

30/13-96C 4710 Waverly Avenue
(Garrett Park Historic District)



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

DATE: Sep 11, 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.

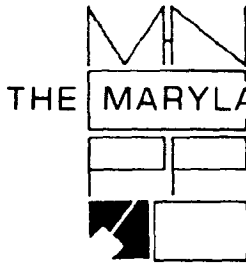
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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!



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

DATE: Sept 11, 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: _____

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

Applicant: Pam & Dick Morgan Box 424

Address: 4710 Wzuzly Ave Garrett Park MD 20896

***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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Dick Morgan
 DAYTIME TELEPHONE NO. (301) 953-6000 x7055

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Pam & Dick Morgan DAYTIME TELEPHONE NO. (301) 942-3490

ADDRESS 4710 Waverly Ave, Box 424 Garrett Park, MD 20896-0424
CITY STATE ZIP CODE

CONTRACTOR Mark Triplet & owners TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4710 STREET Waverly Ave

TOWN/CITY Garrett Park NEAREST CROSS STREET Montrose Ave

LOT 16 & part 17 BLOCK 99 SUBDIVISION _____

LIBER _____ FOLIO _____ PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: 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 \$ 6000

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 _____

2B. TYPE OF WATER SUPPLY 01 () WSSC 02 () WELL 03 () OTHER _____

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.

Richard C. Morgan
 Signature of owner or authorized agent

23 August 1996
 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 9-12-91

House Location
Lots 15 & 16, Section No. 99

&
Sub Lot 1 of 17 in Mrs Hadassah H. Hellen's
Subdivision of Lot No 17, Section 99
As Amended
GARRETT PARK
Montgomery County, Maryland

I hereby certify that the plan shown hereon is correct, and that the improvements are correctly shown on this plan.

August 20, 1962
Scale: 1" = 40'
Plat Book A, Plat 24
Liber J.A. 4, Folio 121

William Neal Hurley, Jr.
William Neal Hurley, Jr., Surveyor
Md 3025

DETAIL: 1" = 20'

