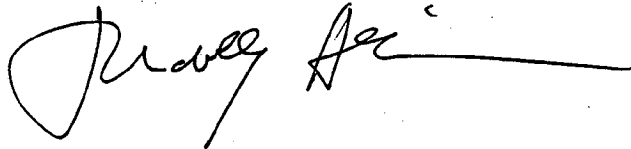
To whom it may concern:

This letter is in response to a request from Dennis Coleman.

I have carefully surveyed the present site were the shed/playhouse is placed and I strongly recommend that it not be moved any closer to the tree.- [If footers are dug and filled with cement this will most surely permanently damage the tree.]

I hope this is of help and hesitate to call my office.

Sincerely:



(5)

March 3, 1994


Dennis Coleman
4701 Waverly Avenue
Gaunrett Pk, MD

Dear Dennis,

This is to confirm, to anyone who may be interested, that you did discuss with me your plan to purchase a play shed and place it on your lot adjacent to our property. My recollection is that you told me it would be a big shed and I responded that we would have no objection, regardless of where you placed it on your lot. Margaret and I feel the same way now as we did then and should you chose to, or have to, move the shed we will have no objection to a new location.

Dennis, you and Julie and Allie and Max have been good friends and neighbors and we regret the problems you have encountered. If there is any way we can help you resolve the difficult situation you face we will certainly try to help.

Sincerely

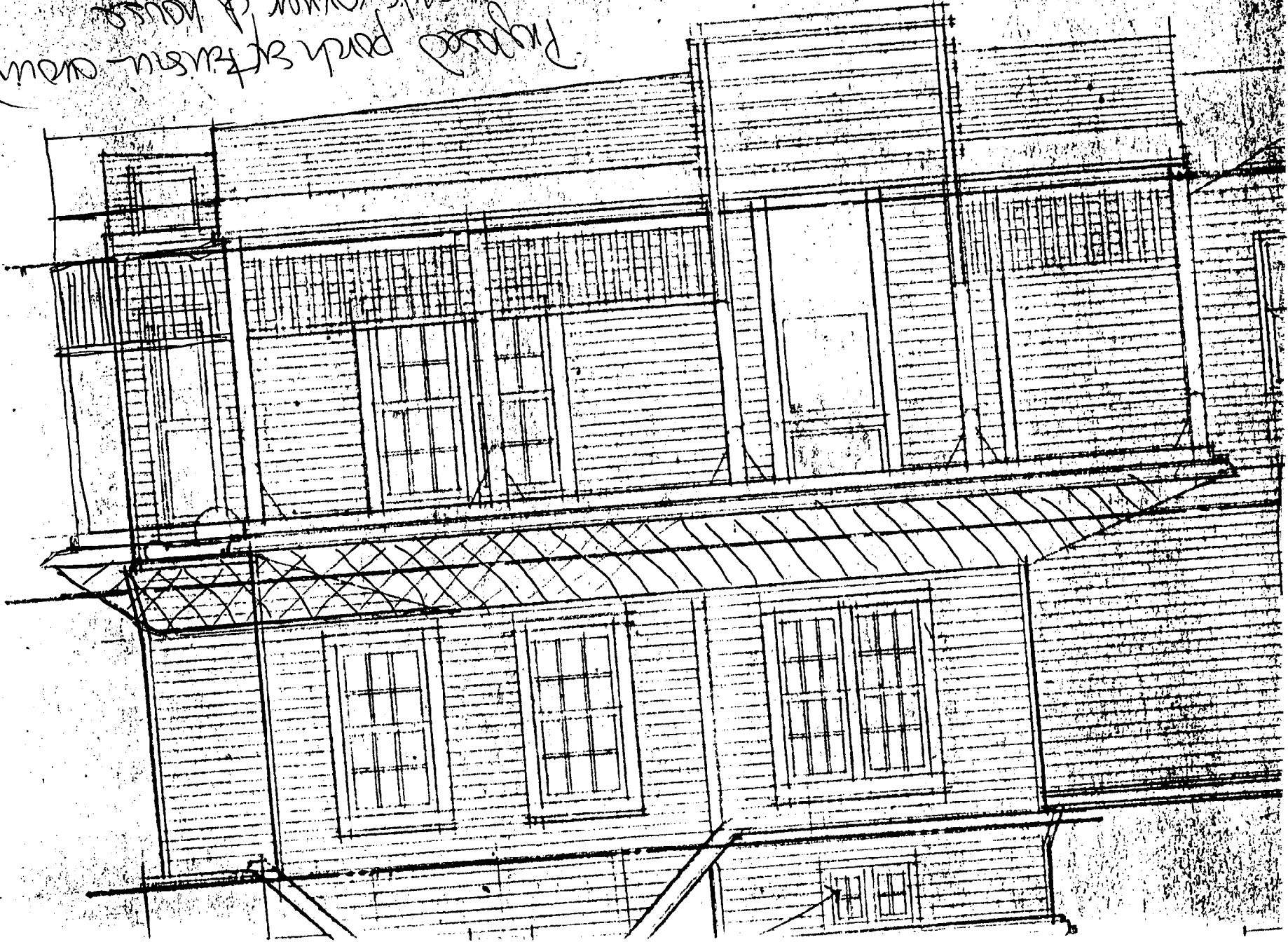
 (Jeff Human
4709 Waverly)

(6)

1/4" = 1'-0"

(3)

Proposed porch at kitchen window
from corner of house





©

4
A2

RIGHT SIDE ELEVATION

— proposed porch extension

This Deed, made this fourteenth day of April, in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for and in consideration of . . . \$9,184.50 . . . said Company doth grant to Henrik Gahn . . . Lots numbered 45 & 46, in Section 102, in the Garrett Park subdivision . . . *Montgomery County Land Records, JA 25 folio 415.*

← 11210 Kenilworth



This Deed, made this eleventh day of September in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for and in consideration of . . . \$7,777.85 . . . said Company . . . doth grant unto Mary A. Mills . . . Lots numbered 26 & 27, in Section numbered 99, in the Garrett Park subdivision . . . *Montgomery Country Land Records, JA 31 folio 65.*

10909 Kenilworth

9



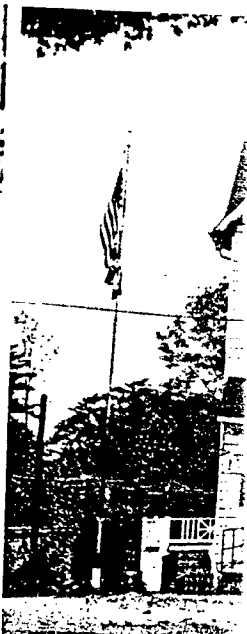
de this twentieth day of November in the year one thousand eight
ninety-three by and between James C. Major and Maggie C. Major
:rett Park . . . and Johnson Hellen . . . Witnesseth, that for . . .
there is conveyed to (Major) . . . lot number 9 in section 50 in the
ubdivision . . . *Montgomery County Land Records, JA 40 folios 481,*

10

This Deed, made this twenty-eighth
ninety-three, by the Metropolitan Inv
seth, that for . . . \$4,937.75 . . . said
. . . lots 34 & 35, in section 102, in t
Country Land Records, JA 38 folio



although it wasn't called that at the time, as it appeared in the late 1880's or early 1890's, single track line of the B. O. Railroad in the background.



11



This Deed, made this seventeenth day of March in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for . . . \$3,889.59 . . . said Company . . . doth grant unto Hadassah H. Hellen . . . lots 15, 16 & 17 in section 99, in the Garrett Park subdivision . . . *Montgomery Country Land Records, JA 31 folios 484, 485.*

4710 Waverly

12



This Deed, made this twentieth day of March, in the year eighteen hundred and
Metropolitan Investment and Building Company . . . Witnesseth, that for . . . the
said Company doth grant unto Charles W. Thompson . . . Lots . . . 29 & 30 . . .
Garrett Park subdivision . . . *Montgomery County Land Records, JA 25 folios 413*

13

1892



This Deed, made this twenty-eighth day of September in the year eighteen hundred and ninety-two, by the Metropolitan Investment and Building Company . . . Witnesseth, that for . . . \$2,500 . . . said Company . . . doth grant to Eppa R. Norris . . . lots . . . 14 & 15 in Section 55, in the Garrett Park subdivision . . . *Montgomery County Land Records, JA 34 folios 342, 343.*

10806 Keswick

(14)



GRACE E.D. SPRIGG'S HOUSE

now
4710 Waverly

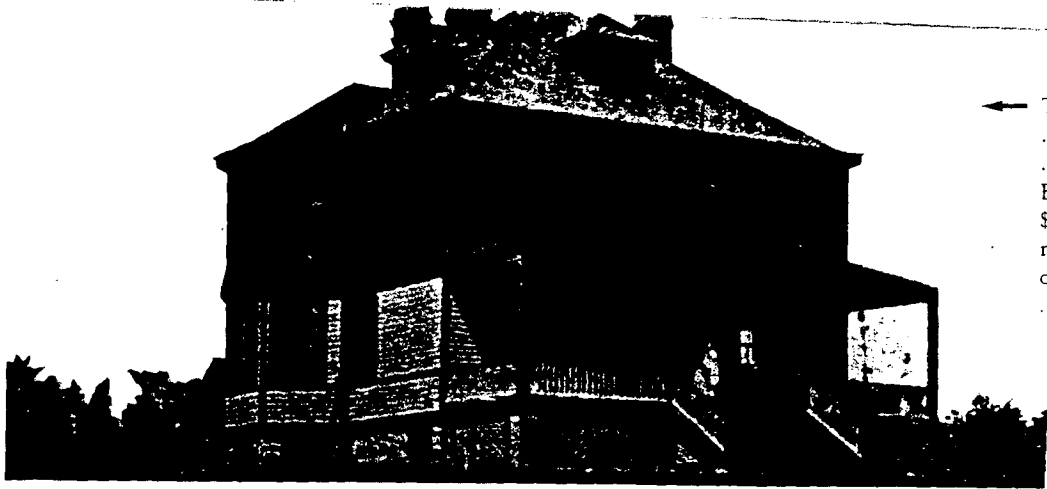
15

This Deed, made this fourteenth day of April, in the year eighteen hundred and eight-eight, by the Metropolitan Investment and Building Company. . . Witnesseth, that for and in consideration of the sum of . . . \$2,250. . . said Company . . . doth grant unto Horace P. Springer . . . Lots numbered thirty and thirty-one in Section numbered one hundred in the Garrett Park subdivision . . . *Montgomery County Land Records, JA 13 folios 437, 438.*

4609 Waverly

our house

✓



← TI
. C
. .
B
S
n
o

X
R

The house at 11010 Kenilworth (Chisholm) in 1911, twenty-one years after its construction, with its lines somewhat softened by shrubbery and small children.



6

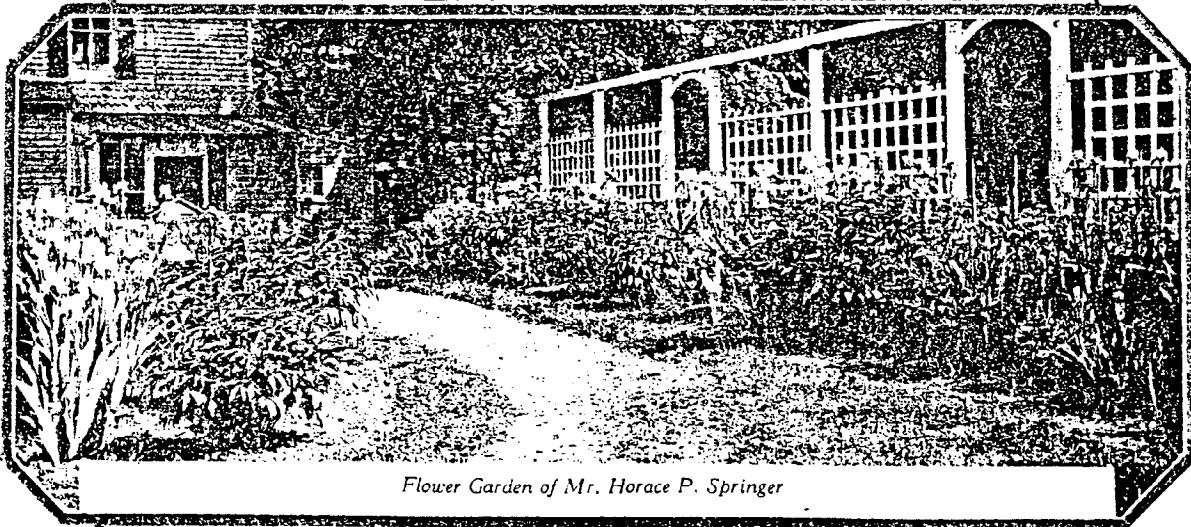


This Deed, made this twentieth day of March, in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for . . . the sum of . . . \$4,704.67 . . . said Company doth grant unto Charles W. Thompson . . . Lots . . . 29 & 30 . . . section . . . 102, in the Garrett Park subdivision . . . *Montgomery County Land Records*, JA 25 folios 413, 414.

11104 Kenilwotth

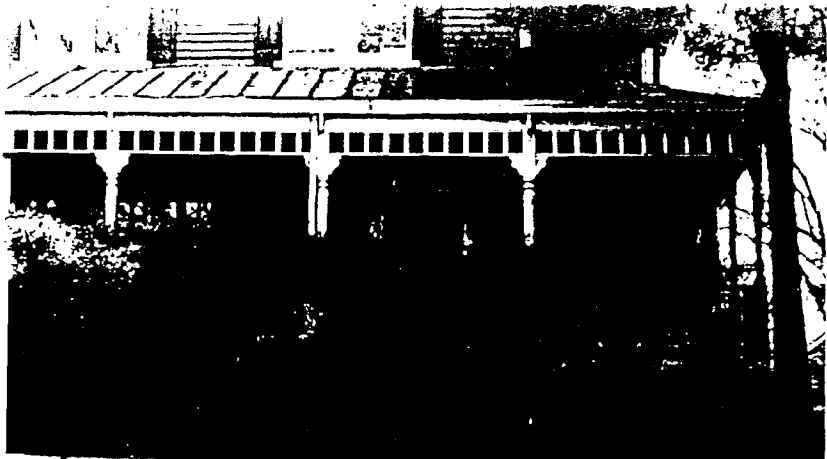
15

Home of Mr. W. Scott Macgill



Flower Garden of Mr. Horace P. Springer







although it wasn't called that at the time, as it appeared in the late 1880's or early 1890's,
the track line of the B. O. Railroad in the background.



