

30/13-97A 4720 Waverly Avenue
Garrett Park Historic District

Lot 19
4716 Waverly Ave
Garrett Park.



10922 Kenilworth
— Across the Street —



10925 Kenilworth
Lot 21







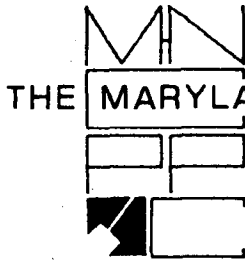






Garrett Park.

Lot 19 - Waverly Infill



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

DATE: 9/10/97

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) All appropriate measures are to be taken for tree protection

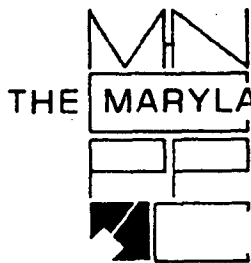
2) Changes in tree location due to garage relocation should be approved by staff.

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

Applicant: Jeremy Lichtenstein

Address: 4720 Waverly Ave (4716 Lot 2) Garrett Park

***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: 9/10/97

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.

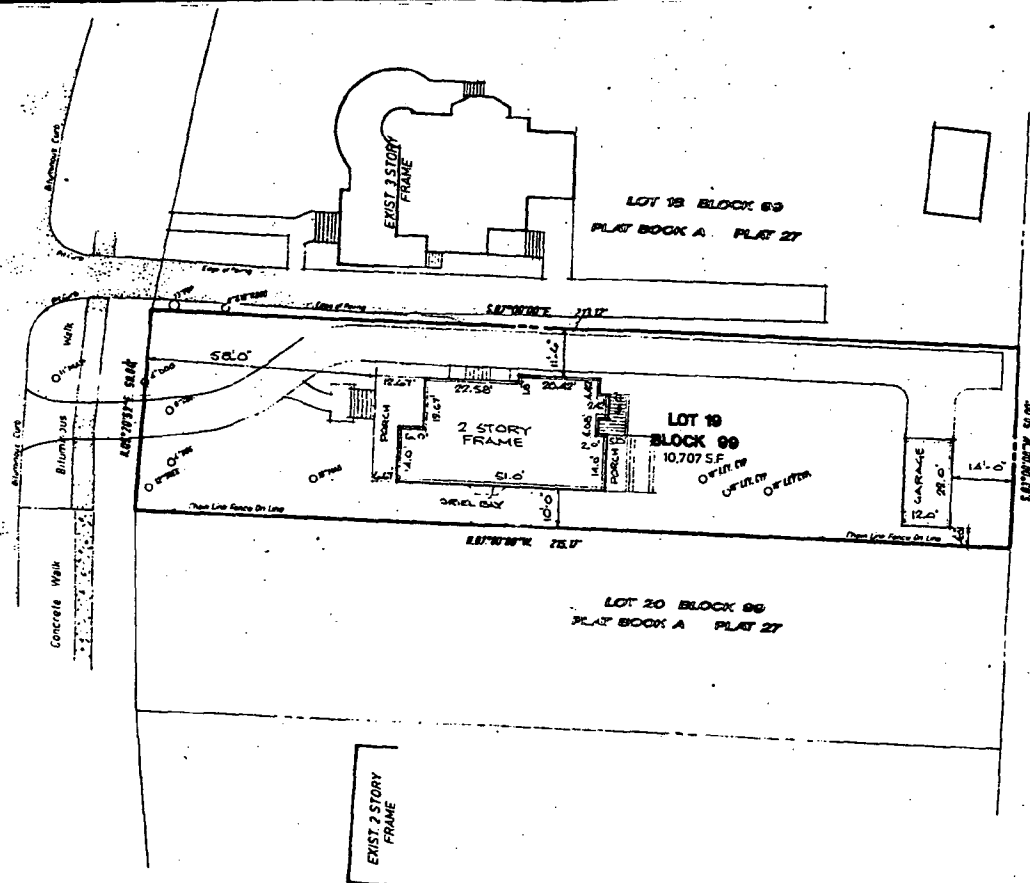
If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, please contact the Historic Preservation Commission staff at 495-4570.

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!



WAVERLY STREET



APPROVED
 Montgomery County
 Historic Preservation Commission
Walter Keegan 2/10/97

EXIST. 2 STORY FRAME

NOTES

1. Lot 19, Block 99, as shown, recorded in Plat Book A as Plat 27.
2. Existing improvements, as shown, from a field survey dated March 17, 1997, by this office.

TAX MAP HD 121	200 SHEET 214 RW 5	ACC. PAGE 26	GRID A-2
REVISIONS	REVISION MAP	SCALE: 1" = 20.00'	
1. 10' SET BACK GARAGE AND DRIVEWAY AND LANDINGS	DATE MAY 1997		
PREPARED FOR:			
SITE PLAN			
LOT 19 - BLOCK 99 SECTION 2 GARRETT PARK FOURTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 114-A Hangerford Drive, Rockville, MD 20850 Tele: (301) 309-8600 Fax: (301) 309-8603			
SCALE 1" = 20'	DATE MARCH, 1997	PROJ. NO. 57289 A	SHEET NO. 1 of 1

2-17-97

LICHTENSTEIN RESIDENCE

4716 Waverly Avenue

Garrett Park, MD

GENERAL NOTES

- 1) All construction to be in conformance with C.A.B.O. one and two family dwelling code, 1992 edition, and all MONTGOMERY COUNTY additions and revisions thereto.
- 2) Design live loads:
 - Shearwall room load - 30 p.s.f.
 - Floor load - 40 p.s.f.
 - Roof load - 20 p.s.f.
 - Deck load - 60 p.s.f.
 - Garage load - 50 p.s.f.
- 3) Soil bearing to be 2000 p.s.f. minimum.
- 4) Design wind load 20 p.s.f.
- 5) Maximum height of fill above basement slab to be 7'-0".
- 6) Bottom of all concrete footings to be 24" minimum below finished grade.
- 7) Foundation walls shall comply to C.A.B.O. Sec. R-304.
- 8) Foundation drainage shall comply to C.A.B.O. Sec. R-305.
- 9) Foundation waterproofing shall comply to C.A.B.O. Sec. R-306.
- 10) Top of garage slab to be 4" below any adjacent finished floor.
- 11) Attached Garages shall comply to C.A.B.O. Sec. R-209.
- 12) Concrete floors shall comply to C.A.B.O. Sec. R-603.
- 13) All concrete to be 150 p.c.f. and conform to the latest A.C.I. 318 specifications. Patches, gaskets, holes and steps exposed to weather, to be 3500 p.s.f. or entrained concrete. Foundation walls, exterior walls and other vertical concrete work to be 3000 p.s.f. or entrained concrete. All other concrete to be 3000 p.s.f.
- 14) All c.m.u. used in basement and foundation walls shall be load bearing units conforming to A.S.T.M. C 90-70 for hollow units. All wood post and wood beam bearing locations on c.m.u. wall area shall be filled solid with grout or mortar for top two course minimum.
- 15) All c.m.u. walls shall have standard truss type DUR-O-WALL bed joint reinforcing at maximum 16" vertical spacing.

- 16) All brick units used in exterior shall conform to A.S.T.M. C 62 or A.S.T.M. C 216.
- 17) All mortar shall be type "S" conforming to A.S.T.M. C 770-82.
- 18) Backfilling against basement walls shall not be performed until first floor framing is in place and top of reinforced c.m.u. walls are braced against overturning.
- 19) Maximum allowable lateral pressure on basement walls 30 p.s.f.
- 20) All reinforcing steel to be grade 60 and conform to A.S.T.M. Spec. A 615.
- 21) Steel post cap plates to conform to A.S.T.M. Spec. A 36, Fy = 36,000 p.s.f. Bolts shall be A.S.T.M. A 307 or better.
- 22) Steel columns in basement to be adjustable 3/10. 540 columns unless specified otherwise.
- 23) All structural wood framing, including roof and floor sheathing, to be in accordance with the "National Design Specifications for Wood Construction", published by The National Forest Products Association. Framing lumber shall be of the following grades or better:

CLASSIFICATION	SIZE	MOISTURE CONTENT %	MODULUS OF ELASTICITY * E
WOOD, P. S.F.	2x4	1900	1600000
	2x6	1450	1700000
	2x8	1500	1700000
	2x10	1300	1800000
RAFTER, JOIST AND SLAB (2" X)	2x11	1500	1600000
	2x8	1200	1600000
	2x10	1050	1600000
	2x12	975	1600000
Comp-Lam Beams (E = 283 P.S.I.)	4x	2700	3000000

- 24) All headers to be 2" x 2" x 12" unless specified otherwise.
- 25) Provide double jack studs at each end of headers and beams 5'-0" and longer.
- 26) Splice of the bottom and top portion of a double lap plate must be staggered a minimum of 4'-0".

- 27) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.
- 28) Contractor to provide architect with shop drawings for all roof and floor trusses.
- 29) Provide solid blocking under all jack studs and bearing directly on joists or T.J.'s.
- 30) In those cases where floor trusses are not contained directly over the studs, splice of the top plate shall occur only over the studs.
- 31) Where installation of plumbing, heating or other pipe necessitates cutting of top plates, a metal tie not less than eighteen gauge, forty-five thousandths (0.045)" thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 16d nails.
- 32) Double beams, double hip and valley rafters shall be nailed securely together to ensure that the two members act conjointly in resisting the applied load.
- 33) Unless specified otherwise provide the following detail over masonry openings:

OPENING	MIN. TO	MAX. TO	MIN. TO	MAX. TO
UP TO	3'-0"	3'-11/2"	3'-1/2" x 1/4"	3'-1/2" x 1/4"
	3'-0"	4'-0"	3'-1/2" x 3/4"	3'-1/2" x 3/4"
	3'-0"	6'-0"	3'-1/2" x 3/4"	3'-1/2" x 3/4"
OVER 10'	3'-0"	4'-0"	3'-1/2" x 3/4"	3'-1/2" x 3/4"
	3'-0"	6'-0"	3'-1/2" x 3/4"	3'-1/2" x 3/4"
	3'-0"	6'-0"	3'-1/2" x 3/4"	3'-1/2" x 3/4"

- 34) All untreated lumber to be minimum of 8" above finished grade. All lumber in contact with concrete or c.m.u. to be pressure treated.
- 35) All prefab fireplaces to be U.L. rated and installed according to manufacturer's specifications.

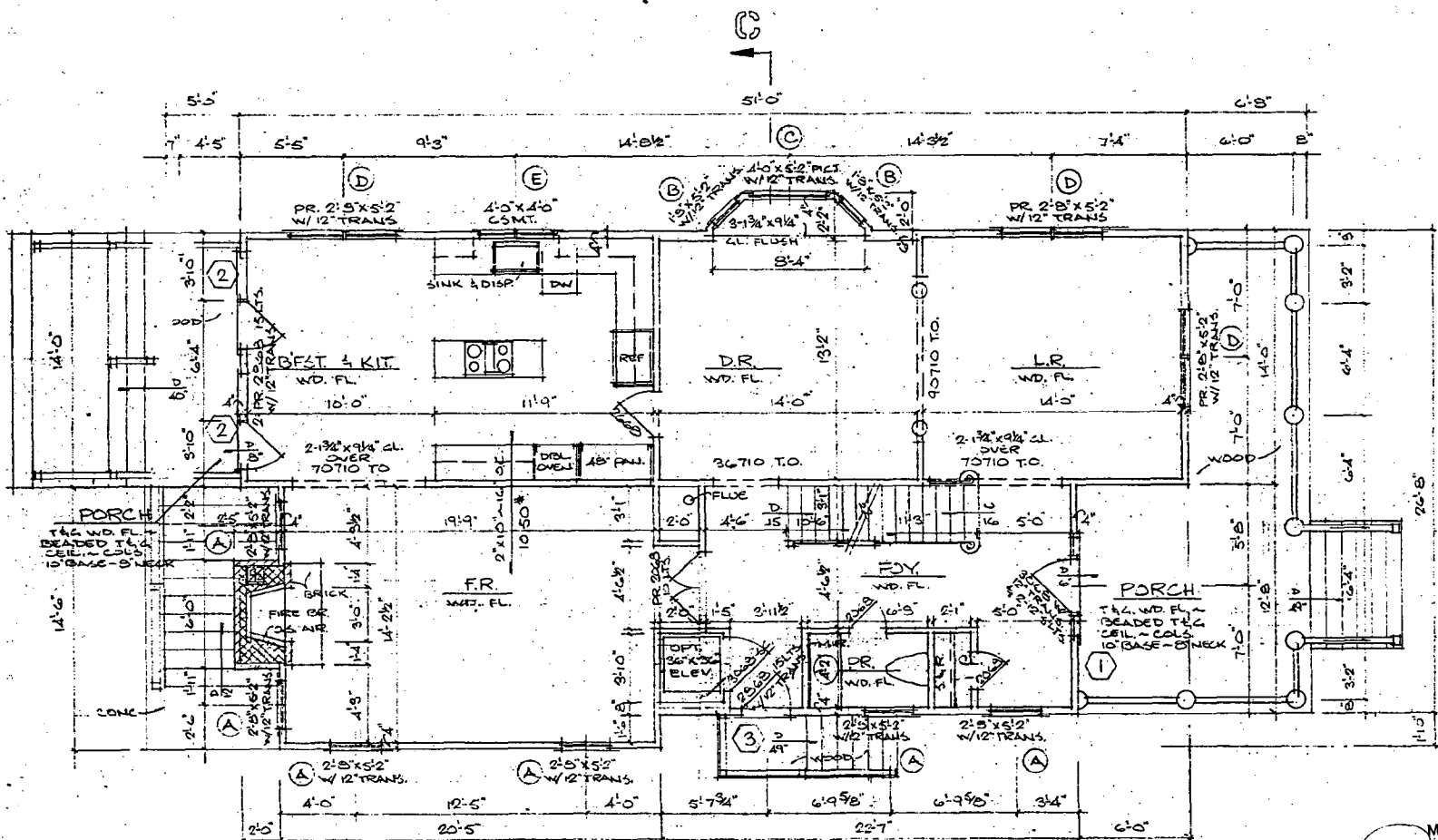
- 36) Fireplaces with terminations higher than 35'-0" above adjacent grade to be solid masonry.
- 37) Chimney and fireplace construction to be in accordance with C.A.B.O. Chapter 8 and Fig. R-903.1.
- 38) Fireplace hearth to project 20" from front of facing and 12" to side of opening.
- 39) Frostproofing shall be provided according to C.A.B.O. Sec. R - 402.7. The integrity of all frostproofing shall be maintained.
- 40) Draftstopping shall be provided according to C.A.B.O. Sec. R - 402.8.
- 41) Provide radon mitigation according to C.A.B.O. Sec. R - 312.
- 42) Provide interconnected smoke detectors to protect all floors, basements, porches and balconies according to C.A.B.O. Sec. R - 216.
- 43) Provide exhaust fans in all bathrooms and powder rooms, capable of 1 air change every 12 minutes.
- 44) Stairways shall comply with C.A.B.O. Sec. R-213. Minimum headroom to be 6'-8" clear of all points. Minimum tread to be 9". Maximum rise to be 8 1/4".
- 45) Handrails & guardrails shall comply to C.A.B.O. Sec. R-214.
- 46) All eaves shall comply to C.A.B.O. Sec. R-210.
- 47) Sleeping room windows shall comply with C.A.B.O. Sec. R-210.2. Minimum air height 44" above finished floor.
- 48) All Chasing shall comply to C.A.B.O. Sec. R-208.
- 49) All Ceiling heights shall comply to C.A.B.O. Sec. R-205.
- 50) All exterior wall coverings shall comply to C.A.B.O. Sec. R-503.
- 51) All gas piping shall conform to M.F.P.A. 34.
- 52) Electrical wiring must conform to the 1993 National Electrical Code and County Requirements.

CLAUDE C. LAPP
ARCHITECT
 11820 PARKLAWN DR.
 ROCKVILLE, MD. 20852
 TEL. (301) 881-6856 FAX. (301) 770-9163

APPROVED
 Montgomery County
 Historic Preservation Commission
Tommy Edwards 9/10/97

REVISIONS

B-17-PT	ADD AREAWAY
	ADD PORCH LANDING
	ADD LR WINDOW



FIRST FLOOR PLAN

1/4" = 1'-0"

1ST = 1310 SQ. FT.
 2ND = 1296 SQ. FT.
 TOTAL = 2606 SQ. FT.
 PORCH = 324 SQ. FT.

ALL WALLS ARE 3/2" UNLESS NOTED OTHERWISE

APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature] 9/10/97

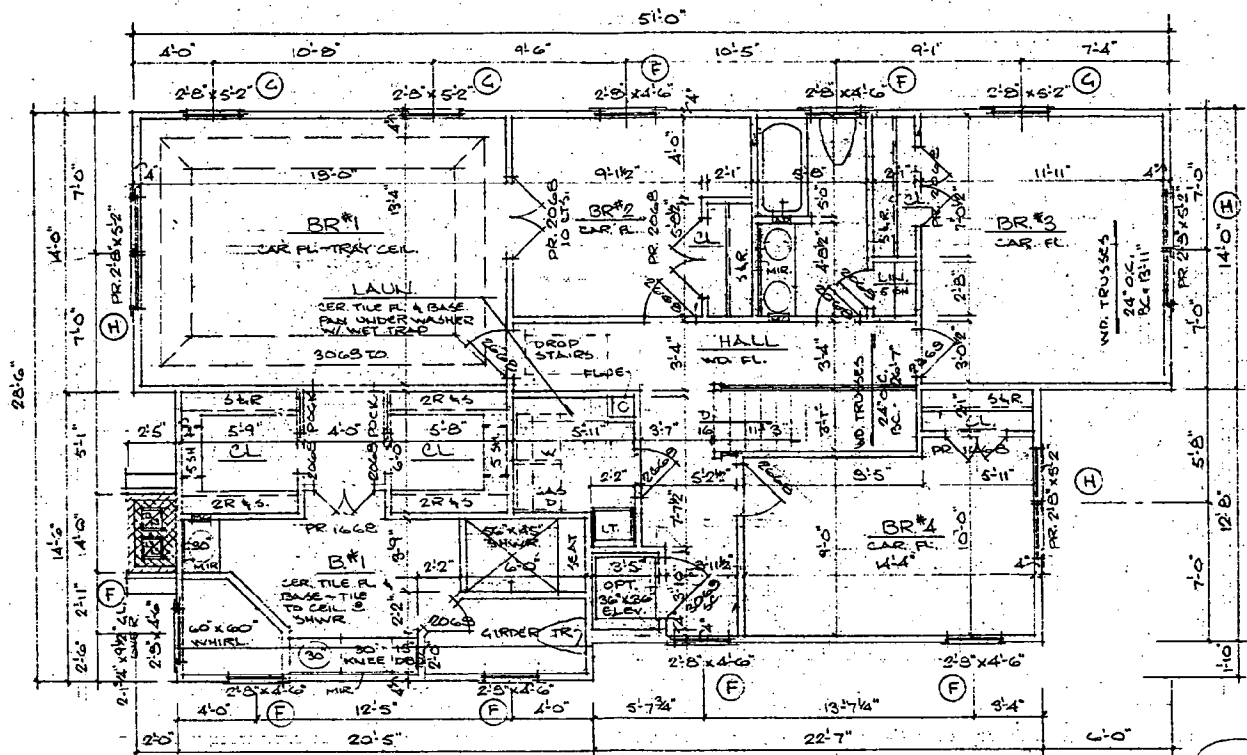
Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKWAY DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6056 FAX 301-770-9163