Addition
in ~1985

Robert
APPROVED
Montgomery County
Historic Preservation Commission
9.12.96

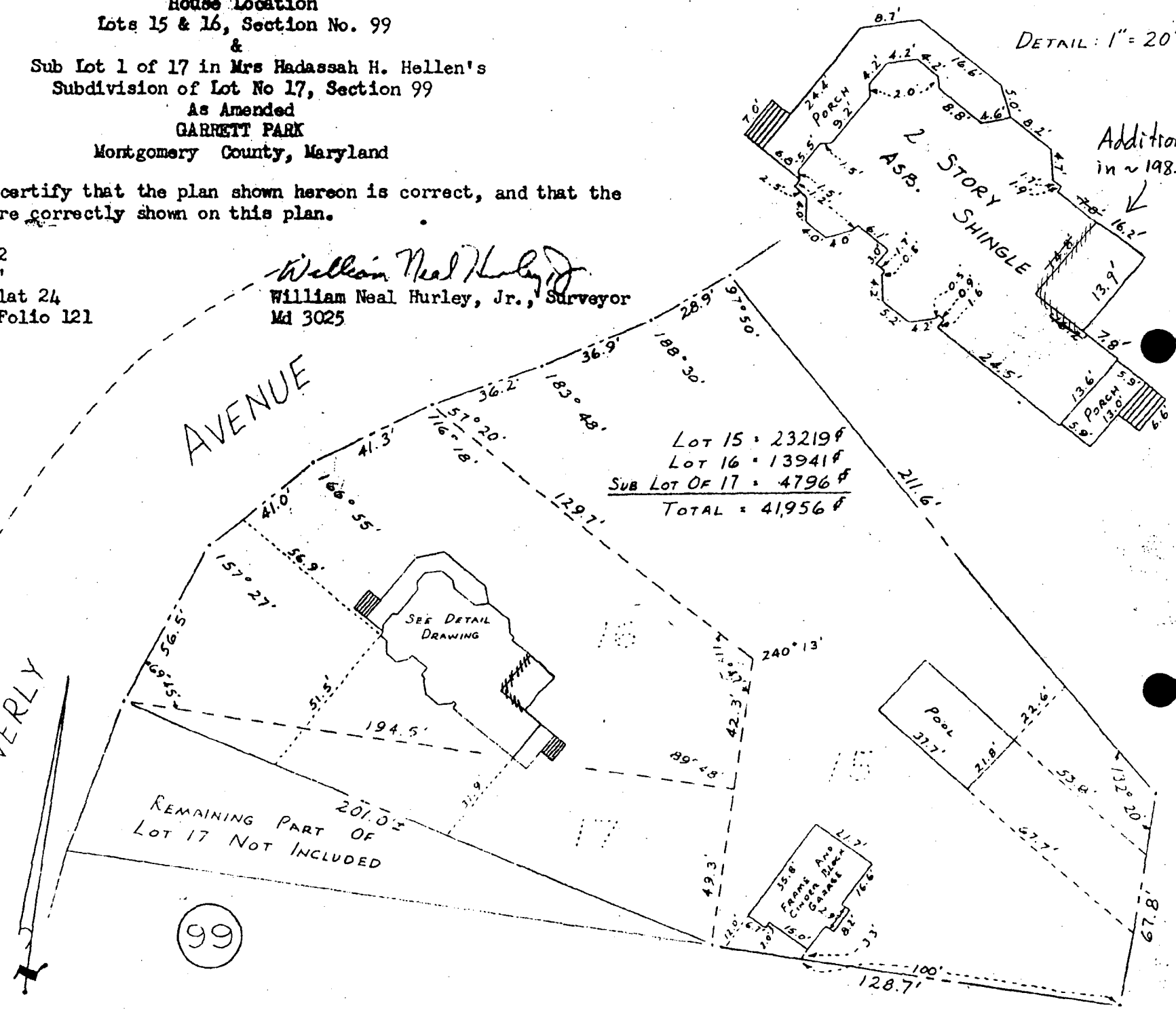
LOT 15 = 23219 $\frac{1}{2}$
LOT 16 = 13941 $\frac{1}{2}$
SUB LOT OF 17 = 4796 $\frac{1}{2}$
TOTAL = 41,956 $\frac{1}{2}$

AVENUE

WAVERLY

REMAINING PART OF
LOT 17 NOT INCLUDED

99



HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Dennis Coleman & Julie Knowles
4701 Waverly Ave, Box 384
Garrett Park, MD
20896-0384

Ruby Freer
10934 Montrose Ave, Box 144
Garrett Park, MD
20896-0144

Bill Spinard & Patricia Rye
4702 Waverly Ave, Box 312
Garrett Park, MD
20896-0312

Anne Atlee
10938 Montrose Ave, Box 134
Garrett Park, MD
20896-0134

Jeff & Margaret Human
4709 Waverly Ave, Box 113
Garrett Park, MD
20896-0113

Glenn & Kitty Roberts
4711 Waverly Ave, Box 159
Garrett Park, MD
20896-0159

Randy & Beth Turk
4716 Waverly Ave, Box 303
Garrett Park, MD
20896-0303

**Expedited
Historic Preservation Commission Staff Report**

Address: 4710 Waverly Avenue

Meeting Date: 09/11/96

Resource: Garrett Park Historic District

Public Notice: 08/28/96

Case Number: 30/13-96C

Report Date: 09/04/96

Review: HAWP

Tax Credit: Yes

Applicant: Pam and Dick Morgan

Staff: Perry Kephart

DATE OF CONSTRUCTION: 1890.

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Wood frame Queen Anne with hexagonal turret and front wraparound porch.

PROPOSAL: Remove asbestos shingles to restore original siding. Replace porch brackets that previously existed on the house based on a historic photo of house.

RECOMMENDATION:

- Approval
- Approval with conditions:
 1. _____
 2. _____
 3. _____

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

- _____ 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.

