

30/13-02A 4716 Waverly Avenue
(Garret Park Historic District)

Jane Salomon

Submitted
for
June 26th
meeting

HW # 278 329

Submitted 5.23.02.

Ms. Robin Ziek,
Historic Preservation Planner
Montgomery County Department of
Park and Planning
8787 Georgia Ave.
Silver Spring, MD 20910

Dear Ms. Ziek:

I am writing as the chairman of the Garrett Park Historical Preservation Committee. The Salomons asked our committee about their plan to make a circular drive in front of their house. Our committee studied the situation and then agreed unanimously not to support their plan for the circular drive and suggested another alternative. After they received our letter (see attached), Mrs. Salomon called me and I met with her on her property. After I explained our suggestion to her she said that what we proposed was quite similar to the proposal of their landscape architect. If you have further questions, please call me at 301.949.3729.

Sincerely yours,



Carolyn Shawaker.
Chairman, Garrett Park
Historic Preservation Committee

May 22, 2002

Jane and Ken Salomon
4716 Waverly Avenue
Garrett Park, MD 20896

Dear Jane and Ken:

Thank you for sharing your proposed plans for a new driveway with the Historic Preservation Committee. We met on Saturday after spending some time looking at your front yard and at Garrett Park's other late 19th century houses both within and outside of the historic district. Although we respect your wonderful design sense and admire the great care that you have taken in the restoration of your house, we do not feel that we can support your proposal for a circular driveway.

These are the primary reasons for our conclusion:

1. The proposed plan changes the historical relationship between the house and the street that has existed since the house was built and continues to exist at all the other remaining Victorian houses in Town. These houses look across an open lawn to the street. The only paved intrusions are walkways to the front steps. Where drives exist, they pass by the side of the house and often serve a barn or carriage house in the rear yard. We would like to see the integrity of the relationship between house and street maintained. We also would not like to set a precedent affecting the historical integrity of the front yard design of other historically significant homes and yards.
2. A circular drive would introduce both paving and automobiles into the area in the front of the house. We would like to see the view of the front of the house preserved and the amount of paving minimized to maintain greenspace.

We recognize the inconvenience of juggling two cars in a single-lane drive, and we appreciate your desire for more screening between your house and the new one next door. We discussed several alternatives that might achieve your goals, but still keep the open green space in front of the house. You may have also already entertained many other options, but we would like to suggest one alternative for your consideration. Have you considered placing a drive on the east side of your property? A short drive there, at approximately the location you show for one exit of the circular drive, could provide space to park one car. You could then remove part of your existing driveway, retaining only enough to provide parking for the other car. It might also be possible to find parking for two cars on the half-lot on the east side of your property, but it is not clear that this could be done and still retain existing large trees. It would also mean a longer walk to your front door.

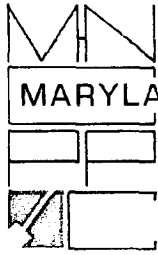
Lastly, we would like to commend you for your choice of gravel as a paving material—for both environmental and historic reasons—and for your intention to move or retain existing trees and shrubs. Before any construction begins, you might want to consult

with the Town Arborist, Phil Normandy, or an arborist of your choice. We have been told that even the installation of gravel drives can cause compaction that can damage tree roots. An arborist should be able to suggest site specific precautions that can be taken to reduce or eliminate this problem and advise on techniques for successfully relocating smaller trees and shrubs.

We would be happy to discuss this further with you. If you have questions, please call me at 301.949.3729.

Sincerely,

Carolyn Shawaker
Chairman, Garrett Park Historic Preservation Committee



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

July 12, 2002

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit 30/13-02A #278329

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

Approved Denied **Approved with Conditions:**

1. The applicant will work with a certified arborist to obtain advice on the best treatment for the mature poplar on the south side of the property, as well as the mature trees along the north side of the property with the goal of preserving them all in good health. The applicant will provide a copy of such recommendations to the HPC staff, and will provide notice when recommended work has been completed.
2. The applicant will retain the back steps. The porch rail segment at the location of the new side steps will be removed and retained on site. The new steps will be in addition to the existing back steps.
3. The applicant will provide a landscape plan to the HPC staff for approval prior to proceeding with the work, which will reflect the existing garden landscape plan.

and subject to the general conditions that 1) HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and 2) after issuance of Montgomery County Department of Permitting Services (DPS) permit, applicant to arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.

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

Applicant: Kenneth and Jane Salomon
4716 Waverly Avenue
Garrett Park, MD 20896



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20880
771-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: 4-3-571118
Name of Property Owner: Kenneth/Jane Salomon Daytime Phone No.: 301 946-7556
Address: 4716 Waverly Ave Garrett Park, MD 20896
Street Number City State Zip Code
Contractor: Osamu Shimizu Phone No.: 301 229-9483
Contractor Registration No.: 38658

Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 4716 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Strathmore Ave
Sublot: 20017 Lot: 18 Block: _____ Subdivision: Sect 99
Liber: 8494 Folio: .96 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

IA. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

IB. Construction cost estimate: \$ 20K

IC. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jane Salomon

Signature of owner or authorized agent

5/31/02

Date

Approved: X w/conditions of Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 7/12/02

Application/Permit No.: No bldg. permit required Date Filed: _____ Date Issued: _____

HAWP# 278329
Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Need driveway permit

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1890's Queen Anne Victorian w/ wrap
around porch & turret in Garrett Park,
Flanked on left by Victorian era home
& on right by newly constructed home.

