

4716 Waverly Ave., Lot 2 109
Garrett Park (Preliminary Consult.)



BEEPER

629-0937

JEREMY LICHTENSTEIN
Realtor

(301) 933-3686

*Classic Properties, Inc.
5721 Brewer House Circle
Rockville, Maryland 20852*

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 05/14/97

Resource: Garrett Park Historic District

Review: Second Prelim Consultation

Case Number: Not applicable

Tax Credit: None

Public Notice: 04/30/97

Report Date: 05/07/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Proceed to HAWP

BACKGROUND

The proposed construction project was the subject of an initial preliminary consultation on April 9, 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', and lot coverage including accessory buildings must be 20% of the net lot area.

PROPOSAL

Applicant has made a number of changes to the house originally proposed for Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures 50' x 214' (10,700 square feet). The proposal is now to:

1. Construct a new two story house in a Queen Anne style with a footprint to measure 28'6" x 57' including a full width front porch (versus 30' x 63' in the first proposal) and an overall size of 2,606 sq.ft.(versus 2,910 sq.ft.). The house is to be set 47' (versus 37') from the front property line. The side facades are to be offset on the left side 1'10" at the rear with a side stair and portico halfway to the rear. A side pedimented gable also has been added on the left side facade. A pedimented block has been added at the rear similar to the off center block on the front facade.

The window treatments have been simplified to 9/6 on the first floor and 6/6 on the second with one set of paired casement windows on the right side. A one story bay window is also now proposed for the 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.

The siding is now 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 porch railing has been deleted and in its place are pilasters on the corners of the front facade and front block. All shutters have been removed from the proposed design.

The first floor elevation is now approximately 18" - 24" higher, with three steps added to the front porch stairs and a deck replacing the flagstone terrace in the rear.

2. Construct a 12' x 22' (264 sq ft versus 375 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 several trees, including a 12" red cedar, a 6" dogwood and a 6" pin oak. Move a magnolia on the left side of the lot out of the way of the driveway. All other trees are to be retained in place.

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

STAFF DISCUSSION

As was discussed in the first staff report, infill in a historic district like Garrett Park that is noted for the historic character of "the unique park-like setting of the 19th century garden suburb" is problematic. In this case, the proposed infill is in an exceptional setting between two outstanding resources and must be subject to the highest level of review. To maintain the "prevailing pattern of houses and open spaces" and "retain the maximum amount of green area", new construction, if it happens at all, would need to be minimally sized and with the least possible paved area and outbuildings.

It is clear from the language of the zoning amendment that there is an expectation that infill will occur in the Garrett Park Historic District. The HPC must consider, however, which of the building lots should be used, that is, **where** can the houses be placed such as to intrude least on the environmental setting of each of the outstanding resources and on the viewshed of the district as a whole. It is also critical to decide **how many** houses can be built - what is the point at which the park-like setting will disappear because too much infill has been permitted. As this is the first infill project in the district, this, in staff's opinion, is an appropriate time to begin the

discussion with the understanding that each project as it is proposed will have to be considered in these lights.

In this second consultation, applicant has responded to the issues raised by the HPC by modifying the size and site of the new house and garage. The total footprint for both has been reduced from 2,265 sq.ft. to 1,888 sq.ft. The proposed design for the house has been modified to add more interest along the side facades. To provide more interior space in the shortened house, the recessed side entry has now been modified to be a projecting covered porch with an overhang, railing and steps to the front. A side gable has been added to the design on one side and a bay window on the other. These, the deletion of shutters, the pilasters on the second story front, and the raised first floor elevation change the overall aspect of the house to more of a Queen Anne design than was first submitted. Staff feels that there has been a notable loss of simplicity, and a move toward the derivative, but would not object to the changes.

The front porch upper story railing has been deleted to allow the front facade to recede visually from the street scape. The house also has been moved back 10' from the front property line so that the front porch, although still accessible and visible from the other front porches along the street, is recessed slightly from the front porches of the historic resources. At the suggestion of the Commission, the applicant has also raised the level of the first floor by nearly two feet so that the porch is on a plane with the Victorian porches on either side. The house was not moved any further back on the lot than 10 feet in response to concern that the green space at the rear be retained. A raised deck has replaced the flagstone terrace at the rear of the house and is, in staff's opinion, a less graceful landscaping treatment with the french doors than was the terrace first proposed.

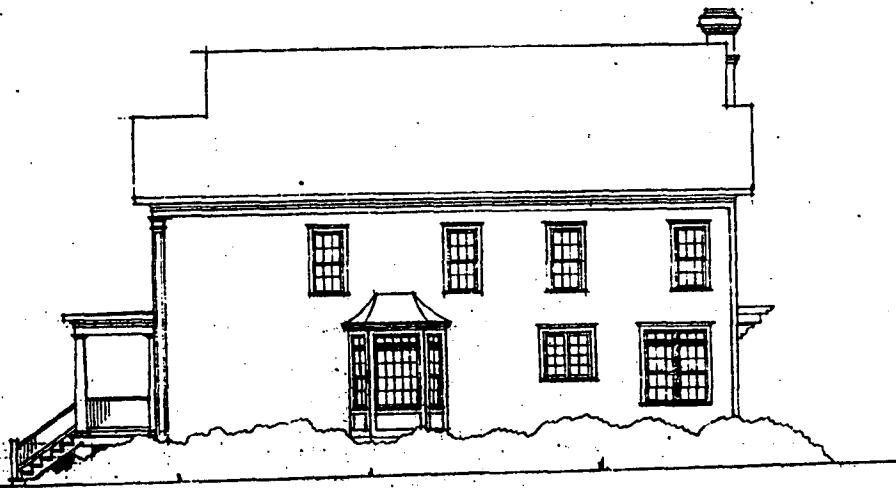
The applicant has also modified his proposal to include wood siding, a smaller garage with more detail shown, and a shift in the garage alignment so that the door faces to the side.

In response to the Garrett Park Historical Committee's concern about the driveway placement, the applicant has proposed a center driveway with a flagstone apron in front of the house. The freeform shape of the apron is perhaps not in keeping with the formal styling of the house, but the use of natural stone does help to soften the look if not actually alleviating the overall amount of impermeable surface being proposed for the project.

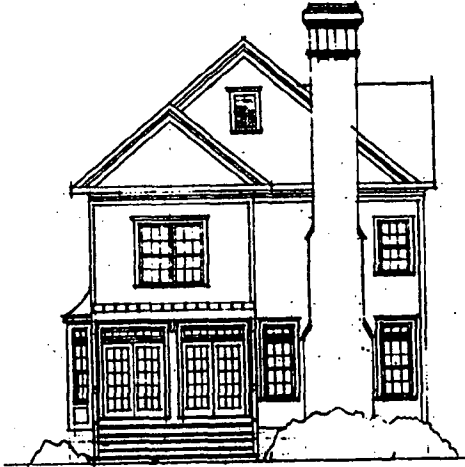
STAFF RECOMMENDATION

Staff recommends that the applicant proceed to a Historic Area Work Permit application.

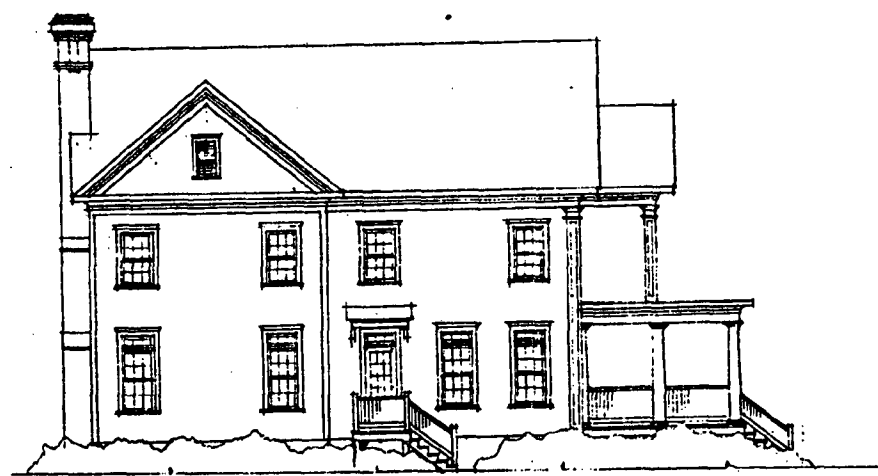
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RIGHT SIDE



REAR ELEVATION



LEFT SIDE

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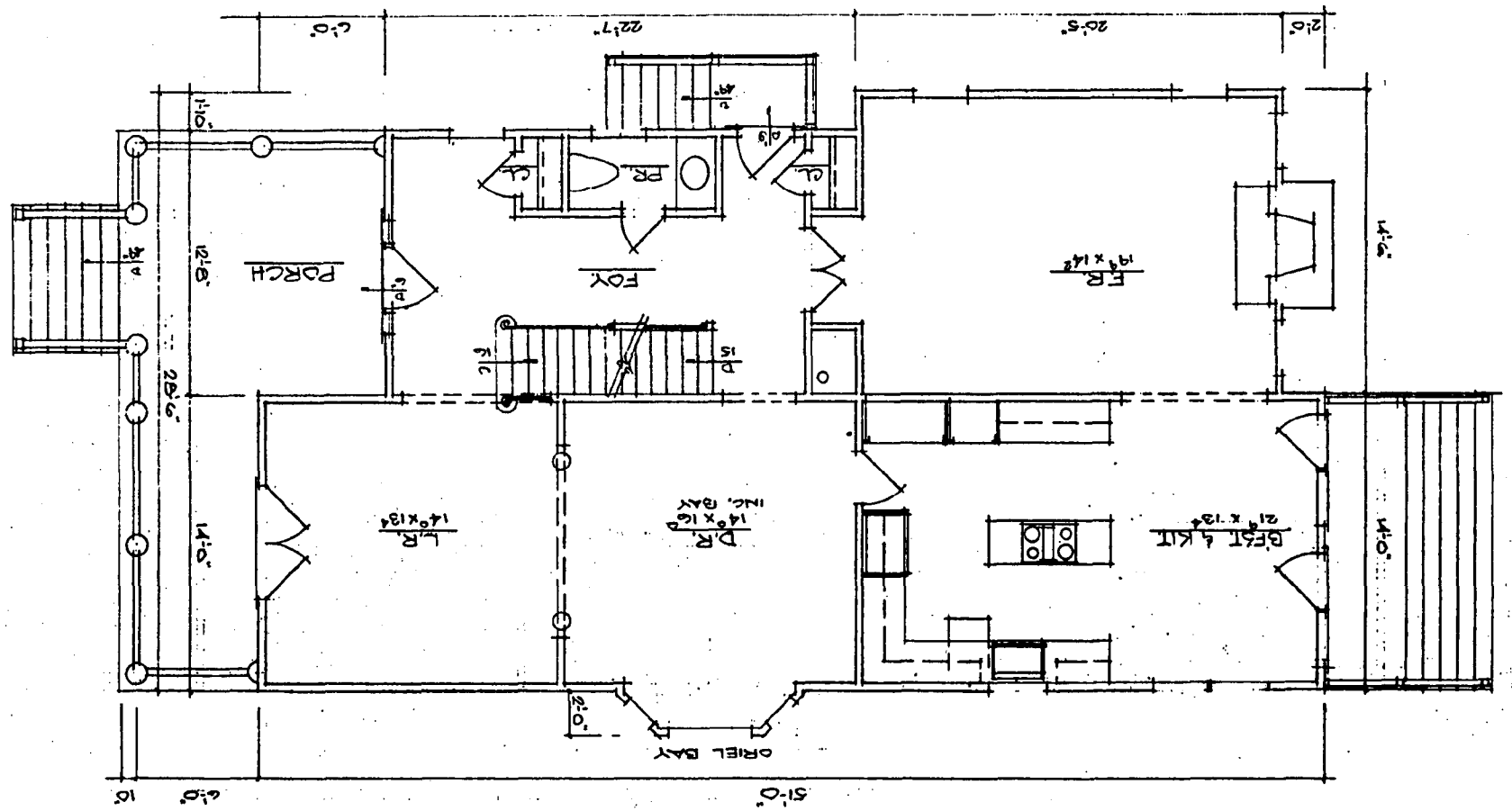
CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-861-6856 FAX 301-770-9185

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5

FIRST FLOOR PLAN
W=1'-0"

1ST = 1310 SQ. FT.
2ND = 1290 SQ. FT.
TOTAL = 2600 SQ. FT.
PORCH = 258 SQ. FT.

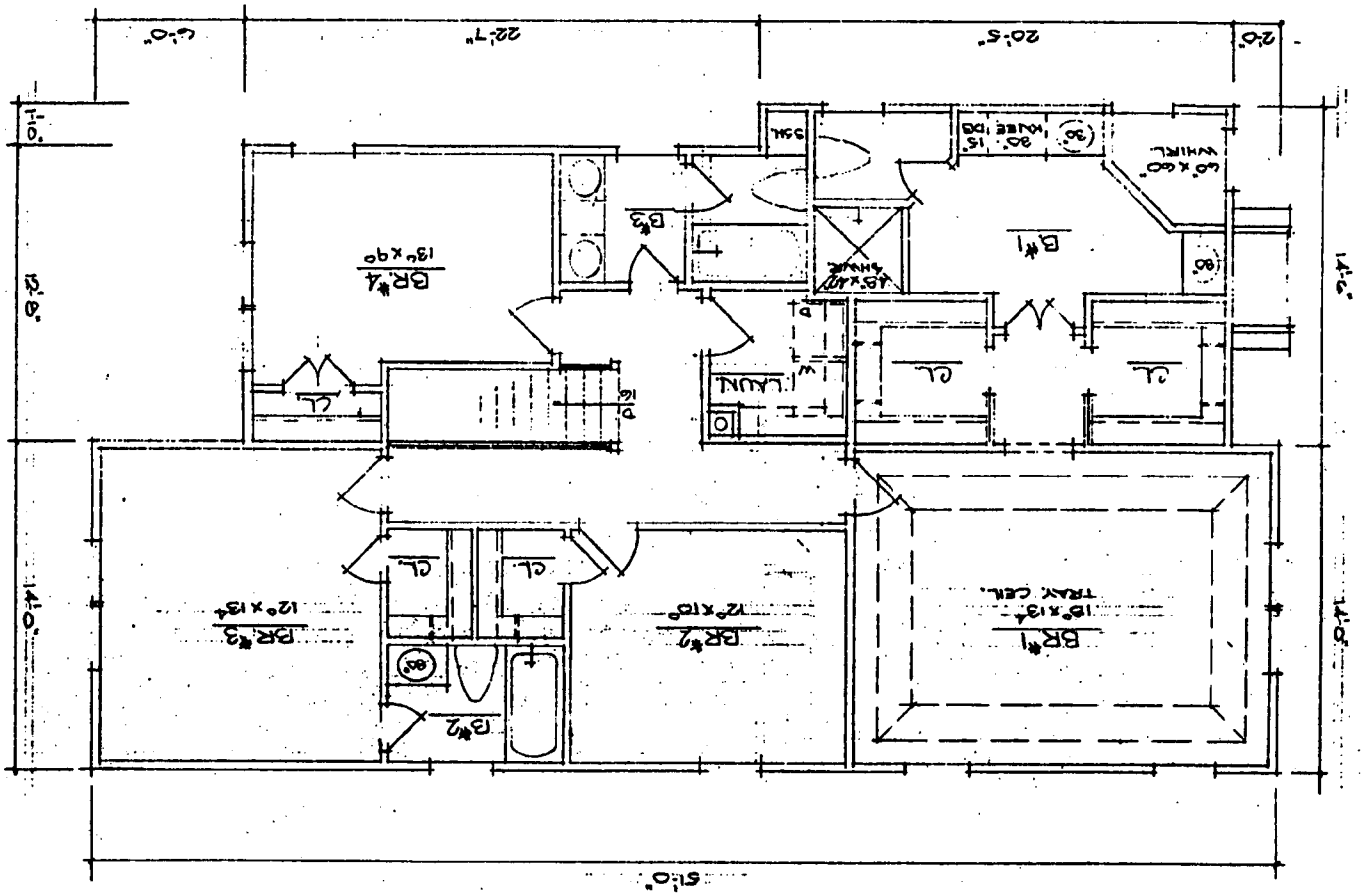


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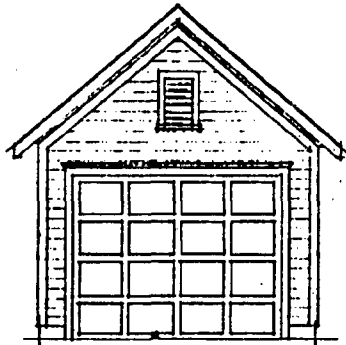
SECOND FLOOR PLAN

1/4" = 1'-0"

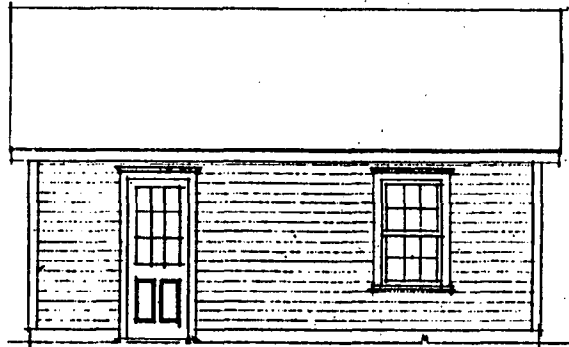


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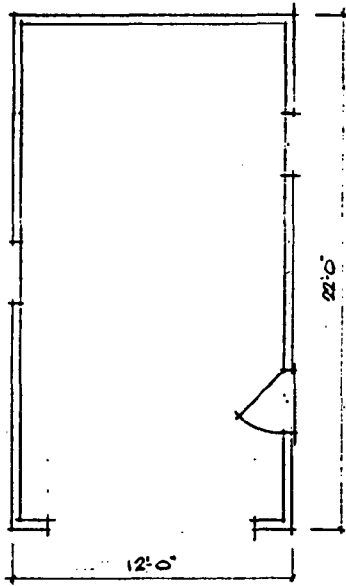
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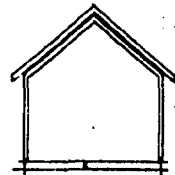
LEFT SIDE



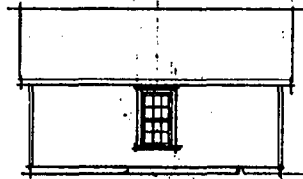
FRONT ELEVATION



GARAGE PLAN



RIGHT SIDE



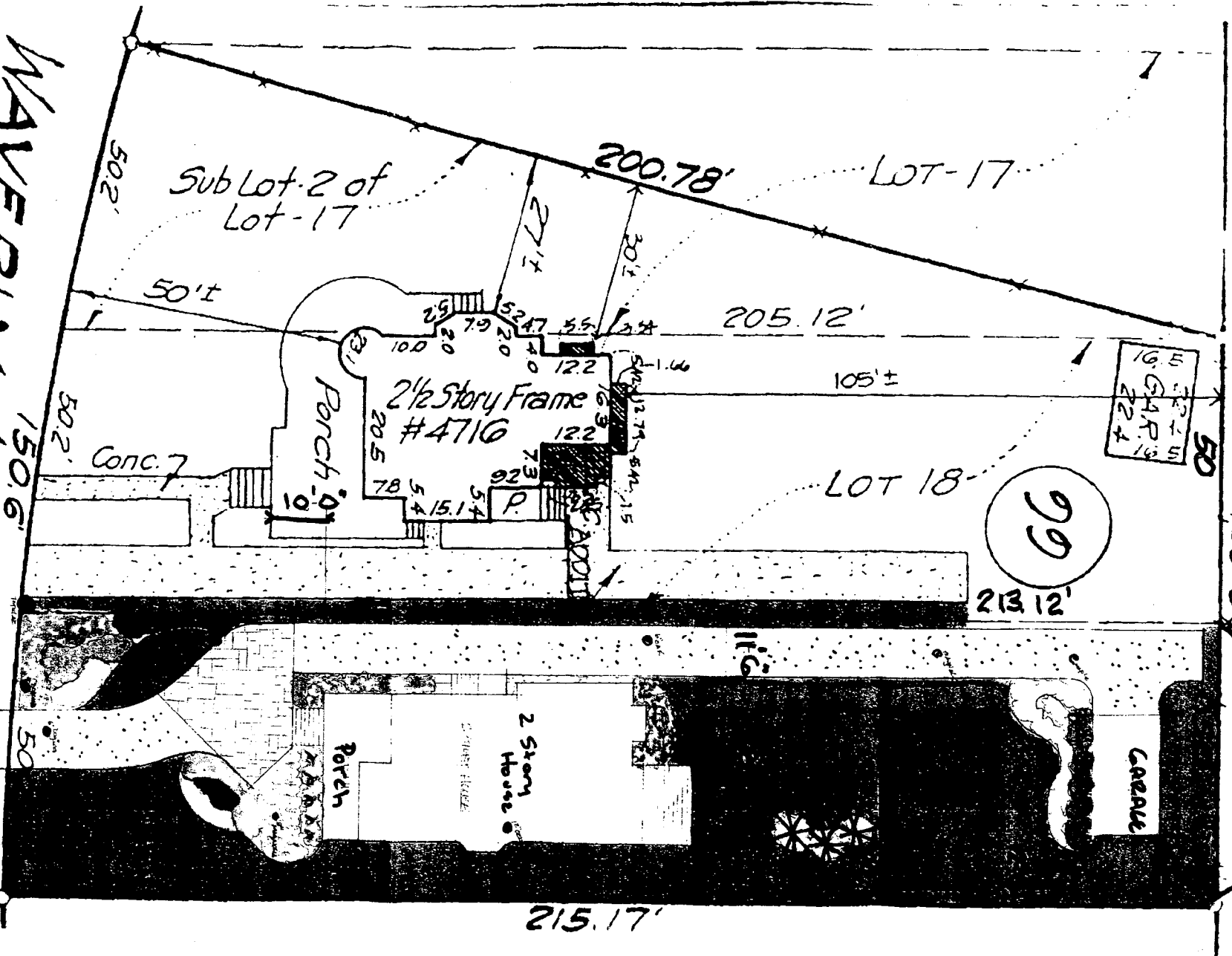
REAR ELEVATION

9

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WAVERLY AVENUE



50.2'

200.78'

LOT-17

50'±

205.12'

105'±

50.2'

150.6'

16.5
64.5
82.1
16.5

50

LOT 18

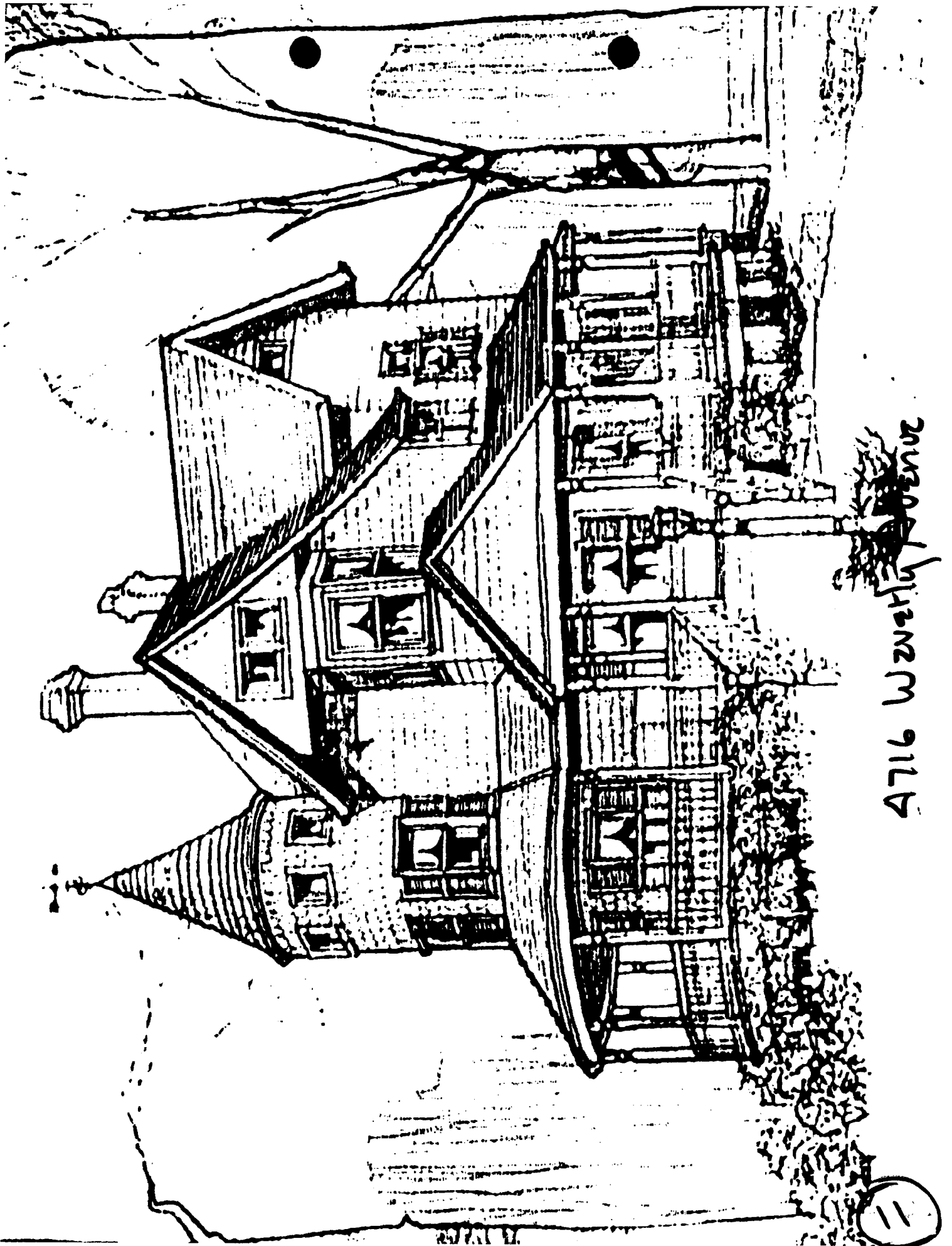
213.12'

103.00'

50

215.17'

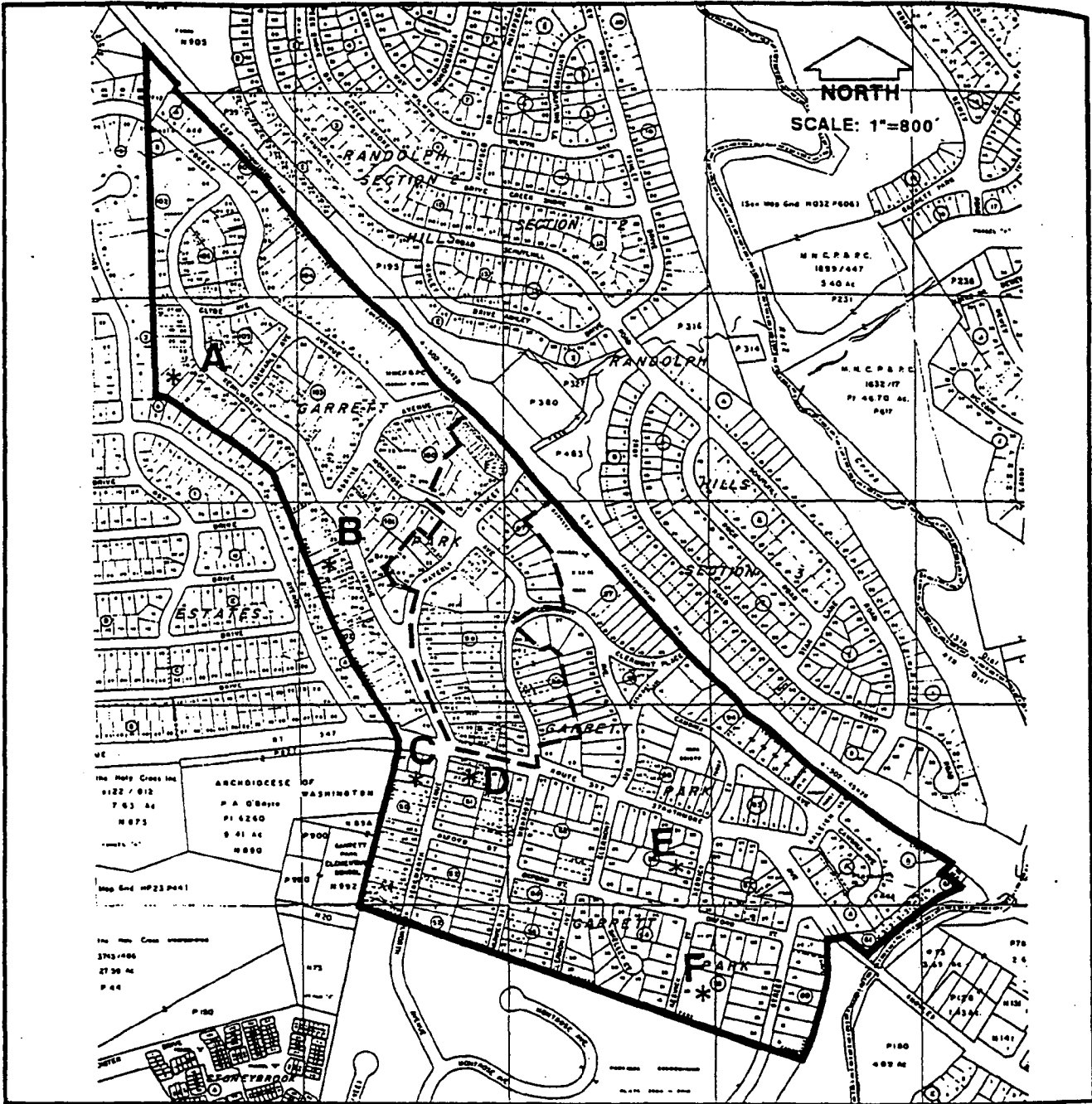
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4716 Waverly Avenue

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Figure 73



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GARRETT PARK HISTORIC DISTRICT

- ^{TOWN} HPC Recommended Boundaries
- - -** ^{APPROVED H.P.} Staff Recommended Boundaries
- *** ^{APPROVED INDIVIDUAL} Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11018 Kenilworth Avenue
- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

