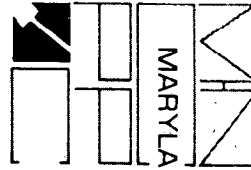


30/13-96D 4701 Waverly Avenue
(Garrett Park Historic District)

30/13-96D 4701 Waverly Avenue ^{Rev.}
(Garrett Park Historic District)

8787 ...gia Avenue • Silver Spring, Maryland 209...760



THE
MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING
COMMISSION

Phony



Side view - note consist
lack of horizontal trim
& completely mis matched
roof lines



View from Horse Lane





SIDE VIEW SHOWING
FRONT (ORIGINAL HOUSE) +
LATE 1900s PORCH W/ 4th ST
TRAIL



View from
Wavely Ave



4701 Wausley Ave. Carroll Park

new trim
maybe
use fish scale
if find doc.
≠ confirm w/
HPC staff.

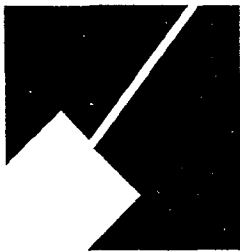
roof downer.
asphalt

1/26-94

3/23-94

-dormers subject
discussion but
withdrawn to obtain
more detailed drawings

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3/23/00

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

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

 Approved

 X Approved with Conditions: 1. The applicant will submit a

specification sheet to staff for the asphalt shingle product
for approval before roof is installed. 2. The applicant will
submit drawings, material selection + color for
the driveway application to staff for review +
approval before driveway is installed.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

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

Applicant: Dennis Coleman + Jolie Knolules

Address: 4701 Waverly Ave, Garrett Park?

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dennis Coleman
Daytime Phone No.: 301-656-2500

Tax Account No.: 593345

Name of Property Owner: Dennis Coleman & Julie Knowles Daytime Phone No.: 301-656-2500

Address: 4701 Waverly Ave POB 384 GARROTT PK MD 20896
Street Number City Street Zip Code

Contractor: to be determined Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: AS ABOVE Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
- Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
- Repair Revocable Fence/Wall (complete Section 4) Other: _____

1B. Construction cost estimate: \$ 6,000 - 9,000

1C. If this is a revision of a previously approved active permit, see Permit # CASE # 30/13-960

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.

[Signature]
Signature of owner or authorized agent

3/8/2000
Date

Approved: W/CONDITIONS

For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____

Date: 3/22/00

Application/Permit No.: _____

Date Filed: _____

Date Issued: _____

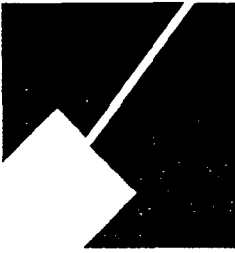
Application for historic work permit for 4701 Waverly Avenue, Garrett Park, Md.

Shown there is an already approved addition (off our kitchen). We have decided that we would like to have a larger window in the kitchen and are submitting this for that purpose. The proposed window would be a true divided light casement window. The transom is there to accommodate a stain glass piece that belonged to my wife's mother that will hang in front of it inside the kitchen. The wood paneling below will give us the necessary height to put a radiator into the kitchen. The window will also be trimmed to match the existing trim.

At some point in the near future we will have to replace our roof and will be doing so with a hundred year rated asphalt roof made to mimic the look of slate. It also offers scallop shaped shingles and we may want to create some interest on the roof and turret. This has also been done with a red slate for accent and we may want to create a similar look. Additionally we may also want to add a weathervane at the top of the turret.

Last but not least our driveway is in need of repair in the not to distant future. It is currently asphalt and most probably, due to expense be replaced/repared with similar material. We might however like to opt for the formed brick/cobblestone look alike - or perhaps a mix of brick and concrete. In either event we will also have to shore up with landscape ties the earth to the right of the driveway.

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: 3/23/00

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section

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 Permitting Services (DPS) at 255 Rockville Pike, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

When you file for your building permit at DPS, you must take with you the enclosed forms, as well as the Historic Area Work Permit that will be mailed to you directly from DPS. 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 DPS at 240-777-6370.

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 301-563-3400.

Please also note that you must arrange for a field inspection for conformance with your approved HAWP plans. Please inform DPS/Field Services at 240-777-6210 of your anticipated work schedule.

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

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

MEMORANDUM

DATE: 3/23/00

TO: Local Advisory Panel/Town Government

FROM: Historic Preservation Section, M-NCPPC
Robin D. Ziek, Historic Preservation Planner
Perry Kephart, Historic Preservation Planner
Michele Naru, Historic Preservation Planner

SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on
A copy of the HPC decision is enclosed for your information.

3/22/00

Thank you for providing your comments to the HPC. Community involvement is a key component of historic preservation in Montgomery County. If you have any questions, please do not hesitate to call this office at (301) 563-3400.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4701 Waverly Ave, Garrett Park	Meeting Date:	03/22/00
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	03/15/00
Review:	HAWP	Public Notice:	03/08/00
Case Number:	30/13-96D	Tax Credit:	Partial
Applicant:	Dennis Coleman and Julie Knowles	Staff:	Michele Naru
PROPOSAL:	Install new window. Install a formed concrete driveway. Replace an existing asphalt roof.	RECOMMEND:	Approval w/cond.

PROJECT DESCRIPTION

SIGNIFICANCE: Outstanding Resource in Garrett Park Historic District.
STYLE: Queen Anne
DATE: 1890

This Queen Anne dwelling is located in the Garrett Park Historic District. The house is of frame construction and is clad in clapboard siding. The roof is sheathed in asphalt shingles. The driveway is paved in asphalt.

PROPOSAL

The applicant proposes to:

1. Replace a non-historic, double-hung window with a true, wood, divided-light, double casement window with single pane transom.
2. Replace existing asphalt roof with a 100 year asphalt roof designed to mimic a slate roof. The roof will be ornamented with rows of patterned shingles.
3. Install a patterned concrete drive or a brick and concrete drive to replace existing asphalt driveway.

STAFF DISCUSSION

1. The existing window is a non-historic vinyl window. The proposed windows to be installed are a set of paired, true, divided-light wood casement windows with a single-

light transom. The casement windows will be six-light casements set upon raised wood panels. The windows will be installed on the east elevation of the 1977 addition to the Outstanding Resource. Staff does note that the house is situated on a corner lot and the proposed window will be visible from the public right-of-way. Staff recommends approval.

2. Staff notes that the existing roof material is asphalt. The applicant is proposing to install a asphalt roof designed to mimic slate. The roof will be ornamented with rows of patterned shingles. Staff would encourage the use of real slate to this imitation product but does believe that this proposed change to the existing is compatible with the Queen Anne style (patterned shingles) and notes that this is an improvement over the existing. Staff would request that the applicant provide staff with a product specification sheet for the proposed product before installation for staff approval.
3. The existing driveway is asphalt. The applicant is proposing to install a patterned concrete drive designed to replicate the look of cobblestone/brick or a combination concrete and brick drive. The applicant is not proposing an enlargement of the existing drive. Staff views the proposed driveway application as an improvement over the existing paved asphalt drive. Staff would encourage the applicant to submit the final material selection for staff approval before installation.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve with conditions* the HAWP application as being consistent with Chapter 24A-8(b)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,

and with the Secretary of the Interior Guidelines #5 and #9:

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spacial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

and with the conditions:

1. The applicant will submit a specification sheet to staff for the asphalt shingle product for approval before roof is installed.
2. The applicant will submit drawings, material selection and color for the driveway application to staff for review and approval before driveway is installed.

with the general condition that **the applicant shall present the 3 permit sets of drawings to**

HPC staff for review and stamping prior to submission for building permits, and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6210 prior to commencement of work and not more than two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dennis Coleman
Daytime Phone No.: 301-656-2500

Tax Account No.: 593345
Name of Property Owner: Dennis Coleman & Julie Knowler Daytime Phone No.: 301-656-2500
Address: 4701 Waverly Ave POB 384 GARDROFF PK MD 20896
Contractor: to be determined
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: AS ABOVE Street:
Town/City: Nearest Cross Street:
Lot: Block: Subdivision:
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Repair Revocable Fence/Wall (complete Section 4) Other:
1B. Construction cost estimate: \$ 6,000 - 9,000
1C. If this is a revision of a previously approved active permit, see Permit # case # 30/13-960

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.

Signature of owner or authorized agent: [Signature] Date: 3/8/2000

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Date Filed: Date Issued:

Application for historic work permit for 4701 Waverly Avenue, Garrett Park, Md.

Shown there is an already approved addition (off our kitchen). We have decided that we would like to have a larger window in the kitchen and are submitting this for that purpose. The proposed window would be a true divided light casement window. The transom is there to accommodate a stain glass piece that belonged to my wife's mother that will hang in front of it inside the kitchen. The wood paneling below will give us the necessary height to put a radiator into the kitchen. The window will also be trimmed to match the existing trim.

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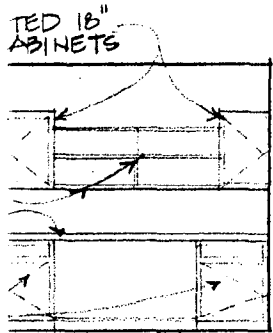
Adjacent + Confronting Owners for
4701 Waverly Ave, Garrett Park

Russell G + GA Bodine
11004 Montrose
Garrett Park, MD 20896

C. Jeffery + M. L. Human
4703 Waverly Ave
Garrett Park, MD 20896

Page L. Mote
4700 Waverly Ave
Garrett Park, MD 20896

William F. Spinard
4702 Waverly Ave.
Garrett Park, MD 20896



ELEVATION AT LAUNDRY ROOM
1/4" = 1'-0"

SYSTEM
JOIST

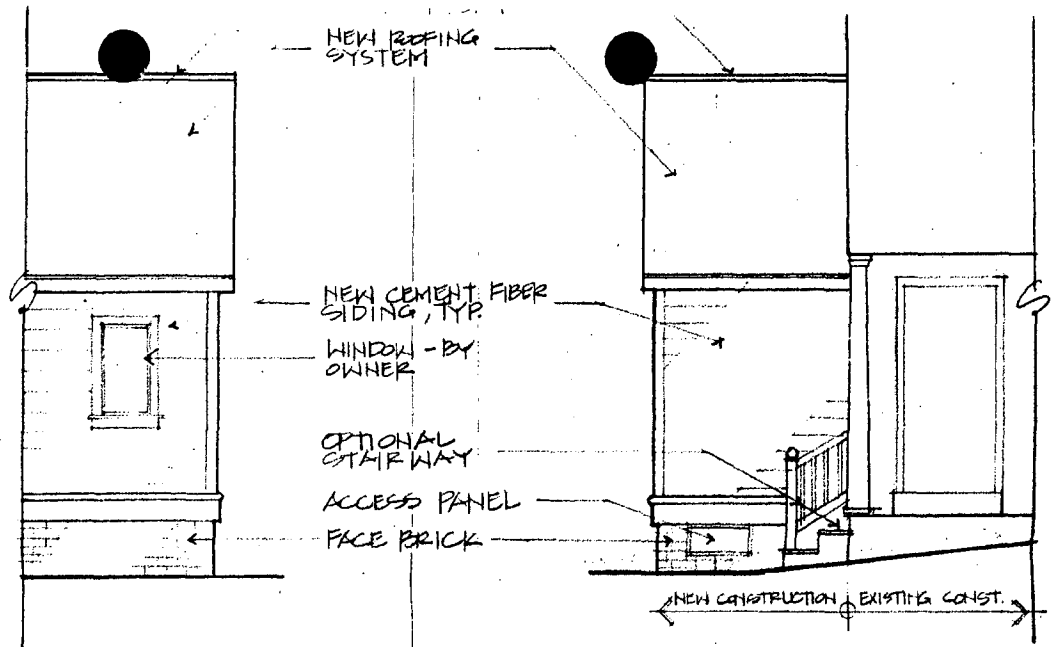
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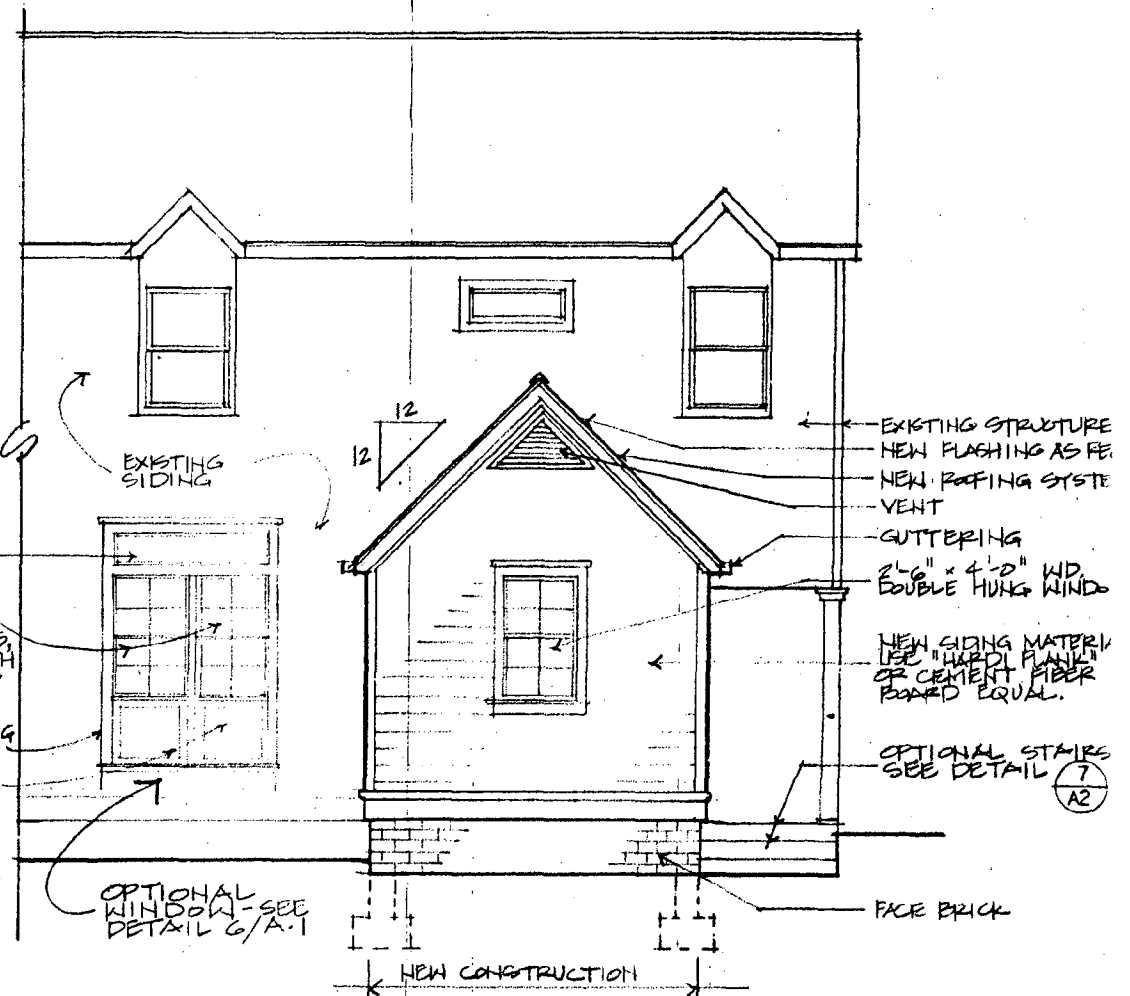
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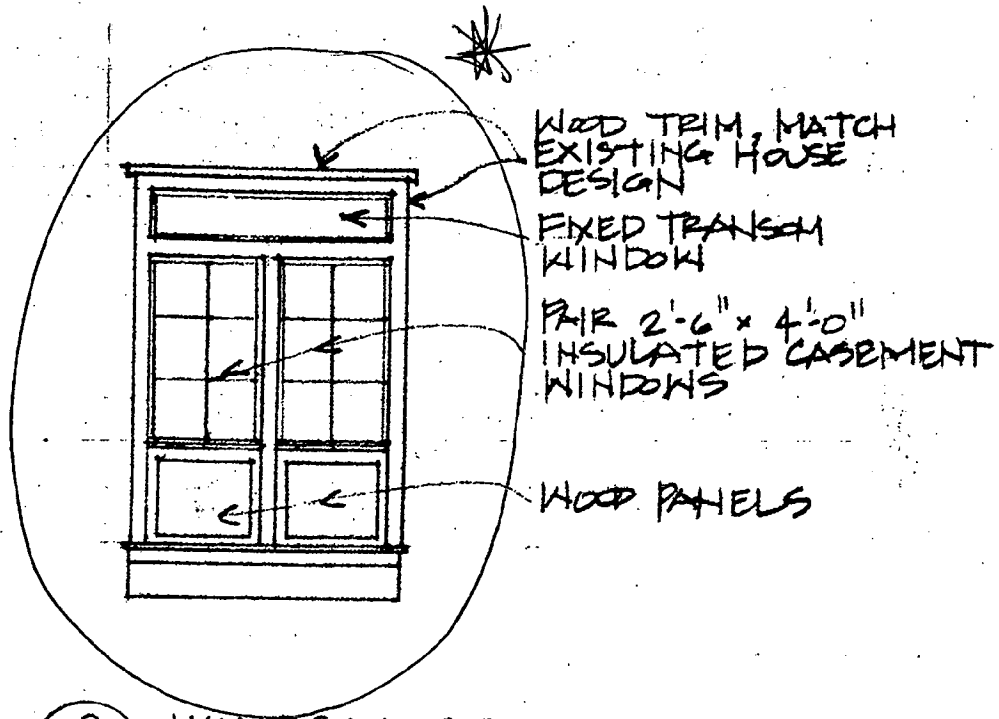
4 ELEVATION-EAST
AI 1/4" = 1'-0"