B-26-97
 B-17-97

REVISIONS

6-17-97 ADD 10" WINDOW



SECOND FLOOR PLAN

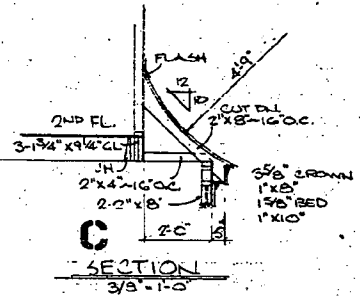
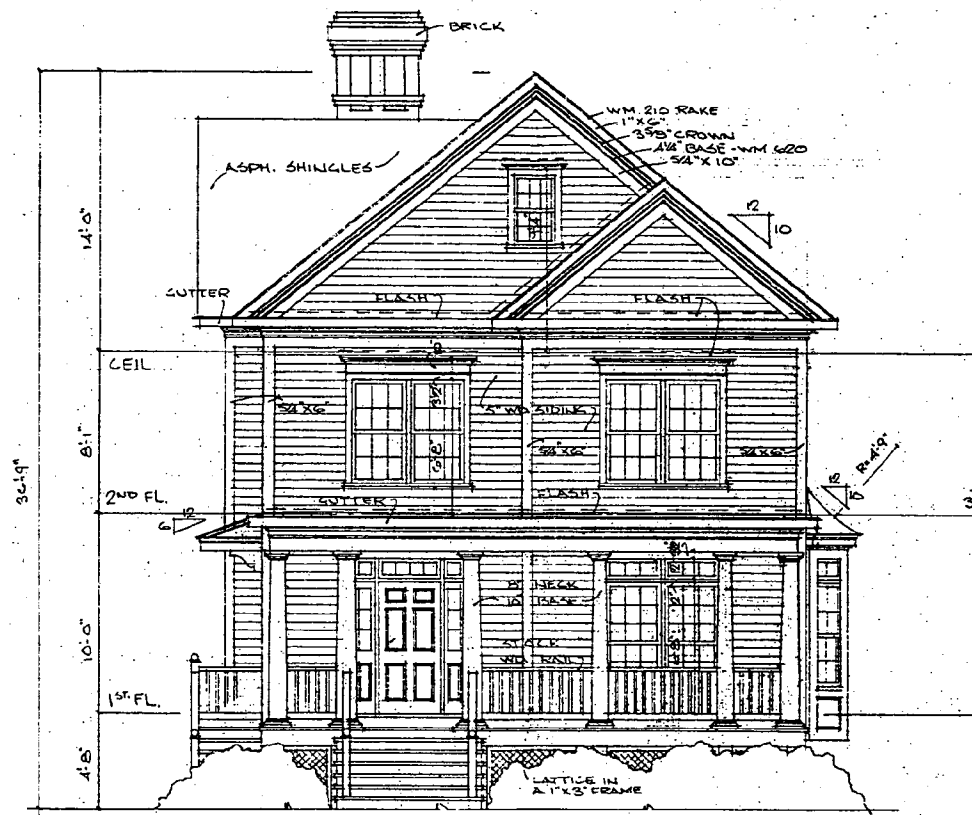
1296 SQ. FT.
ALL WALLS ARE 3/2" UNLESS NOTED OTHERWISE

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

APPROVED
Montgomery County
Historic Preservation Commission
Claude C. Lapp 9/10/97

CLAUDE C. LAPP
ARCHITECT
11820 PATRIOT LANE DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-661-6855 FAX 301-770-9163

6-26-97
8-17-97



FRONT ELEVATION

1/4" = 1'-0"

4716 WAVERLY AVE., GARRETT PARK

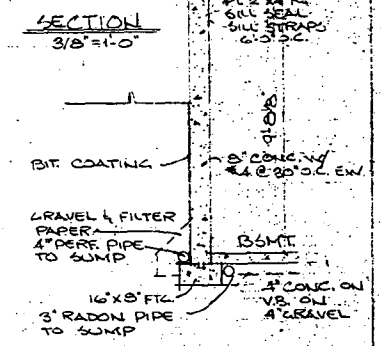
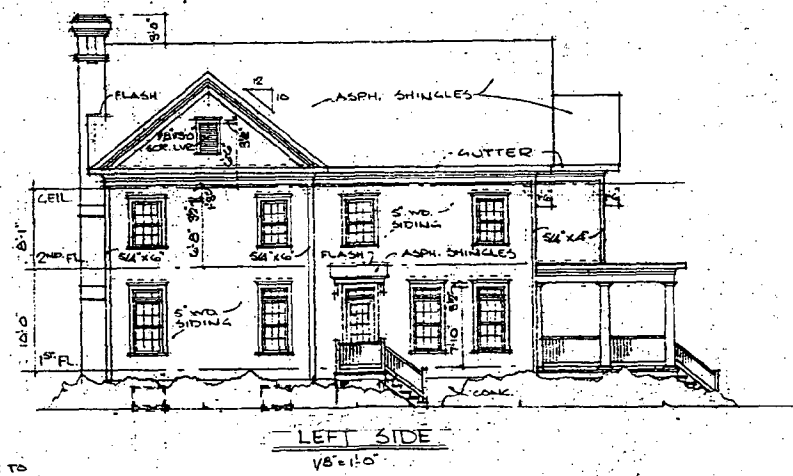
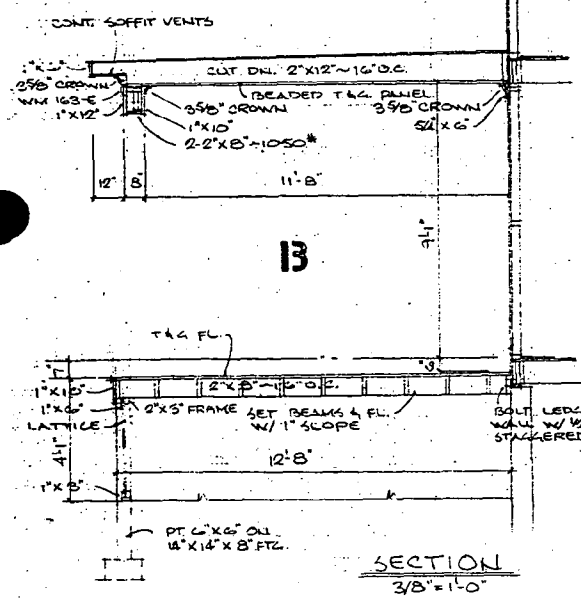
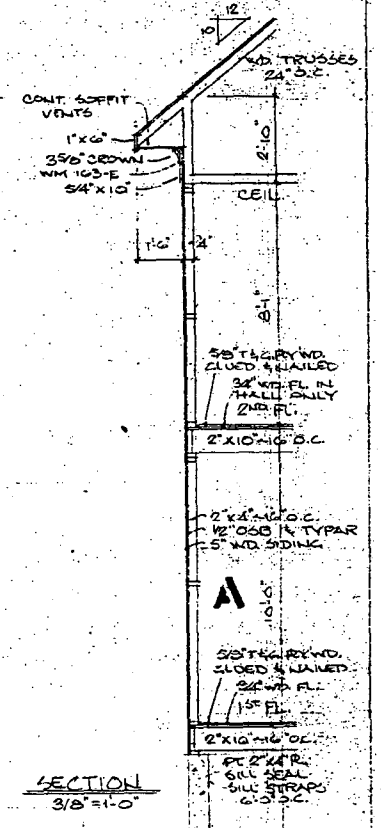
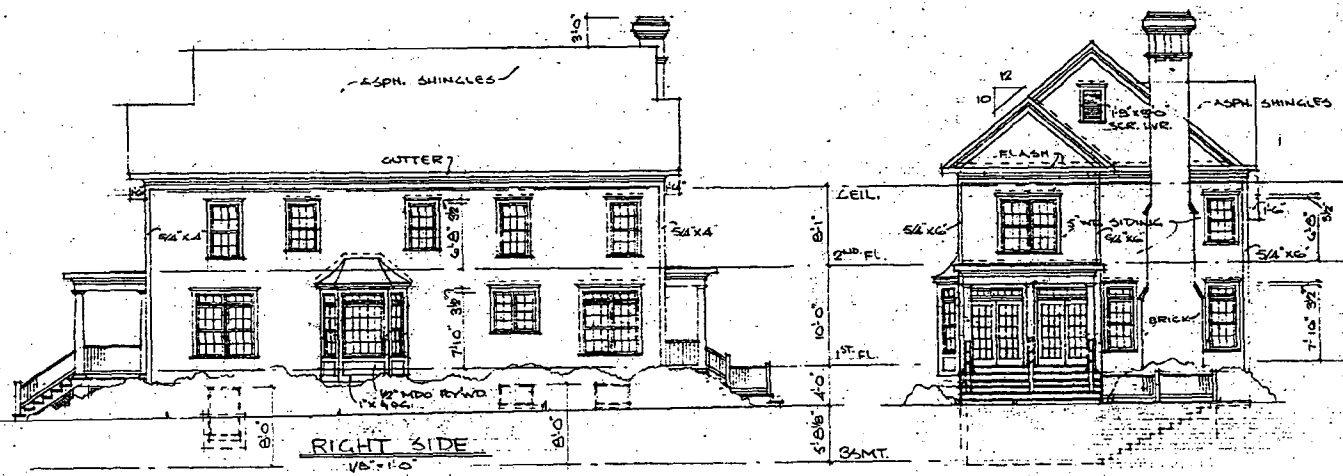
APPROVED
 Montgomery County
 Historic Preservation Commission
Edy Kephart 9/12/97

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
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 11825 PARCLAW DRIVE, SUITE 100
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 301-831-6356 FAX 301-770-9163

6-26-97
 8-17-97

4



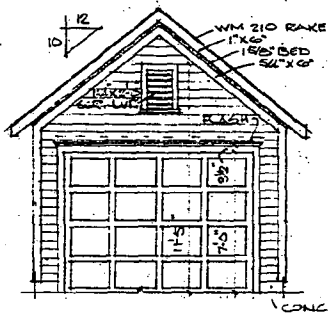
APPROVED
Montgomery County
Historic Preservation Commission
Sunny Johnson 9/10/97

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
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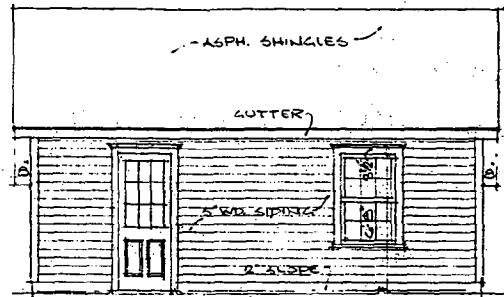
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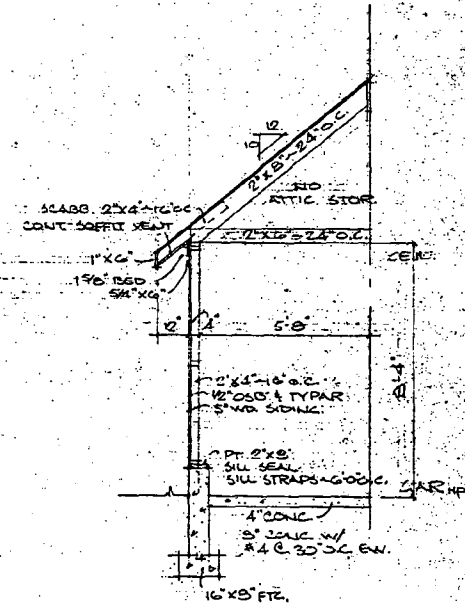
LEFT SIDE

1/4" = 1'-0"



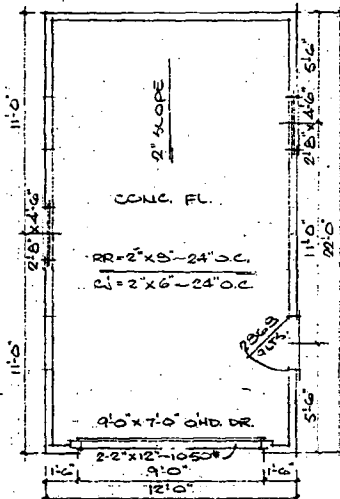
FRONT ELEVATION

1/4" = 1'-0"



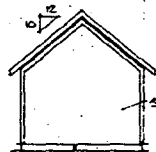
SECTION

3/8" = 1'-0"



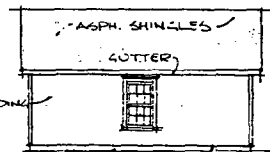
CARAGE PLAN

1/4" = 1'-0"



RIGHT SIDE

1/8" = 1'-0"



REAR ELEVATION

1/8" = 1'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Signature 9/10/97

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 100
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6-26-97
 5-17-97

6

30/13-97A
Jeremy Lichtenstein
P.O. Box 371
Garrett Park, MD 20896

Randy & Beth Turk
4716 Waverly
P.O. Box 303
Garrett Park, MD 20896

Martha Seigel
10926 Montrose Avenue
P.O. Box 69
Garrett Park, MD 20896

Perry Chapman
Chris Niemczewski
10925 Kenilworth Avenue
P.O. Box 85
Garrett Park, MD 20896

Dick & Pam Morgan
4710 Waverly
P.O. Box 424
Garrett Park, MD 20896

Harry Gordon
Box 161
Garrett Park, MD 20896

Peter Benjamin, Mayor
Town of Garrett Park
P.O. Box 84
Garrett Park, MD 20896

Robert Reinhardt
Box 1228
Garrett Park, MD 20896

(LAP)

(LAP)

20

30/13-97A
Jeremy Lichtenstein
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Box 1228
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(LAP)

(LAP)

20

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 09/10/97

Resource: Garrett Park Historic District

Review: HAWP

Case Number: 30/13-97A (REVISION)

Tax Credit: None

Public Notice: 08/27/97

Report Date: 09/03/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Approval
w/condition.

BACKGROUND

The proposed construction project was the subject of an initial preliminary consultation on April 9, 1997 and a second consultation on May 14, 1997. The primary points of discussion were:

1. The size of the proposed house relative to the size of the lot both as to elevation and square footage.
2. The siting of the house - whether it should be in line with the outstanding historic resources on either side thus also preserving the green space at the rear, or whether it should be set back from the older houses to more clearly differentiate the new from the old.
3. Where or whether there should be a garage and driveway.
4. The importance of the front porch to the historic street scape.

When the historic district was adopted as an amendment to the Master Plan, the County Council also adopted an amendment to the Montgomery County Zoning Ordinance, Chapter 59, for the purpose of establishing an overlay zone for the Town of Garrett Park with "standards that can be uniformly applied to all construction...for the purpose of retaining and continuing the town's historic character," specifically:

- maintain the unique park-like setting of the 19th century garden suburb,
- maintain the prevailing pattern of houses and open spaces,
- retain the maximum amount of green area surrounding new or expanded houses,
- encourage a compatible relationship between new or expanded houses and neighboring structures in scale, siting, and orientation on the lot,
- maintain housing diversity and choice by retaining existing housing stock yet allowing a reasonable amount of expansion in living space.

Setback on the sides must be 10', and lot coverage including accessory buildings must be

①

20% of the net lot area.

A Historic Area Work Permit was approved at the June 11, 1997 HPC meeting for a new house and garage. Construction of the house has begun, but the applicant has requested a number of modifications to the approved HAWP.

PROPOSAL

Applicant proposes to:

1. Move the garage site to the right such that the distance from the property line is reduced from 12', as approved, to approximately 4' in order to provide room for a larger paved turnaround area at the garage entrance. Applicant has indicated that no trees will be affected by this revision.
2. Add windows on the front of the right elevation. These include a 6/6 window on the second story and a banked pair of 9/6 windows to match those at the rear end of the elevation. The windows are to match those already approved as to design and materials.
3. Modify the design of the back porch, adding a landing one step above ground level. The deck will be of the same design and material as the approved porch including wood railing with inset pickets.
4. Install an exterior entrance to the basement level at the rear next to the rear porch. The entry steps would be of brick with a railing at ground level.

STAFF DISCUSSION

The modifications proposed in this revision to the approved Historic Area Work Permit are in keeping with the design of the new construction. The extended porch, enlarged garage apron and basement steps add to the impermeable surfaces being created, but in the case of the garage apron and the basement steps, these are changes that are needed to make the new house more functional. The extended rear porch is a discretionary design change being made by the applicant, but, as it is at the rear and the materials are in keeping with the rest of the house, the modification should be approved.

As applicant has indicated that the revised garage siting will not affect any trees. Staff would emphasize that tree protection measures included as a condition of approval of the HAWP would continue to apply. The applicant had indicated in the previous application that trees were being relocated to the proposed new site for the garage. For clarification, the revised relocation for the maple and pin oak should be included in the current proposal.

Staff would support the addition of windows to the right side facade. Those being proposed are in keeping with the placement, design and materials of the other windows on that side.

STAFF RECOMMENDATION

Staff recommends that the Commission approve the proposed construction 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's Standards for Rehabilitation #10:

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,

with the conditions:

1. All appropriate tree protection measures shall be used for trees that are to be retained, including installation of protective fencing at the driplines during construction,
2. Changes in tree locations necessitated by the garage re-siting shall be included in the current HAWP.

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.

THE FOLLOWING FORMS 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:

Empty Lot some trees + GRASS

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

X New Home

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. 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.

- a. 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.
- b. 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

- a. 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.
- b. 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.

LICHTENSTEIN RESIDENCE

4716 Waverly Avenue

Garrett Park, MD

GENERAL NOTES

- 1) All construction to be in conformance with C.A.B.O. one and two family dwelling code, 1992 edition, and all MONTGOMERY COUNTY ordinances and revisions thereto.
- 2) Design live loads:
 - Creeping room load - 30 p.s.f.
 - Floor load - 40 p.s.f.
 - Roof load - 20 p.s.f.
 - Deck load - 60 p.s.f.
 - Garage load - 50 p.s.f.
- 3) Soil bearing to be 2000 p.s.f. minimum.
- 4) Design wind load 20 p.s.f.
- 5) Maximum height of fill above basement slab to be 7'-0".
- 6) Bottom of all concrete footings to be 24" minimum below finished grade.
- 7) Foundation walls shall comply to C.A.B.O. Sec. R-304.
- 8) Foundation drainage shall comply to C.A.B.O. Sec. R-305.
- 9) Foundation waterproofing shall comply to C.A.B.O. Sec. R-306.
- 10) Top of garage slab to be 4" below any adjacent finished floor.
- 11) Attached Garages shall comply to C.A.B.O. Sec. R-209.
- 12) Concrete floors shall comply to C.A.B.O. Sec. R-603.
- 13) All concrete to be 150 p.s.f. and conform to the latest ACI 318 specifications. Footings, girders, slabs and steps exposed to weather, to be 3500 p.s.f. or entrained concrete. Foundation walls, exterior walls and other vertical concrete work to be 3000 p.s.f. or entrained concrete. All other concrete to be 3000 p.s.f.
- 14) All c.m.u. used in basement and foundation walls shall be load bearing units conforming to A.S.T.M. C 90-70 for hollow units. All wood post and wood beam bracing locations on c.m.u. wall cells shall be filled with grout or mortar for top two courses minimum.
- 15) All c.m.u. walls shall have standard truss type DUR-O-WALL bed joint reinforcing at maximum 16" vertical spacing.

