

30/13-98B 4716 Waverly Avenue
(Garrett Park Historic District)

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

Date: 3-11-98

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 a Historic Area Work Permit. This application was:

Approved Denied

Approved with Conditions: _____

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

Applicant: 4716 Waverly Avenue Gerritt Park

Address: Kenneth & Jane Solomon

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



RETURN TO: Department of Environmental Protection
 Division of Development Services and Regulation
 250 Hungerford Drive, Rockville, Maryland 20850
 (301) 217-6370

Historic Preservation Commission
 (301) 495-4570

APPLICATION FOR HISTORIC AREA WORK PERMIT

TAX ACCOUNT # 4-3-571118 CONTACT PERSON JANE SALOMON
 NAME OF PROPERTY OWNER KENNETH/JANE SALOMON DAYTIME TELEPHONE NO. (301) 946-7556
 ADDRESS 4716 WAVERLY GARRETT PARK CITY MD STATE 20856 ZIP CODE
 CONTRACTOR FREDERICK FENCE TELEPHONE NO. (301) 663-4000
 CONTRACTOR REGISTRATION NUMBER 65372
 AGENT FOR OWNER MIKE HANE DAYTIME TELEPHONE NO. (301) 663-4000

LOCATION OF BUILDING/PREMISE

HOUSE NUMBER 4716 STREET WAVERLY AVE
 TOWN/CITY GARRETT PARK NEAREST CROSS STREET KENILWORTH AVE
 LOT 18 BLOCK 18 SUBDIVISION SECT 99, MARYLAND STATE COLLEGE HELLENS SUBDIVISION
 LIBER 8454 FOLIO 96 PARCEL 1

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ 16,000 (4000) FENCE, 2,000 REMOVE DRIVEWAY
 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 4 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 2/17/98

APPROVED For Chairperson, Historic Preservation Commission

DISAPPROVED _____ Signature _____ Date 3-11-98

APPLICATION/PERMIT NO. 9802190074 DATE FILED: _____ DATE ISSUED: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

30/12-98B

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:

1890's Queen Anne Victorian w/ WRAP AROUND PORCH & TURNED IN GARRET PARK. FLANKED ON LEFT BY VICTORIAN-ERA HOME & ON RIGHT BY NEWLY CONSTRUCTED HOME.

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

INSTALL A METAL FENCE ON LINE BETWEEN OUR HOME & NEW HOUSE. LINE BETWEEN OUR HOME & VICTORIAN IS AN EXISTING IRON FENCE. REMOVE DRIVEWAY AT REAR END OF HOUSE & RE-LANDSCAPE. FENCE WILL BE AN OLD DRIVEWAY LINE

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. BLACK 3 RAIL TRADITIONAL SPEAR POINTED PICKET FENCE. 3/8" ROUNDED TIPS. 4' GATE. POSTS SET IN CONCRETE.

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.

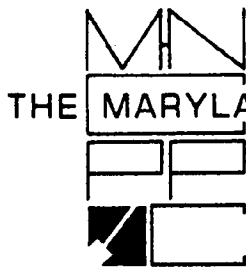
6. TREE SURVEY

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.



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

MEMORANDUM

DATE:

TO: Local Advisory Panel/Town Government

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
4716 Waverly Avenue

The Historic Preservation Commission reviewed this project on 3-11-98.
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.



REMOVE DRIVEWAY FROM HERE BACK. FENCE ALONG DRIVEWAY LINE

EXISTING

AREA UNDER CONSIDERATION



PROPOSED IRON FENCE



ARCHED WALK GATE

APPROVED
Montgomery County
Historic Preservation Commission

[Handwritten signature] 3/11/96

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ADJACENT

The Morgan Family Existing iron fence on their property line
4710 Waverly Avenue
Garrett Park
301-942-3490

The Harris Family
4720 Waverly Avenue
Garrett Park
301-933-3155

CONFRONTING

The Edlund Family
10922 Kenilworth Avenue
Garrett Park
301-942-2171

The Huffman Family
11002 Kenilworth Avenue
Garrett Park
301-942-8976

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

Date: 3-11-98

MEMORANDUM

TO: Historic Area Work Permit Applicants

FROM: Gwen Wright, Coordinator
Historic Preservation Section *gdw*

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.

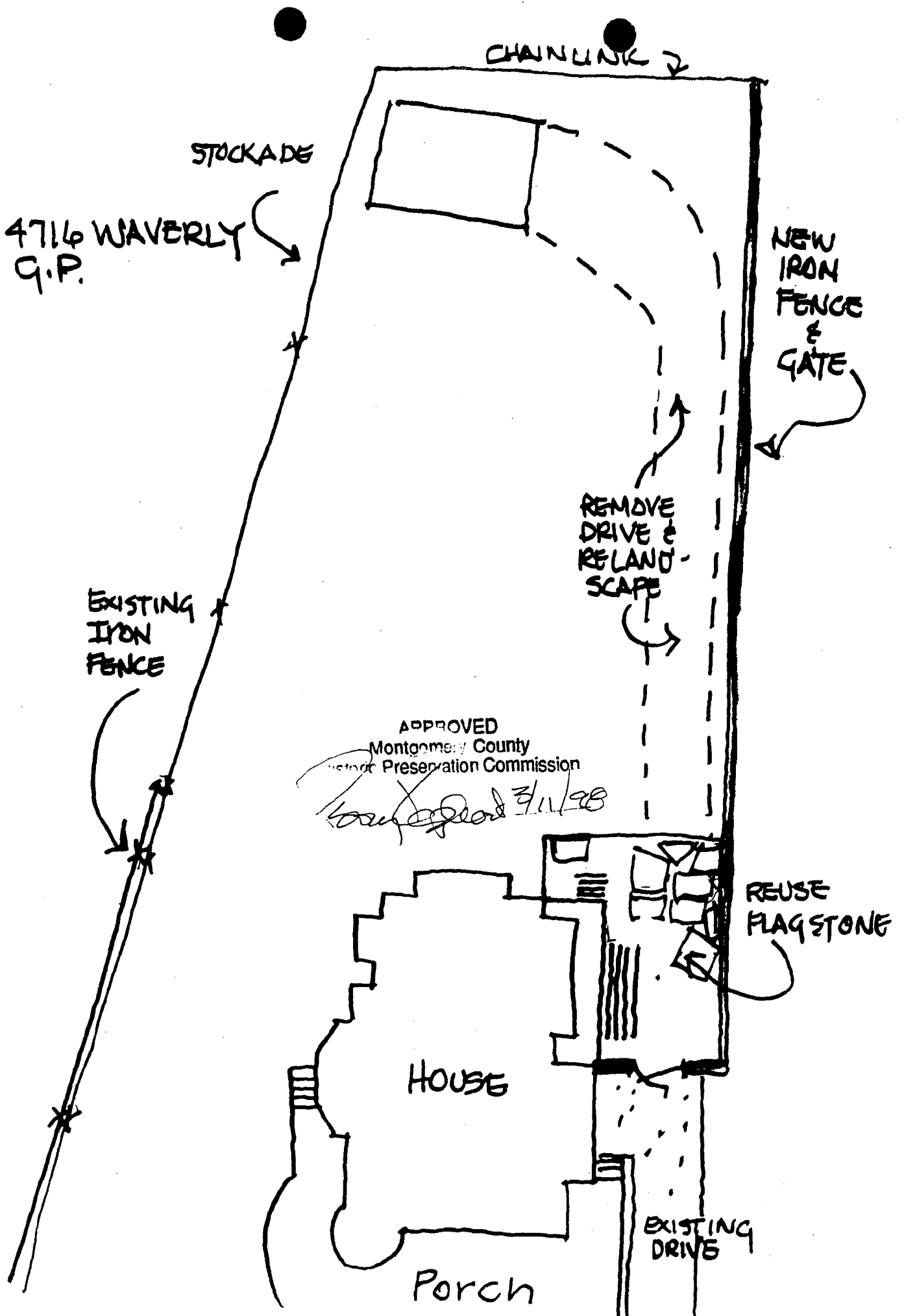
You may now apply for a county building permit from the Department of Permitting Services (DPS) at 250 Hungerford Drive, second floor, in Rockville. Please note that although your work has been approved by the Historic Preservation Commission, it must also be approved by DPS before work can begin.