30/13

North Bethesda-Garrett Park
Planning Area
March 1992

The Maryland-National Capital Park and Planning Commission

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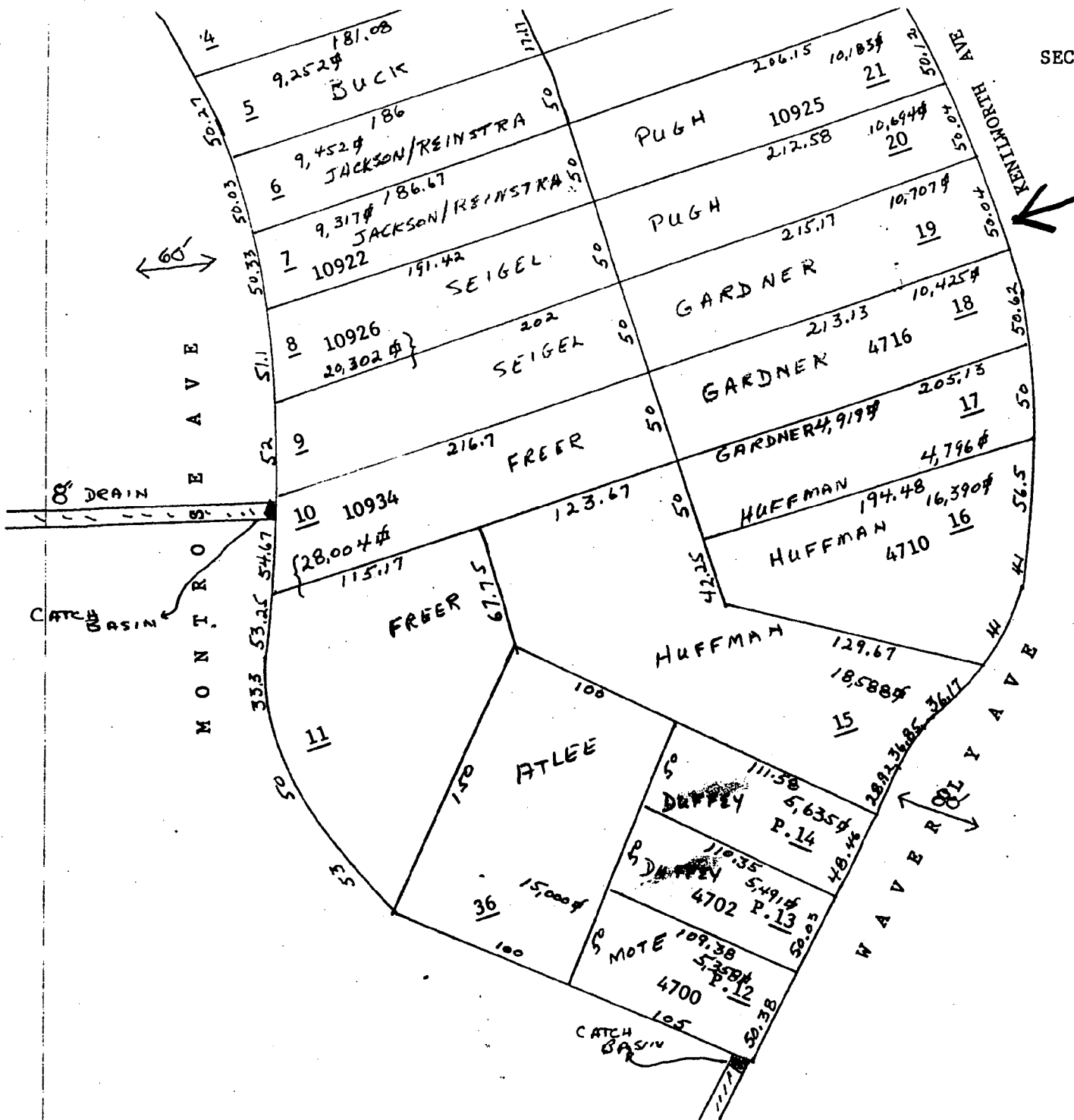
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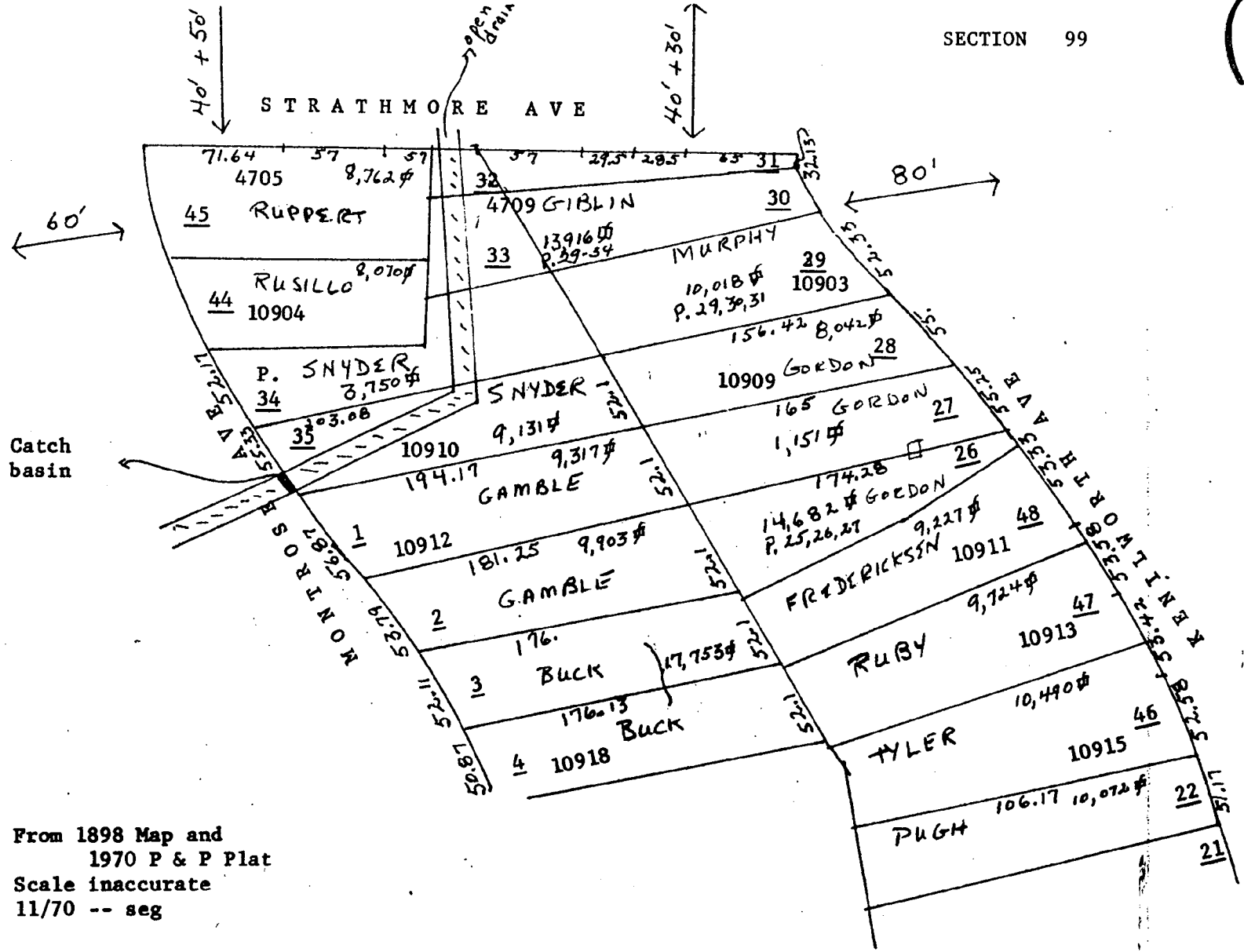
Garrett Park MD 20896

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14



91



From 1898 Map and
 1970 P & P Plat
 Scale inaccurate
 11/70 -- seg

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 04/09/97

Resource: Garrett Park Historic District

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: None

Public Notice: 03/26/97

Report Date: 04/02/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Make major
Revisions & Return for 2nd
Preliminary Consultation

BACKGROUND

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/ carriage house.	1891	10909 Kenilworth	Outstanding
Lot 26	Dutch Colonial	1964	10911 Kenilworth	Non-contributing
Lot 25	Dutch Colonial	1964	10913 Kenilworth	Non-contributing
Lot 24	Modern Frame/brick	1964	10915 Kenilworth	Non-contributing
Lot 23	vacant			
Lot 22	Queen Anne	1892	10925 Kenilworth	Outstanding
Lot 21	vacant			
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', and lot coverage including accessory buildings must be 20% of the net lot area.

PROPOSAL

Applicant proposes for Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures 50' x 214' (10,700 square feet) to:

1. Construct a new two story house in a neoclassical style with a footprint to measure 29' 8" x 63' including a full width front porch and an overall size of 2,910 sq. ft. The house is to be set 37' from the front property line. The side facades are to have no offset and to fill the entire allowable width of the lot. A small inset doorway is proposed for the left facade as well as 9/9 windows on the front portion and 6 light and 6/6 above and to the rear. The right facade contains a collection of windows of different configurations including 9/9, 6/6, and 6 light casements. All windows are proposed to be double-glazed thermal pane simulated divided light with a shadow bar between applied muntins. Siding is proposed to be of masonite. An exterior masonry chimney is proposed at the rear of the structure. Double french doors are also proposed for the front and rear facade. 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 fiberglass shingle. Porch railings are proposed to be simple 1x1 pickets.

2. Construct a 15' x 25' (375 sq ft) single car garage at the left rear corner of the property. The garage is proposed to be constructed of masonite with concrete foundation and slab flooring. All trim, doors and windows are to be of wood. The roof to be fiberglass shingle.

3. Remove two trees, a 12" red cedar and a 6" pin or red oak. All other trees are to be retained.

4. Install an asphalt paved driveway from the street down the left side of the

property.

STAFF DISCUSSION

Infill in a historic district like Garrett Park that is noted for the historic character of "the unique park-like setting of the 19th century garden suburb" is problematic. In this case, the proposed infill is in an exceptional setting between two outstanding resources and must be subject to the highest level of review. To maintain the "prevailing pattern of houses and open spaces" and "retain the maximum amount of green area", new construction, if it happens at all, would need to be minimally sized and with the least possible paved area and outbuildings.

The questions that must be answered are, 1) should new infill construction be permitted at this location and, 2) is the design and placement of the residence and outbuildings appropriate to the lot under consideration?

It is clear from the language of the zoning amendment that there is an expectation that infill will occur in the Garrett Park Historic District. The HPC must consider, however, which of the building lots should be used, that is, where can the houses be placed such as to intrude least on the environmental setting of each of the outstanding resources and on the viewshed of the district as a whole. It is also critical to decide how many houses can be built - what is the point at which the park-like setting will disappear because too much infill has been permitted. As this is the first infill project in the district, this, in staff's opinion, is an appropriate time to begin the discussion with the understanding that each project as it is proposed will have to be considered in these lights.

Staff is concerned that the lot, and thus the new construction, is very close to the historic resource on its left, 4716 Waverly Avenue, although it is well away from and well screened from the Queen Anne on the right side at 10925 Kenilworth Avenue. A part of the problem might be alleviated, in staff's opinion, if consideration is given to the paved driveway that runs the entire length of the lot and consumes a large portion of the green area. Staff would point out that if a driveway is permitted, the proposed placement next to the existing driveway on the neighboring lot is the most reasonable site. Staff suggests, however, that the applicant consider shortening the driveway and eliminating the garage.

The HPC is then faced with the question whether the house should sit on the same setback line in a row with the historic houses and be, in effect, presented as a "Neo-Victorian", although one of more modest dimensions than its historic counterparts. In this case, staff feels that the design of the house is simple, interesting, and sufficiently understated to be considered for the proposed site. An alternative to be considered, however, would be to set the house back from the line of other houses to clearly differentiate the houses along the historic district viewshed as to importance. In that case, staff would recommend that a more modest design for the porch would be necessary such that the house would appear to be a secondary structure to the large Victorian resources rather than just a Neo-Victorian pushed back on its lot. Increasing the setback would also create a precedent for future infill should that occur in the historic district.

Several related concerns need to be addressed before staff would recommend that the plan proceed to a Historic Area Work Permit:

A. Of particular importance is the lot coverage that appears to be excessive. The dimensions indicated as 30' x 63' for the house or an overall footprint including the porch of 1,890 sq. ft. plus 15' x 25' or 375 sq. ft. for the garage, or 2,265 sq. ft. combined, would mean a lot coverage of 21.17% for the 10,750 sq. ft. lot (50' x 215'). Applicant needs to consider reducing the overall size of the house and eliminating the garage to bring the project under the allowable lot coverage as prescribed in the overlay zone amendment.

B. The house size (2,910 sq. ft.) is particularly problematic as it exceeds the square footage (in the 2,300 - 2,500 sq. ft. range) typically permitted by the HPC for infill projects in historic districts with lots of these general dimensions.

C. Staff would point out the house presented in the sample picture has lost its offset rear block and varied roofline configuration in the elevations proposed for this project. Staff would suggest that if the side elevations are to be flat to allow for building a 30' wide house in a 50' lot with 10' side setback requirements, some architectural differentiation should be included such as a lowered roof line for the rear section and/or vertical detailing between the front and back sections.

D. Masonite has not historically been a long lived building material as it is subject to decay if it is cracked or chipped. Staff would suggest that the applicant use lapped wood siding.

E. Shutters should be of wood, and be full sized to fit the various single windows and left off of the paired windows.

STAFF RECOMMENDATION

Staff recommends that the applicant develop more detailed designs and drawings for this proposal and submit a second preliminary consultation. Attention should be given to the issues listed above.



Proposed New House with some
modifications as

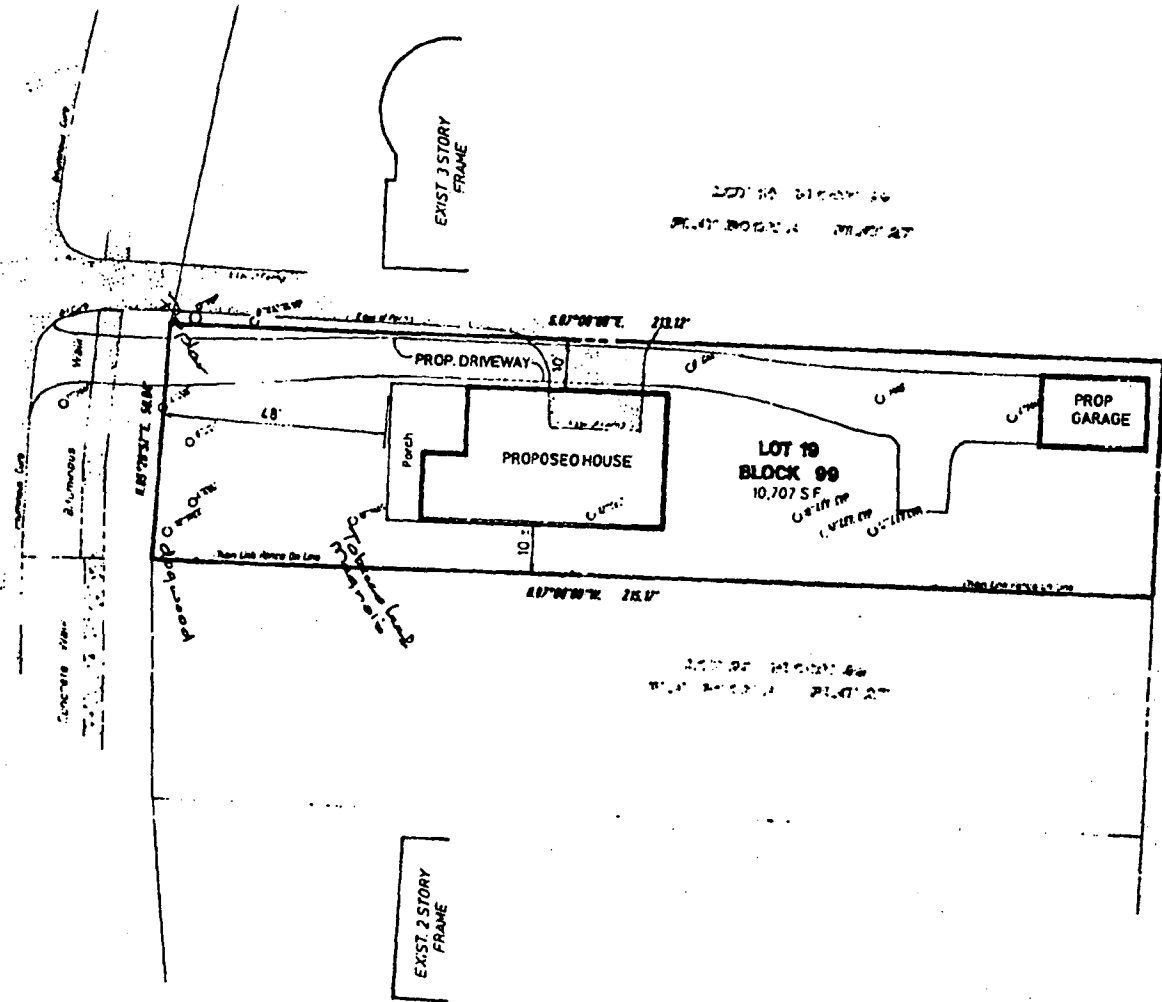
Shown on
Elevation



④



WAVERLY STREET

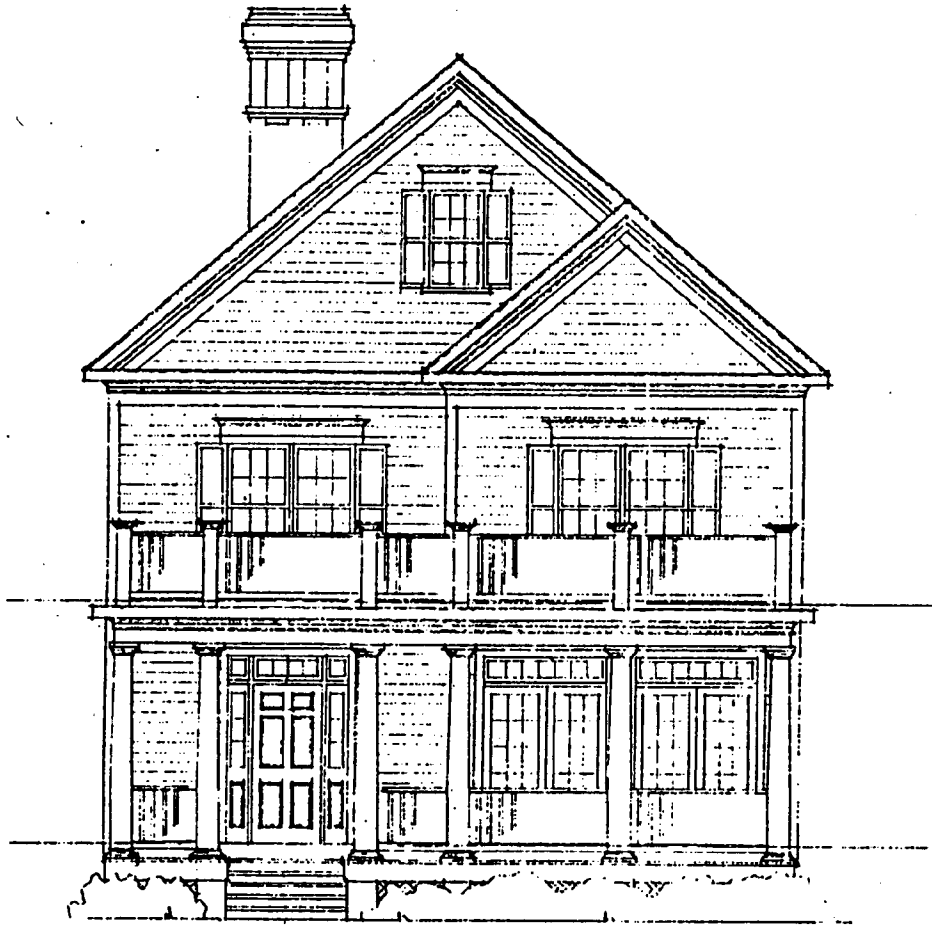


NOTES

- 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.

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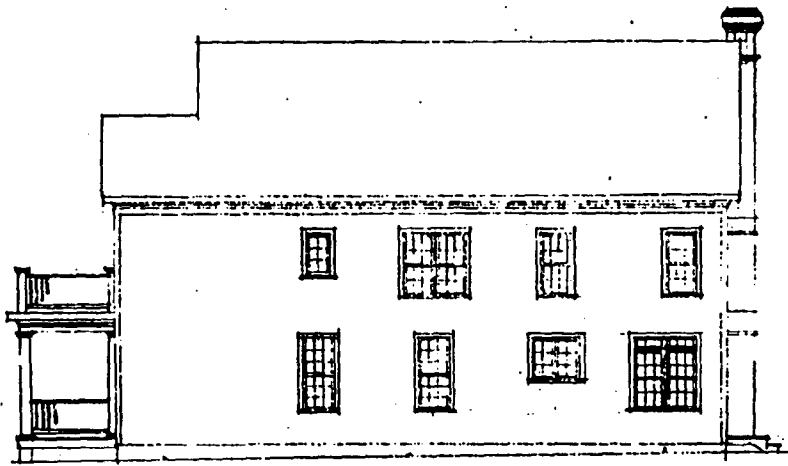
TAX MAP NO 121	200 SHEET 214 RW 5	ADC PAGE 38
RECORDS	SECURITY MAP	SCALE 1" = 100'
PREPARED FOR		
TITLE	SITE PLAN	
	LOT 19 - BLOCK 99 SECTION 2 GARRETT PARK FOURTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND	
	WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 314-A Hugabond Drive, Rockville, MD 20850 Tele (301) 309-8600 Fax (301) 309-8602	



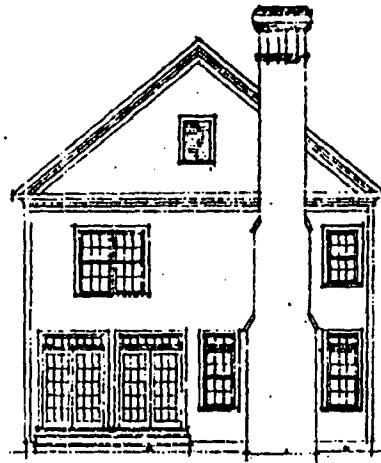
FRONT ELEVATION

4716 WAVERLY AVE., GARRETT PARK

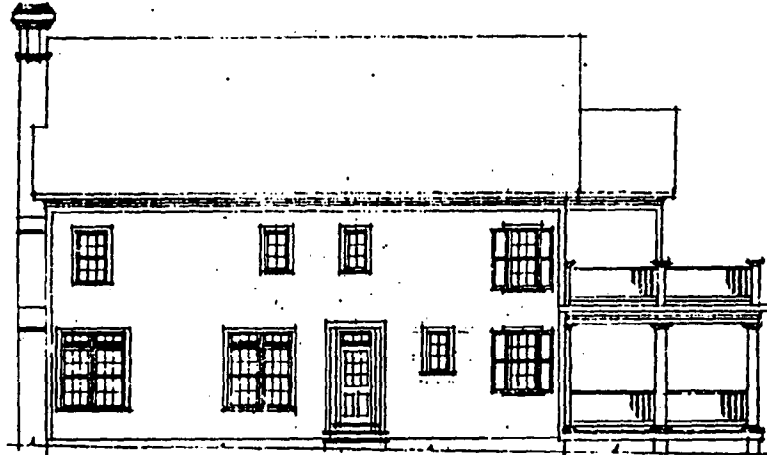
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RIGHT SIDE



REAR ELEVATION



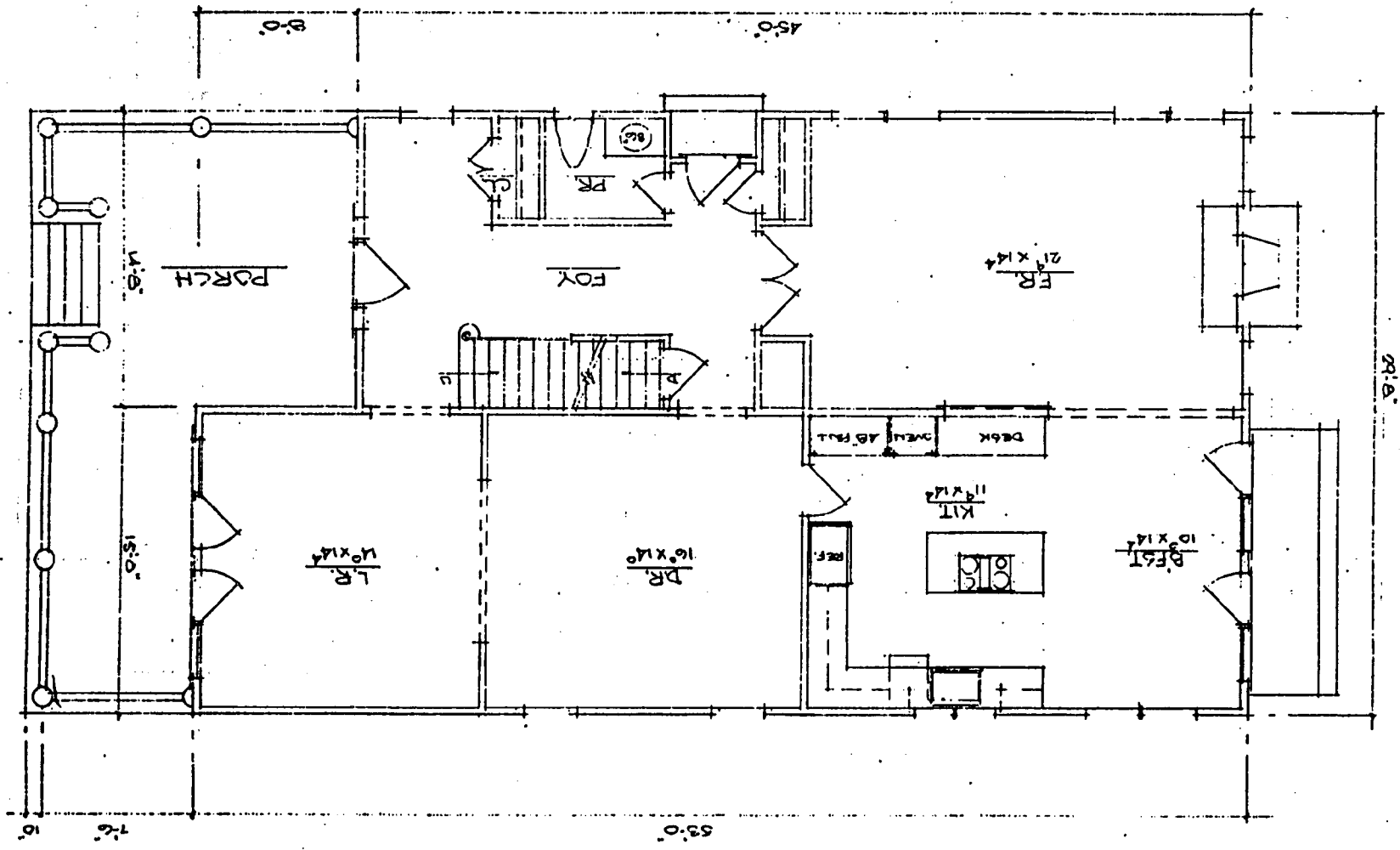
LEFT SIDE

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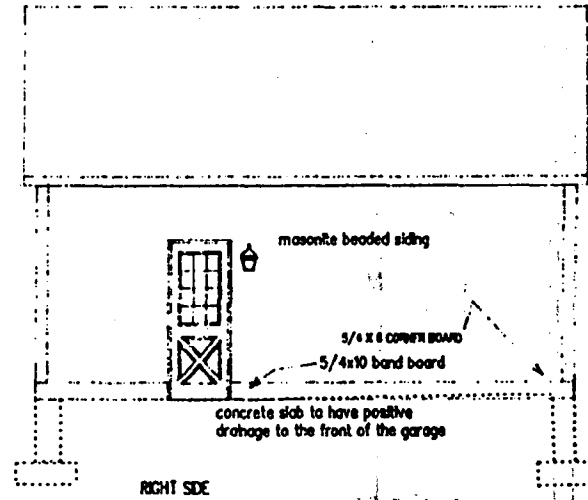
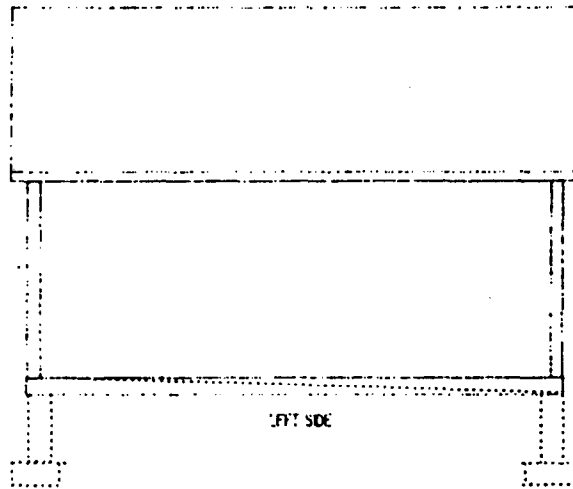
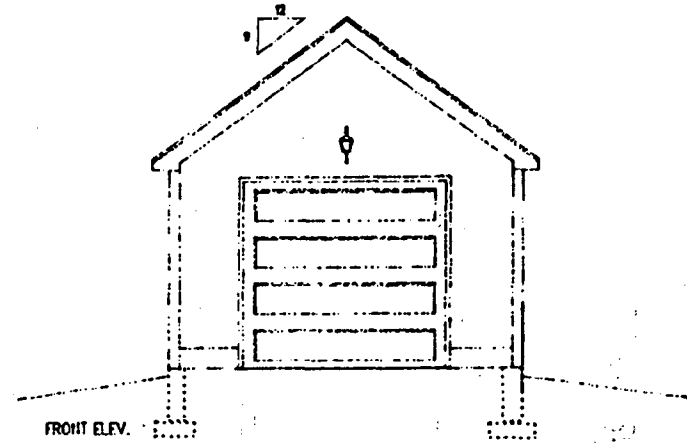
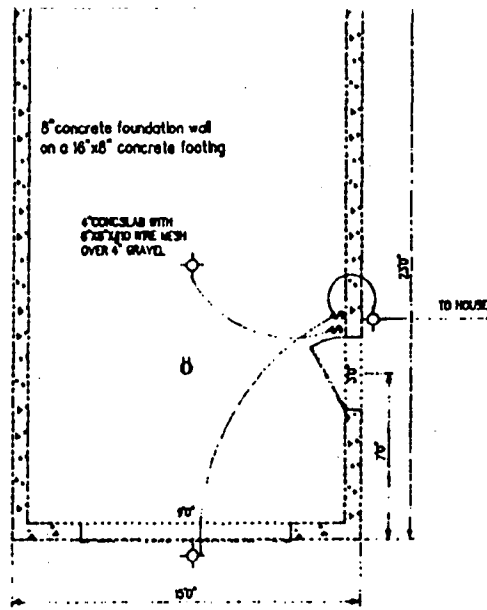


FIRST FLOOR PLAN
1/4" = 1'-0"

1st = 1455 SQ. FT.
2nd = 1455 SQ. FT.
TOT = 2910 SQ. FT.