Policy on use of Expedited Staff Reports for simple HAWP cases

This policy is developed with the understanding that:

- I. the HPC's policy regarding in-kind replacements has not changed, that is - all replacement of exterior features with **exactly matching** materials may be done without a HAWP;
- II. staff will continue to notify Local Advisory Panels (LAPs), and adjacent and confronting owners of all HAWP requests and, if a neighbor or the LAP is known to object to a proposal, then the Expedited Staff Report format will not be used;
- III. if, because of the specifics of a case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, then the standard report format shall be used;
- IV. the Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - a. repair or replacement of masonry foundations with new materials that match the original closely,
 - b. installation of vents, venting pipes, and exterior grills,
 - c. new installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and (where necessary) replaced in kind.
 5. Removal of accessory buildings which are not original to the site nor otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists which illustrates or describes the missing detail or details.
 7. Signs which are in conformance with all other County sign regulations.

8. Construction of wooden decks which are at the rear of a structure and are not readily visible from a public right-of-way - this applies to all categories of resources: outstanding, contributing, individually designated sites, etc.

9. Replacement of roofs on non-contributing/out-of-period buildings, as well as new installation of historic, appropriate roofing materials on outstanding and contributing buildings.

10. Installation of exterior storm windows and/or doors which are compatible with the historic site or district in terms of material, design, etc.

11. Construction of fences which are compatible with historic site or district in terms of material, height, location and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed through the Expedited Staff Report format.

12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas which are not readily visible from a public right-of-way and/or are compatible in material, location and design with the visual character of the historic site or district.

13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

14. Construction or replacement of storage and small accessory buildings which are not readily visible from a public right-of-way.

15. Landscaping, or the removal or modification of existing planting, which is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Dick Morgan
DAYTIME TELEPHONE NO. (301) 953-6000 x7055

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER Pam & Dick Morgan DAYTIME TELEPHONE NO. (301) 942-3490

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CITY STATE ZIP CODE

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CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4710 STREET Waverly Ave

TOWN/CITY Garrett Park NEAREST CROSS STREET Montrose Ave

LOT 16 & part 17 BLOCK 99 SUBDIVISION _____

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 \$ 6000

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Richard C. Morgan Signature of owner or authorized agent 23 August 1996 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

4

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

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

~100-year old Queen Anne Victorian, with turret & single gable. Wood-frame with asbestos shingles. Porch in front wraps around to left side, ending at turret.

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

Remove asbestos shingles to restore original siding & gingerbread (as much as reasonably possible), and install porch brackets (restore to original configuration)

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" X 17". Plans on 8 1/2" X 11" paper are preferred.

- Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the 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.**