3 ELEVATION-WEST
AI 1/4" = 1'-0"



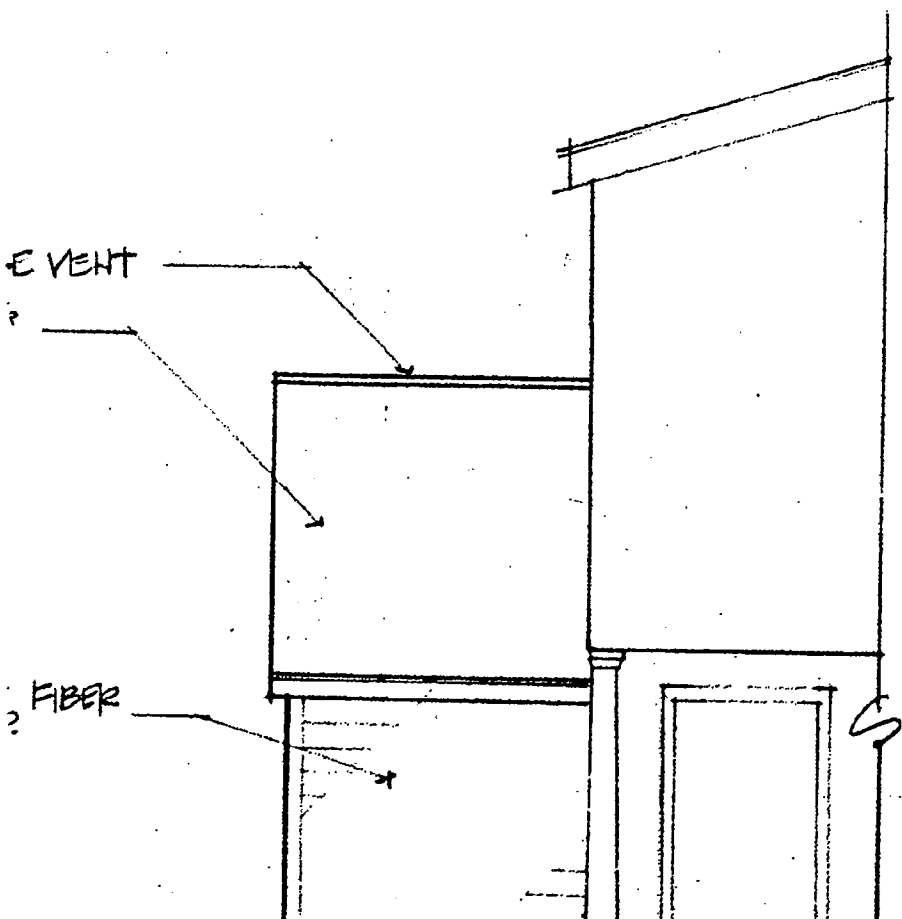
1 ELEVATION-ADDITION
AI 1/4" = 1'-0"

(PROPOSED CHANGE)

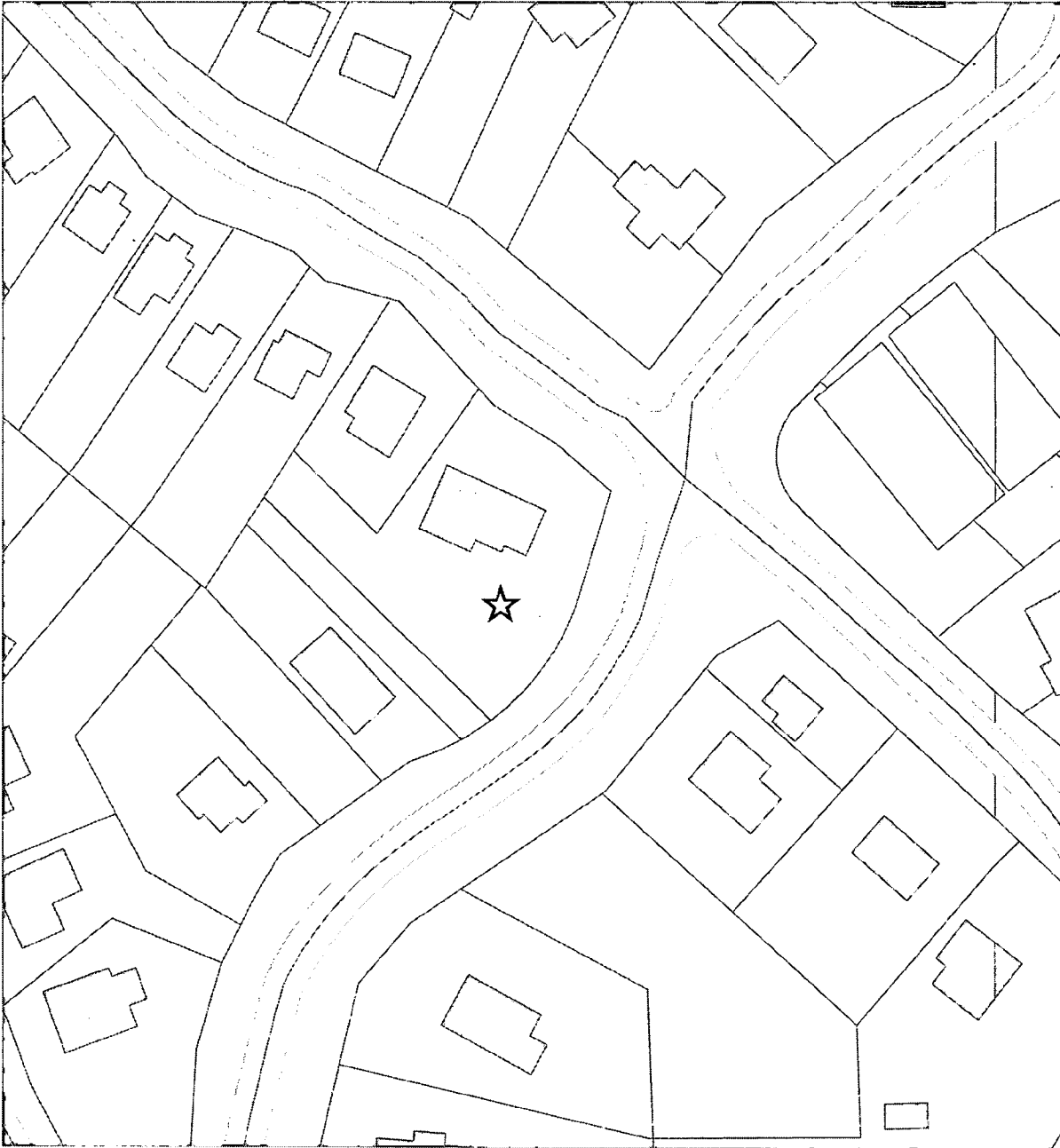


6 WINDOW - OPTION A
 AI 1/4" = 1'-0"

VES
 1/4" = 1'-0"



4701 WAVERLY AVENUE, OUTSTANDING RESOURCE GARRETT PARK HISTORIC DISTRICT



Casual User Application

Notice:
The planimetric, property, and topographic information shown on this map is based on copyrighted Map Products from Montgomery County Department of Park and Planning of the Maryland-National Capital Park and Planning Commission, and may not be copied or reproduced without permission from MNCPPC.

Property lines are compiled by adjusting the property lines to topography created from aerial photography and should not be interpreted as actual field surveys. Planimetric features were compiled from 1:14400 scale aerial photography using stereo photogrammetric methods.

This map is created from a variety of data sources, and may not reflect the most current conditions in any one location and may not be completely accurate or up to date. All maps features are approximately within five feet of their true location. This map may not be the same as a map of the same area plotted at an earlier time as the data is continuously updated. Use of this map, other than for general planning purposes is not recommended.

Copyright ©1998

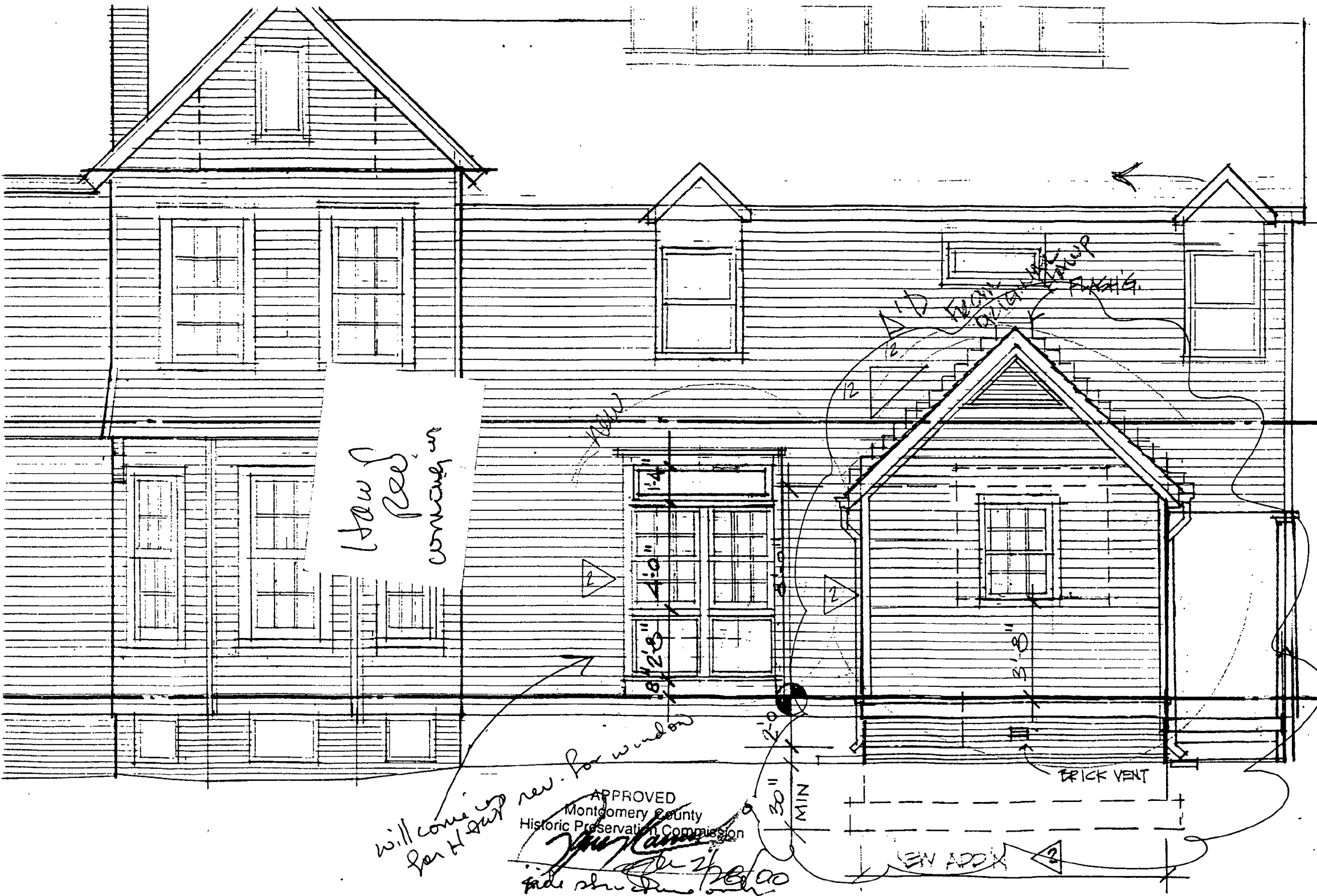
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING
THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION
8700 Georgia Avenue - Silver Spring, Maryland 20910-7900



Scale: 1" = 100'

Legend

- Street Centerlines
- Buildings
- Bridges
- Parking Lots
- Lot drives
- Hydrology - Line
- Cultural
- field court
- pool
- Pavement Polygon
- parking
- ROW
- ROW
- Hydrology - Poly
- Natural Features
- sweded
- Parcels



Hand Picked company

will come up for H. dup
 new. for window

APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 side structure work

30" MIN

NEW APPX

TRICK VENT

FOR
 AND
 IN



APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Dennis Coleman

DAYTIME TELEPHONE NO. (301) 718-4000

TAX ACCOUNT # 593345 X108

NAME OF PROPERTY OWNER Dennis Coleman ^{John Knowles} DAYTIME TELEPHONE NO. ()

ADDRESS 4701 Waverly Ave GARRETT PK MD 20896
CITY STATE ZIP CODE

CONTRACTOR To be determined TELEPHONE NO. ()

CONTRACTOR REGISTRATION NUMBER _____

AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER As Above STREET _____

TOWN/CITY _____ NEAREST CROSS STREET Montross

LOT 1 + Parcel 24 BLOCK 101 SUBDIVISION Garrett PK

LIBER _____ FOLIO _____ PARCEL Plot Book A Plot 26

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: Construct Extend Alter/Renovate Repair Move
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other Roof
 CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Porch Deck Fireplace Shed Solar Woodburning Stove

1B. CONSTRUCTION COST ESTIMATE \$ Approx \$2500 Alterations \$4,000 For Roofing

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.

