

30/13-99A 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: 3-24-99

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit # 30/13-99A // 9902240062

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

Approved Denied

Approved with Conditions: _____

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: Ken & Jane Salomon

Address: 4716 Waver Avenue 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 DPS Field Services Office at (301)217-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Jane Salomon
Daytime Phone No.: 301 946-7556

Tax Account No.: 4-3-57118
Name of Property Owner: Ken & Jane Salomon Daytime Phone No.: 301 946-7556
Address: 4716 Waverly Ave Garrett Park, MD 20896
Street Number City State Zip Code
P.O. Box 227
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4716 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Kenilworth Ave
Lot: 18 Block: _____ Subdivision: Sci 99, Mrs. Hadassah Tallens Subdiv of Lot 1
Liber: 8494 Folio: 96 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 15,000.
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 6 feet 0 inches and ~~XXXXXX~~ 3'-6"
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.

Jane B Salomon 2.24.99
Signature of owner or authorized agent Date

Approved: 9902240062 For Chairperson, Historic Preservation Commission 3.24.99
Disapproved: _____ Signature: [Signature] Date: 2/24/99
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 with wrap around porch and turret in Garrett Park. Flanked on left by Victorian era house and on right by newly constructed home.

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

Raze existing garage. Add garden house at different location. Replace rotten stockade fence w/ same, add either picket or metal (to match) new fence ^{with} light property line, with gate as per drawing.

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.

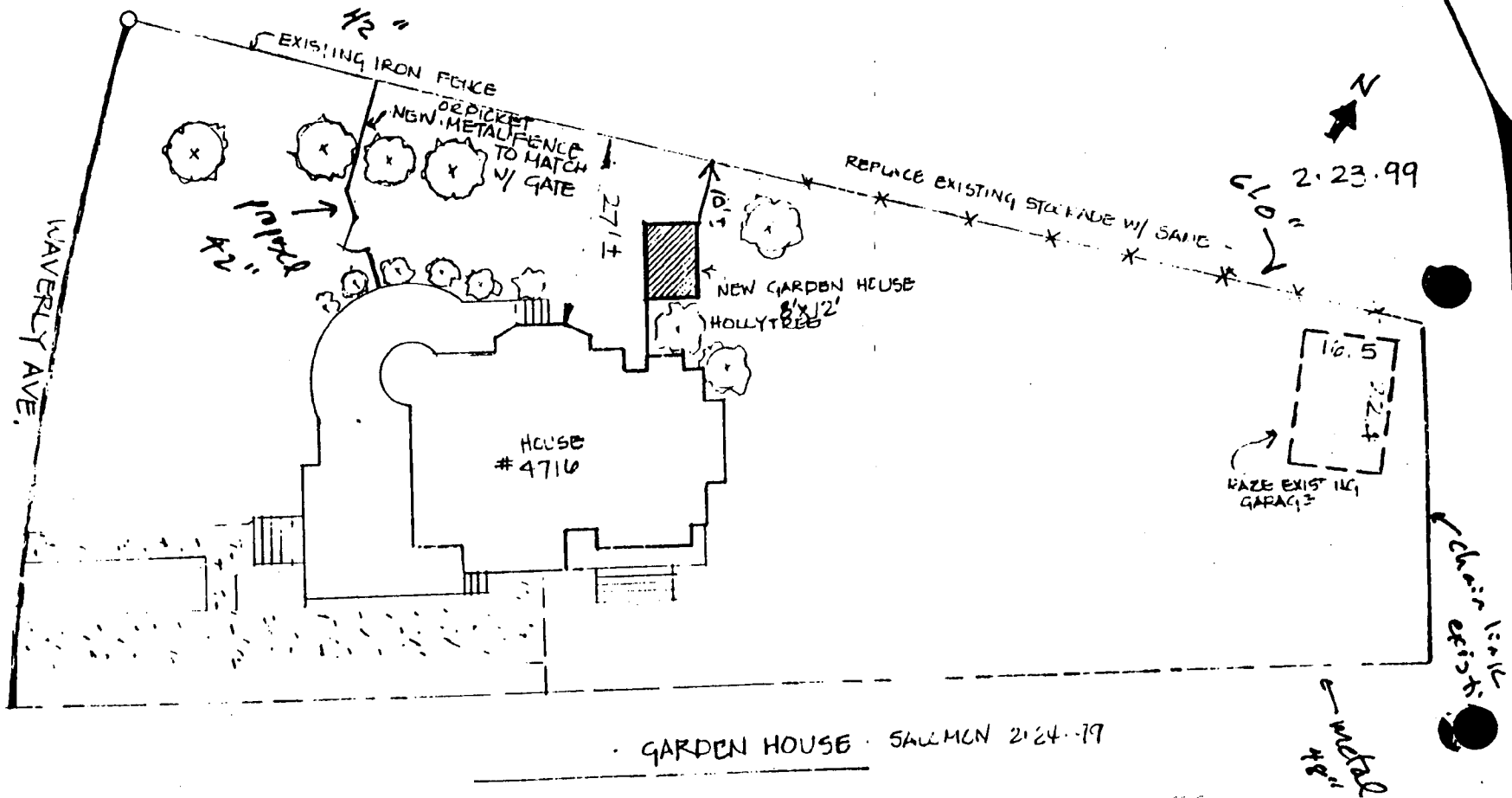
6. TREE SURVEY

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, (301/279-1355).

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.



GARDEN HOUSE - SALMON 2124-79

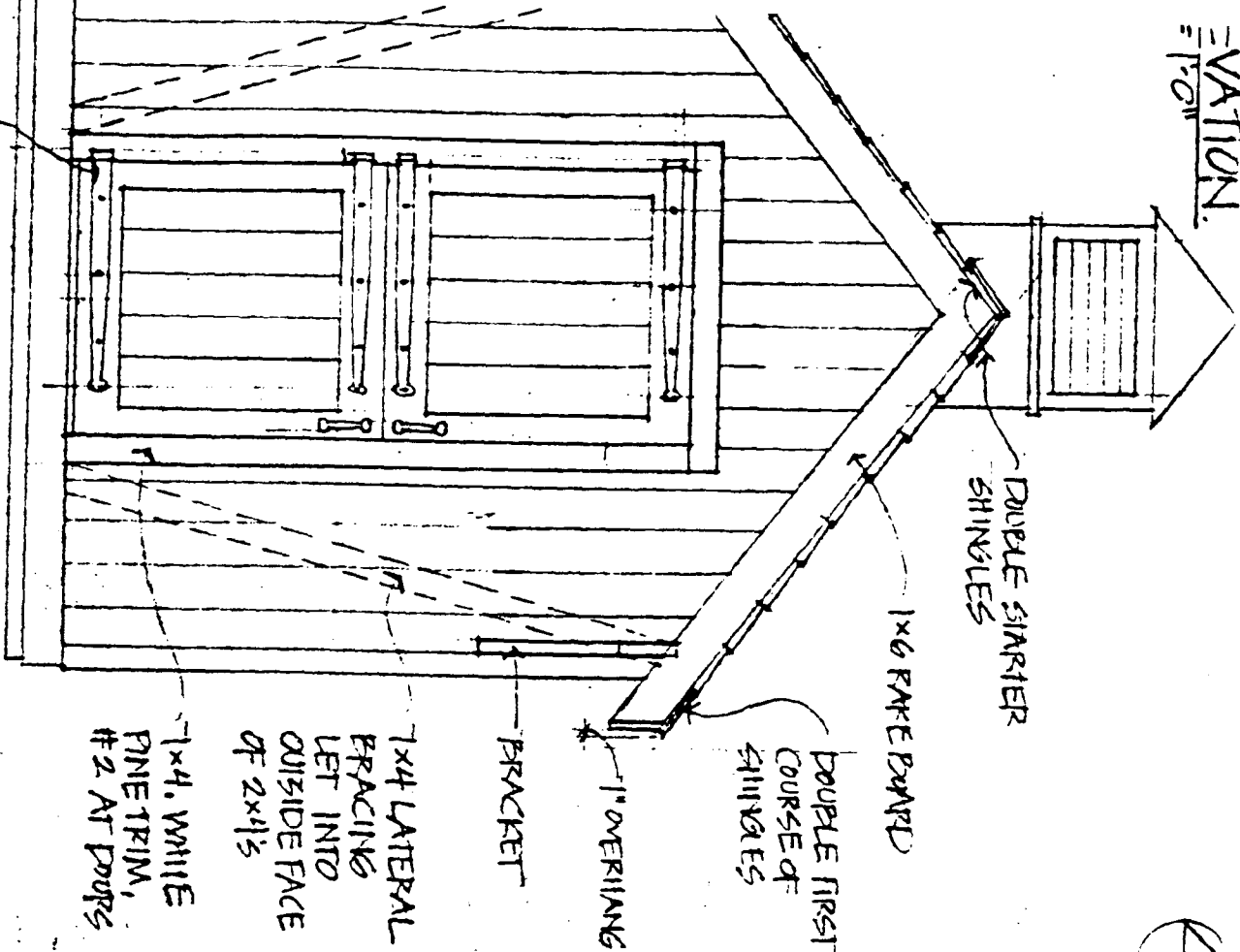
42" high metal
or wood
picket fence
segment.

APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
RDZ
3/24/99

7

ELEVATION
1/2" = 1'-0"



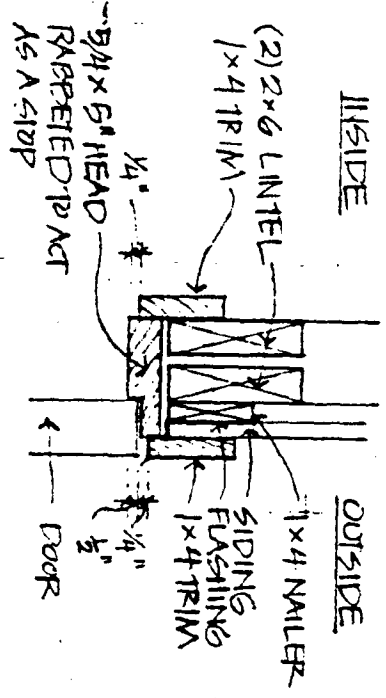
FOR HARDWARE, SEE
SOURCE LIST ON
DETAIL SHEET

ELEVATION
1/2" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission

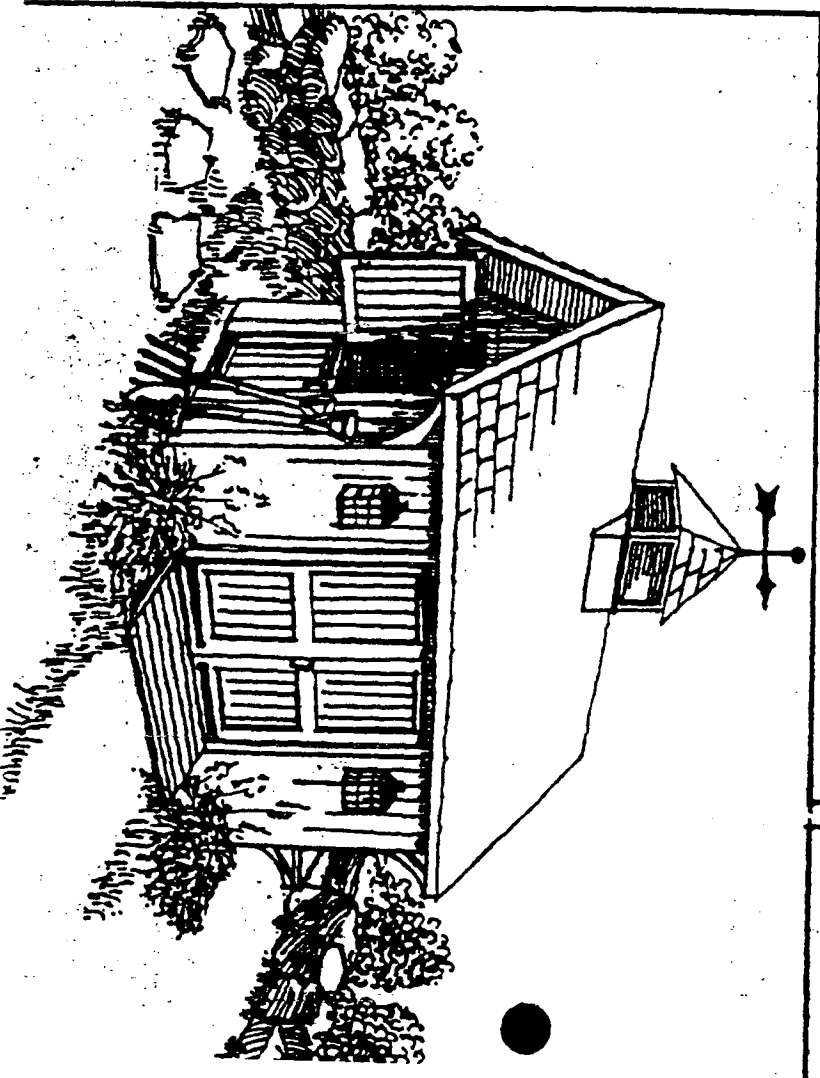
[Signature]
2002 4/21/99

SECTION
1/2" = 1'-0"



DETAIL / DOOR HEAD
1/2" = 1'-0"

YELLOW PINE



Gardensheds
© Nellie Ahl 1994

FOUNDATION OF
CRUSHED STONE.
STRUCTURE ATTACHED
TO GROUND AT FOUR
CORNERS.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

(1) ELEVATION
1/2" = 1'-0"

(2)

(SIM) (NO LOOP)
1

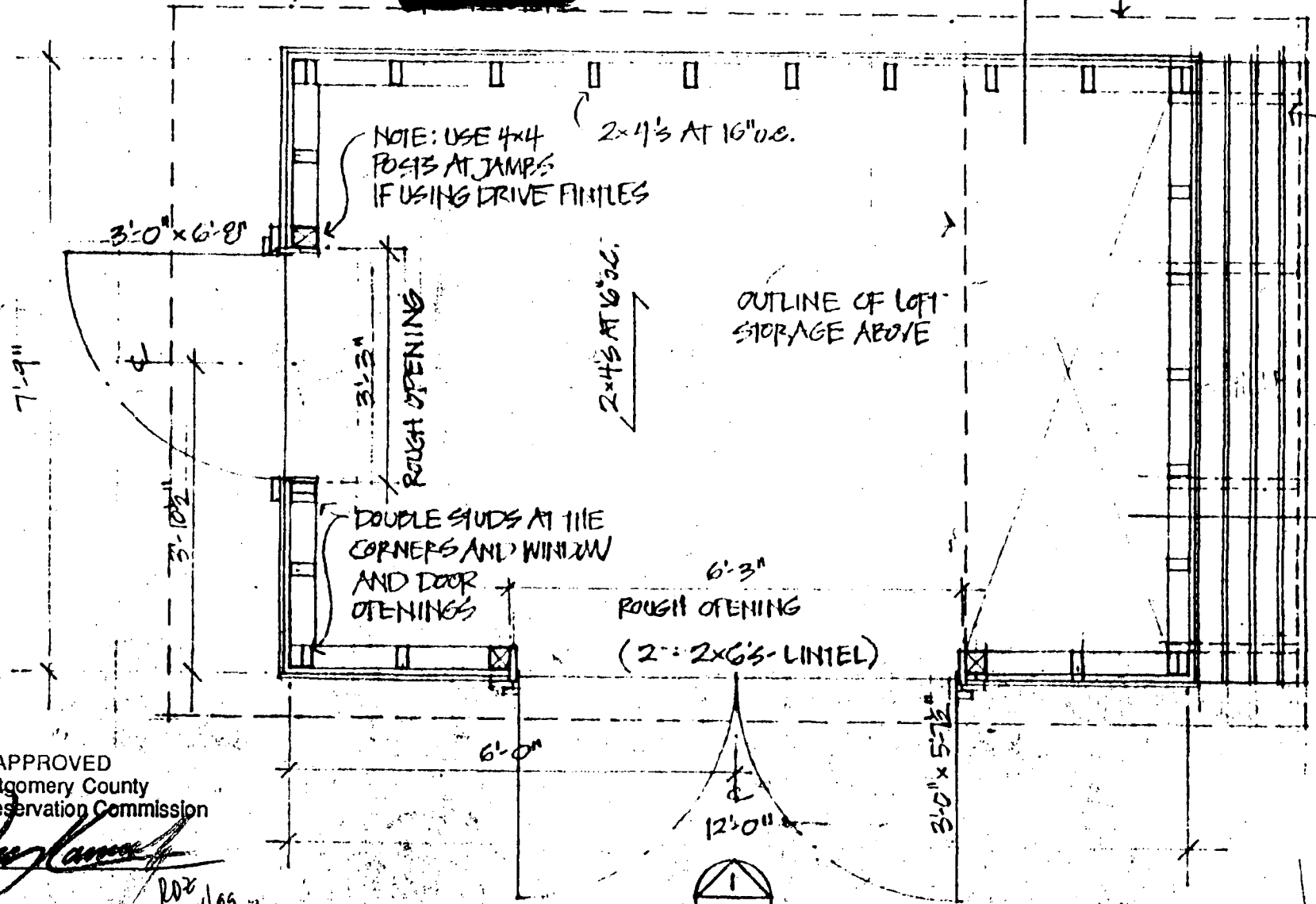
3

OUTLINE OF OVERHANG

4

2

2.1



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]

RJR
3/24/99

PLAN
1/2" = 1'-0"

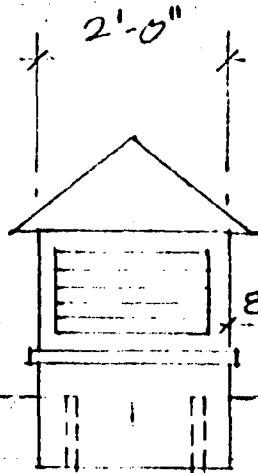
4

RANDOM WIDTHS,
NO. 1 GRADE,
CEDAR SHINGLES,
24" LONG WITH 7"
EXPOSURE

ALTERNATE LAP
DIRECTION OF
RIDGE SHINGLES

DIRECTION OF
PREVAILING WIND

5" EXPOSURE



FLASH IF
INSTALLING
CUPOLA
(DOTTED OUTLINE)

2x6 RAFTERS

1/4"

OFFSET SPACE
BETWEEN SHINGLES
1/2" (MINIMUM) FOR
THREE SUCCESSIVE
COURSES

2x6 COLLAR TIE

OVERHANG
RAKE WITH
SHINGLES 1"