(20)



Historic Preservation Commission

250 Hugobon Drive
51 Hugobon Street, Suite 1001, Rockville, Maryland 20850
247-8825 217-6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

(AMUP filed in January)

TAX ACCOUNT # 593345

NAME OF PROPERTY OWNER Dennis Coleman Julie Knowles TELEPHONE NO. 301-946-9394
(Contract/Purchaser) (Include Area Code)

ADDRESS 4701 GARRETT PK POBOX 384 CITY MD STATE 20896
CONTRACTOR TELEPHONE NO. _____

PLANS PREPARED BY Beleas Structures CONTRACTOR REGISTRATION NUMBER _____
As per photo TELEPHONE NO. 301-421-9693
(Include Area Code) REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE 4701

House Number 4701 Street Waverly Ave. POBOX 384

Town/City GARRETT PARK Election District 4

Nearst Cross Street Montrose

Lot 1 + Plat 27 Block 101 Subdivision Garrett PK

Liber _____ Folio _____ Parcel PLAT BOOK A PLAT 26

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$2000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other	<u>none</u>

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other	<u>none</u>

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.

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

1 VICTORIAN HOUSE CIRCA 1890 WITH LARGE, BARRACK
LIKE ADDITION ADDED IN 1977. HOUSE IS APPROX
4000 - 4500 SQ FT. ON 24,000 + SQ FT LOT.
CURRENTLY HAS NO OUT-BUILDINGS AT ALL. MANY
NEIGHBORS HAVE VERY LARGE CARRIAGE HOUSES,
2 OR 3 CAR BARGES, STEPS ETC.

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

1) ADD A 10 X 18 PREFAB SHED ON REAR OF
PROPERTY PAINTED SIMILAR COLORS AS TO HOW
OUR HOUSE WILL BE PAINTED IN SPRING. A
CUPOLA WAS ALSO ORDERED BUT NOT INSTALLED
YET.

2) TRIM THE ANDERSON WINDOWS ON THE 1977
ADDITION SIMILAR TO EXISTING TRIM ON
ORIGINAL PORTION OF HOUSE + IN SPRING PAINT
TO MATCH

3) ADD DORMERS OVER 2ND FLOOR WINDOWS ON
ADDITION TO MATCH ORIGINAL DORMERS AS CLOSE
AS POSSIBLE

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:

1) shed - as per pictures - landscaping to include
2-4 cedar cypress on side facing neighbors
ADJACENT to back lot line and a 20' span of
Forsythia behind shed to neighbors on that portion of
lot line - half of it is actually a play house but we feel it
is better to have one structure instead of 2 - there are already

- b. the relationship of this design to the existing resource(s): ^{30 other sheds} visible

Because we have such a large lot the shed will be
on its own in the back

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

1) shed - to add in level to the structure we have a porch MAO
on the side that faces our neighbor - the material is wood or
metal or plastic - it has windows + a simple roof. it will have
stairs (2 or 3) lead from the porch to ground level
+ have a cupola

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
b. dimensions and heights of all existing and proposed structures;
c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

VIEW of FOUR
 addition →
 from front
 (Waverly Ave.)



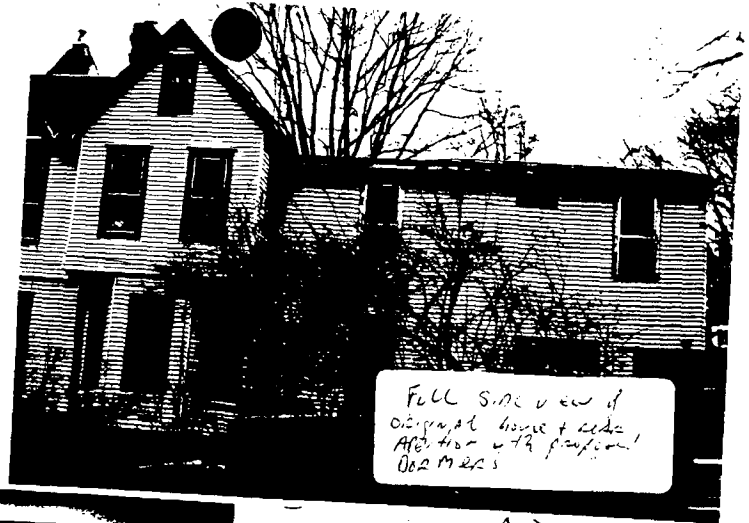
WEST
 elevation

shed as seen
 from driveway of
 11004 Montrose
 Ave (see letter from
 owner of that
 property)

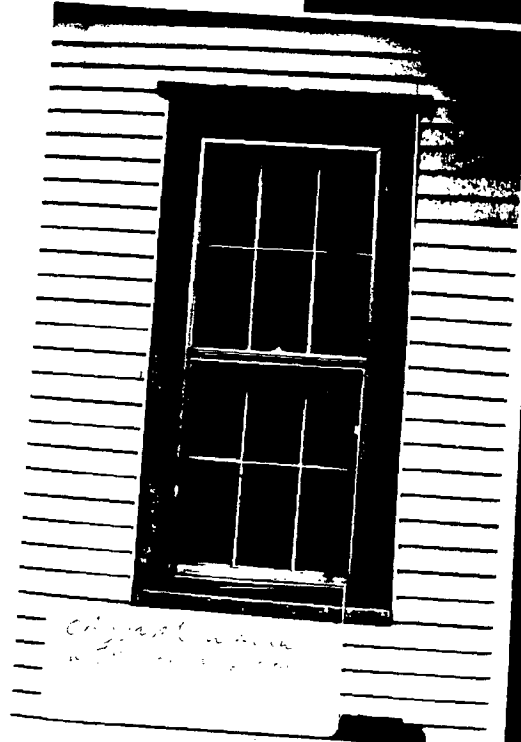


view of open space
 from Waverly Ave

View of Rear addition
from east - this is
view from Marthouse Ave.

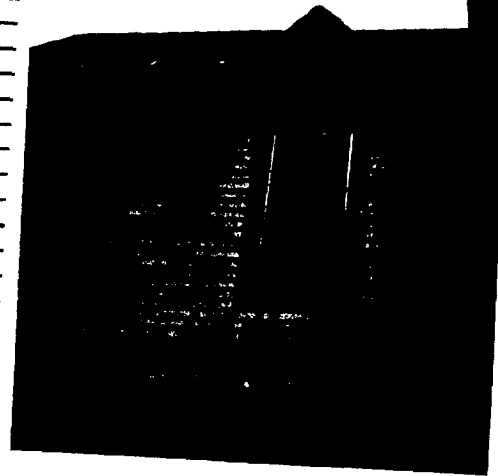


Full side view of
original house + side
addition with porch!
Dec 1925



Original window
on original house

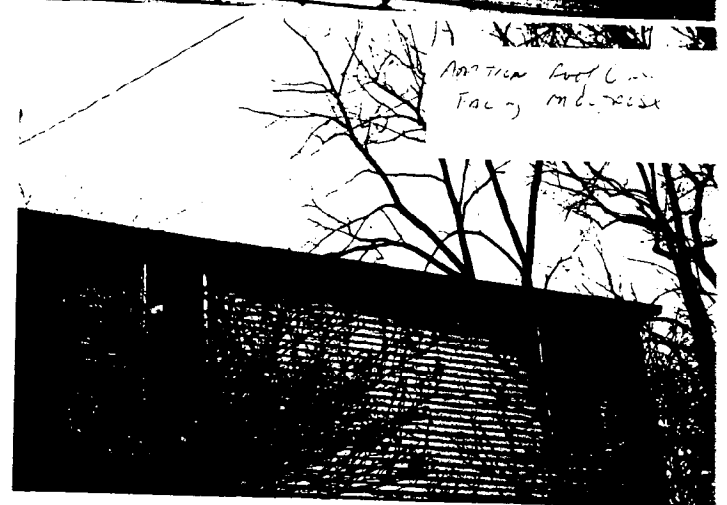
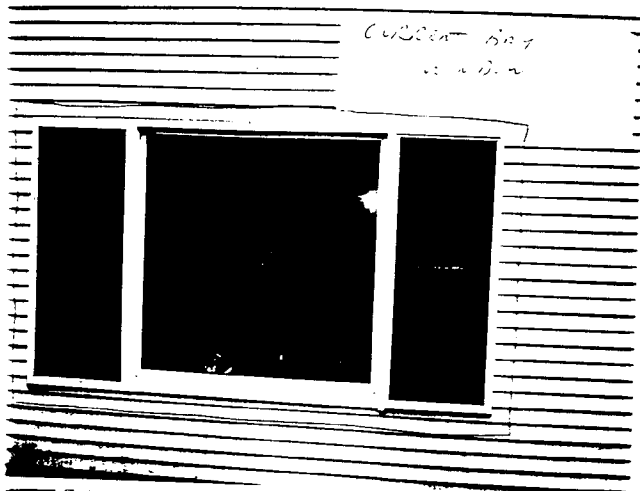
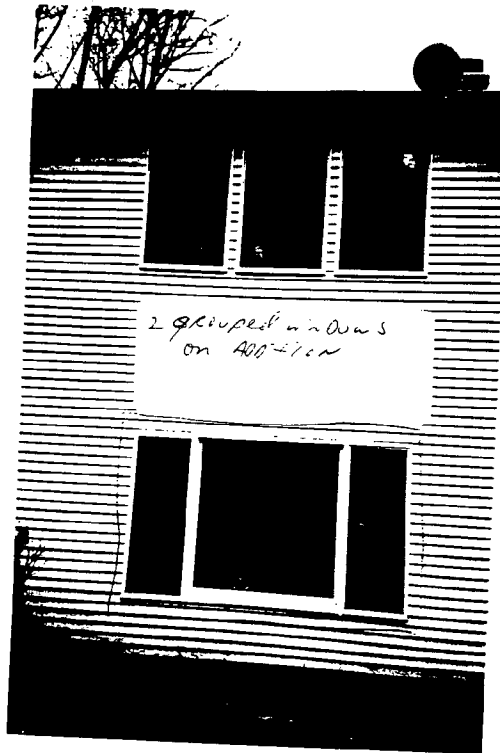
Copper treatment
of end floor windows
on original house



Side up of left
- New Rear Addition
from Marthouse Ave side



Current window
(in 1925 on original house)



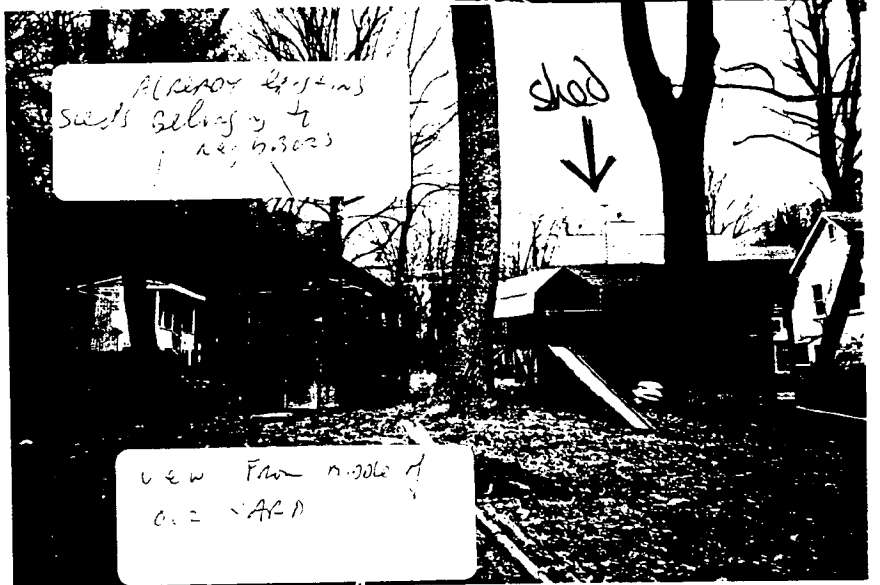
shed, seen from
 back yard (inside
 fence) of 11004
 Montrose Ave.



More 4000
 shed
 500 box foot
 shed

Shed
 4000 sq ft
 Fence
 11004 Montrose Ave

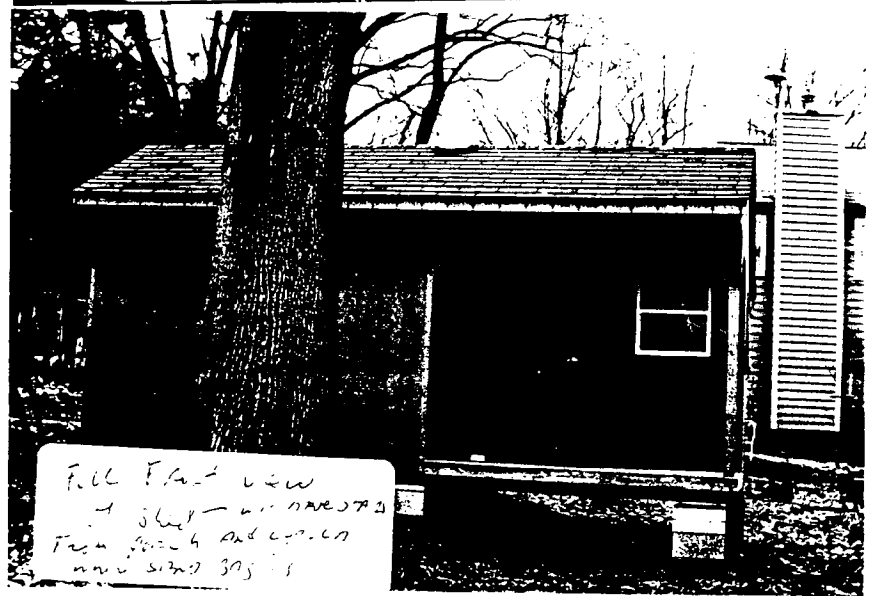
View of shed
 from south -
 standing near head of
 driveway of applicant -
 in area labelled
 "Part of Lot 24"