Dennis Coleman Signature of owner or authorized agent 9/5/96 Date

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

4

And with the condition that:

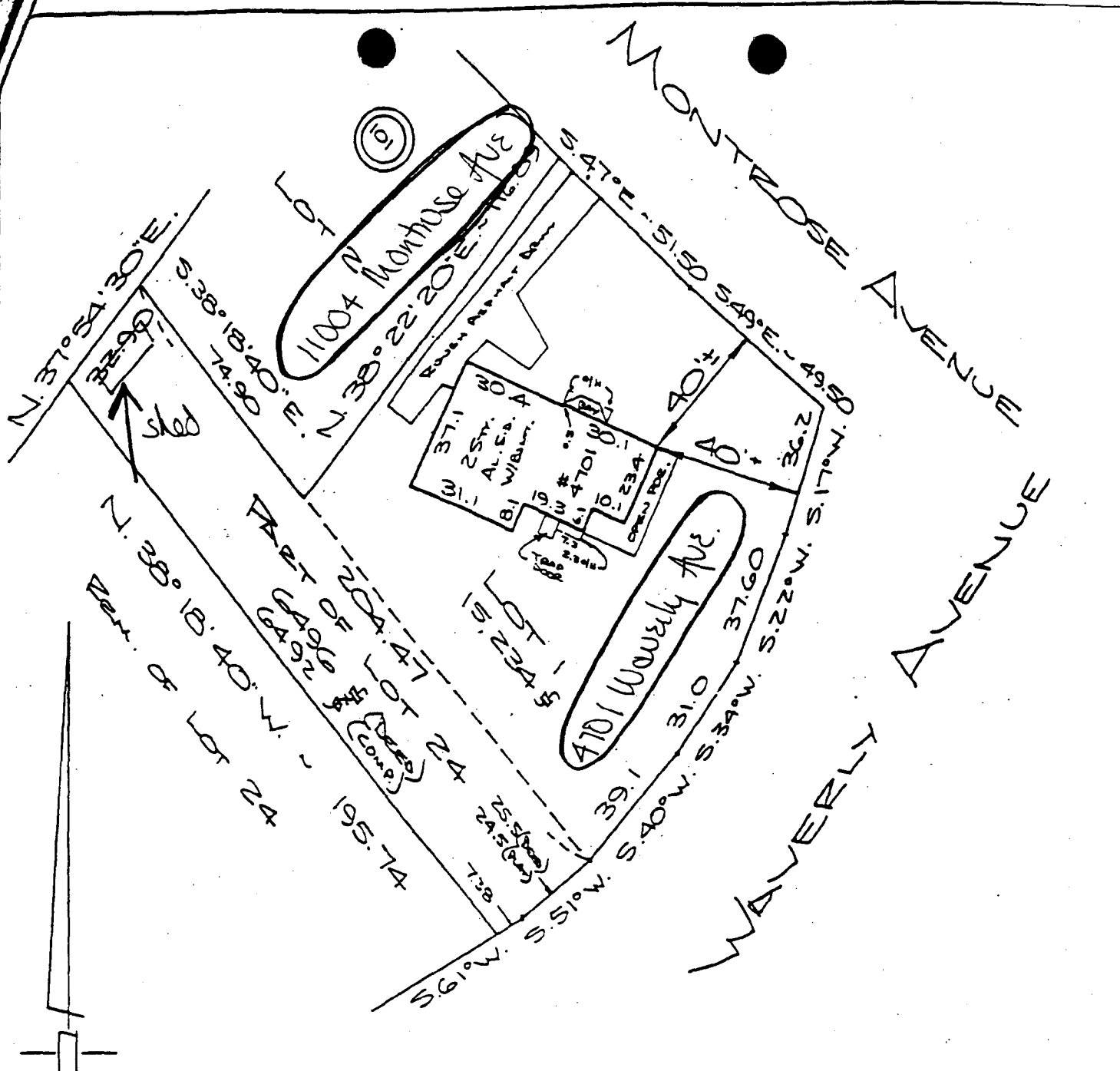
1. Wood siding is to be used on the rear addition, dormers, and window paneling.

In addition staff recommends that the HPC should find this application consistent with the Secretary of the Interior's Standard #9 & #10:

New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

And with the general condition applicable to all Historic Area Work Permits that the applicant shall arrange for a field inspection by calling the Montgomery County Department of Environmental Protection (DEP), Field Services Office, five days prior to commencement of work and within two weeks following completion of work.



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.

APPROVED
Montgomery County
Historic Preservation Commission

Handwritten signature

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 OF LOT 24
SECTION 1
GARRETT PARK
MONTGOMERY COUNTY, MARYLAND

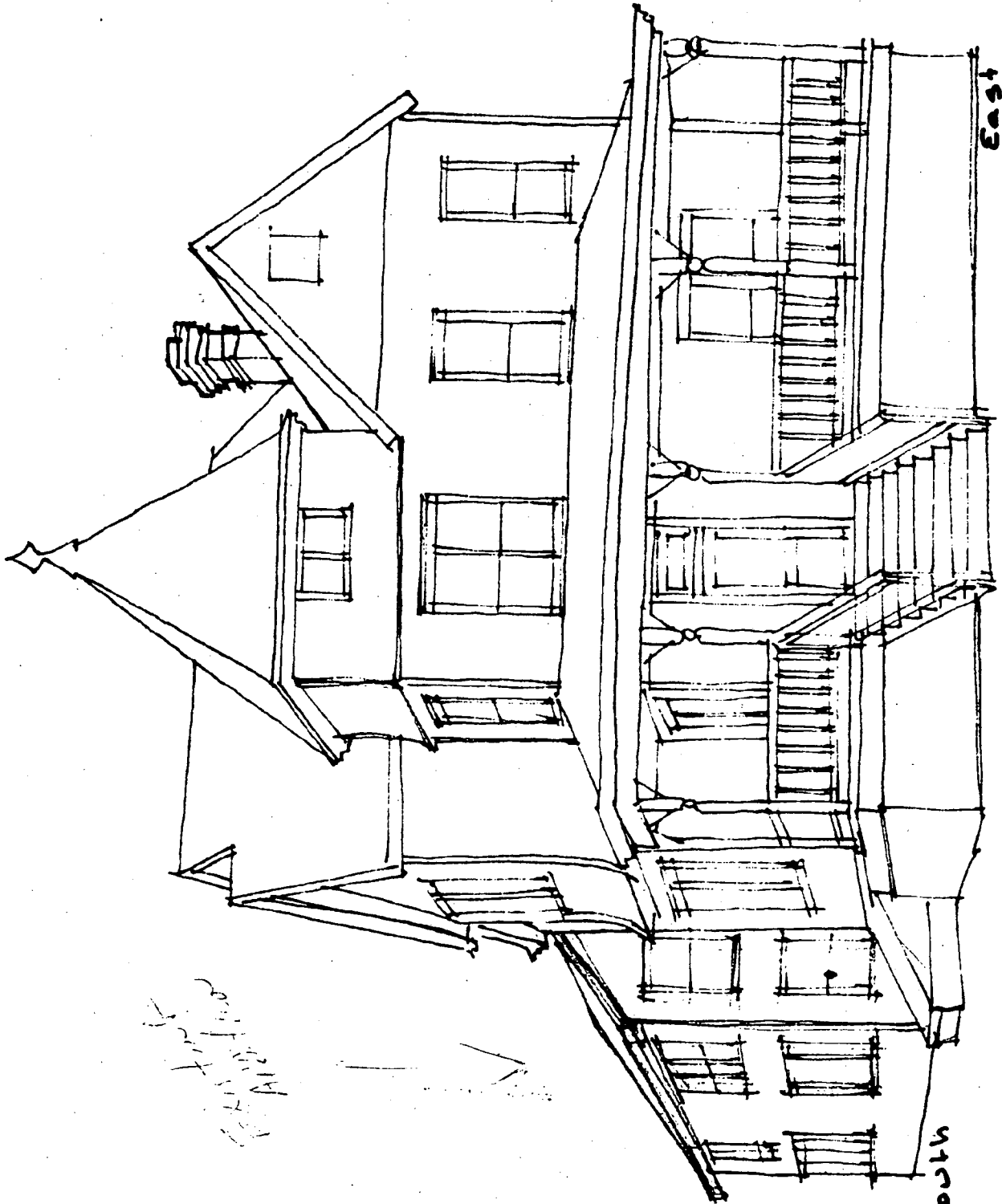
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

Handwritten signature
LOUIS COHEN
Registered Land Surveyor
Maryland No. 1961

DATE: APRIL 8, 1992

CASE: 828-92

FILE: 42704



East & South Facade

South

East

South Side

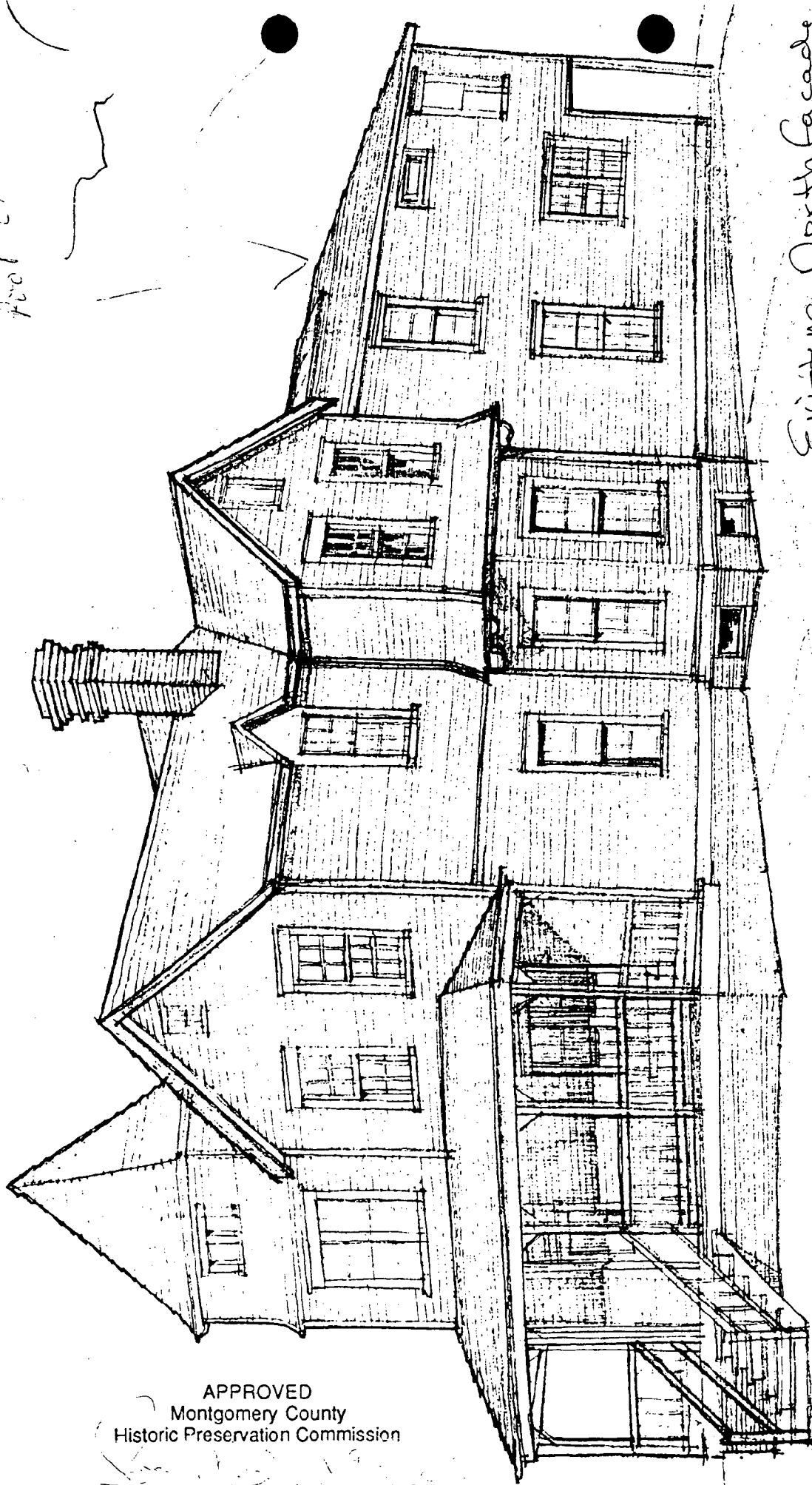
Handwritten notes and a north arrow pointing towards the top of the page.

