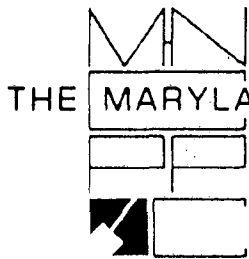


30/13-96B 4609 Waverly Avenue
(Garrett Park Historic District)



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

DATE: April 10, 1996

MEMORANDUM

TO: Robert Hubbard, Chief
Division of Development Services and Regulation
Department of Environmental Protection (DEP)

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

SUBJECT: Historic Area Work Permit

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

_____ Approved _____ Denied

Approved with Conditions: _____

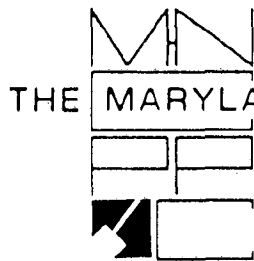
1. The applicant shall employ painted wood siding for sheathing.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERANCE TO THE APPROVED HISTORIC AREA WORK PERMIT(HAWP).

Applicant: Constantine & Emily Londos

Address: 4609 Waverly Avenue, Garrett Park, Md. 20896-0460

***THE APPLICANT MUST ARRANGE FOR A FIELD INSPECTION BY CALLING DEP/FIELD SERVICES (217-6240) FIVE DAYS PRIOR TO COMMENCEMENT OF WORK AND WITHIN TWO WEEKS FOLLOWING COMPLETION OF WORK.



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

DATE: April 10, 1996

MEMORANDUM

TO: Historic Area Work Permit Applicants

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

SUBJECT: Historic Area Work Permit Application - Approval of
Application/ Release of Other Required Permits

Enclosed is a copy of your Historic Area Work Permit application, approved by the Historic Preservation Commission at its recent meeting, and a transmittal memorandum stating conditions (if any) of approval.

You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

When you file for your building permit at DEP, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DEP. These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DEP at 217-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DEP/Field Services at 217-6240 of your anticipated work schedule.

Thank you very much for your patience and good luck with your project!



FRONT FACADE - WASHINGTON AVE.

EXPEDITED HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4609 Waverly Avenue

Meeting Date: 4/10/96

Resource: Garrett Park Historic District

Public Notice: 03/27/96

Case Number: 30/13-96B

Report Date: 04/03/96

Review: HAWP

Tax Credit: No

Applicant: Constantine & Emily Londos

Staff: Patricia Parker

DATE OF CONSTRUCTION: ca.1892

SIGNIFICANCE: Individual Master Plan Site
 Within a Master Plan Historic District
 Outstanding Resource
 Contributing Resource
 Non-Contributing/Out-of-Period Resource

ARCHITECTURAL DESCRIPTION: Victorian 3-story frame house

PROPOSAL: To construct a one story 10' wide x ^(16') 6' deep frame outbuilding covered with vinyl siding and having a 4' deep roof overhang on concrete slab in the rear yard. Roofing would be standing seam metal roofing. There would be three openings. Two 36" doors within single openings; one oversize opening to contain two wood double-hung windows with 1/1 configuration.

RECOMMENDATION: Approval
 Approval with condition:

1. The applicant employ painted wood siding for sheathing.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(b): The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

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

- X 2. The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- _____ 3. The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site, or historic resource located within an historic district, in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- _____ 4. The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
- _____ 5. The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
- _____ 6. In balancing the interests of the public in preserving the historic site, or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON David Almy
 DAYTIME TELEPHONE NO. (301) 942-2378
 TAX ACCOUNT # _____
 NAME OF PROPERTY OWNER Constantine And Emily London DAYTIME TELEPHONE NO. 949-7813
 ADDRESS 4609 Waverly Ave. GARRETT PARK MD 20896-0460
 CITY STATE ZIP CODE
 CONTRACTOR NOT yet KNOWN TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER NOT yet KNOWN DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 4609 STREET Waverly Ave.
 TOWN/CITY GARRETT PARK NEAREST CROSS STREET Montrose Ave.
 LOT 30, 31, 32 BLOCK 100 SUBDIVISION GARRETT PARK Section 2
 LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 5000
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. TYPE OF SEWAGE DISPOSAL 01 WSSC 02 () SEPTIC 03 OTHER None
 2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 OTHER None

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. HEIGHT _____ feet _____ inches
 3B. 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 _____

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.