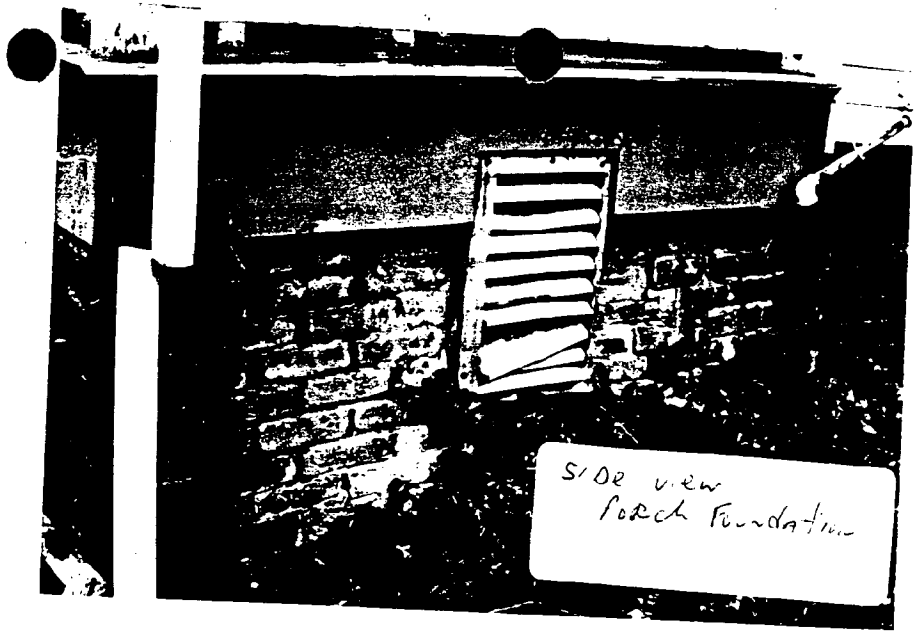
11004 Montrose Ave
 sheds belonging to
 neighbor

shed
 ↓

view from middle of
 driveway



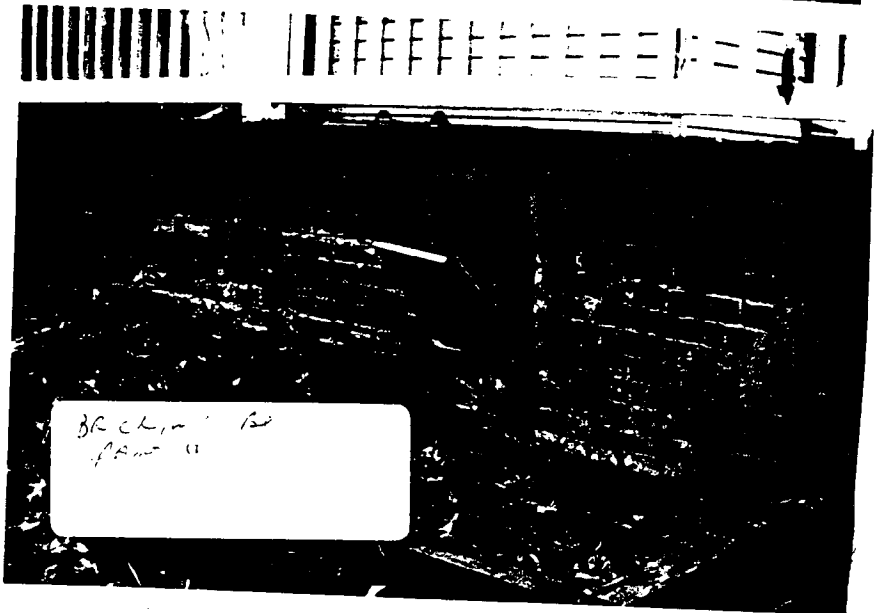
Full Front view
 of shed - in area
 from fence and
 driveway



Side view
Porch Foundation

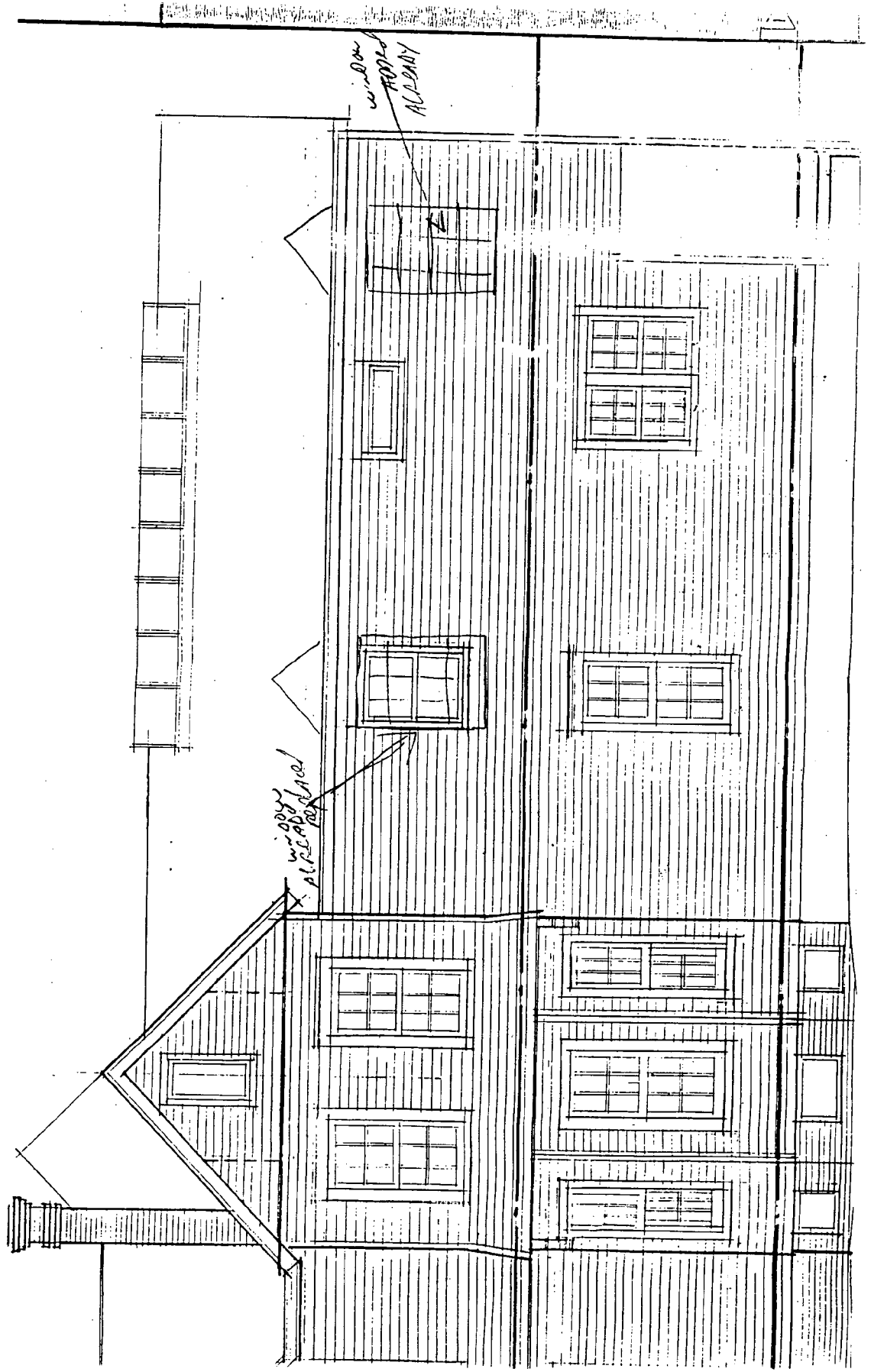


Back Foundation
Cracks to be
Addressed at intake time
Front view



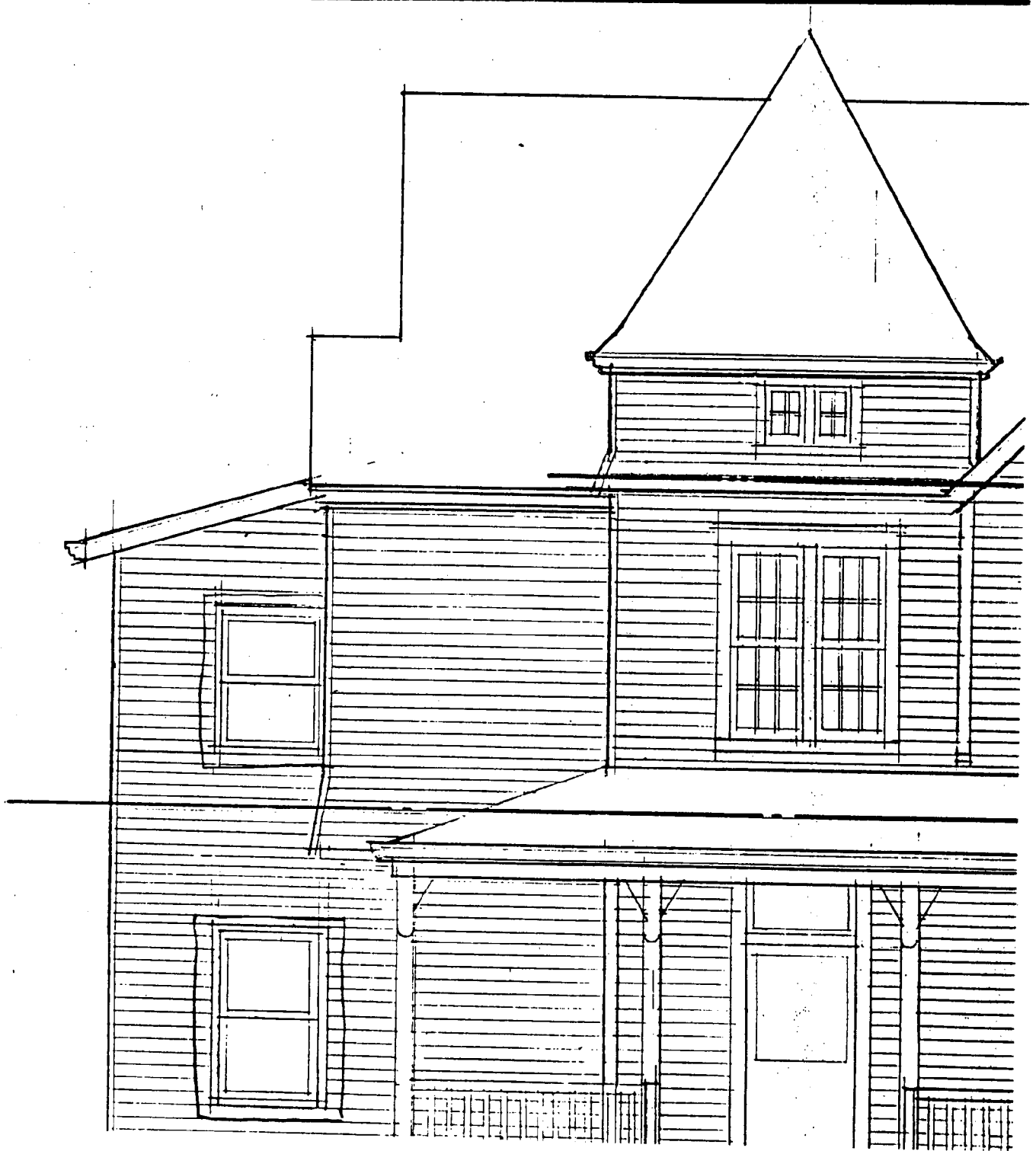
Back view of
Porch

72

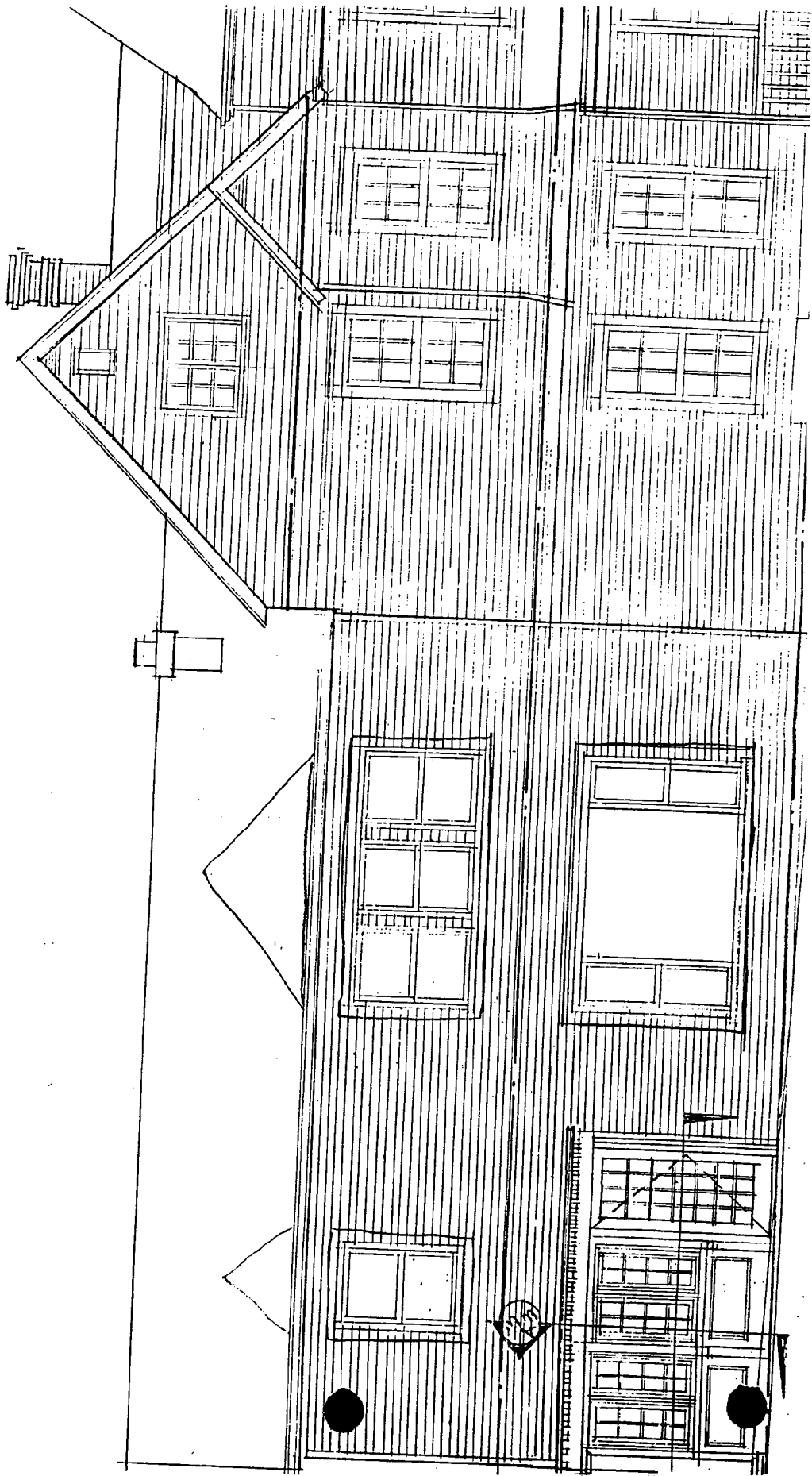


1
A2

LEFT SIDE ELEVATION



34



January 16, 1994.

Re: Dennis Coleman and
Julie Knowles request
for a shed permit at
4710 Waverly Avenue,
Garrett Park, Md.

Dear Mrs. Withersell,

I am writing to express my interest and concern in the upcoming hearing for the approval of a shed at 4710 Waverly Avenue in Garrett Park.

It is my concern that the size and location of their shed detracts from the historic, uncluttered beauty of Waverly Avenue. The shed is visible to anyone and everyone who walks and drives down Waverly Avenue. The "shed" really looks like an unattractive tract house ^{that} has been plopped down. It gives a very crowded and cluttered panorama.

Dennis Coleman and Julie Knowles have positioned their shed as it is highly visible from both Waverly Avenue and Montrose Avenue. It is right in the face of 4 neighbors. They could have positioned it at the top of their driveway, behind their addition where it would have been hidden almost entirely.

Although I have been the only publically vocal neighbor, others have

expressed to me their shock and surprise at the inconsiderate and highly visible placement of the structures.