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 301-217-6370.

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 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 301-217-6240 of your anticipated work schedule.

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



CHAIN LINK ↴

STOCKADE

4716 WAVERLY
Q.P.

NEW
IRON
FENCE
&
GATE

EXISTING
IRON
FENCE

REMOVE
DRIVE &
RE-LAND-
SCAPE

APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 3/11/98

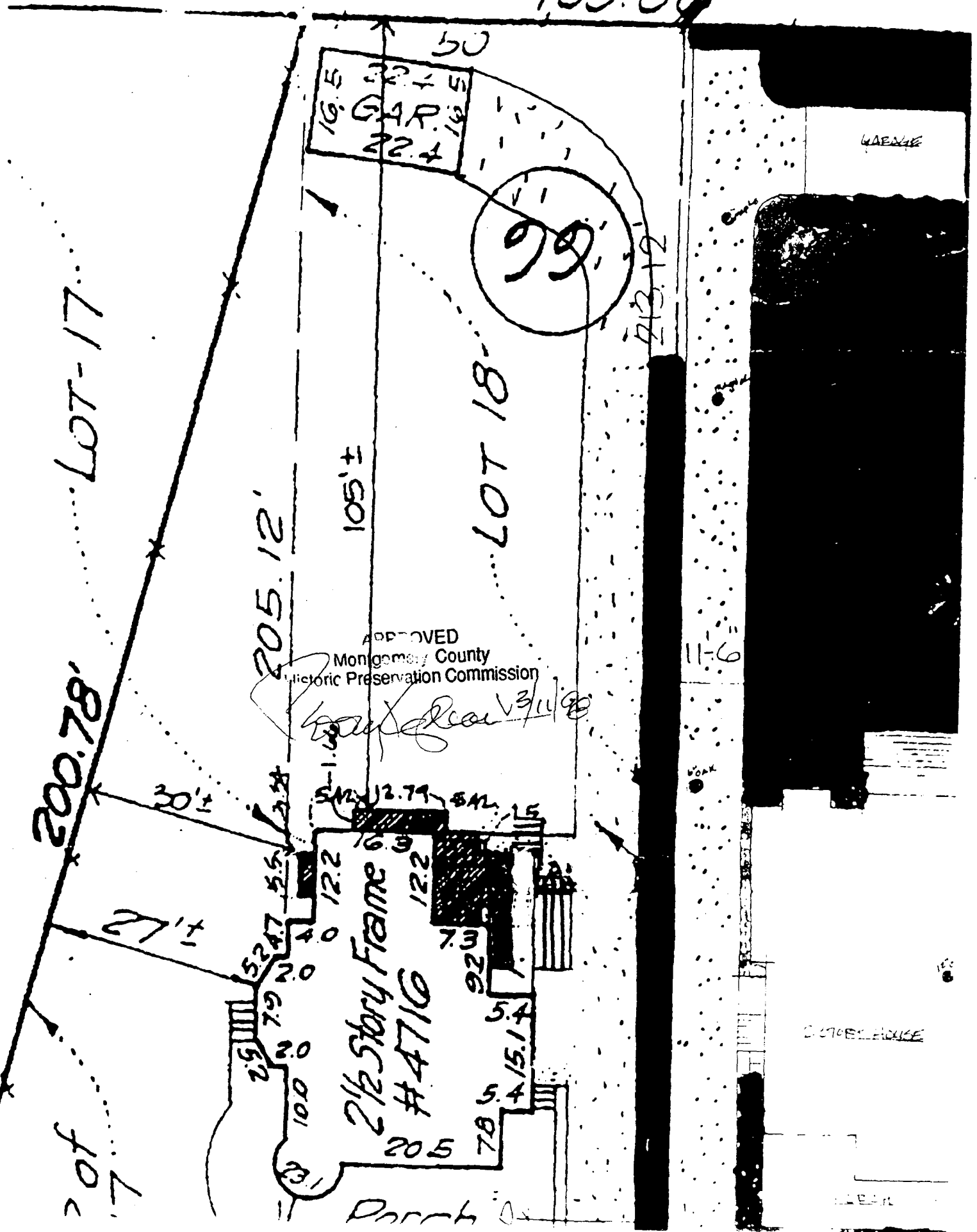
REUSE
FLAGSTONE

HOUSE

Porch

EXISTING
DRIVE

EXISTING 406 WAVERLY, 100.00



APPROVED
Montgomery County
Historic Preservation Commission

[Signature] 3/11/88

2 1/2 Story Frame
#4716

GARAGE

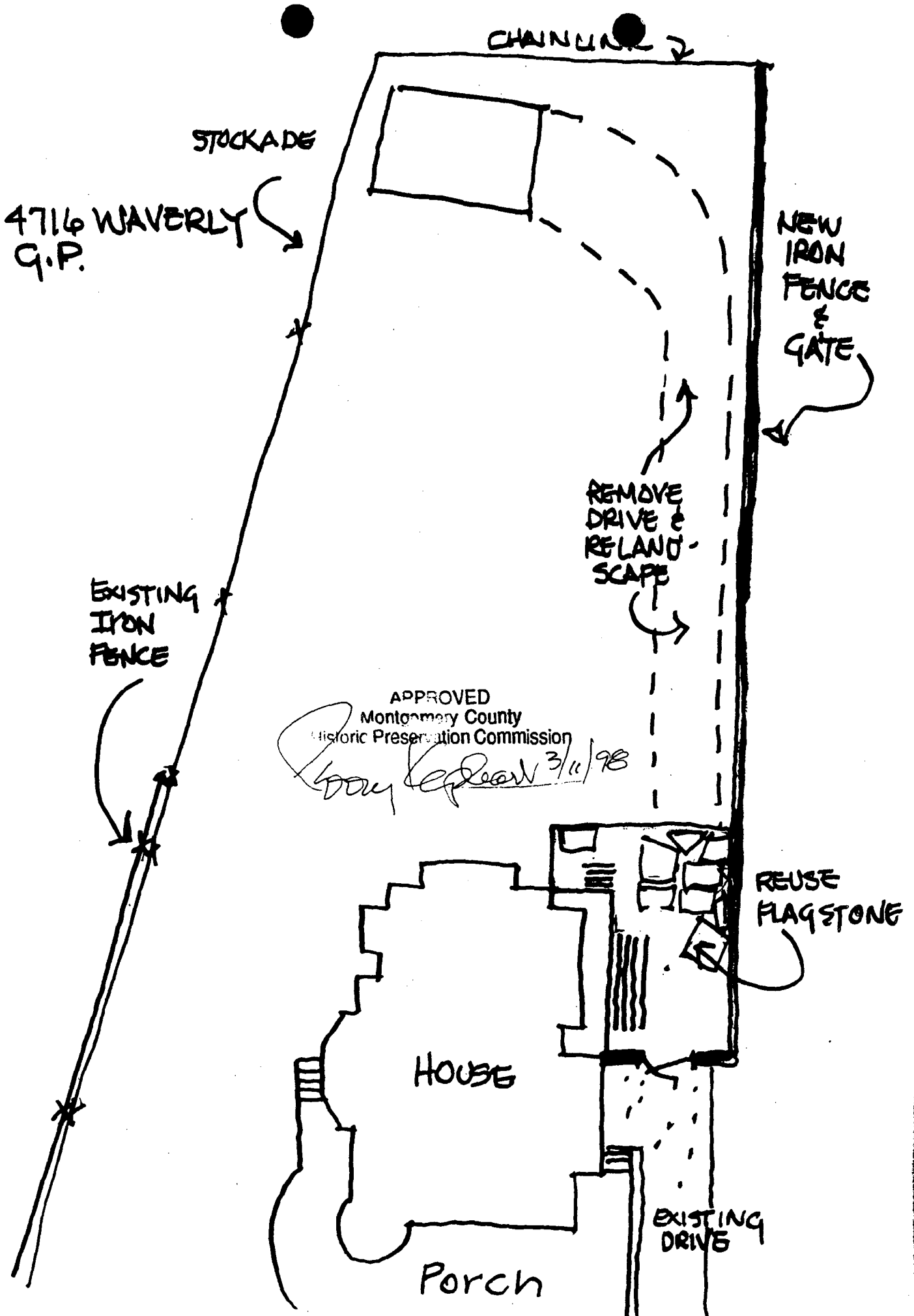
COTTAGE HOUSE

LOT-17

LOT 18

11-6

2 of 10



CHAIN LINK

STOCKADE

4716 WAVERLY Q.P.

NEW IRON FENCE & GATE

REMOVE DRIVE & RELANDSCAPE

EXISTING IRON FENCE

APPROVED
Montgomery County
Historic Preservation Commission
Don Keady 3/11/98

REUSE FLAGSTONE

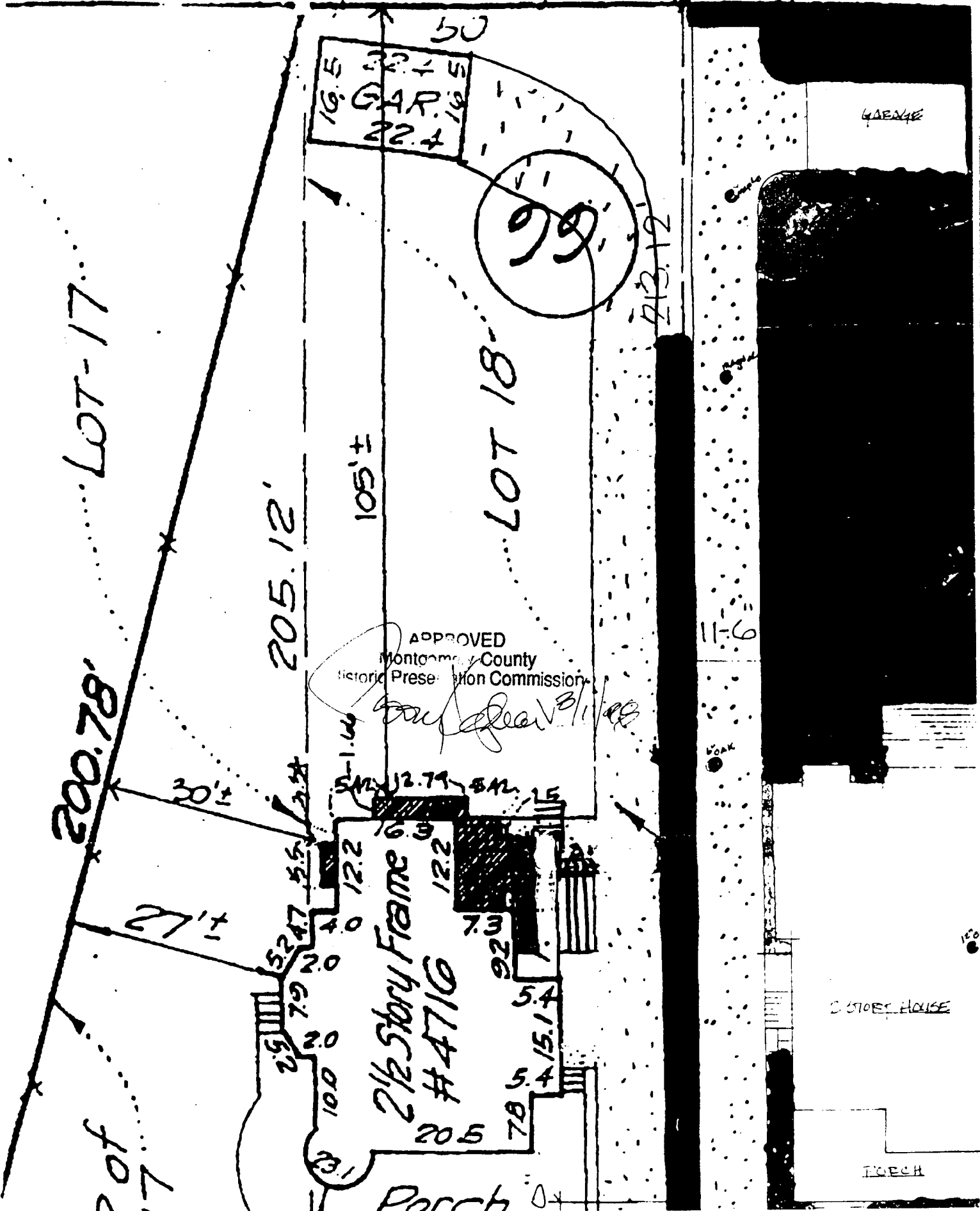
HOUSE

Porch

EXISTING DRIVE

EXISTING

4.6 WAVERLY, CO. CO.



**Expedited
Historic Preservation Commission Staff Report**

Address: 4716 Waverly Avenue, Garrett Park **Meeting Date:** 03/11/98
Resource: Garrett Park Historic District **Public Notice:** 02/25/98
Case Number: 30/13-98B **Report Date:** 03/04/98
Review: HAWP **Tax Credit:** None
Applicant: Kenneth & Jane Salomon **Staff:** Perry Kephart

DATE OF CONSTRUCTION: Circa 1890.

SIGNIFICANCE:

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

ARCHITECTURAL DESCRIPTION: Three-story, wood frame Queen Anne residence with wood lapped and shingle siding. Wraparound front porch with turreted circular bay at right front corner.

PROPOSAL: 1. Install a 48" high fence on the right property line. The fence is proposed to be of black metal in a simple style compatible with the styles of the two sections of fence on the left property line. (The rear perimeter is currently enclosed with chain link fencing.)
2. Remove the rear half of existing driveway paving and replace with landscaping.

RECOMMENDATION:

Peter Benjamin, Mayor of Town of Garrett Park indicated that the town had approved the proposed changes. Nancy Schwartz from the Garrett Park Historic Committee indicated that the Committee had reviewed the proposal and recommended approval.

- Approval
- Approval with conditions:

- 1.
- 2.

3.