- 16) All brick units used in exterior shall conform to A.S.T.M. C 62 or A.S.T.M. C 214.
- 17) All mortar shall be type "S" conforming to A.S.T.M. C 270-82.
- 18) Backfilling against basement walls shall not be performed until first floor framing is in place and top of reinforced c.m.u. walls are braced against overturning.
- 19) Maximum allowable lateral pressure on basement walls 30 p.s.f.
- 20) All reinforcing steel to be grade 60 and conform to A.S.T.M. Spec. A 615.
- 21) Steel post cap plates to conform to A.S.T.M. Spec. A 36, $F_y = 36,000$ p.s.f. Bolts shall be A.S.T.M. A 307 or better.
- 22) Steel columns in basement to be adjustable J.I.O. 540 columns unless specified otherwise.
- 23) All structural wood framing, including roof and floor sheathing, to be in accordance with the "National Design Specifications for Wood Construction", published by The National Forest Products Association. Framing lumber shall be of the following grades or better:

CLASSIFICATION	SIZE	STRENGTH CHARACTERISTICS	
		MOISTURE	GRADE
POSTS & PILES	4" x 4"	1700	1000000
	6" x 6"	2100	1300000
	8" x 8"	2700	1700000
	10" x 10"	3300	2100000
	12" x 12"	3900	2500000
MEMBERS, BEAMS, ROOF TRUSSES & P.L.P.	2x4	1050	1100000
	2x6	1350	1400000
	2x8	1700	1800000
	2x10	2100	2200000
	2x12	2500	2600000
SUPPORT JOISTS AND STOPS @ 16"	2x4	1050	1100000
	2x6	1350	1400000
	2x8	1700	1800000
	2x10	2100	2200000
	2x12	2500	2600000
Long-Lam Beams (F _v = 985 PSI)	4"	2600	2800000

- 24) All headers to be 2 - 2" x 12" unless specified otherwise.
- 25) Provide double jack studs at each end of headers and beams 2'-0" and longer.
- 26) Splices of the bottom and top portion of a double top plate must be staggered a minimum of 4'-0".

- 27) All roof, floor and girder trusses to be designed by truss manufacturer to carry required loads and to be installed according to manufacturer's specifications.
- 28) Contractor to provide architect with shop drawings for all roof and floor trusses.
- 29) Provide solid blocking under all jack studs not bearing directly on joists or T.J.L.'s.
- 30) In those cases where floor trusses are not centered directly over the studs, splices of the top plate shall occur only over the studs.
- 31) Where installation of plumbing, heating or other pipes necessitates cutting of top plates, a metal tie not less than eighteen gauge, forty-five thousandths (0.045") thickness and 1 1/2" wide shall be fastened to the plate across and to each side of the opening with not less than 16d nails.
- 32) Double beams, double hip and valley rafters shall be nailed securely together to ensure that the two members act conjointly in resisting the applied load.
- 33) Unless specified otherwise provide the following field over masonry bearing:

SPECS.	L ₁ UP TO	MINIMUM HEADROOM	
		MINIMUM	MAXIMUM
WOOD	2'-0"	3' 1/2" ± 3 1/2" ± 1/4"	4' ± 1/4"
	2'-6"	3' ± 1/4"	3' 1/2" ± 1/4"
	3'-0"	2' ± 1/4"	3' ± 1/4"
STEEL	2'-0"	4' ± 1/4"	4' ± 1/4"
	2'-6"	3' ± 1/4"	3' ± 1/4"
	3'-0"	2' ± 1/4"	2' ± 1/4"

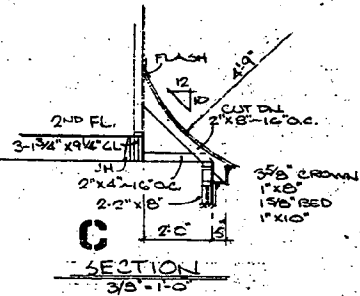
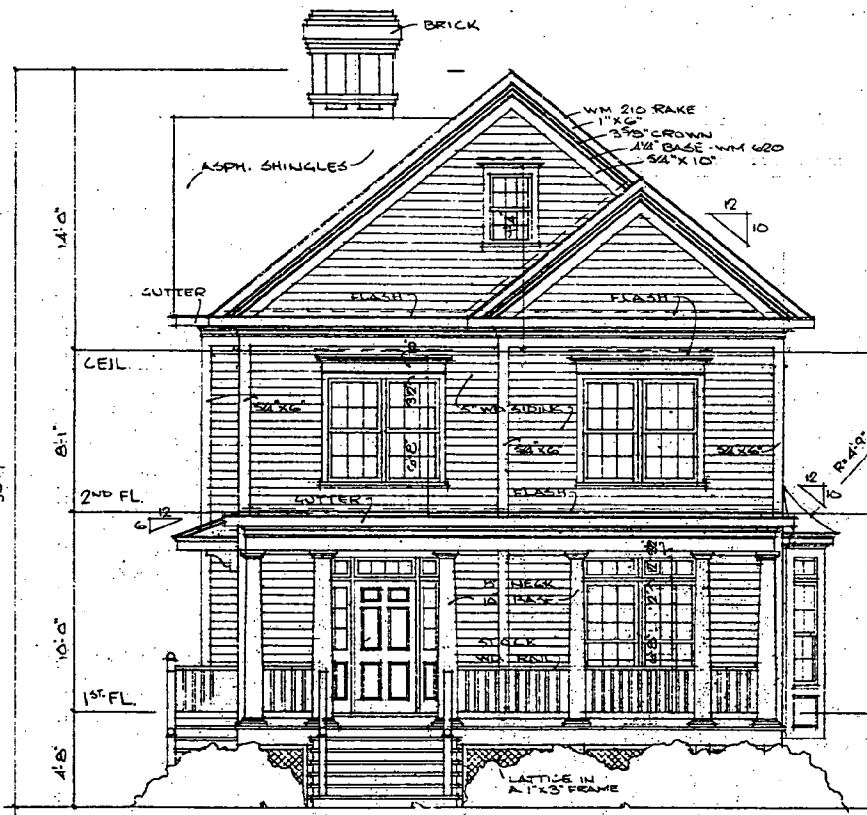
- * Provide one angle per 4" of necessary addition.
 All angles to have 4" bearing at each end.
- 34) All untreated lumber to be minimum of 8" above finished grade. All lumber in contact with concrete or c.m.u. to be pressure treated.
 - 35) All prefab fireplaces to be U.L. rated and installed according to manufacturer's specifications.

- 36) Fireplaces with terminations higher than 35'-0" above adjacent grade to be solid masonry.
- 37) Chimney and fireplace construction to be in accordance with C.A.B.O. Chapter 9 and Eq. R-903.1.
- 38) Fireplace hearth to project 20" from front of facing and 12" to side of opening.
- 39) Frostproofing shall be provided according to C.A.B.O. Sec. R - 402.7. The integrity of all frostproofing shall be maintained.
- 40) Draftstopping shall be provided according to C.A.B.O. Sec. R - 402.8.
- 41) Provide radon mitigation according to C.A.B.O. Sec. R - 312.
- 42) Provide interconnected smoke detectors to protect all floors, sleeping rooms and basements according to C.A.B.O. Sec. R-215.
- 43) Provide exhaust fans in all bathrooms and powder rooms, capable of 1 air change every 12 minutes.
- 44) Stairways shall comply with C.A.B.O. Sec. R-213. Minimum headroom to be 6'-8" clear at all points. Minimum tread to be 9". Maximum rise to be 7 1/4".
- 45) Handrails & guardrails shall comply to C.A.B.O. Sec. R-214.
- 46) Air vents shall comply to C.A.B.O. Sec. R-210.
- 47) Sleeping room windows shall comply with C.A.B.O. Sec. R-210.2. Maximum of height 44" above finished floor.
- 48) All Ceiling shall comply to C.A.B.O. Sec. R-208.
- 49) All Ceiling heights shall comply to C.A.B.O. Sec. R-205.
- 50) All exterior wall coverings shall comply to C.A.B.O. Sec. R-203.
- 51) All gas piping shall conform to N.J.P.A. 54.
- 52) Electrical wiring must conform to the 1993 National Electrical Code and County Requirements.

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DR.
ROCKVILLE, MD. 20852
TEL. (301) 881-6856 FAX. (301) 770-9163

Revised Site & Building Plans





FRONT ELEVATION

1/4" = 1'-0"

4716 WAVERLY AVE., GARRETT PARK

(H)

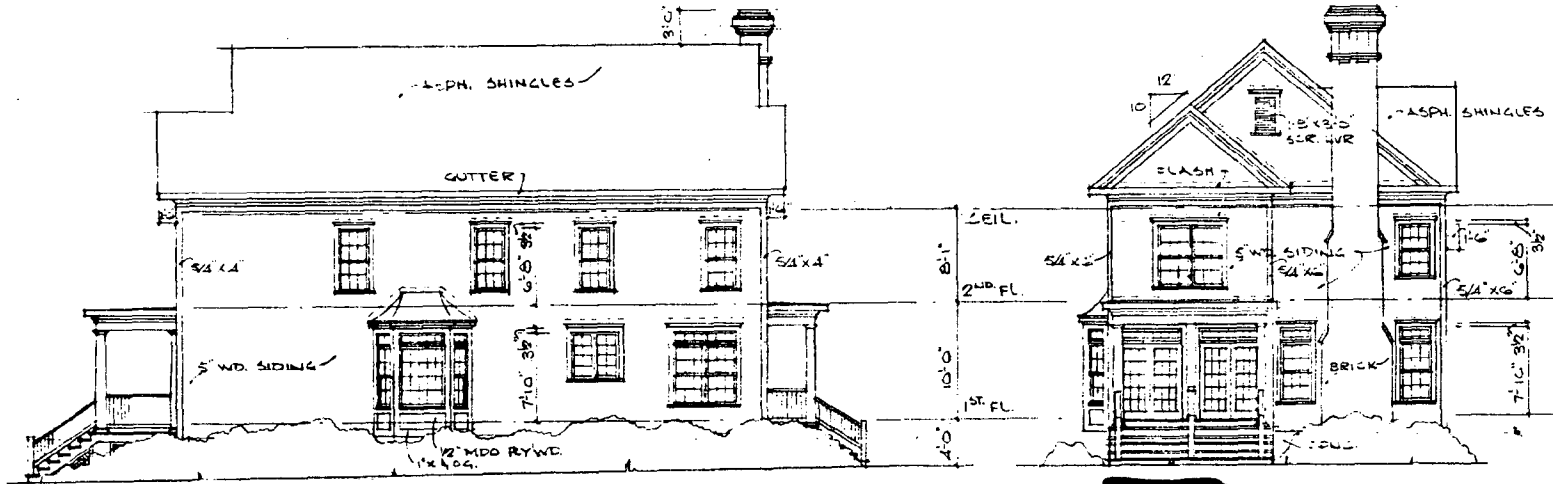
Approved 6-11-97

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
ARCHITECT
11825 PARCLAWY DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-831-6956 FAX 301-770-9163

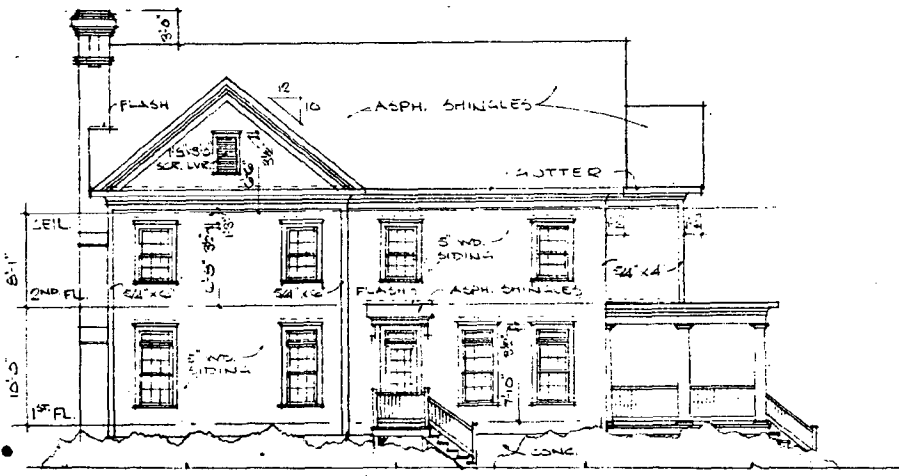
6-26-97
8-17-97

(4)



RIGHT SIDE
15'0"

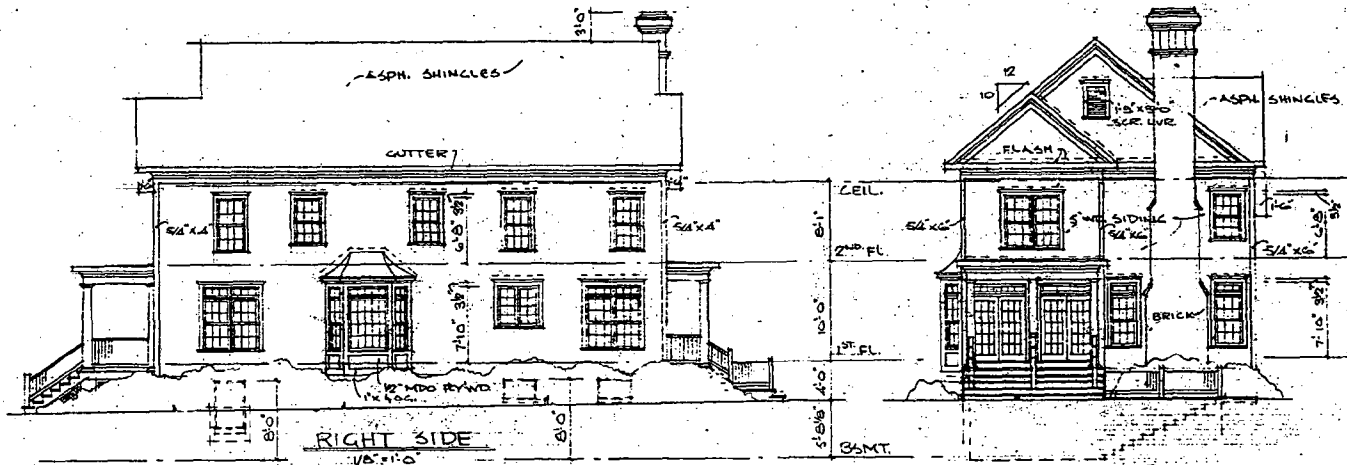
REAR ELEVATION
8'11"



LEFT SIDE
15'0"

Approved Right & Rear Elevation
1 (6-11-97)

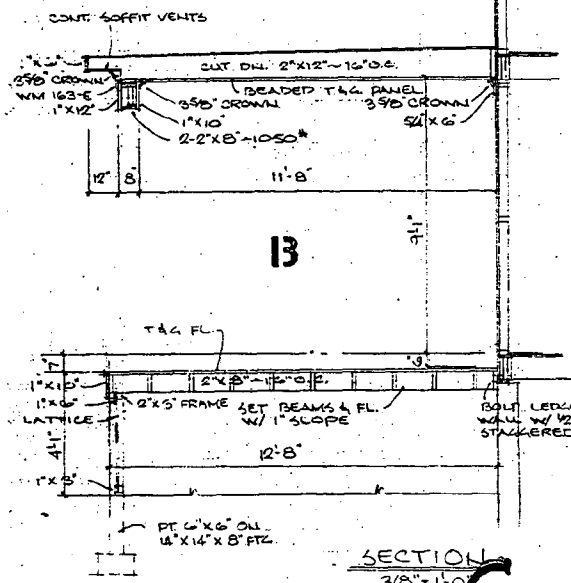




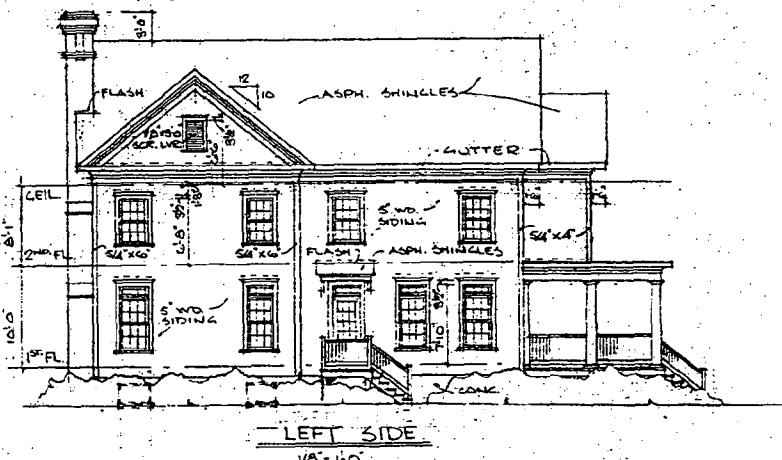
RIGHT SIDE
18'-10"

Right

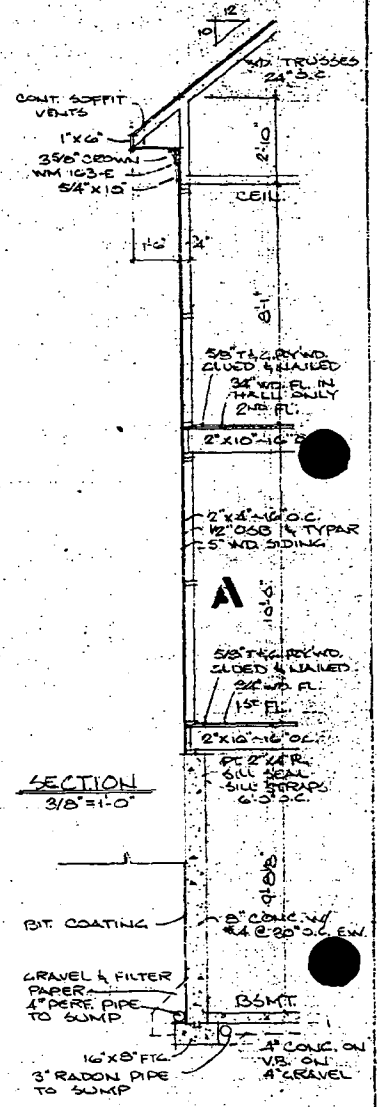
Rear



B



LEFT SIDE
18'-10"



SECTION
3/8"=1'-0"

A

Currently Proposed Right & Rear Elevation

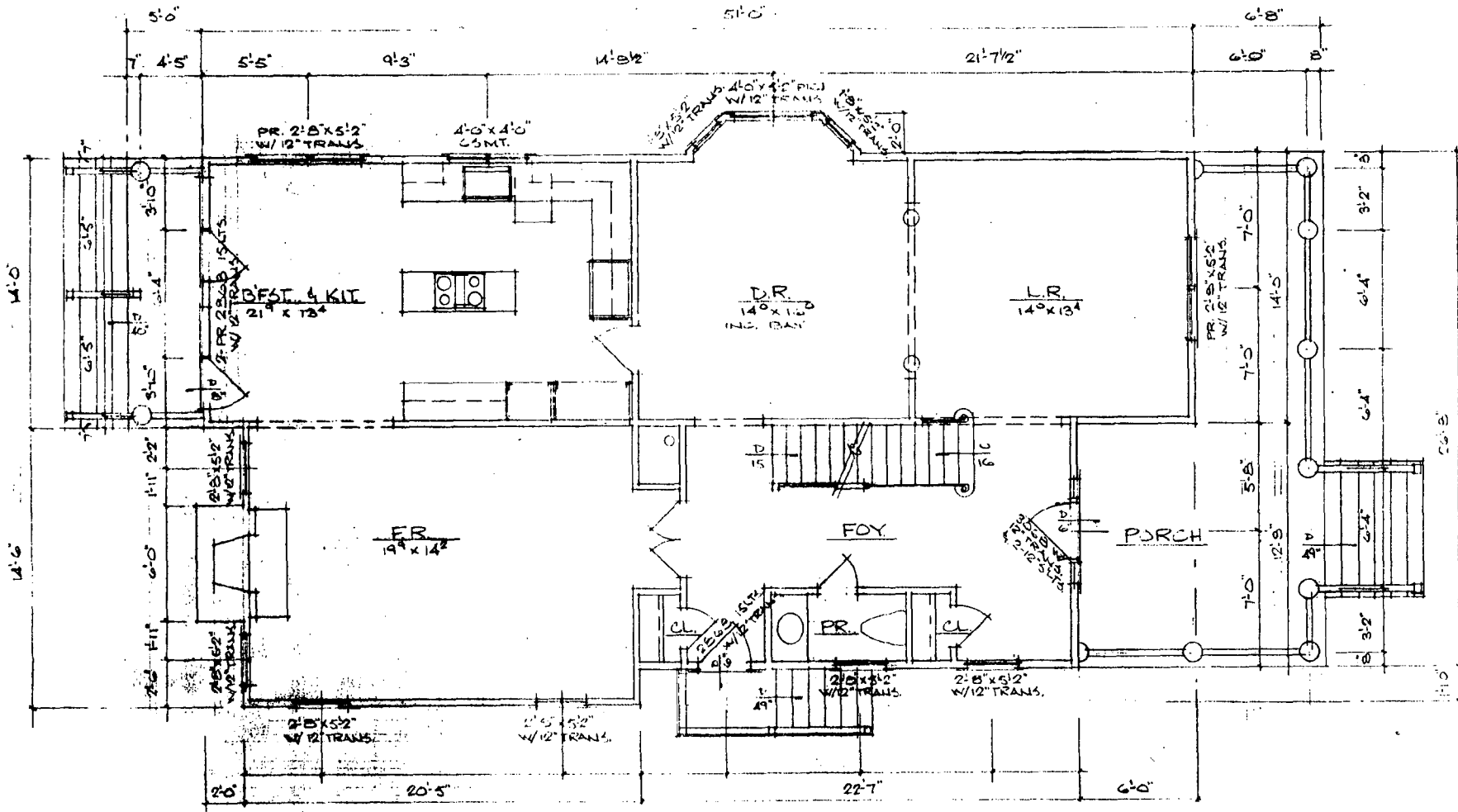
Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-661-6256 FAX 301-770-9163

6-26-97
6-17-97

5

5



FIRST FLOOR PLAN
 1/4" = 1'-0"

1ST = 1310 SQ. FT.
 2ND = 1296 SQ. FT.
 TOTAL = 2606 SQ. FT.
 PORCH = 324 SQ. FT.