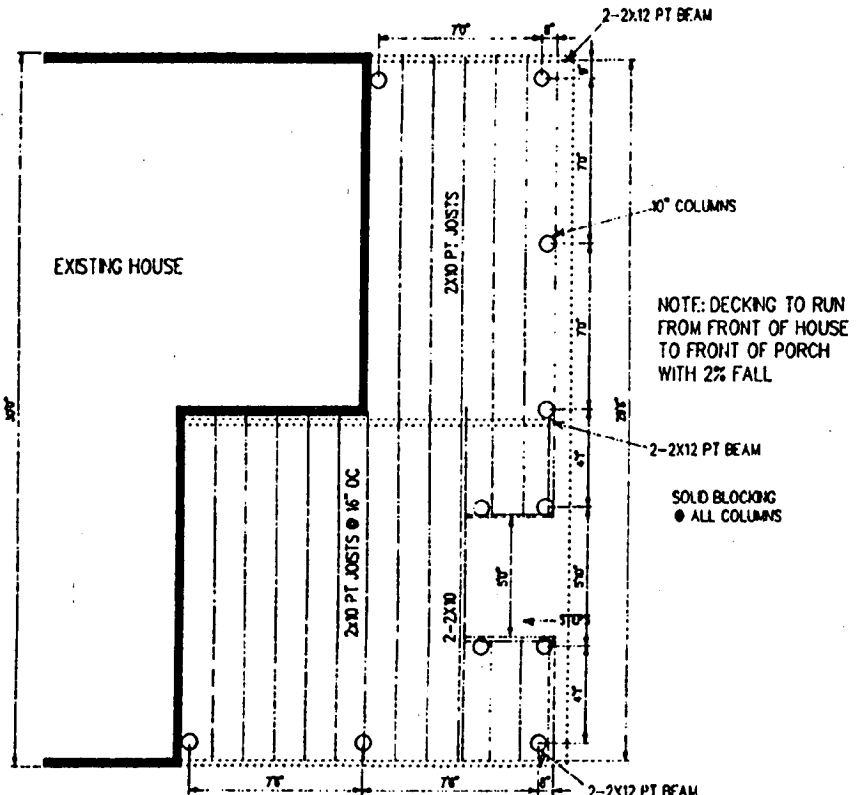
CLAUDE C. LAPP



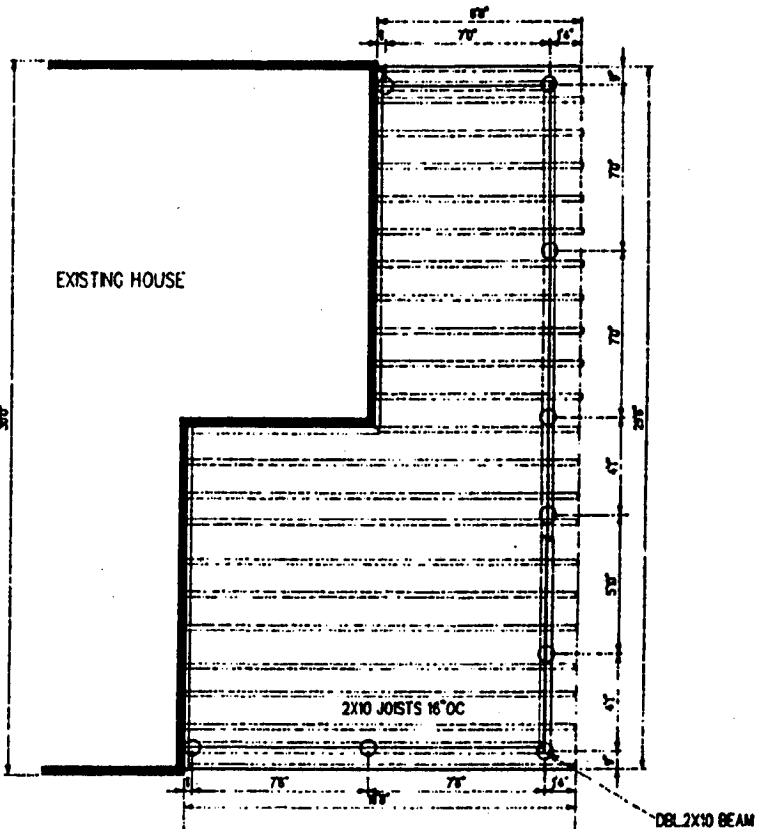
9

SINGLE CAR GARAGE

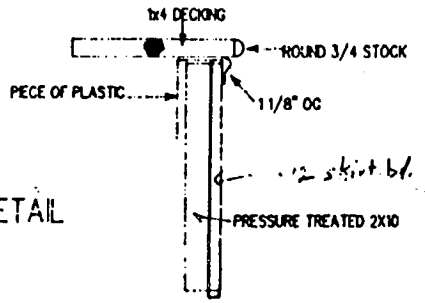
REVISIONS
 JANUARY 28, 1997
 FEBRUARY 23, 1997
 MARCH 3, 1997



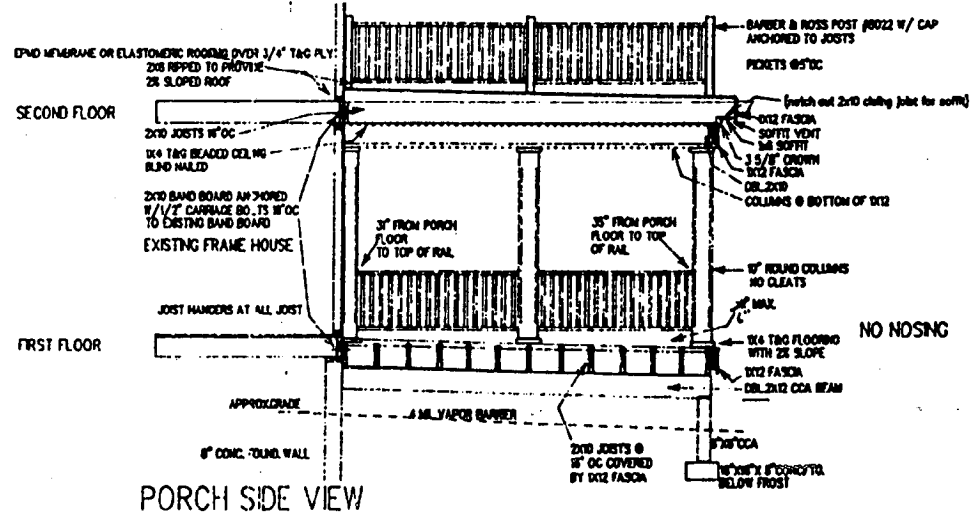
FIRST FLOOR PORCH FRAMING



PORCH ROOF FRAMING



DECKING DETAIL



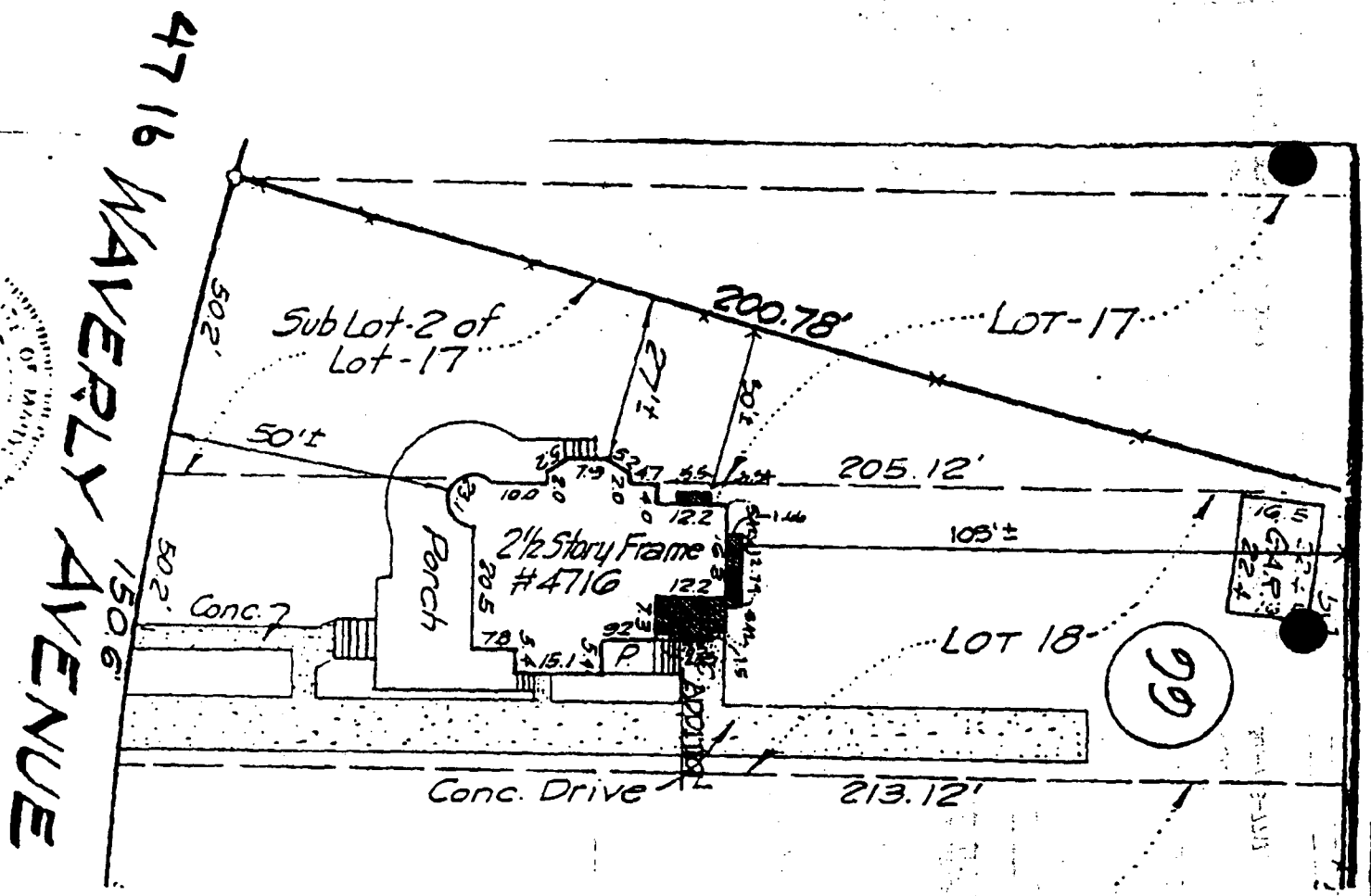
PORCH SIDE VIEW

CARTER, INC.
 301-738-7717
 14660 Rothgeb Drive
 Rockville, MD 20850

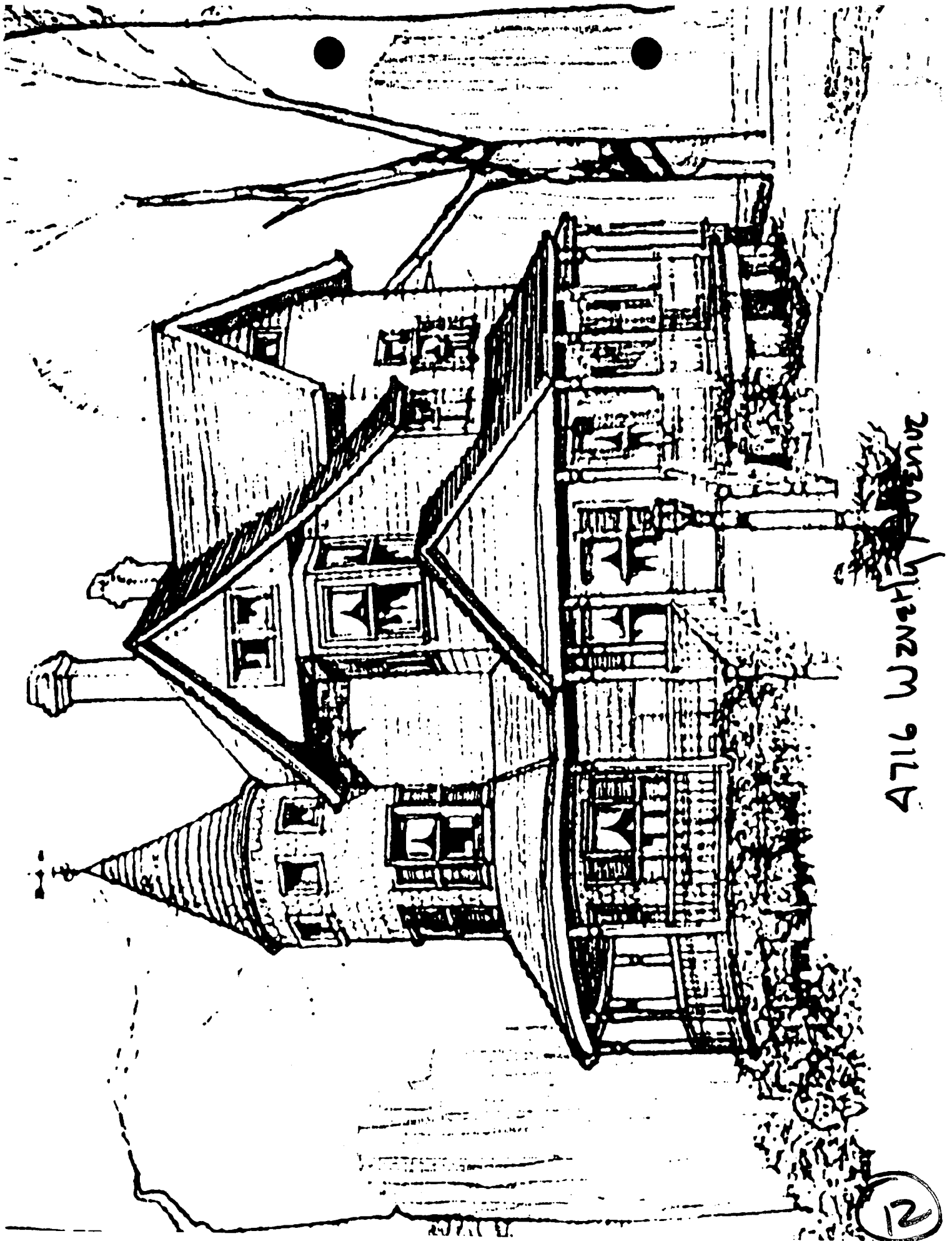
Sandy Spring Porch
 Owner: Potomac Land Associates
 6503 75th Place, Bethesda, MD 20817
 Lot #207, Section 1, Cabin John Park

DATE: December 18, 1996
 SCALE: 1/8" = 1'-0"
 DRAWN: Carter, Inc.
 SHEET:

11



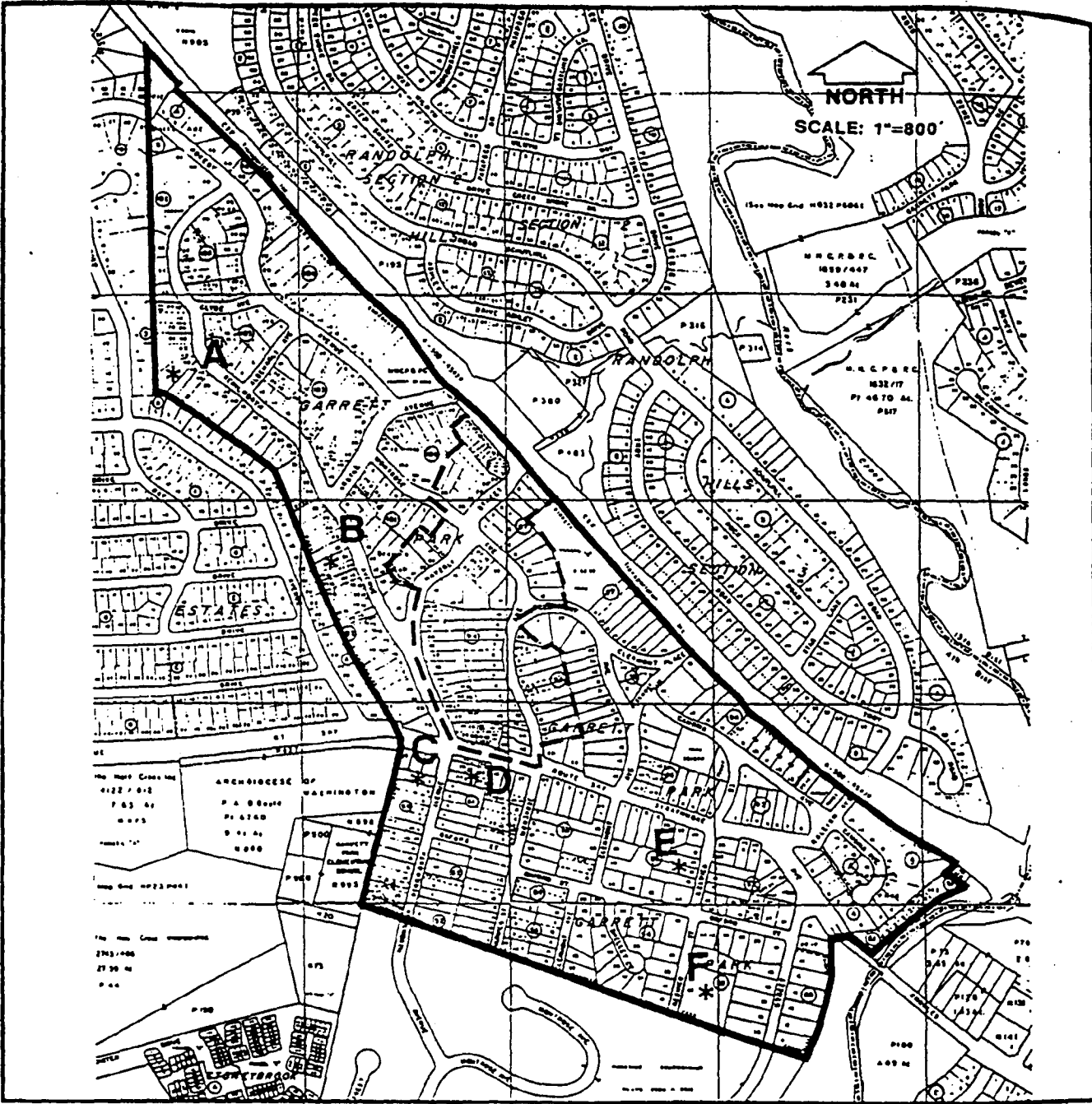
100'±
 100'±
 100'±
 100'±



20300 1/2 W 2nd St
A716 W 2nd St

12

Figure 73



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GARRETT PARK HISTORIC DISTRICT

- ~~HPG Recommended~~ ^{TOWN} Boundaries
- - -** ~~Staff Recommended~~ ^{APPROVED} Boundaries
- *** ~~Staff Recommended~~ ^{APPROVED INDIVIDUAL} Resources
- A** 11210 Kenilworth Avenue
- B** 11016 Kenilworth Avenue
- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

30/13

North Bethesda-Garrett Park
Planning Area March 1992

The Maryland National Capital Park and Planning Commission

13

TOWER PRINTING SERVICES, INC.

NEIGHBORS

Randy + Beth Turk

4716 Waverly

PO Box 303

Garrett Park Md 20896

Martha Seigel

10926 Montrose Ave

PO Box 69

Garrett Park Md 20896

Perry Chapman + Chris Niemczewski

10925 Kenilworth Ave

PO Box 85

Garrett Park Md 20896

Dick + Pam Morgan

4710 Waverly

PO Box 424

Garrett Park Md 20896

8329 Old Marlboro Pike, B-10 • Upper Marlboro, MD 20772

(301) 568-9200 • (301) 568-0941 Fax

14



FRONT ELEVATION

4716 WAVERLY AVE. GARRETT PARK

57

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-981-6256 FAX 301-770-9163

1

JEREMY Lichtenstein
P.O. Box 371
Garrett Park Md

20896

301 933-3686 Home

301 629-0937 Beeper

6' shorter. 8' on one side
1 1/2' narrower
10' back from previous front line
driveway → moved ~~left~~ to the w/ flag - front area.

no shutters.

upper rail del on front porch (pilasters)
bay on mt.

~~stepped out~~ ^{covered} porch on right

insist front -

doors to be moved.

green space kept behind

^{near} deck? - prefer flag patio @ grade.
~~doors~~ raised front level. @ steps v. \$

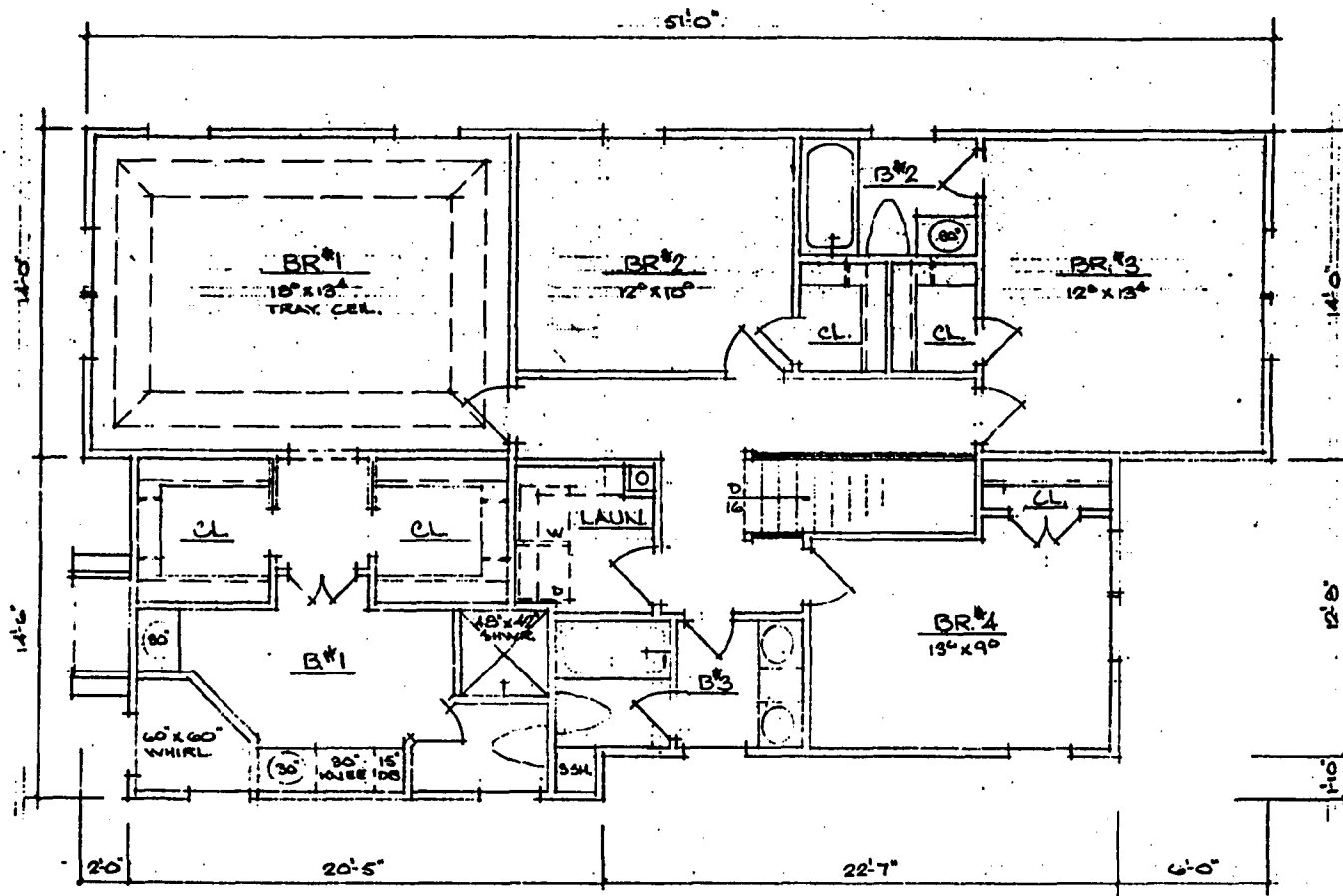
garage smaller w/ new detail 1 1/2'?

wood siding

porch 1 level - recesses house visually
asphalt shingles

24

24



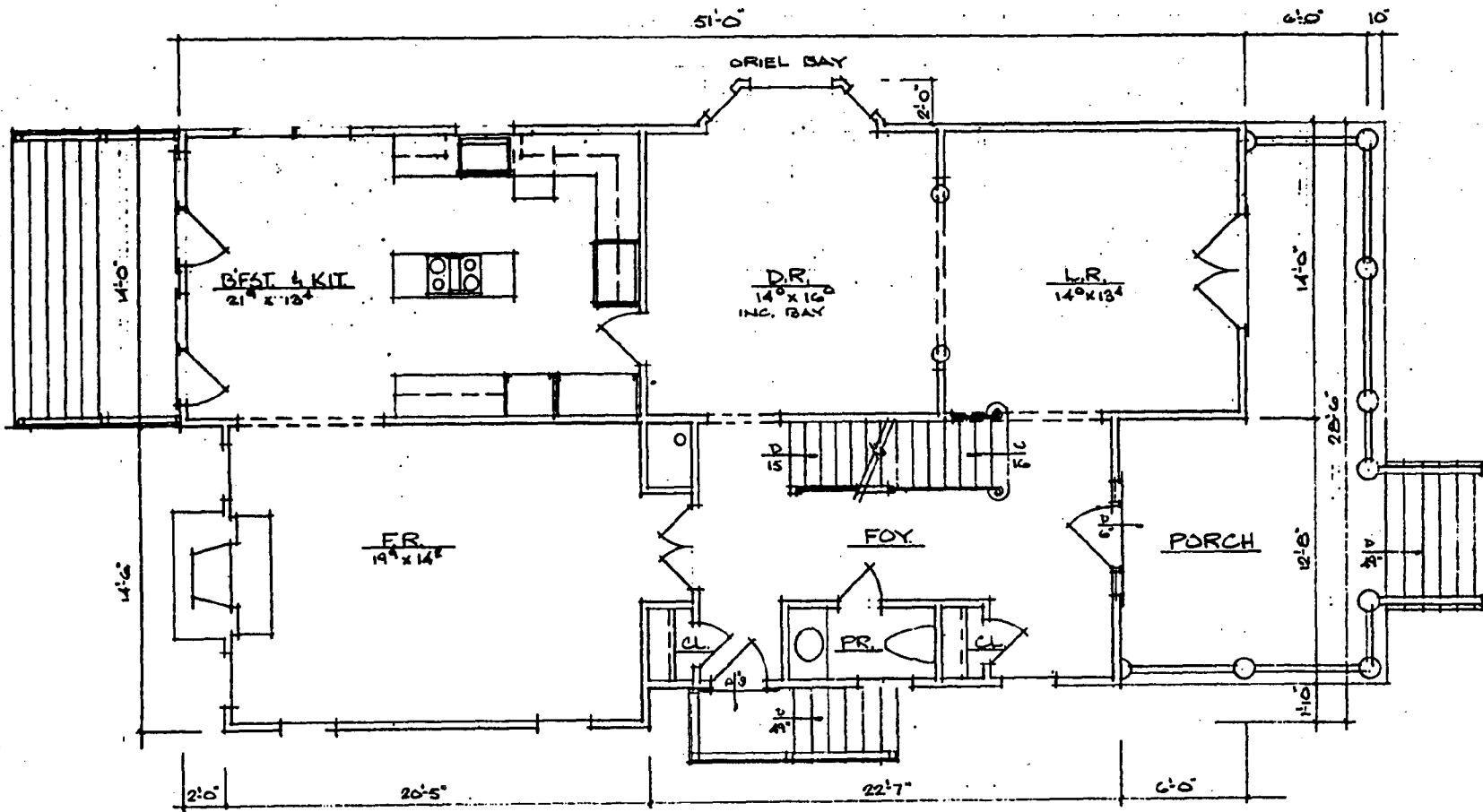
SECOND FLOOR PLAN

14'-0" x 51'-0"
1296 SQ. FT.



CLAUDE C. LAPP
ARCHITECT
11849 PASTLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2829
301-881-2359 FAX 301-770-8163





FIRST FLOOR PLAN

1/4" = 1'-0"

1ST = 1310 SQ. FT.
 2ND = 1296 SQ. FT.
 TOTAL = 2606 SQ. FT.
 PORCH = 258 SQ. FT.

7

CLARK C. LAPP
 ARCHITECT
 11200 PENNSYLVANIA DRIVE, SUITE 100
 BIRMINGHAM, AL 35242-2529
 301-861-6016 FAX 301-770-9183

13

HG -
sitings: front yard setback - add (10) 20' to 57' → 67'
car in front green space.

Design - ~~front~~ dog config supported
use grade patio

Support construction

TOWER PRINTING SERVICES, INC.
NEIGHBORS

Randy + Beth Turk
4716 Waverly
PO Box 303
Garrett Park Md 20896

Martha Seigel
10926 Montrose Ave
PO Box 69
Garrett Park Md 20896

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Garrett Park Md 20896

8329 Old Marlboro Pike, B-10 • Upper Marlboro, MD 20772
(301) 568-9200 • (301) 568-0941 Fax

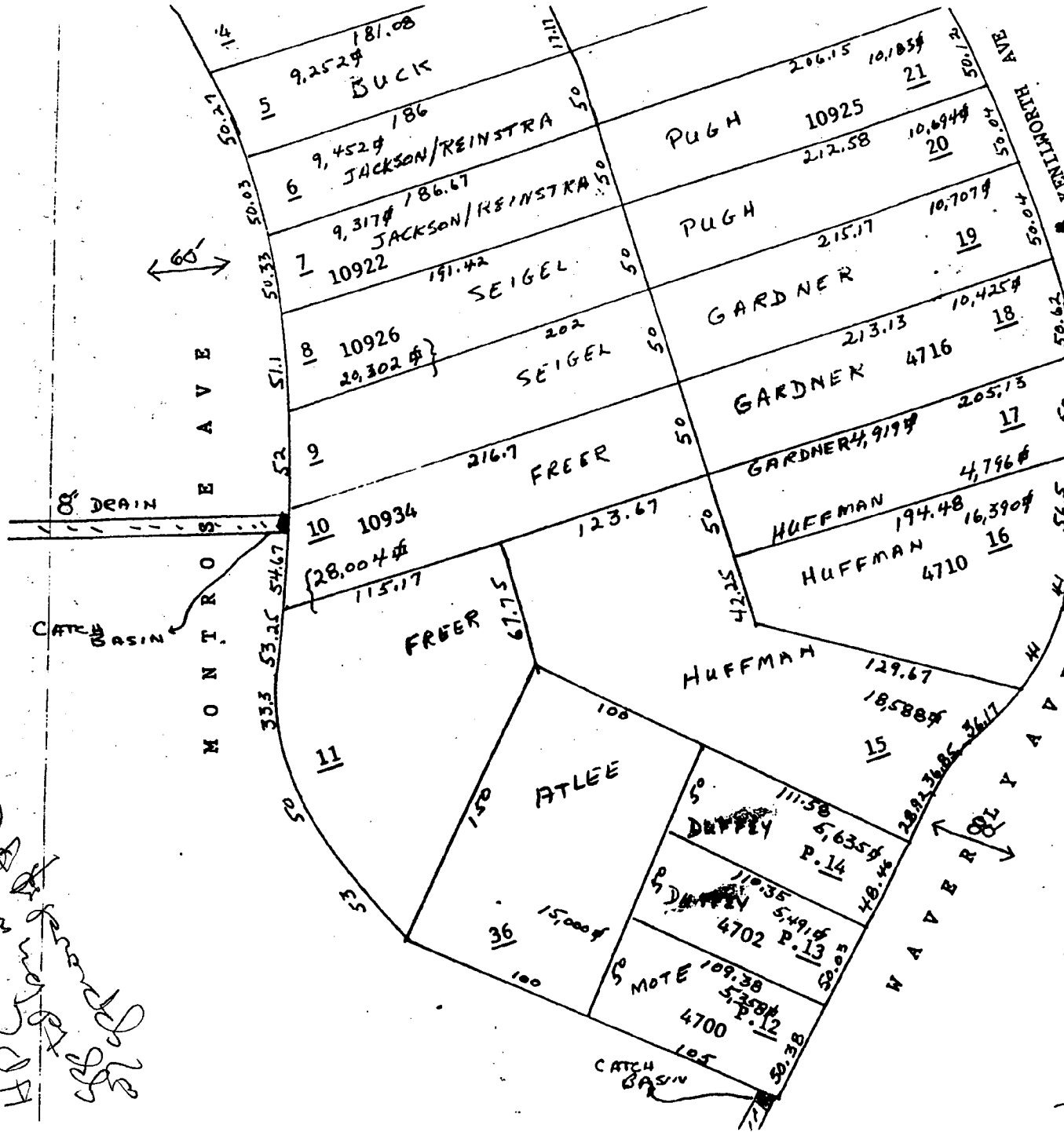
HJ - asphalt ^{5/edging} instead
of flagstone.

GK - tone down pilasters

SS get rid of column
in front of RR door
wind

back porch Jeremy Hichtenstein
simp porch PO Box 371
Keep where it is Garrett Park MD 20896

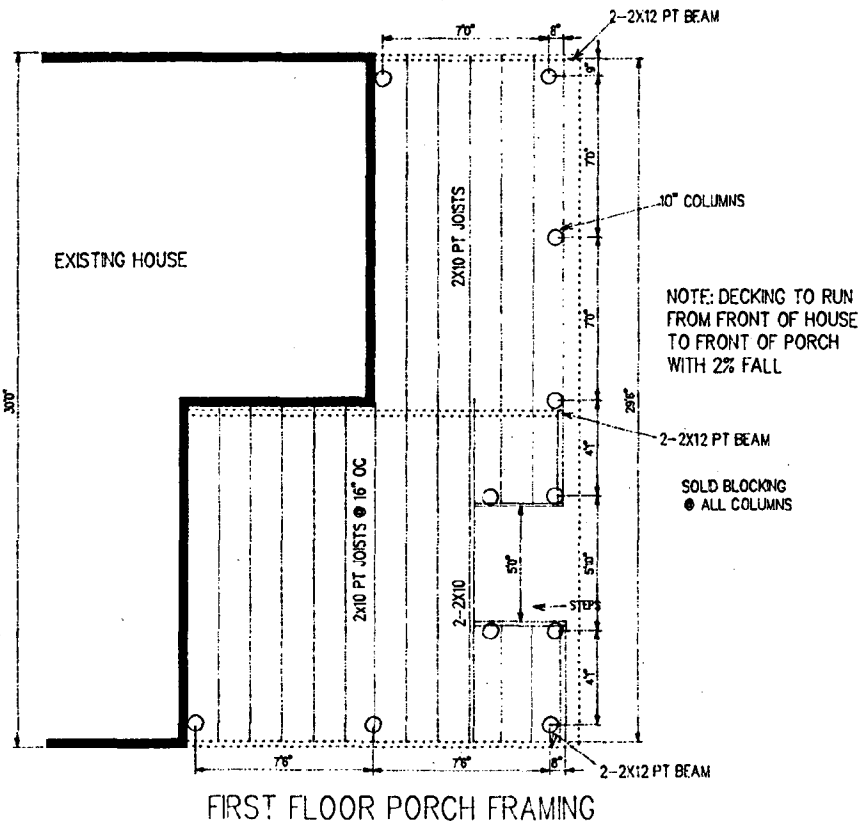
GP C...
 HP C...
 off of...



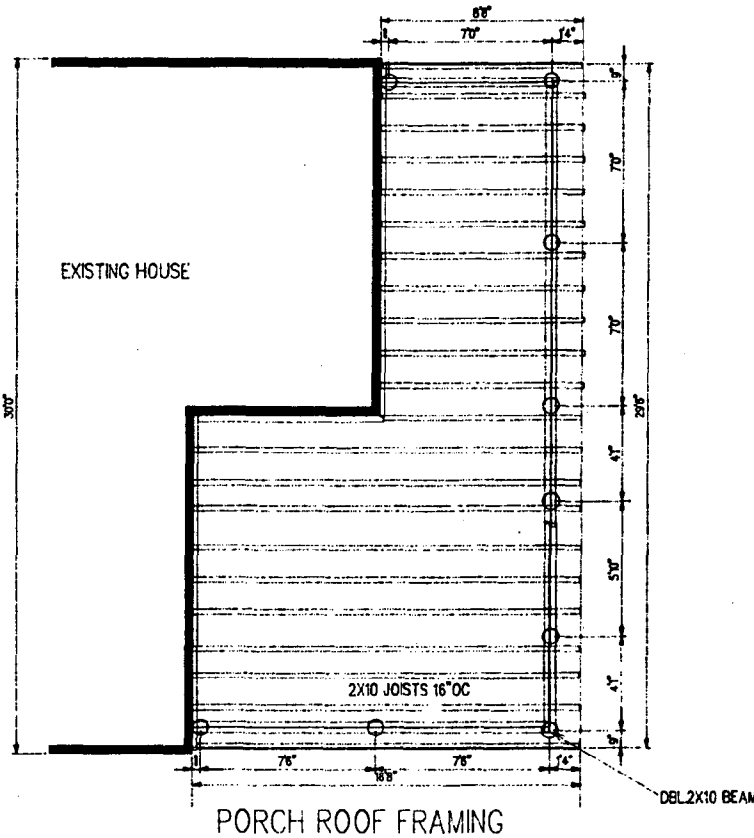
SECTION 21

JL - wants to lower house
 EE - keep higher to avoid dig 3/ older houses
 SS - doesn't like palaces + use corner boards
 WJ - paving - asphalt. → flagstone -
 random rectangular.