APPROVED
Montgomery County
Historic Preservation Commission

Handwritten signature: Perry Kaplan

9

6' 6" x 8' 6" Foot Print

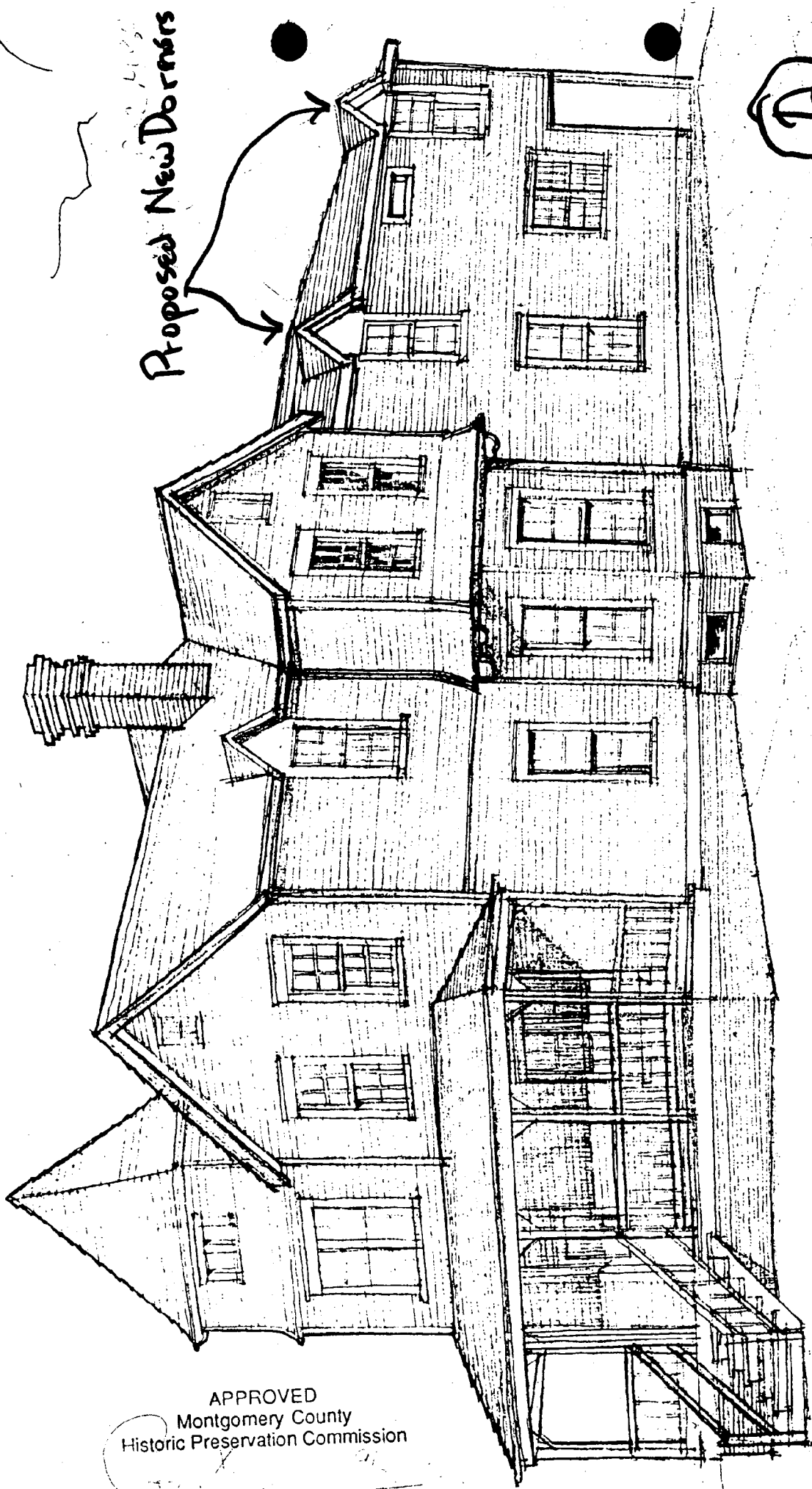


Existing North facade

APPROVED
Montgomery County
Historic Preservation Commission

(10)

100 7th Street



Proposed New Dormers

(A)

Proposed New Dormers
North Facade

APPROVED
Montgomery County
Historic Preservation Commission

(=)

ATTENTION

M

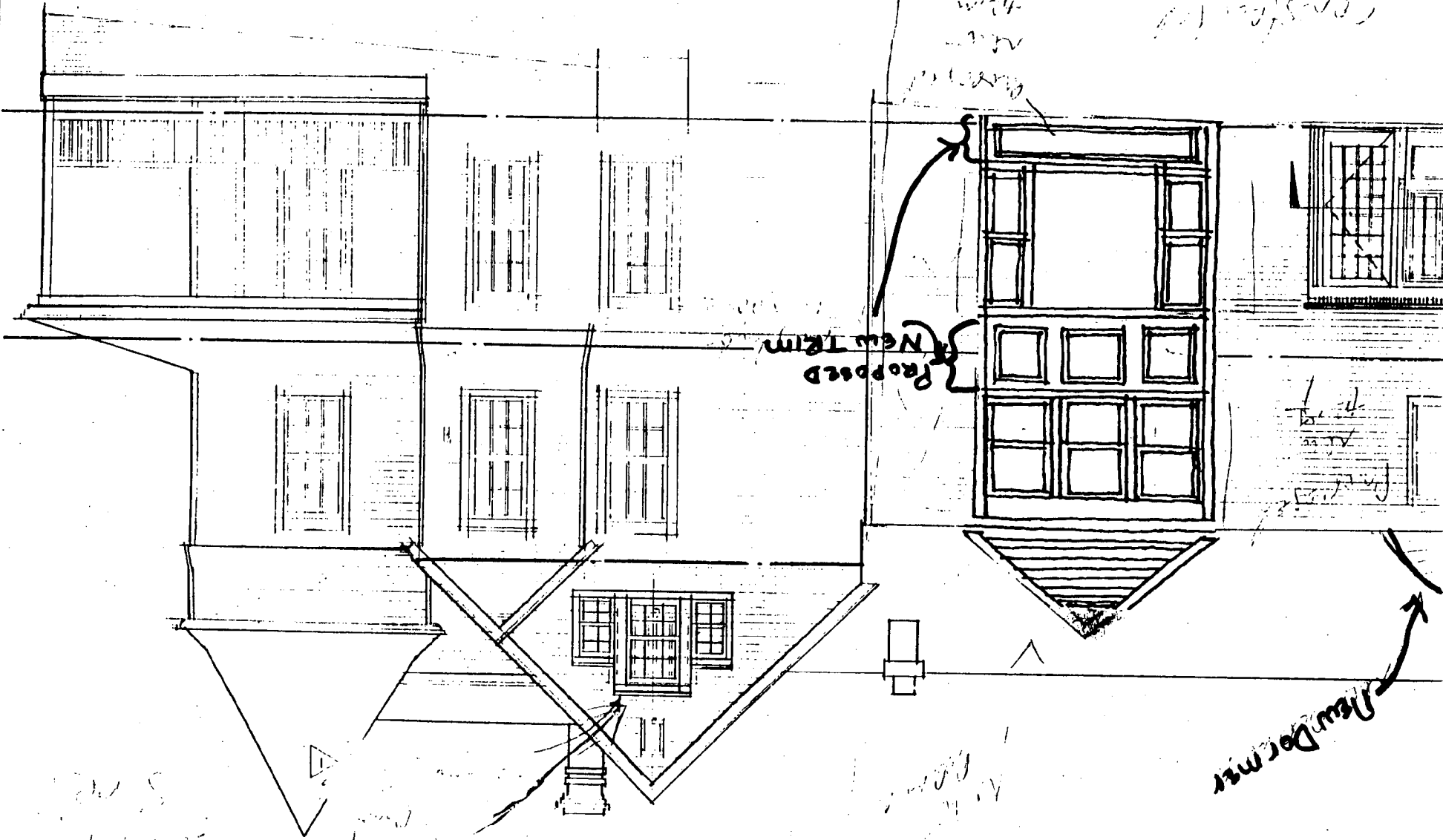
APPROVED
Montgomery County
Historic Preservation Commission

Proposed New Trim
& Dormer

South facade

1/4" = 1'-0"

A2
2



Proposed New Trim

Proposed New Trim

New Dormer

South facade

1/4" = 1'-0"

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 Garnett Pl MO 20896
2. Name Pat Rye + Bill Spinaard
 Address 4702 Waverly Ave POB 312
 City/Zip Garnett Pl MO 20896

3. Name Page Motey + Jean DUFFY
Address 4700 Waverly Ave POB 194
City/Zip GARRETT PK MD 20896
4. Name CAROL Davies + Steven Little
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5. Name John + DORBY MAZZULLO
Address 11008 Montrose POB 211
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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

(7)
~~(25)~~

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4701 Waverly Avenue

Meeting Date: 9/25/96

Resource: Garrett Park Historic District

Review: HAWP

Case Number: 30/13-96D

Tax Credit: No

Public Notice: 9/11/96

Report Date: 9/18/96

Applicant: Dennis Coleman and Julie Knowles

Staff: Perry Kephart

PROPOSAL: Add dormers, window trim, and side addition to rear wing.

RECOMMEND: Approve w/conditions

DATE OF CONSTRUCTION: 1893

SIGNIFICANCE: Outstanding Resource in Garrett Park Historic District.

ARCHITECTURAL DESCRIPTION: Frame Queen Anne with front gable and turret. There are bay windows on both sides of the original structure. A recently added rear addition has a shallow pitched roof and box-like sides. Applicant has added trim to the modern 4/4 windows in the new addition. The new addition also has a banked set of three windows on two levels of the south facade, close to the juncture with the original house. The original house has 6/6 windows with wood trim.

PROPOSAL:

- 1. Add small dormers or gables above second story windows on the new addition. Dormers either to be copies of a small dormer on the north side of the original house or of a more modest design to differentiate it from original dormer design, according to the preference of the Commission. (11) - A, (12), (13) } B
- 2. Add panelled trim below the banked windows on the south facade of the new addition on both the first and second story. (14)
- 3. Add a dormer above the banked windows on the south facade. The pediment of the dormer to be of lapped siding or of fishscale shingles if proof of them being used on the original house can be found by the applicant. (14)
- 4. Construct a small addition on the north side of the new addition at the rear to provide a rear entry and a first floor powder room. Steps and railing to be of the same design as the front wooden railing, columns and stairs. An ocular center hinged or casement window to be used for the powder room. (12), (13)

All the work is proposed to be of wood siding. The rear steps to be of wood or concrete. Roofing for the dormers and addition is to be of asphalt shingles to match the present roof.

(1)

STAFF DISCUSSION

The construction of dormers above the windows in the new addition was included in an earlier Historic Area Work Permit Application (January 26, 1994 and continued on March 23, 1996), but was not resolved as more detailed drawings were needed. At this time applicant has submitted drawings of two possible designs (marked Circle A and Circle B). The purpose of the dormers, trim and side entry wing is to mitigate the bare, dormitory effect of the new addition. Staff would support the construction of proposed design A using asphalt shingle roofing to match the existing roofing and wood siding which applicant prefers to use so the pediments can be painted. Staff is of the opinion that the larger dormers provide a better balance with the bulk of the new wing north and south facades whereas design B would emphasize the hulking lines by their petite scale. It is of some concern to staff that there be differentiation between the old and new sections of the house, but staff does not feel that there is much likelihood that there could be confusion about which section is which.

11 - A
12 - B
13

Applicant has already applied trim around the windows in the new addition as was approved at the 1994 HPC meetings. Applicant would like to modify the trio of windows on the first and second floors of the south facade of the new addition by adding wood paneling and a large dormer. Applicant suggested that the pediment of the dormer be sided with fishscale shingles if he is able to demonstrate to staff that fishscale was used on the original house. Staff would suggest that the proposed wood siding would be preferable in order to avoid mimicry of the old by the new. Staff is not sure that the application of paneling under the windows in an attempt to create a bay window effect on a flat surface will be successful, but staff supports the applicant's efforts to break up the institutional plainness of the new addition.

14

Staff feels that the construction of a small rear entry porch and half-bath on the north facade is a reasonable solution to the need for a downstairs bathroom. Applicant has also proposed the design as a further effort to break up the starkness of the rear addition. The proposed entry is to have wood siding and wood or concrete steps according to the preference of the Commission. Staff would support the use of wood siding and would suggest that for the wear and tear of a rear entry, concrete steps would be more appropriate. The design of the columns, railings, and wood trim of the addition would be the same as that of the front porch decoration. Both the old and new sections of the house are covered with vinyl siding at present. Applicant plans to restore the wood siding on the original building in the future, so is amenable to building the entry/bath addition using wood siding. Applicant has also stated a preference for wood as it widens his opportunity to use contrasting paint colors.

12
13

STAFF RECOMMENDATION

Staff recommends **approval** of this HAWP as it is consistent with the goals and purposes of the Historic Preservation Ordinance. Staff recommends that the HPC should find, as stated in Criteria 24A-8(b)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.

2

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.

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(6)
~~24~~

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:

1893

1977

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

(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)

1977

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

(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)

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(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

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

✓ (7)

ADDRESSES OF ADJACENT AND CONFRONTING 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (279-1355).

Please print (in blue or black ink) or type this information on the following page. Please stay within the guides of the template, as this will be photocopied directly onto mailing labels.

wood trim

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON Dennis Coleman
 DAYTIME TELEPHONE NO. (301) 718-4000
 TAX ACCOUNT # 593345
 NAME OF PROPERTY OWNER Dennis Coleman ^{Julie Knowles} DAYTIME TELEPHONE NO. ()
 ADDRESS 4701 Waverly Ave GARRETT PK MD 20896
 CITY STATE ZIP CODE
 CONTRACTOR To be determined TELEPHONE NO. ()
 CONTRACTOR REGISTRATION NUMBER _____
 AGENT FOR OWNER _____ DAYTIME TELEPHONE NO. ()

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER As Above STREET _____
 TOWN/CITY _____ NEAREST CROSS STREET Northrose
 LOT 1 + part of 24 BLOCK 101 SUBDIVISION Garrett Pk
 LIBER _____ FOLIO _____ PARCEL Plot Book A Plot 26

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 Roof
 1B. CONSTRUCTION COST ESTIMATE \$ Approx \$2500 Alterations \$4,000 For Roofing
 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.

Dennis Coleman Signature of owner or authorized agent 9/5/96 Date

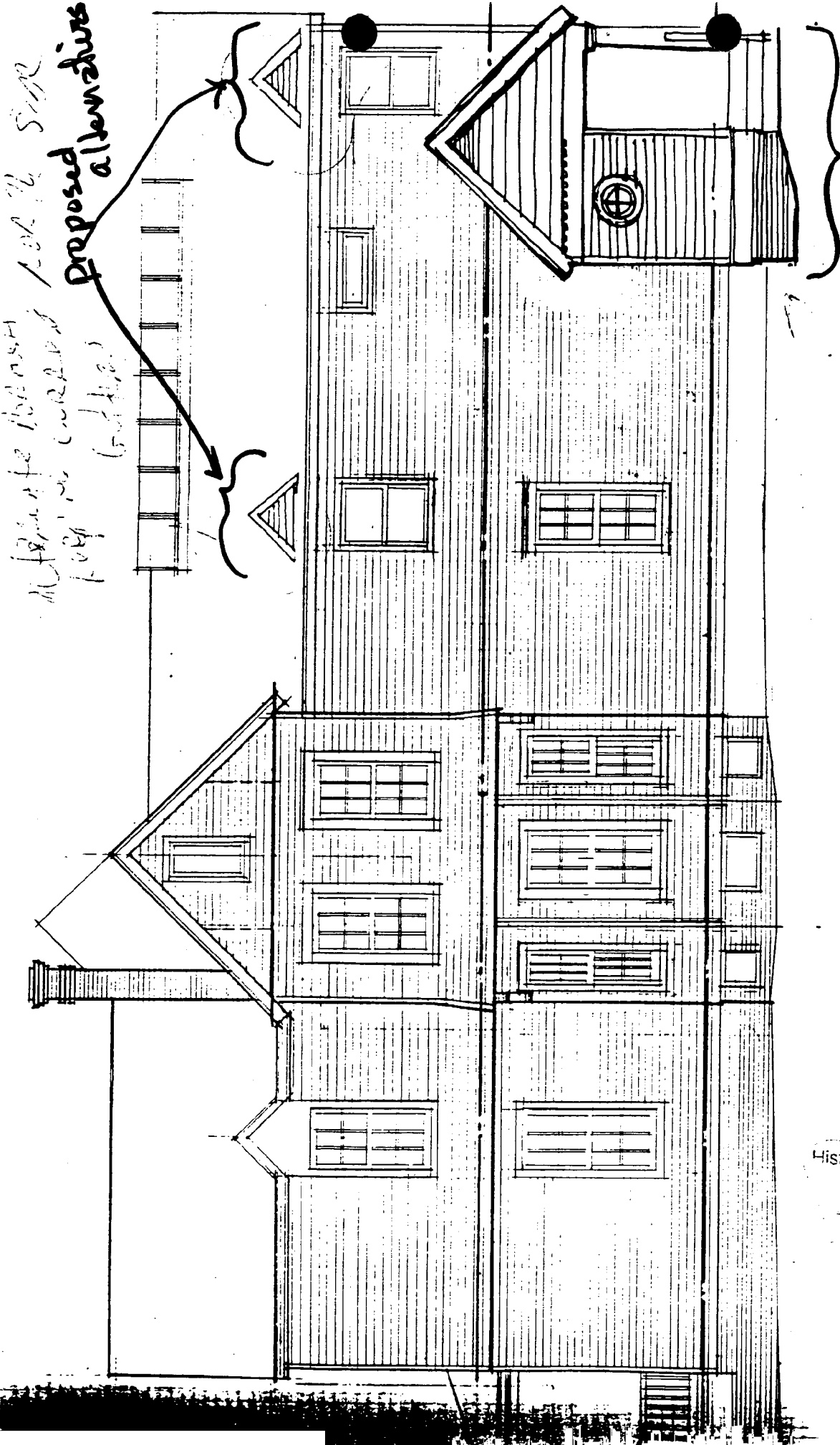
APPROVED For Chairperson, Historic Preservation Commission
 DISAPPROVED _____ Signature [Signature]