Previously Approved Floor Plan (1st Floor)
 6-11-97

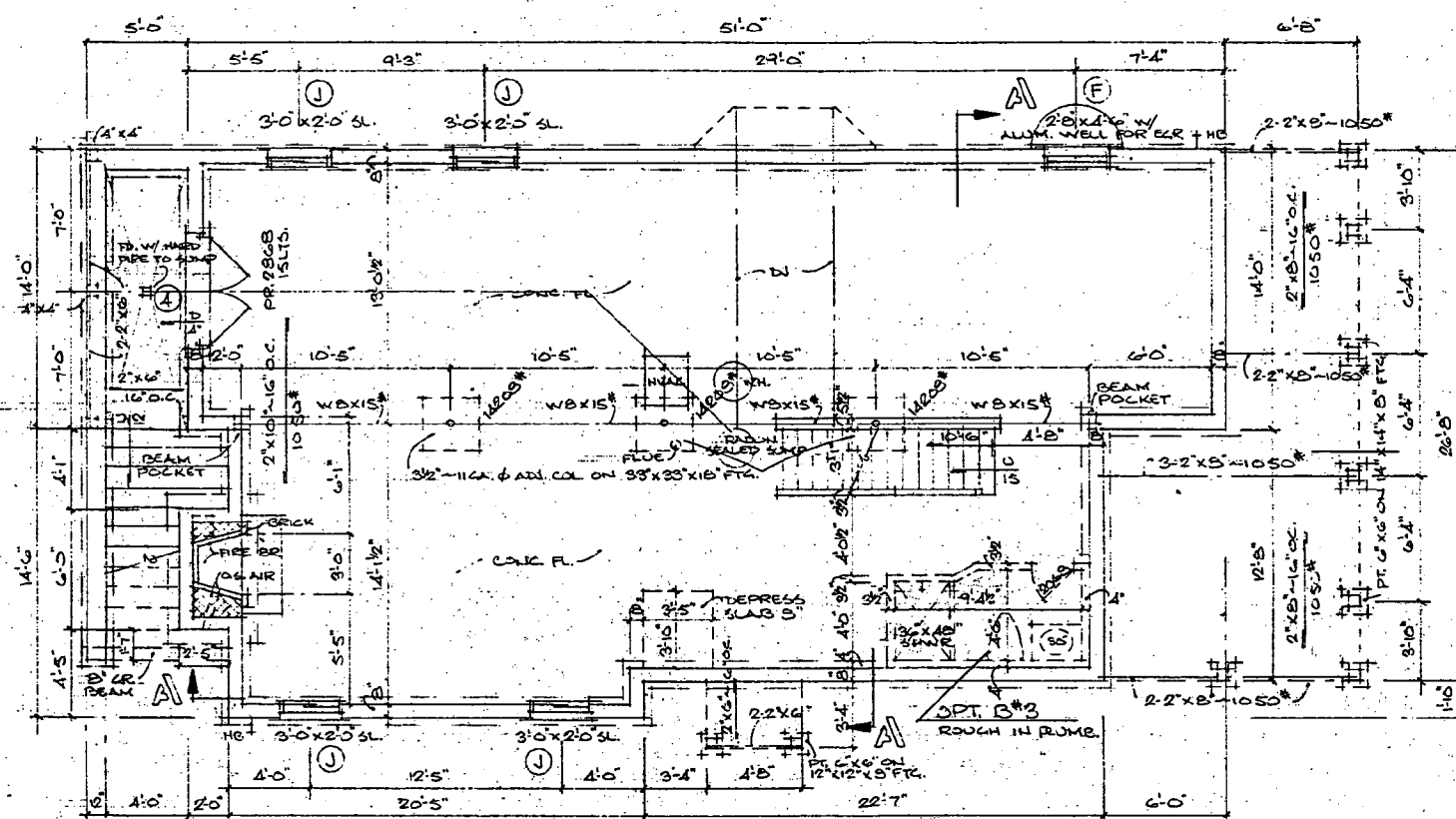
CLAUDE C. LAPP
 ARCHITECT
 11840 PARKLAWN DRIVE, SUITE 1
 ROCKVILLE, MD 20852-2529
 301-821-6856 FAX 301-770-9

REVISIONS

88-17-97 ADD AREAWAY

TYPE	SIZE	DESCRIPTION	NO.
A	2'B X 5'2"	DH. W/ 12" TRANS.	6
B	1'8" X 5'2"	DH. W/ 12" TRANS.	2
C	4'0" X 5'2"	FIXED W/ 12" TRANS.	1
D	2'2' X 5'2"	PR. DH. W/ 12" TRANS.	3
E	4'0" X 4'0"	CSMT.	1
F	2'2' X 4'6"	DH.	8
G	2'3' X 5'2"	DH.	3
H	2'2' X 5'2"	PR. DH.	3
J	3'0" X 2'0"	ALUM. SLIDER	4

1	30GB	30GB CPANEL W/12" TRANS.	1
2	22BGB	PR 22BGB 15 LTS W/12" TRANS.	2
3	28GB	28GB 15 LTS W/12" TRANS.	1
4	22BGB	PR 22BGB 15 LTS.	1



BASEMENT PLAN

1/4" = 1'-0"

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-881-6895 FAX 301-770-9163

6-26-97
8-17-97

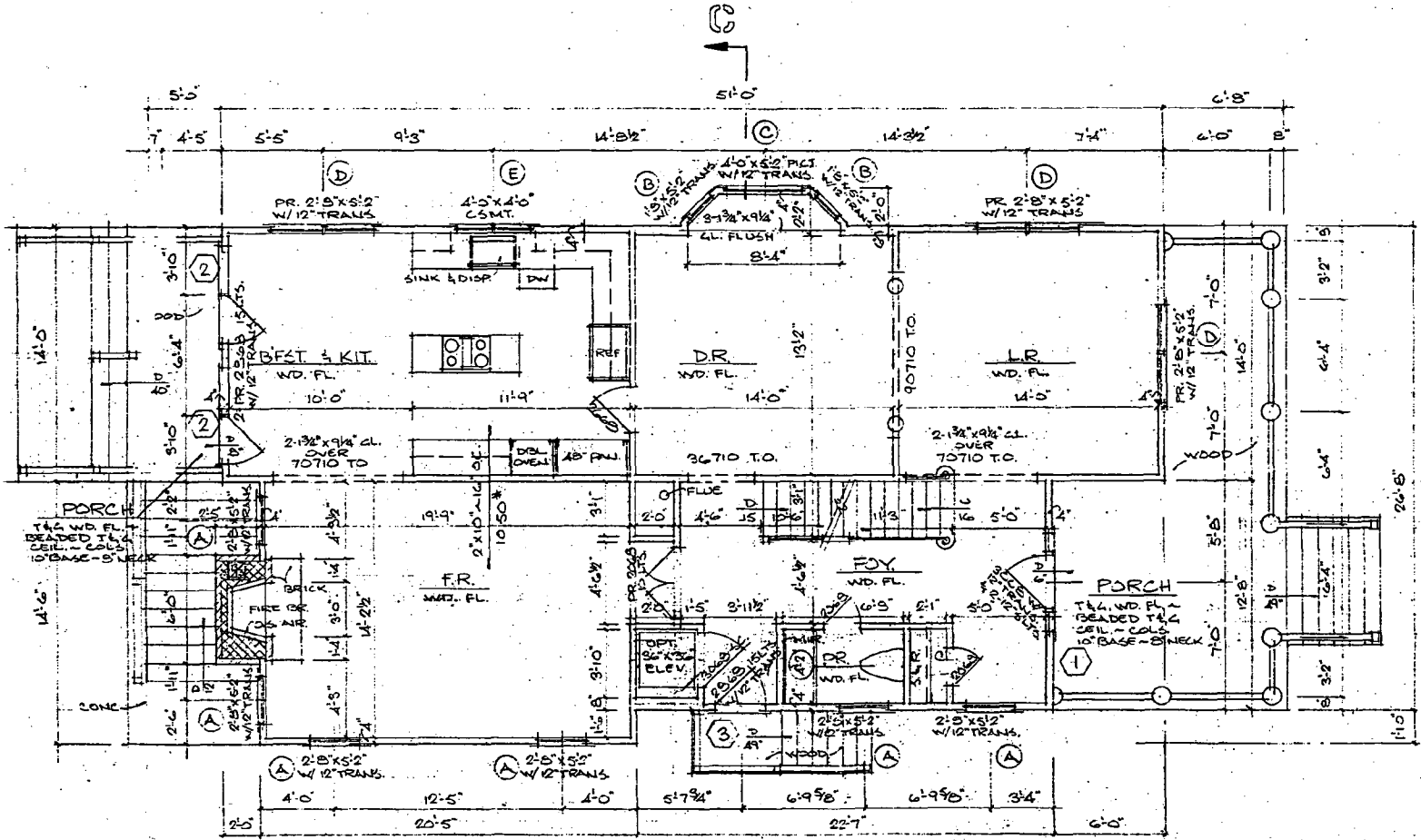
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Currently Proposed Floor Plan (Basement)
9-10-97

1

REVISIONS

B-17-97	ADD AREAWAY
	ADD PORCH LANDING
	ADD LR WINDOW



FIRST FLOOR PLAN

- 1/4" = 1'-0"

- 1ST = 1310 SQ. FT.
- 2ND = 1296 SQ. FT.
- TOTAL = 2606 SQ. FT.
- PORCH = 324 SQ. FT.

ALL WALLS ARE 3/2" UNLESS NOTED OTHERWISE

Proposed (9.10.97)

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
ARCHITECT
11824 PARKVIEW DRIVE, SUITE 100
ROCKVILLE, MD 20852-2323
301-881-6016 FAX 301-778-9163

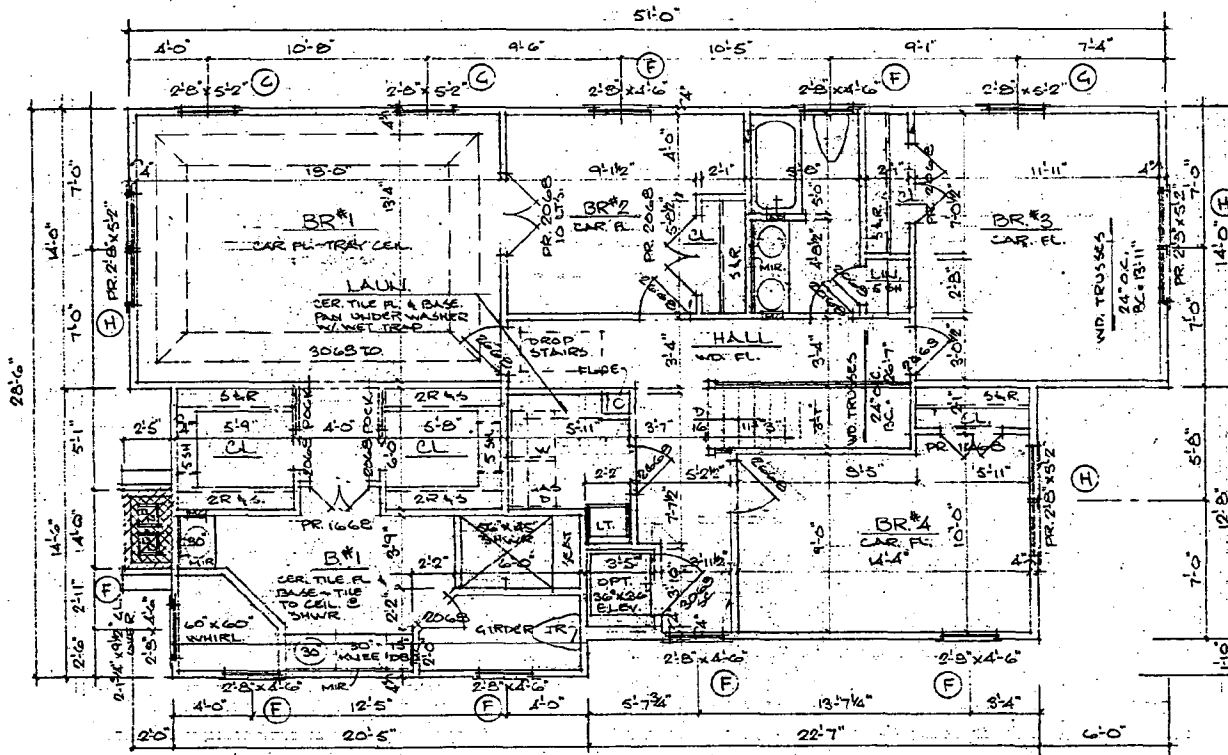
16

9-26-97
8-17-97

2

REVISIONS

8-17-97 ADD BR #2 WINDOW



SECOND FLOOR PLAN
1/4"=1'-0"

1296 SQ. FT.
ALL WALLS ARE 3/2" UNLESS NOTED OTHERWISE

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

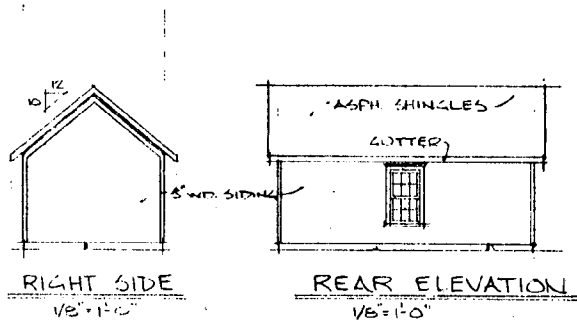
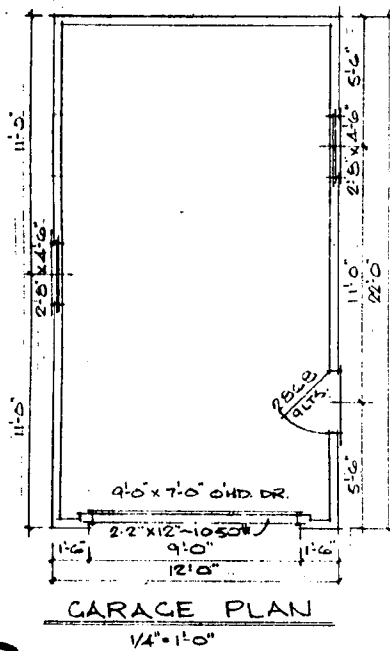
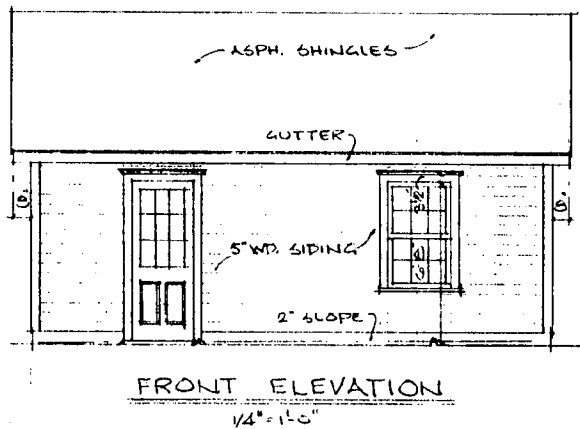
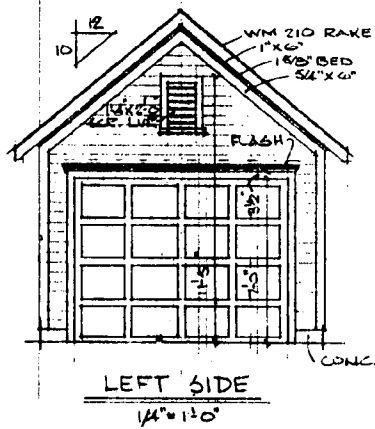
CLAUDE C. LAPP
ARCHITECT
11820 PATROLMAN DRIVE, SUITE 100
ROCKVILLE, MD. 20852-2529
301-881-6838 FAX 301-770-9163

6-26-97
8-17-97

3

(1)

Proposed (9-10-97)

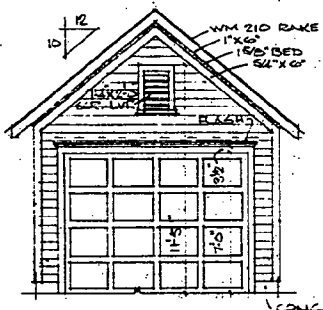


APPROVED
Montgomery County
Historic Preservation Commission
C. Lapp 6-11/97

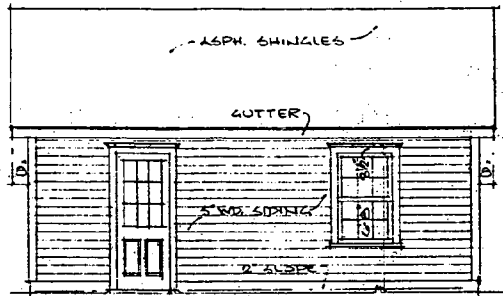
100

Previously Approved Garage (6-11-97)

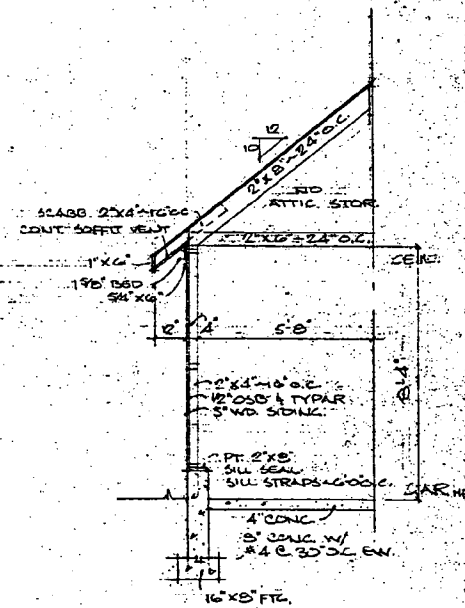
CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-881-6856 FAX 301-770-9163



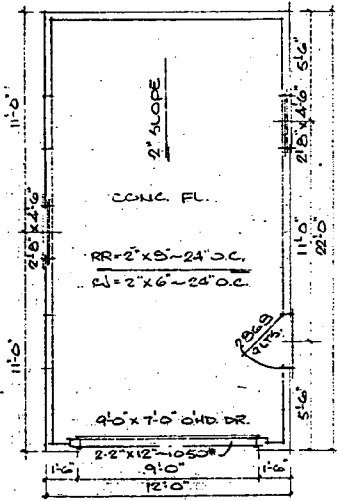
LEFT SIDE
1/4" = 1'-0"



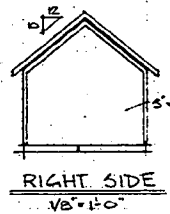
FRONT ELEVATION
1/4" = 1'-0"



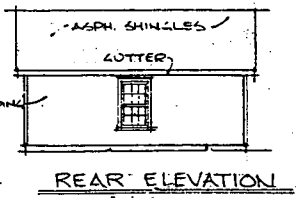
SECTION
3/8" = 1'-0"



GARAGE PLAN
1/4" = 1'-0"



RIGHT SIDE
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

19

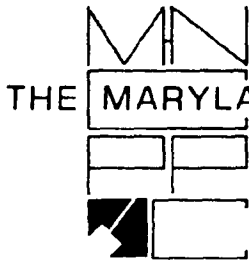
Proposed (9.10.97)

Contractor to check and verify all dimensions and conditions in field prior to start of construction. Notify architect of any discrepancies.