It is my deepest hope that your committee refuses their request for a "shed" permit. I feel that my beautiful view from my livingroom has been violated by a thoughtless neighbor. I appreciate your concern and attention to this matter.

It is my hope the Garrett Park can retain its unique beauty and openness and not be cluttered by unattractive structures.

Thank you so much,

Catherine A. Bodine
11004 Montrose Avenue
Garrett Park, MD
20896

**CONTINUATION/REVISION OF HAWP REVIEWED
AT JANUARY 26, 1994 HPC MEETING (SEE
SHED AT 4701 WAVERLY AVENUE *Garnett Park* ATTACHED)**

We continue to feel that the best location for the shed is where it currently is positioned for numerous reasons.

1) You will notice that currently there would be only one footing anywhere near any of the trees, in fact the closest one would be at least 6 feet away. Moving the shed to where the Bodine's are suggesting will result in there being 2 footings within one foot of one tree and another footing within one foot of the other tree. This has a great likelihood of killing both trees or severely weakening them. The cost of digging right through the major roots is also more expensive - but our primary concern is the potential loss of these trees and even more important that if they start to fail the trees or branches may fall on our children.

2) positioned where the Bodine's are suggesting we will not be able to see our children clearly and our 3 1/2 year old is tending to run to other yards. This will make our lives very difficult during warm weather when our kids are out playing to keep track of them. We had the design of this shed altered so that the section facing the Bodines would be more interesting than the barn doors. If the shed is moved one of the barn doors to the storage area may not fully open.

3) Along with the potential for killing the trees we also believe that moving the shed will place the shed less than 2 feet off our neighbors (The Humans) boundary in violation of the set backs. The only way to prove this will be to have a staked survey at additional cost. In taking my measurements I went from the line created by the Bodines fence although there is a cement block one foot inside of that fence towards our yard. If that block is the correct position all of the distances would be shortened by about a foot making it impossible to place the shed where the Bodine's are suggesting.


4) Where the shed is currently sitting the Bodine's see the 10 foot side of shed, and the side that has some interest with a porch and windows. If it is moved they will see 18 feet of the shed with about 3 feet of that obscured by a tree. It will also be sitting on higher ground and we think will virtually completely block their ability to look out although it would futher away from their lot line. We continue to feel that if we plant some Ieland cypress (indicated by the open circles) along their fence line that in a few years they will not see the shed from their yard. Despite the unfounded accusations, insults received over the phone and in person, and the Bodines putting into the a public record statements not verified by any neighbor we will still put these plantings in. This will cost us an addition \$400. We have already planted a row of forsythia (the darkened circles) along the rear of our property to lessen the impact of the shed to our neighbors the Lillies/Davies. We will never even see these and they cost us approximately \$300.

5) It seems to my wife and me that Historic Preservation has already made a determination that the shed has no impact on the Historical Area and that "it has been placed in the most logical place given our yard". We do not see why any further discussions are appropriate or warranted.

6) The Bodine's have never denied my statements that I did speak with Kathy Bodine prior to

the ordering of the shed. That was the appropriate time for her to ask additional questions, for further clarification, for pictures, for all of us to meet in the yard or whatever else she might have wanted. How considerate is it of our neighbor to harbor concerns about the installation of a shed but "not be honest with us" and to tell us their true feelings until after we have paid for and had the shed delivered. It seems to us that this is clearly a dispute between neighbors. We will try to do our best although we feel nothing we do will satisfy the Bodine's.

Enclosed you will find 5 copies of the plat - enlarged so that 1" = 10'. Also there is a rectangle of the shed so that it can be repositioned.



Dennis Coleman

Request to Put up Ginger Bread

These photos are included because we would like to add gingerbread to our porch when we redo it.

As you can see the current porch is not original to the structure. As you can see the photos indicate that 4710 Waverly 11104 Kenilworth and the town store all had gingerbread. There is also a photo of 10909 Kenilworth with gingerbread but I do not know if this was original we would like to use a gingerbread similar to the one on the town store.

Dennis
Coleman



301-946-9394 or 301-718-4000

DEAR NANCY

SORRY FOR THE DELAY - VARIOUS
CRISIS WITH CARES, KID WITH CHICKEN POX
HOUSE KEEPER & BABY SITTING PROBLEMS. I
HOPE YOU CAN INCLUDE THIS. I WOULD
ALSO APPRECIATE IT IF YOU CAN
SUBSTITUTE THIS COVER LETTER FOR THE
ONE YOU ALREADY HAVE

THANKS

Dennis Coleman



SHED AT 4701 WAVERLY AVENUE

We continue to feel that the best location for the shed is where it currently is positioned for numerous reasons.

1) You will notice that currently there would be only one footing anywhere near any of the trees, in fact the closest one would be at least 6 feet away. Moving the shed to where the Bodine's are suggesting will result in there being 2 footings within one foot of one tree and another footing within one foot of the other tree. This has a great likelihood of killing both trees or severely weakening them. The cost of digging right through the major roots is also more expensive - but our primary concern is the potential loss of these trees and even more important that if they start to fail the trees or branches may fall on our children.

2) positioned where the Bodine's are suggesting we will not be able to see our children clearly and our 3 1/2 year old is tending to run to other yards. This will make it impossible for us to know if our children are safe and in our yard. We had the design of this shed altered so that the section facing the Bodines would be more interesting than the barn doors. If the shed is moved one of the barn doors to the storage area may not fully open.

3) Along with the potential for killing the trees we also believe that moving the shed will place the shed less than 2 feet off our neighbors (The Humans) boundary in violation of the set backs. The only way to prove this will be to have a staked survey at additional cost. In taking my measurements I went from the line created by the Bodines fence although there is a cement block one foot outside of that fence towards our yard. If that block is the correct boundary marker, all of the distances would be shortened by about a foot, making it impossible to place the shed where the Bodine's are suggesting.

4) Where the shed is currently sitting, the Bodine's see the 10 foot side of shed, and the side that has some interest with a porch and windows. If it is moved they will see 18 feet of the shed with about 3 feet of that obscured by a tree. It will also be sitting on higher ground and we think will virtually completely block there ability to look out although it would be further away from their lot line. We continue to feel that if we plant some Leland Cypress (indicated by the open circles) along their fence line that in a few years they will not see the shed from their yard. Despite the unfounded accusations, insults received over the phone and in person, and the Bodines putting into the a public record statements not verified, by any neighbor we will still put these plantings in. This will cost us an additional \$400. We have already planted a row of forsythia (the darkened circles) along the rear of our property to lessen the impact of the shed to our neighbors the Lillies/Davies. We will never even see these and they cost us approximately \$300.

5) It seems to my wife and me that Historic Preservation has already made a determination that the shed has no impact on the Historical Area and that as was stated by the committee it has been placed in the most logical place, given our yard. We do not see why any further discussions are appropriate or warranted.

SHED AT 4701 WAVERLY AVENUE

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HEIRMAN RENOVATIONS
Rudolf Heirman
1114 Dryden St.
Silver Spring Md.
(301)593-0712

02-03-94

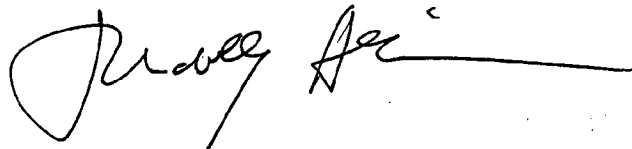
To whom it may concern:

This letter is in response to a request from Dennis Coleman.

I have carefully surveyed the present site were the shed/playhouse is placed and I strongly recommend that it not be moved any closer to the tree.- [If footers are dug and filled with cement this will most surely permanently damage the tree.]

I hope this is of help and hesitate to call my office.

Sincerely:

A handwritten signature in cursive script, appearing to read 'Rudolf Heirman', with a long horizontal line extending to the right.

March 3, 1994


Dennis Coleman
4701 Waverly Avenue
Cawrett Plk, MD

Dear Dennis,

This is to confirm, to anyone who may be interested, that you did discuss with me your plan to purchase a play shed and place it on your lot adjacent to our property. My recollection is that you told me it would be a big shed and I responded that we would have no objection, regardless of where you placed it on your lot. Margaret and I feel the same way now as we did then and should you chose to, or have to, move the shed we will have no objection to a new location.

Dennis, you and Julie and Allie and Max have been good friends and neighbors and we regret the problems you have encountered. If there is any way we can help you resolve the difficult situation you face we will certainly try to help.

Sincerely

 (Jeff Human
4709 Waverly)

This Deed, made this fourteenth day of April, in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for and in consideration of . . . \$9,184.50 . . . said Company doth grant to Henrik Gahn . . . Lots numbered 45 & 46, in Section 102, in the Garrett Park subdivision . . . *Montgomery County Land Records, JA 25 folio 415.*

← 11210 Kenilworth



This Deed, made this eleventh day of September in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for and in consideration of . . . \$7,777.85 . . . said Company . . . doth grant unto Mary A. Mills . . . Lots numbered 26 & 27, in Section numbered 99, in the Garrett Park subdivision . . . *Montgomery Country Land Records, JA 31 folio 65.*

10909 Kenilworth

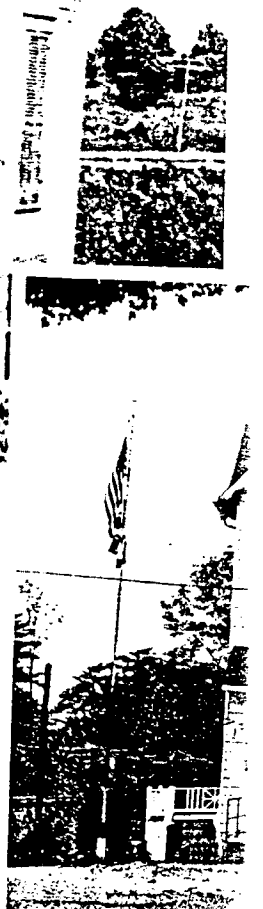


de this twentieth day of November in the year one thousand eight
ninety-three by and between James C. Major and Maggie C. Major
rett Park . . . and Johnson Hellen . . . Witnesseth, that for . . .
there is conveyed to (Major) . . . lot number 9 in section 50 in the
ubdivision . . . *Montgomery County Land Records, JA 40 folios 481,*

This Deed, made this twenty-eighth
ninety-three, by the Metropolitan Inv
seth, that for . . . \$4,937.75 . . . said
. . . lots 34 & 35, in section 102, in t
Country Land Records, JA 38 folio



although it wasn't called that at the time, as it appeared in the late 1880's or early 1890's, the track line of the B. O. Railroad in the background.





This Deed, made this seventeenth day of March in the year eighteen hundred and ninety-one, by the Metropolitan Investment and Building Company . . . Witnesseth, that for . . . \$3,889.59 . . . said Company . . . doth grant unto Hadassah H. Hellen . . . lots 15, 16 & 17 in section 99, in the Garrett Park subdivision . . . *Montgomery Country Land Records*, JA 31 folios 484, 485.

4710 Waverly



This Deed, made this twentieth day of March, in the year eighteen hundred and 1
Metropolitan Investment and Building Company . . . Witnesseth, that for . . . the
said Company doth grant unto Charles W. Thompson . . . Lots . . . 29 & 30 . .
Garrett Park subdivision . . . *Montgomery County Land Records, JA 25 folios 413*

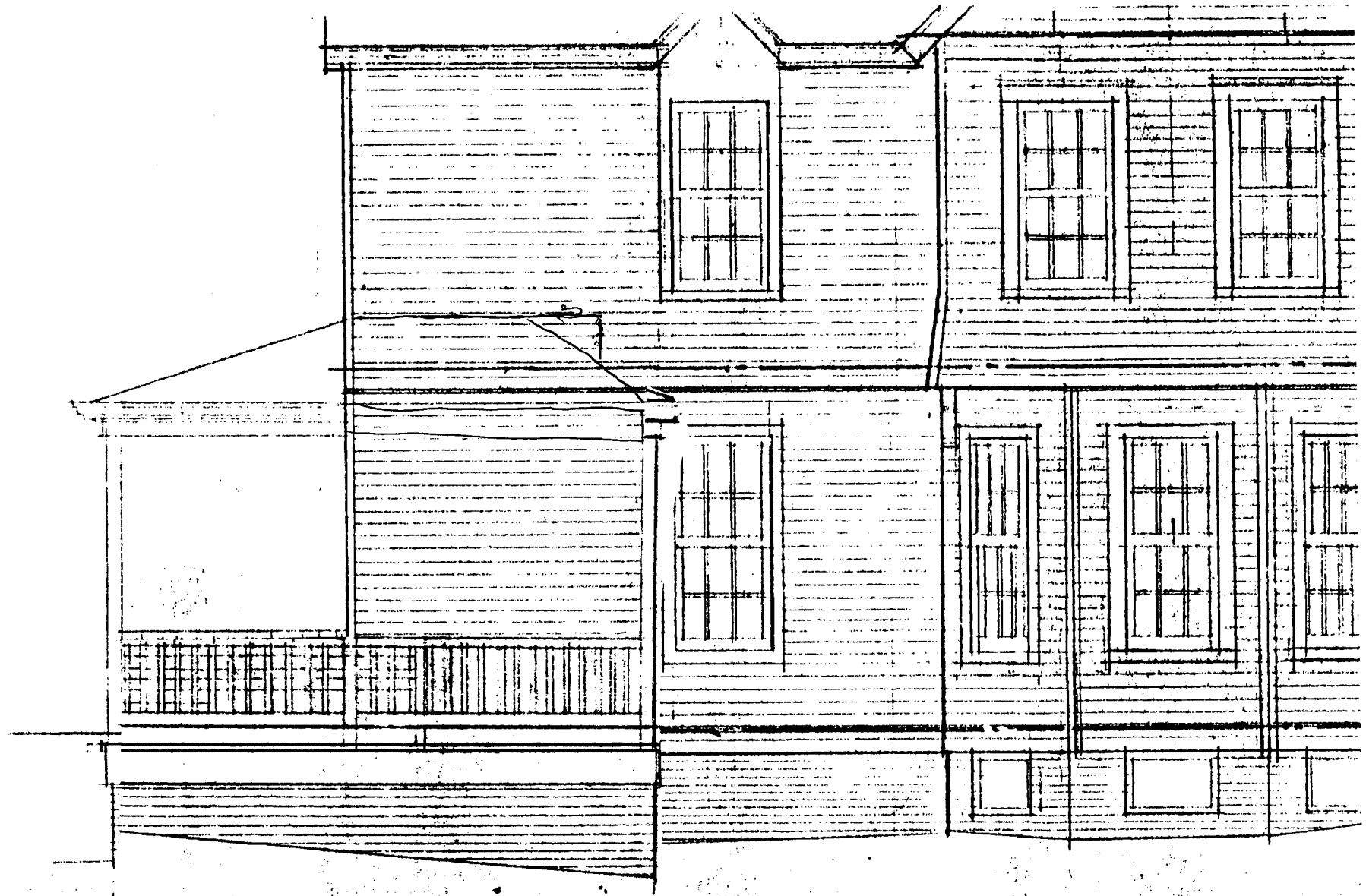
1892



This Deed, made this twenty-eighth day of September in the year eighteen hundred and ninety-two, by the Metropolitan Investment and Building Company . . . Witnesseth, that for . . . \$2,500 . . . said Company . . . doth grant to Eppa R. Norris . . . lots . . . 14 & 15 in Section 55, in the Garrett Park subdivision . . . *Montgomery County Land Records, JA 34 folios 342, 343.*