1x6, T&G, #2, WHITE PINE
SILLING

PROVIDE AN
ADDITIONAL
2x6 IF INSTALLING
A STORAGE LOFT

1x6 FASCIA
SEE PLAN

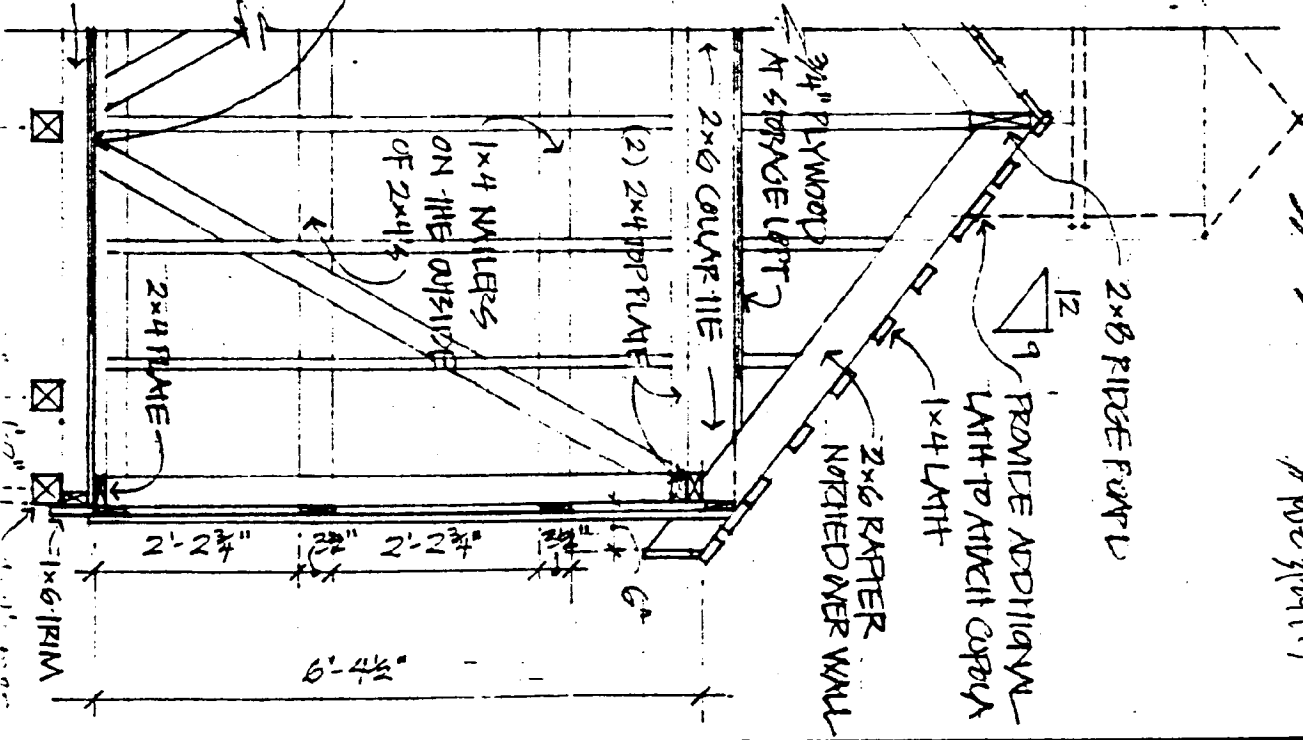
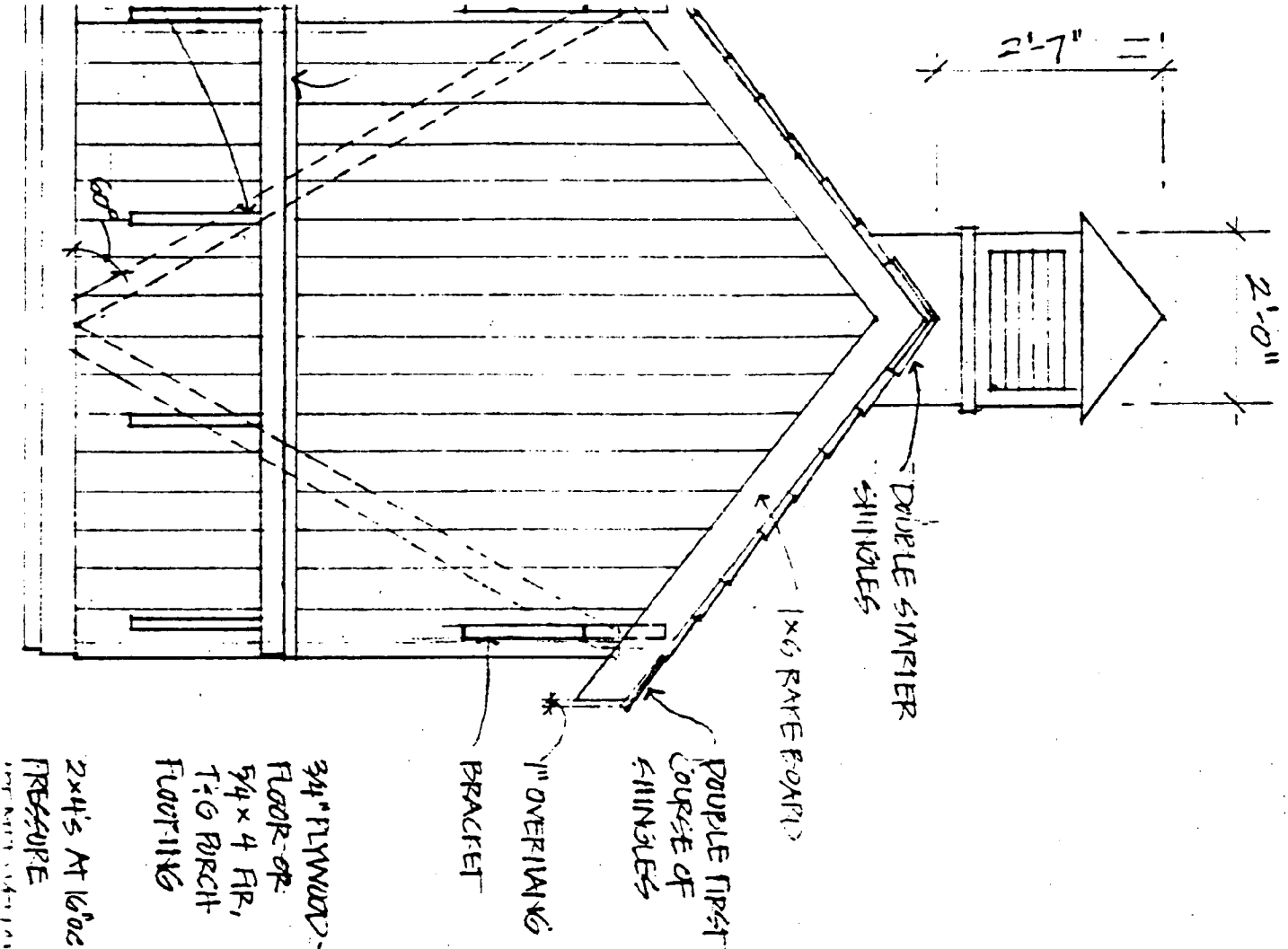
2.3 FOR
R.F.A.

POTTING SILE

APPROVED
Montgomery County
Historic Preservation Commission

PDZ
3/24/99

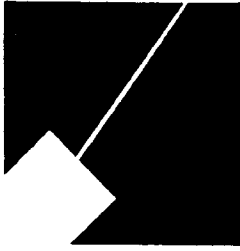
1x4 LATERAL
BRACING U
INTO WALL



APPROVED
 Montgomery County
 Historic Preservation Commission
[Signature]
 PDZ 3/24/19

DESIGN
 B

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: 3-24-99

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

HPC - 30/13-99A

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!

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: 3-24-99

TO: Local Advisory Panel/Town Government *Garrett Park*

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

SUBJECT: Historic Area Work Permit Application - HPC Decision # 3013-99A

The Historic Preservation Commission reviewed this project on 3-24-99.
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) 563-3400.

G\wp\laphawp.ltr

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue Meeting Date: 3/24/99
Resource: Garrett Park Historic District Review: HAWP
Case Number: 30/13-99A Tax Credit: No
Public Notice: 3/10/99 Report Date: 3/17/99
Applicant: Ken & Jane Salomon Staff: Robin D. Ziek
PROPOSAL: Garage demolition; Shed construction; Fence construction RECOMMENDATIONS: Approval

PROJECT DESCRIPTION

RESOURCE: Outstanding Resource in the Garrett Park Historic District
STYLE: Queen Anne
DATE: 1892

The subject property is a 2-1/2 story frame building with a generous wrap-around porch and a corner turret. The lot is wedge-shaped and very deep. There is an existing 20th-century garage structure at the back of the lot which is in poor condition.

PROJECT PROPOSAL

The applicant proposes to demolish the garage, and remove the concrete parking pad. They will re-landscape this area with mature azaleas moved from the area just north of their house. In this NE corner area (see Circle 7), they would like to install a pre-manufactured garden shed measuring 7'-9" x 12' (see Circle 8-11, 14).