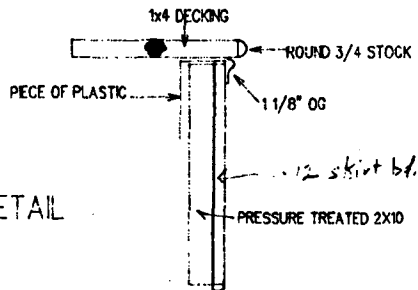
(14)



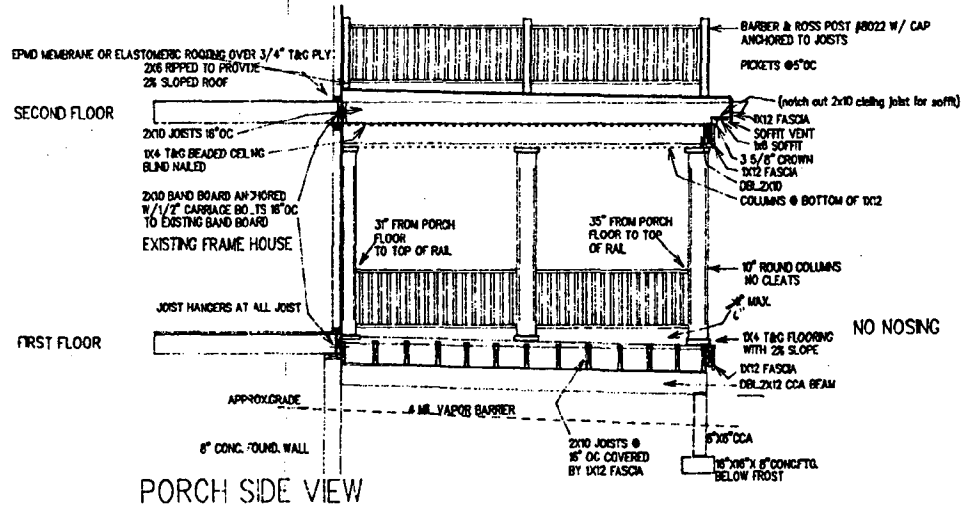
FIRST FLOOR PORCH FRAMING



PORCH ROOF FRAMING



DECKING DETAIL



PORCH SIDE VIEW

REVISIONS:
 JANUARY 28, 1997
 FEBRUARY 25, 1997
 MARCH 5, 1997

CARTER, INC.
 301-738-7717
 14660 Rothgeb Drive
 Rockville, MD 20850

Sandy Spring Porch
 Owner: Potomac Land Associates
 6503 75th Place, Bethesda, MD 20817
 Lot #207, Section 1, Cabin John Park

DATE: December 18, 1996
 SCALE: 1/4" = 1'-0"
 DRAWN: Carter, Inc.
 SHEET:

IMPORTANT MESSAGE

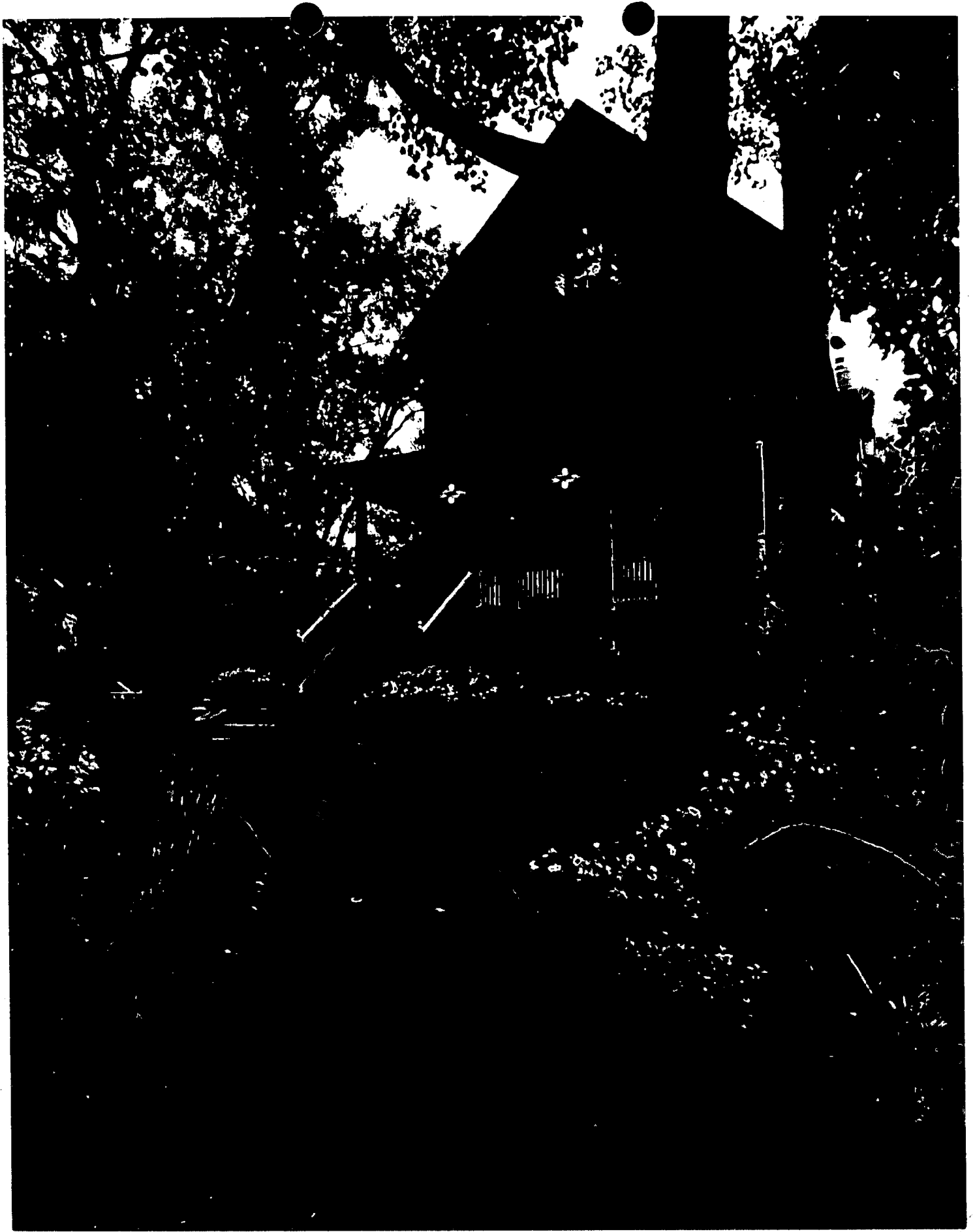
For Perry
Day 3/31 Time 11:40 A.M.
P.M.
M Jeremy
Of _____

Phone keeper: 629-0937
FAX Area Code Number Extension
MOBILE Area Code Number Extension

Telephoned	Returned your call	RUSH	
Came to see you	Please call	Special attention	
Wants to see you	Will call again	Caller on hold	

Message Can he pick up his window & siding samples?

Signed She



IMPORTANT MESSAGE

For Perry
Day 4/7 Time 4:30 A.M.
P.M.
M Steve Elmendorf
Of _____
Phone 650-7010
FAX Area Code Number Extension
MOBILE Area Code Number Extension

Telephoned	<input checked="" type="checkbox"/>	Returned your call	<input type="checkbox"/>	RUSH	<input type="checkbox"/>
Came to see you	<input type="checkbox"/>	Please call	<input checked="" type="checkbox"/>	Special attention	<input type="checkbox"/>
Wants to see you	<input type="checkbox"/>	Will call again	<input type="checkbox"/>	Caller on hold	<input type="checkbox"/>

Message Re: Lichtenstein prelim.
consult April 9 HIX.
495 9044
[Signature]
Signed _____

Case	Revision	Appldate	Actiondate	Applname
10/59-94A Rev	Y	4/03/96	4/24/96	Campanaro, Rocco
23/65-96B	N	1/24/96	2/15/96	Chandler, Richard & Pamela
30/13-86 SA 33-86	N	8/05/86	9/05/86	Kantor-Melat Partnership
30/13-87 SA 9-87	Y	3/10/87	3/20/87	Kantor-Melat Partnership
30/13-89 SA 4-89	Y	12/20/88	1/10/89	Kantor, Gideon & Francois
31/6-86 SA 26-86	N	6/30/86	7/18/86	Avery-Flaherty Properties,
31/6-87 HAWP 8-87	N	4/21/87	5/11/87	Farrell, Edward H.
31/6-88 Freeman	N	6/28/88	7/21/88	Zuckerman Assoc.
31/6-89J	N		8/17/89	Murray, Frank P.
31/6-89K	N	3/27/89	8/17/89	Murray, Frank P.
31/6-90E	Y	3/07/90	6/22/90	Murray, Frank P. & Margaret
31/6-90E Revision	Y	1/08/92	4/01/92	Murray, Margaret
31/6-90F	Y	4/06/90	5/14/90	Avery/Flaherty Properties,
31/6-90G	N	4/25/88	2/02/89	Jones, Jack C. and Elizabet
31/6-92F	N	7/09/92	11/09/92	Jurasinski, E and Carey Hoo
31/6/97C	N	3/07/97	3/26/97	Raymond, Mark
31/7-83 5-83	N	10/24/83	11/03/83	Pokrass, Richard
31/7-84 18-84	N	9/12/84	10/04/84	Enders, Michael
31/7-84 19-84	N	9/12/84	10/04/84	Enders, Michael
31/7-84 HAWP 18-84	N		10/04/84	Enders, Michael
31/7-86 HAWP 10-86	N	9/16/86	9/19/86	Constructive Alternatives
31/7-86 HAWP 14-86	N	8/25/86	9/18/86	Plank, William
31/7-88 HAWP 15-88	N	5/18/88	6/22/88	Home Stretchers Inc.
31/7-88 HAWP 35-88	N	9/12/88	11/03/88	Clarke, Dorothy-Vivian
31/7-88 HAWP 6-88	N	3/31/88	4/25/88	Weiss, Georgia & David
31/7-89D	N	2/21/89	3/27/89	Constructive Alternatives,
31/7-89M	N	5/31/89	6/19/89	Fagan, Mitchell
31/7-90D	Y	4/17/90	5/23/90	Adler Construction Group
31/7-90E	Y	4/17/90	5/23/90	Adler Construction Group
31/7-90F	Y	4/17/90	5/23/90	Adler Construction Group
31/7-90P	N	11/23/90	1/23/91	Hoobler, Carey E.
31/7-91A	N	1/03/90	1/23/91	Grasson, Thomas & E.J.
31/7-91C	Y	1/08/91	3/13/91	Adler Construction Group
31/7-91E	Y	3/22/91	4/24/91	Adler Construction Group, I
31/7-91H	N	4/18/91	5/09/91	Keating, Patrick
31/7-91M	N	9/27/91	10/24/91	Sher, William
31/7-92D	N	3/20/92	4/08/92	Hoobler, Carey E.
31/7-93G	N		12/20/93	Maulden, William Ross
31/7-94E	N	7/05/94	8/17/94	Michaels, Phyllis
31/7-95C2	N	6/26/95	7/26/95	Saylor, Beverly Lucky
36/2-96B	N	7/26/96	9/26/96	LaDue, Ron for Brode LLC
37/3-9600	N	10/08/96	10/23/96	Sines, Ernest R.

	Dist/site	Strtno	Strtname
	Hyattstown	25912	Frederick Rd.
	Brookeville	Lot 3	North St.
	Garrett Park	10700	Kenilworth Ave.
	Garrett Park	10700	Kenilworth Ave.
	Garrett Park	10700	Kenilworth Ave.
Inc.	Kensington	3948	Baltimore St.
	Kensington	3913	Baltimore St.
	Kensington	10309	Freeman Pl.
	Kensington	3925	Prospect St.
	Kensington	3929	Prospect St.
C.	Kensington	3929	Prospect St.
	Kensington	3929	Prospect St.
Inc.	Kensington	10234	Montgomery Ave.
h D	Kensington	10232	Carroll Pl.
bler	Kensington	10535	St. Paul St.
	Kensington	Lot 19	Connecticut Avenue
	Capitol View Park	2813	Beechbank Rd.
	Capitol View Park	9829	Capitol View Ave.
	Capitol View Park	9829	Capitol View Ave.
	Capitol View Park	9903	Leafy Ave.
	Capitol View Park	2903	Barker St.
	Capitol View Park	10110	Day Ave.
	Capitol View Park	10203	Menlo Ave.
	Capitol View Park	10203	Meredith Ave.
	Capitol View Park	10209	Menlo Ave.
Inc.	Capitol View Park	10003	Leafy Ave.
	Capitol View Park		Meadowneck Ct.
	Capitol View Park	10105	Meadowneck Ct.
	Capitol View Park	10107	Meadowneck Ct.
	Capitol View Park	10109	Meadowneck Ct.
	Capitol View Park	10219	Meredith Ave.
	Capitol View Park	9915	Capitol View Ave.
	Capitol View Park	10109	Meadowneck Ct.
nc.	Capitol View Park	10109	Meadowneck Ct.
	Capitol View Park	10219	Meredith Ave.
	Capitol View Park	2905	Barker St.
	Capitol View Park	10221	Meredith Ave.
	Capitol View Park	9908	Capitol View Ave.
	Capitol View Park	10113	Meadowneck Ct.
	Capitol View Park	10111	Meadowneck Ct.
	Linden	Lot 47	Salisbury Rd.
	Takoma Park	302	Lincoln Avenue (Lot 55-Blk 37)

Bldgdate	Taxno	Parcel	Use	Infill	Proposal
	78673182		Residential	Y	Construct
1996			Residential	Y	Construct
	61532		Residential	Y	Construct
	61532		Residential	Y	Construct
	61532		Residential	Y	Construct
1986	1021895		Residential	Y	Construct
	1020322		Residential	Y	Construct
	2772917		Residential	Y	Construct
			Residential	Y	Construct
			Residential	Y	Construct
	2405458		Residential	Y	Construct
			Residential	Y	Construct
	1021565		Residential	Y	Construct
			Residential	Y	Construct
ca. 1890			Residential	Y	Construct
			Residential	Y	Construct
			Residential	Y	Construct
			Residential	Y	Construct
	5764460		Residential	Y	Construct
	2610438		Residential	Y	Construct
	997160		Residential	Y	Construct
	997262		Residential	Y	Construct
			Residential	Y	Construct Landscape
			Residential	Y	Construct
	2806614		Residential	Y	Construct
	2828336		Residential	Y	Construct
	2828347		Residential	Y	Construct
			Residential	Y	Construct
	996176		Residential	Y	Construct Landscape
	2828347		Residential	Y	Construct Alter
	2828437		Residential	Y	Construct Extend
			Residential	Y	Construct
	2610451		Residential	Y	Construct Landscape
	2909433		Residential	Y	Construct
	997240		Residential	Y	Construct
	994435		Residential	Y	Construct
	1922547		Residential	Y	Construct
New	149084		Residential	Y	Construct Landscape
			Residential	Y	Construct

IMPORTANT MESSAGE

For Perry
Day 4/11 Time 10:45 A.M.
P.M.
M Nancy Schwartz
Of _____
Phone 942-3291
FAX Area Code Number Extension
MOBILE Area Code Number Extension

Telephoned	Returned your call	RUSH	
Came to see you	Please call	Special attention	
Wants to see you	Will call again	Caller on hold	

Message Re: HAWP for in-fill
in Garrett Park.

info on other in-fill projects
e.g Kensington -> call back
for info. Kara Schwartz

Signed _____
Universal 48023 202 395-7238 BTHO IN U.S.A.

Feature	Descr	Retroactive
House Porch Chimney Roof Siding	Modify original prop	N
House Garage	Construct new house	N
House	Construct new single	N
House	Construct single fam	N
House	Construct new 2-stor	N
House	Construct new house.	N
House	Construct a frame, V	N
House	Construct Victorian-	N
House	Construct a new hous	N
House	Construct large Vict	N
House	Construct large hous	N
House	Construct large Geor	N
House	Construct Georgian s	N
House	Construct single fam	N
House	Build a Queen-Anne s	N
House, Chimney, Garage, Drive, Siding	New house on platted	N
House	Construct new house	N
House	Construct new house	N
House	Construct new house	N
House	Construct house	N
House	Construct neo-Victor	N
House	Construct new house	N
House	Construct one and on	N
House	Construct house with	N
House	Construct house with	N
House Other	Construct 8 new home	N
House	Construct 3 neo-Vict	N
House	Construct a Neo-Vict	N
House	Construct a Neo Vict	N
House	Revision of proposal	N
House Garage	Construct 2 1/2 stor	N
House Garage Other	Construct 1 1/2 stor	N
House Roof	Construct a Neo-Vict	N
House Porch	Change original spec	N
House	Construct 2-story ho	N
House Drive	Construct new 1 1/2	N
House	Construct two-story	N
House	Build 2-story single	N
House Siding Roof	Construct frame 2-st	N
House	Construct frame 2-st	N
House Other	Construct new 2-stor	N
House	Construct new Queen	N

Contest	Zonissue	Lap	Hpcstaff	Hpcdecis	Hpccondit
Y	N	Unk	Appr/Cond	Disappr	
N	N	Comments	Appr/Cond	Appr/Cond	1) Garage to be buil
N	N	Unk	Unk	Appr	
N	N	Unk	Unk	Appr	
N	N	Unk	Unk	Appr	
N	N	Unk	Unk	Appr	
N	N	Appr/Cond	Unk	Appr/Cond	1. House to be moved
N	N	Comments	Unk	Appr/Cond	1. Deck to be omitte
Y	N	Disappr	Comments	Disappr	
Y	N	Disappr	Appr	Disappr	
Y	N	Disappr	Appr	Appr/Cond	1. Formal landscapin
N	N	Unk	Appr	Appr	
Y	N	Disappr	Unk	Disappr	
Y	N	Disappr	Appr	Disappr	
Y	N	Unk	Appr/Cond	Appr/Cond	Change roof to jerki
Y	N	Comments	Appr/Cond	Appr/Cond	1. Chimney to be fa
N	N	Unk	Unk	Appr/Cond	No additional trees
N	N	Appr	Unk	Appr	
N	N	Disappr	Unk	Disappr	
N	N	Unk	Unk	Appr/Cond	Submit architectural
N	N	Unk	Unk	Appr	
N	N	Disappr	Unk	Appr/Cond	Landscaping plan to
N	N	Unk	Unk	Appr	
N	N	Appr/Cond	Appr/Cond	Appr/Cond	1. Lattice between p
N	N	Appr/Cond	Unk	Appr/Cond	1) Porch and steps t
Y	N	Disappr	Appr/Cond	Appr	
N	N	Appr/Cond	Appr/Cond	Appr	
N	N	Disappr	Appr/Cond	Appr	
N	N	Disappr	Appr/Cond	Appr	
N	N	Disappr	Appr/Cond	Appr	
N	N	Appr	Appr/Cond	Appr/Cond	Approved as revised
N	N	Unk	Appr	Appr/Cond	Engage tree professi
Y	N	Appr	Appr	Appr	
N	N	Unk	Appr	Appr	
N	N	Unk	Appr	Appr	
Y	N	Unk	Appr/Cond	Appr/Cond	Drive to be gravel o
N	N	Unk	Appr/Cond	Appr	
N	N	Appr/Cond	Appr/Cond	Appr/Cond	Add windows to side
Y	N	Unk	Appr/Cond	Appr/Cond	Arborist's plan be r
Y	N	Unk	Appr/Cond	Appr/Cond	Specifies planting o
Y	N	Unk	Appr/Cond	Appr/Cond	1) Overall square fo
N	N	Unk	Appr/Cond	Appr/Cond	1-design for front &

Appeal	Boadecis	Comments
N		HPC objected to incr
N		Preliminary consulta
N		Revised by 30/13-87
N		Revision of 30/13-86
N		Revision of 30/13-86
N		
N		6th. condition added
N		Date of approval unc
N		Applicant subsequent
N		
N		Revision of 31/6-89K
N		Revision of 31/6-90E
Y		Date of disapproval
Y		Development proposed
N		Some neighbors suppo
N		Staff comments indic
N		
N		Applicant submitted
N		
N		On 5/2/85, applicant
N		
N		
N		
N		Estimated date of HP
N		Proposal submitted b
N		Covers 10003-10017 L
N		LAC and Staff recomm
N		Revision of 31/7-89M
N		Revision of 31/7-89M
N		Revision of 31/7-89M
N		Case held open. Appl
N		
N		Revision of 31/7-89M
N		Revision of 31/7-89M
N		Different applicatio
N		HPC subsequently app
N		Address of house ori
N		
N		Original HPC hearing
N		Neighbors objected t
N		New house built when
N		

May 14 -
Jeremy Hickenstein, Sen 2nd PC

Please put him ^{1st} before
Tom Manion

The Sunshine Plate — Foods of South Florida

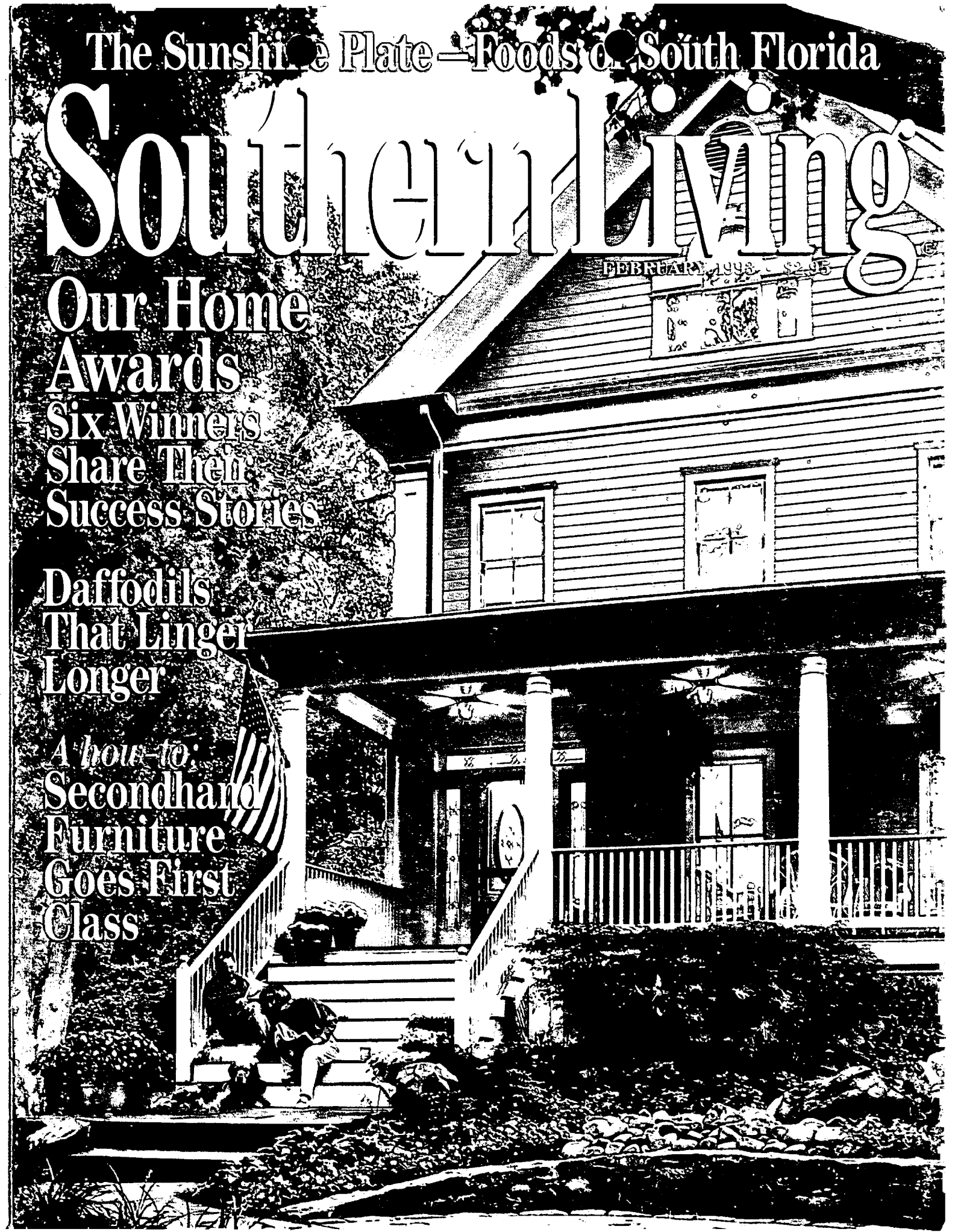
Southern Living

FEBRUARY 1993 \$2.95

Our Home Awards
Six Winners
Share Their
Success Stories

Daffodils
That Linger
Longer

A how-to:
Secondhand
Furniture
Goes First
Class



Historic Style Translated



Jeremy and Dee Lichtenstein planned their new house with one goal in mind—fitting into Garrett Park, a turn-of-the-century suburb of Washington, D.C.

“But in terms of space, we wanted a contemporary floor plan with a big kitchen and lots of light,” says Jeremy, a developer and landscape contractor who grew up in the neighborhood.

Eventually he acquired a buildable, though narrow lot (50 feet wide). He asked Architect John Burroughs for assistance in design and site planning.

“Jeremy and Dee had taken pictures of houses they liked,” the architect explains. “And the style that really dominated was the Free Classic, a variation of Queen Anne. The Roman columns and pilasters on the side, which are typical details, give a house street presence.”

To fit the house on the elongated lot, Burroughs designed it 25 feet wide, not counting bays, and 70 feet

deep. The simple gable front, with a Palladian-style window lighting the third story, re-creates

one of the period’s simpler facades. The design of the one-story porch is also faithful to the Free Classic form.

Likewise, historically accurate, overhanging bays expand the formal and informal downstairs dining areas. And the bay on the driveway side houses the three-story spiral stair, which in turn gives access to the third-floor studio.

Though such bays are traditional to Queen Anne-style houses, the architect worked with Dee and Jeremy on the updated floor plan. Cased open-

Winner:
 More than 3,200 square feet

Lichtenstein Residence,
 Garrett Park, Maryland

Architect: John F. Burroughs, AIA,
 Chevy Chase, Maryland

Developer: Jeremy Lichtenstein

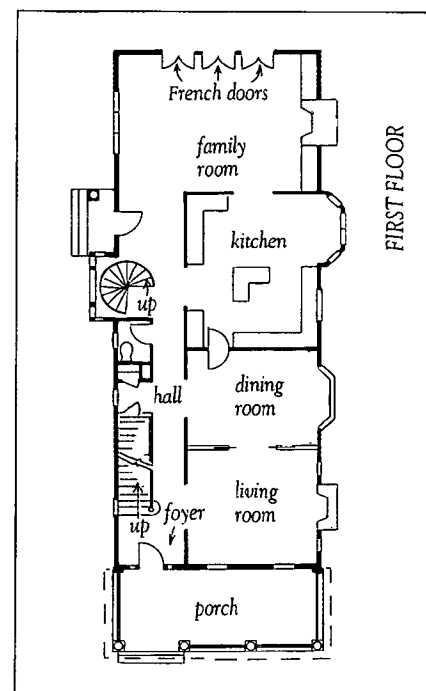
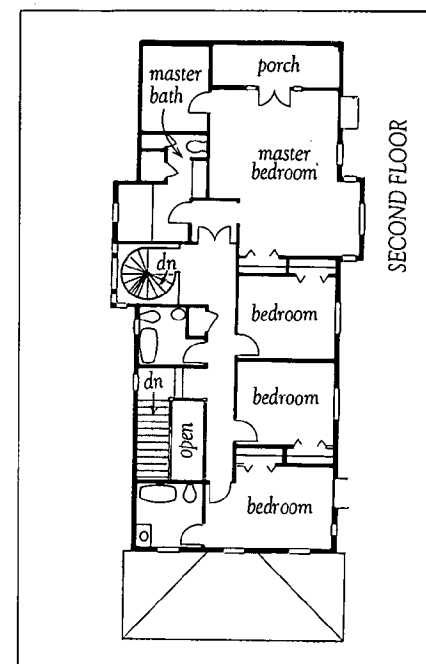
Builder: Frontier Construction
 Rockville, Maryland

Landscape Designers: Jeremy
 Lichtenstein and Marlene Bessel,
 Washington, D.C.



Architect John Burroughs

New



(Left) Jeremy and Dee Lichtenstein landscaped the front of their new home to blend with turn-of-the-century Garrett Park, Maryland. Front porches are key elements of neighboring houses. (Below) At the rear of the house, the kitchen adjoins the family room, which opens to the landscaped terrace.



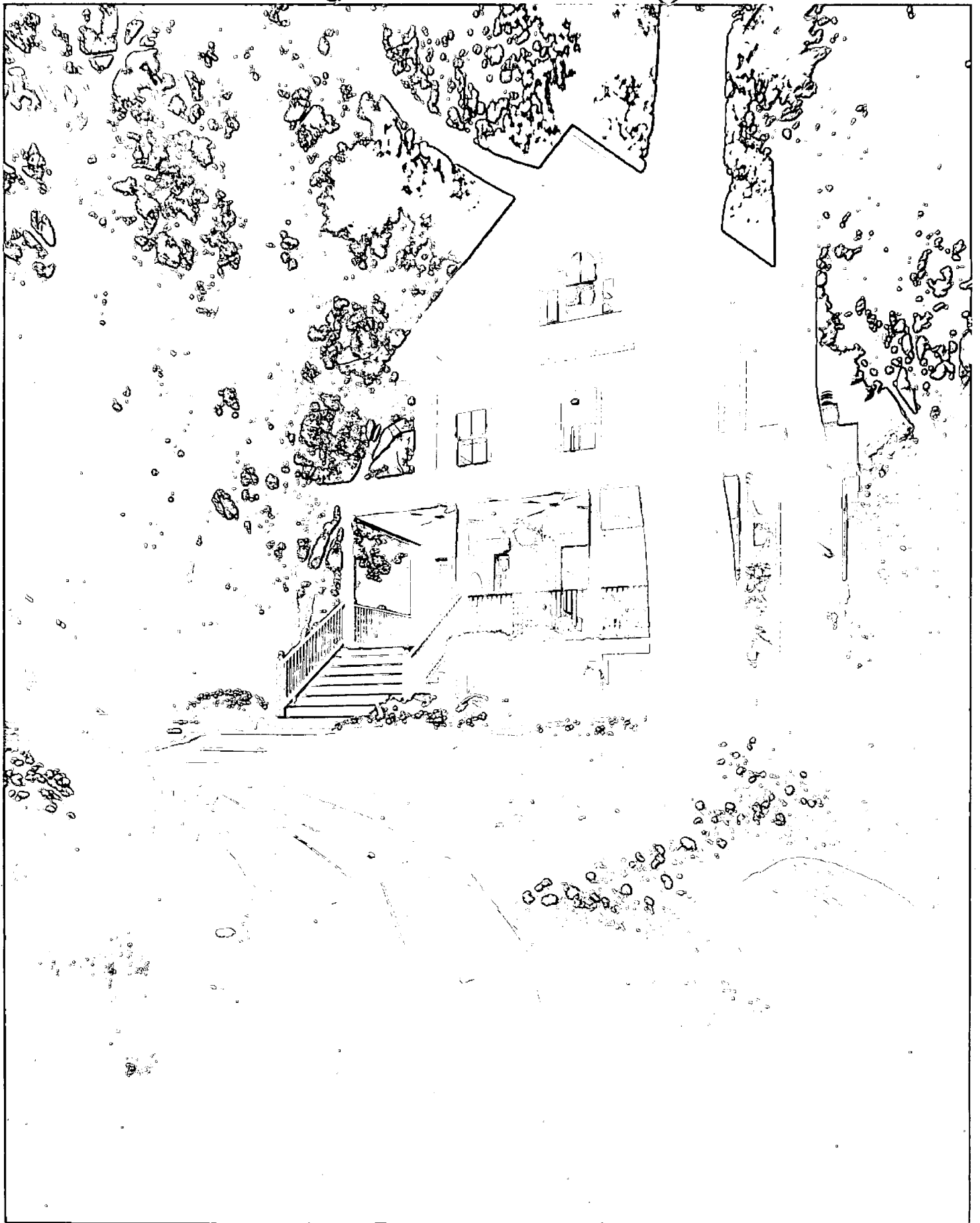
PHOTOGRAPHS: CHERYL DALTON

ings between the main downstairs living areas, combined with the long hallway, provide easy circulation.

It was Jeremy’s idea to open the family room with French doors, giving views of the terrace and gardens, which he planned with Landscape Designer Marlene Bessel.

Visitors find it difficult to believe the house isn’t a restoration. “Even two architects, who were doing research for a new community, thought this was a house from the 1880s,” adds Jeremy. “When people tell us that, we know we really are fitting into the neighborhood.”

Linda Hallam



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 04/09/97

Resource: Garrett Park Historic District

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: None

Public Notice: 03/26/97

Report Date: 04/02/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Make major
Revisions & Return for 2nd
Preliminary Consultation

BACKGROUND

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/ carriage house.	1891	10909 Kenilworth	Outstanding
Lot 26	Dutch Colonial	1964	10911 Kenilworth	Non-contributing
Lot 25	Dutch Colonial	1964	10913 Kenilworth	Non-contributing
Lot 24	Modern Frame/brick	1964	10915 Kenilworth	Non-contributing
Lot 23	vacant			
Lot 22	Queen Anne	1892	10925 Kenilworth	Outstanding
Lot 21	vacant			
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', and lot coverage including accessory buildings must be 20% of the net lot area.