APPLICATION/PERMIT NO: _____ DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

Montgomery County
Historic Preservation
Commission

Architectural
Alternatives



Proposed
side addition

(P)

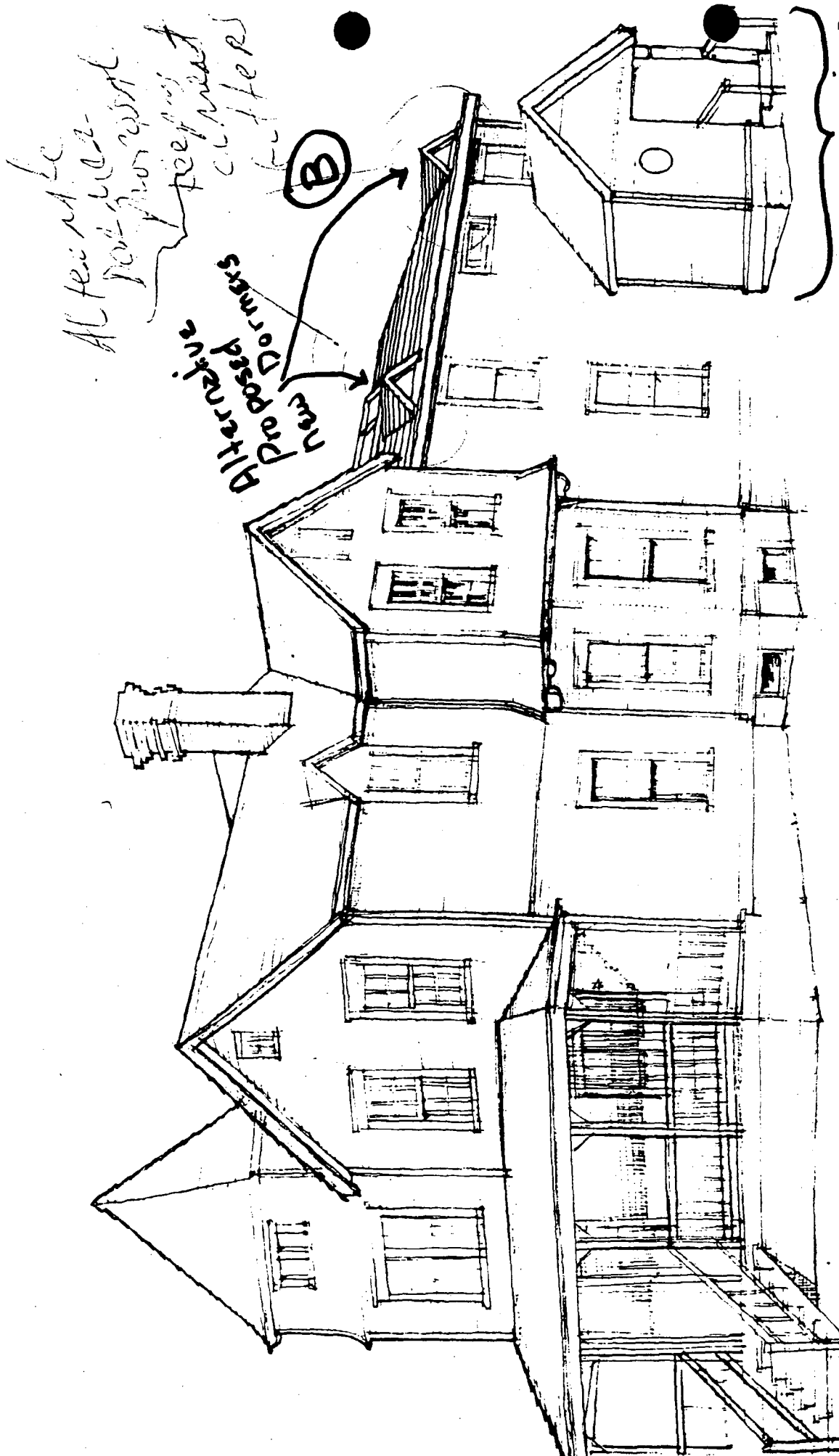
Alternative

Proposed North facade.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
3/2/01

(13)



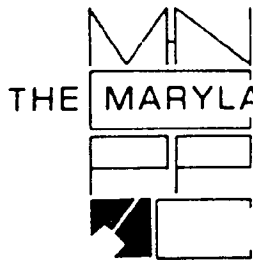
Proposed Addition

North facade Proposed Alt

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
abc123

(12)



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

DATE: 9.25.96

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!

3. Name Page Mote + Joan DUFFY
Address 4700 Waverly Ave POB 194
City/Zip Garnett PK MD 20896

4. Name CAROL Davies + Steven Little
Address 11006 Montrose POBox 351
City/Zip Garnett PK MD 20896

5. Name John + DORBY MAZZILLO
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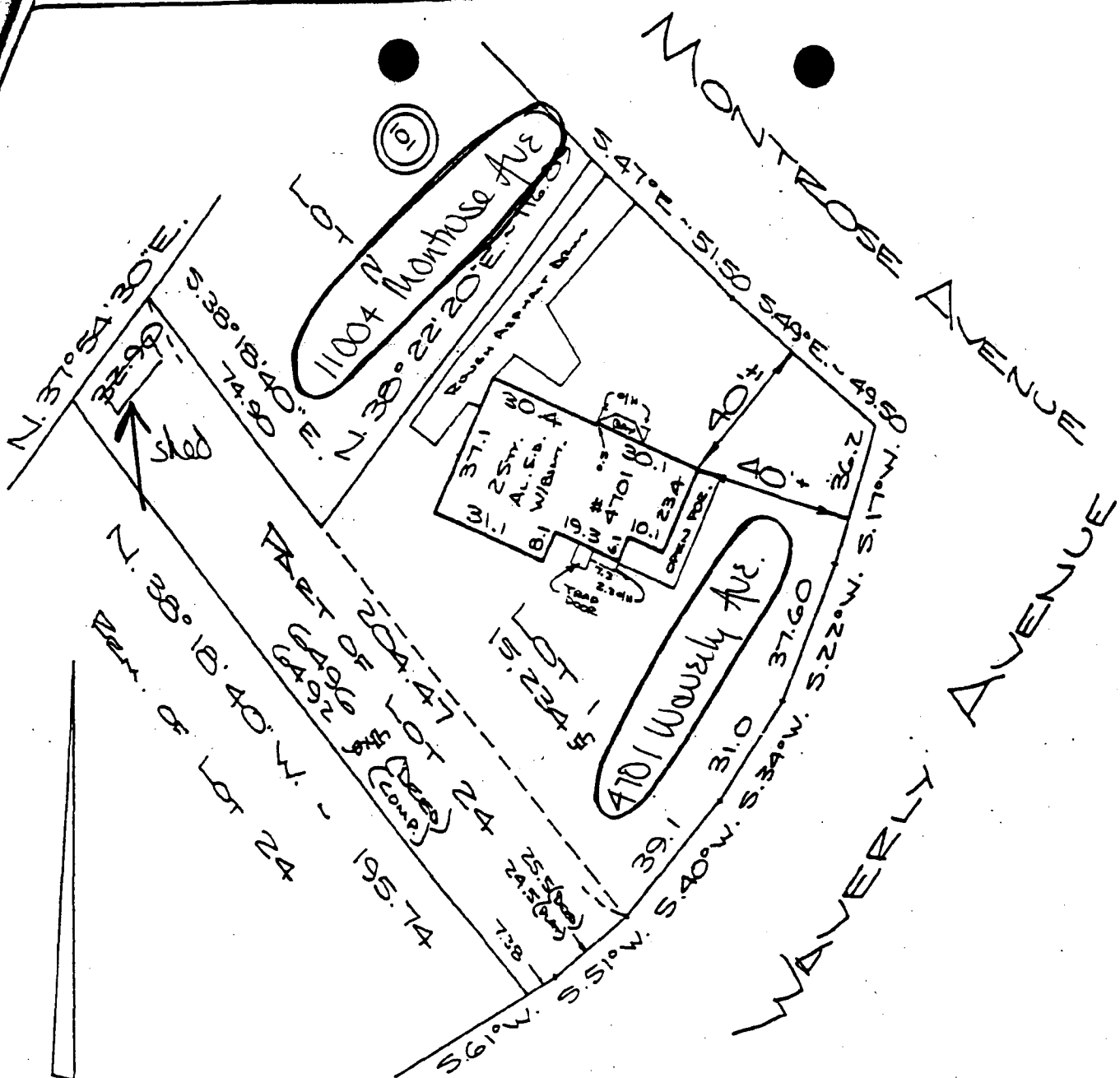
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City/Zip _____

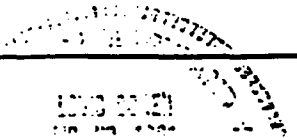
1757E

(7)
~~(25)~~



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 OF LOT 24 SECTION 1
GAZZETT 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.

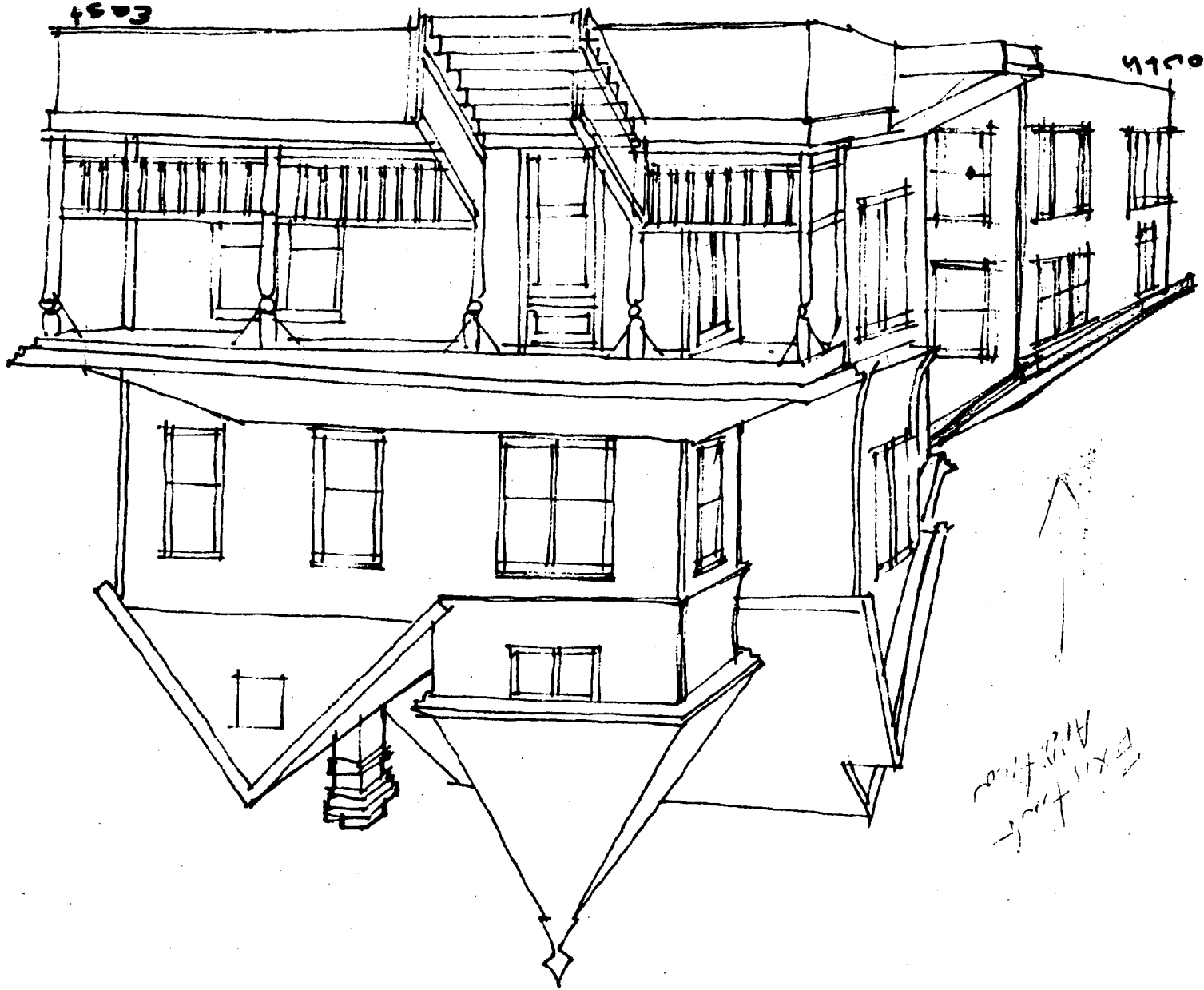
LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: APRIL 8, 1992