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

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

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

This policy is developed with the understanding that:

- I. The HPC's policy regarding in-kind replacements has not changed, that is, all replacements of exterior features with exactly matching materials may be done without a HAWP.
- II. Staff will continue to notify Local Advisory Panel (LAP), and adjacent and confronting owners of all HAWP applications and, if a neighbor or the LAP is known to object to a proposal, the Expedited Staff Report will not be used.
- III. If, because of the specifics of the case, staff is uncertain whether the Expedited Staff Report format is appropriate, or if an applicant requests it, the Standard Staff Report will be used.
- IV. The Expedited Staff Report format may be used on the following type of cases:
 1. Alterations to properties on which the Maryland Historical Trust (MHT) holds an easement and which have been reviewed and approved by the MHT Easement Committee.
 2. Modifications to a property which do not significantly alter its visual character. These include, but are not limited to:
 - A. Repair or replacement of masonry foundations with new materials that match the original closely.
 - B. Installation of vents, venting pipes, and exterior grills.
 - C. New installation of gutters.
 4. Removal of asbestos, asphalt, or other artificial siding when the original siding is to be repaired, and, where necessary, replaced in kind.
 5. Removal of accessory building that are not original to the site or otherwise historically significant.
 6. Replacement of missing architectural details, provided that at least one example of the detail to be replaced exists on the house, and/or physical or documentary evidence exists that illustrates or describes the missing detail or details.
 7. Signs that are in conformance with all other County sign regulations.

8. Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way. This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.
9. Replacement of roofs on non-contributing or out-of-period building, as well as new installation of historically appropriate roofing materials on outstanding and contributing buildings..
10. Installation of exterior storm windows or doors that are compatible with the historic site or district in terms of material or design.
11. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.
12. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
13. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.
14. Construction or replacement of storage and small accessory buildings that are not readily visible from a public right-of-way.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or district.

APPLICATION FOR HISTORIC AREA WORK PERMIT

CONTACT PERSON JANE SALOMON
 DAYTIME TELEPHONE NO. (301) 946-7556
 TAX ACCOUNT # 4-3-571118
 NAME OF PROPERTY OWNER KENNETH/JANE SALOMON DAYTIME TELEPHONE NO. (301) 946-7556
 ADDRESS 4716 WAVERLY/GARRETT PARK MD 20896
AVENUE CITY STATE ZIP CODE
 CONTRACTOR FREDERICK FENCE TELEPHONE NO. (301) 663-4000
 CONTRACTOR REGISTRATION NUMBER 65372
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LOCATION OF BUILDING/PREMISE
 HOUSE NUMBER 4716 STREET WAVERLY AVE
 TOWN/CITY GARRETT PARK NEAREST CROSS STREET KENILWORTH AVE
SUBLOT 2 & 17
 LOT 18 BLOCK _____ SUBDIVISION SECT 99, MARIADASSHA HELLENS SUBDIVISION
LOT 1
 LIBER 8484 FOLIO 96 PARCEL _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CIRCLE ALL APPLICABLE: CIRCLE ALL APPLICABLE: A/C Slab Room Addition
 Construct Extend Alter/Renovate Repair Move Porch Deck Fireplace Shed Solar Woodburning Stove
 Wreck/Raze Install Revocable Revision Fence/Wall (complete Section 4) Single Family Other _____
 1B. CONSTRUCTION COST ESTIMATE \$ \$6,000 (4000) FENCE, \$2,000 REMOVE DRIVEWAY
 1C. IF THIS IS A REVISION OF A PREVIOUSLY APPROVED ACTIVE PERMIT SEE PERMIT # _____

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Signature of owner or authorized agent _____ Date 2/17/98

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

APPLICATION/PERMIT NO: 9802190071 DATE FILED: _____ DATE ISSUED: _____

(5)

**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:

1890's JUDEN ANNE VICTORIAN w/WRAP AROUND PORCH & TURNED IN
GARRETT PARK. FLANKED ON LEFT BY VICTORIAN-ERA HOME
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& NEW HOUSE. LINE BETWEEN OUR HOME & VICTORIAN HAS EXISTING
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3 RAIL TRADITIONAL SPEAR
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6

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFRONTING PROPERTY OWNERS

ADJACENT

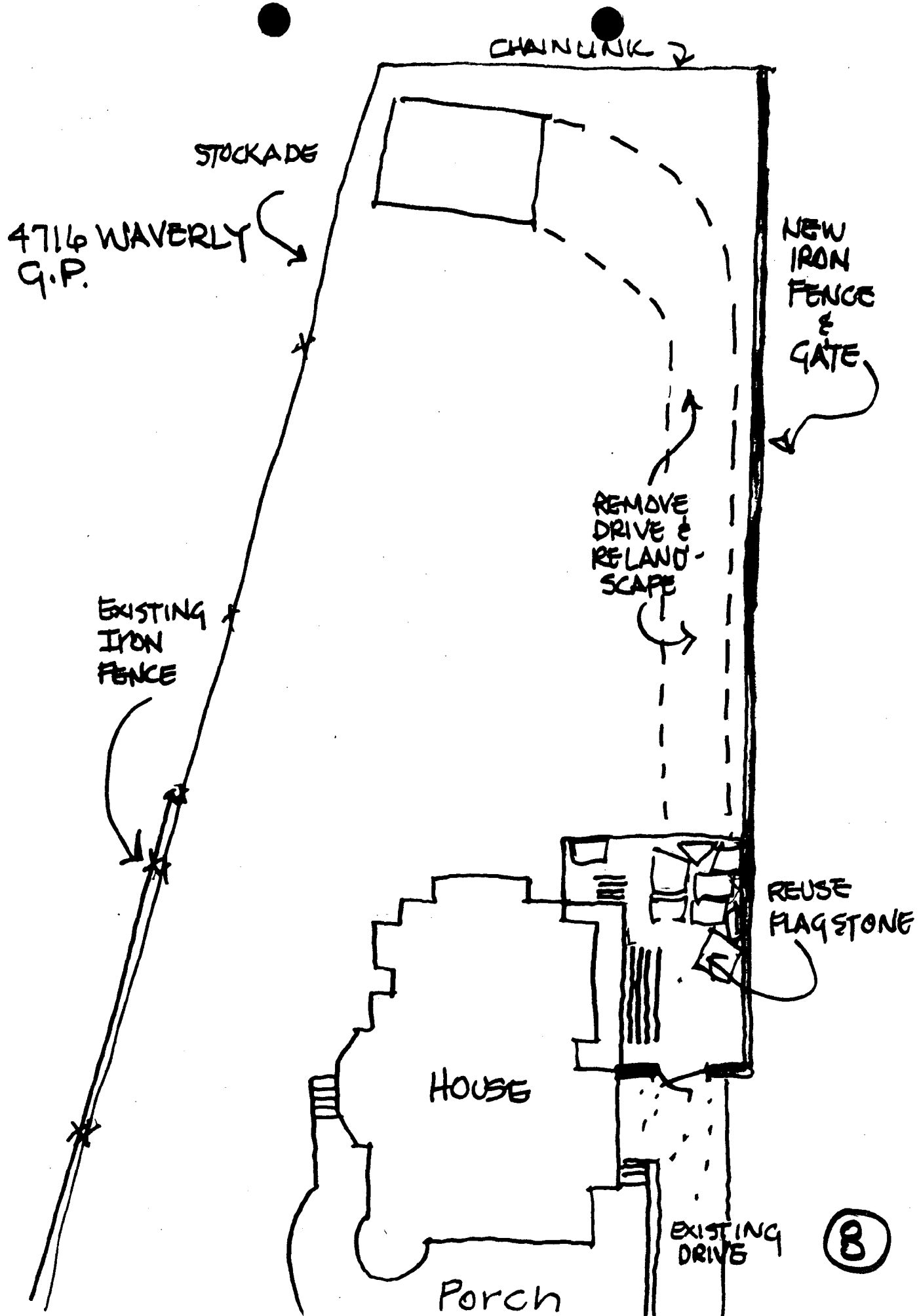
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Garrett Park
301-942-3490