In addition, they would like to replace an existing segment of stockade fence with similar fencing (no HAWP required), and add a short segment of new fencing perpendicular to the house from the NW corner of the porch to the property line to enclose the north side of their yard. The back yard will then be fully enclosed.

The new segment of fencing would measure approximately 25', be of 42" height, and would include a gate. They are considering either metal fencing to match the existing metal fencing along the side property line, or the installation of a simple wood picket fence. They would like HPC approval for either material.

STAFF DISCUSSION

A proposal to demolish any structure within a historic district always deserves serious consideration. Historic districts include a variety of resources, small and large, and each proposal, even the demolition of ancillary structures, is considered on its own merits.

In this particular case, the historic district has two distinct periods of significance: the late 19th century, with the original development of the town; and the early 1920s, with the construction of the "Chevy Houses". At the subject property, the house dates to the first period of significance in the Garrett Park Historic District, and the property is listed as Outstanding.

The garage, on the other hand, is a simple frame structure with a pitched roof, measuring 16.5' x 22.4'. It dates to the first 1/2 of the 20th century. It post-dates the construction of the house, but is not associated with one of the Chevy Houses. As such, the garage doesn't contribute to either period of significance in this Historic District.

The garage is located at the very back of the property, and is not visible from the public right-of-way. It is currently in poor condition. As it doesn't contribute to the significance of the historic district, through the lack of association with the periods of significance of the district, staff feels that the demolition of this structure would not have an adverse affect on the district.

Staff feels that the proposed alterations are of a suitable scale and with compatible materials, noting that the proposed shed is clearly ancillary to the historic resource. Staff also feels that either fencing material is compatible with the district. Perhaps there is more reason to install a metal fence segment at the NW corner because there already is metal fencing along the side property lines. A short wood segment, however, would not be obtrusive, and staff feels that the Commission could approve the installation of this low height (42") fencing in either material.

STAFF RECOMMENDATION

Staff recommends that the Commission find this proposal consistent with the purposes of 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 Secretary of the Interior's Standards for Rehabilitation #2:

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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 DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jane Salomon

Daytime Phone No.: 301 946-7556

Tax Account No.: 4-3-571118

Name of Property Owner: Ken & Jane Salomon Daytime Phone No.: 301 946-7556

Address: 4716 Waverly Ave Garrett Park, MD 20896
Street Number City State Zip Code

P.O. Box 227

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4716 Street: Waverly Ave

Town/City: Garrett Park Nearest Cross Street: Kenilworth Ave

Sublot: 2817 Lot: 18 Block: _____ Subdivision: SECT 99 Mrs. Hadassah Hellens Subdiv of Lot 1

Liber: 8494 Folio: 916 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE: SIO

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: _____

1B. Construction cost estimate: \$ 15,000.

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 6 feet 0 inches and ~~3'-6"~~ 3'-6"

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.

Jane B. Salomon
 Signature of owner or authorized agent

2.24.99 (3)
 Date

Approved: 9902240062

For Chairperson, Historic Preservation Commission

2/24/99

**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 with wrap around porch and turret in Garret Park. Flanked on left by Victorian era house and 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:

^{collapsing}
Raze existing garage. Add garden house at different location. Replace rotten stockade fence w/ same, add either picket or metal (to match new fence on right property line) with gate as per drawing.

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

- the scale, north arrow, and date;
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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. TRFF SURVEY

4

HAWP APPLICATION: ADDRESSES OF ADJACENT & CONFLICTING PROPERTY OWNERS

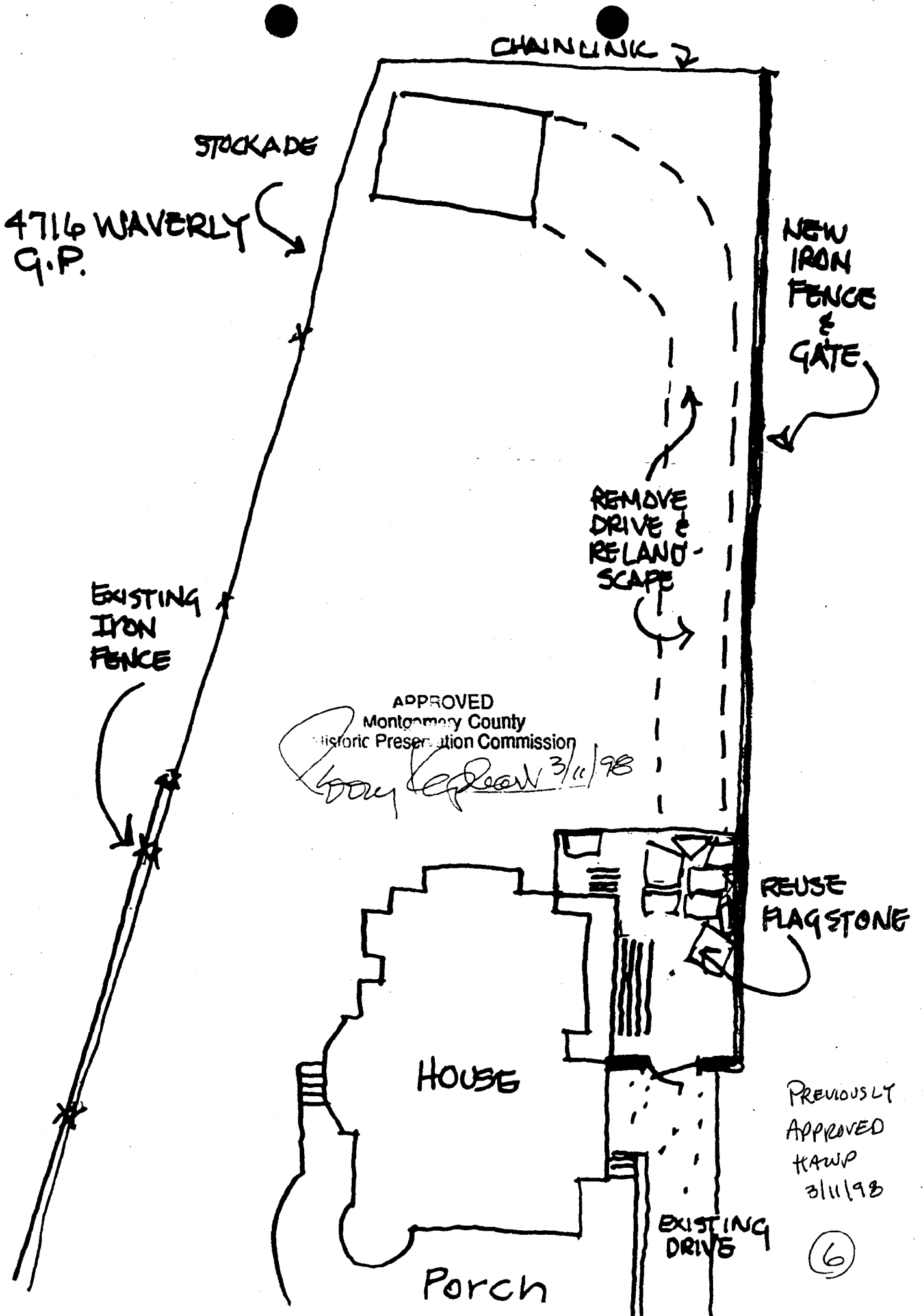
Morgan Residence
4710 Waverly Ave
Garrett Park, MD
20896

Harris Residence
4720 Waverly Ave.
Garrett Park, MD
20896

Edlund Residence
10922 Kenilworth Ave
Garrett Park, MD
20896

Huffman Residence
11002 Kenilworth Ave.
Garrett Park, MD
20896

5



CHAINLINK

STOCKADE

4716 WAVERLY Q.P.

NEW IRON FENCE & GATE

REMOVE DRIVE & RELANDSCAPE

EXISTING IRON FENCE

APPROVED
Montgomery County
Historic Preservation Commission

Don Leggett 3/11/98

REUSE FLAGSTONE

HOUSE

PREVIOUSLY APPROVED
HAWP
3/11/98

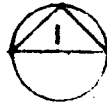
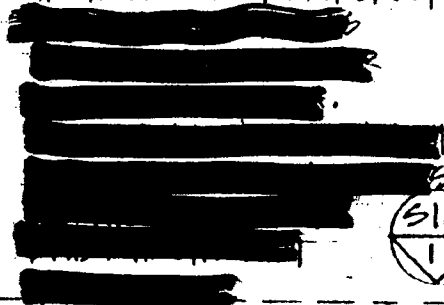
Porch

EXISTING DRIVE

6

FOUNDATION OF
CRUSHED STONE.
STRUCTURE ATTACHED
TO GROUND AT FOUR
CORNERS

INSTALL A FOUNDATION OF



ELEVATION

1/2" = 1'-0"



(NO DOOR)



OUTLINE OF OVERHANG

PUTTING SITE

NOTE: USE 4x4
POSTS AT JAMBS
IF USING DRIVE FINISHES

2x4's AT 16" O.C.

3'-0" x 6'-8"

2x4's AT 16" O.C.