CLAUDE C. LAPP
ARCHITECT
11820 FARRLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2325
301-851-6856 FAX 301-773-9153

6-26-97
8-17-97

6



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

DATE: 6-11-97

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Marcus, Historic Preservation Coordinator *gmk*
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.

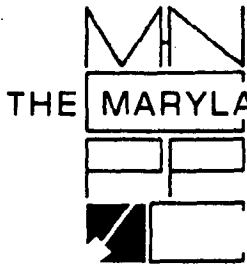
You may now apply for a county building permit from the Department of Environmental Protection (DEP), at 250 Hungerford Drive, Second Floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DEP before work can begin.

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

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government, *Harry Gordon*

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

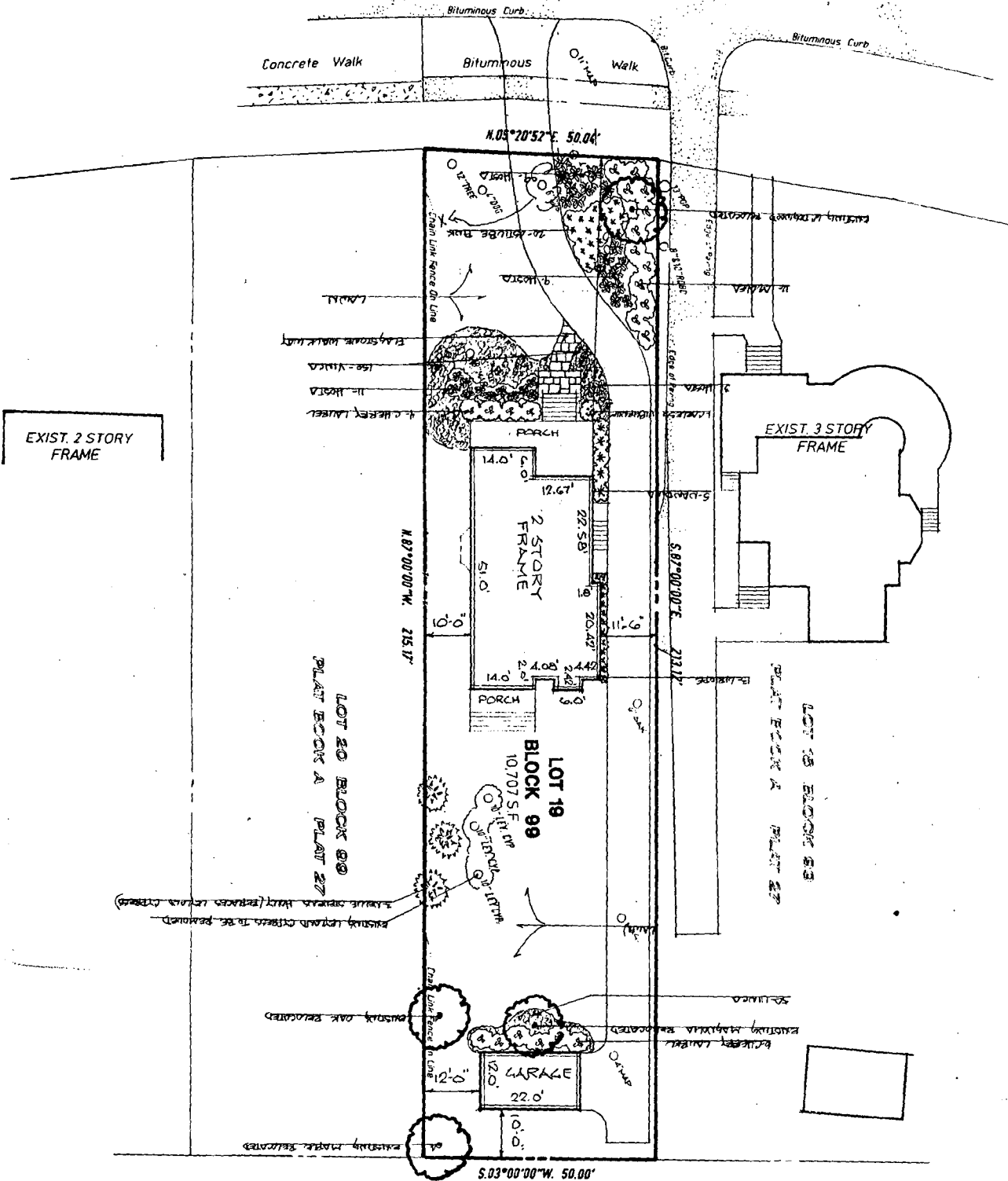
SUBJECT: Historic Area Work Permit Application - HPC Decision

The Historic Preservation Commission reviewed this project on 6/11/97.
A copy of the HPC decision is enclosed for your information.

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) 495-4570.

APPROVED
 Montgomery County
 Historic Preservation Commission
 6-11-11

WAVERLY STREET





AMERICAN BEAUTY LANDSCAPE LTD.

P.O. BOX 371
GARRETT PARK, MARYLAND 20896
PHONE 387-7117

Neighbors

Randy + Beth Turk

4716 Waverly Ave Garrett Park Md

Perry Chapman + Chris Niemczewski

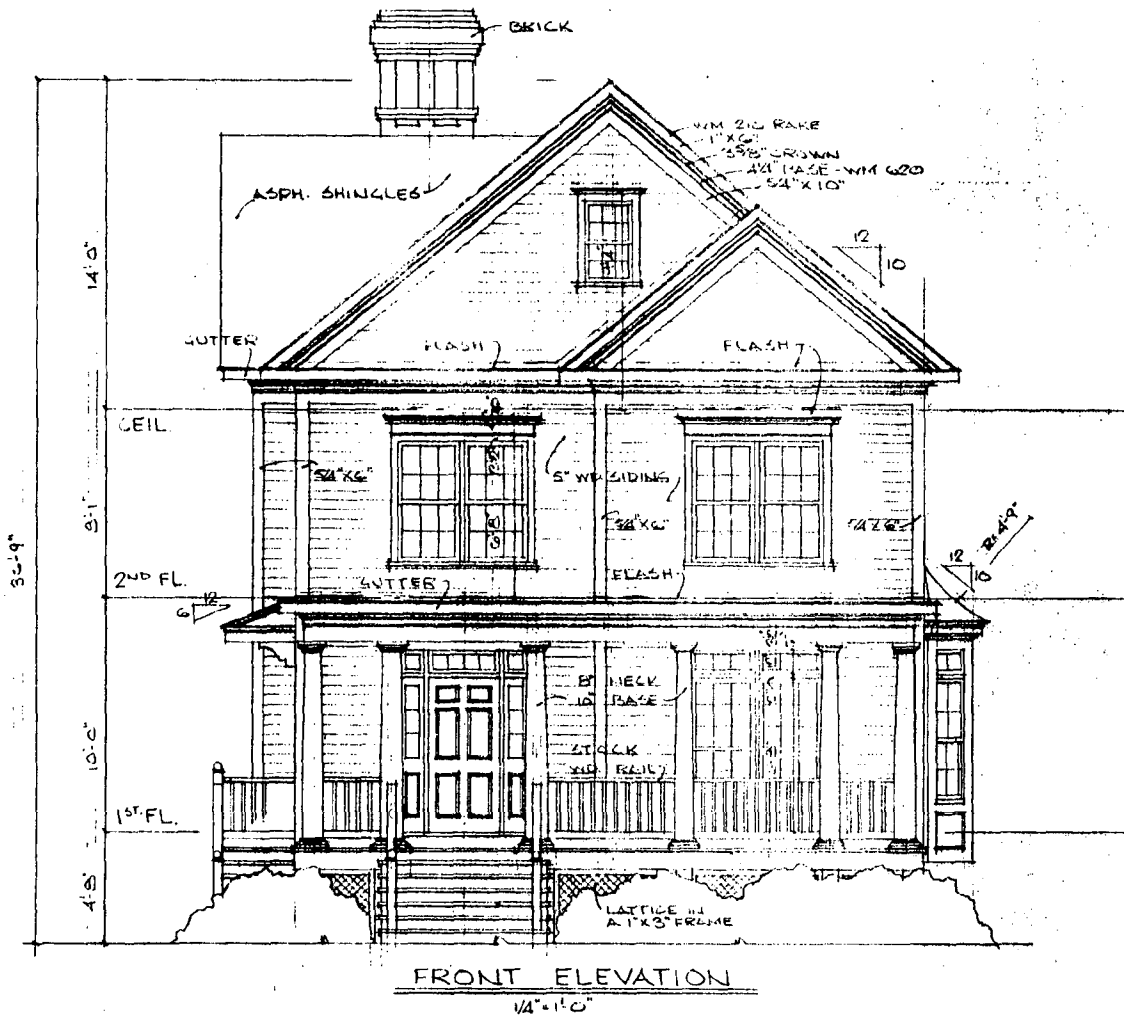
10925 Kenilworth Ave Garrett Park Md 20896

Martha Seigel

10926 Montrose Ave Garrett Park Md 20896

Paul Edlund

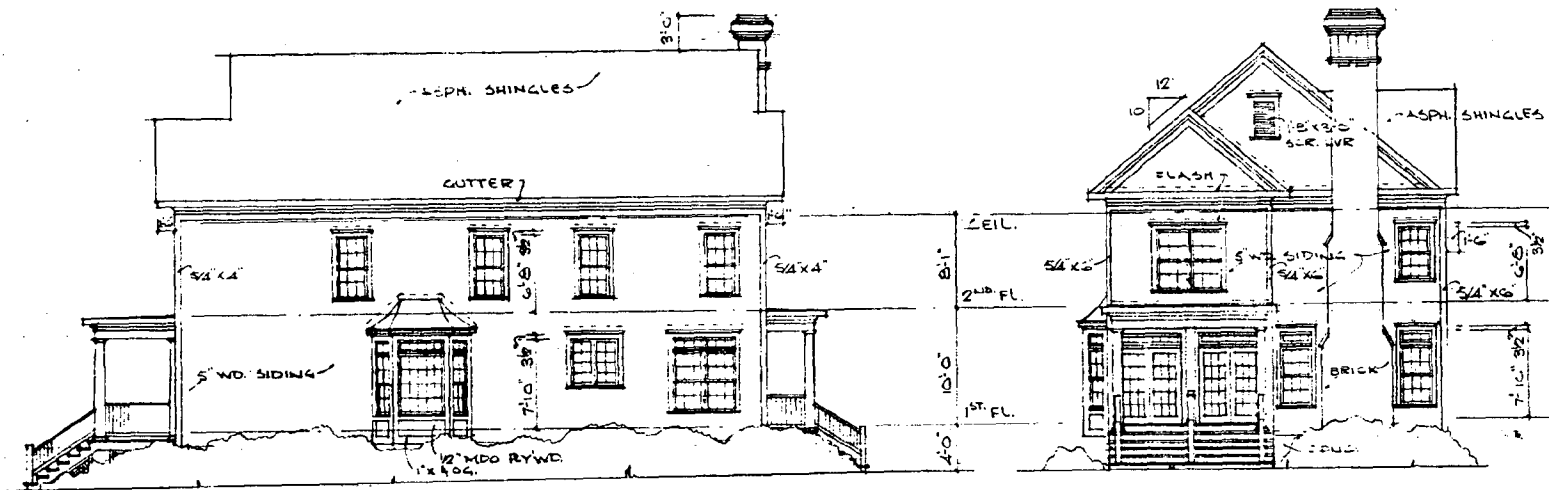
10922 Kenilworth Ave Garrett Park Md 20896
20896



FRONT ELEVATION
 1/4" = 1'-0"
 4716 WAVERLY AVE., GARRETT PARK

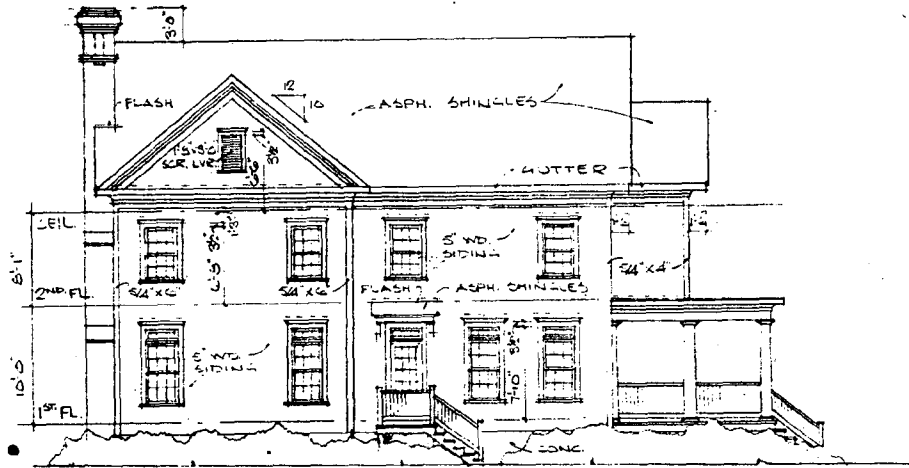
APPROVED
 Montgomery County
 Historic Preservation Commission
Lorey Keplear
 6-11-0

CLAUDE C. LAPP
 ARCHITECT
 11620 PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6056 FAX 301-770-9163



RIGHT SIDE
1/8" = 1'-0"

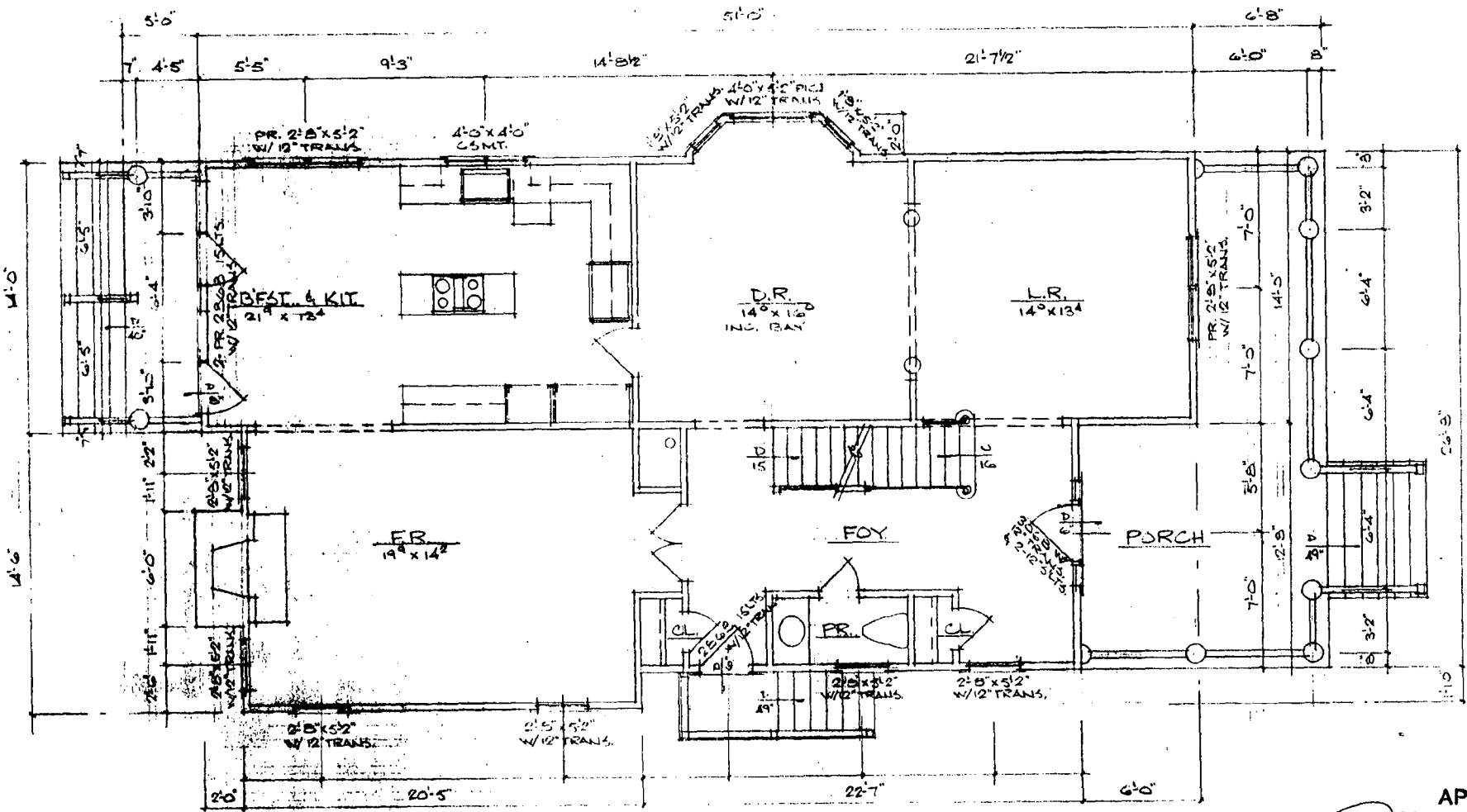
REAR ELEVATION
1/8" = 1'-0"



LEFT SIDE
1/8" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
W. J. Keenan 6/11

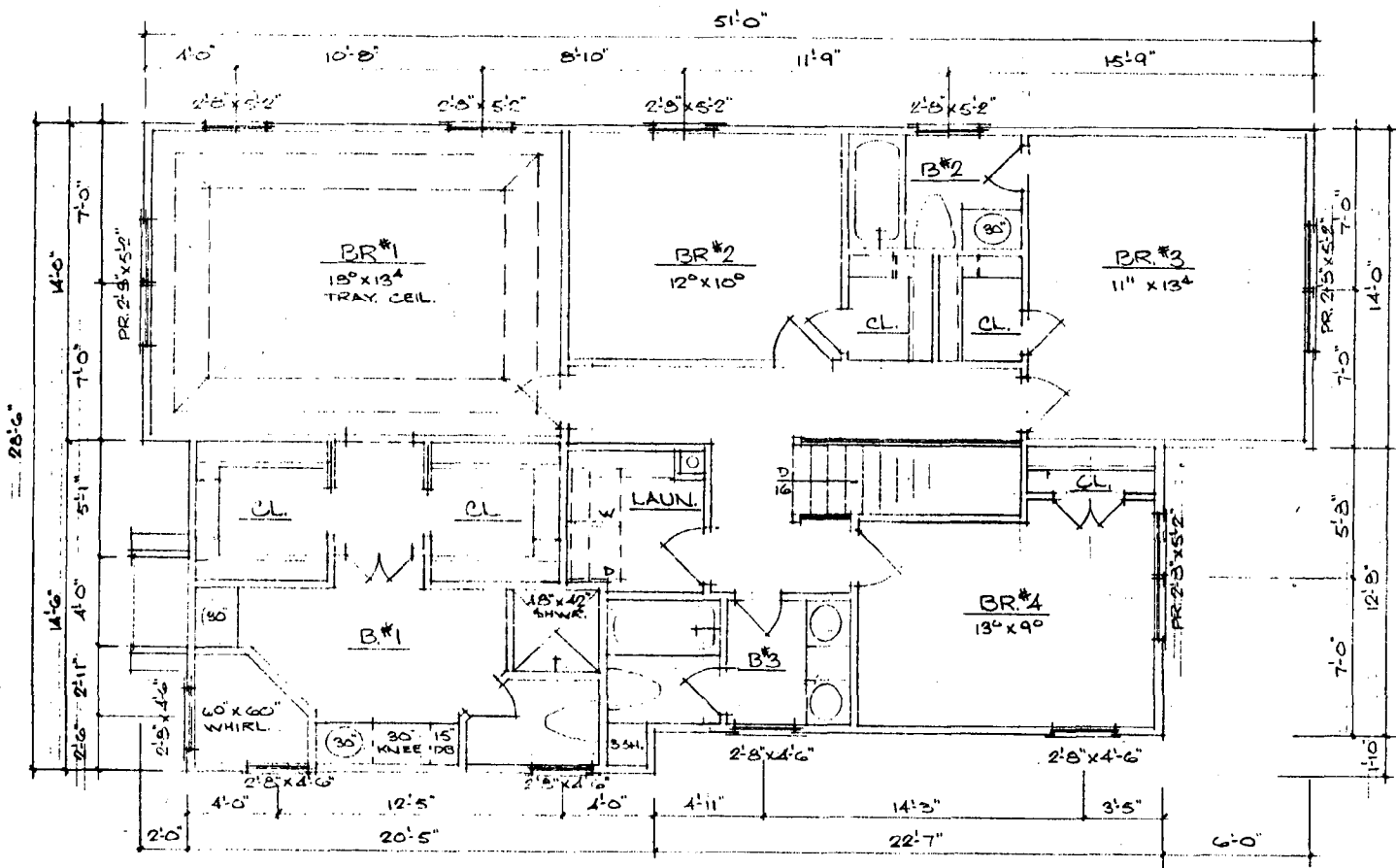
CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 10
ROCKVILLE, MD 20852-2529
301-881-6856 FAX 301-770-91



FIRST FLOOR PLAN
1/4" = 1'-0"

1ST = 1310 SQ. FT.
 2ND = 1296 SQ. FT.
 TOTAL = 2606 SQ. FT.
 PORCH = 324 SQ. FT.