Emily D. London _____ 3-18-96
 Signature of owner or authorized agent Date

APPROVED _____ For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature _____ Date _____

Montgomery Co. Historic Area Work Permit

1. Written Description of Project:

a. Description of existing structure: Victorian structure (circa 1880's), alum siding, located in the middle of three lots, facing Waverly Ave. and adjacent to Montrose Ave. The historically significant house will remain unchanged.

b. General description of project and its effect on the historic resource.....: Construction of a separate potting/garden shed to be located in the rear of the lot behind the house. I believe the shed will enhance the Victorian house/as well as the garden in which the shed will be built. The shed will be pleasing to the eye and will be useful for germinating seeds and storing garden equipment. It will be in keeping with the Victorian house, but it will be clear the shed is new construction.

2. Site Plan: Enclosed

3. Plans and Elevations: Enclosed

4. Materials Specifications: Included on design drawings.

5. Photographs: Enclosed

6. Tree Survey: Not applicable

7. Addresses of Adjacent and Confronting Property Owners: Enclosed

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Brannon, Michael and Betty
11005 Montrose Ave.
Garrett Park, MD 20896-0334

Maryland-National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, MD 20910

Gott, Jack and Marge
11009 Montrose Ave.
Garrett Park, MD 20896-0319

Mazzullo, John and Debbie
11008 Montrose Ave.
Garrett Park, MD 20896-0211

Kraich, Norbert and Elaine
4605 Waverly Ave.
Garrett Park, MD 20896-0373

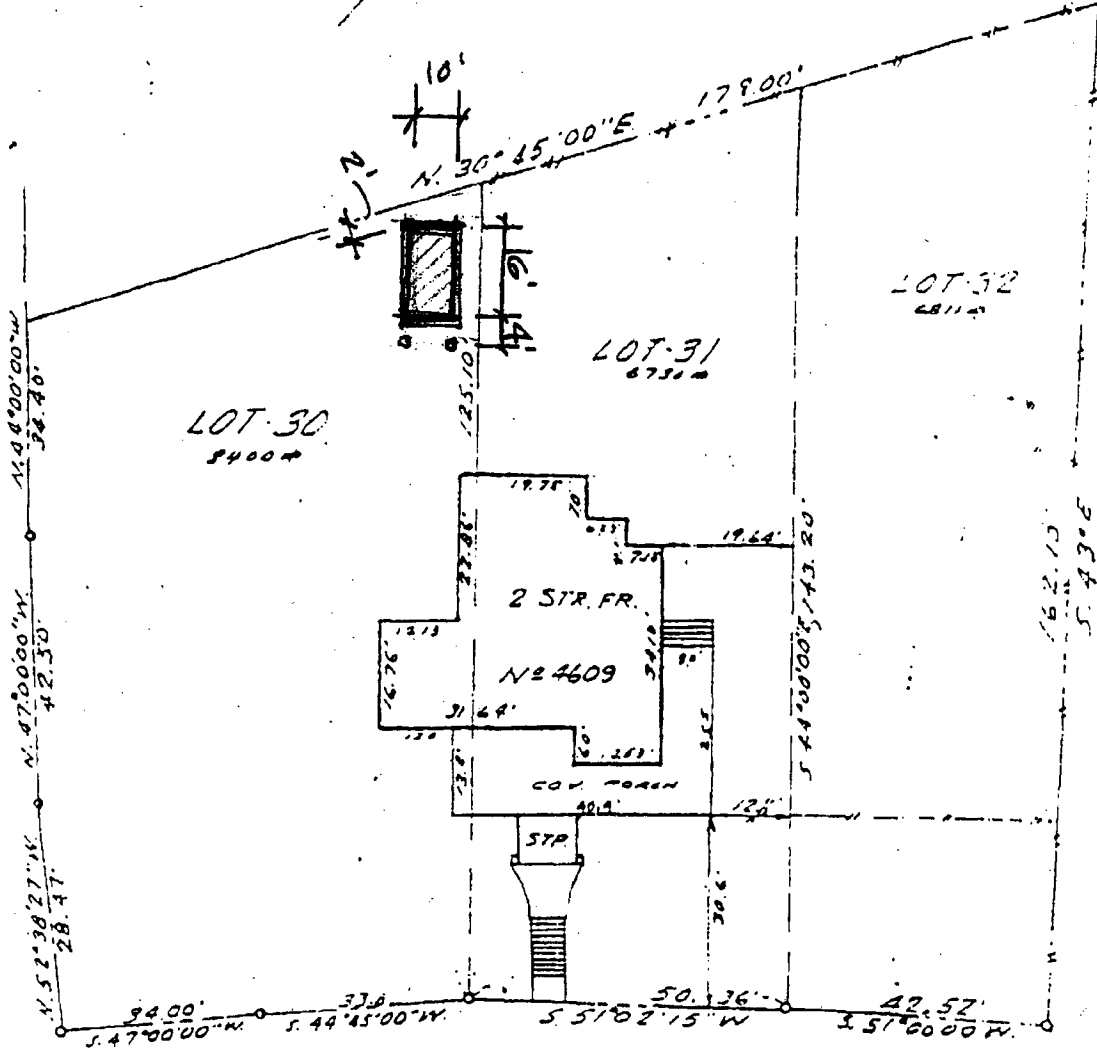
Lillie, Steve & Davies, Carol
11006 Montrose Ave.
Garrett Park, MD 20896-0351