OUTLINE OF LEFT
STORAGE ABOVE

ROUGH OPENING

DOUBLE STUDS AT THE
CORNERS AND WINDOW
AND DOOR
OPENINGS

ROUGH OPENING

(2" 2x6'S - LINTEL)

12'-0"

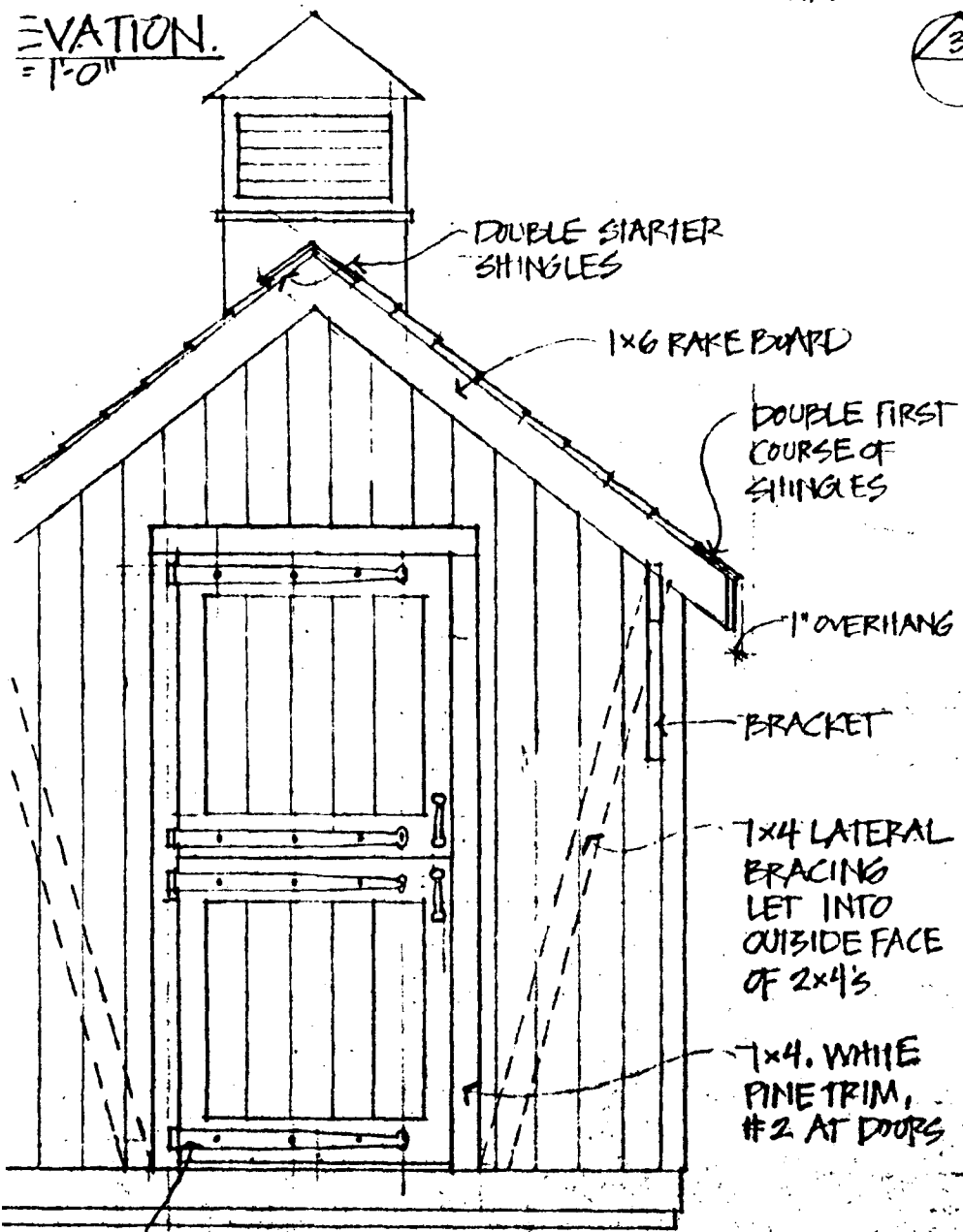
3'-0" x 5'-2"

PLAN

1/2" = 1'-0"



ELEVATION
= 1'-0"

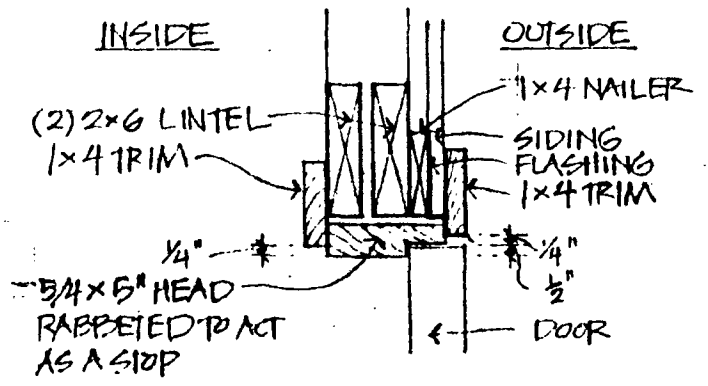


LINE



SECTION
1/2" = 1'-0"