4. MATERIALS SPECIFICATIONS

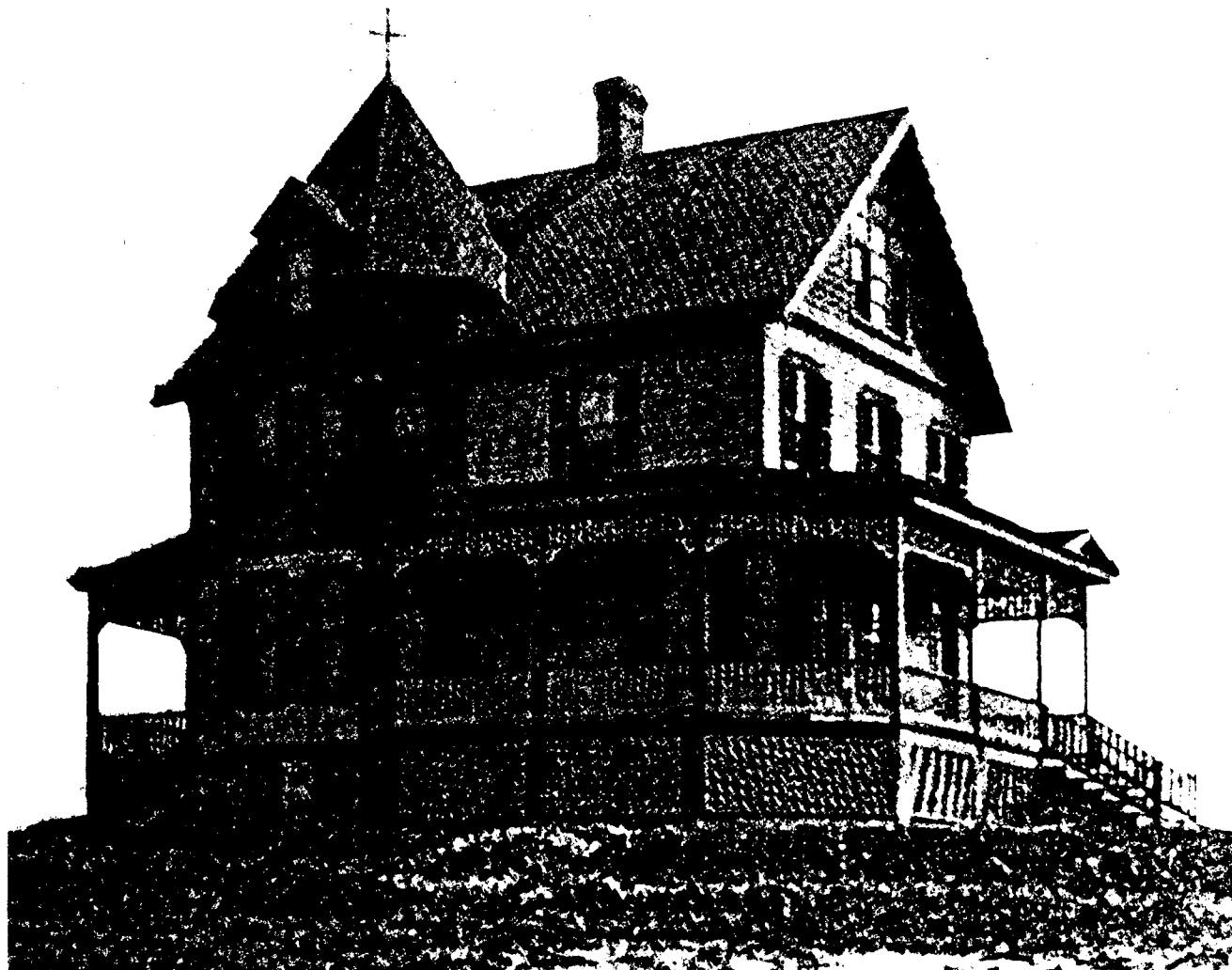
General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