Coleman, Dennis & Knowles, Julie
4701 Waverly Ave.
Garrett Park, MD 20896-0384

Bodine, Rusty and Cathy
11004 Montrose Ave.
Garrett Park, MD 20896-0284

MANAGEMENT APPROVED
 SUBJECT TO FURTHER
 APPROVAL OF CONSTRUCTION

MONTROSE AVE.



MONTGOMERY COUNTY GOVERNMENT
 Department of Environmental Protection
 Division of Construction Codes Enforcement

Approved [Signature]
 Date 10/28/81

PLAT BOOK No A
 PLAT No 26

SURVEYORS CERTIFICATE: I HEREBY CERTIFY THAT THE POSITIONS OF ALL EXISTING IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT-TAPE SURVEY AND THAT UNLESS OTHERWISE SHOWN, THERE ARE NO ENCROACHMENTS.

HOUSE LOCATION SURVEY:

MONTGOMERY COUNTY, MARYLAND
 SUBDIVISION:

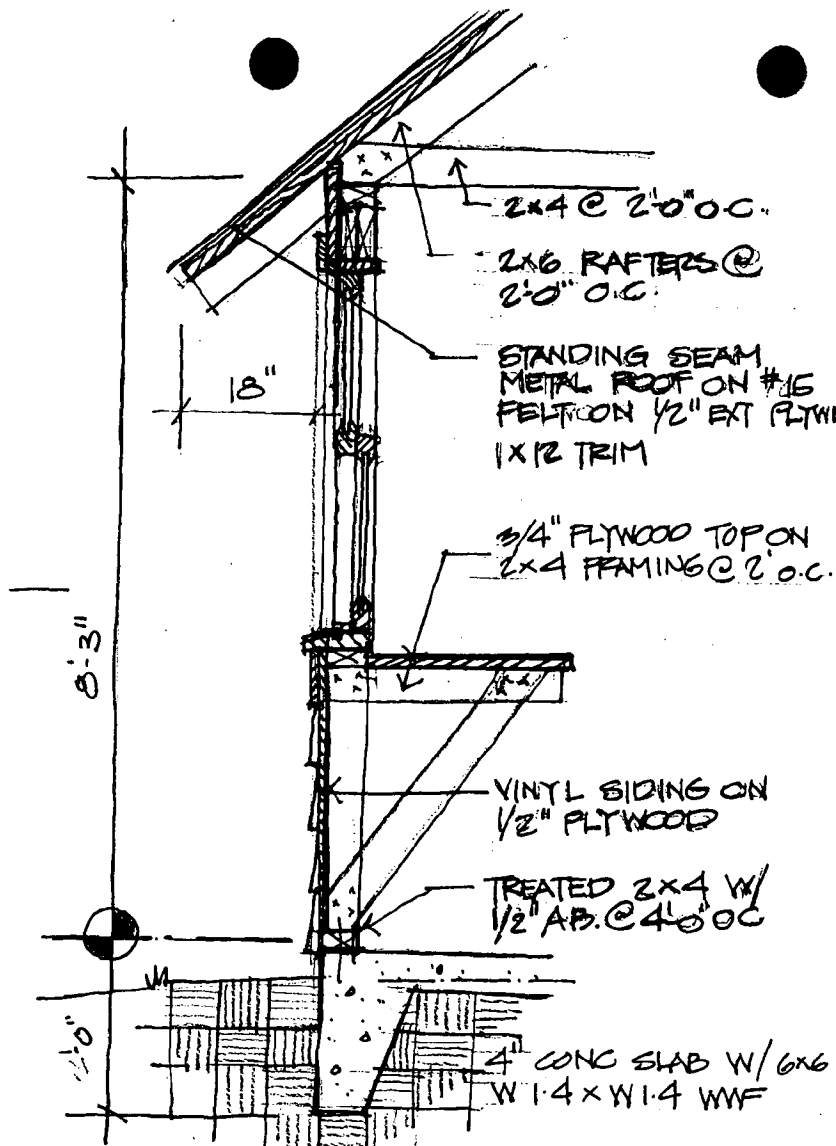
LOTS	BLOCK	SECTION
31 & 32	100	2

GARRETT PARK

SCALE: 1"=30'
 R.F.L. C. HILL, JR. ATTY.
 CASE NO.