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CONFRONTING

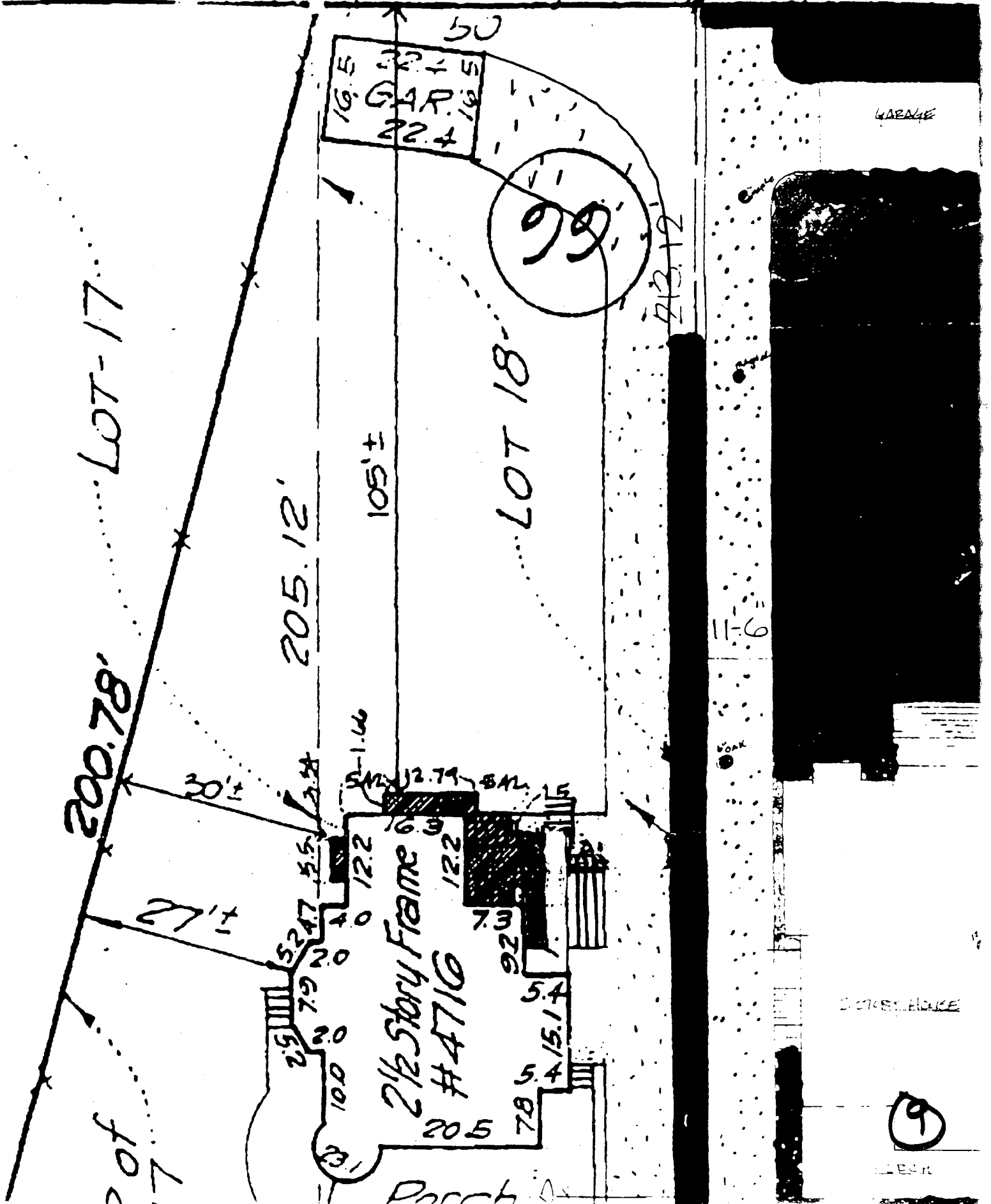
The Edlund Family
10922 Kenilworth Avenue
Garrett Park
301-942-2171

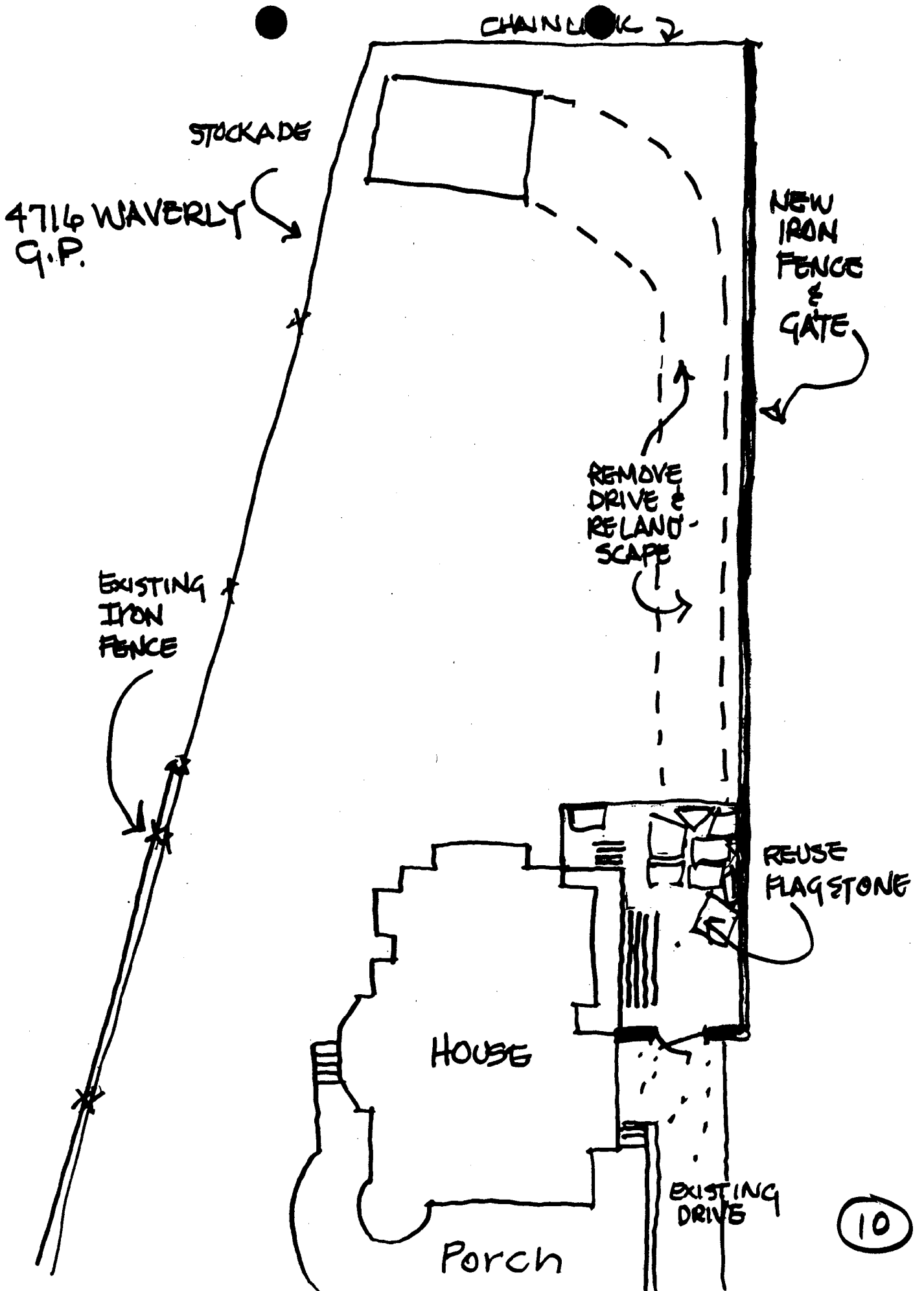
The Huffman Family
11002 Kenilworth Avenue
Garrett Park
301-942-8976