10806 Keswick

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A2

RIGHT SIDE ELEVATION



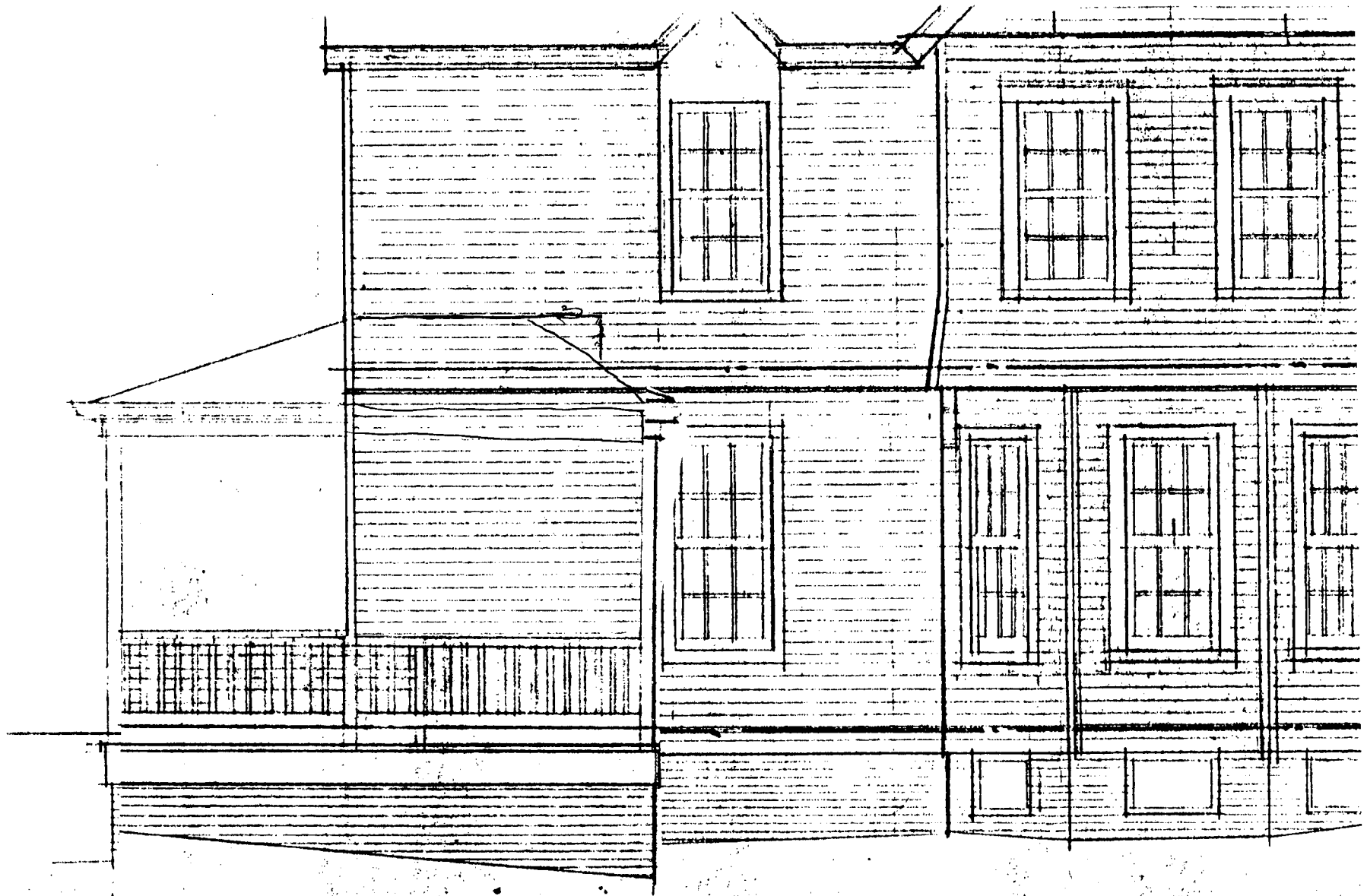
1/4" = 1'-0"

ELEVATION



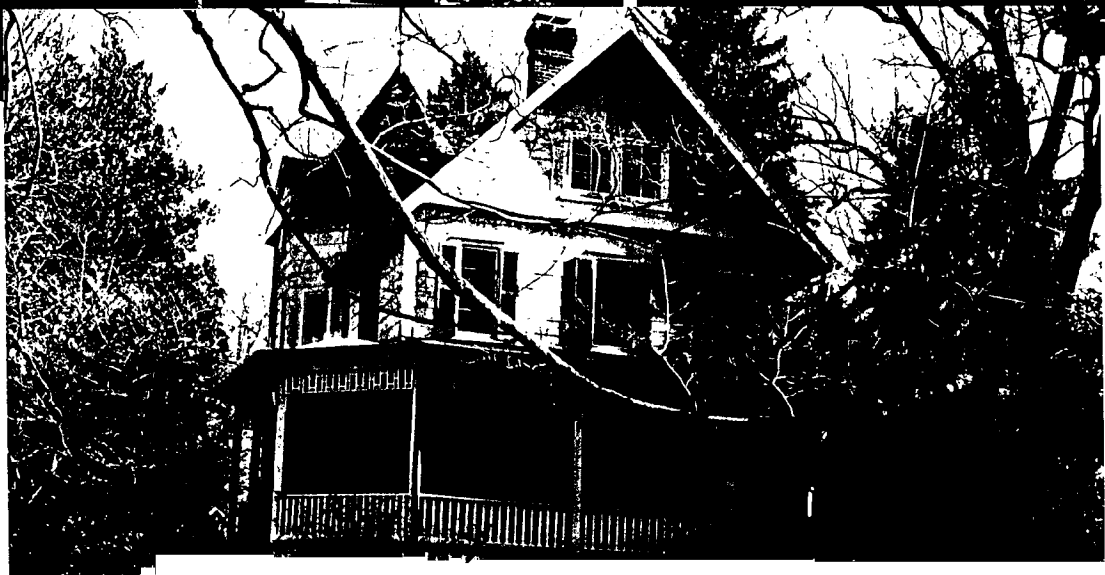
$\frac{1}{4}'' = 1'-0''$

ELEVATION

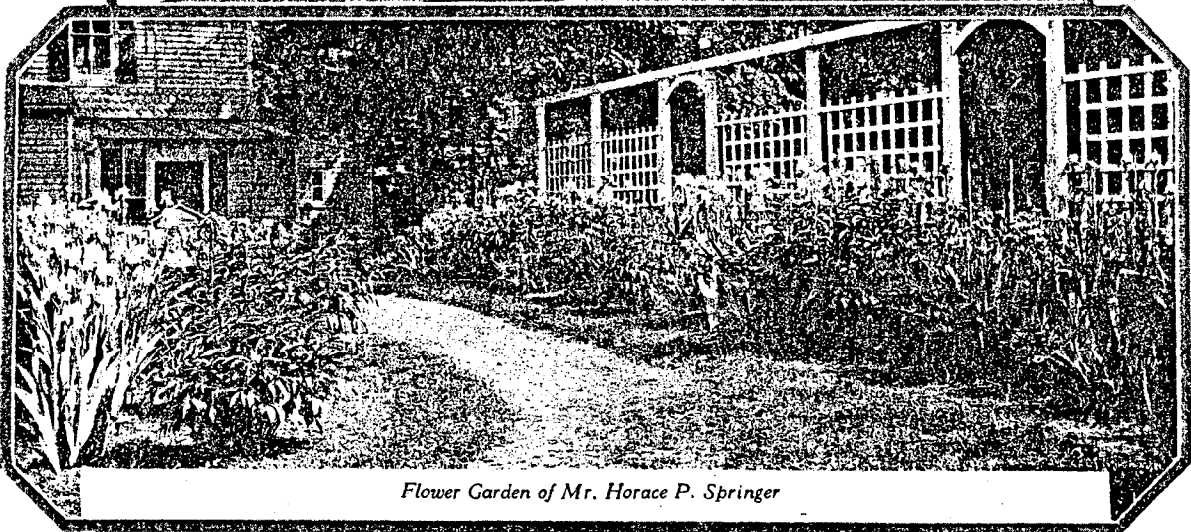


4
A2

RIGHT SIDE ELEVATION



Home of Mr. W. Scott Macgill



Flower Garden of Mr. Horace P. Springer



Home of Captain L. L. Dye, U. S. Marine Corps



Historic Preservation Commission

250 Hugobon Drive
51 Monroe Circle, Suite 1001, Rockville, Maryland 20850
217-8825 217-6370

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 593-345

NAME OF PROPERTY OWNER Devin Coleman & Julie Knowles TELEPHONE NO. 301-946-9394
(Contract/Purchaser) (Include Area Code)

ADDRESS 4701 GARRETT DR PO BOX 384 CITY MD STATE MD ZIP 20896

CONTRACTOR _____ TELEPHONE NO. _____

PLANS PREPARED BY Beleas Structures CONTRACTOR REGISTRATION NUMBER _____
As per photo TELEPHONE NO. 301-421-9693
(Include Area Code)

REGISTRATION NUMBER _____

LOCATION OF BUILDING/PREMISE 4701

House Number 4701 Street Waverly Ave. PO BOX 384

Town/City GARRETT PARK Election District 4

Nearest Cross Street Montrose

Lot 1 Block 10 Subdivision Garrett Park

Liber _____ Folio _____ Parcel PLAT BOOK A PLAT 26

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

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

1B. CONSTRUCTION COSTS ESTIMATE \$ \$2000

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

1D. INDICATE NAME OF ELECTRIC UTILITY COMPANY _____

1E. IS THIS PROPERTY A HISTORICAL SITE? yes

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL

01 () WSSC	02 () Septic
03 () Other <u>none</u>	

2B. TYPE OF WATER SUPPLY

01 () WSSC	02 () Well
03 () Other <u>none</u>	

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] *[Signature]* 12/7/93

SUPPLEMENTAL APPLICATION FOR HISTORIC AREA WORK PERMIT

REQUIRED ATTACHMENTS

1. WRITTEN DESCRIPTION OF PROJECT

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

1 Victorian house circa 1890 with large, BARRACK
like addition added in 1977. House is approx
4000 - 4500 SQ FT. on 24,000 + 50 FT lot.
currently has no out buildings at all. many
victorian neighbors have very large carriage houses,
2 or 3 car garages, sheds etc.

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

1) ADD a 10 x 18 PREFAB shed on rear of
property painted similar colors as to how
our house will be painted in spring. a
cupola was also ordered but not installed
yet.

2) trim the anderson windows on the 1977
addition similar to existing trim on
original portion of house + in spring paint
to match

3) ADD DORMERS OVER 2nd floor windows on
addition to match original dormers as close
as possible

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:

1) shed - as per pictures - landscaping to include
2-4 island cypress on side facing neighbors
ADJACENT to Rear lot line AND a 20' span of
Forsythia Behind shed to neighbors on that portion of
lot line - HALF of it is actually a play house but we feel it
is better to have one structure instead of 2 - there are already
3 other sheds visible

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

Because we have such a large lot the shed will be
on its own in the back

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

1) shed - to add interest to the structure we have a porch made
on the side that faces our neighbor - the material is wood and
metal or plastic, it has windows + a shingle roof. it will have
stairs (2x3) leading from the porch to ground level
+ have a cupola

3. Project Plan:

Site and environmental setting, drawn to scale (staff will advise on area required). Plan to include:

- a. the scale, north arrow, and date;
- b. dimensions and heights of all existing and proposed structures;
- c. brief description and age of all structures (e.g., 2 story, frame house c.1900);
- d. grading at no less than 5' contours (contour maps can be obtained from the Maryland-National Capital Park and Planning Commission, 8787 Georgia Avenue, Silver Spring; telephone 495-4610); and
- e. site features such as walks, drives, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

4. Tree Survey: If applicable, tree survey indicating location, caliper and species of all trees within project area which are 6" in caliper or larger (including those to be removed).

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.

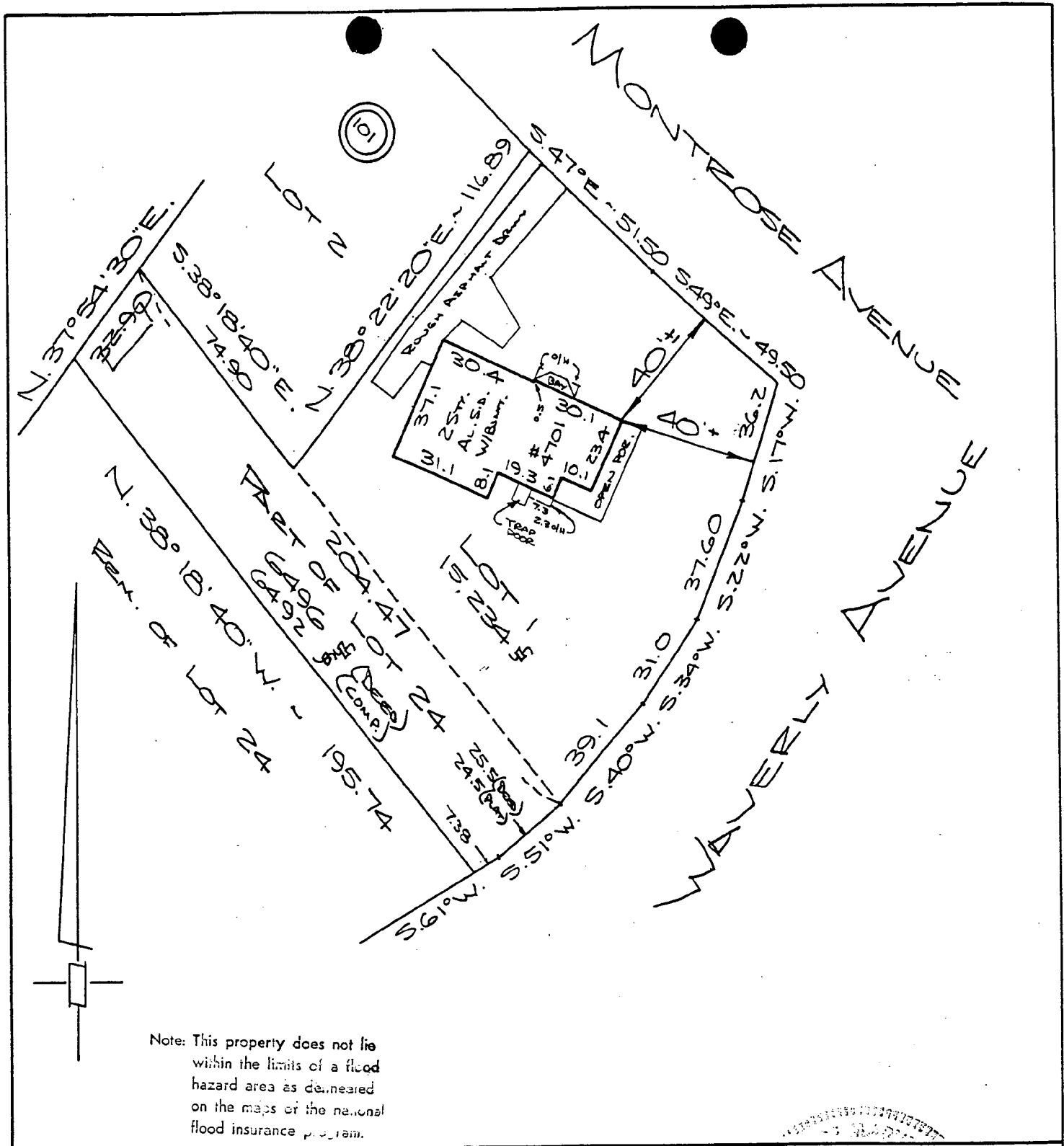
Applicant shall submit 2 copies of all materials in a format no larger than 8 1/2" x 14"; black and white photocopies of color photos are acceptable with the submission of one original photo.