JOHN S. MSCALL
 LAND SURVEYOR, MD. REG NO 2284
 8601 HEMPSTEAD AVE.

DATE: 10/28/81
 CERTIFIED CORRECT
[Signature]



2x4 @ 2'-0" O.C.
 2x6 RAFTERS @
 2'-0" O.C.

STANDING SEAM
 METAL ROOF ON #15
 FELT ON 1/2" EXT PLYWD.
 1x12 TRIM

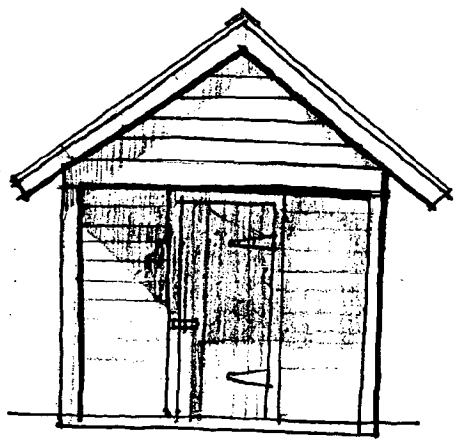
3/4" PLYWOOD TOP ON
 2x4 FRAMING @ 2'-0" O.C.

VINYL SIDING ON
 1/2" PLYWOOD

TREATED 2x4 W/
 1/2" AB. @ 4'-0" O.C.

4" CONC SLAB W/ 6x6
 W 14 x W 14 WWF

WALL SECTION 3/4"



FRONT ELEV. 1/4"