5



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

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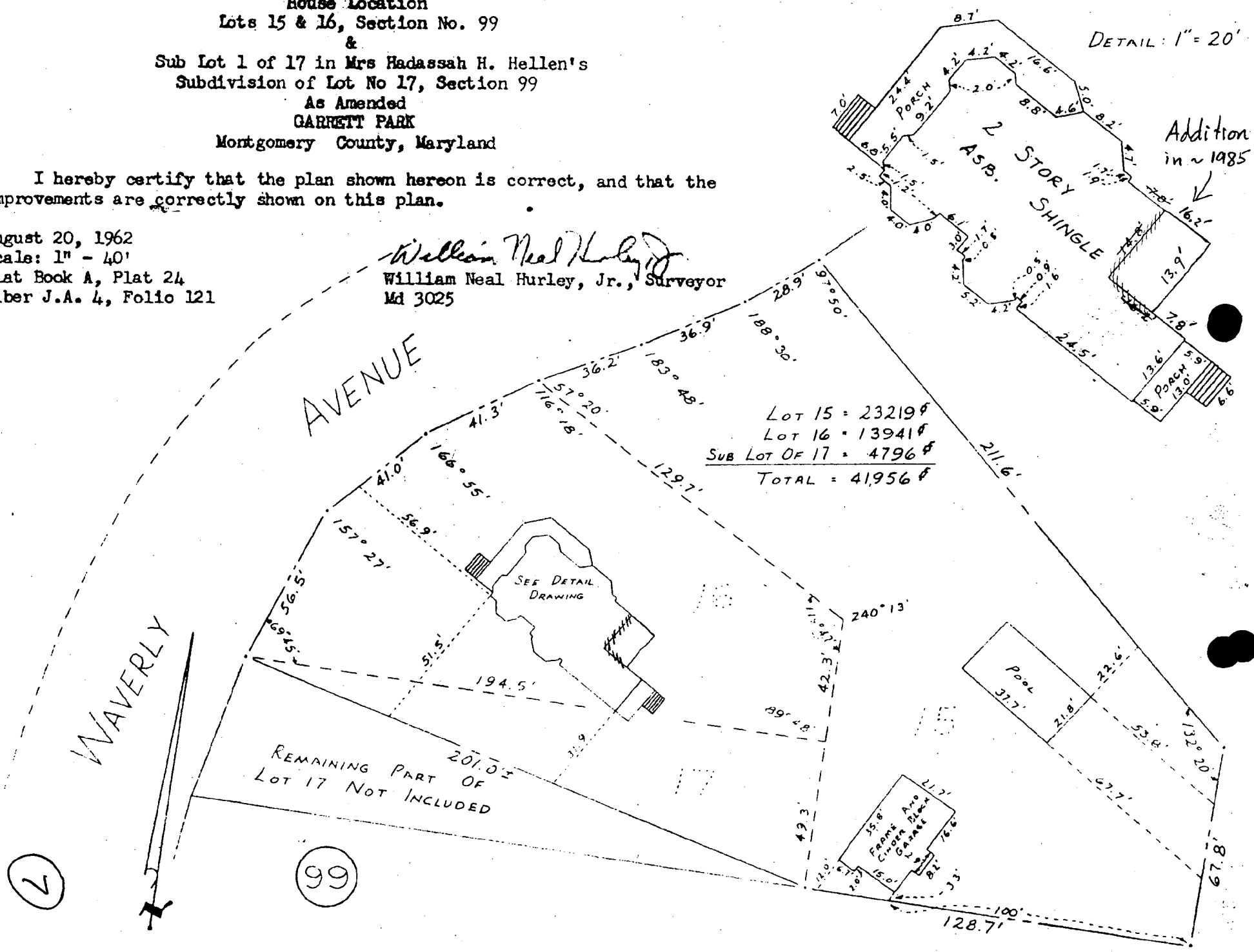
House Location
 Lots 15 & 16, Section No. 99

&
 Sub Lot 1 of 17 in Mrs Hadassah H. Hellen's
 Subdivision of Lot No 17, Section 99
 As Amended
 GARRETT PARK
 Montgomery County, Maryland

I hereby certify that the plan shown hereon is correct, and that the improvements are correctly shown on this plan.

August 20, 1962
 Scale: 1" = 40'
 Plat Book A, Plat 24
 Liber J.A. 4, Folio 121

William Neal Hurley, Jr.
 William Neal Hurley, Jr., Surveyor
 Md 3025



7

99

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

Dennis Coleman & Julie Knowles
4701 Waverly Ave, Box 384
Garrett Park, MD
20896-0384