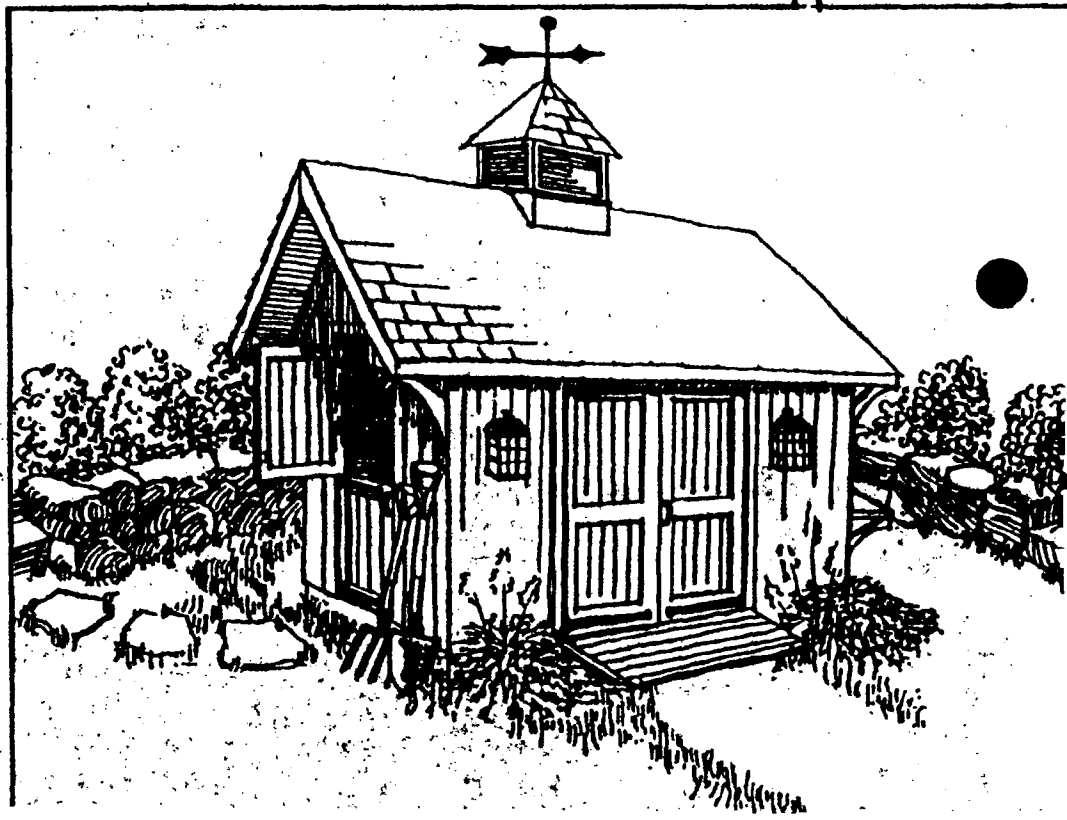
1 - PRESSURE TREATED YELLOW PINE



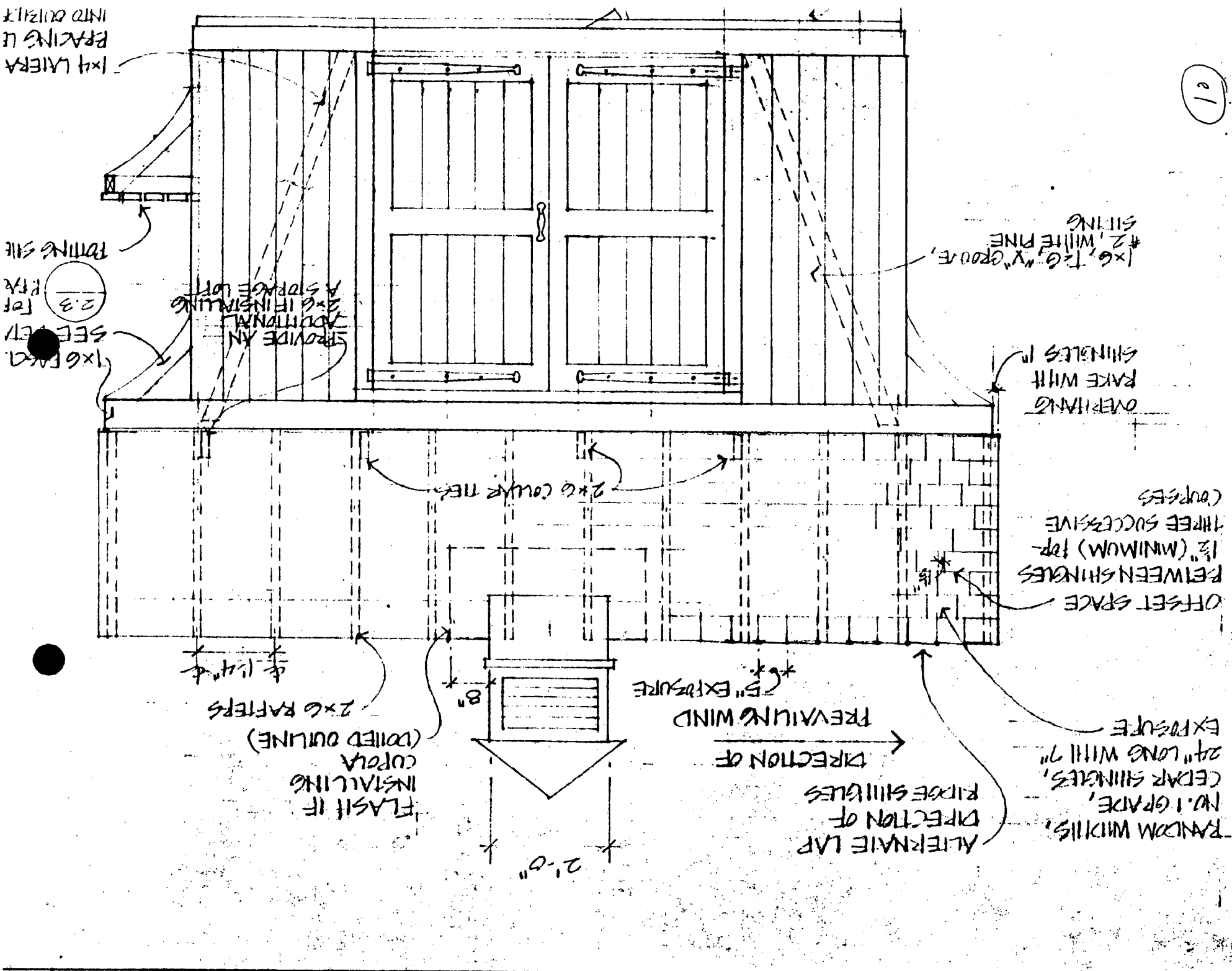
DETAIL / DOOR HEAD
1/2" = 1'-0"

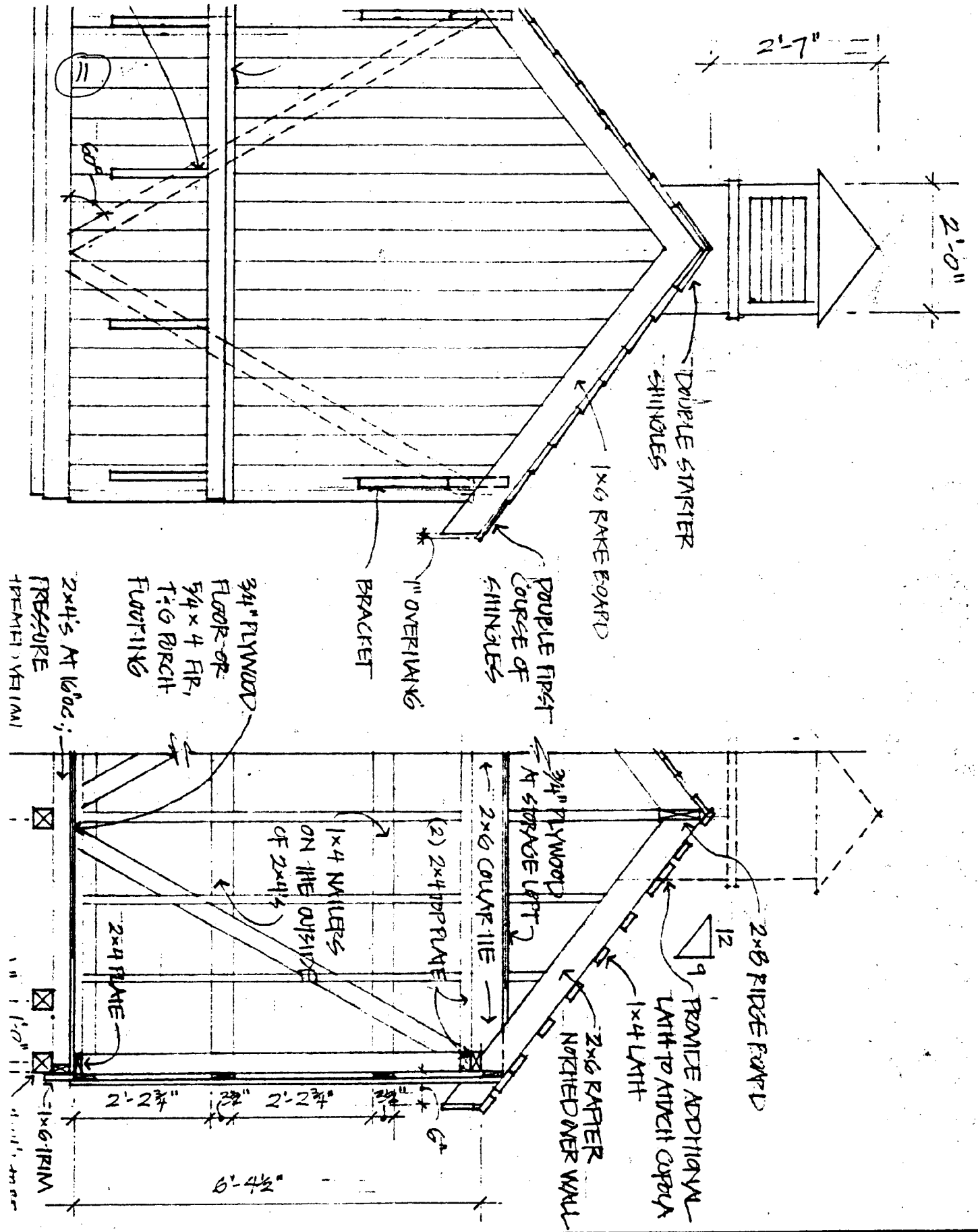
FOR HARDWARE, SEE SOURCE LIST ON DETAIL SHEET

ELEVATION
= 1'-0"



Gardensheds





DESIGN
B

rights reserved to the author of these plans. These plans are



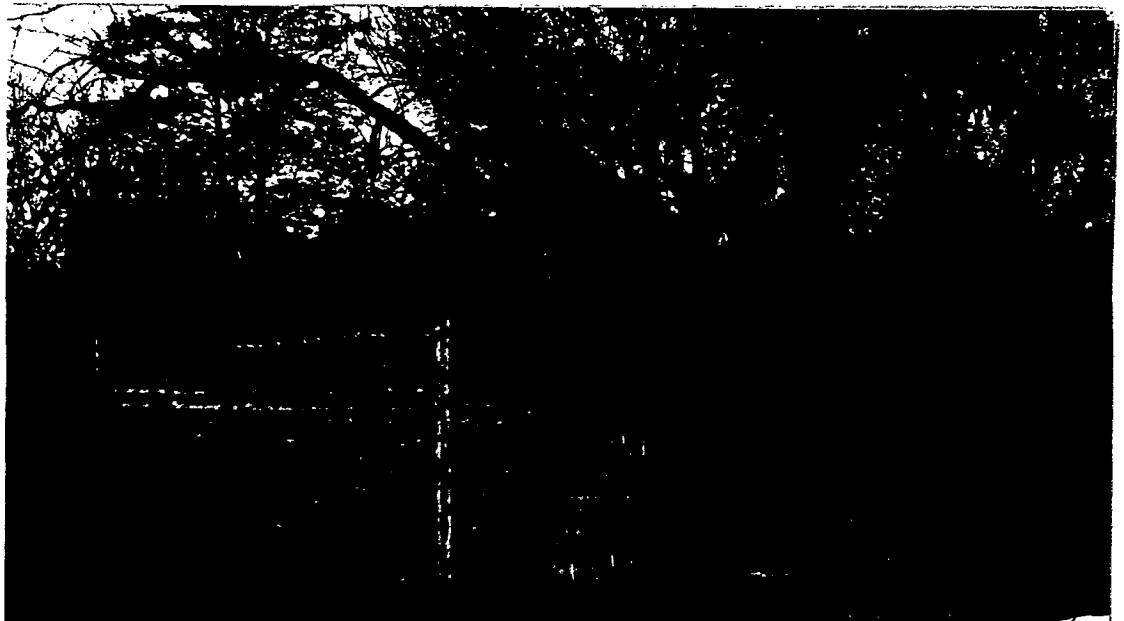
Front/Side Facade



Rear Facade



Front Facade - Gate & Fence behind bushes .