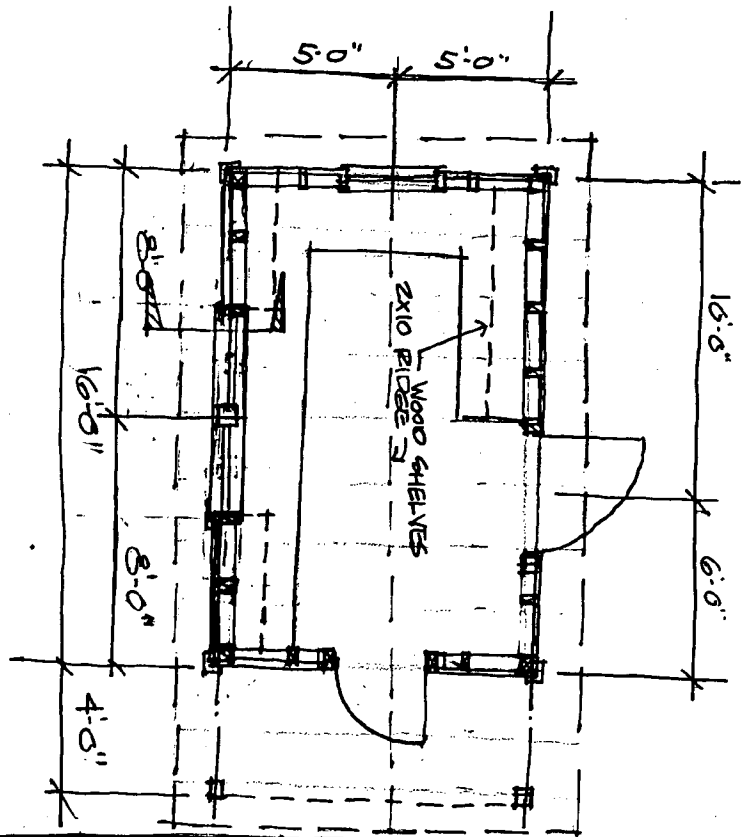
PROPOSED POTTING SHED
 MR & MRS DEAN LONDOS
 GARRETT PARK MARYLAND

ALMY ARCHITECTS
 11006 KENILWORTH AV.
 GARRETT, MARYLAND

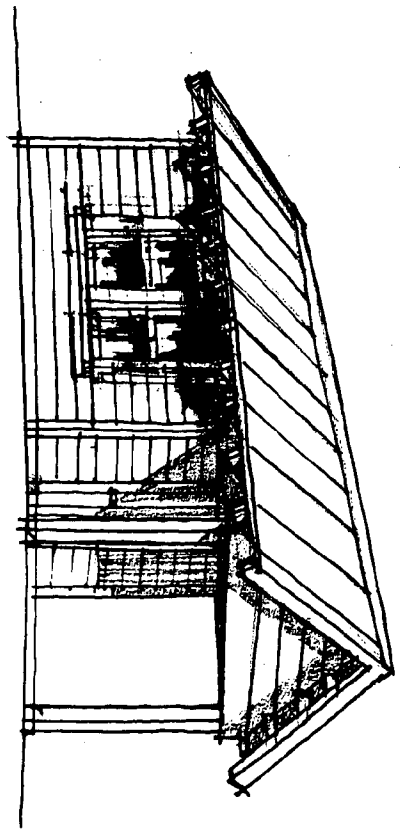
A-1

96004

PLAN 1/4"



SKETCH

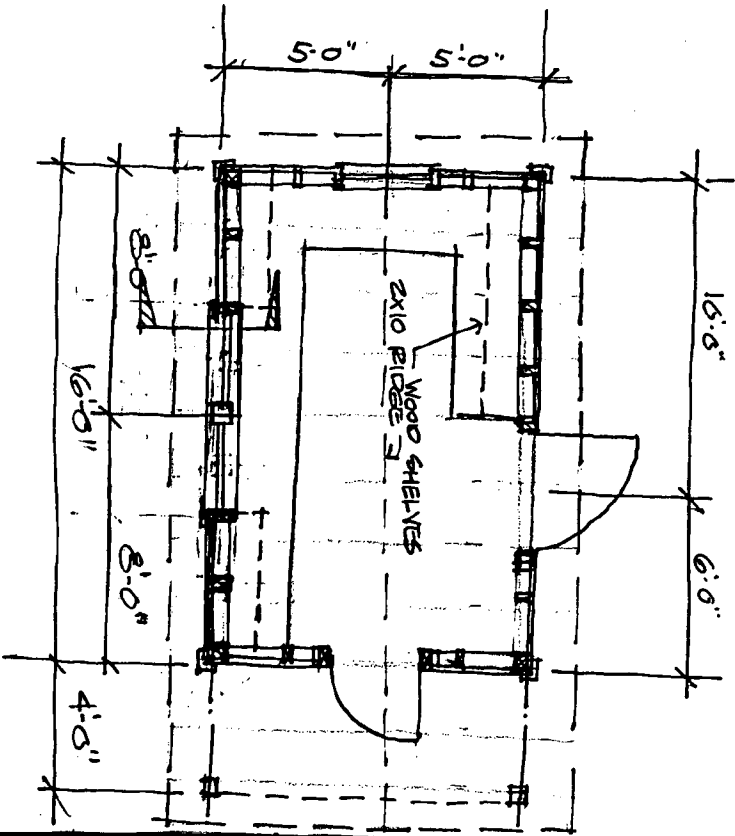


96004	A-2	ALMY ARCHITECTS 11006 KENILWORTH AV. GARRETT, MARYLAND	PROPOSED POTTING SHED MR & MRS DEAN LONDOS GARRETT PARK MARYLAND
-------	-----	--	--