EXISTING

716 WAVERLY, CO. CO.





CHAIN LINK

STOCKADE

4716 WAVERLY
Q.P.

NEW IRON
FENCE
&
GATE

REMOVE
DRIVE &
RELAND-
SCAPE

EXISTING
IRON
FENCE

REUSE
FLAGSTONE

HOUSE

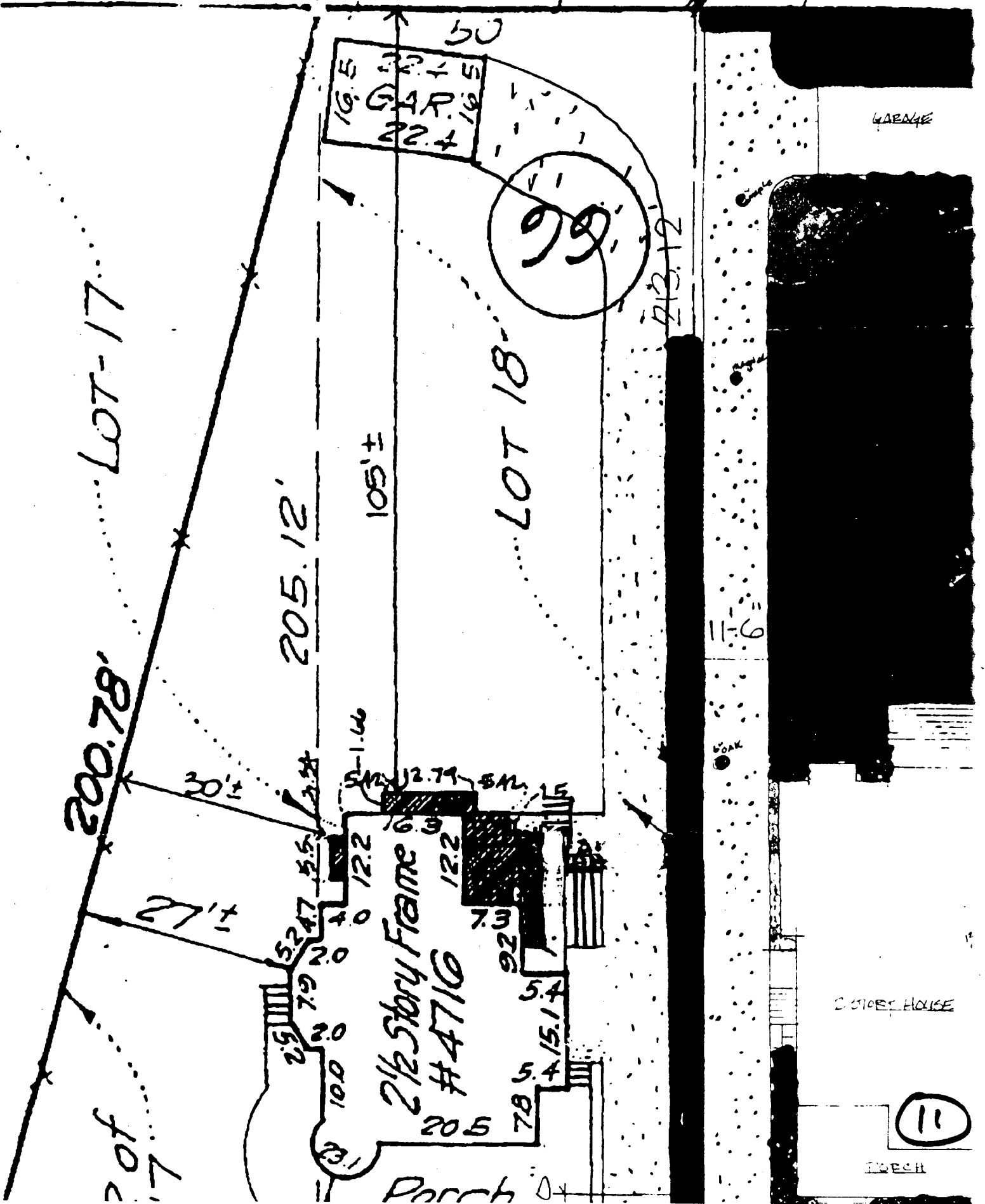
Porch

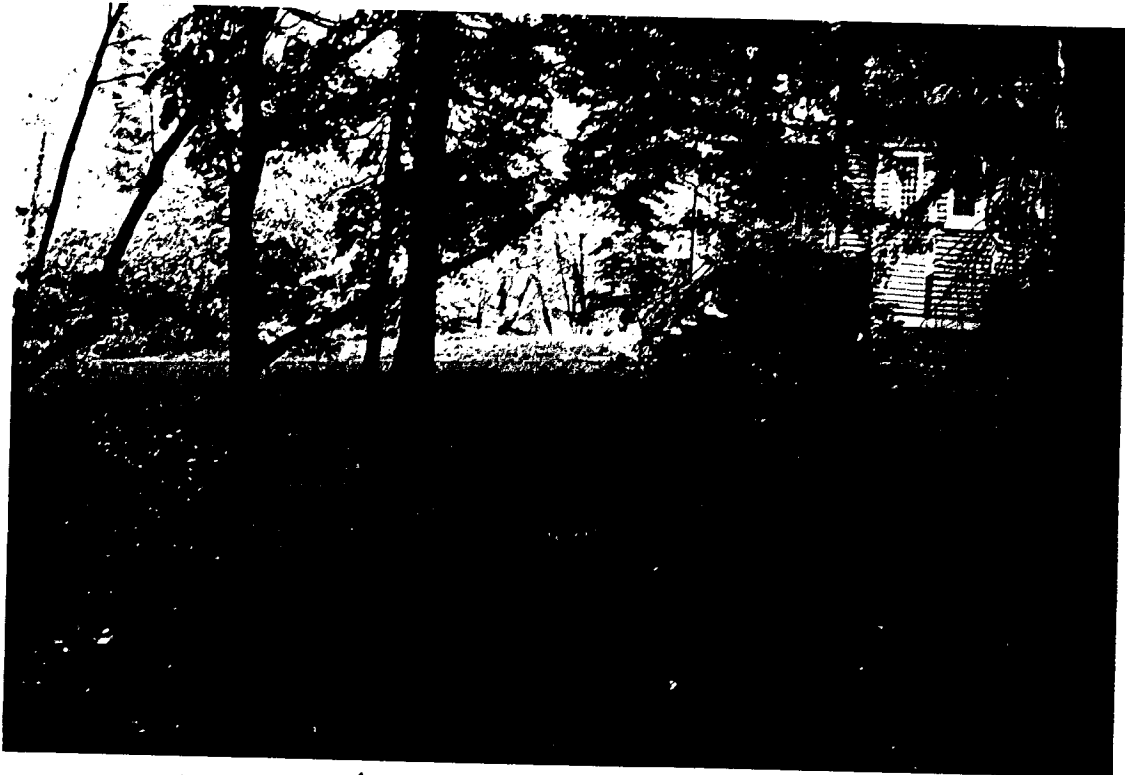
EXISTING
DRIVE

10

EXISTING

716 WAVERLY, CO. CO.

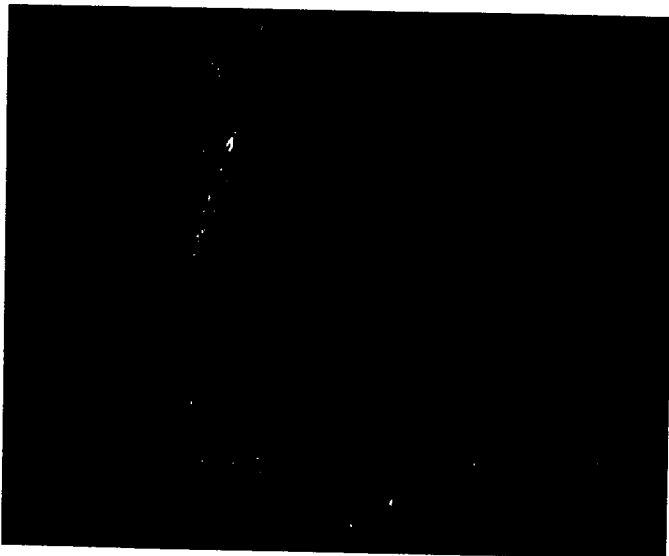




EXISTING IRON FENCE (same run)
(2 STYLES)

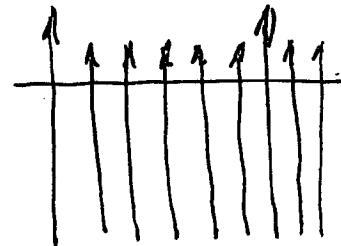


(ALSO ON PROPERTY
CHAINLINK & STOCKADE)

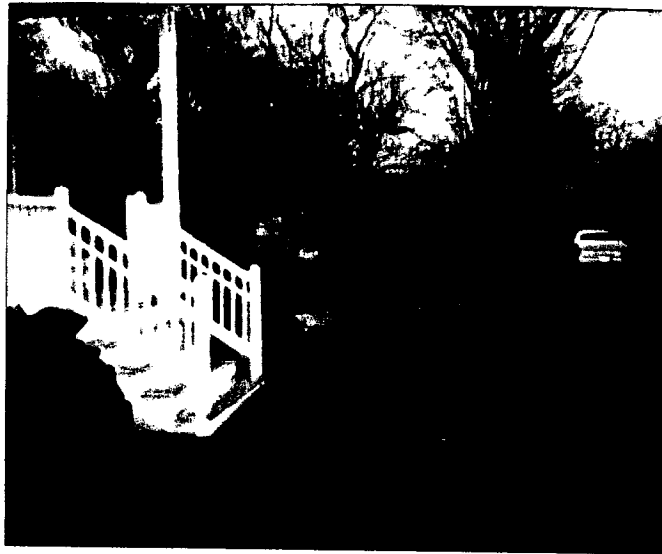


EXISTING IRON FENCE

(same run)
(2 STYLES)



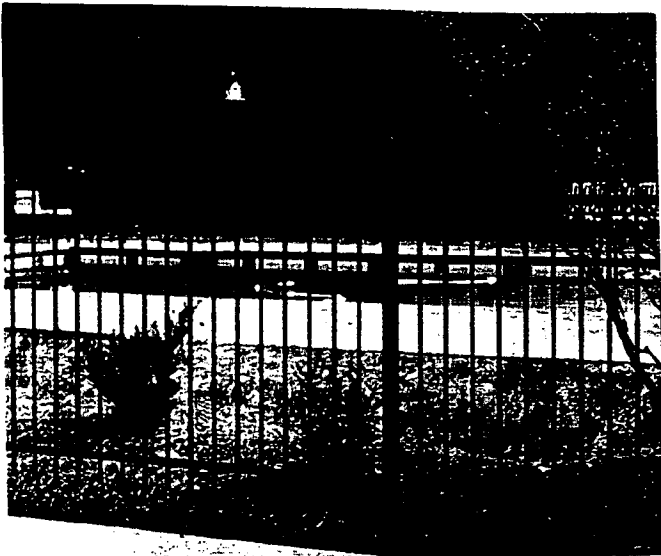
4716 WAVERLY
GARRETT PARK



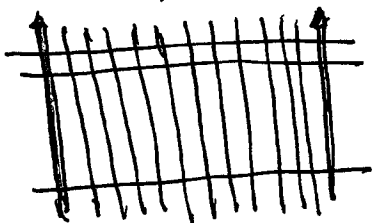
REMOVE DRIVEWAY FROM HERE BACK. FENCE ALONG DRIVEWAY LINE

EXISTING

AREA UNDER CONSIDERATION



PROPOSED IRON FENCE



ARCHED WALK GATE

4716 WAVERLY AV.



FRONT ELEVATION - SOUTH EAST



SIDE ELEVATION - NORTHWEST