CASE: 828-92

FILE: 42704

Existing South Facade
East



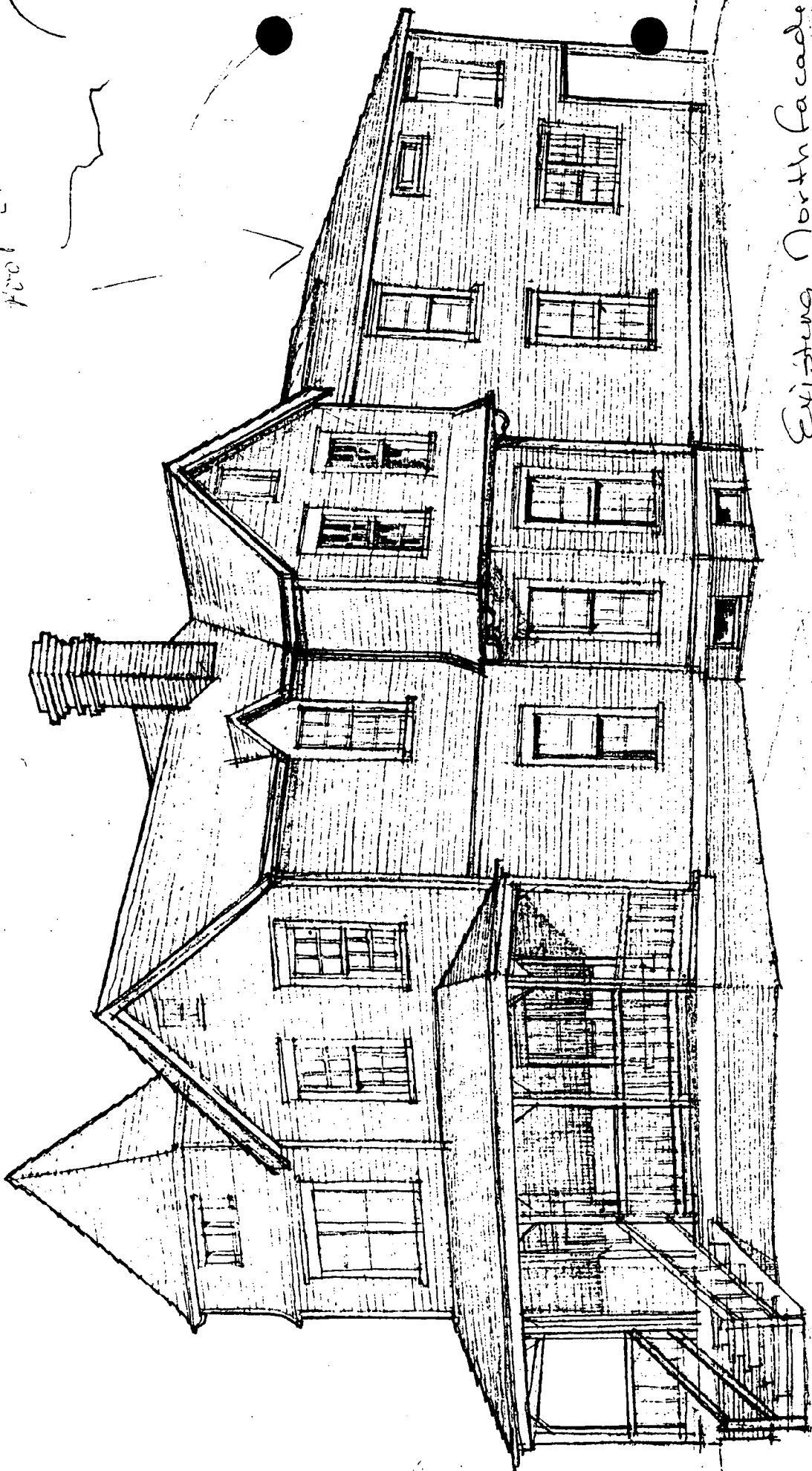
6

South

Existing
Arch. Facade

South Side

6' 6" x 12" x 12"
Foot Line



Existing North facade

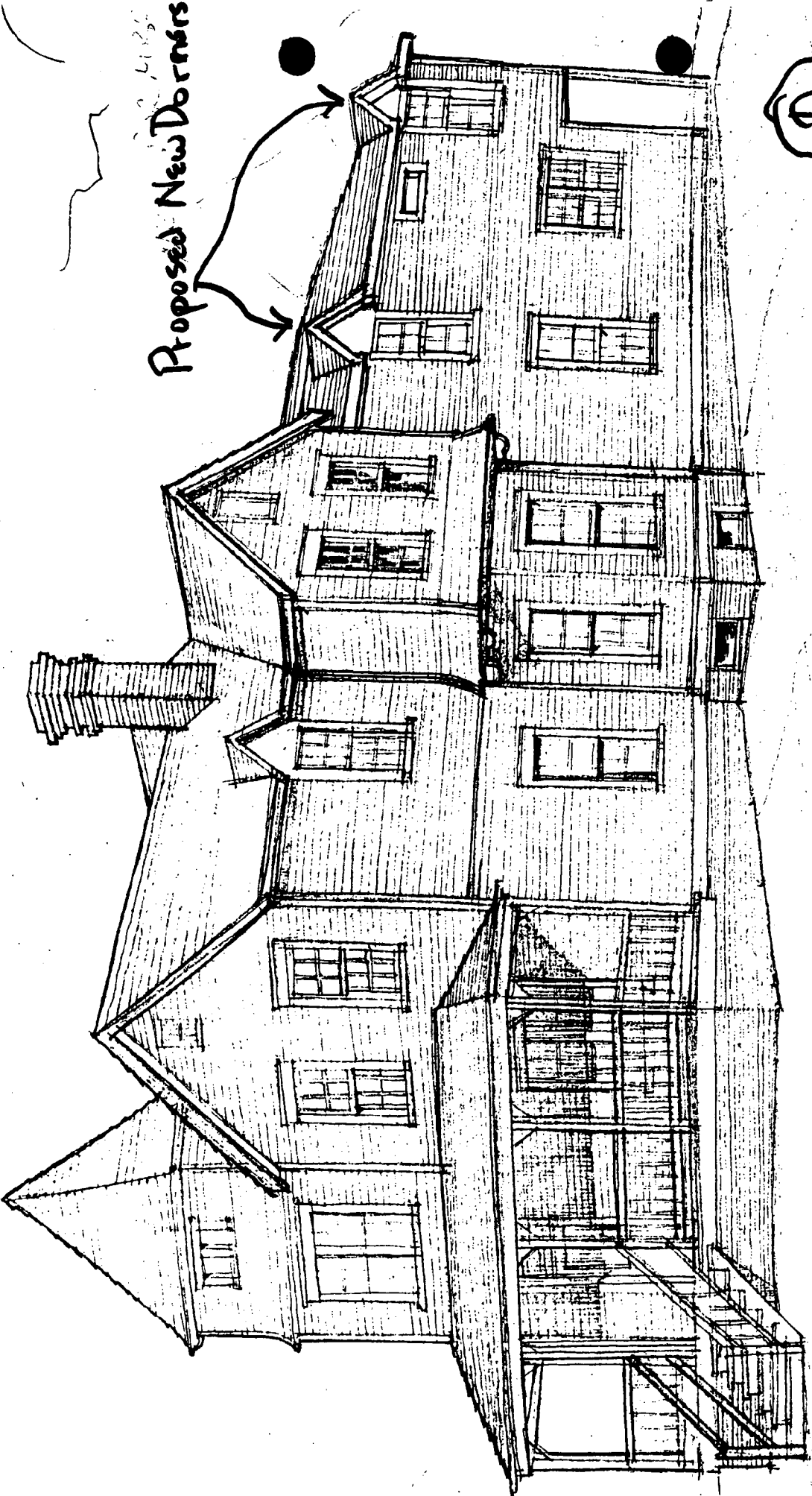
1.007 The Square

Proposed New Dormers

(A)

Proposed New Dormers
North Facade

(B)

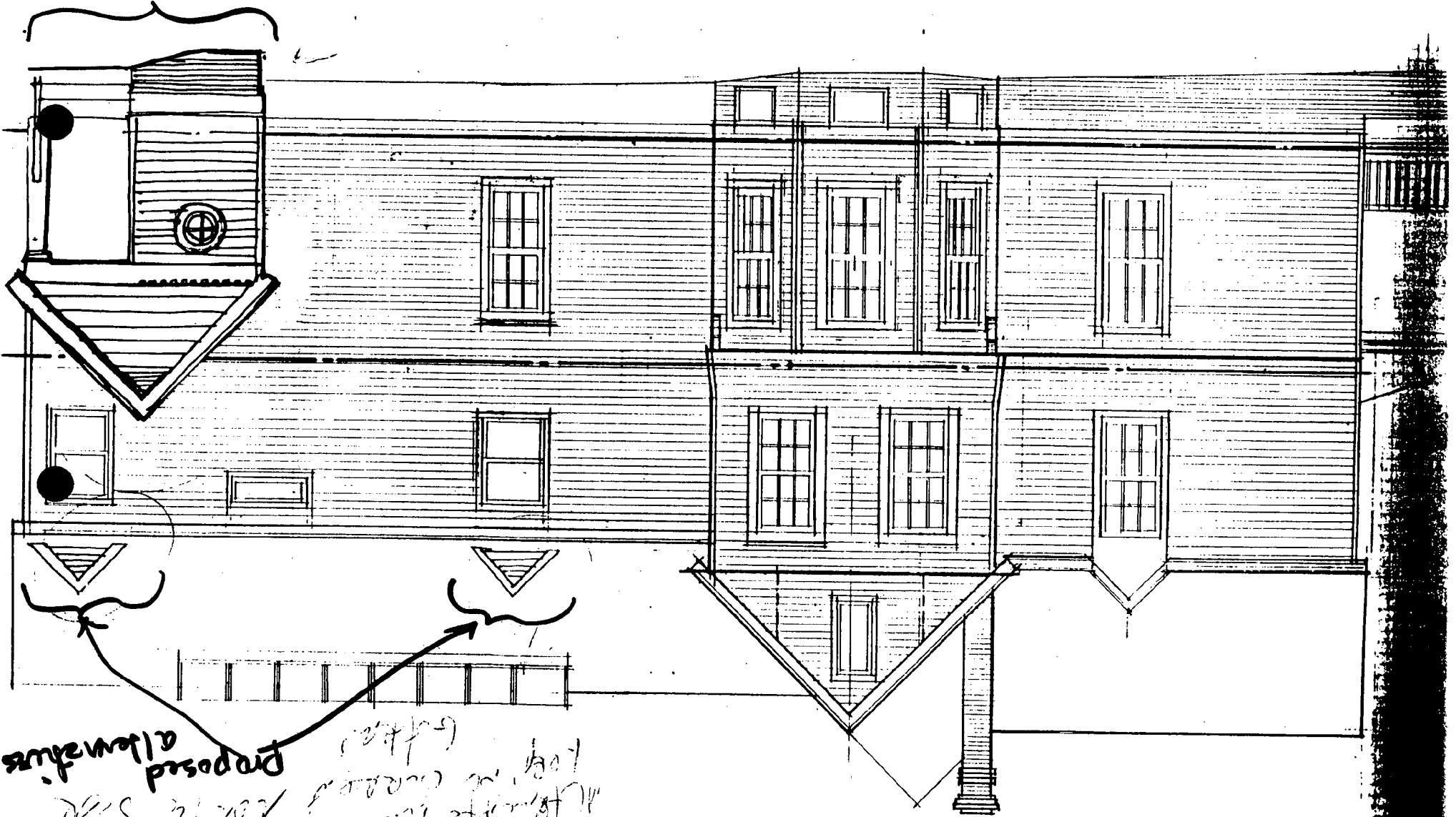


13

Alternative B

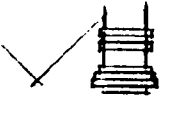
Proposed North facade

Proposed side addition

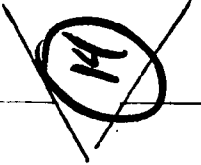


Proposed alternative side

Alternative North facade



Proposed New Trim
Dormer

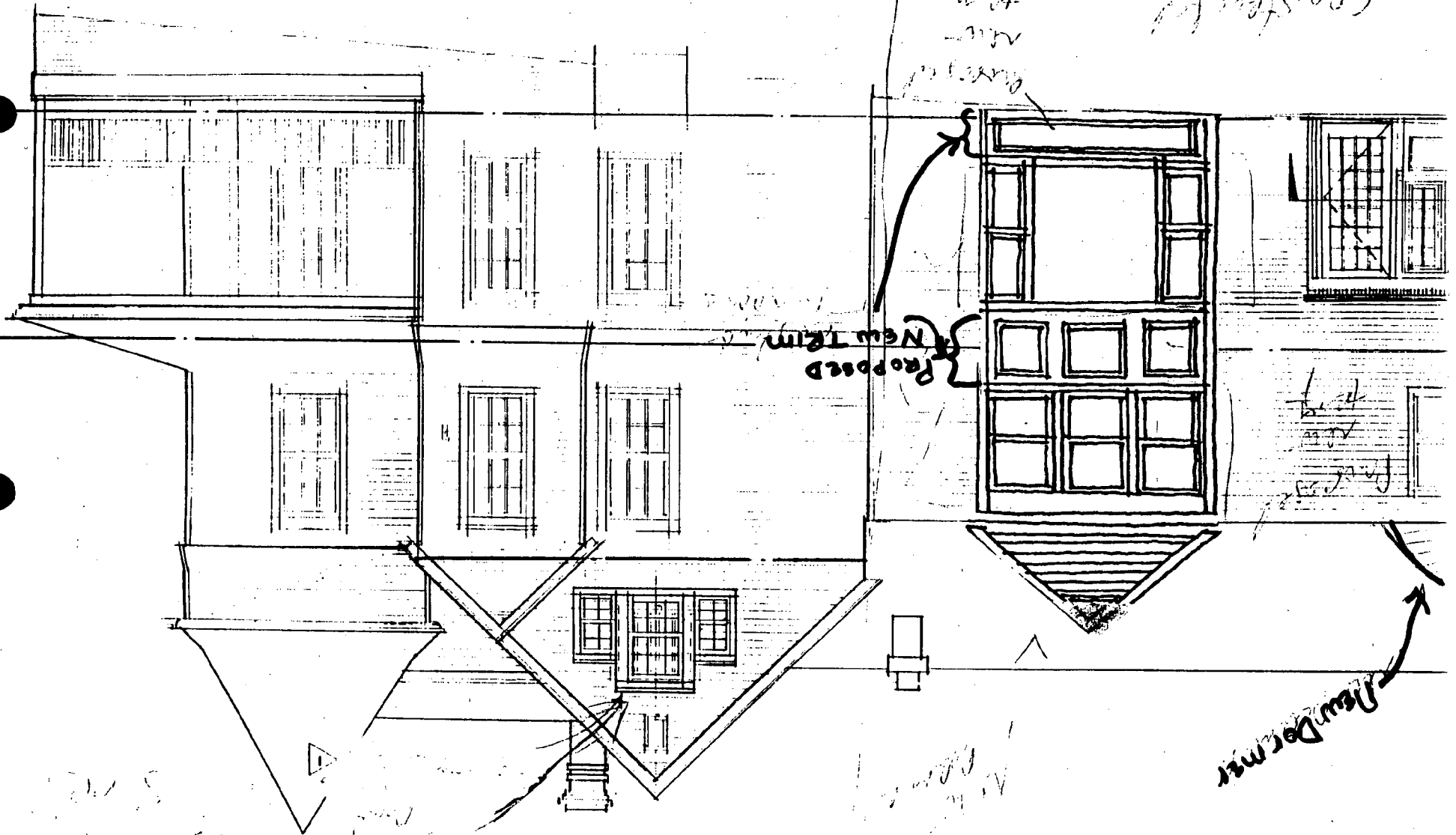


1/2
AZ

1/4" = 1'-0"