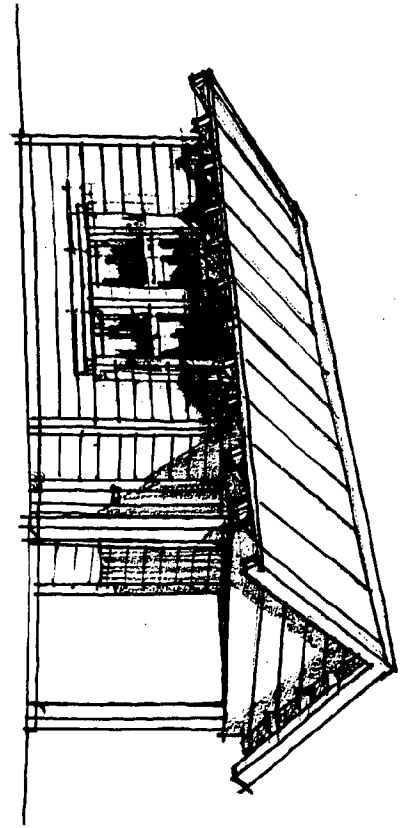


1777 - 1800

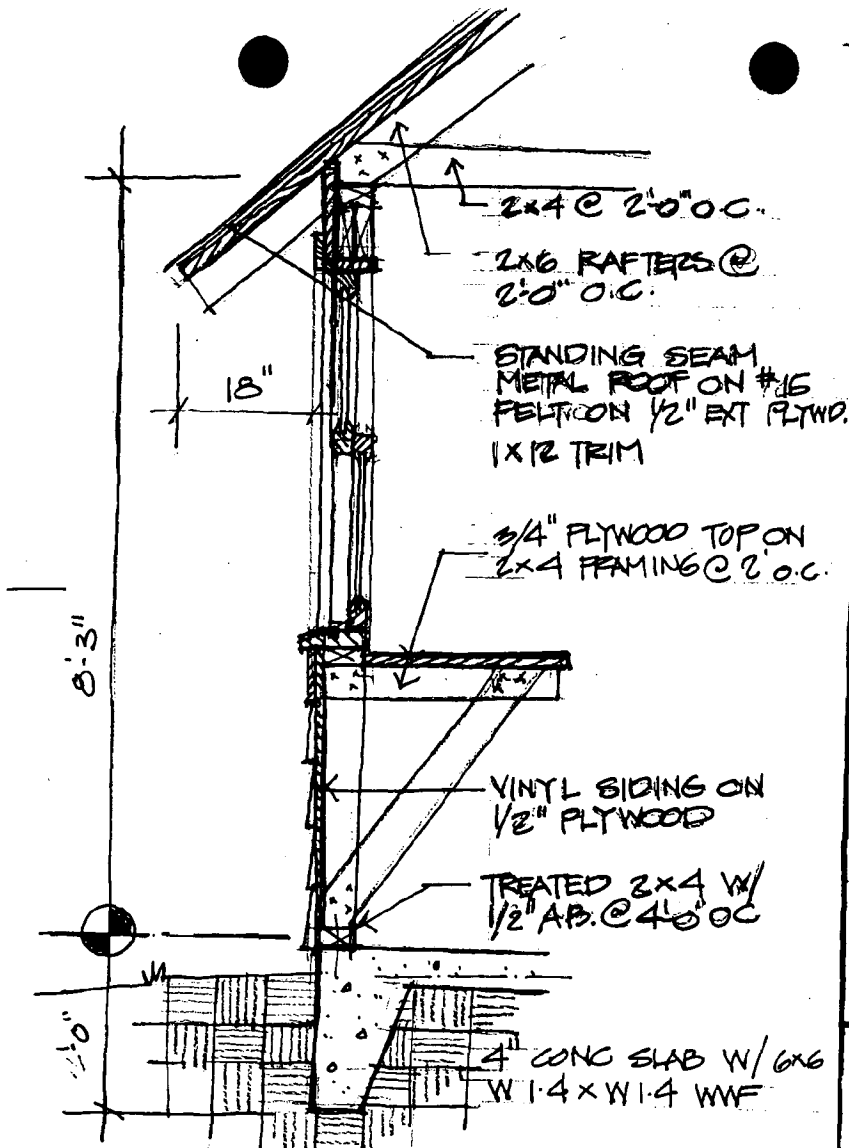
PLAN 1/4"



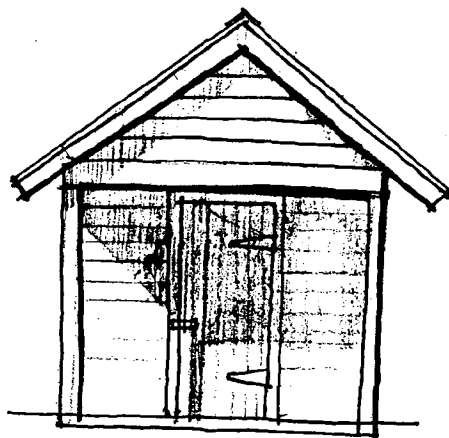
SKETCH



76004	A-2	ALMY ARCHITECTS 11006 KENILWORTH AV. GARRETT, MARYLAND	PROPOSED POTTING SHED MR & MRS DEAN LONDOS GARRETT PARK MARYLAND
-------	-----	--	--



WALL SECTION 3/4"



FRONT ELEV. 1/4"

PROPOSED POTTING SHED
 MR & MRS DEAN LONDOS
 GARRETT PARK MARYLAND

ALMY ARCHITECTS
 11006 KENILWORTH AV.
 GARRETT, MARYLAND

A-1

96004