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Garrett Park, MD
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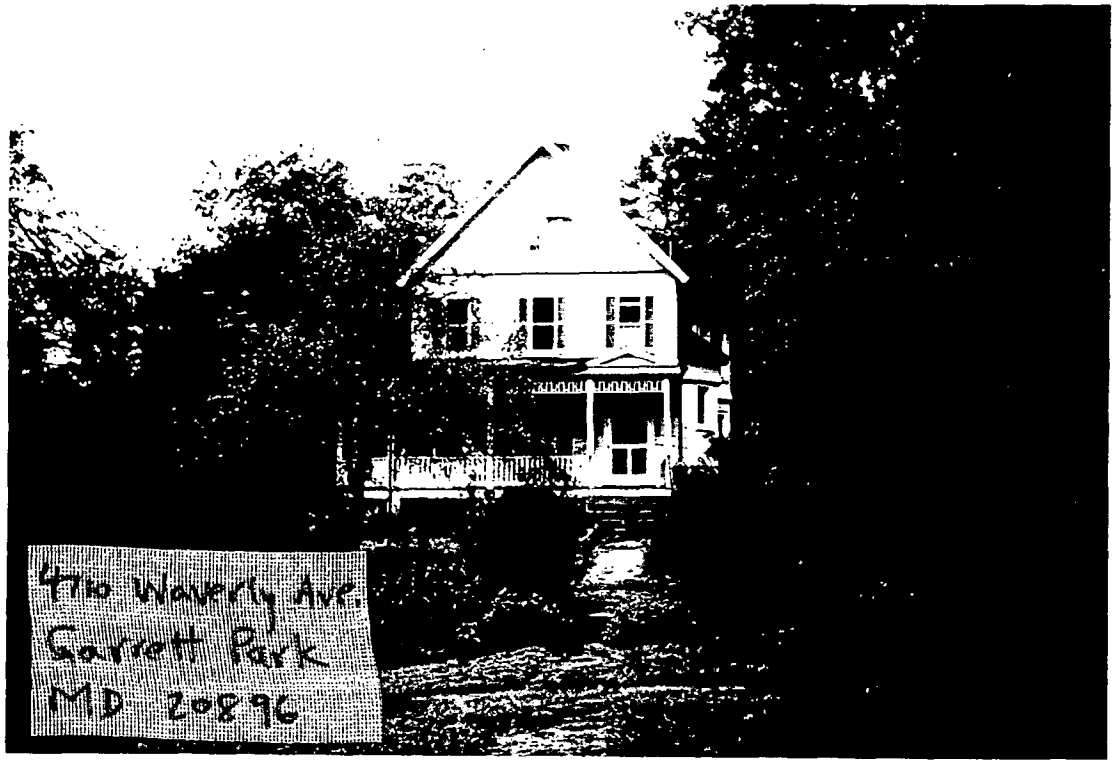
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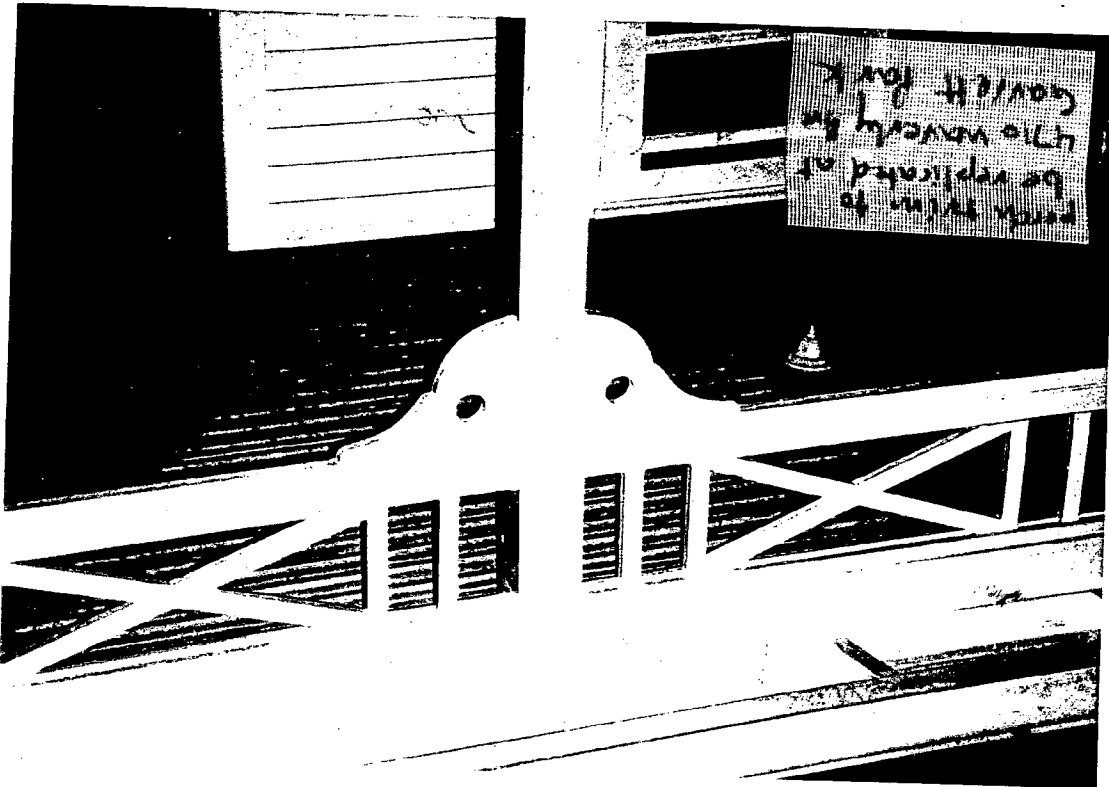