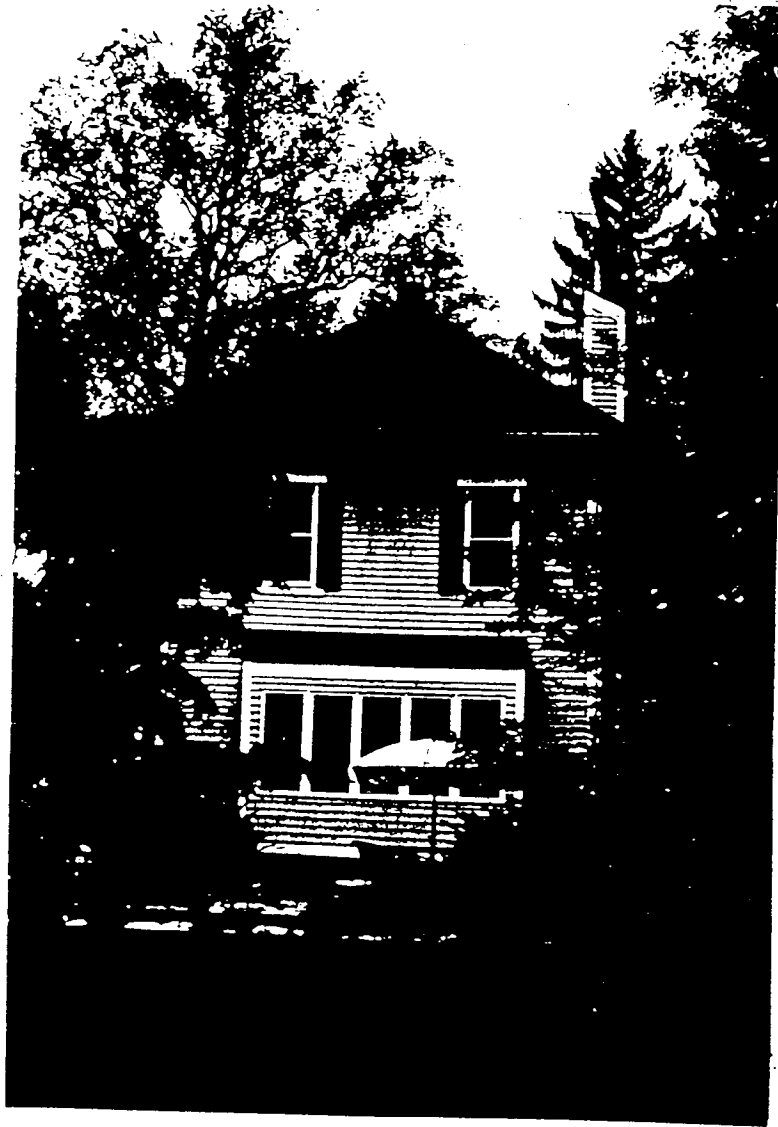
T.O. WARDEN

* REPLACE BROKEN SHUTTERS



SIDE ELEVATION • EAST

4716 WAVERLY AVE.



REAR ELEVATION

March 2, 1998

TO: Perry Kephart
Preservation Planner
Historic Preservation Commission

RE: 4716 Waverly Avenue
Garrett Park Maryland

We own the property adjacent to the Salomon house at 4716 Waverly Avenue in Garrett Park. We understand that the Salomons have applied for an Historic Area Work Permit to remove their driveway from approximately their side porch to their garage, landscape the reclaimed area, and install steel fencing on the property line between 4716 and 4720 Waverly Avenue. There is existing wrought iron fencing along the property line between 4710 and 4716 Waverly Avenue, running approximately 30-40% of the length of the property line from Waverly Avenue towards the rear of the two properties. The remaining fencing between the lots is wood stockade.