South facade

ATTENTION



Constantly

Proposed
New Trim

New Dormer

South
Side

North
Side



Proposed
dormer & trim
↙

South & East Facades

14a



Side view showing
front of original house
& south facade.
Rear addition w/o trim

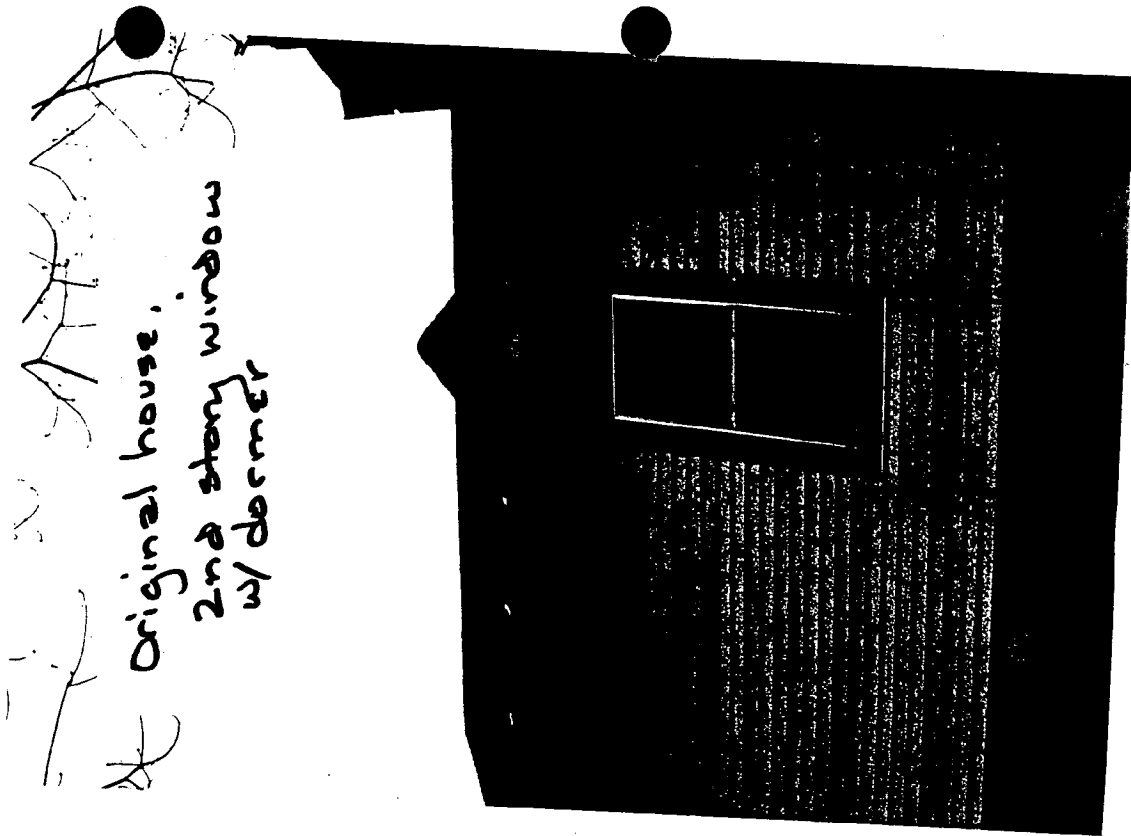


Front view &
Rear addition w/o
window trim



South facade

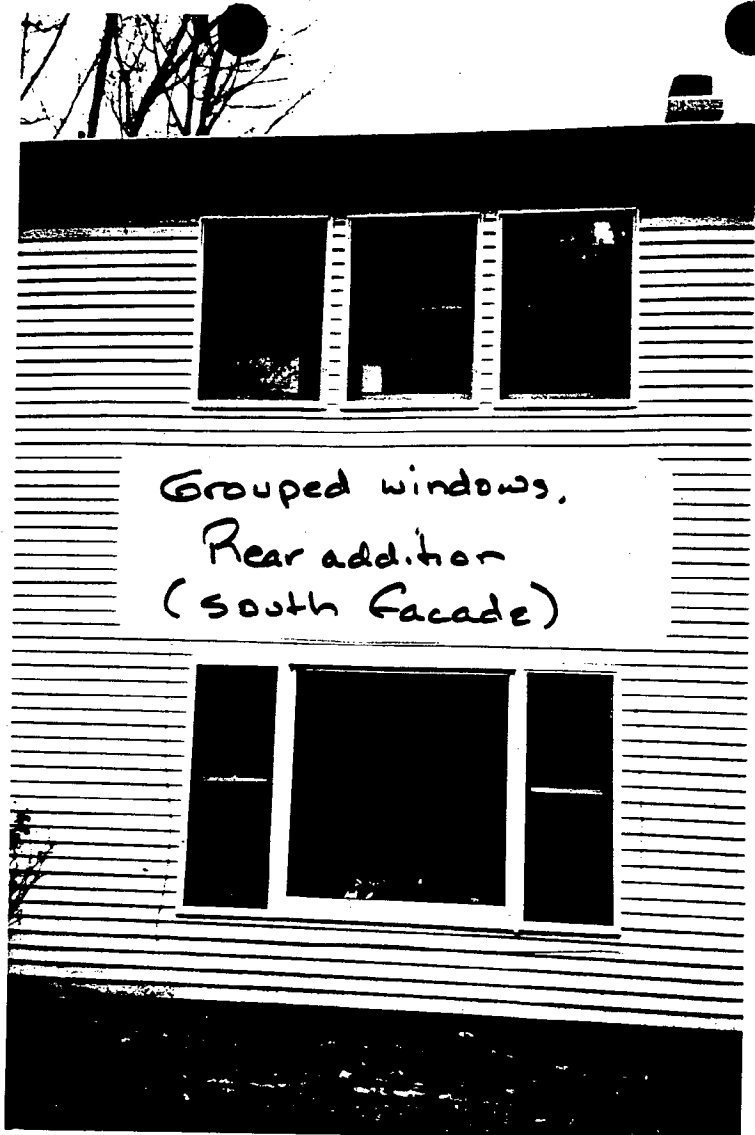
(15)



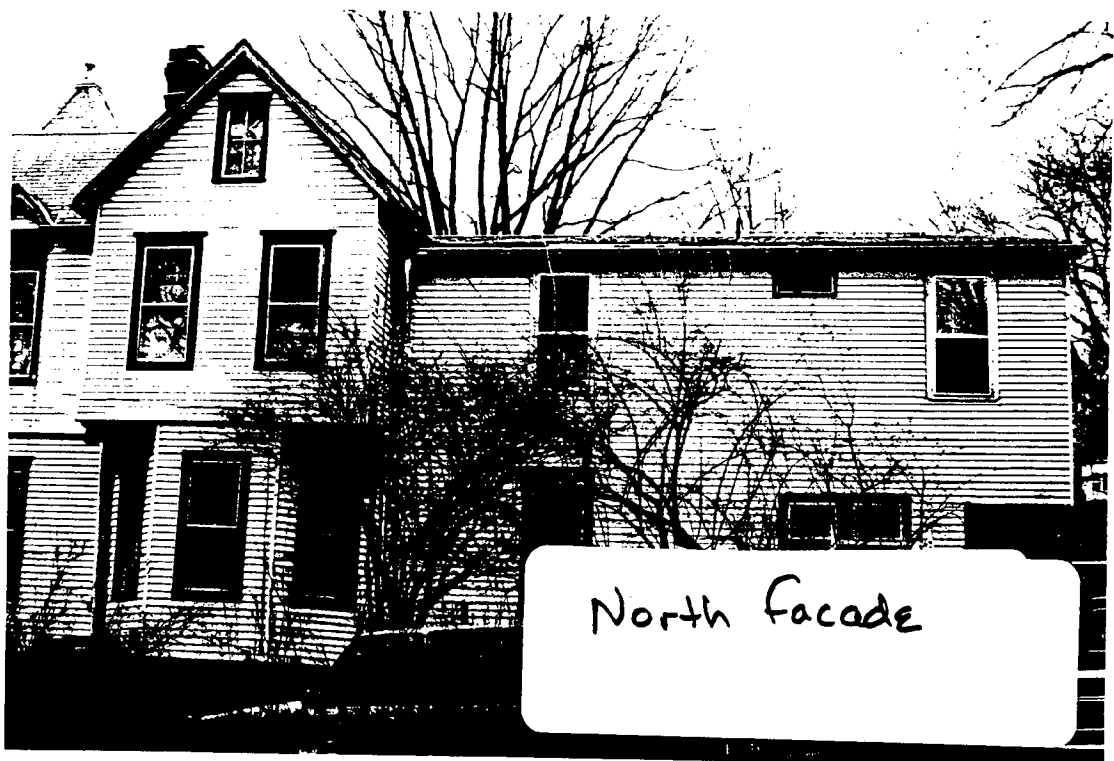
Original house,
2nd story window
w/ dormer



Rear addition,
North facade



Grouped windows,
Rear addition
(south facade)



North facade

South Side

~~ALREADY DONE~~
REMOVE EXIST'G WINDOWS AND INSTALL 3 NEW D.H. WOOD WINDOWS & TRIM.

New Dormer

New Dormer

EXISTING WINDOWS

Proposed new trim

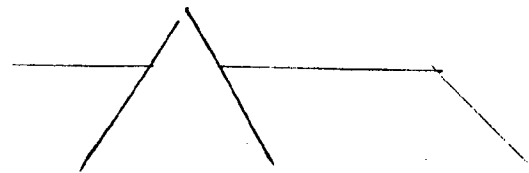
Constructed 1977

SECTION

1/4" = 1'-0"