APPROVED
 Montgomery County
 Historic Preservation Commission
Wayne Clark 6-1
 CLAUDE C. LAPP
 ARCHITECT
 11820 PARKLAWN DRIVE, SUITE 1
 ROCKVILLE, MD 20852-2529
 301-881-6876 FAX 301-770-9



SECOND FLOOR PLAN
 1/4" = 1'-0"
 1296 SQ. FT.

APPROVED
 Montgomery County
 Historic Preservation Commission
Claude C. Lapp 6/11
 CLAUDE C. LAPP
 ARCHITECT
 11870 PARKLAWN DRIVE, SUITE 100
 RUCKVILLE, MD 20852-2529
 301-851-0856 FAX 301-770-9163

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 06/11/97

Resource: Garrett Park Historic District

Review: HAWP

Case Number: 30/13-97A

Tax Credit: None

Public Notice: 05/28/97

Report Date: 06/04/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Approval with
Condition

BACKGROUND

The proposed construction project was the subject of an initial preliminary consultation on April 9, 1997 and a second consultation on May 14, 1997. The primary points of discussion were:

1. The size of the proposed house relative to the size of the lot both as to elevation and square footage.
2. The siting of the house - whether it should be in line with the outstanding historic resources on either side thus also preserving the green space at the rear, or whether it should be set back from the older houses to more clearly differentiate the new from the old.
3. Where or whether there should be a garage and driveway.
4. The importance of the front porch to the historic street scape.

To reiterate the background material from the first consultation, on entering the Garrett Park Historic District along Kenilworth Avenue and around the curve to Waverly, the street scape is a combination of open lots and outstanding historic resources with the notable exception of four out-of-period houses from 1962-64. The street scape is composed of lots approximately 50' wide and 150' - 200' deep as follows:

Lot 29	Chevy House	1926	10903 Kenilworth	Outstanding
Lot 28	Queen Anne			
Lot 27	on 3 lots w/			
Lot 26	carriage house.	1891	10909 Kenilworth	Outstanding
Lot 25	Dutch Colonial	1964	10911 Kenilworth	Non-contributing
Lot 24	Dutch Colonial	1964	10913 Kenilworth	Non-contributing
Lot 23	Modern Frame/brick	1964	10915 Kenilworth	Non-contributing
Lot 22	vacant			

Lot 21	Queen Anne	1892	10925 Kenilworth	Outstanding
Lot 20	vacant			
Lot 19	vacant		proposed building lot	
Lot 18	Queen Anne			
Lot 17	on 1 1/2 lots	1892	4716 Waverly	Outstanding
Lot 17	Queen Anne			
Lot 16	on 1 1/2 lots	1889	4710 Waverly	Outstanding
Lot 15	vacant			
Lot 14	vacant			
Lot 13	Queen Anne	1890	4702 Waverly	Outstanding
Lot 12	Modern brick	1962	4700 Waverly	Non-contributing

Houses along the street are set back from the road approximately 40' - 50'.

When the historic district was adopted as an amendment to the Master Plan, the County Council also adopted an amendment to the Montgomery County Zoning Ordinance, Chapter 59, for the purpose of establishing an overlay zone for the Town of Garrett Park with "standards that can be uniformly applied to all construction...for the purpose of retaining and continuing the town's historic character," specifically:

- maintain the unique park-like setting of the 19th century garden suburb,
- maintain the prevailing pattern of houses and open spaces,
- retain the maximum amount of green area surrounding new or expanded houses,
- encourage a compatible relationship between new or expanded houses and neighboring structures in scale, siting, and orientation on the lot,
- maintain housing diversity and choice by retaining existing housing stock yet allowing a reasonable amount of expansion in living space.

Setback on the sides must be 10' minimum, and lot coverage including accessory buildings must be no greater than 20% of the net lot area.

PROPOSAL

Applicant proposes to:

1. Construct a new two story house in a simplified Queen Anne style with a footprint to measure 28'6" x 63'8" including a full width front porch and an overall size of 2,606 sq. ft. The height is 36'9".

The house is to be located on Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures approximately 50' by 214' (10,700 square feet). The house is to be set 47' from the front property line.

The expanse of the left side facade is broken up by a side stair to a side door covered by a small shed roof halfway to the rear. In addition, the wall planes vary with

the front half of the left side facade inset approximately 2 feet. A side pedimented gable is proposed on the left side facade and a pedimented block is proposed at the rear similar to the off center block proposed for the right front facade. The right side facade has a bay window.

The window treatments are 9/6 on the first floor and 6/6 on the second with one set of paired casement windows on the first floor right side. Double french doors are proposed for the front and rear facade. All windows are proposed to be double-glazed thermal pane simulated divided light with a shadow bar between applied muntins. All windows and framing are to be of painted wood.

The siding is proposed to be of wood. An exterior masonry chimney is proposed at the rear of the structure. All detail such as cornice trim, porch posts, railings and steps as well as window framing and shutters are to be of wood. The foundation is to be concrete. The roof is proposed to be of asphalt shingle.

The first floor porch railings are proposed to be simple 1x1 pickets. The 2nd story is proposed to have pilasters on the corners of the front facade and front block. Six steps lead down from the front porch to a flagstone walk leading to an asphalt driveway in front of the house. A covered back porch opening from the rear french doors has five steps leading to a flagstone terrace in the rear.

2. Construct a 12' x 22' (264 sq ft) single car garage at the rear of the property. The garage is proposed to be constructed of wood with concrete foundation and slab flooring. All trim, doors and windows are to be of wood. The roof is proposed to be asphalt shingle.

3. Remove a 12" red cedar, and three Leyland cypresses. Move a magnolia and a 6" dogwood on the left side of the lot out of the way of the driveway. Move an existing 4" maple and 6" pin oak to the right side of the property. Applicant proposes to replace the cypress with holly trees.

4. Install an asphalt paved driveway from the street down the center of the property past the front of the house and then down the left side of the property to the garage at the rear.

STAFF DISCUSSION

The applicant has met with the HPC for two preliminary consultations whose minutes and staff reports should be included as part of the record of this HAWP application. In the course of the discussions at the consultations the HPC concluded that infill at this lot in Garrett Park may be considered appropriate. It was further noted that the new house should be set far enough back from the street such that it would not obstruct or interfere with a clear view of the outstanding resources along the historic streetscape, but that it should not be set so far back that it intrude into the green space that is created by the adjoining back yards of the properties along the street.

Details of the house should be wood siding, wood trim and double-glazed windows with applied muntins and shadow bars. Also of importance to the design of a house in Garrett Park is the inclusion of a front porch to be consistent with the historic street scape.

At the last preliminary consultation the suggestion was made to redesign the column placement on the front porch such that the columns not block the view from the french doors. This has been accomplished by changing the spacing and adding a column. Another suggestion was made to add a rear porch (in place of a proposed deck) in front of the rear french doors. A smaller version of the front porch has been used as the design for a rear porch. In staff's opinion, this provides an interesting symmetry and is in keeping with the formal style of the house. The applicant has also requested approval for removal of three leyland cypresses that he feels will shut out sunlight to the back porch and the rear of the house. Staff would concur with the removal and with the use of holly trees as replacement although staff would question whether the same problem will not reoccur in a few years when the holly trees have grown.

In staff's opinion, the applicant has modified the proposal for a new house to comply with all the suggestions of the HPC and has submitted a design that is compatible with the outstanding resources in the district. The design is appropriate both in size and scale as an infill project in Garrett Park. Staff would therefore recommend that the proposal be approved.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the proposed construction 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's Standards for Rehabilitation #10:

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,

with the following condition:

1. All appropriate tree protection measures shall be utilized for trees that are to be retained, included installation of protective fencing at the driplines during construction.

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.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON _____ DAYTIME TELEPHONE NO. () _____

TAX ACCOUNT # _____

NAME OF PROPERTY OWNER JEREMY LIECHTENSTEIN DAYTIME TELEPHONE NO. (301) 933-3686

ADDRESS 10914 MONTROSE AVE, GARRETT PARK, MD 20896 PO Box 371
CITY STATE ZIP CODE

CONTRACTOR CARTER, INC. TELEPHONE NO. (301) 738-7717

CONTRACTOR REGISTRATION NUMBER 2218

AGENT FOR OWNER CLAUDE C. LAPP ARCH. DAYTIME TELEPHONE NO. (301) 881-6856

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4716 STREET WAVERLY AVE.

TOWN/CITY GARRETT PARK NEAREST CROSS STREET MONTROSE AVE.

LOT 19 BLOCK 99 SUBDIVISION GARRETT PARK

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 GARAGE

1B. CONSTRUCTION COST ESTIMATE \$ \$245,000

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.

Signature of owner or authorized agent _____ Date 5/21/97

APPROVED _____ For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date _____

5

9702210011



Jeremy Lichtenstein
AMERICAN BEAUTY LANDSCAPE LTD.

P.O. BOX 371
GARRETT PARK, MARYLAND 20896
PHONE 387-7117

Neighbors

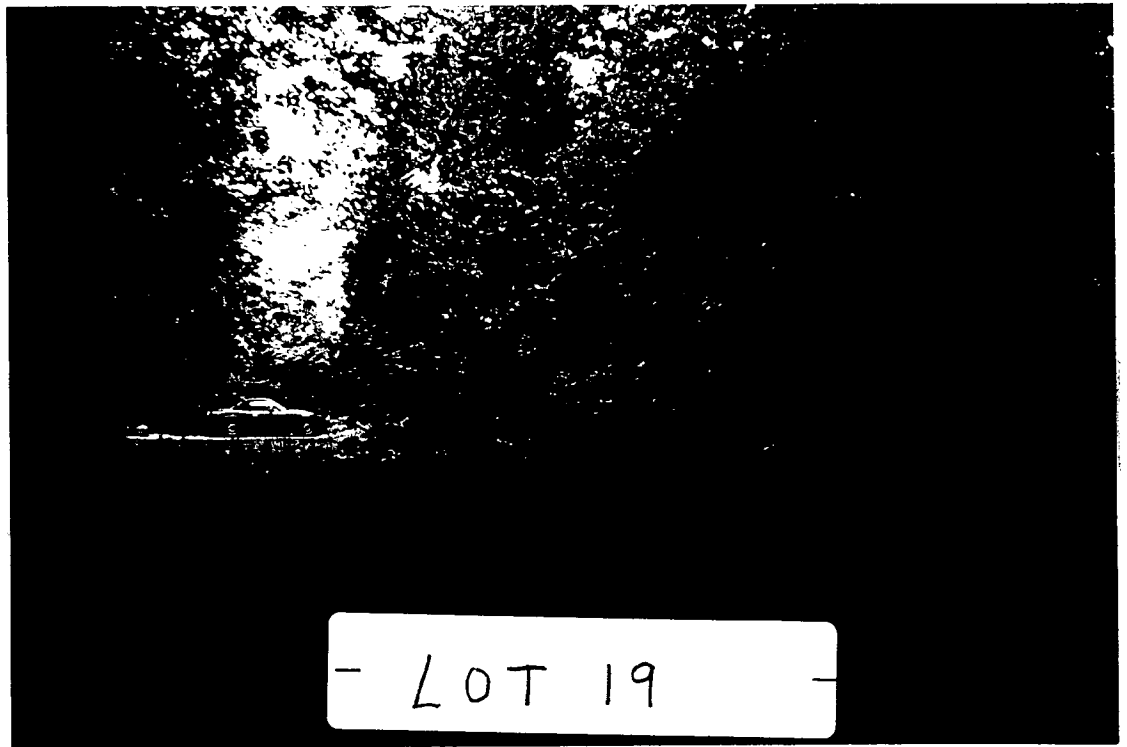
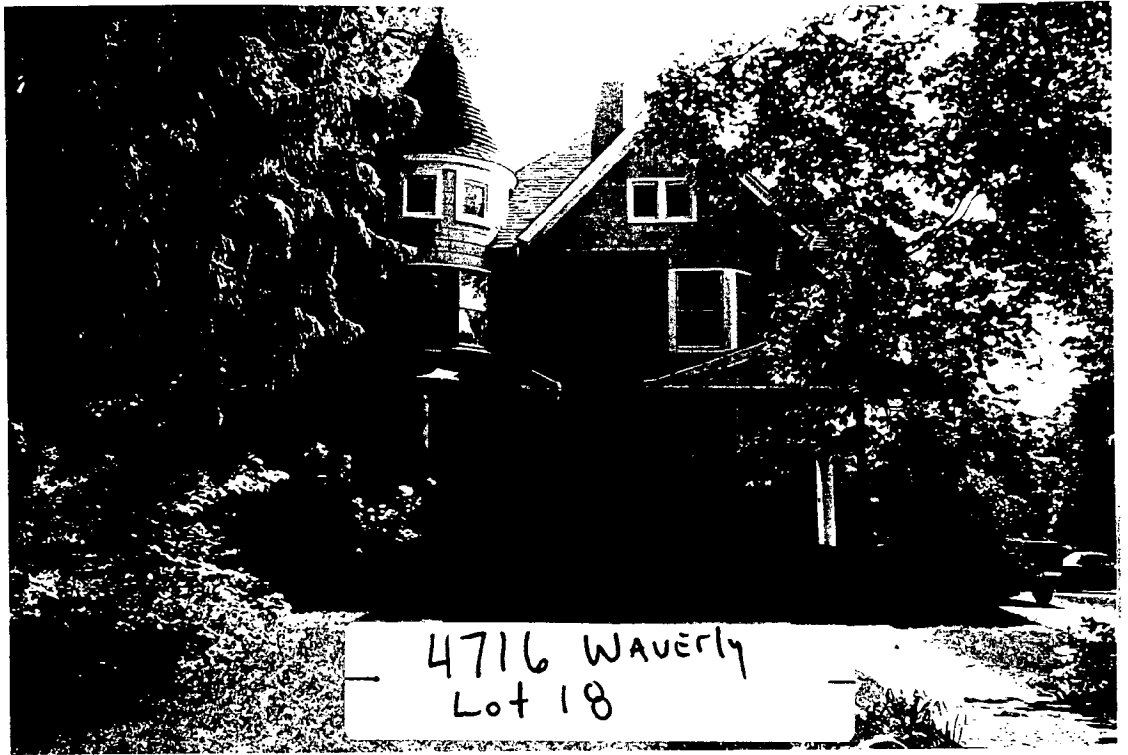
Randy + Beth Turk

4716 Waverly Ave Garrett Park Md

Perry Chapman + Chris Niemczewski 10925 Kenilworth Ave ²⁰⁸⁹⁶ Garrett Park Md

Martha Seigel 10926 Montrose Ave Garrett Park Md ²⁰⁸⁹⁶

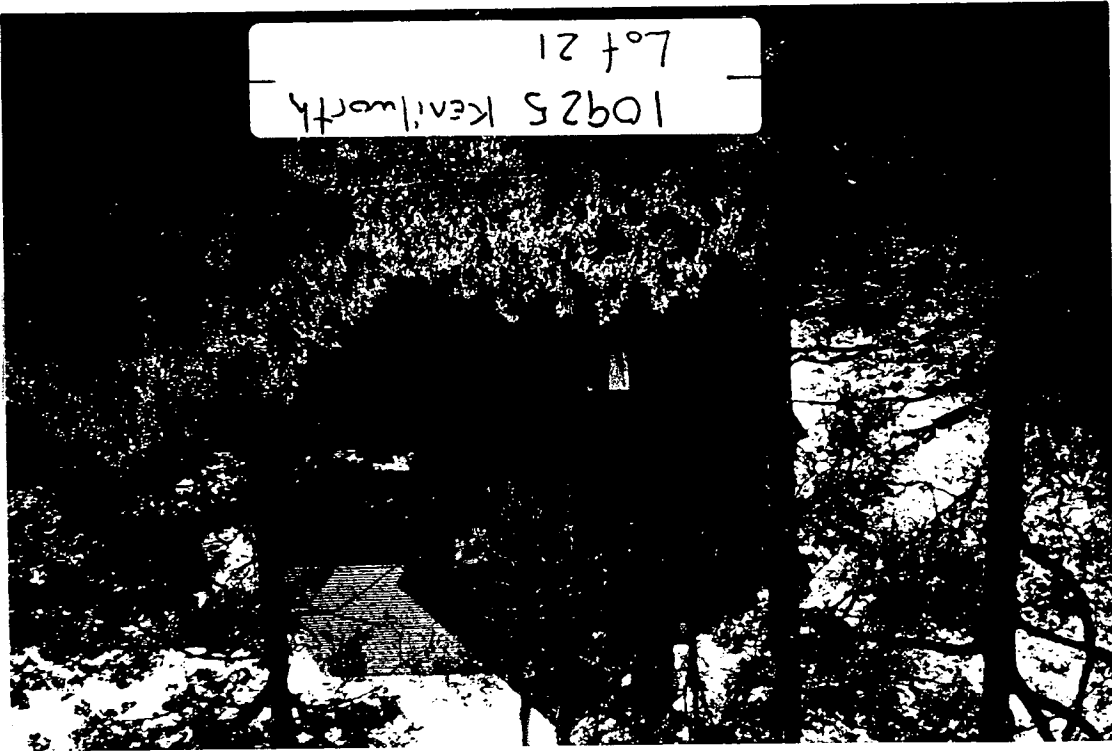
Paul Edlund 10922 Kenilworth Ave Garrett Park Md ²⁰⁸⁹⁶