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 MR + MRS Human
 Address 4709 WAVERLY AVE POB 113
 City/Zip BARNETT PK MO 20896
2. Name PAT RYE + BILL SPILARD
 Address 4702 WAVERLY AVE POB 312
 City/Zip BARNETT PK MO 20896

3. Name Page Mote + Jean DUFFY
Address 4700 Waverly Ave POB 194
City/Zip GARRETT PK MD 20896
4. Name CAROL Davies + Steven Little
Address 11006 Montrose POBox 351
City/Zip GARRETT PK MD 20896
5. Name John + DORBY MAZZULLO
Address 11008 Montrose POB 211
City/Zip GARRETT PK MD 20896
6. Name DEAN + MIMI LANDOS
Address 4609 Waverly Ave POB 460
City/Zip GARRETT PK MD
7. Name Cathy + Rusty Bodine
Address 11004 Montrose POB 284
City/Zip GARRETT PK MD 20896
8. Name _____
Address _____
City/Zip _____

1757E



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

LOUIS COHEN
 REGISTERED LAND SURVEYOR
 MARYLAND

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
LOT 1 & PART OF LOT 24
SECTION 1
GARRETT PARK
MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book **A** Plat **26** Scale 1" = 40'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

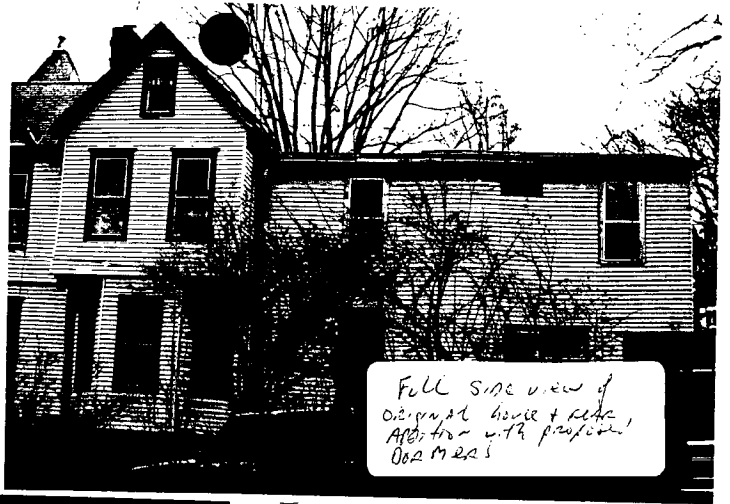
[Signature]
LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: **APRIL 8, 1992**

CASE: **828-92**

FILE: **42704**

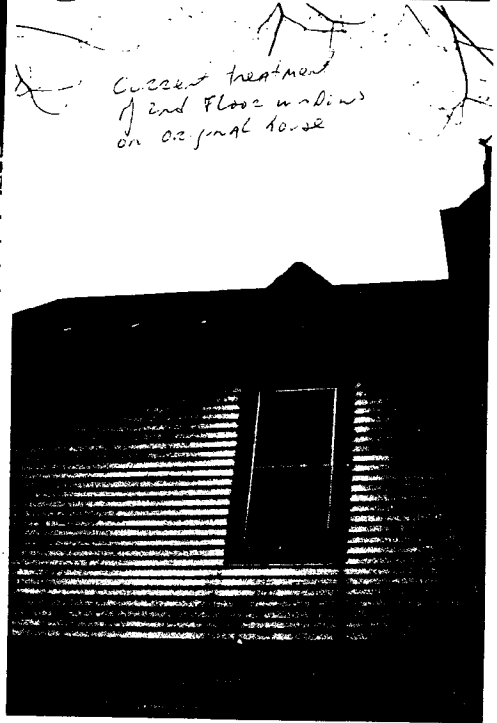




Full side view of original house & rear addition with porch, Dec 1922



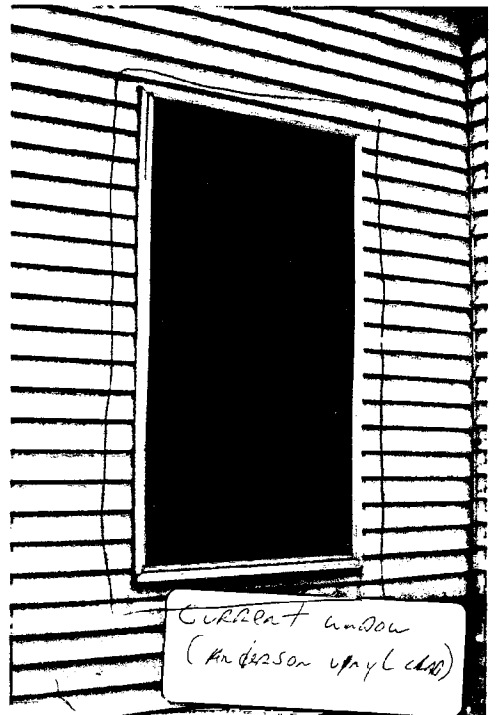
Original window with trim & cap



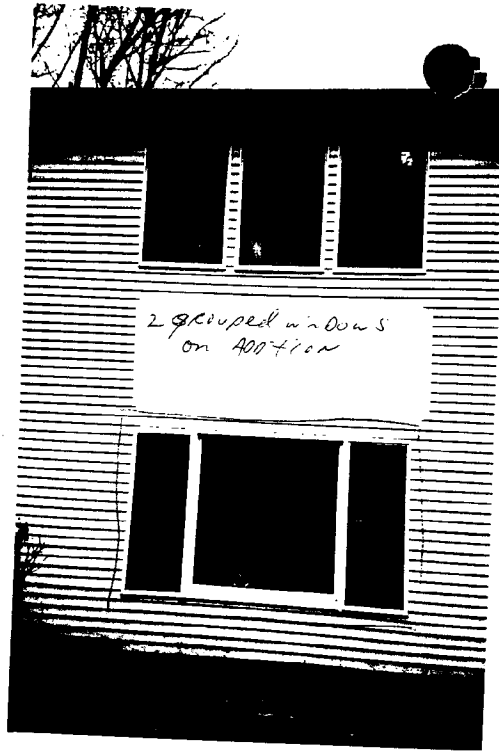
Current treatment of end floor window on original house



Close up of left window in rear addition Mon. Roll Ave side



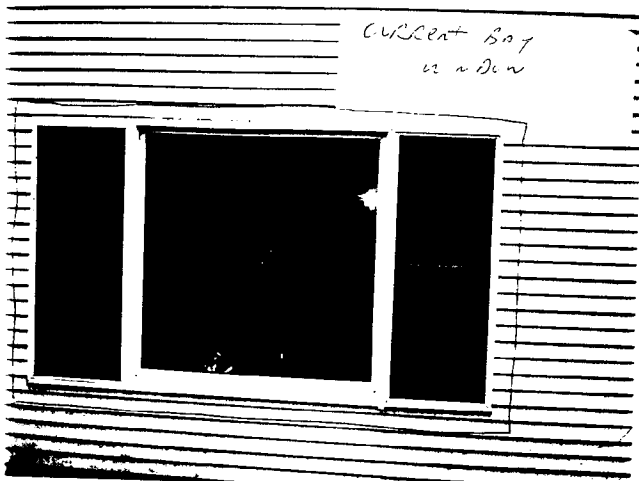
Current window (Anderson upyl clod)



2 grouped windows
on addition



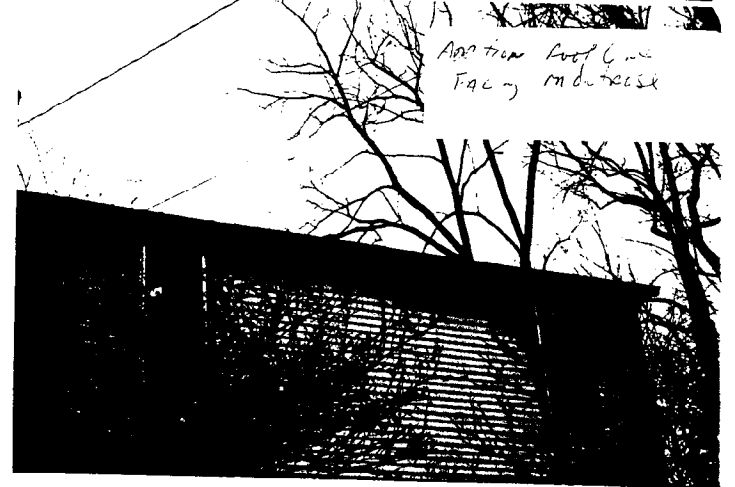
Close up of rear
window / entrance
Apr 6 00



Current Bay
window



Lean of house
1977 Addition

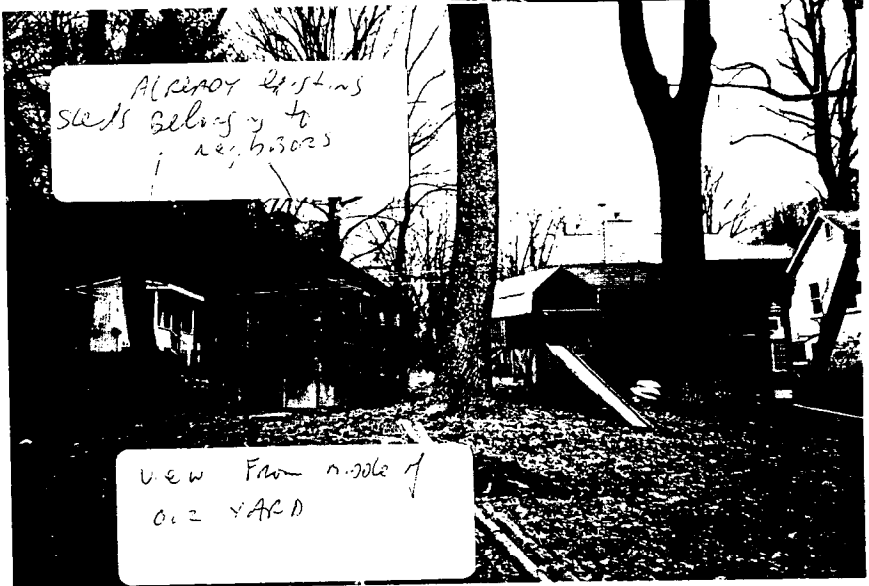


Addition Roof Line
Facing entrance



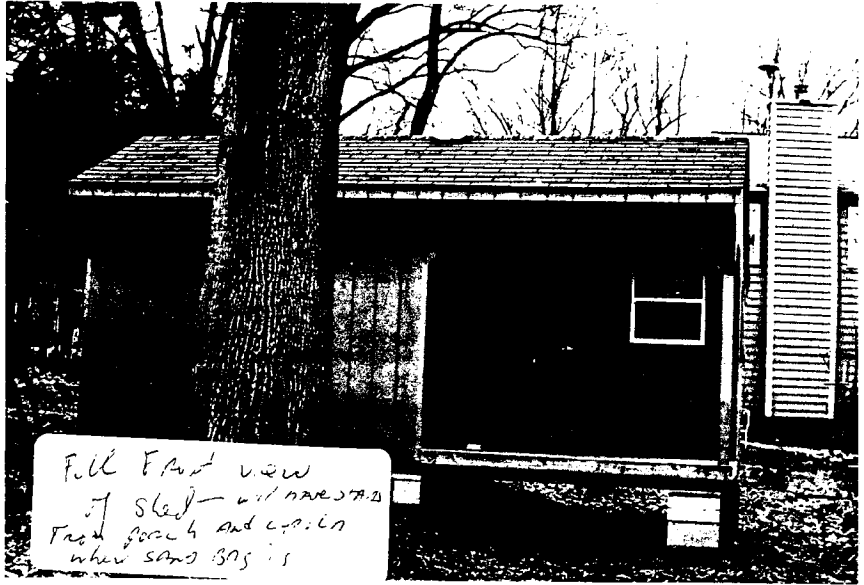
There were
shed
small box foot shed

Shed
in front of
Fence is the original
on the side to the west of the house



ALREADY LISTING
Sheds belong to
neighbors

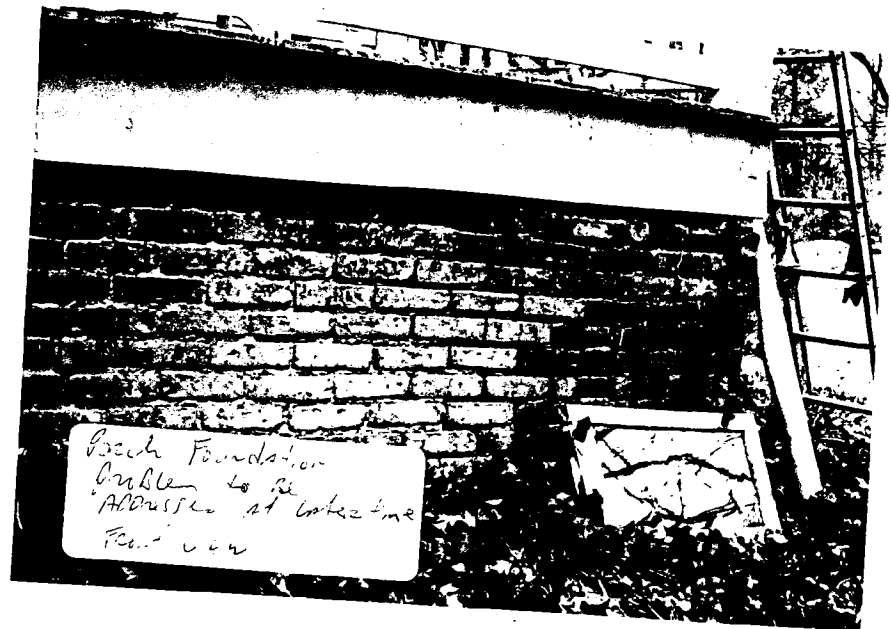
View From middle of
our YARD



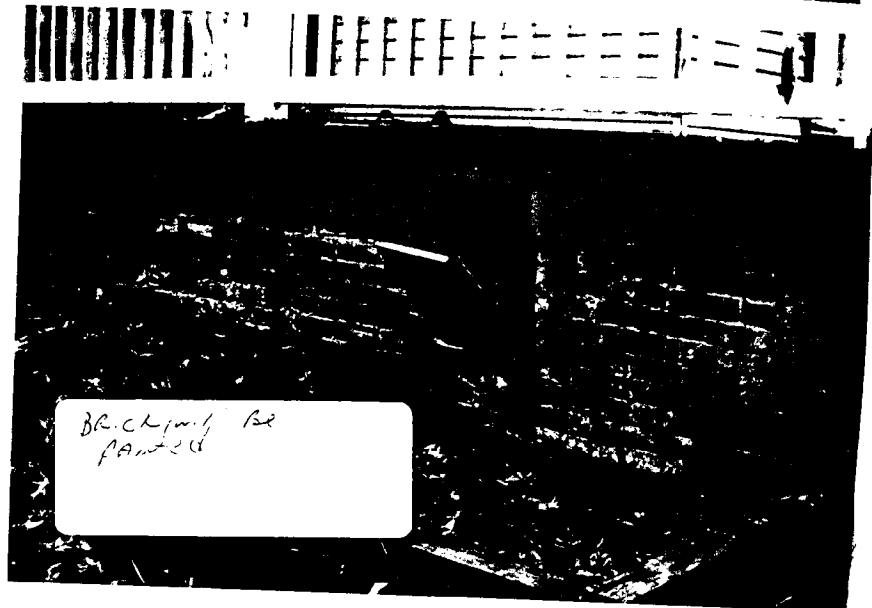
Full Front view
of shed - with narrow
Front porch and cap in
when saw 305 is