PROPOSAL

Applicant proposes for Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures 50' x 214' (10,700 square feet) to:

1. Construct a new two story house in a neoclassical style with a footprint to measure 29' 8" x 63' including a full width front porch and an overall size of 2,910 sq. ft. The house is to be set 37' from the front property line. The side facades are to have no offset and to fill the entire allowable width of the lot. A small inset doorway is proposed for the left facade as well as 9/9 windows on the front portion and 6 light and 6/6 above and to the rear. The right facade contains a collection of windows of different configurations including 9/9, 6/6, and 6 light casements. All windows are proposed to be double-glazed thermal pane simulated divided light with a shadow bar between applied muntins. Siding is proposed to be of masonite. An exterior masonry chimney is proposed at the rear of the structure. Double french doors are also proposed for the front and rear facade. 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 fiberglass shingle. Porch railings are proposed to be simple 1x1 pickets.

2. Construct a 15' x 25' (375 sq ft) single car garage at the left rear corner of the property. The garage is proposed to be constructed of masonite with concrete foundation and slab flooring. All trim, doors and windows are to be of wood. The roof to be fiberglass shingle.

3. Remove two trees, a 12" red cedar and a 6" pin or red oak. All other trees are to be retained.

4. Install an asphalt paved driveway from the street down the left side of the

property.

STAFF DISCUSSION

Infill in a historic district like Garrett Park that is noted for the historic character of “the unique park-like setting of the 19th century garden suburb” is problematic. In this case, the proposed infill is in an exceptional setting between two outstanding resources and must be subject to the highest level of review. To maintain the “prevailing pattern of houses and open spaces” and “retain the maximum amount of green area”, new construction, if it happens at all, would need to be minimally sized and with the least possible paved area and outbuildings.

The questions that must be answered are, 1) should new infill construction be permitted at this location and, 2) is the design and placement of the residence and outbuildings appropriate to the lot under consideration?

It is clear from the language of the zoning amendment that there is an expectation that infill will occur in the Garrett Park Historic District. The HPC must consider, however, which of the building lots should be used, that is, **where** can the houses be placed such as to intrude least on the environmental setting of each of the outstanding resources and on the viewshed of the district as a whole. It is also critical to decide **how many** houses can be built - what is the point at which the park-like setting will disappear because too much infill has been permitted. As this is the first infill project in the district, this, in staff's opinion, is an appropriate time to begin the discussion with the understanding that each project as it is proposed will have to be considered in these lights.

Staff is concerned that the lot, and thus the new construction, is very close to the historic resource on its left, 4716 Waverly Avenue, although it is well away from and well screened from the Queen Anne on the right side at 10925 Kenilworth Avenue. A part of the problem might be alleviated, in staff's opinion, if consideration is given to the paved driveway that runs the entire length of the lot and consumes a large portion of the green area. Staff would point out that if a driveway is permitted, the proposed placement next to the existing driveway on the neighboring lot is the most reasonable site. Staff suggests, however, that the applicant consider shortening the driveway and eliminating the garage.

The HPC is then faced with the question whether the house should sit on the same setback line in a row with the historic houses and be, in effect, presented as a “Neo-Victorian”, although one of more modest dimensions than its historic counterparts. In this case, staff feels that the design of the house is simple, interesting, and sufficiently understated to be considered for the proposed site. An alternative to be considered, however, would be to set the house back from the line of other houses to clearly differentiate the houses along the historic district viewshed as to importance. In that case, staff would recommend that a more modest design for the porch would be necessary such that the house would appear to be a secondary structure to the large Victorian resources rather than just a Neo-Victorian pushed back on its lot. Increasing the setback would also create a precedent for future infill should that occur in the historic district.

Several related concerns need to be addressed before staff would recommend that the plan proceed to a Historic Area Work Permit:

A. Of particular importance is the lot coverage that appears to be excessive. The dimensions indicated as 30' x 63' for the house or an overall footprint including the porch of 1,890 sq. ft. plus 15' x 25' or 375 sq. ft. for the garage, or 2,265 sq. ft. combined, would mean a lot coverage of 21.17% for the 10,750 sq. ft. lot (50' x 215'). Applicant needs to consider reducing the overall size of the house and eliminating the garage to bring the project under the allowable lot coverage as prescribed in the overlay zone amendment.

B. The house size (2,910 sq. ft.) is particularly problematic as it exceeds the square footage (in the 2,300 - 2,500 sq.ft. range) typically permitted by the HPC for infill projects in historic districts with lots of these general dimensions.

C. Staff would point out the house presented in the sample picture has lost its offset rear block and varied roofline configuration in the elevations proposed for this project. Staff would suggest that if the side elevations are to be flat to allow for building a 30' wide house in a 50' lot with 10' side setback requirements, some architectural differentiation should be included such as a lowered roof line for the rear section and/or vertical detailing between the front and back sections.

D. Masonite has not historically been a long lived building material as it is subject to decay if it is cracked or chipped. Staff would suggest that the applicant use lapped wood siding.

E. Shutters should be of wood, and be full sized to fit the various single windows and left off of the paired windows.

STAFF RECOMMENDATION

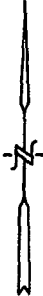
Staff recommends that the applicant develop more detailed designs and drawings for this proposal and submit a second preliminary consultation. Attention should be given to the issues listed above.



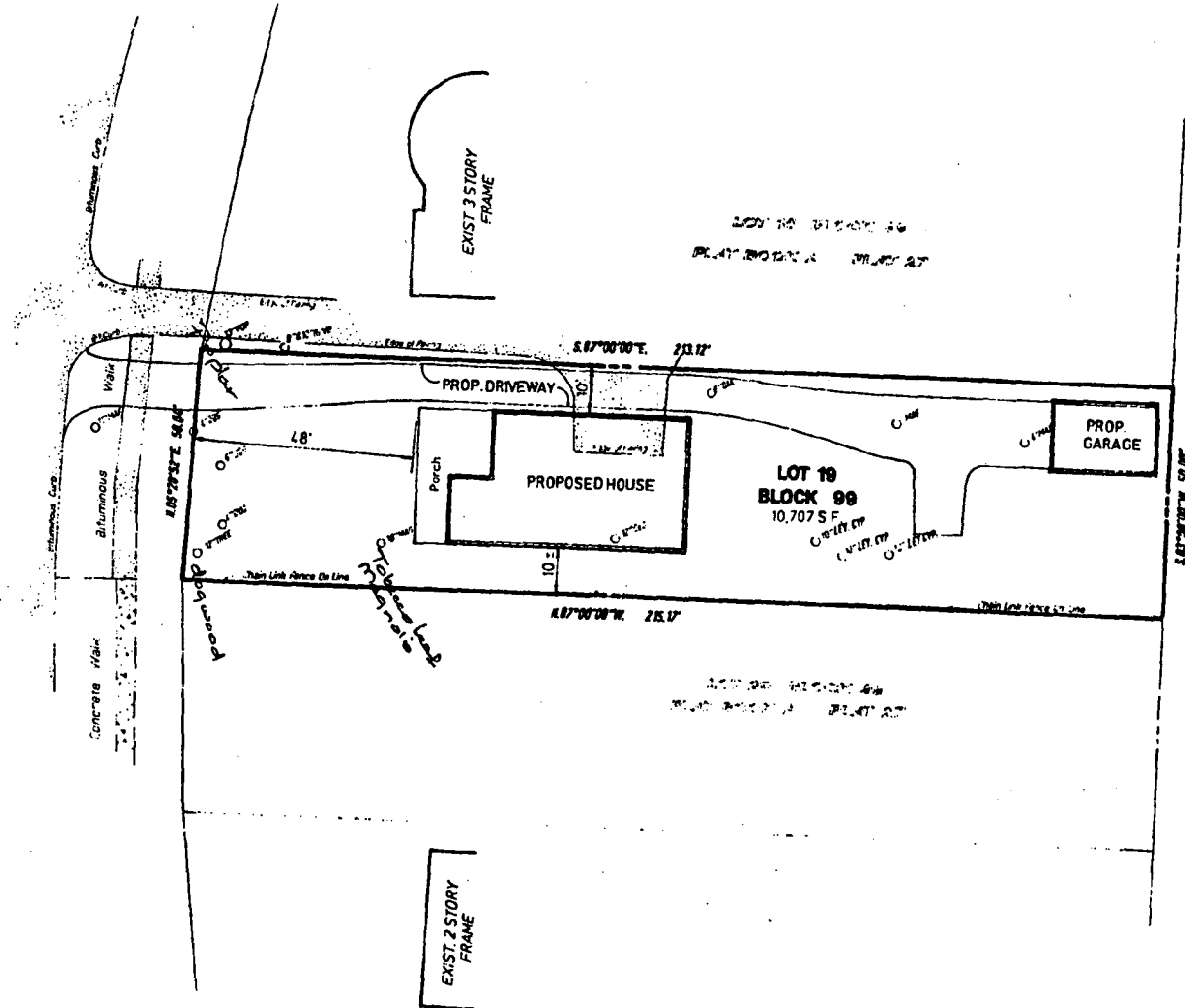
Proposed New House with some
modifications as
shown on
elevations.



④



WAVERLY STREET



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.

5

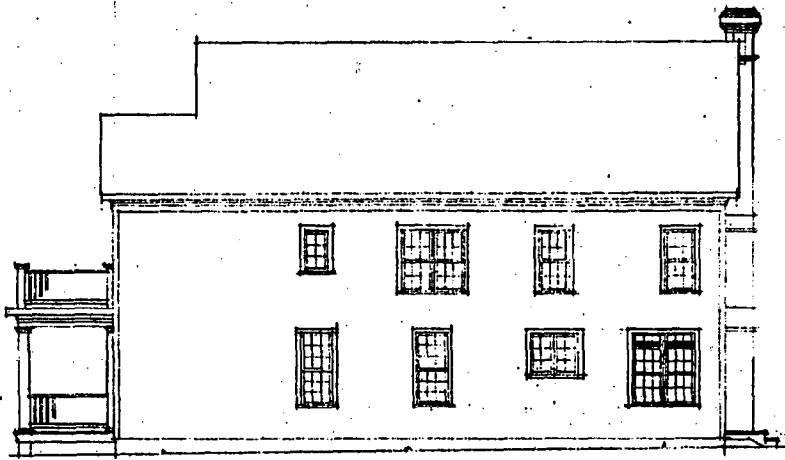
TAX MAP NO 121	200 SHEET 216, RW 5	ADC PAGE 28 1997
REVISIONS:	VICINITY MAP SCALE: 1" = 2,000'	
PREPARED FOR:		
TITLE		
SITE PLAN		
LOT 19 - BLOCK 99 SECTION 2 GARRETT PARK FOURTH ELECTION DISTRICT MONTGOMERY COUNTY, MARYLAND		
WITMER ASSOCIATES, LLC Land Surveying, Land Planning & Design 154-A Hungerford Drive, Rockville, MD 20850 Tel: (301) 309-8600 Fax: (301) 309-8601		



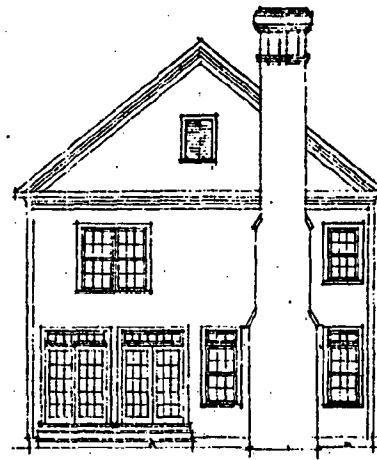
FRONT ELEVATION

4716 WAVERLY AVE, GARRETT PARK

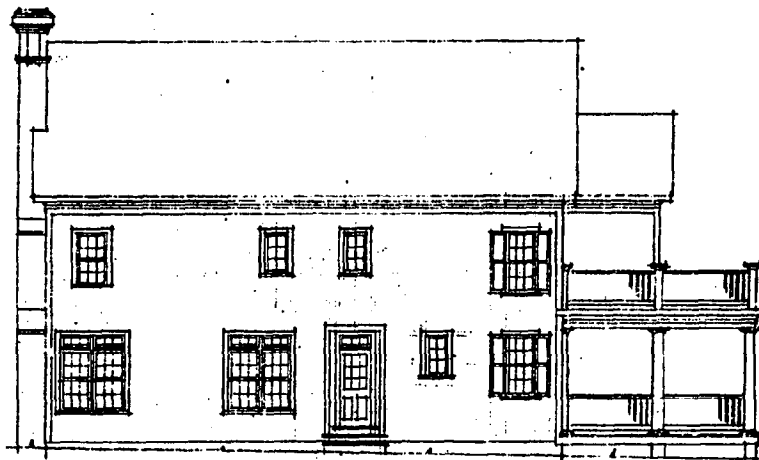
9



RIGHT SIDE

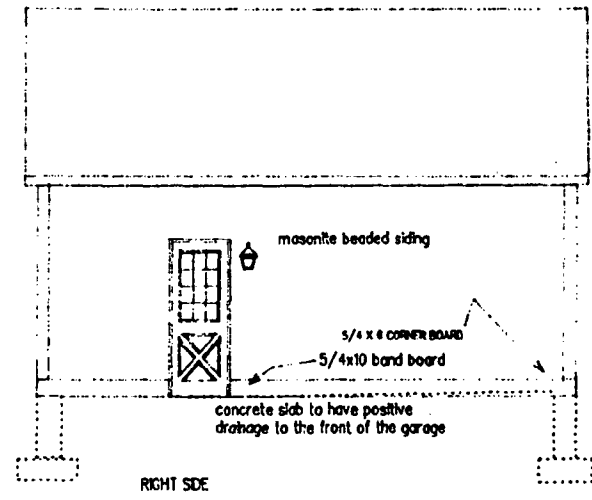
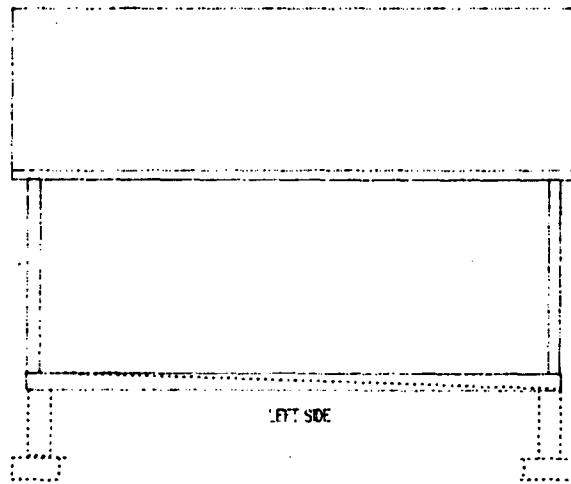
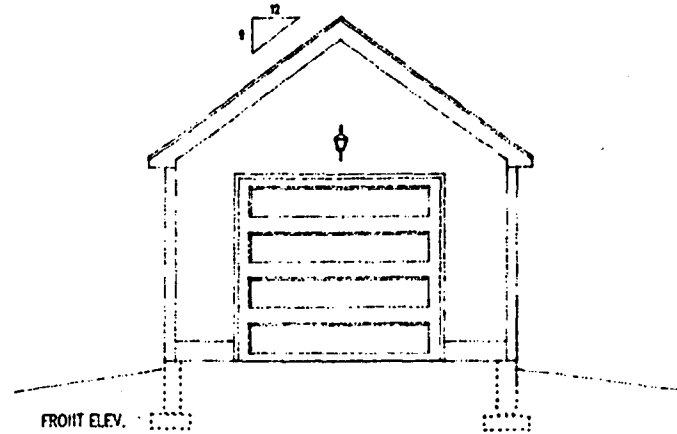
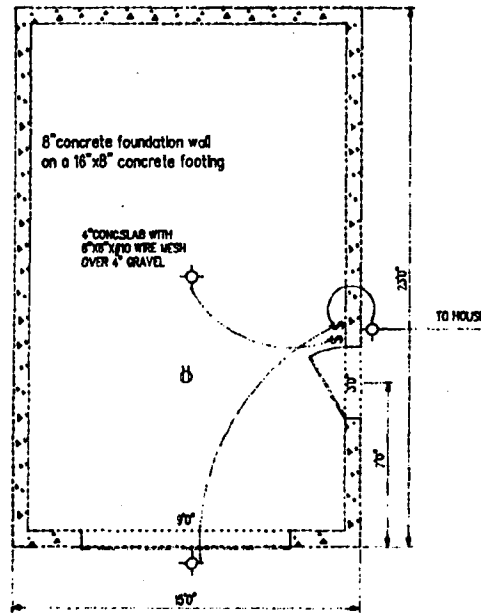


REAR ELEVATION



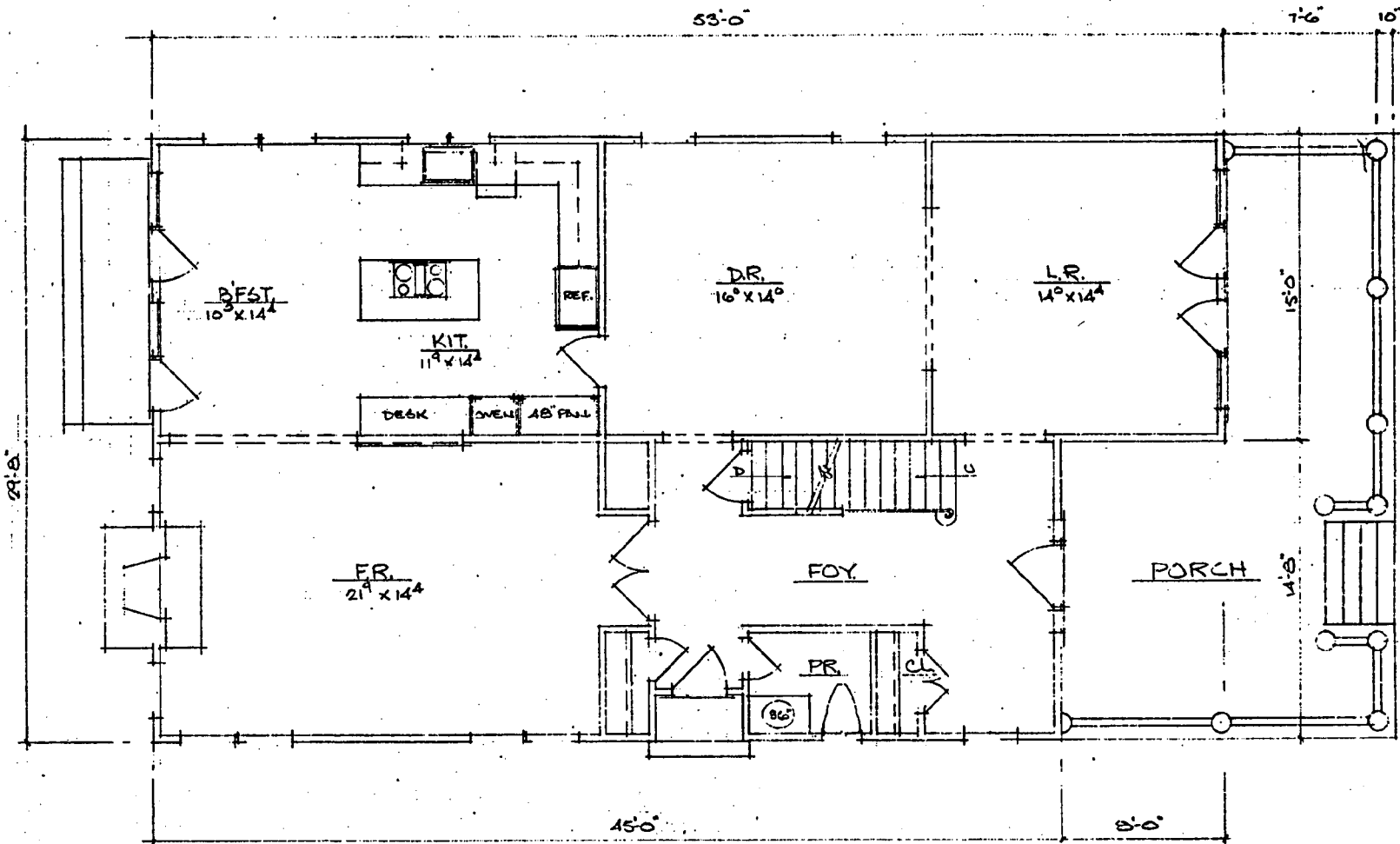
LEFT SIDE

7



6

SINGLE CAR GARAGE



FIRST FLOOR PLAN

1/4" = 1'-0"

1ST = 1,455 SQ. FT.

2ND = 1,455 SQ. FT.

TOT. = 2,910 SQ. FT.

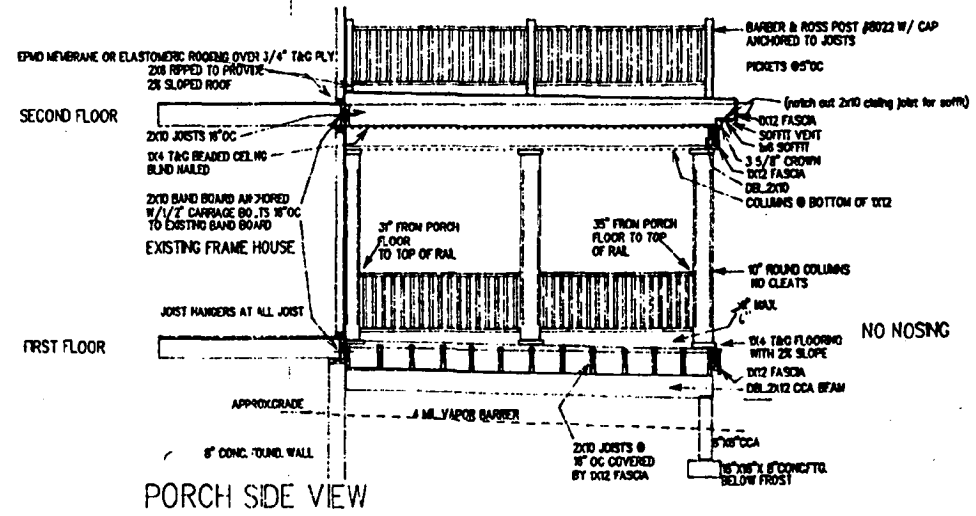
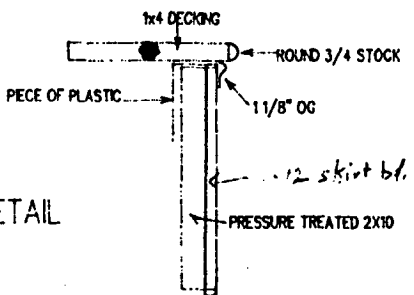
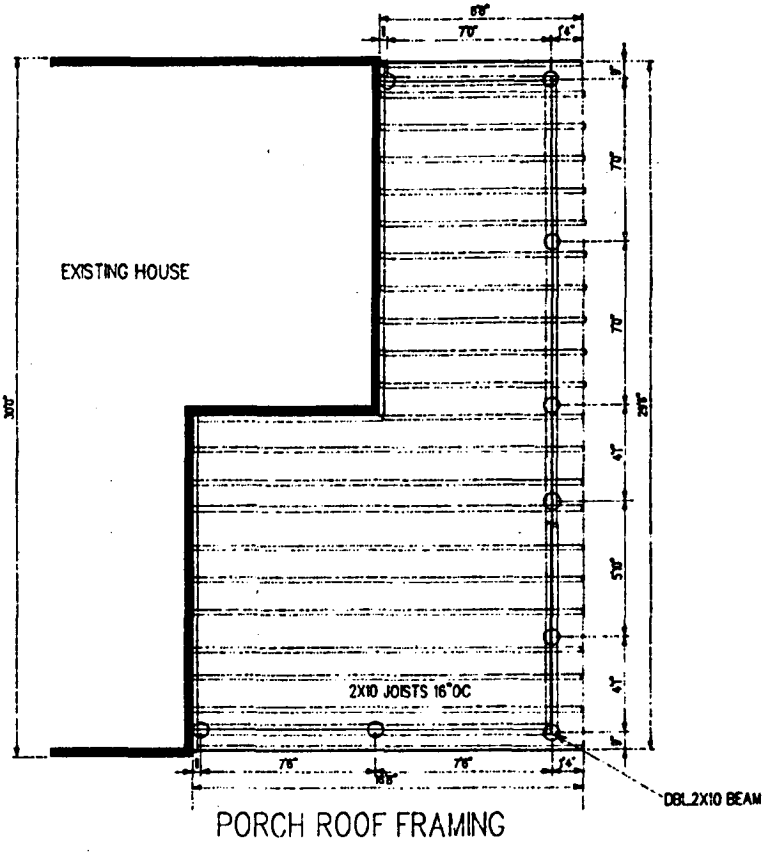
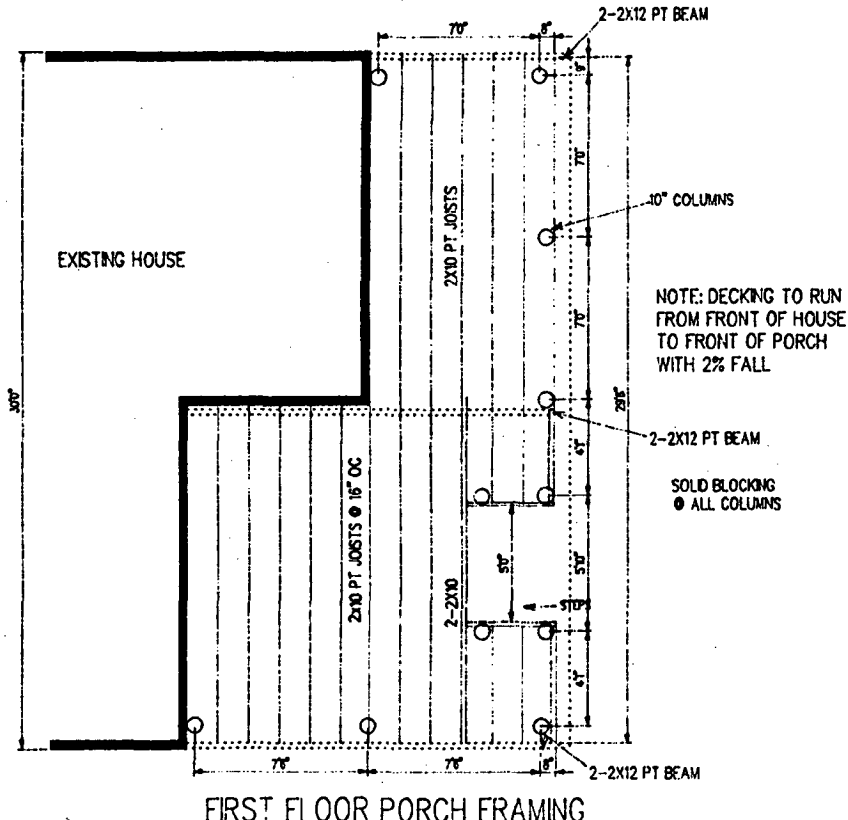


REVISIONS
 JANUARY 23, 1997
 FEBRUARY 23, 1997
 MARCH 3, 1997

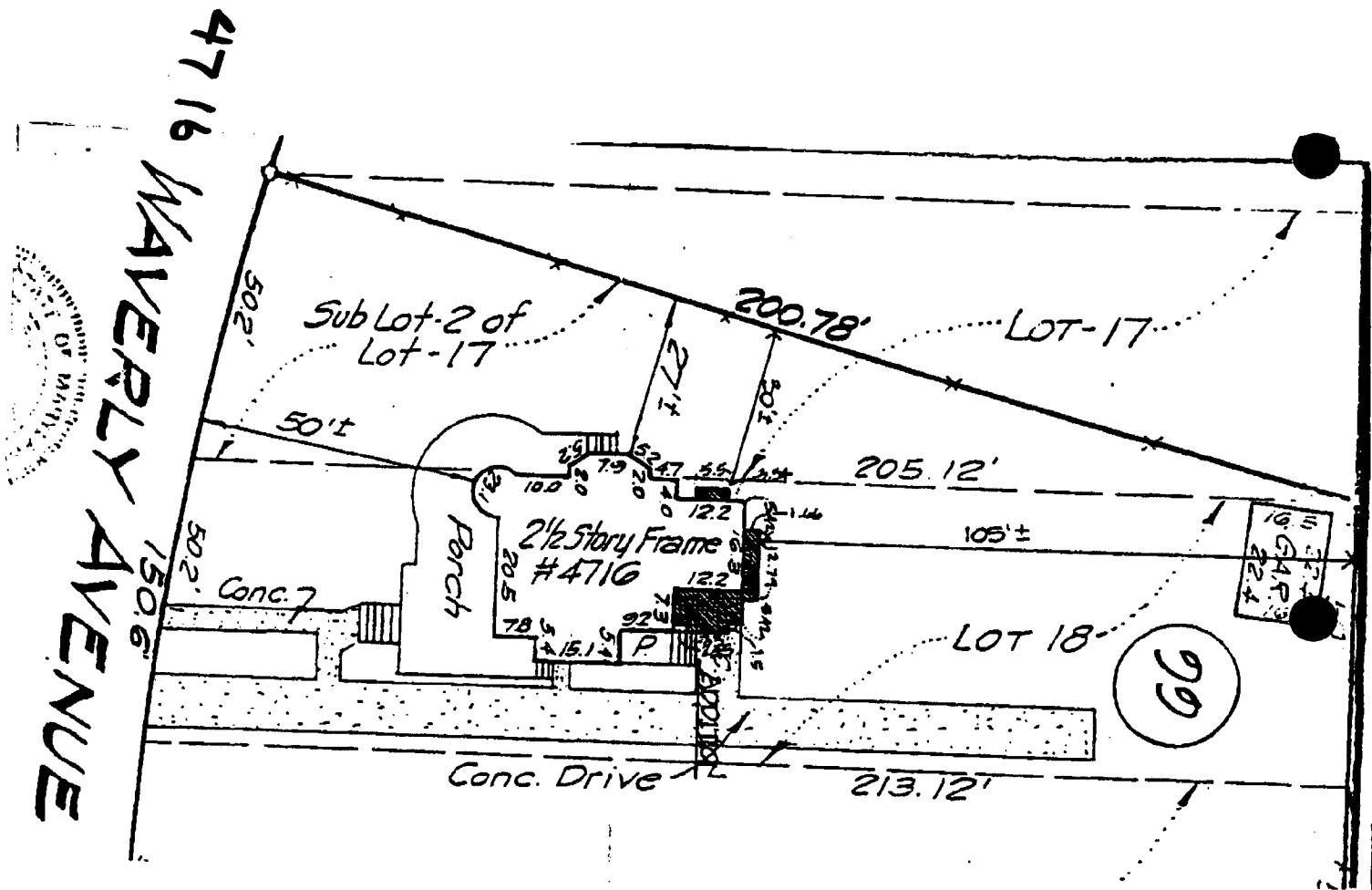
CARTER, INC.
 14660 Rothgeb Drive
 Rockville, MD 20850
 301-738-7717

Sandy Spring Porch
 Owner: Potomac Land Associates
 6503 75th Place, Bethesda, MD 20817
 Lot #207, Section 1, Cabin John Park

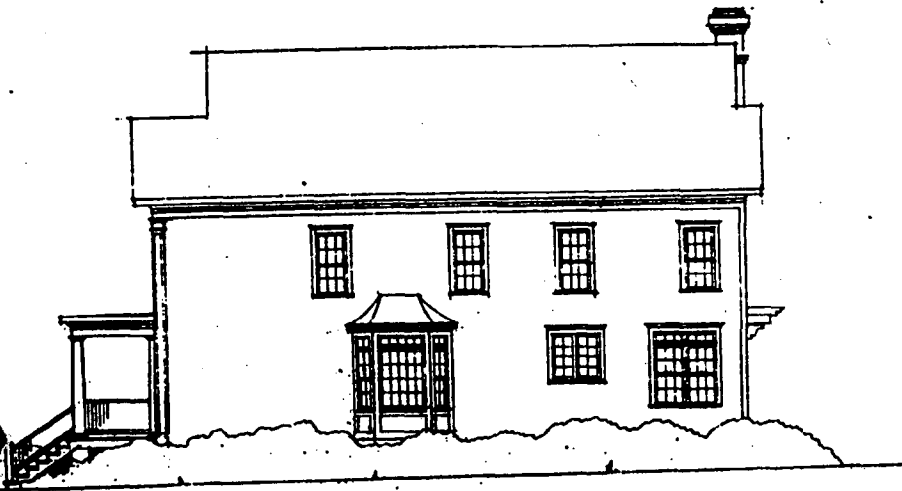
DATE: December 18, 1996
 SCALE: 1/4" = 1'-0"
 DRAWN: Carter, Inc.
 SHEET:



10



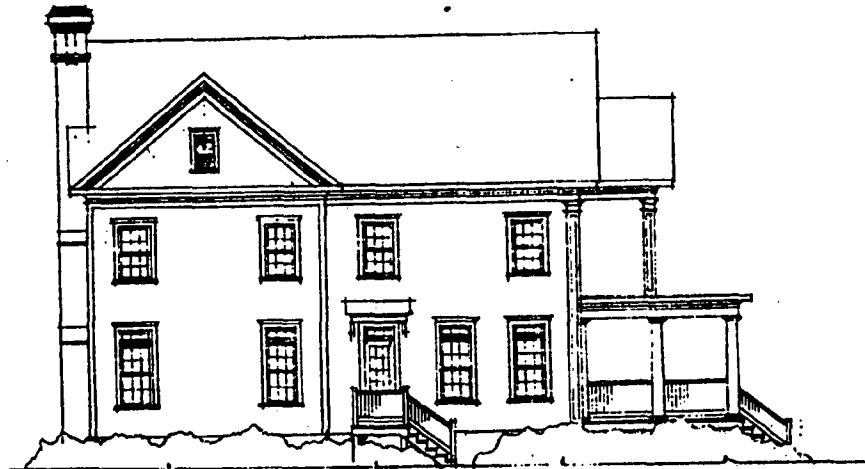
11



RIGHT SIDE



REAR ELEVATION



LEFT SIDE

9

CLAUDE C. LAPP
ARCHITECT
11800 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2329
301-661-6836 FAX 301-770-9168