⑦

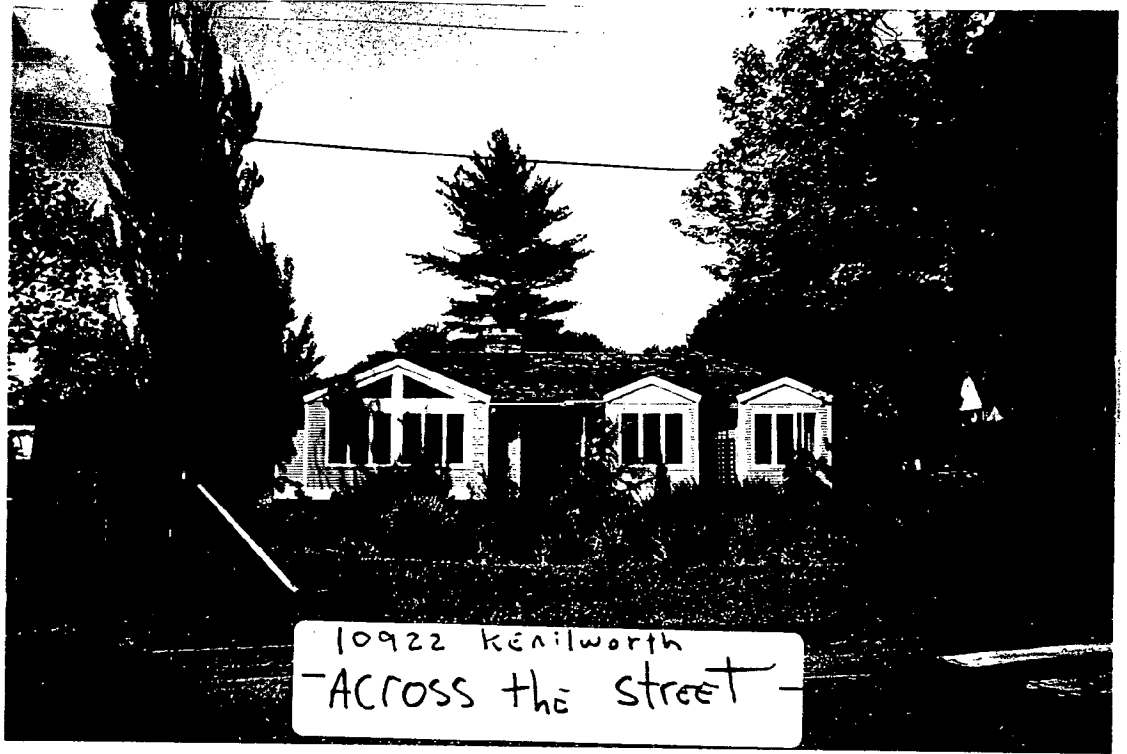
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10925 Kenilworth
Lot 21

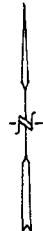
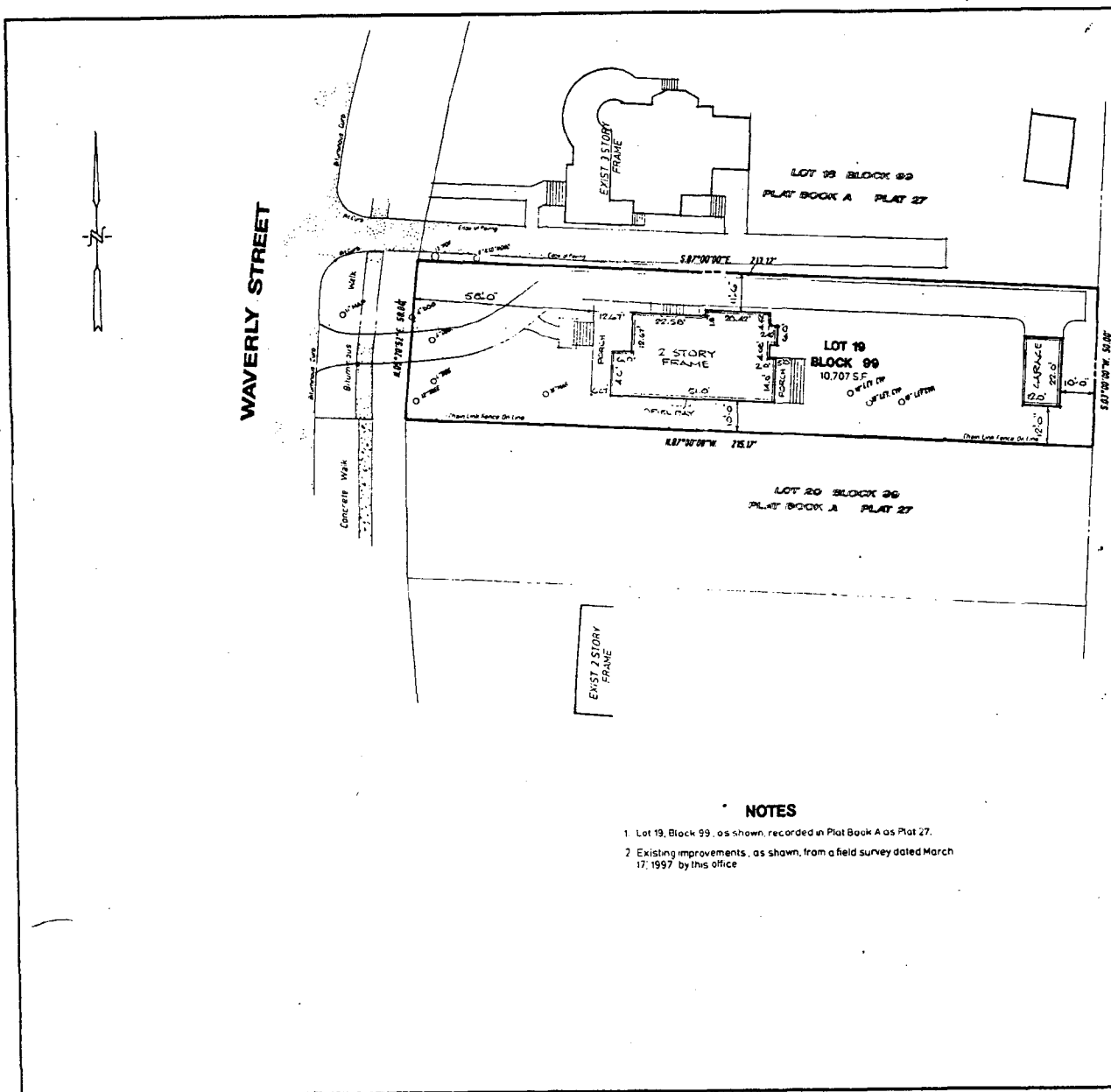


LOT 20





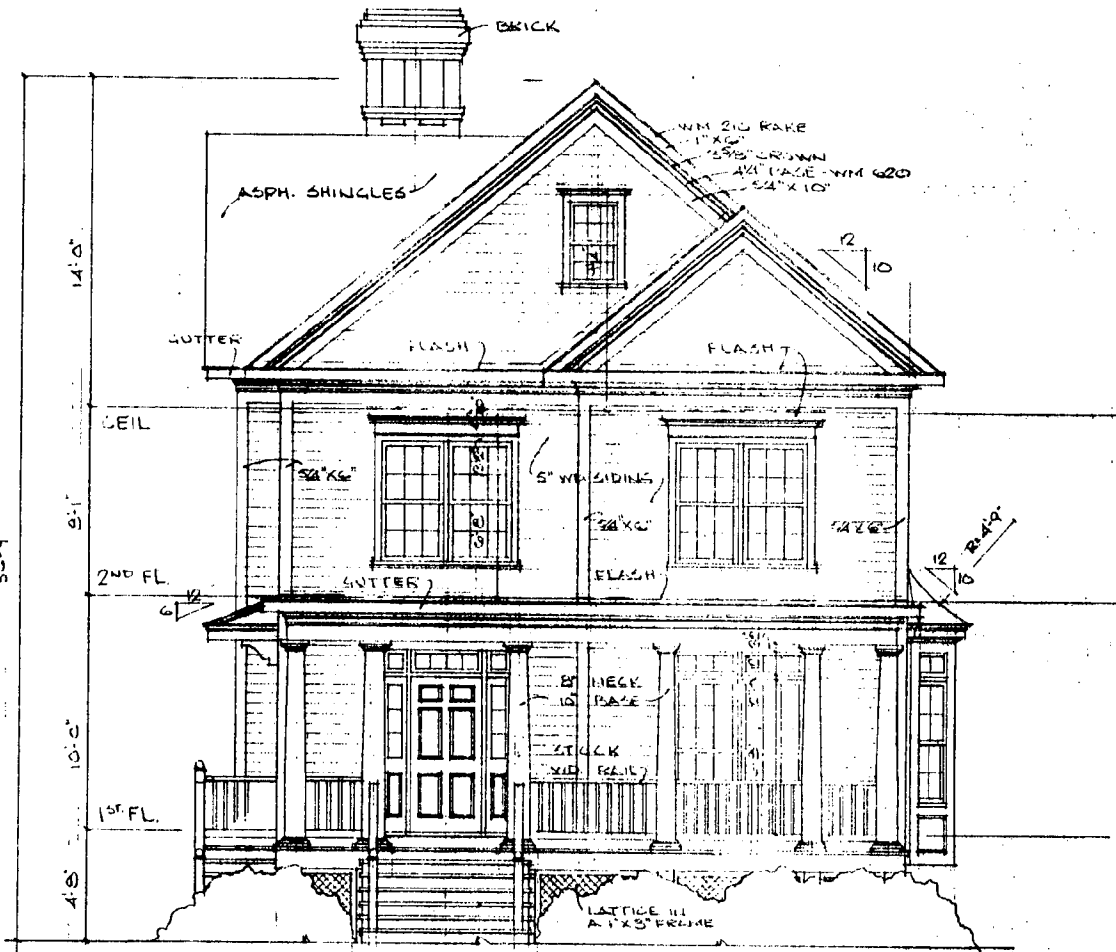
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NOTES

1. Lot 19, Block 99, as shown, recorded in Plat Book A as Plat 27.
2. Existing improvements, as shown, from a field survey dated March 17, 1997 by this office.

TAX MAP NO 121	200 SHEET 216 MW 5	ADC PAGE 35	GRID A-2
REVISIONS	VICINITY MAP	SCALE: 1" = 2,000'	
	11" W		
PREPARED FOR			
TITLE			
SITE PLAN			
LOT 19 - BLOCK 99 SECTION 2 GARRETT PARK FOURTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND			
WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 354-A Hungerford Drive, Rockville, MD 20850 Tele: (301) 309-8600 Fax: (301) 309-8603			
SCALE 1" = 20'	DATE MARCH 1997	PROJ. NO. 97789 A	SHEET NO. 1 of 1



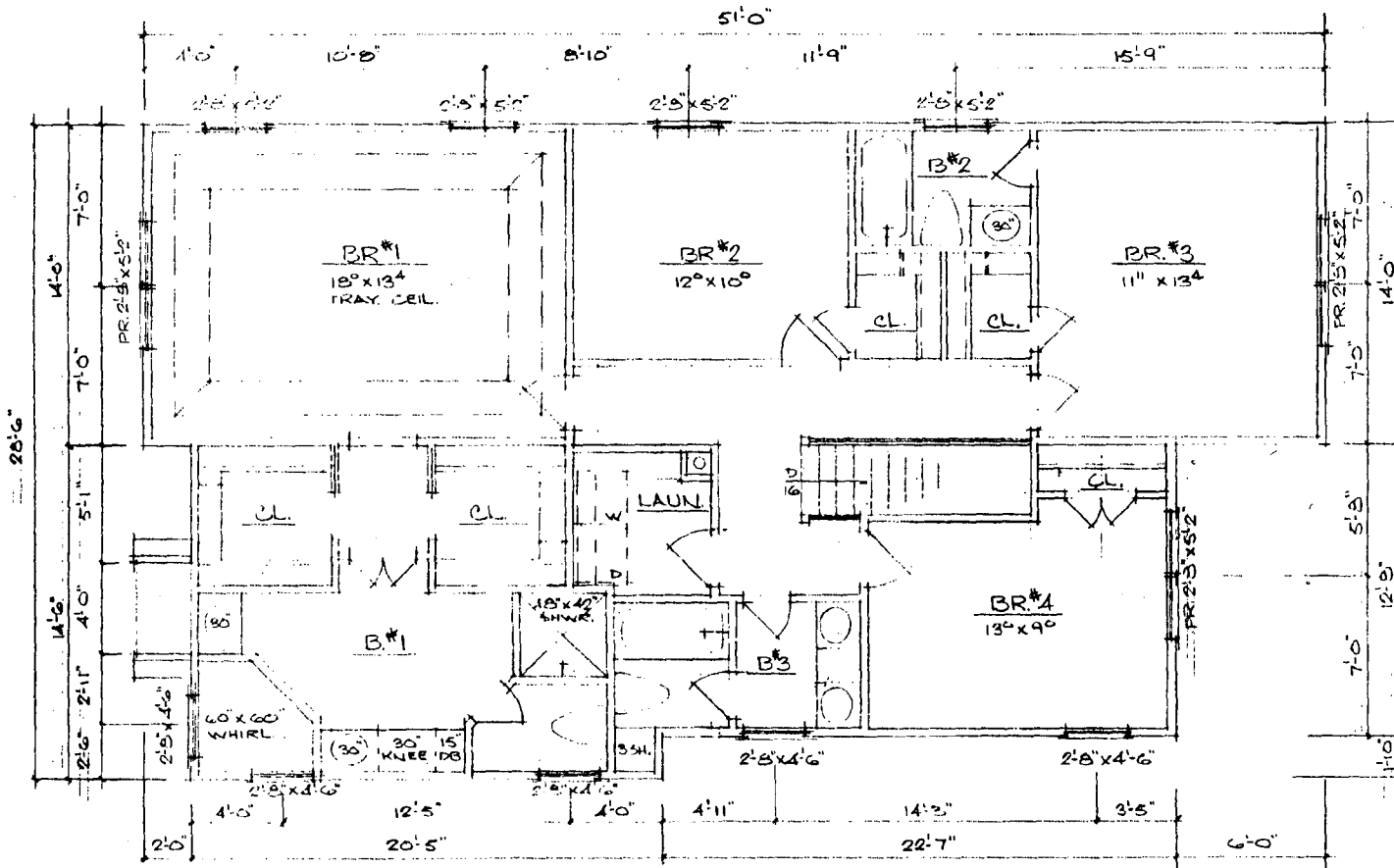
FRONT ELEVATION

1/4" = 1'-0"

4716 WAVERLY AVE, GARRETT PARK

12

CLAUDE C. LAPP
 ARCHITECT
 1182D PARKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-6456 FAX 301-770-9163



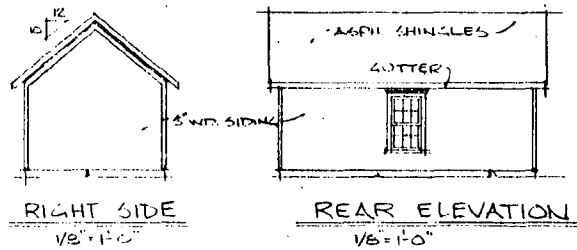
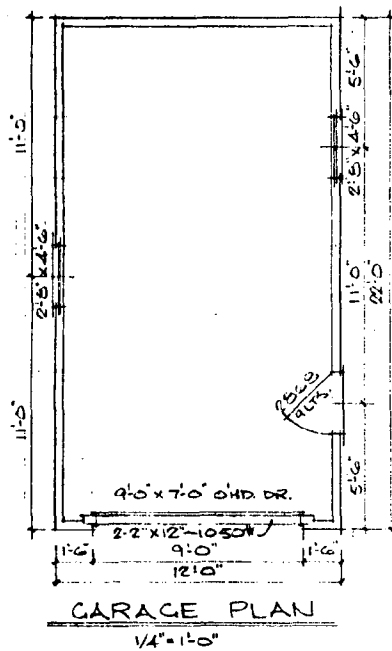
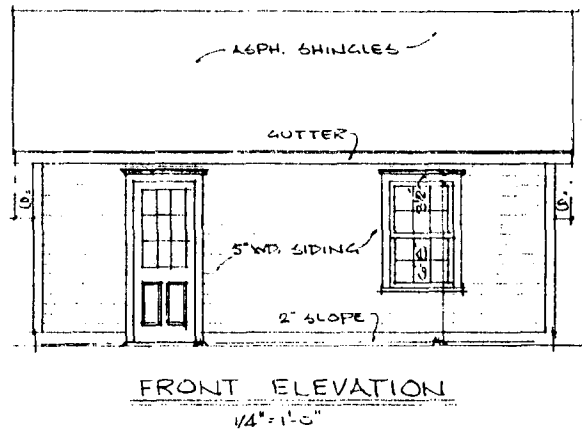
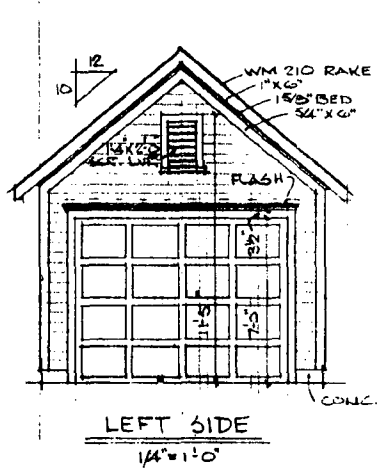
SECOND FLOOR PLAN

1/4" = 1'-0"

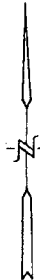
1296 SQ. FT.