While the HPC has not yet sent notification of the Salomons' project to the adjacent property owners, we have reviewed the plans for the project and have no objection.

Richard C. Morgan
4710 Waverly Avenue

Tana Harris
4720 Waverly Avenue

C O V E R

S H E E T

FAX

To: Perry Kephart
Fax #: 301-563-3412
Subject: 4716 Waverly Avenue, Garrett Park
Date: March 3, 1998
Pages: 2, including this cover sheet.

COMMENTS: Perry-- the letter from our adjacent neighbors consenting to the removal of a portion of our driveway and the installation of the fence is attached. The chairwoman of the Garrett Park Historic Preservation Committee and one or more members came over yesterday afternoon to look at the lot and our plans. Nancy Schwartz said they approve and would call you. She also called Mayor Benjamin. I called him last night, but had to leave him a voice mail. Thanks so much for going the extra mile for us. Jane and I really appreciate it!

*+ ok from
 Mayor P.B (TOPGP)
 Hist Ctee via Nancy Schwartz*

From the desk of..

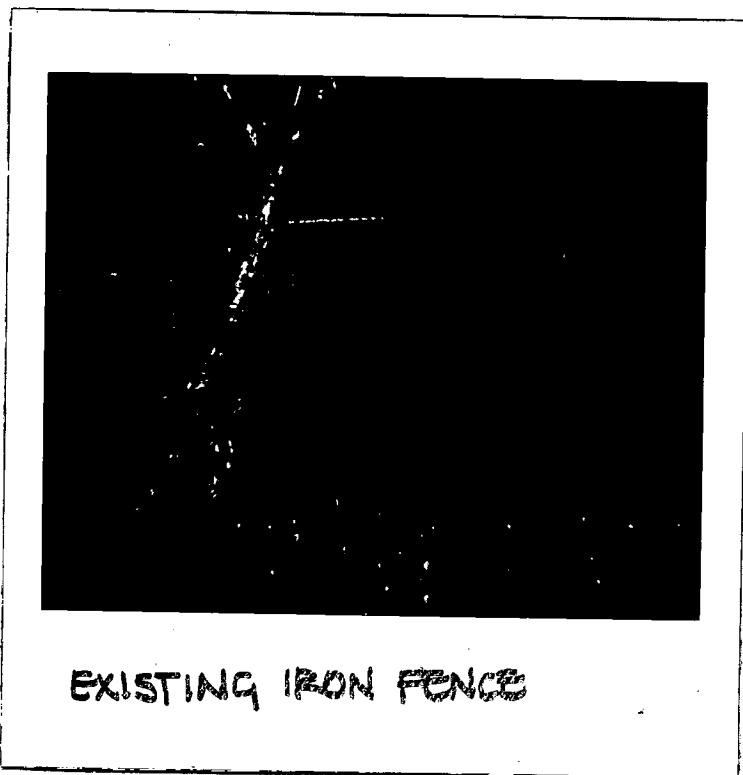
Kenneth D. Salomon

Dow, Lohnes & Albertson, p/c
 1200 New Hampshire Ave, NW, Suite 800
 Washington, D.C. 20036

202-776-2566
 Fax: 202-776-2222



EXISTING IRON FENCE (same run)
(2 STYLES)



EXISTING IRON FENCE

(same run)
(2 STYLES)

(ALSO ON PROPERTY
CHAINLINK & STOCKADE)

4716 WAVERLY
GARRETT PARK

4716 WAVERLY AVE.



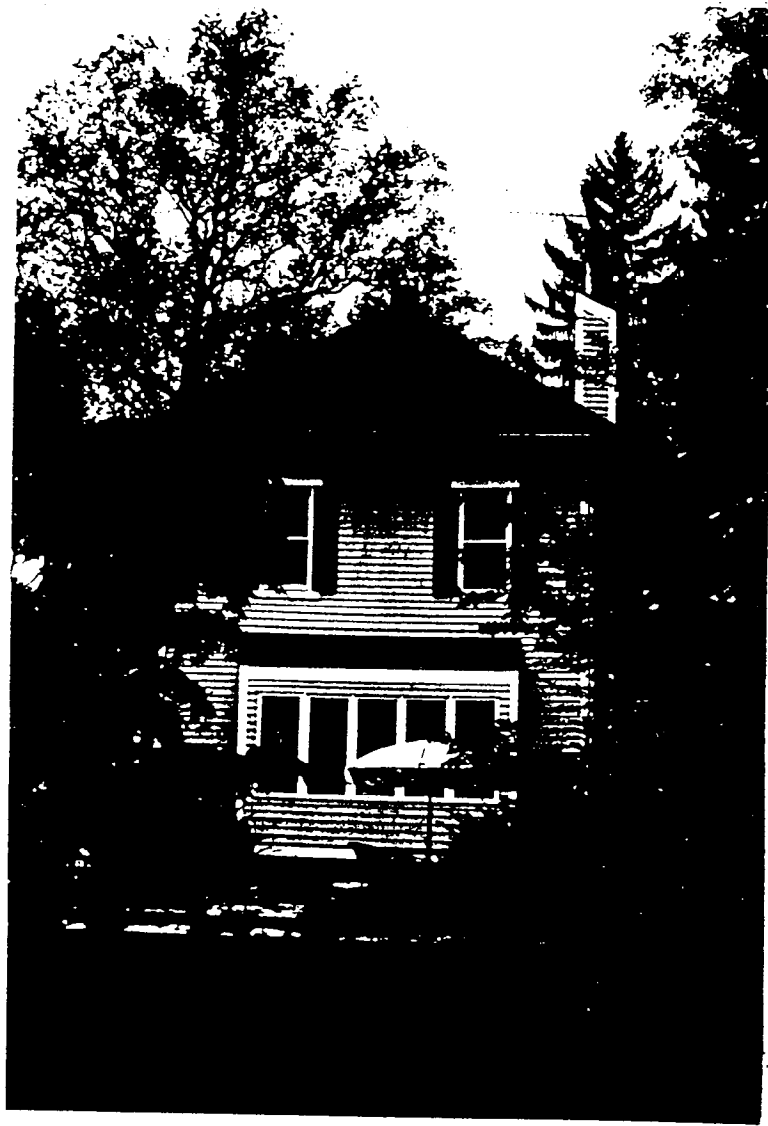
FRONT ELEVATION · SOUTH EAST



SIDE ELEVATION · NORTH WEST



4716 WAVERLY AVE.



SEAR ELEVATION

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