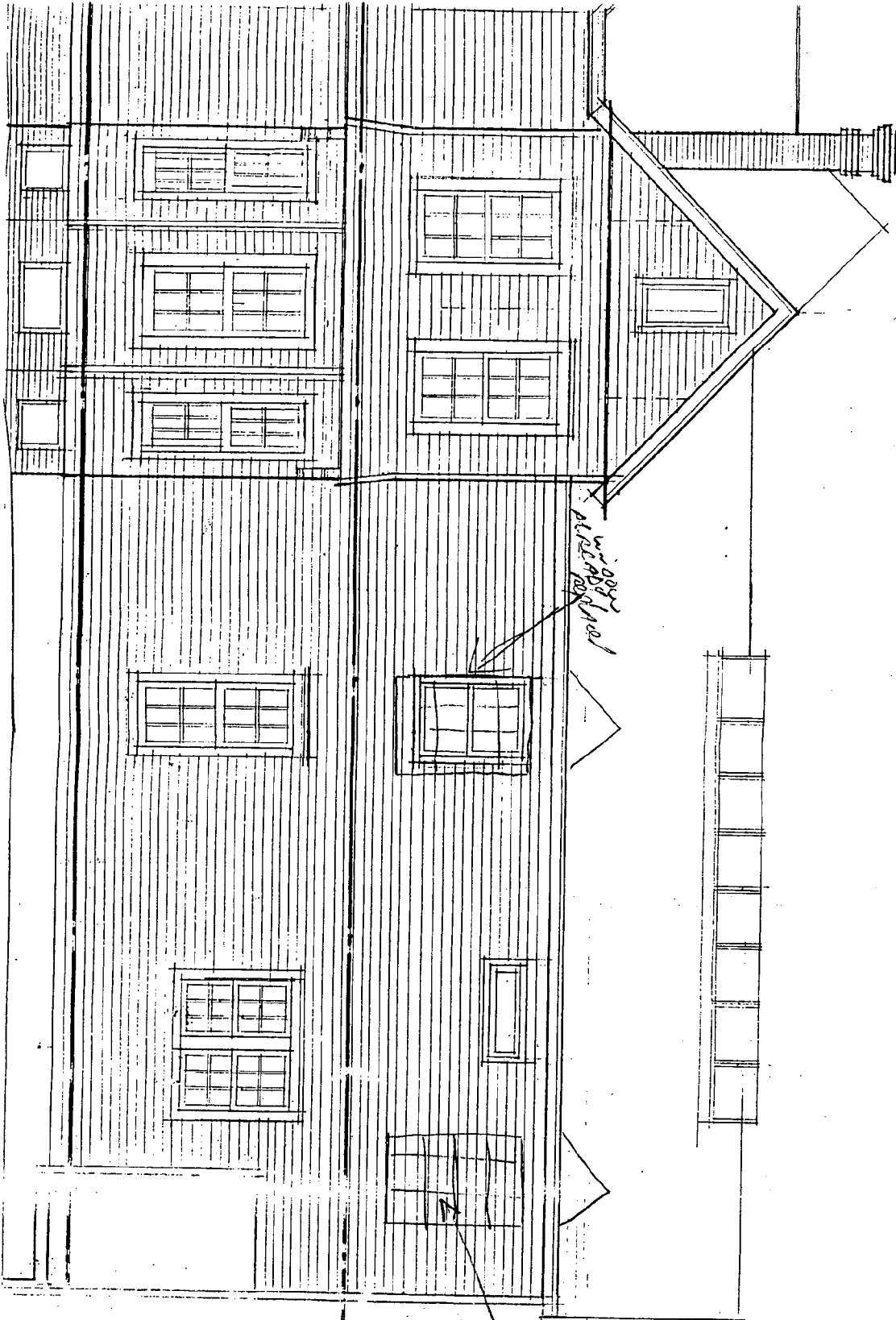
side view
porch foundation



porch foundation
cracks to be
addressed at later time
front view



Brickwork to
be painted

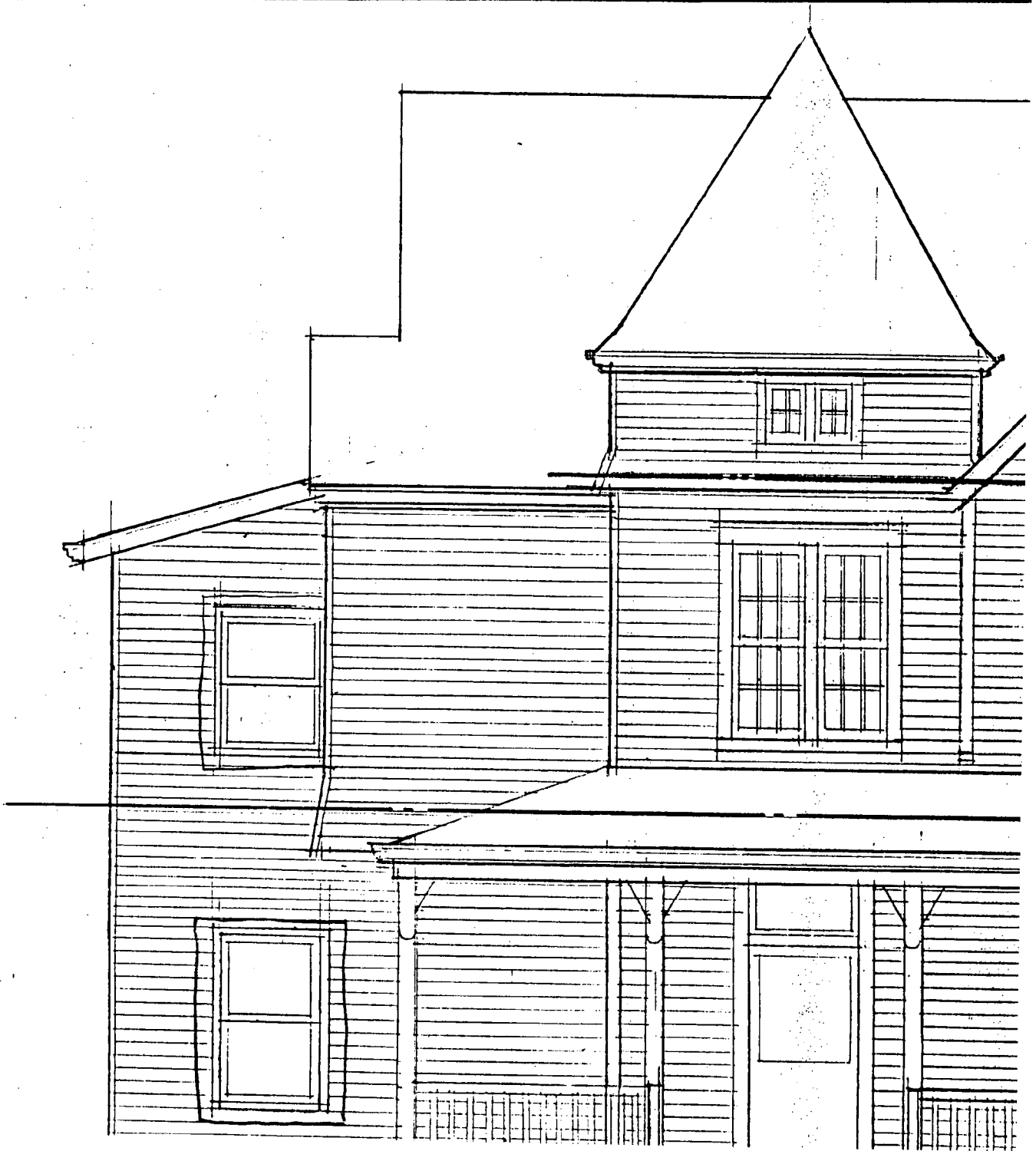


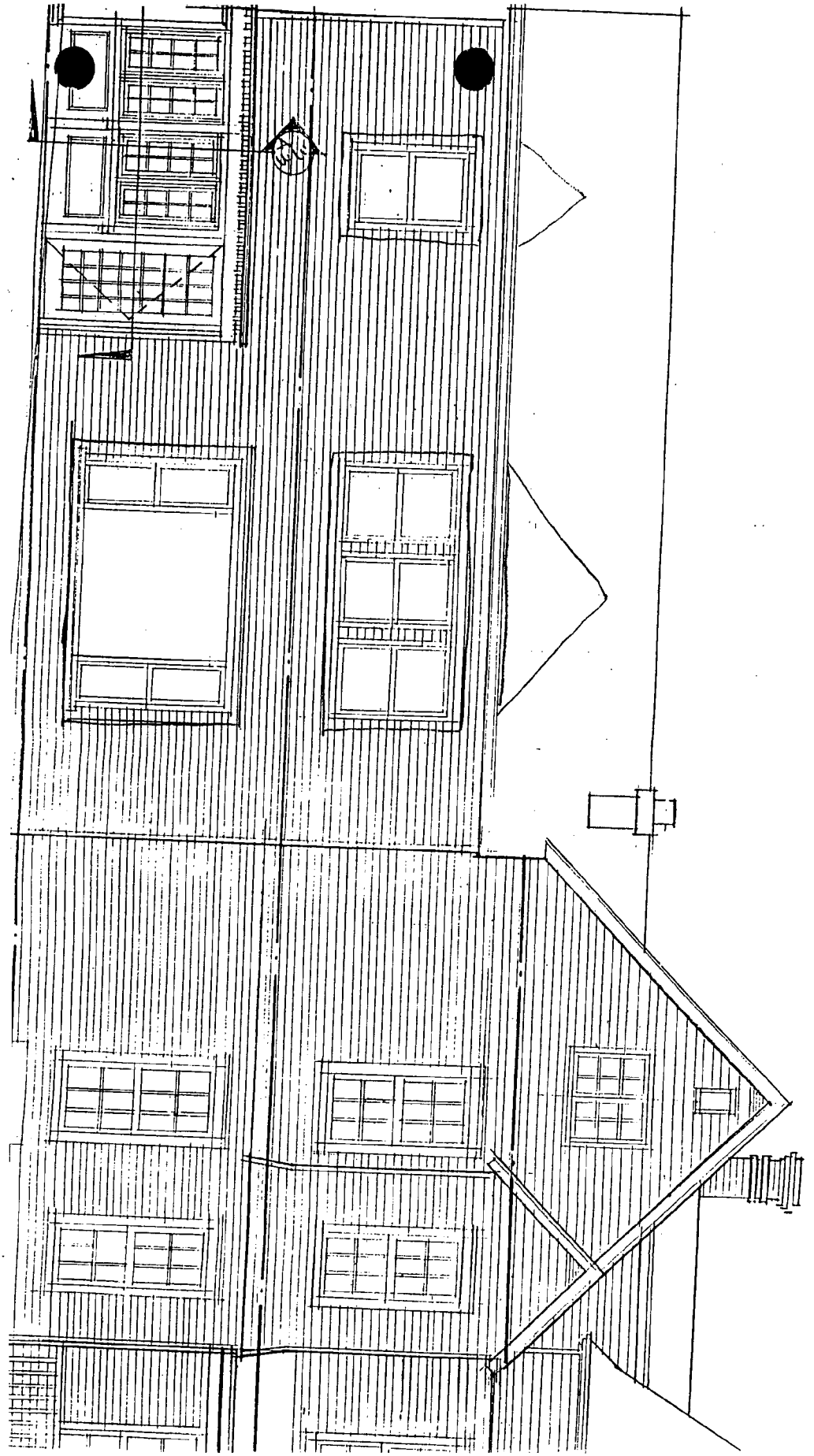
windows
removed

windows
removed
11/20/01

1
A2

LEFT SIDE ELEVATION





Description of Proposed work

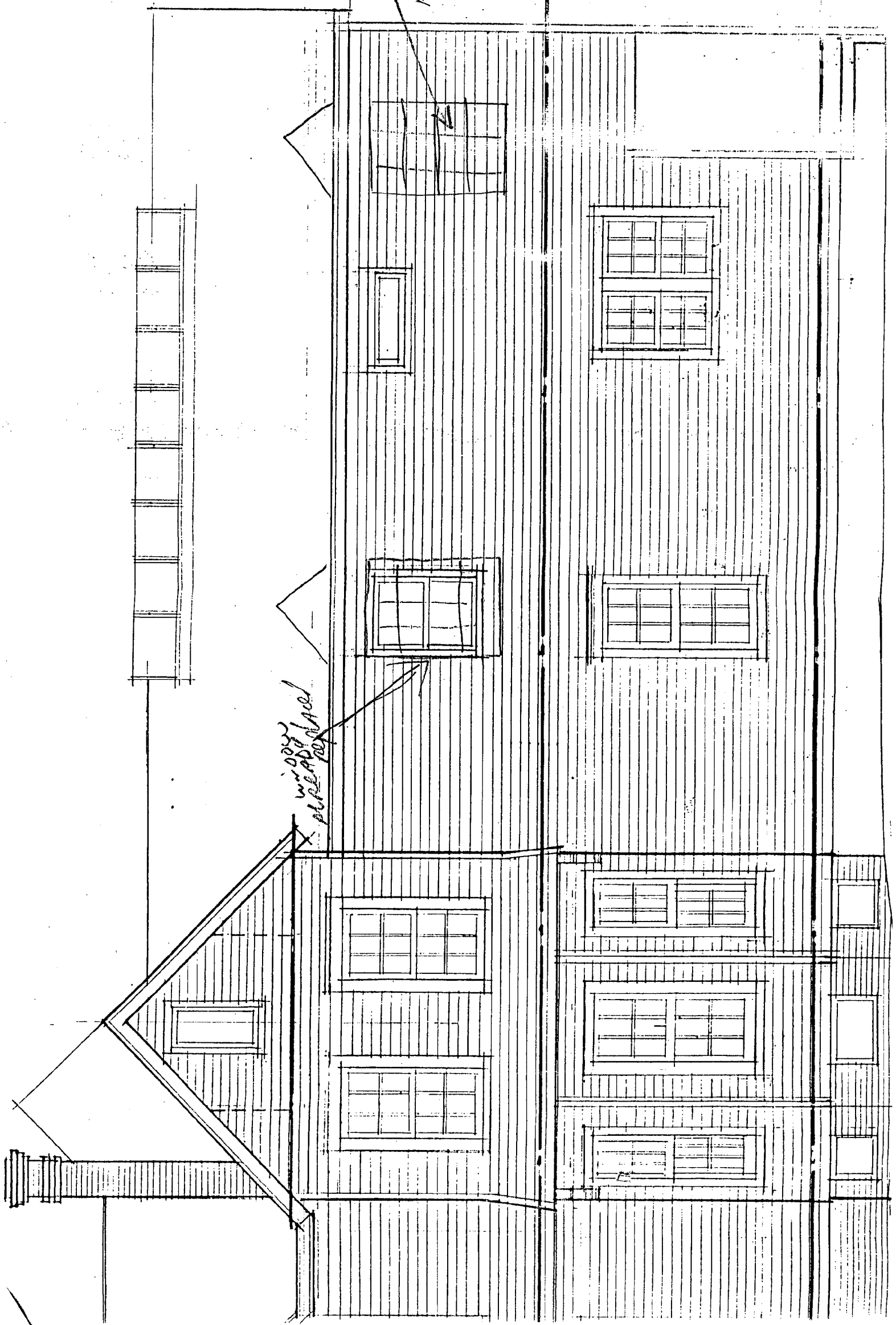
- ① shed/play house to be installed on permanent foundation at least 2 feet from any lot line. A row of Forsythia has already been planted along rear lot line to minimize impact and 2-4 beland cypress will be planted along N.E. lot line (Booines residence). Shed is the FAB made of wood with a shingle black roof. It is painted blue with raspberry trim. A porch was added to the side facing Booines to add interest and make the structure less box