15

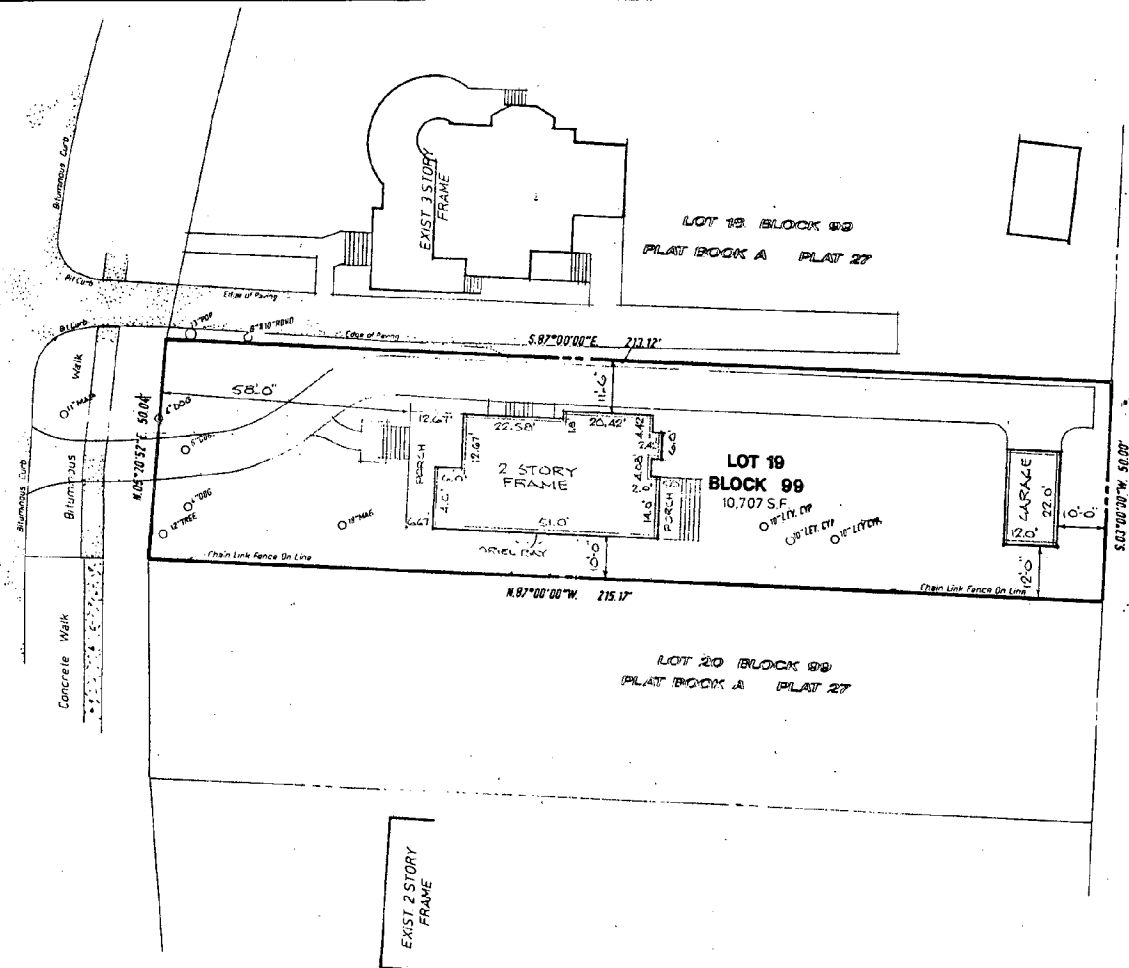
CLAUDE C. LAPP
 ARCHITECT
 11020 PARKLAWN DRIVE, SUITE 100
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 301-861-6856 FAX 301-770-9163



19



WAVERLY STREET

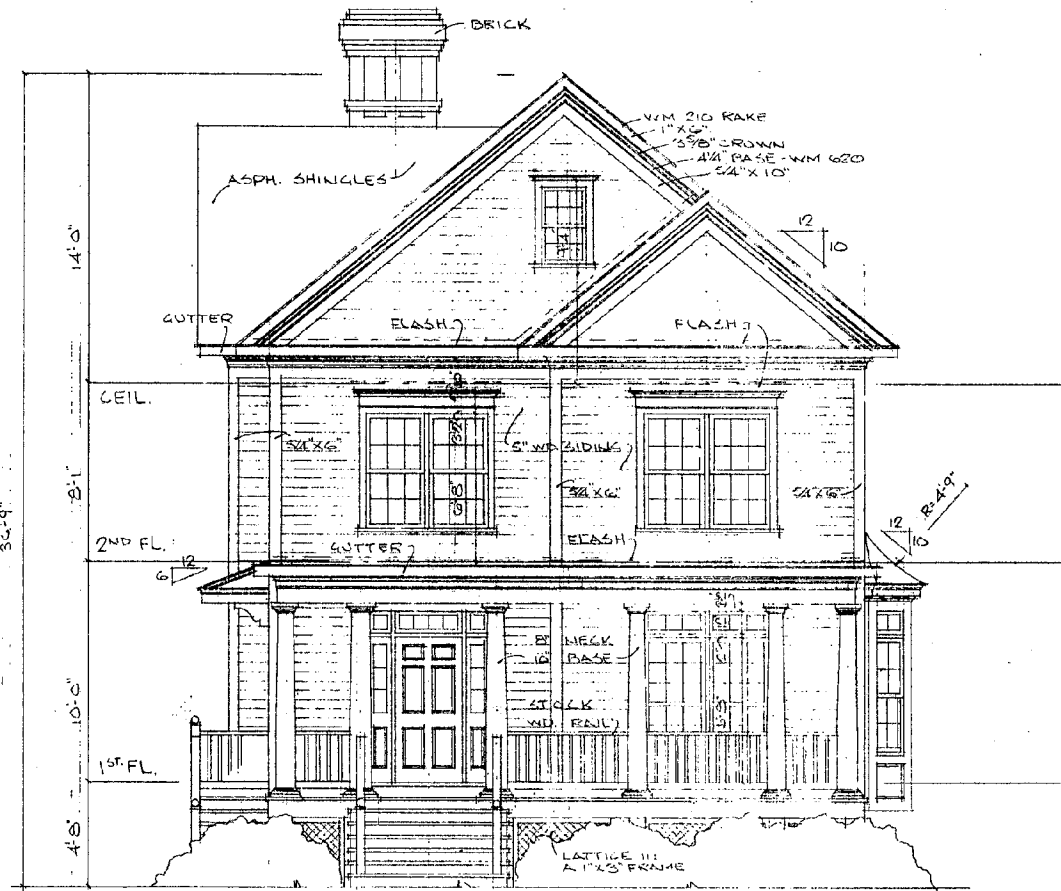


EXIST 3 STORY FRAME

NOTES

1. Lot 19: Block 99, as shown, recorded in Plat Book A as Plat 27.
2. Existing improvements, as shown, from a field survey dated March 17, 1997, by this office.

TAX MAP HQ 121	200 SHEET 214 NW 5	ADC PAGE 36	GRID A-2
REVISIONS:	VICINITY MAP WRITE PLAT	SCALE: 1" = 200'	
PREPARED FOR:			
TITLE	<p align="center">SITE PLAN LOT 19 - BLOCK 99 SECTION 2 GARRETT PARK FOURTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND</p>		
<p align="center"> WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 154-A Hungerford Drive, Rockville, MD 20850 Tele: (301) 309-8600 Fax: (301) 309-8603 </p>			
SCALE 1" = 20'	DATE MARCH, 1997	PROJ. NO. 97289 A	SHEET NO. 1 of 1

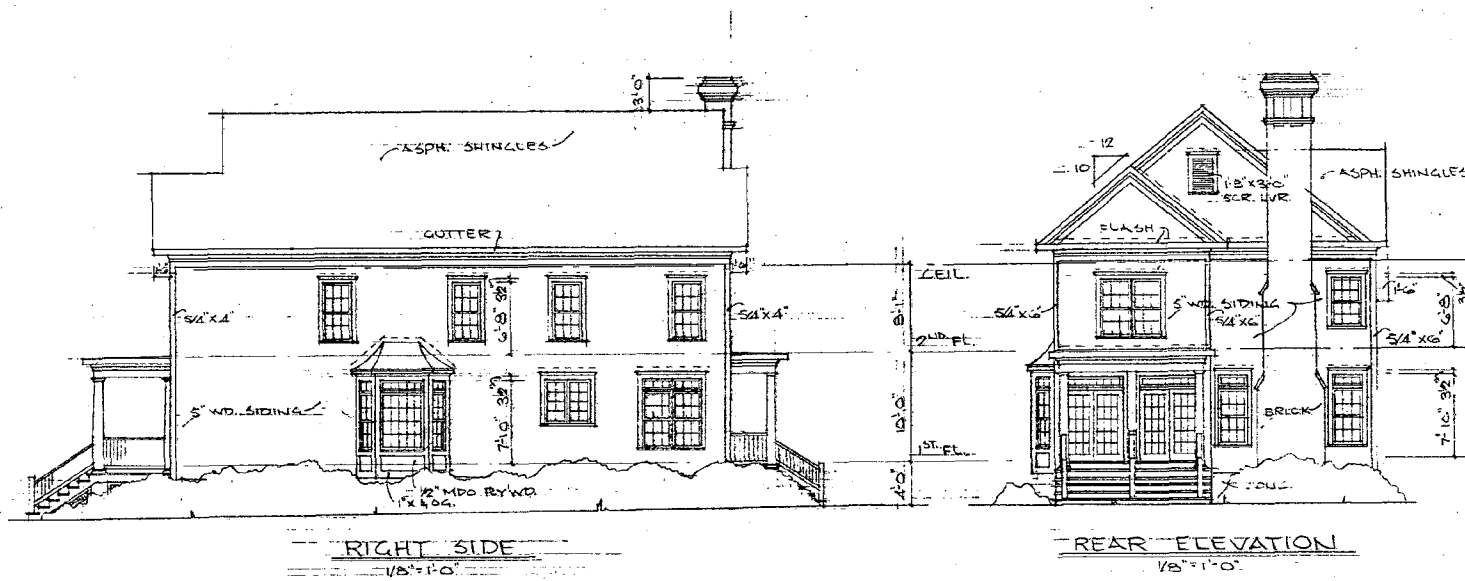


FRONT ELEVATION

1/4" = 1'-0"

4716 WAVERLY AVE., GARRETT PARK

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
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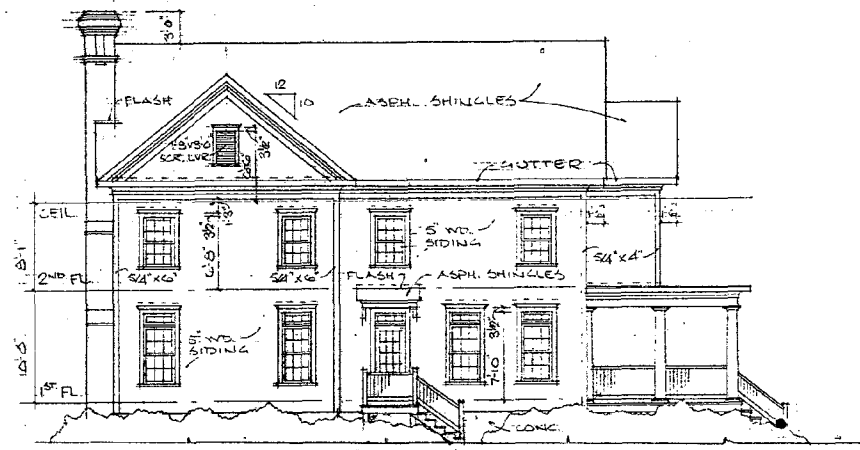


RIGHT SIDE

1/8" = 1'-0"

REAR ELEVATION

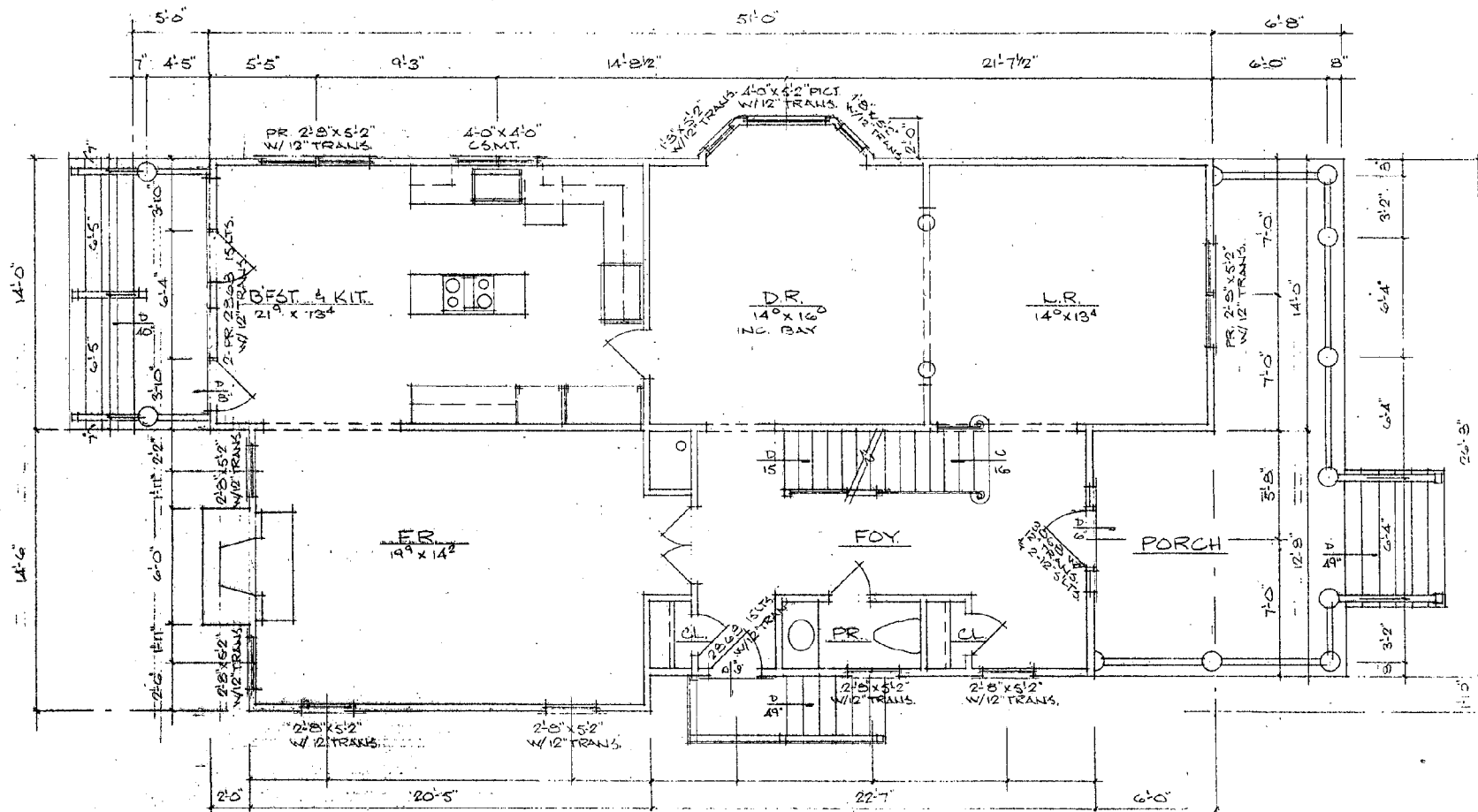
1/8" = 1'-0"



LEFT SIDE

1/8" = 1'-0"

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 11820 PARKLAWN DRIVE, SUITE 100
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 301-881-6856 FAX 301-770-9163

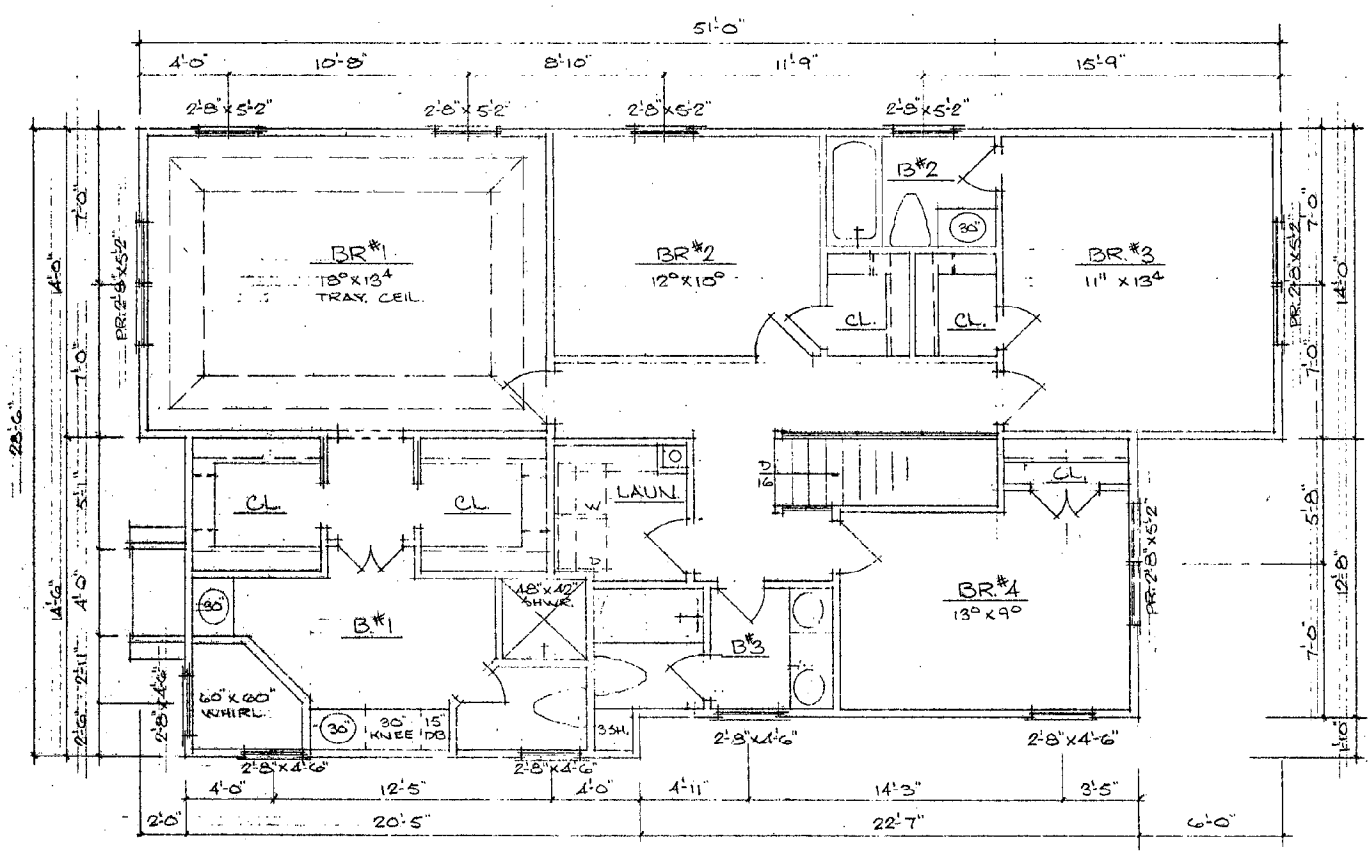


FIRST FLOOR PLAN

1/4" = 1'-0"

1ST	=	1310	SQ. FT.
2ND	=	1296	SQ. FT.
TOTAL	=	2606	SQ. FT.
PORCH	=	324	SQ. FT.

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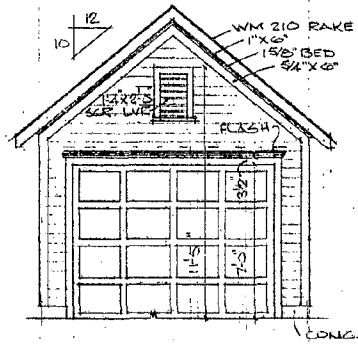


SECOND FLOOR PLAN

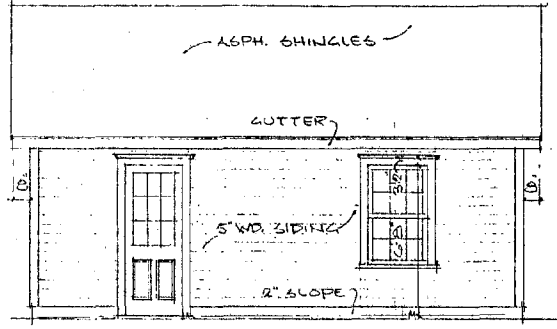
1/4" = 1'-0"

1296 SQ. FT.

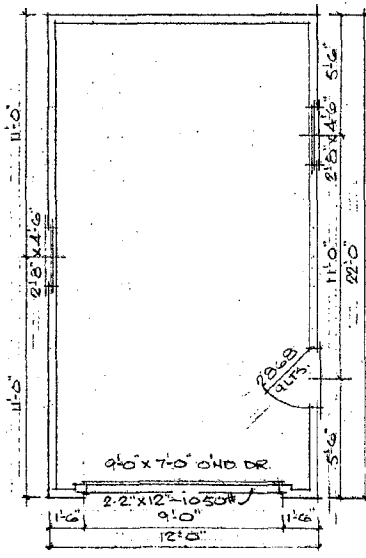
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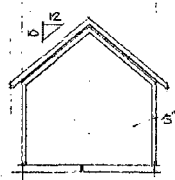
LEFT SIDE
1/4" = 1'-0"



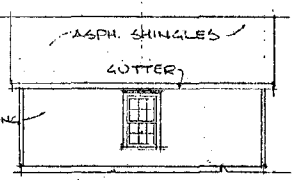
FRONT ELEVATION
1/4" = 1'-0"



GARAGE PLAN
1/4" = 1'-0"



RIGHT SIDE
1/8" = 1'-0"



REAR ELEVATION
1/8" = 1'-0"

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ROCKVILLE, MD 20852-2529
301.881.6856 FAX 301-770-9163

2nd copy

Re. Location of
Jeremy's house
on the lot.

for concerned
neighbor -

Jim Gordon -

He's coming on
Monday ... if you're
available, he may have
Q ... R