2



FRONT ELEVATION

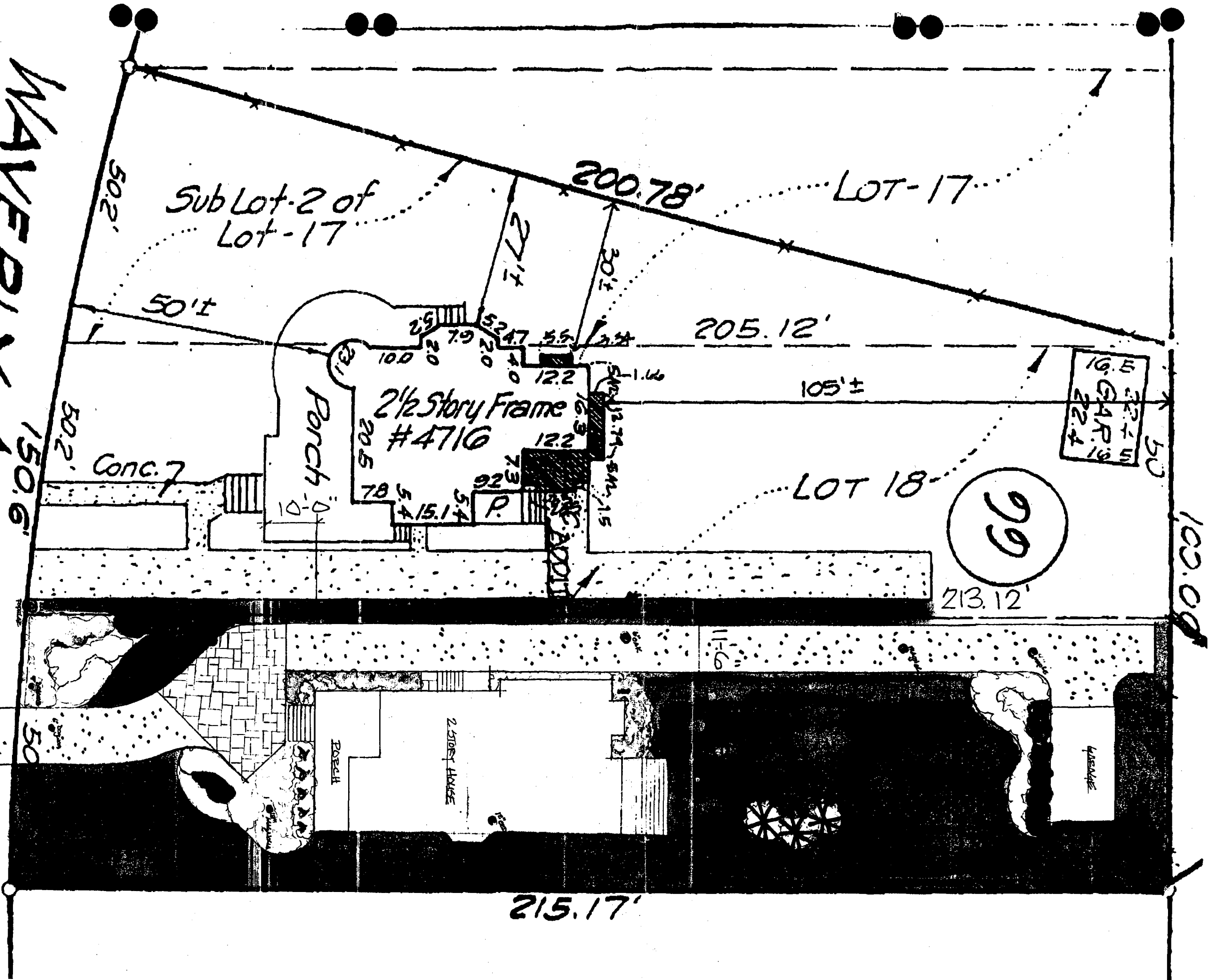
4716 WAVERLY AVE., GARRETT PARK

57

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-841-6956 FAX 301-770-9163

1

WAVERLY AVENUE



Sub Lot-2 of Lot-17

LOT-17

2 1/2 Story Frame #4716

Porch

CONC. 7

16.5
GAR
22.4
16.5

99

215.17'

50.2'

200.78'

50'±

205.12'

50.2'

105'±

LOT 18

213.12'

100.00'

50

PORCH

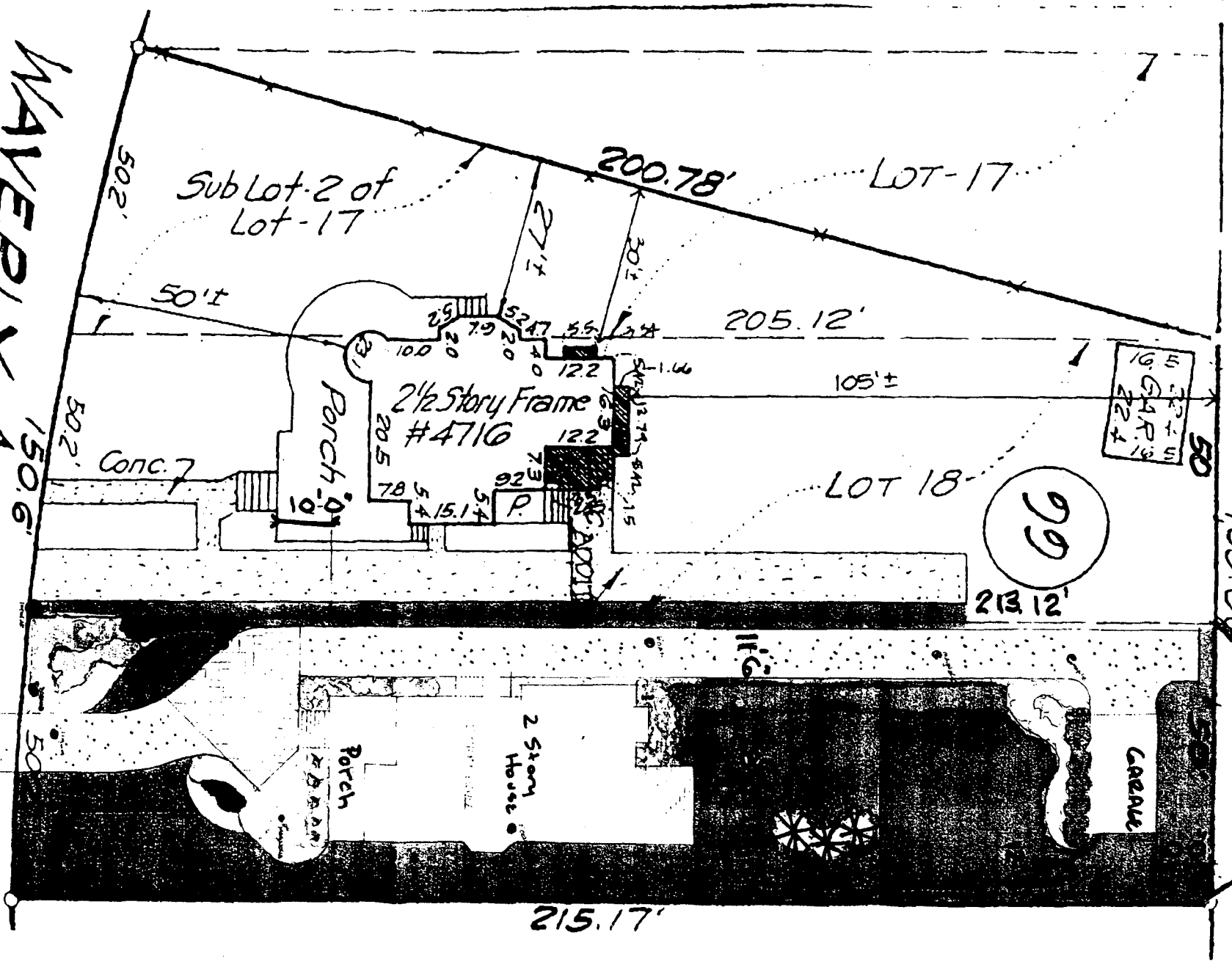
2 STORY HOUSE

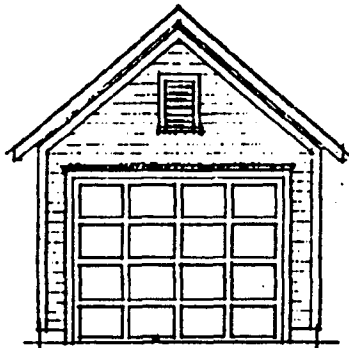
GARAGE

BY: [unclear]

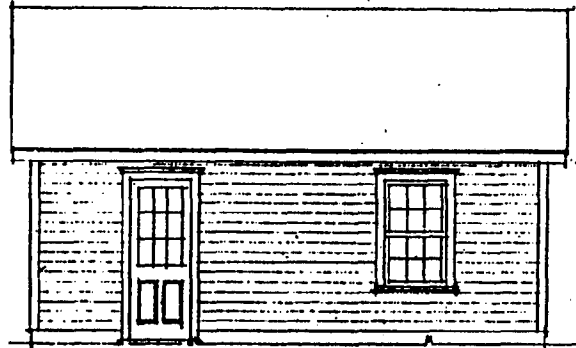
WAVERLY AVENUE

(10)

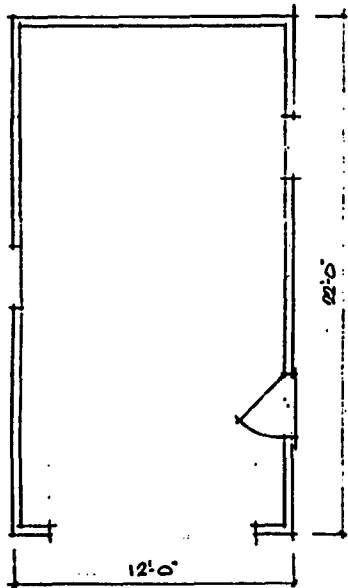




LEFT SIDE



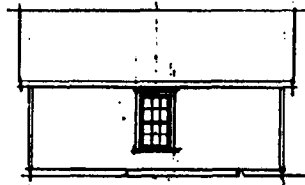
FRONT ELEVATION



GARAGE PLAN



RIGHT SIDE

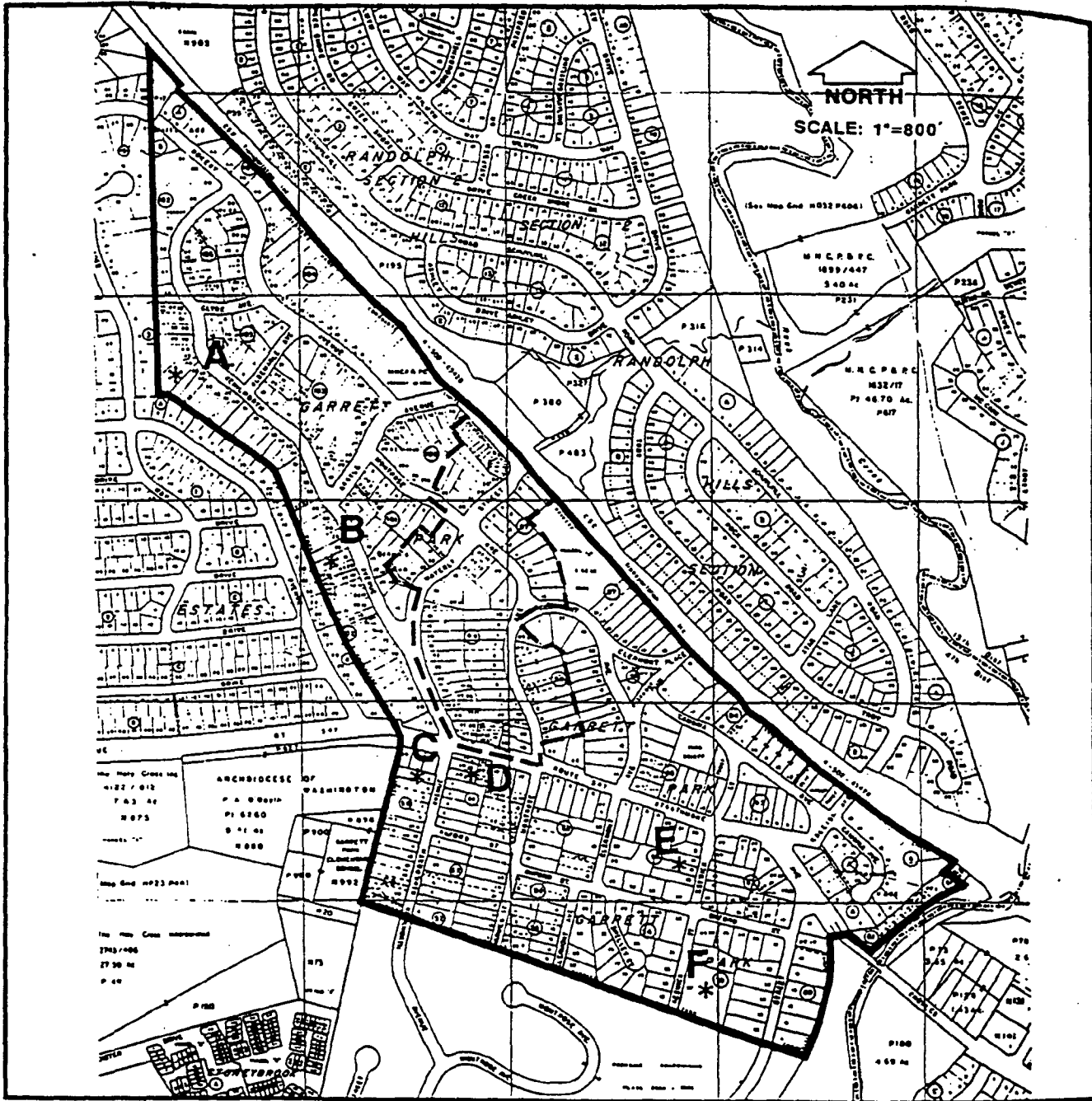


REAR ELEVATION



CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-881-0856 FAX 301-777-0163

Figure 73



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GARRETT PARK HISTORIC DISTRICT

- ^{TOWN} HPC Recommended Boundaries
- - -** ^{APPROVED H.P.} Staff Recommended Boundaries
- *** ^{APPROVED INDIVIDUAL} Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11018 Kenilworth Avenue

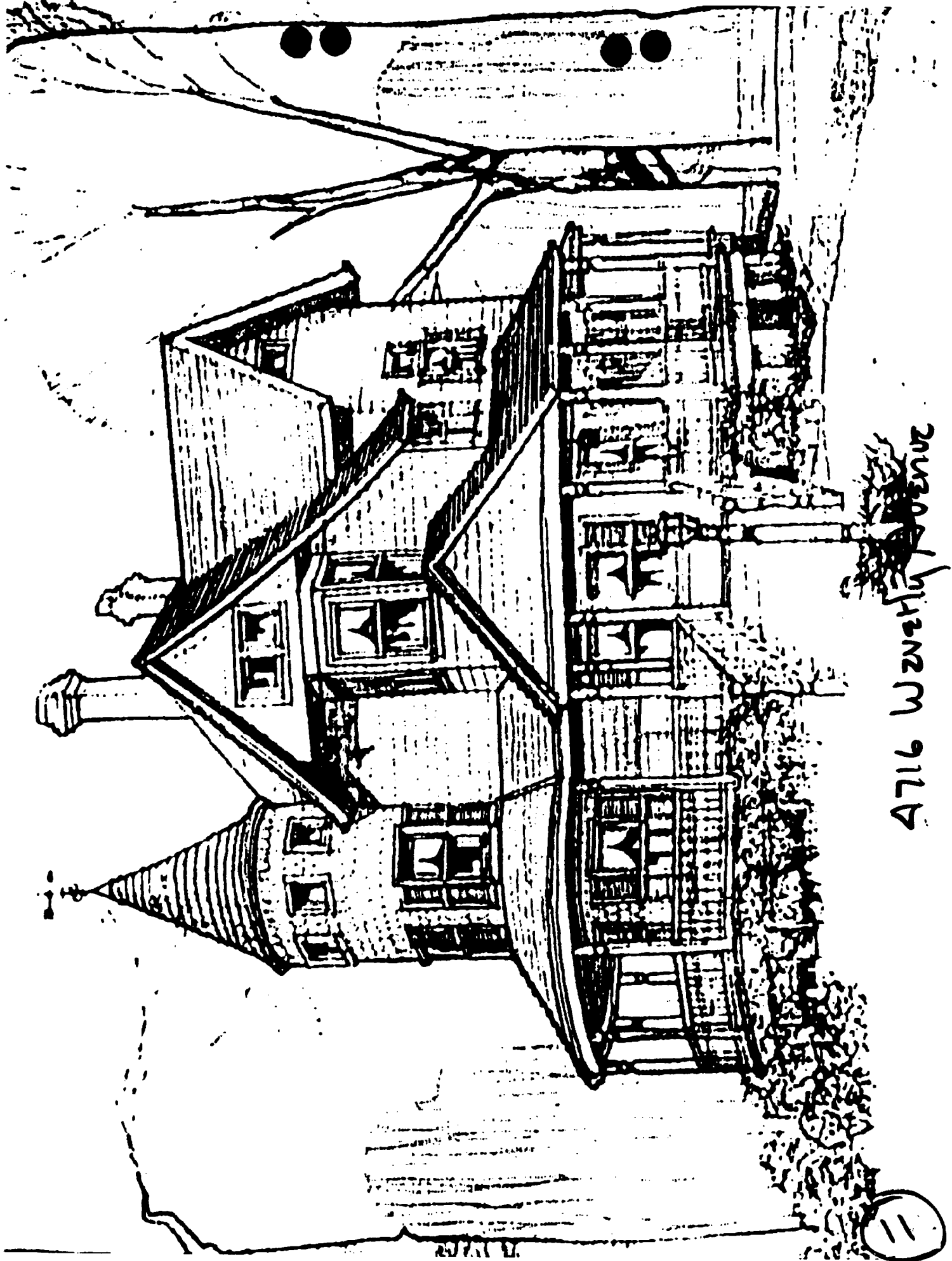
- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

30/13

North Bethesda-Garrett Park
Planning Area
March 1992

The Maryland-National Capital Park and Planning Commission

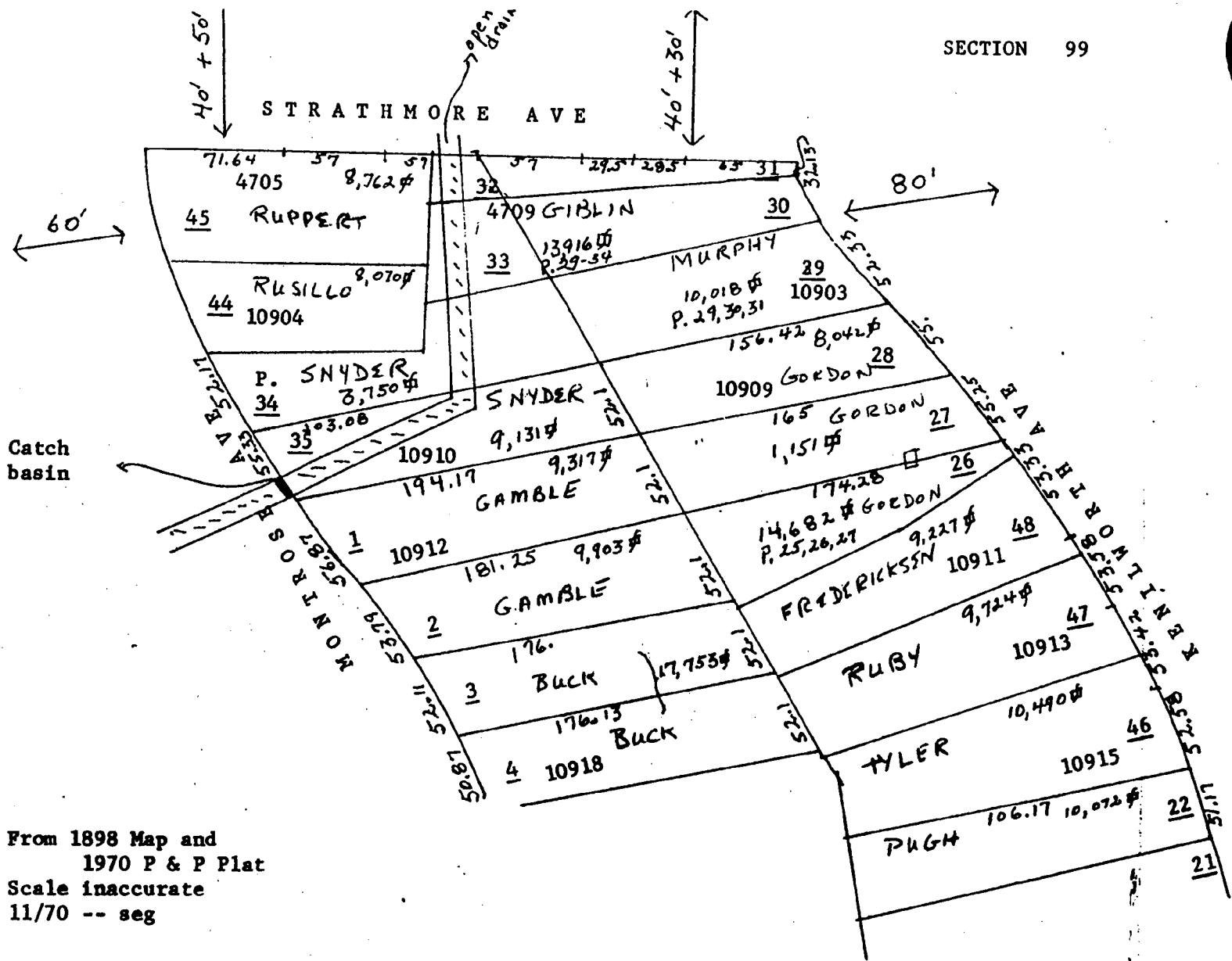
12



4716 Waverly Avenue

11

51



From 1898 Map and
 1970 P & P Plat
 Scale inaccurate
 11/70 -- seg

discussion with the understanding that each project as it is proposed will have to be considered in these lights.

In this second consultation, applicant has responded to the issues raised by the HPC by modifying the size and site of the new house and garage. The total footprint for both has been reduced from 2,265 sq.ft. to 1,888 sq.ft. The proposed design for the house has been modified to add more interest along the side facades. To provide more interior space in the shortened house, the recessed side entry has now been modified to be a projecting covered porch with an overhang, railing and steps to the front. A side gable has been added to the design on one side and a bay window on the other. These, the deletion of shutters, the pilasters on the second story front, and the raised first floor elevation change the overall aspect of the house to more of a Queen Anne design than was first submitted. Staff feels that there has been a notable loss of simplicity, and a move toward the derivative, but would not object to the changes.

The front porch upper story railing has been deleted to allow the front facade to recede visually from the street scape. The house also has been moved back 10' from the front property line so that the front porch, although still accessible and visible from the other front porches along the street, is recessed slightly from the front porches of the historic resources. At the suggestion of the Commission, the applicant has also raised the level of the first floor by nearly two feet so that the porch is on a plane with the Victorian porches on either side. The house was not moved any further back on the lot than 10 feet in response to concern that the green space at the rear be retained. A raised deck has replaced the flagstone terrace at the rear of the house and is, in staff's opinion, a less graceful landscaping treatment with the french doors than was the terrace first proposed.

The applicant has also modified his proposal to include wood siding, a smaller garage with more detail shown, and a shift in the garage alignment so that the door faces to the side.

In response to the Garrett Park Historical Committee's concern about the driveway placement, the applicant has proposed a center driveway with a flagstone apron in front of the house. The freeform shape of the apron is perhaps not in keeping with the formal styling of the house, but the use of natural stone does help to soften the look if not actually alleviating the overall amount of impermeable surface being proposed for the project.

STAFF RECOMMENDATION

Staff recommends that the applicant proceed to a Historic Area Work Permit application.

4

double-glazed thermal pane simulated divided light with a shadow bar between applied muntins.

The siding is now 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 porch railing has been deleted and in its place are pilasters on the corners of the front facade and front block. All shutters have been removed from the proposed design.

The first floor elevation is now approximately 18" - 24" higher, with three steps added to the front porch stairs and a deck replacing the flagstone terrace in the rear.

2. Construct a 12' x 22' (264 sq ft versus 375 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 several trees, including a 12" red cedar, a 6" dogwood and a 6" pin oak. Move a magnolia on the left side of the lot out of the way of the driveway. All other trees are to be retained in place.

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

STAFF DISCUSSION

As was discussed in the first staff report, infill in a historic district like Garrett Park that is noted for the historic character of "the unique park-like setting of the 19th century garden suburb" is problematic. In this case, the proposed infill is in an exceptional setting between two outstanding resources and must be subject to the highest level of review. To maintain the "prevailing pattern of houses and open spaces" and "retain the maximum amount of green area", new construction, if it happens at all, would need to be minimally sized and with the least possible paved area and outbuildings.

It is clear from the language of the zoning amendment that there is an expectation that infill will occur in the Garrett Park Historic District. The HPC must consider, however, which of the building lots should be used, that is, **where** can the houses be placed such as to intrude least on the environmental setting of each of the outstanding resources and on the viewshed of the district as a whole. It is also critical to decide **how many** houses can be built - what is the point at which the park-like setting will disappear because too much infill has been permitted. As this is the first infill project in the district, this, in staff's opinion, is an appropriate time to begin the

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

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- 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 20% of the net lot area.

PROPOSAL

Applicant has made a number of changes to the house originally proposed for Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures 50' x 214' (10,700 square feet). The proposal is now to:

1. Construct a new two story house in a Queen Anne style with a footprint to measure 28'6" x 57' including a full width front porch (versus 30' x 63' in the first proposal) and an overall size of 2,606 sq.ft.(versus 2,910 sq.ft.). The house is to be set 47' (versus 37') from the front property line. The side facades are to be offset on the left side 1'10" at the rear with a side stair and portico halfway to the rear. A side pedimented gable also has been added on the left side facade. A pedimented block has been added at the rear similar to the off center block on the front facade.

The window treatments have been simplified to 9/6 on the first floor and 6/6 on the second with one set of paired casement windows on the right side. A one story bay window is also now proposed for the right side. Double french doors are proposed for the front and rear facade. All windows are proposed to be

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 05/14/97

Resource: Garrett Park Historic District

Review: Second Prelim Consultation

Case Number: Not applicable

Tax Credit: None

Public Notice: 04/30/97

Report Date: 05/07/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Proceed to HAWP

BACKGROUND

The proposed construction project was the subject of an initial preliminary consultation on April 9, 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	

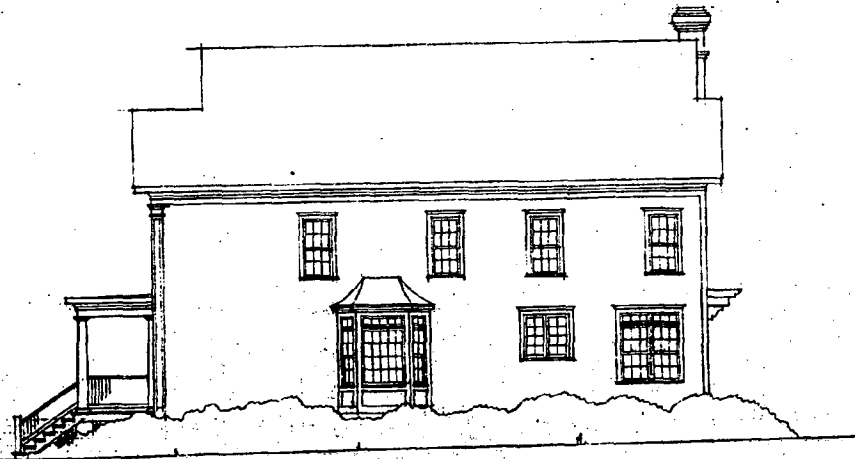
①



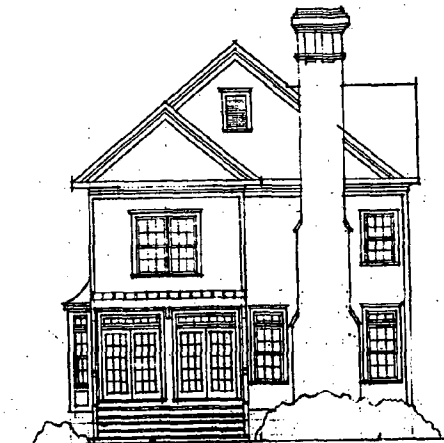
FRONT ELEVATION

4716 WAVERLY AVE., GARRETT PARK

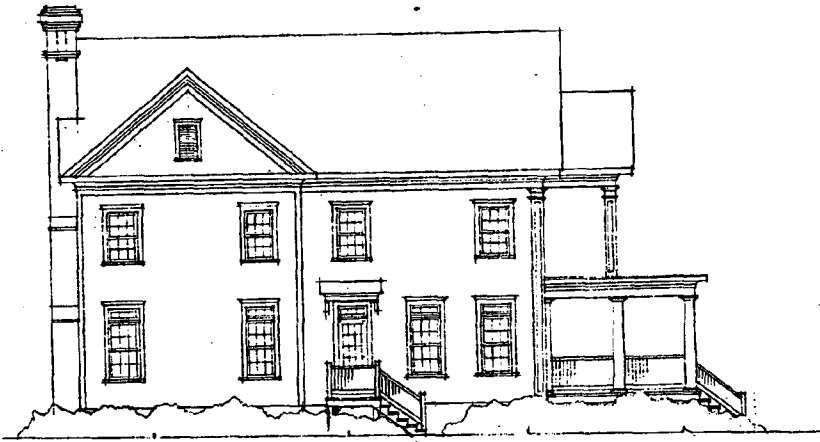
CLAUDE C. LAPP
ARCHITECT
11820 PASHLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2529
301-261-6256 FAX 301-770-9163



RIGHT SIDE

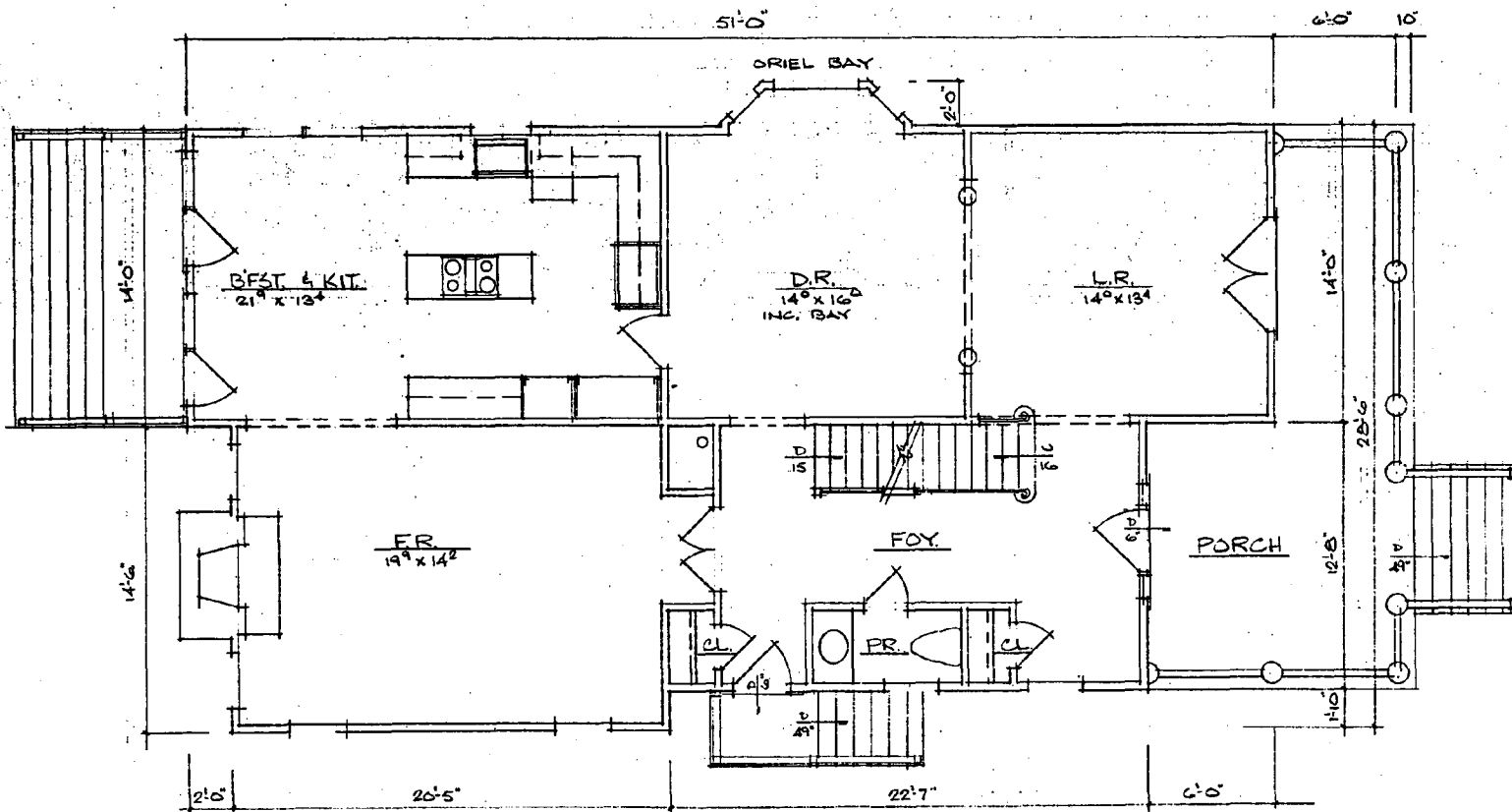


REAR ELEVATION



LEFT SIDE

CLAUDE C. LAPP
ARCHITECT
11800 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2329
301-661-6856 FAX 301-770-9163