like. stairs will be added as will lattice work to ground level. A cupola has also been ordered but not installed - it can be added (our preference) but the roof can be sealed without it.
- ② trim exterior windows on addition (built in 1977) in sim-car manner to that of original house.
- ③ Add dormers over windows facing front rose to match other 2nd floor window on same side of house. Purpose is to diminish the total lack of aesthetics between two roof lines

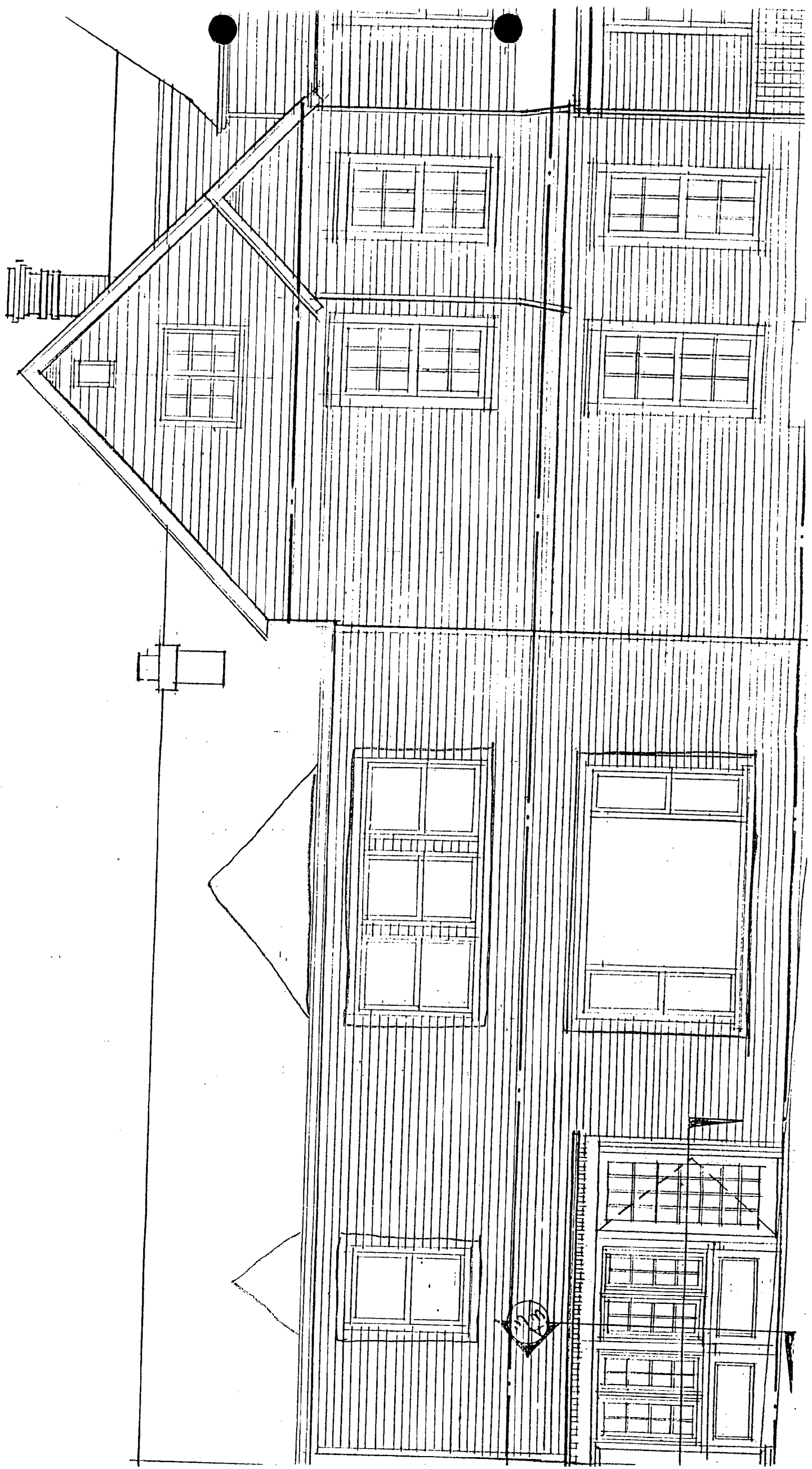
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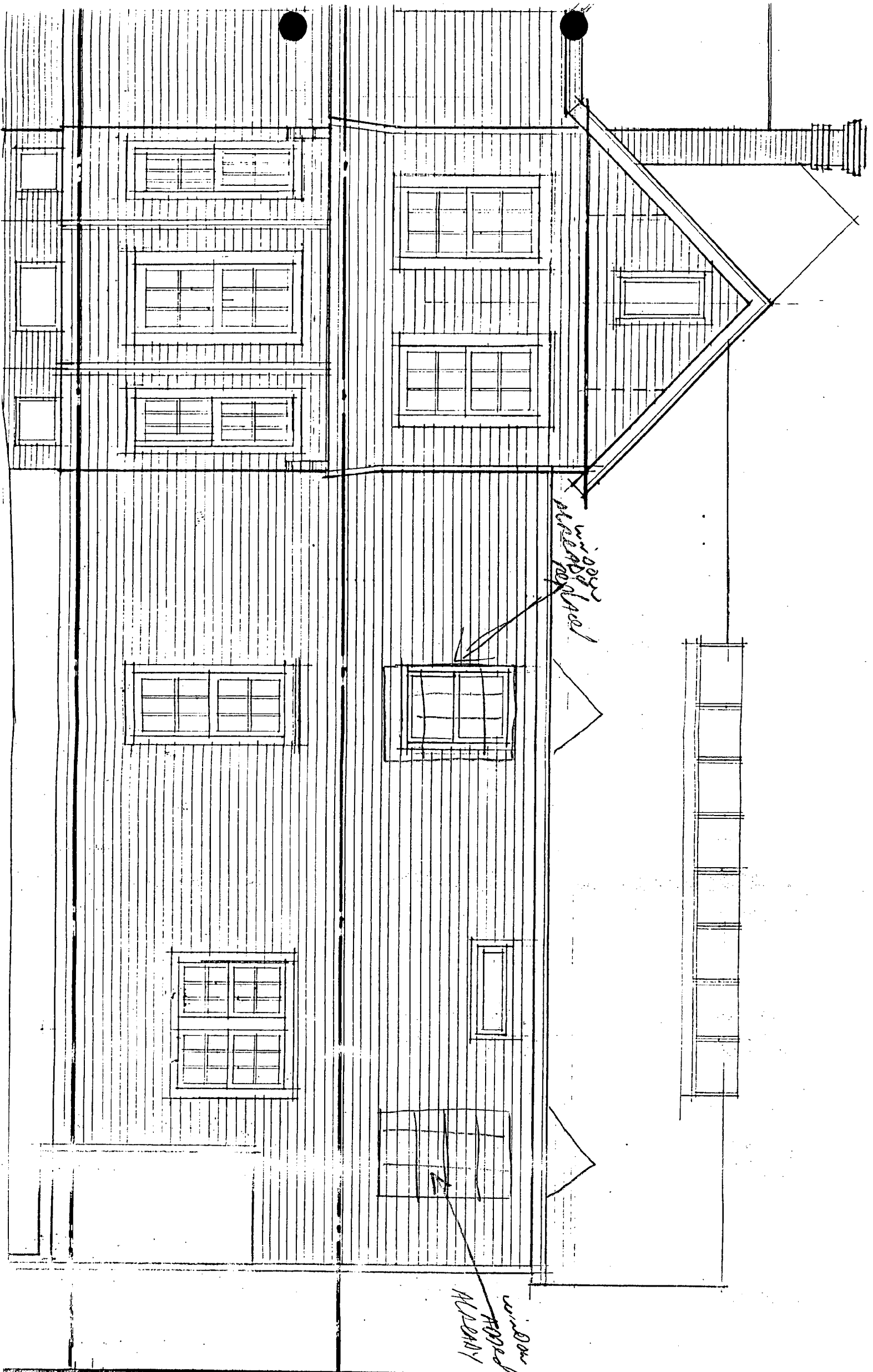
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windows
already
already

windows
already
already

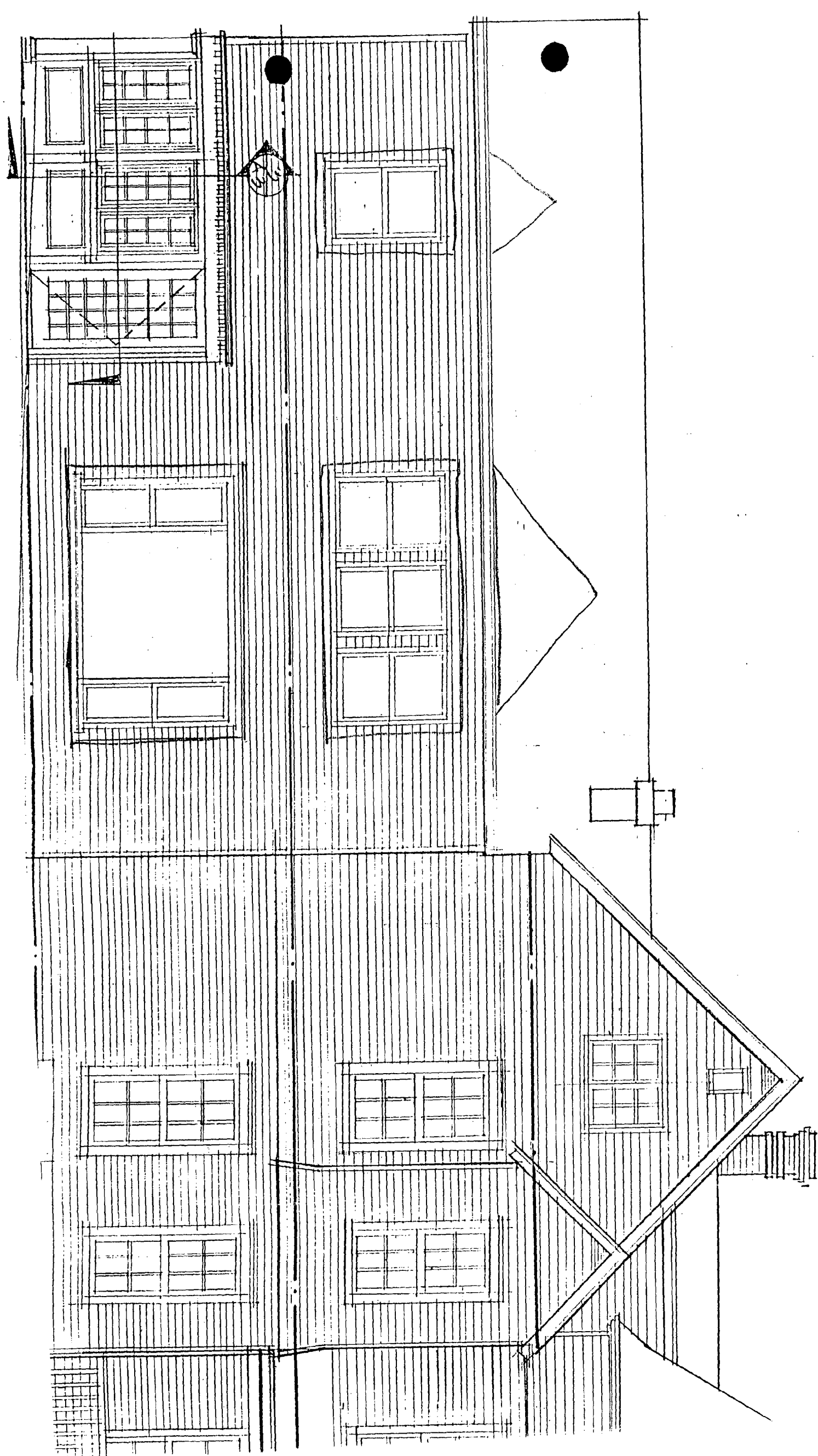






Window replaced

Window added



1
A2

LEFT SIDE ELEVATION



1
A2

LEFT SIDE ELEVATION