2
AZ

Proposed New Trim & Dormer

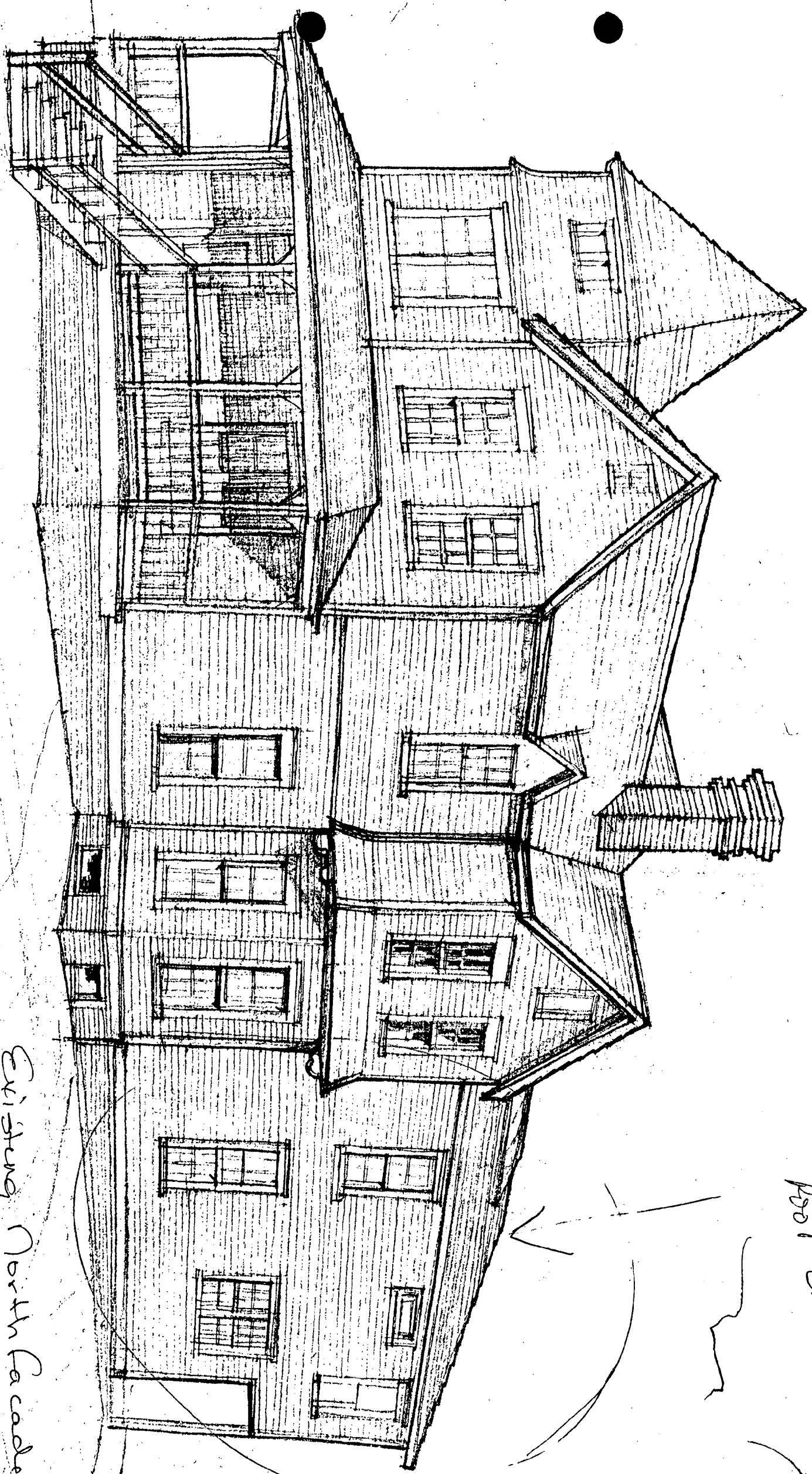


NORTH SIDE

new
DORMERS

new REAR
Entry to
1/2 BATH

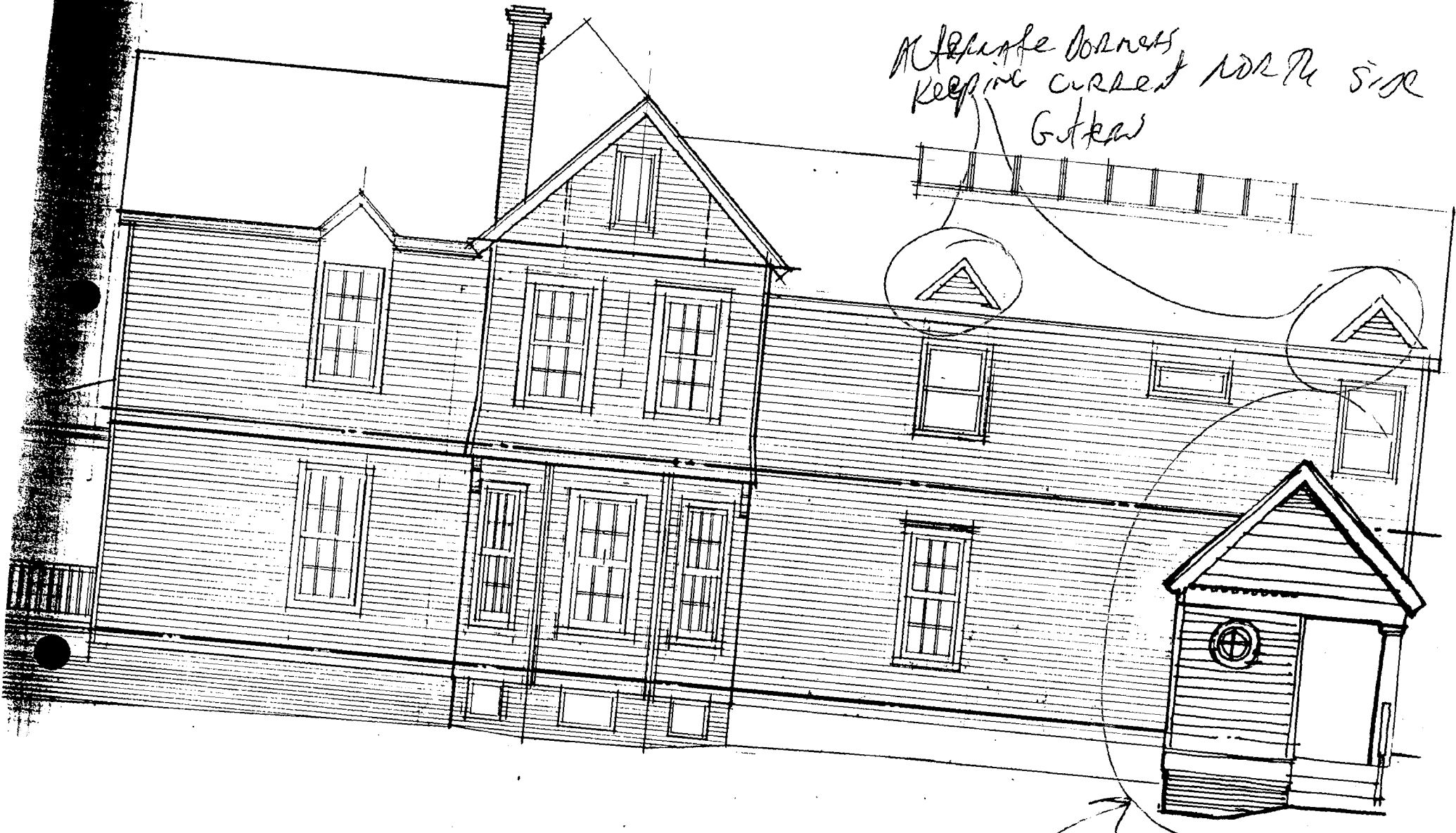




Existing North facade

Current
Prop Line

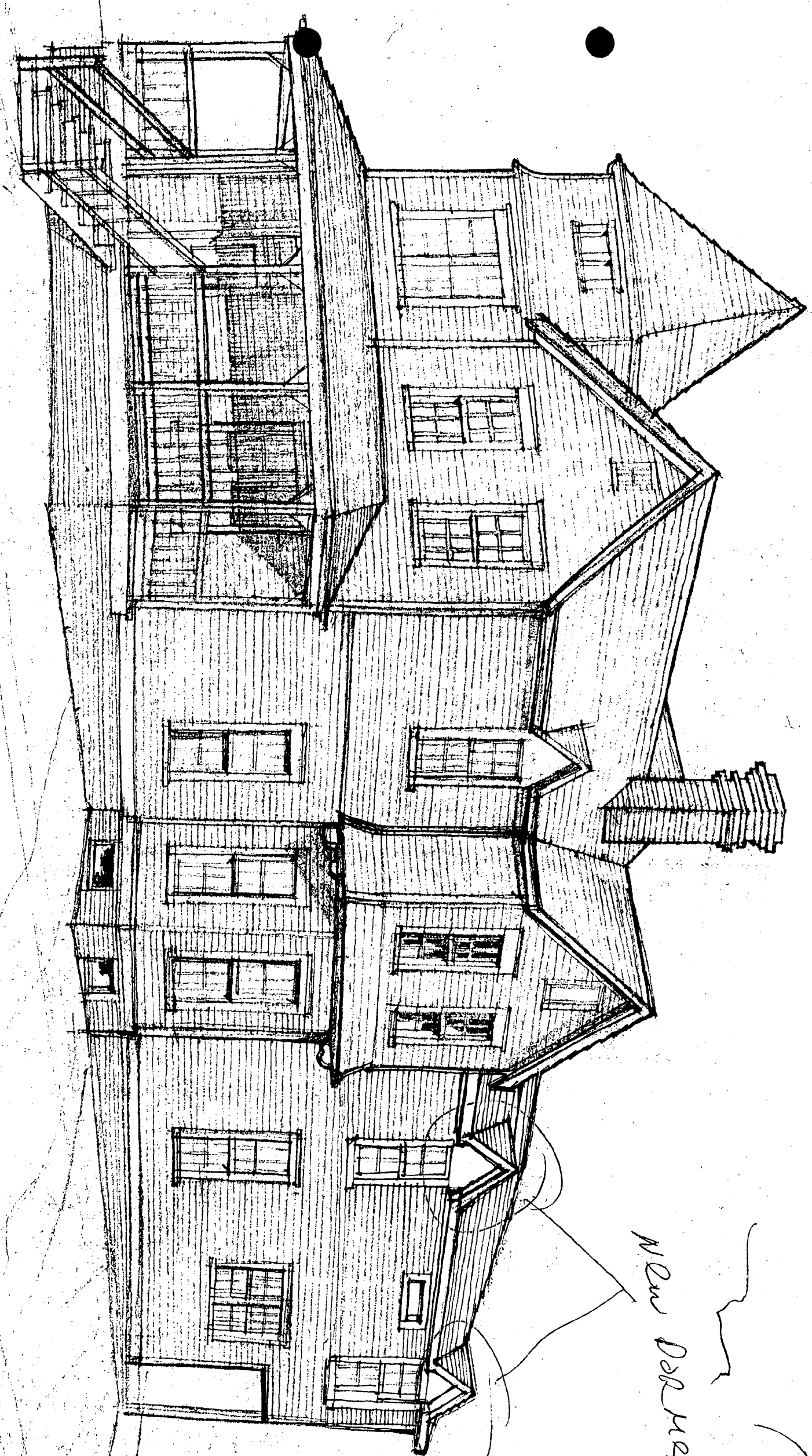




Maintain dormers
keeping current north side
gutters

New Entry
+ 1/2 Bath

Proposed North facade.



New Dormers

North Side



At least the
DOA need
proposal
keeping
current
features

North Facade Proposed Alt.

SOUTH SIDE

EXISTING
ADDITION



Existing South Facade

South Side

Proposed
~~new~~ new
DORMERS



Proposed South facade

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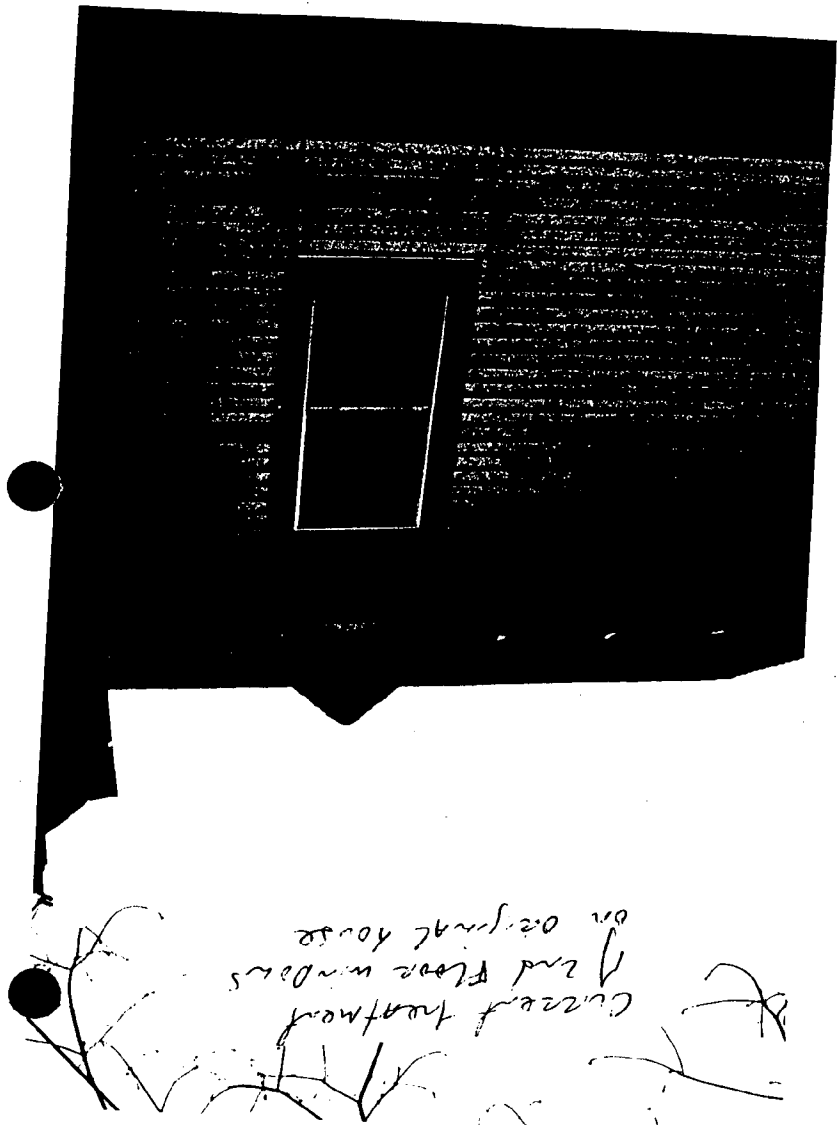
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 Address _____
 City/Zip _____

1757E



Current treatment
of end floor windows
on original house



Apertion Roof Line
Facing Northwest

N



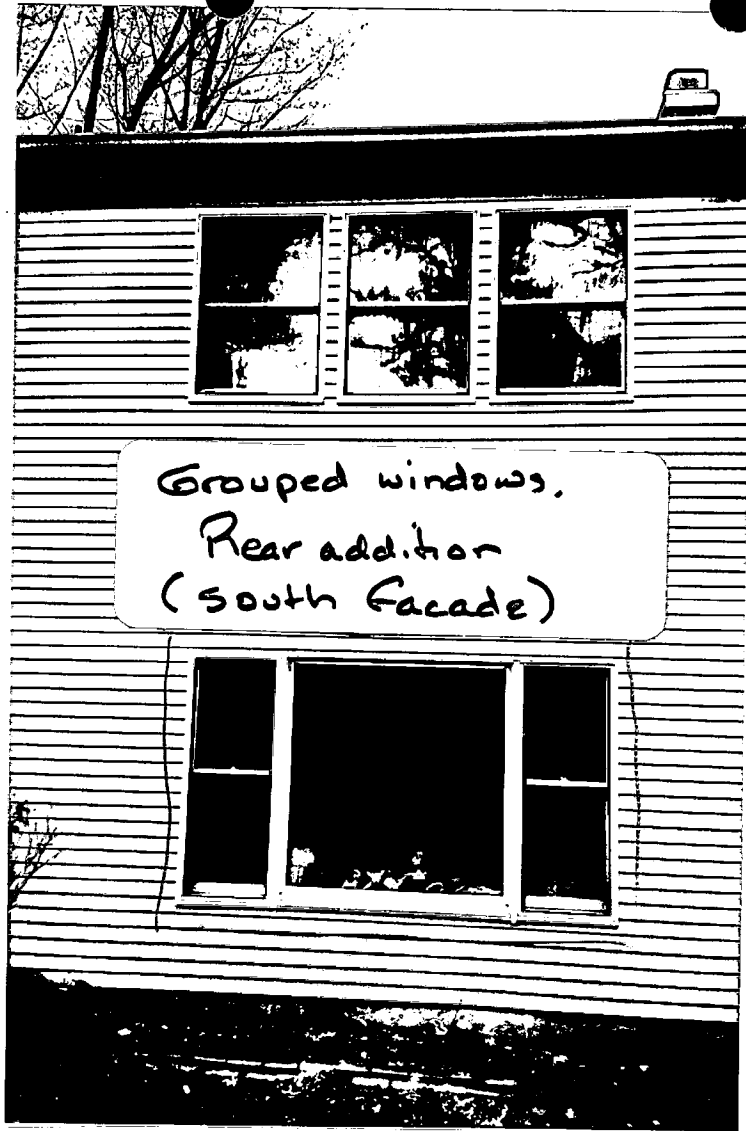
Side view showing front (original house) & rear addition with no trim



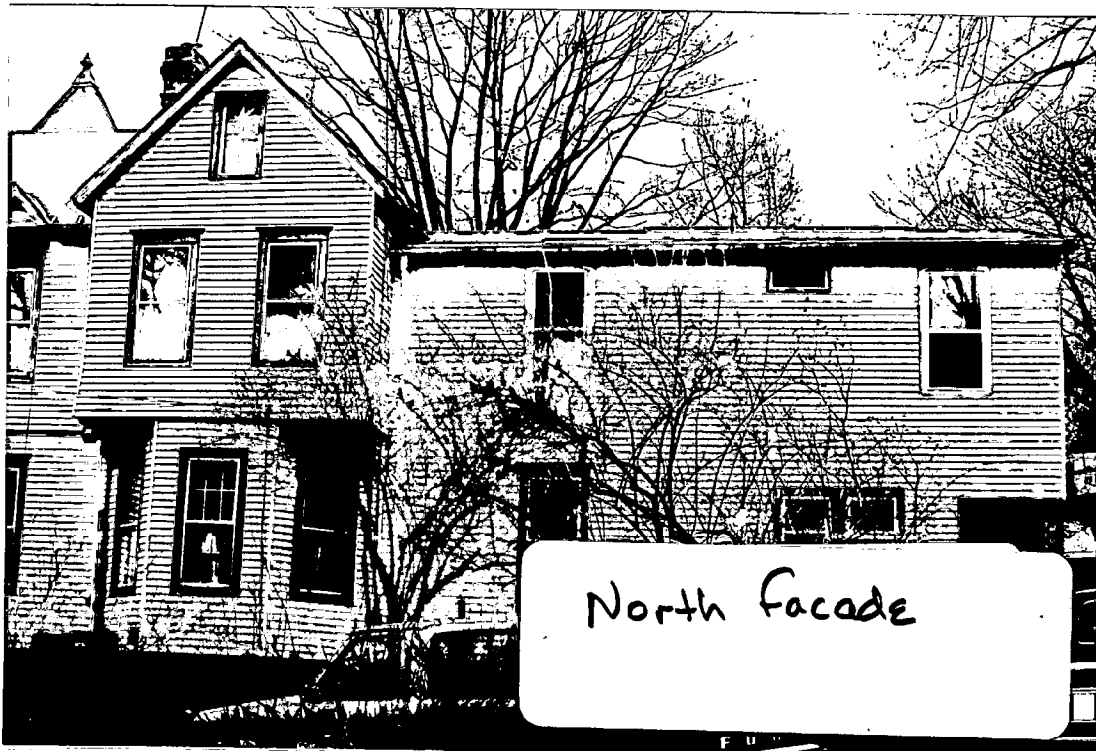
Front/side view showing original trim & new additions without any trim



Side view - note how back of property, trim & completely mismatched roof lines



Grouped windows,
Rear addition
(south facade)



North facade

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