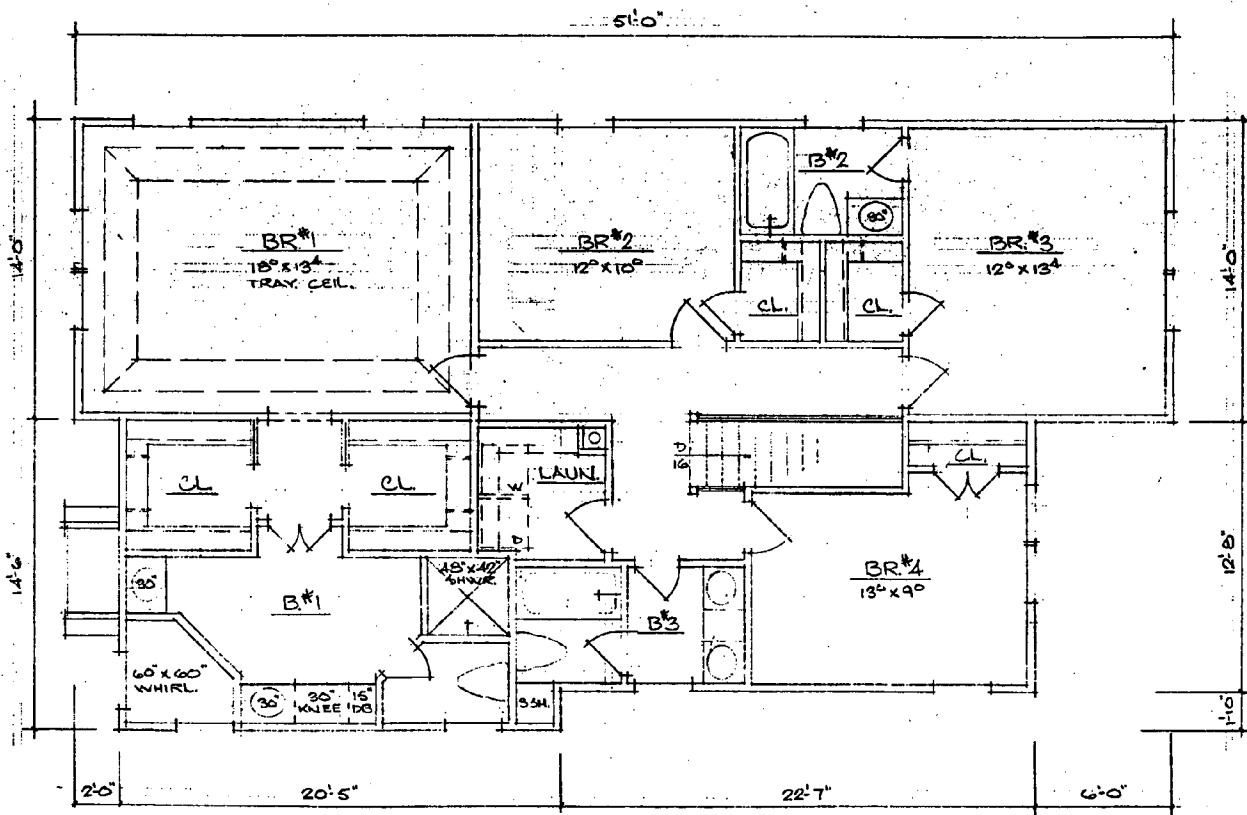


FIRST FLOOR PLAN

1/4" = 1'-0"

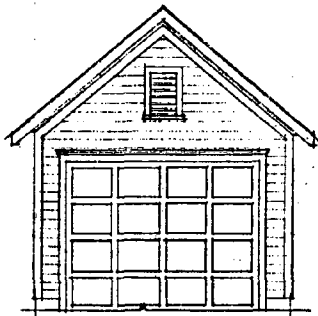
- 1ST = 1310 SQ. FT.
- 2ND = 1296 SQ. FT.
- TOTAL = 2606 SQ. FT.
- PORCH = 258 SQ. FT.

CLARENCE C. LAPP
 ARCHITECT
 11200 BROADWAY DRIVE, SUITE 100
 ANNAPOLIS, MD 20682-2329
 301-861-9216 FAX 301-770-9163

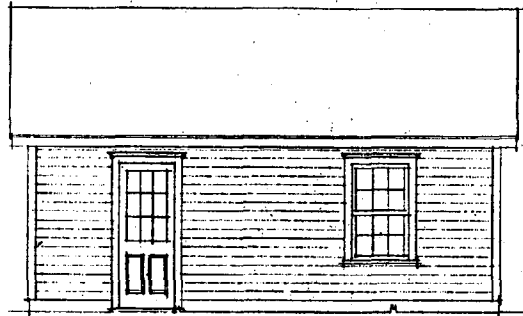


SECOND FLOOR PLAN
 1/4" = 1'-0"
 1296 SQ. FT.

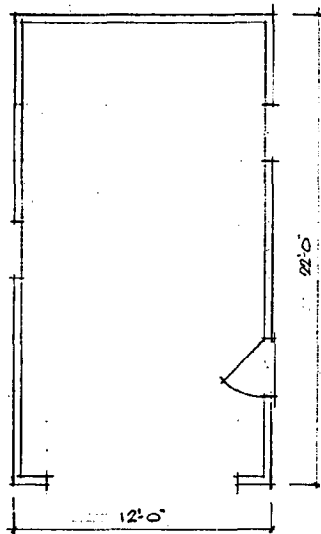
CLAUDE C. LAPP
 ARCHITECT
 11820 ROCKLAWN DRIVE, SUITE 100
 ROCKVILLE, MD 20852-2529
 301-881-8355 FAX 301-770-9153



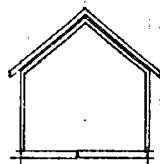
LEFT SIDE



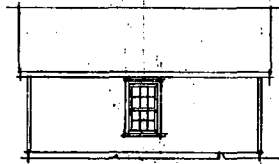
FRONT ELEVATION



GARAGE PLAN



RIGHT SIDE



REAR ELEVATION

CLAUDE C. LAPP
ARCHITECT
11820 PARKLAWN DRIVE, SUITE 100
ROCKVILLE, MD 20852-2629
301-897-6856 FAX 301-777-9183

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue, Lot 2

Meeting Date: 04/09/97

Resource: Garrett Park Historic District

Review: Preliminary Consultation

Case Number: Not applicable

Tax Credit: None

Public Notice: 03/26/97

Report Date: 04/02/97

Applicant: Jeremy Lichtenstein

Staff: Perry Kephart

PROPOSAL: New Construction

RECOMMEND: Make major
Revisions & Return for 2nd
Preliminary Consultation

2020
is shield
less than
TSC allowa
ble.

BACKGROUND

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/ carriage house.	1891	10909 Kenilworth	Outstanding
Lot 26	Dutch Colonial	1964	10911 Kenilworth	Non-contributing
Lot 25	Dutch Colonial	1964	10913 Kenilworth	Non-contributing
Lot 24	Modern Frame/brick	1964	10915 Kenilworth	Non-contributing
Lot 23	vacant			
Lot 22	Queen Anne	1892	10925 Kenilworth	Outstanding
Lot 21	vacant			
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', and lot coverage including accessory buildings must be 20% of the net lot area.

PROPOSAL

Applicant proposes for Lot 19 (Lot 2 of 4716 Waverly Avenue) that measures 50' x 214' (10,700 square feet) to:

1. Construct a new two story house in a neoclassical style with a footprint to measure 29' 8" x 63' including a full width front porch and an overall size of 2,910 sq. ft. The house is to be set 37' from the front property line. The side facades are to have no offset and to fill the entire allowable width of the lot. A small inset doorway is proposed for the left facade as well as 9/9 windows on the front portion and 6 light and 6/6 above and to the rear. The right facade contains a collection of windows of different configurations including 9/9, 6/6, and 6 light casements. All windows are proposed to be double-glazed thermal pane simulated divided light with a shadow bar between applied muntins. Siding is proposed to be of masonite. An exterior masonry chimney is proposed at the rear of the structure. Double french doors are also proposed for the front and rear facade. 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 fiberglass shingle. Porch railings are proposed to be simple 1x1 pickets.

2. Construct a 15' x 25' (375 sq ft) single car garage at the left rear corner of the property. The garage is proposed to be constructed of masonite with concrete foundation and slab flooring. All trim, doors and windows are to be of wood. The roof to be fiberglass shingle.

3. Remove two trees, a 12" red cedar and a 6" pin or red oak. All other trees are to be retained.

4. Install an asphalt paved driveway from the street down the left side of the

property.

STAFF DISCUSSION

Infill in a historic district like Garrett Park that is noted for the historic character of “the unique park-like setting of the 19th century garden suburb” is problematic. In this case, the proposed infill is in an exceptional setting between two outstanding resources and must be subject to the highest level of review. To maintain the “prevailing pattern of houses and open spaces” and “retain the maximum amount of green area”, new construction, if it happens at all, would need to be minimally sized and with the least possible paved area and outbuildings.

The questions that must be answered are, 1) should new infill construction be permitted at this location and, 2) is the design and placement of the residence and outbuildings appropriate to the lot under consideration?

It is clear from the language of the zoning amendment that there is an expectation that infill will occur in the Garrett Park Historic District. The HPC must consider, however, which of the building lots should be used, that is, **where** can the houses be placed such as to intrude least on the environmental setting of each of the outstanding resources and on the viewshed of the district as a whole. It is also critical to decide **how many** houses can be built - what is the point at which the park-like setting will disappear because too much infill has been permitted. As this is the first infill project in the district, this, in staff's opinion, is an appropriate time to begin the discussion with the understanding that each project as it is proposed will have to be considered in these lights.

Staff is concerned that the lot, and thus the new construction, is very close to the historic resource on its left, 4716 Waverly Avenue, although it is well away from and well screened from the Queen Anne on the right side at 10925 Kenilworth Avenue. A part of the problem might be alleviated, in staff's opinion, if consideration is given to the paved driveway that runs the entire length of the lot and consumes a large portion of the green area. Staff would point out that if a driveway is permitted, the proposed placement next to the existing driveway on the neighboring lot is the most reasonable site. Staff suggests, however, that the applicant consider shortening the driveway and eliminating the garage.

The HPC is then faced with the question whether the house should sit on the same setback line in a row with the historic houses and be, in effect, presented as a “Neo-Victorian”, although one of more modest dimensions than its historic counterparts. In this case, staff feels that the design of the house is simple, interesting, and sufficiently understated to be considered for the proposed site. An alternative to be considered, however, would be to set the house back from the line of other houses to clearly differentiate the houses along the historic district viewshed as to importance. In that case, staff would recommend that a more modest design for the porch would be necessary such that the house would appear to be a secondary structure to the large Victorian resources rather than just a Neo-Victorian pushed back on its lot. Increasing the setback would also create a precedent for future infill should that occur in the historic district.

Several related concerns need to be addressed before staff would recommend that the plan proceed to a Historic Area Work Permit:

A. Of particular importance is the lot coverage that appears to be excessive. The dimensions indicated as 30' x 63' for the house or an overall footprint including the porch of 1,890 sq. ft. plus 15' x 25' or 375 sq. ft. for the garage, or 2,265 sq. ft. combined, would mean a lot coverage of 21.17% for the 10,750 sq. ft. lot (50' x 215'). Applicant needs to consider reducing the overall size of the house and eliminating the garage to bring the project under the allowable lot coverage as prescribed in the overlay zone amendment. *no*

not ok

*28.5 + 5 = 33.5
16 24.5*

B. The house size (2,910 sq. ft.) is particularly problematic as it exceeds the square footage (in the 2,300 - 2,500 sq. ft. range) typically permitted by the HPC for infill projects in historic districts with lots of these general dimensions.

oh C. Staff would point out the house presented in the sample picture has lost its offset rear block and varied roofline configuration in the elevations proposed for this project. Staff would suggest that if the side elevations are to be flat to allow for building a 30' wide house in a 50' lot with 10' side setback requirements, some architectural differentiation should be included such as a lowered roof line for the rear section and/or vertical detailing between the front and back sections.

oh D. Masonite has not historically been a long lived building material as it is subject to decay if it is cracked or chipped. Staff would suggest that the applicant use lapped wood siding.

E. Shutters should be of wood, and be full sized to fit the various single windows and left off of the paired windows.

oh F. Window is submitted

15%?

STAFF RECOMMENDATION

G. driveway dim too dark chg paving & move
Staff recommends that the applicant develop more detailed designs and drawings for this proposal and submit a second preliminary consultation. Attention should be given to the issues listed above.

- DL*
- 1) wood siding *oh*
 - 2) moving garage around is *oh*
 - 3) driveway *oh*
 - 4) don't want carriage house look
 - 5) house is already set far back
can soften driveway
 - 6) concerned about size restriction

3a

Arch - use driveway - min path of
grass concrete pavers for in front of garage
grass rings - (H) pfd



Proposed New House with some
modifications as

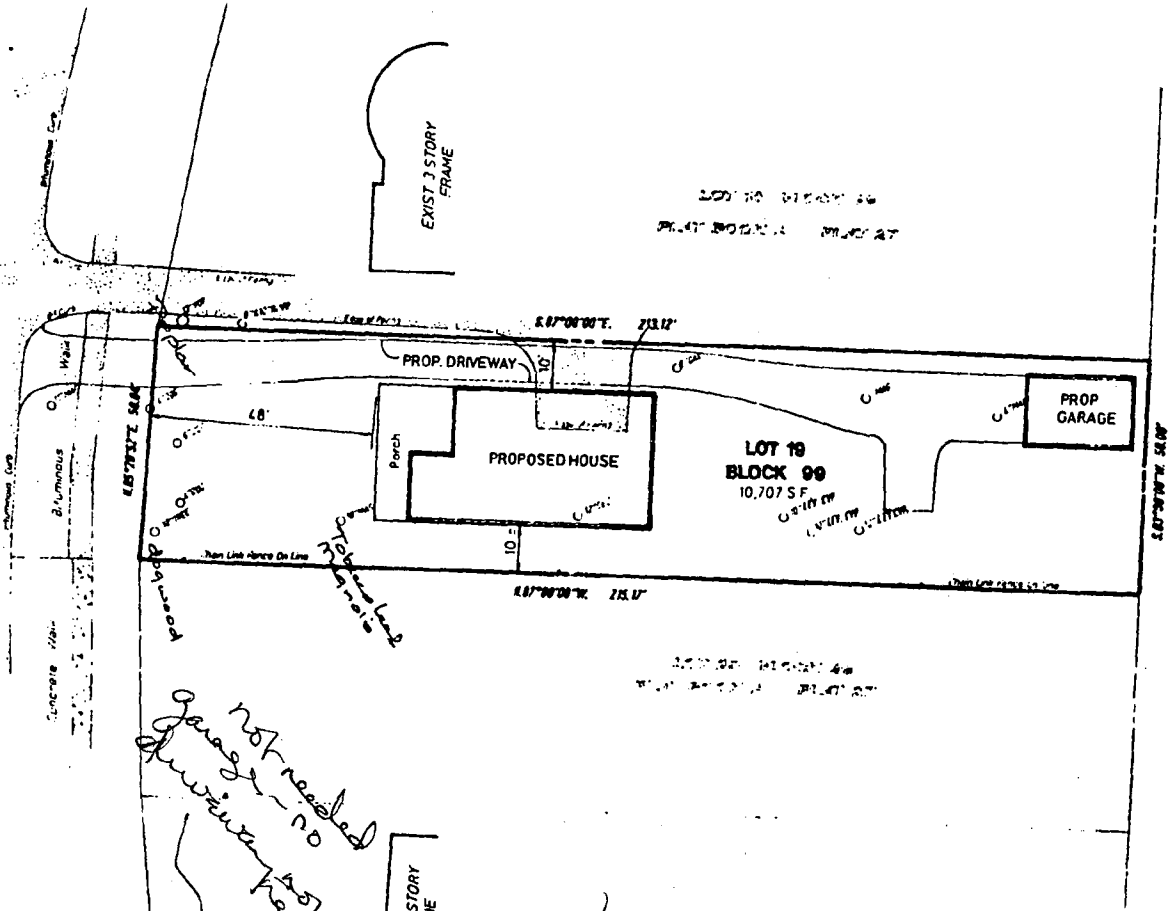
Shown on
Elevation!



④

TT - agree w/ SS - no driveway
 no garage on the back
 - reduce BVA10 to 2300 - 2500
 at 20%
 no shared driveway
 HS - driveway is in here, not garage

TAX MAP NO 121	700 SHEET 216 NW 5	ADC PAGE 38
REVISED	VICINITY MAP	SCALE 1" = 200'
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 154-A Hungerford Drive, Rockville, MD 20850 Tele (301) 309 8600 Fax (301) 309 8601		



He wants to be
 with give her suggestion
 more consideration
WAVERLY STREET

SS - not needed
 Garage - so
 driveway needed
 SS - last not to be deleted
 should be small house
 on smaller lot
 mod house self back
 TT - driving to SS
 DT - ok to make but on
 since smaller - a
 SS - smaller of only 11
 along side lot & keep
 low of keep massive
 & smaller porch.

5

OK
 SSP - Handlerson but
 SSP meaning preservation -
 from style not agree.
 HS will look too big
 should be more to
 make.
 HS agree no self back
 garage could come
 down to also less
 put on silver side
 driveway too close
 to house plan
 need more landscaping
 - prefer gravel but
 when it gets better
 that may be moved

- 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 27, 1997 by this office.

TT - does porch connection work -

H6 - yes - porch creates a social activity in front yard

OK agrees w/ H6
imp how house looks
& how look next to neighbor
but most of all how ^{will} feel there
most important
push it back
- keep front yard
- shed should be
- garage ok if back use back
- keep detached
- curve driveway



FRONT ELEVATION

4716 WAVERLY AVE., GARRETT PARK

9
E6 - against pushing back - cuts up
seen space - don't know
- which bldg lots should be allowed

GP Hist Pres. Cttee

Harry Gordon - Architect
est by GP code of ordinance
apptd by Mayor & Council

- important issue - open space & overlay zone -
- important precedent for buildable lots. esp Lot 20
- canyon b/t dirt resumes? new house - want to avoid - only way to do it is to set back much further - 100' or so
- maintain sense of groups
- avoid side by side
- porches are important to GP needs one
- driveway - side by side if push the back - can create curve & slight to other side - but what happens to next vacant lot
- it remains - is flexible in design - if has to be built - should be by those who are sensitive to issues

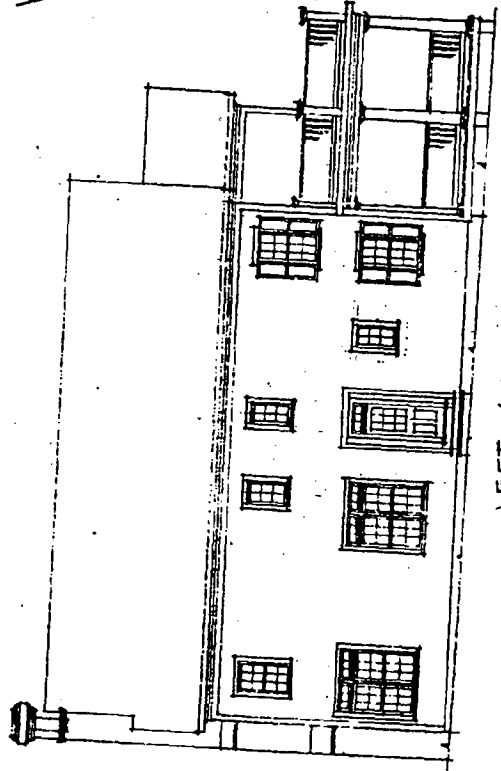
IT when do I go from here

OK → biggest ques in setback

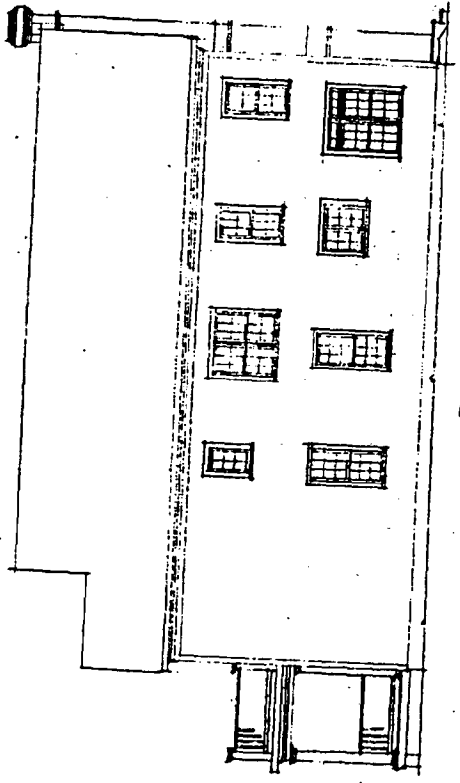
3' grass

denonnce & simplify

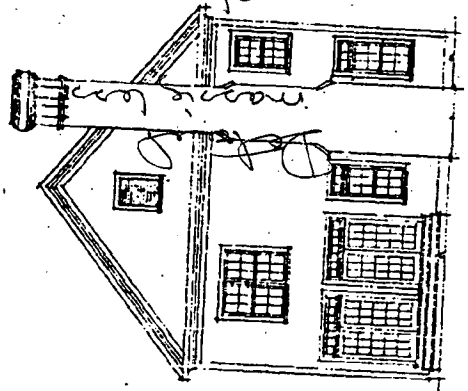
Another pc



LEFT SIDE



RIGHT SIDE



REAR ELEVATION

no QA. simple
maybe covering.
can't be as large
as want

CE

more up. 3
more detail

OK

needs plan detail
simpler fenestration

SS

plan on porch
more articulated

SS

plan not QA

TH

OK

TH

reduce by
articulation

5% giv
detailing

smaller

min 2 story
smaller

5%

5% 8m

5%

Setback

yes

yes/no

seth

set ok

no seth.
at same

have

too much

more to

no

no

no

D

bad floor
ok

ok

no

ok

ok

G

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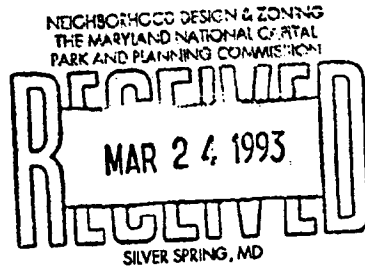
no

no

no

no

no



Ordinance No.: 12-33
Zoning Text Amendment No.: 92012
Concerning: Overlay Zone for Town
of Garrett Park
Draft No. & Date: 1 - 4/24/92
Introduced: July 28, 1992
Public Hearing: September 22, 1992
1:30PM
Adopted: March 9, 1993
Effective: March 29, 1993

COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION
OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT
WITHIN MONTGOMERY COUNTY, MARYLAND

Carolyn H. Gower

By: District Council at request of the Planning Board

AN AMENDMENT to the Montgomery County Zoning Ordinance for the purpose of

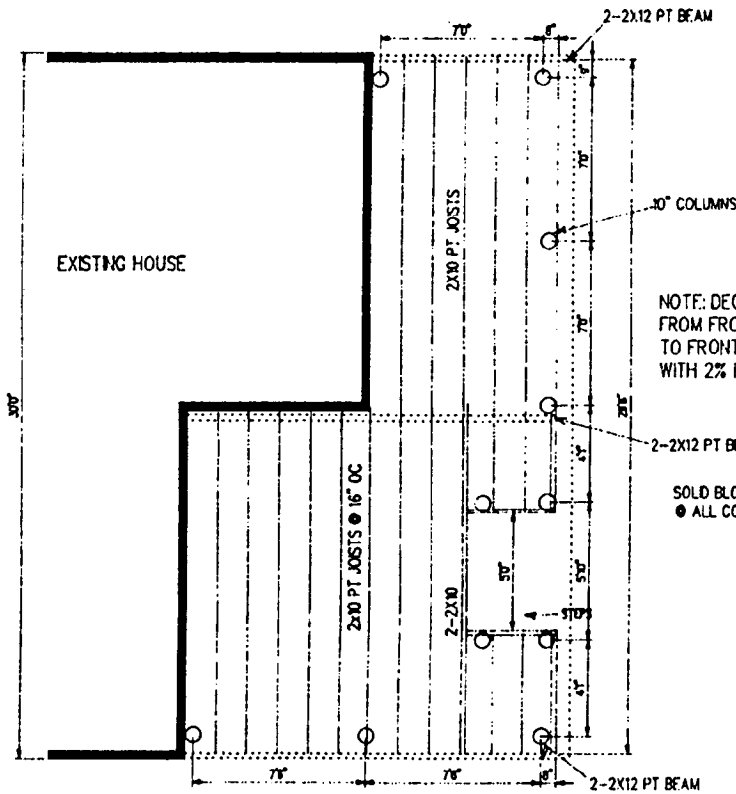
- establishing an overlay zone for the Town of Garrett Park.

By amending the following sections of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

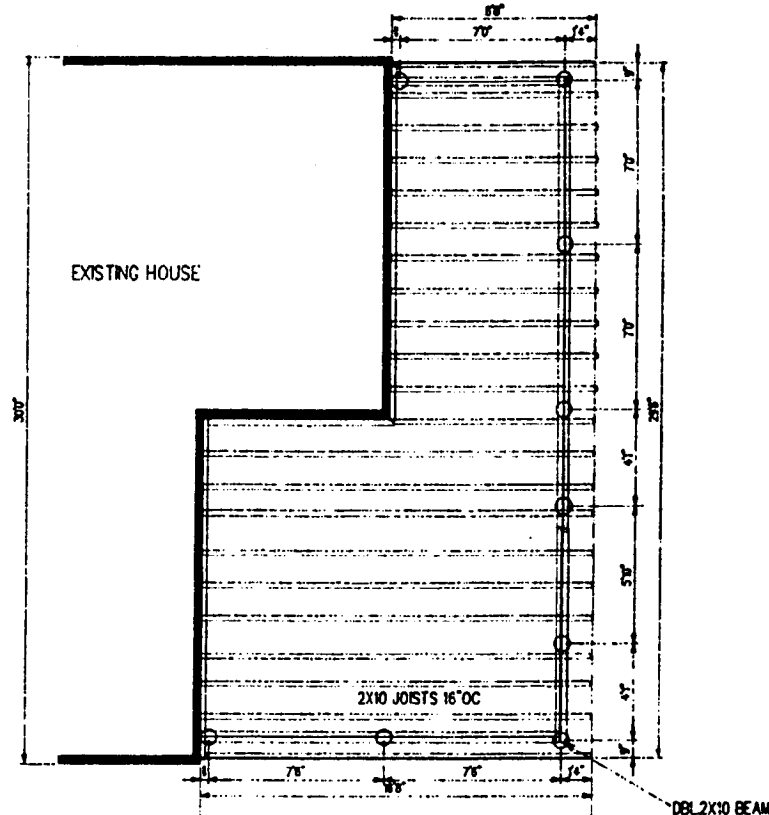
Division 59-C-18

Overlay Zones

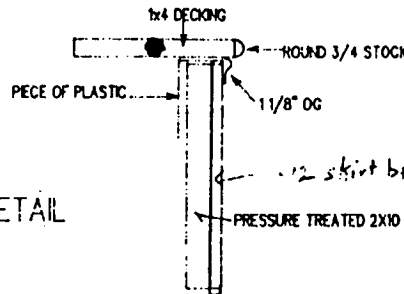
EXPLANATION: **Boldface** indicates a heading or a defined term.
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate text that is deleted from existing law by the original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
* * * indicates existing law unaffected by the text amendment.



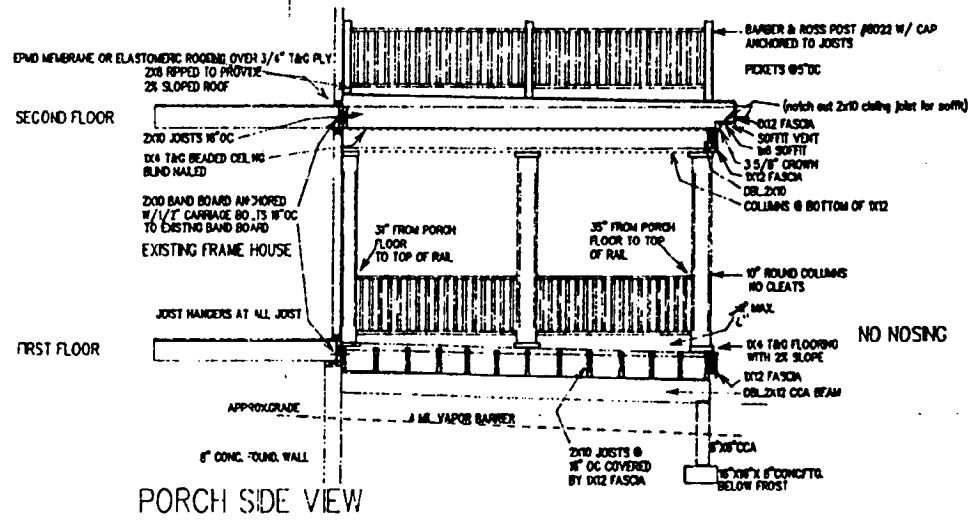
FIRST FLOOR PORCH FRAMING



PORCH ROOF FRAMING



DECKING DETAIL



PORCH SIDE VIEW

REVISOR:
JULY 23, 1997
FEBRUARY 23, 1997
MARCH 5, 1997

CARTER, INC.