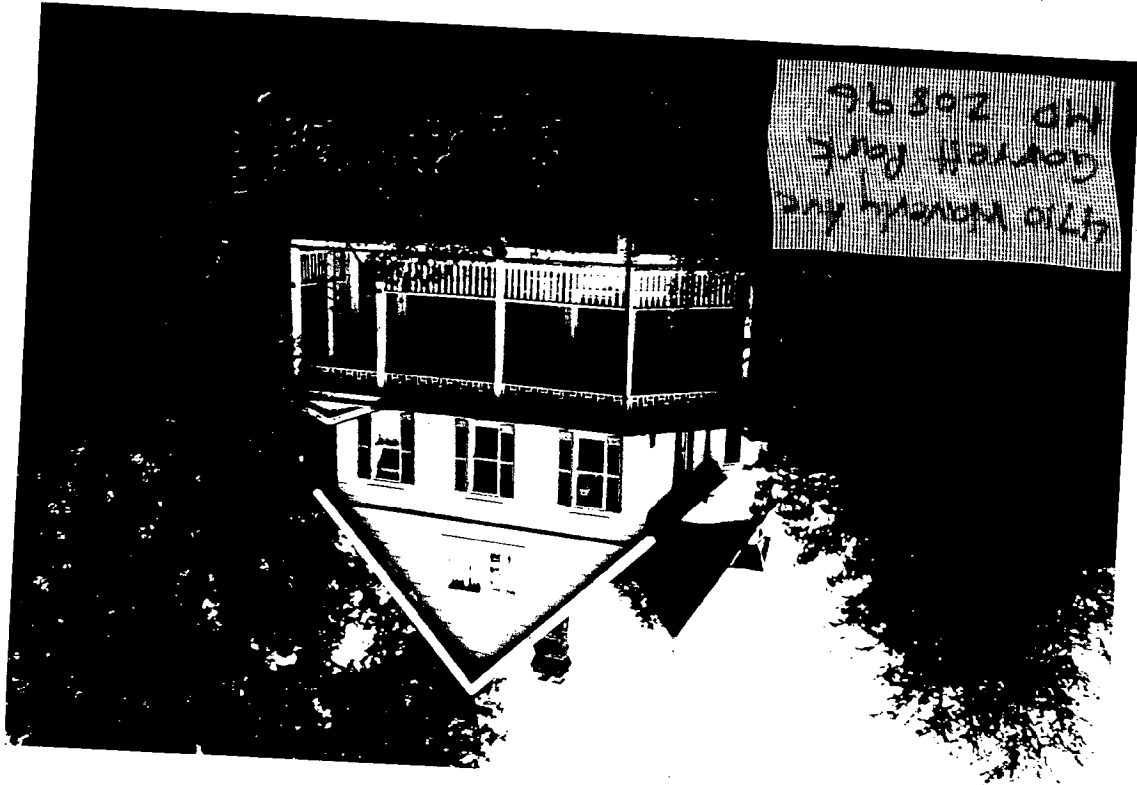
Randy & Beth Turk
4716 Waverly Ave, Box 303
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8



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01







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4710 Waverly