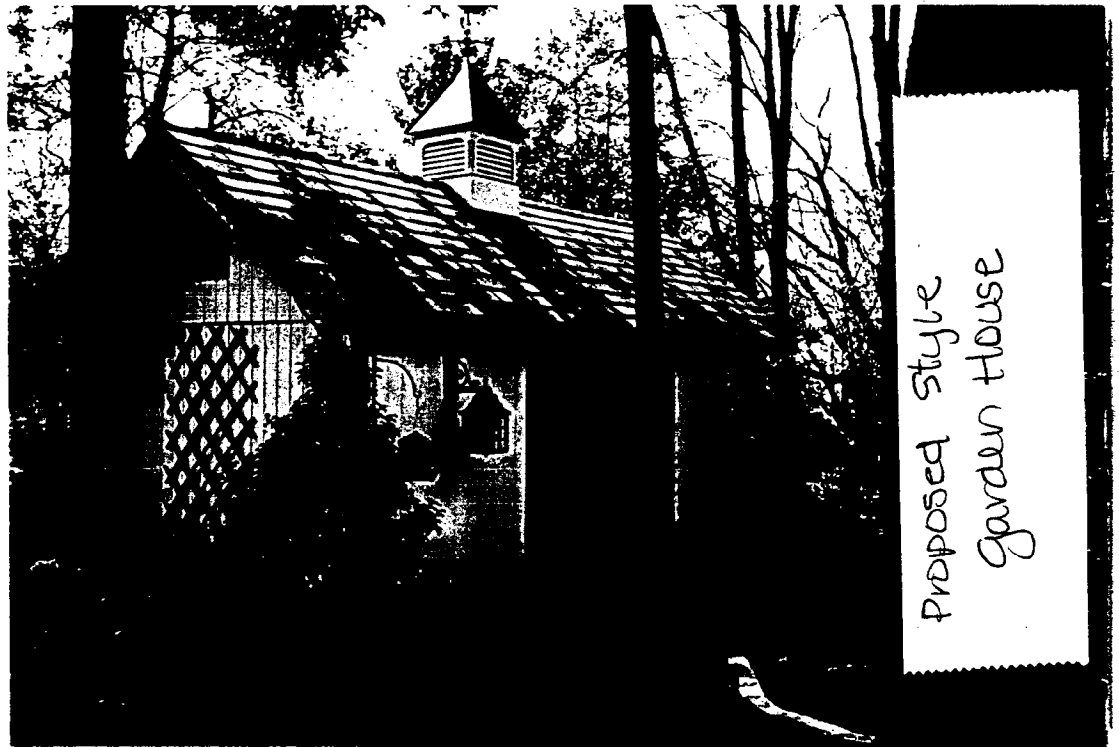


EXISTING Garage to be razed

Holly Tree
↓



Proposed site of New
garden house



Proposed style
garden house

options, but didn't go forward

January 26, 1999

Robin Ziek
Maryland National Capital Park and Planning Commission
8787 Georgia Ave.
Silver Spring, Md. 20910-3760

Dear Robin,

Here are my sketches and a photo of the Garden House we would like to use at 4716 Waverly Ave., Garrett Park, Md.

OPTION 1

I favor this location for the garden house as does Osamu Shimizu, our landscaper because it gives an uninterrupted vista of green from our family room and because it is tucked out of sight from our neighbors to the right of us and because it is closer to the house for ease of use.

The existing garage, slab and foundation would be removed and the space relandscaped using the large azaleas located where the garden house would be.

We would also like to install two fence sections as per the drawing. I would prefer a low, natural picket fence in both locations to blend in as much as possible with the trees. However, we would be willing to install at the front of the property a metal fence that matches the one we installed to the right of the property. These fences would replace the temporary chicken wire we put up to keep the dogs in check.

We would also like to replace the neighbors (?) rotten stockade fence located on the property line with the same fencing.

OPTION 2

This location of the garden house would use the existing slab and foundation of the old garage. The addition of an arbor to the shed would help the structure visually from the family room.

FUTURE PLAN - CIRCULAR DRIVE

We are facing the problem of being a three car family very soon. At this point, no parking is allowed in front of our house except on weekends. We also have a problem with a large tree that is growing into our driveway.

The circular driveway would be designed not only to miss this tree but it would also fit between the other large fir trees on the property. Only a

small holly tree would have to be relocated.

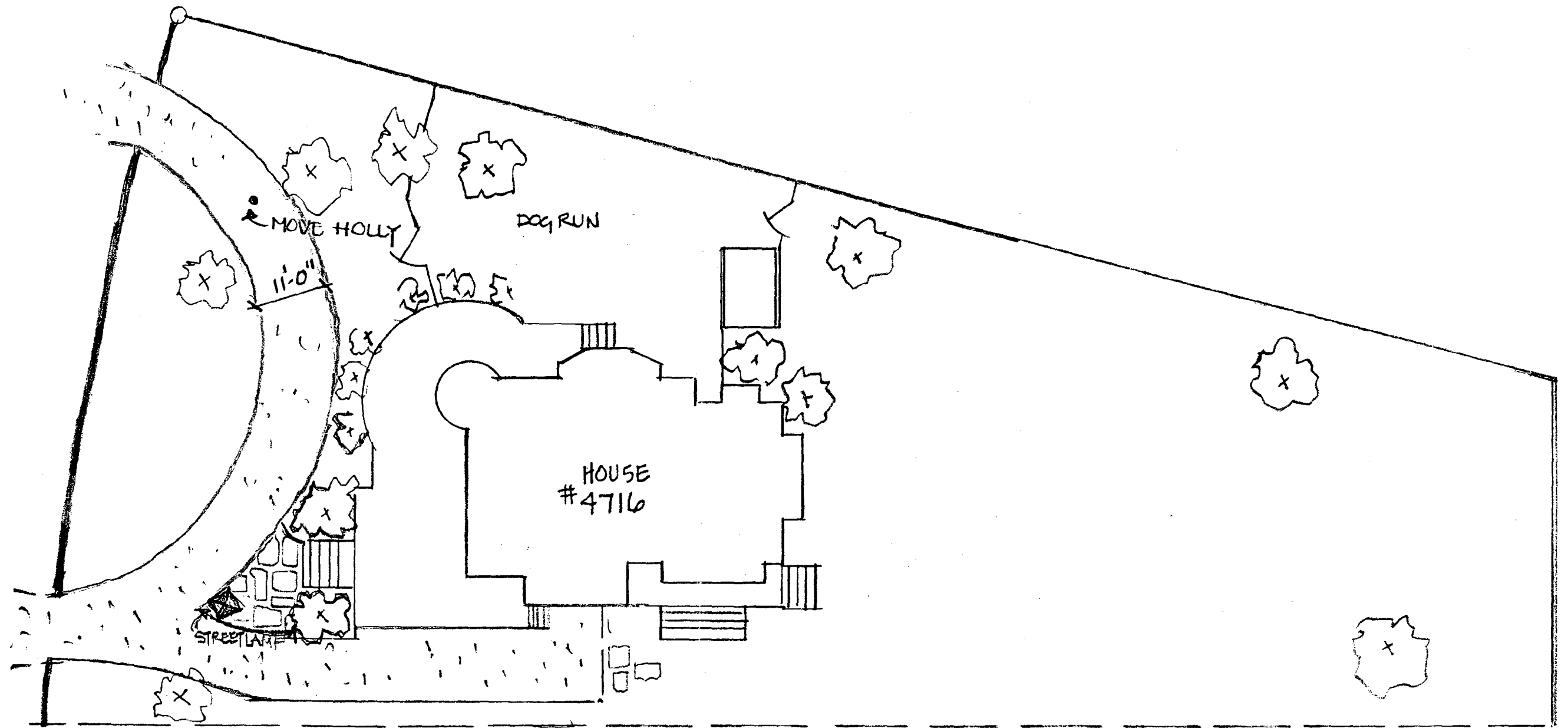
The shape of the drive - circular - would mimic the curve of our front porch. There is very little grass in the front of the property as is. We would intend to keep the grass in the easement area (grinding down the stump now existing) and regrading and seeding the area. However, we would like to use stone, matching the foundation stones, as a retaining wall (if needed) and landing area to give the front landscaped area of the house a little more importance.

We would be happy to answer any questions you have and hope you can come out and take a look at the property. Thanks again for your help.