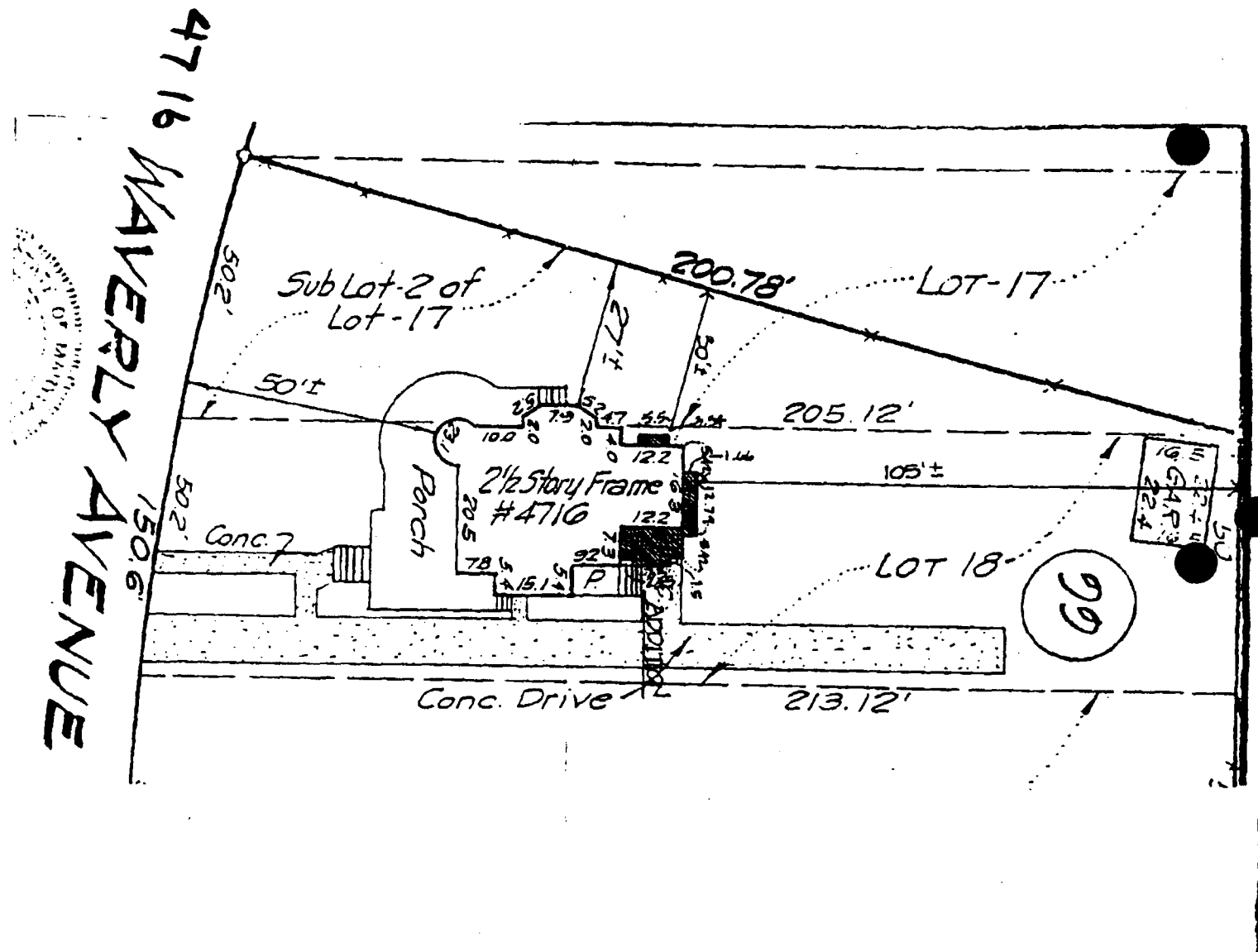
14660 Rothgeb Drive
Rockville, MD 20850
301-738-7717

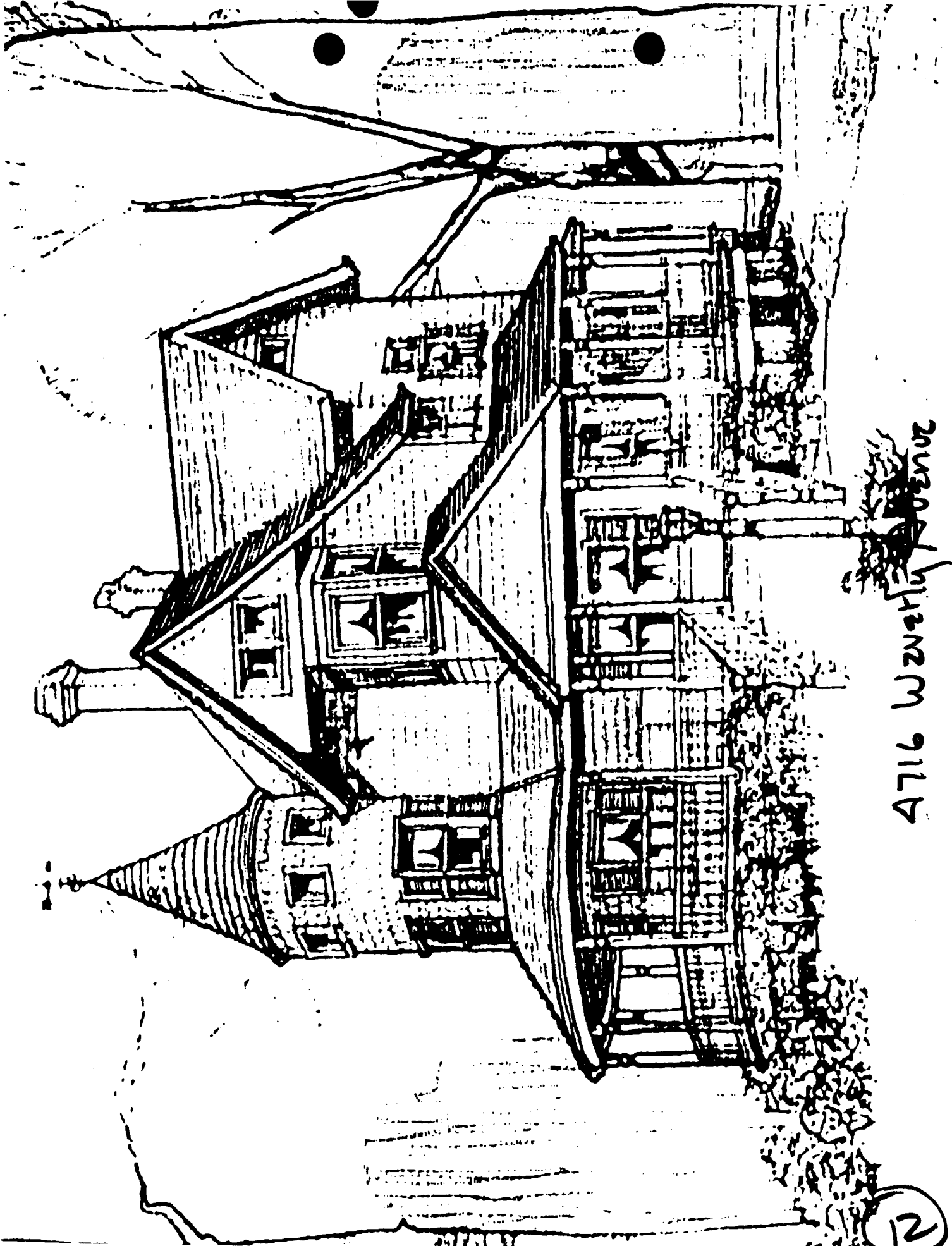
Sandy Spring Porch

Owner: Polomac Land Associates
6503 75th Place, Bethesda, MD 20817
Lot #207, Subdivision 1, Cabin John Park

DATE: December 18, 1996
SCALE: 1/4" = 1'-0"
DRAWN: Carter, Inc.
SHEET:

(11)

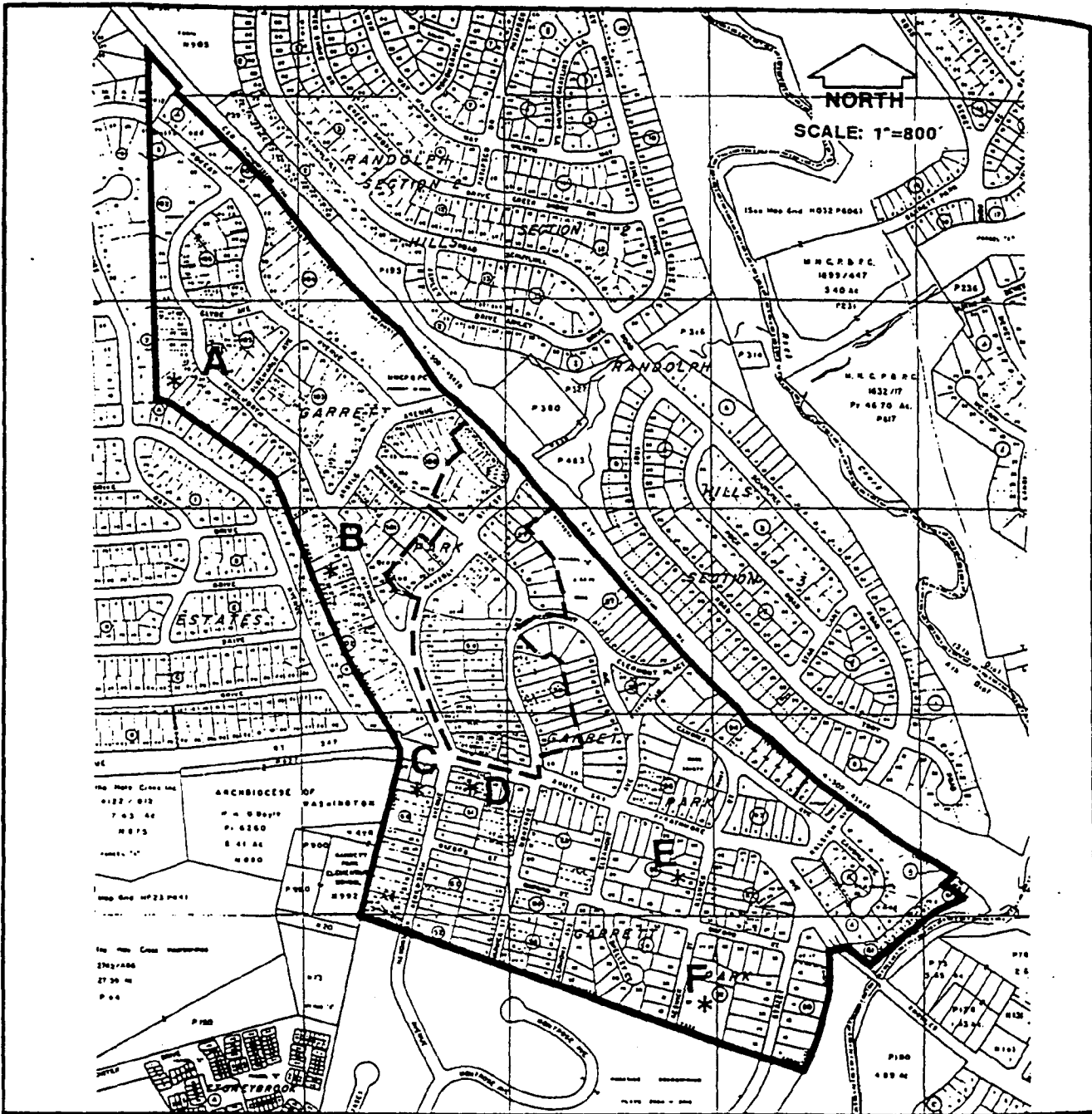




4716 Waverly Avenue

12

Figure 73



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GARRETT PARK HISTORIC DISTRICT

- HPC Recommended Boundaries
- - -** Staff Recommended Boundaries
- *** Staff Recommended Resources
- A** 11210 Kenilworth Avenue
- B** 11016 Kenilworth Avenue

- C** Garrett Park Town Hall
- D** 10811 Kenilworth Avenue
- E** 10806 Keswick Street
- F** 10701 Keswick Street

North Bethesda-Garrett Park
Planning Area
March 1992

30/13

The Maryland-National Capital Park and Planning Commission

13

TOWER PRINTING SERVICES, INC.
NEIGHBORS

Randy + Beth Turk
4716 Waverly
PO Box 303
Garrett Park Md 20896

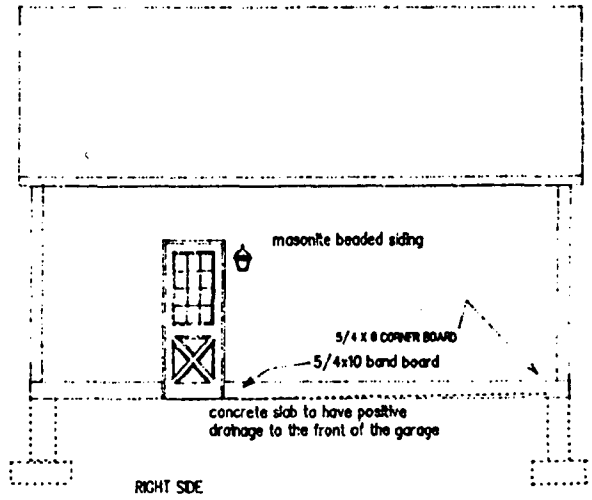
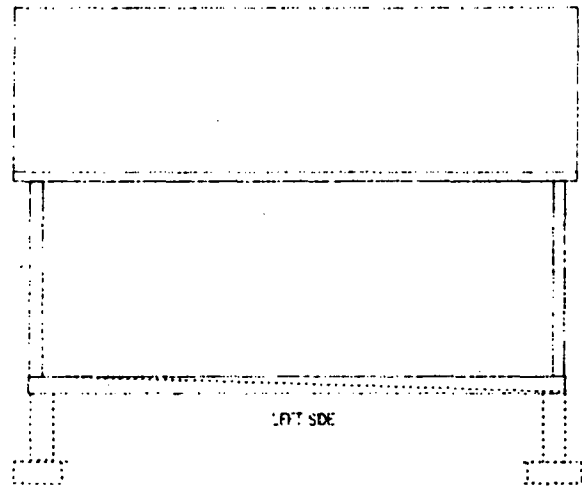
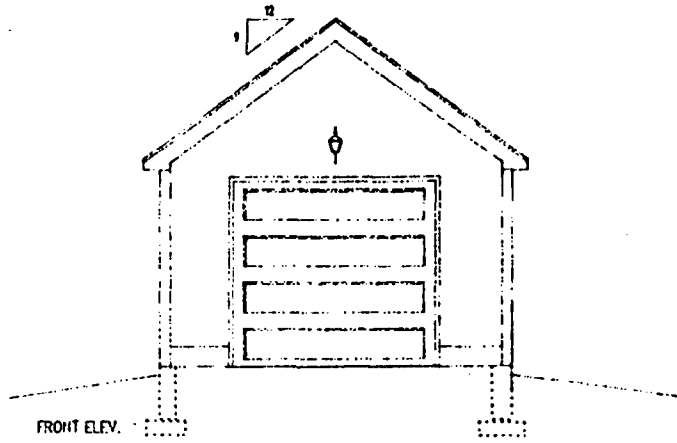
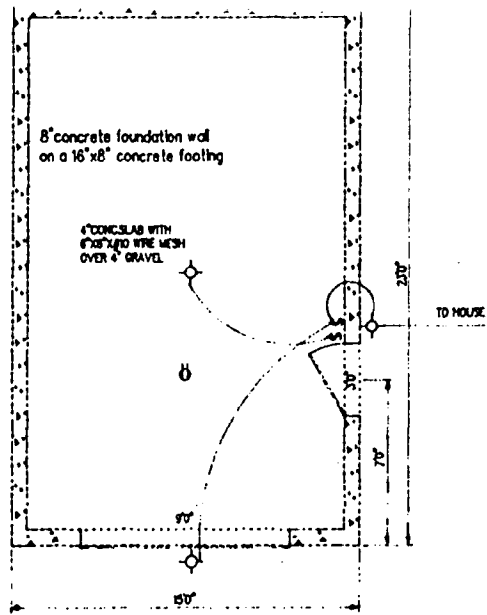
Martha Seigel
10926 Montrose Ave
PO Box 69
Garrett Park Md 20896

Perry Chapman + Chris Niemczewski
10925 Kenilworth Ave
PO Box 85
Garrett Park Md 20896

Dick + Pam Morgan
4710 Waverly
PO Box 424
Garrett Park Md 20896

8329 Old Marlboro Pike, B-10 • Upper Marlboro, MD 20772
(301) 568-9200 • (301) 568-0941 Fax

14



9

SINGLE CAR GARAGE

8

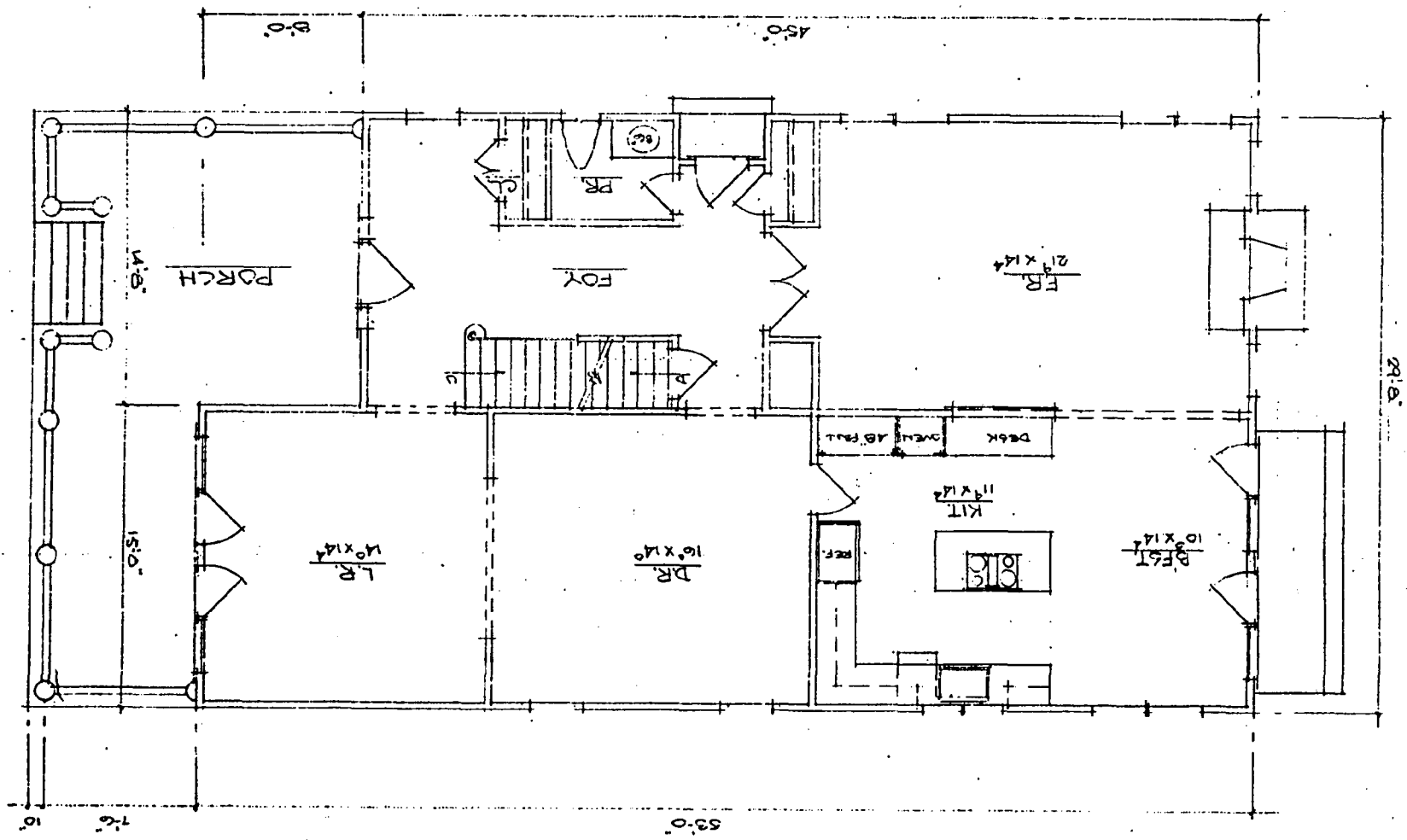
FIRST FLOOR PLAN

1/4" = 1'-0"

1st = 1455 SQ. FT.

2nd = 1455 SQ. FT.

TOT = 2910 SQ. FT.



CLAUDE C. LAMP

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NEIGHBORS

Randy + Beth Turk

4716 Waverly

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4710 Waverly

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8329 Old Marlboro Pike, B-10 • Upper Marlboro, MD 20772

(301) 568-9200 • (301) 568-0941 Fax

A) increase front setback to dif house
B) reduce relative streetscape scale
C) masonry shd be wood

D) Por coverage is excessive - May need to delete garage

D) Pic wood frame as plan - If sides are to be flush to met setback ^{to set up pos} vertical members or ^{would} roof line different - or both to dif b/t front & rear sect.

E) Shutters shd be full size windows

Will screened off away from 10925 level!

F) Not too very close to hist res @ 4716 Waverly

of house

propose to increase setback - ~~to~~ substantially to differentiate a full streetscape from

Done, so on 3rd floor cont'd would have up viewshed
Reentry zone
on the street

182 hrs
since HD

May 14 HDWP
2910 pp

30x63 incl porch.

4716 Waverly Lot 2

- 1) Barber & Ross - 1) simulated "true divided" light
2) true divided light.
- 2) Siding - "masonry" - colonial beaded
2) or wood

215	115
0	70
	805
- 3) 4 adjacents

48
65
- 4) no substantial change in grade. 113
- 5) asphalt driveway - no driveway
- 6) Trees - 12" red cedar has to go
6" oak. pin or real
- 7) garage @ later ramp
- 8) on right is 35x43 deep.
adj on left about 10'12" from pl.
2' about - ~~32~~ - 34 wide
- 9) next to buildable lot -
- 10) questions -
 - a) french doors? w/ transoms?
throws off scale of front door
 - b) shutters - do we need
 - c) does back 1/2 need ~~sub~~ to
be offset?
 - d) front of right wall needs windows
- 11) lot coverage in OP is 18% ~~at~~ house 16.7%

Siding to wood



4/9 - PC

for

Jeremy

~~Michael~~

Colonial Revival - 4716 Waverly

Poured concrete of brickwork?
or plain?

54' x 30' GP. 17/18
Lot #19

foundation

change pediment window -

215 x 50 PC 4/9
? How 4/23?

all trees saved/moved

flagstone - walks -

straight driveway - paved (asphalt)

wood siding

handlight of wood trim

Δ bawster

- need 1) sheetscape placement
- 2) addresses of adjacent - + no sign town
- 3) elevations -
- 4) site plan.

Town has 1990 overlay zone

wants to keep size - 1800

ask about 1 car garage - put on plat

10,700
22266

all shutters to scale of 3 windows - see p4

plain railing -

FIRST FLOOR

SECOND FLOOR

SHOWN TO NO 5/5
SHOWN TO NO 5/5
5/5

5/5

5	SHEET:	DRAWN: Carter, Inc.	DATE: February 21, 1980	SCALE: 1/8" = 1'-0"
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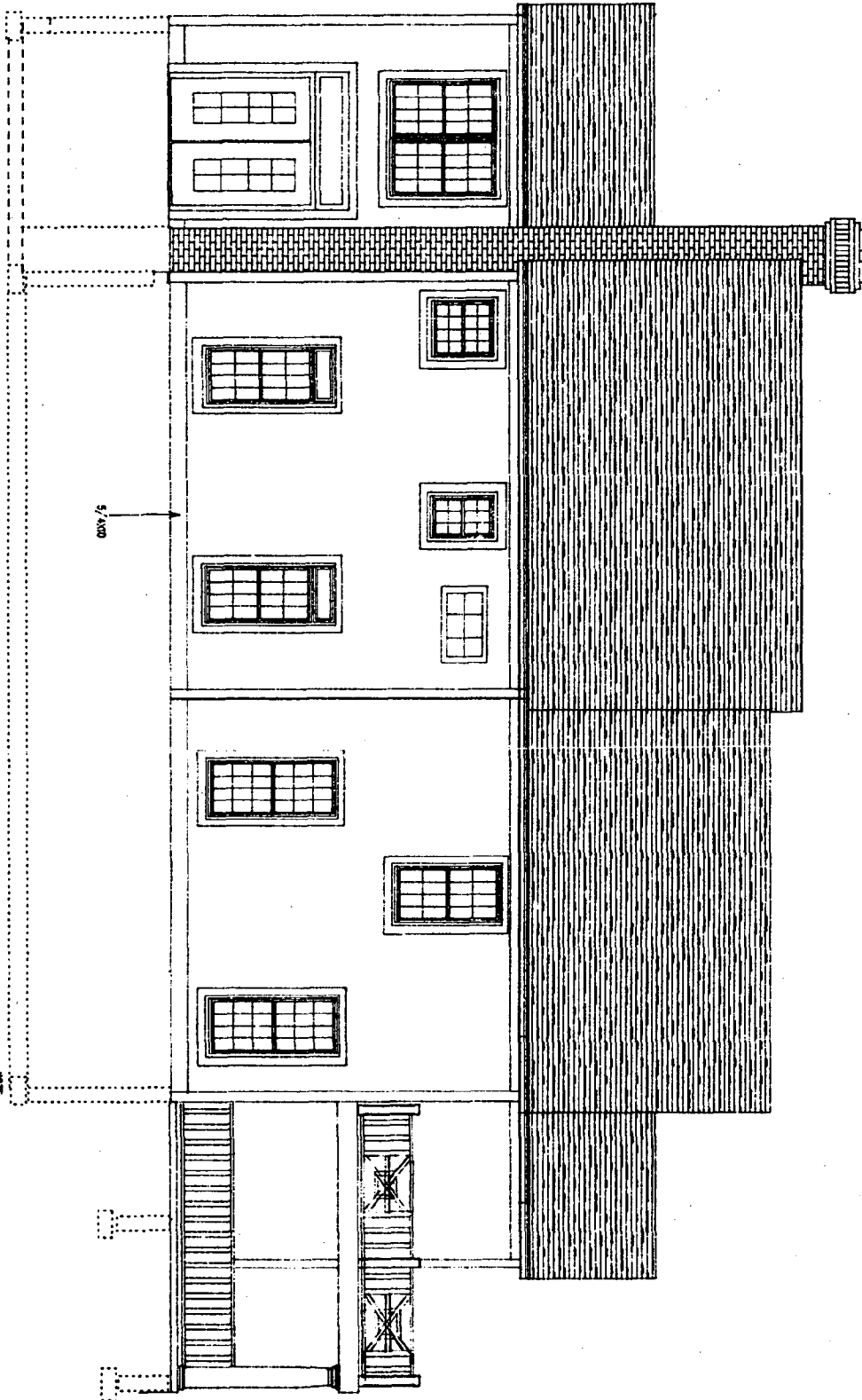
Sandy Spring

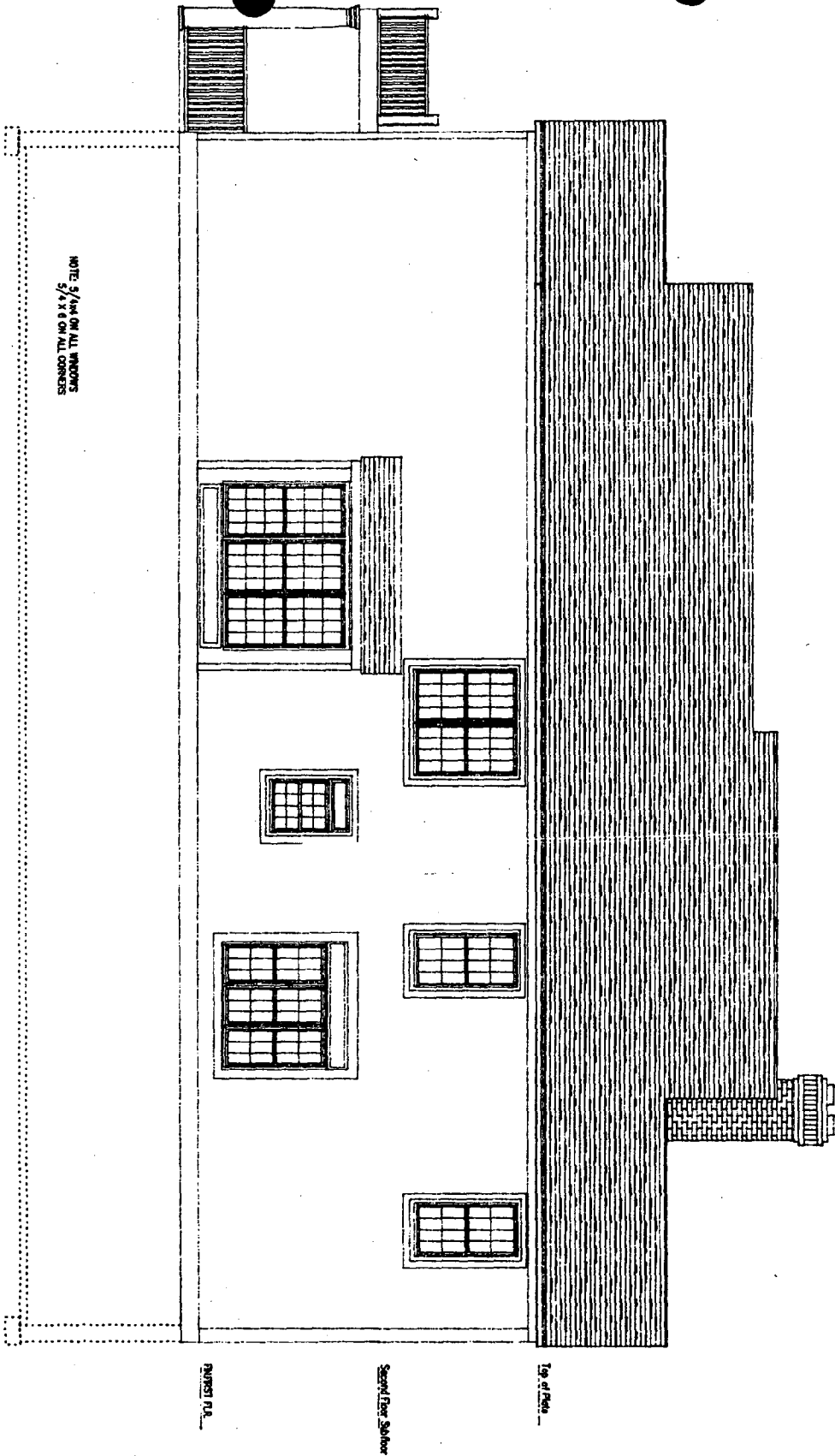
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Parcel 772

CARTER, INC.

14660 Rothgeb Drive
Rockville, MD 20850

301-738-7717





7

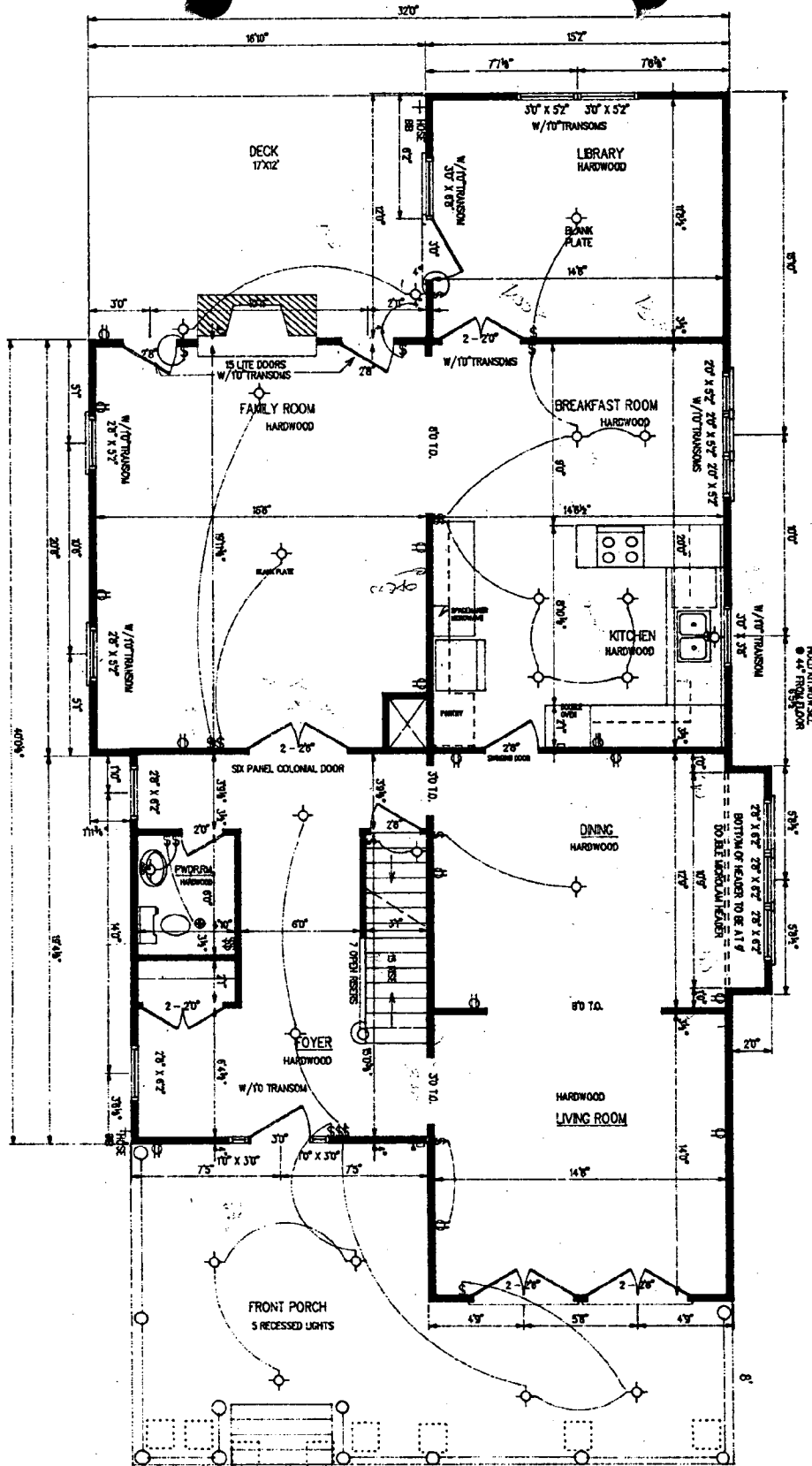
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 SCALE: 1/8" = 1'-0"
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 SHEET:

Sandy Spring

Owner: Potomac Land Assoc., Inc.
 9822 Seven Lodes Rd., Bethesda MD, 20818
 Parcel 772

CARTER, INC.

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 Rockville, MD 20850



FIRST FLOOR WINDOW HEADERS, EXTERIOR HEADERS & TRIMMED CORNICES - 7/8"
 DINING ROOM WINDOW HEADERS - 7/8"
 ALL INTERIOR WALL HEADERS ARE TO BE 3/4" UNLESS OTHERWISE NOTED
 ALL EXTERIOR WALLS ARE TO BE 1/2" UNLESS OTHERWISE NOTED

2

DATE: March 14, 1985
 SCALE: 1/8" = 1'-0"
 DRAWN: C. W. COLE
 SHEET:

Sandy Spring

Owner: Potomac Land Assoc., Inc.
 6822 Seven Locks Rd., Bethesda MD. 20818
 Parcel 772

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