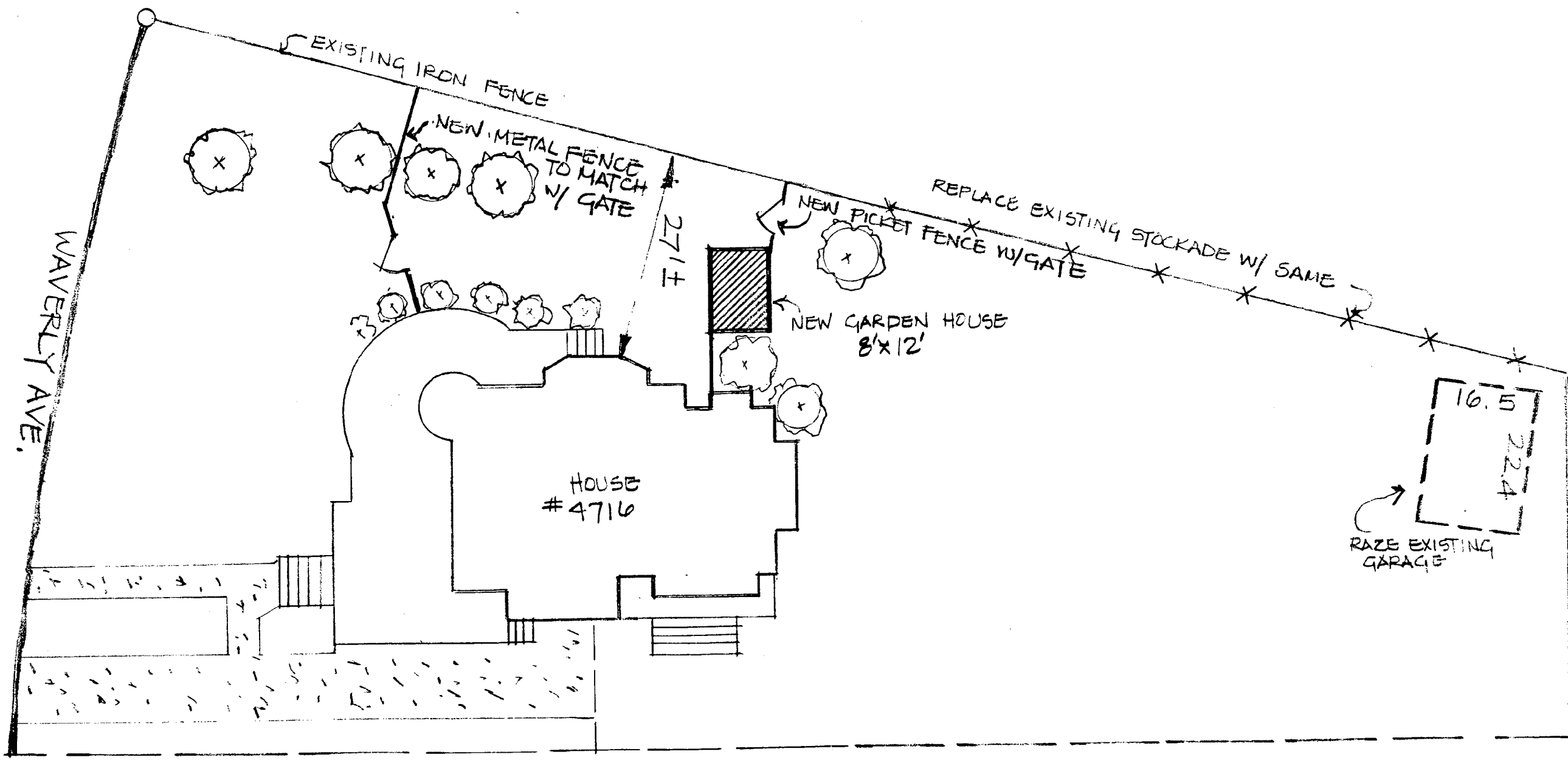
Sincerely,

Jane Salomon

301 946-7556 home

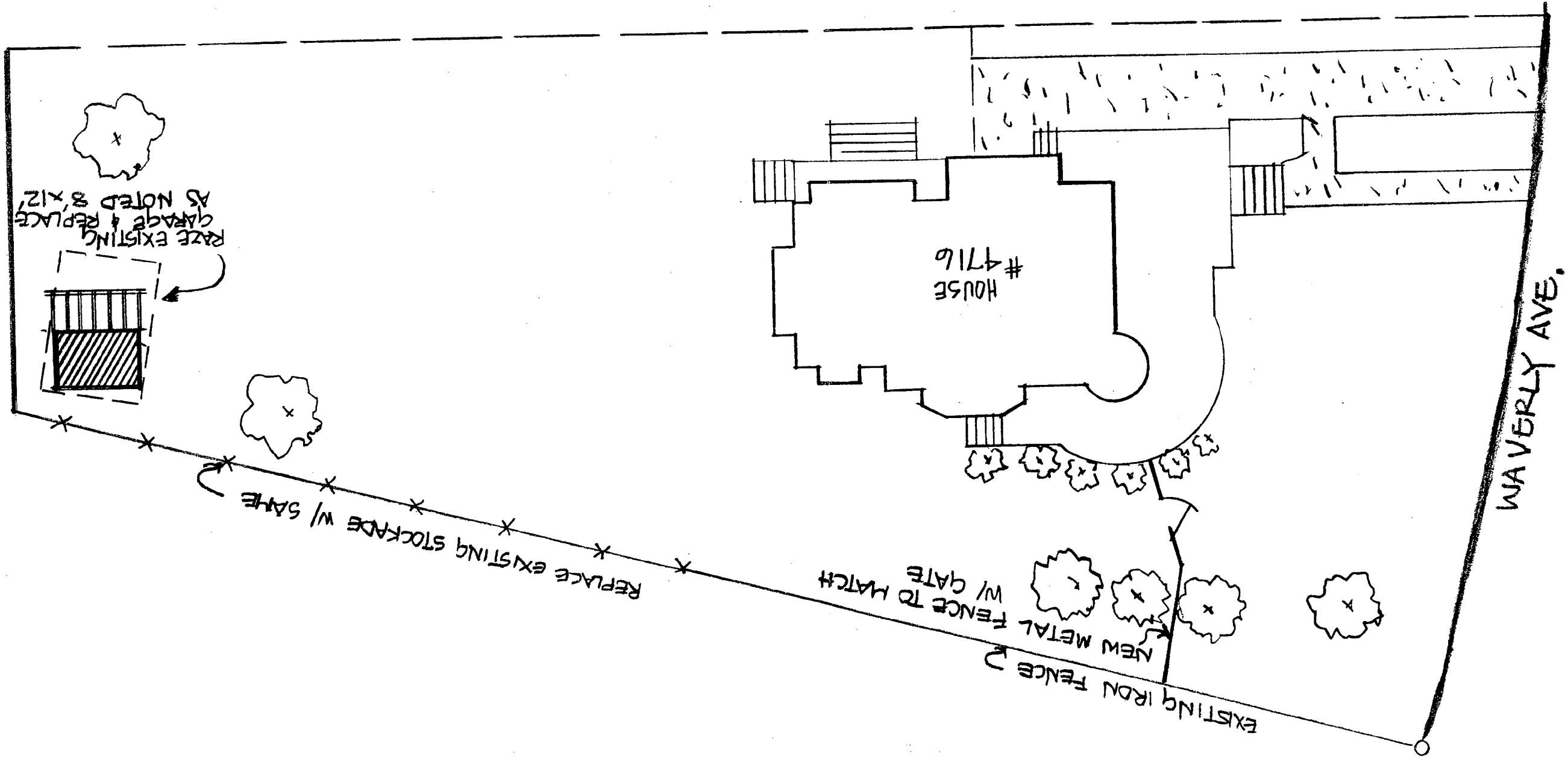


FUTURE PLAN - CIRCULAR DRIVE



OPTION 1 - GARDEN HOUSE

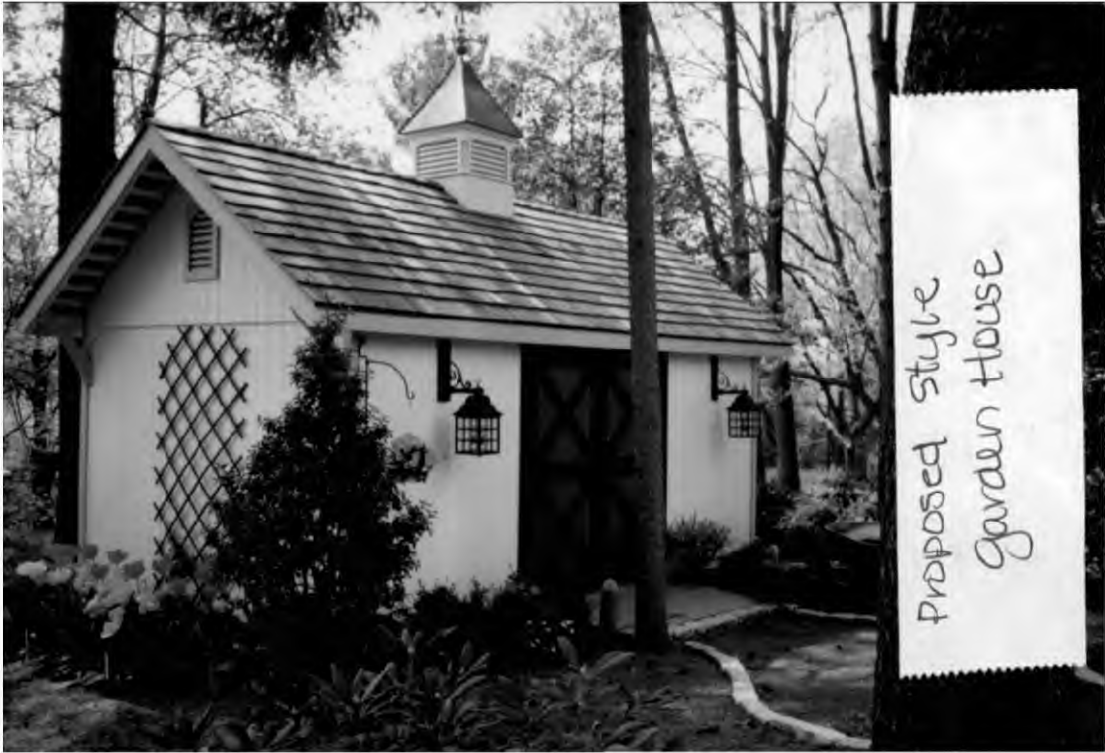
OPTION 2 - GARDEN HOUSE W/ ARBOR



Holly Tree



Proposed site of New
garden House





Front Facade - Gate & Fence behind bushes.





Front/Side Facade



Rear Facade



EXISTING Garage to be razed