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

Remove existing driveway. Use existing plant
material on property to screen new house & drive from
our front door. Open up North side of property for
a view of porch & more inviting entrance to
house. No large trees will be affected. Relocate
side steps to porch + NORTH SIDE

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 9 1/2" x 11" paper are preferred.

- Schematic construction plans*, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Hockville, (301)279-1355.

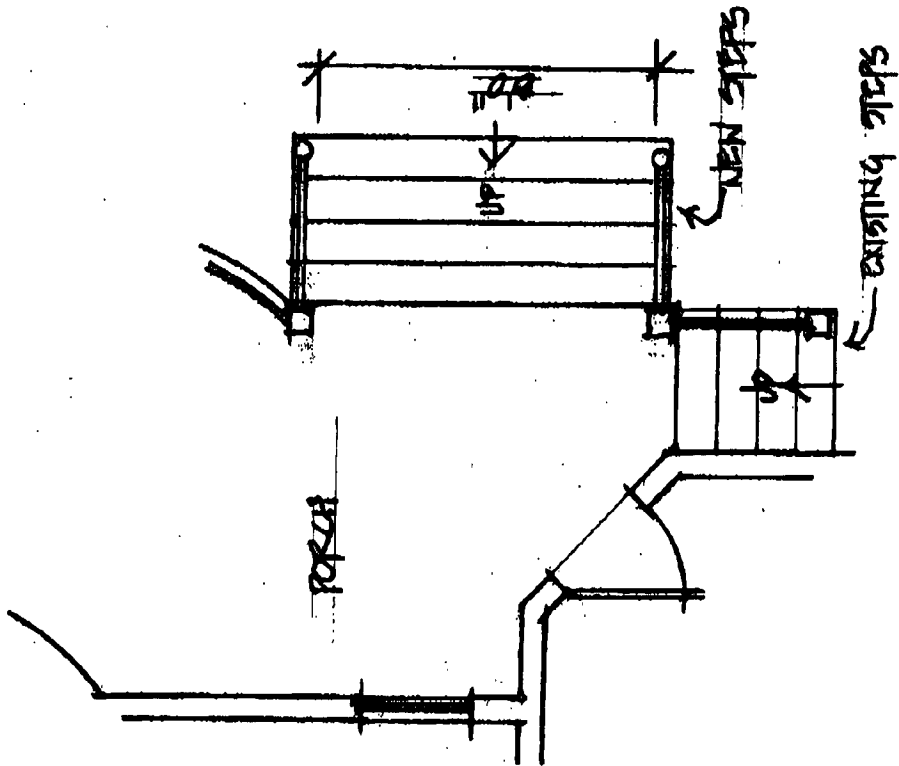
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

SALOMON RESIDENCE

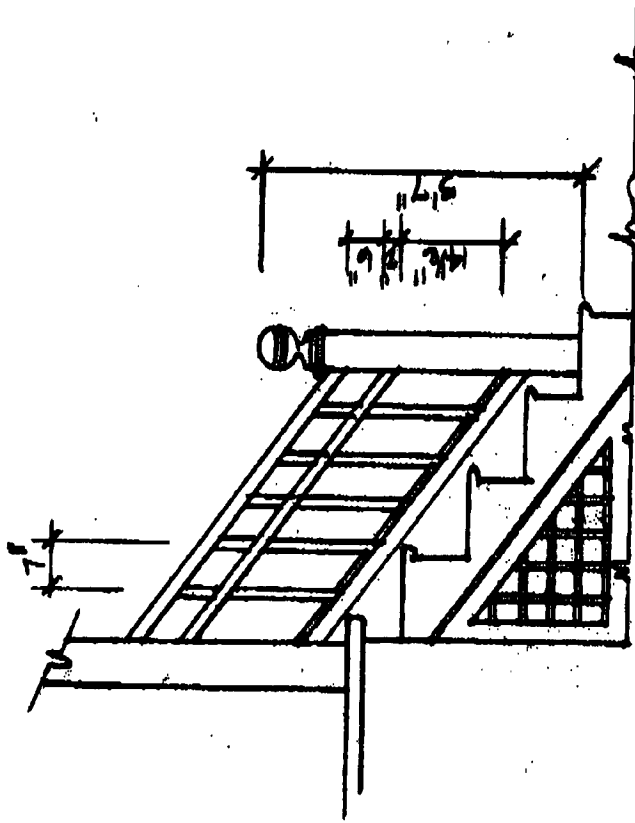
PORCH PLAN

A=17'



NEW STAIRS ELEVATION

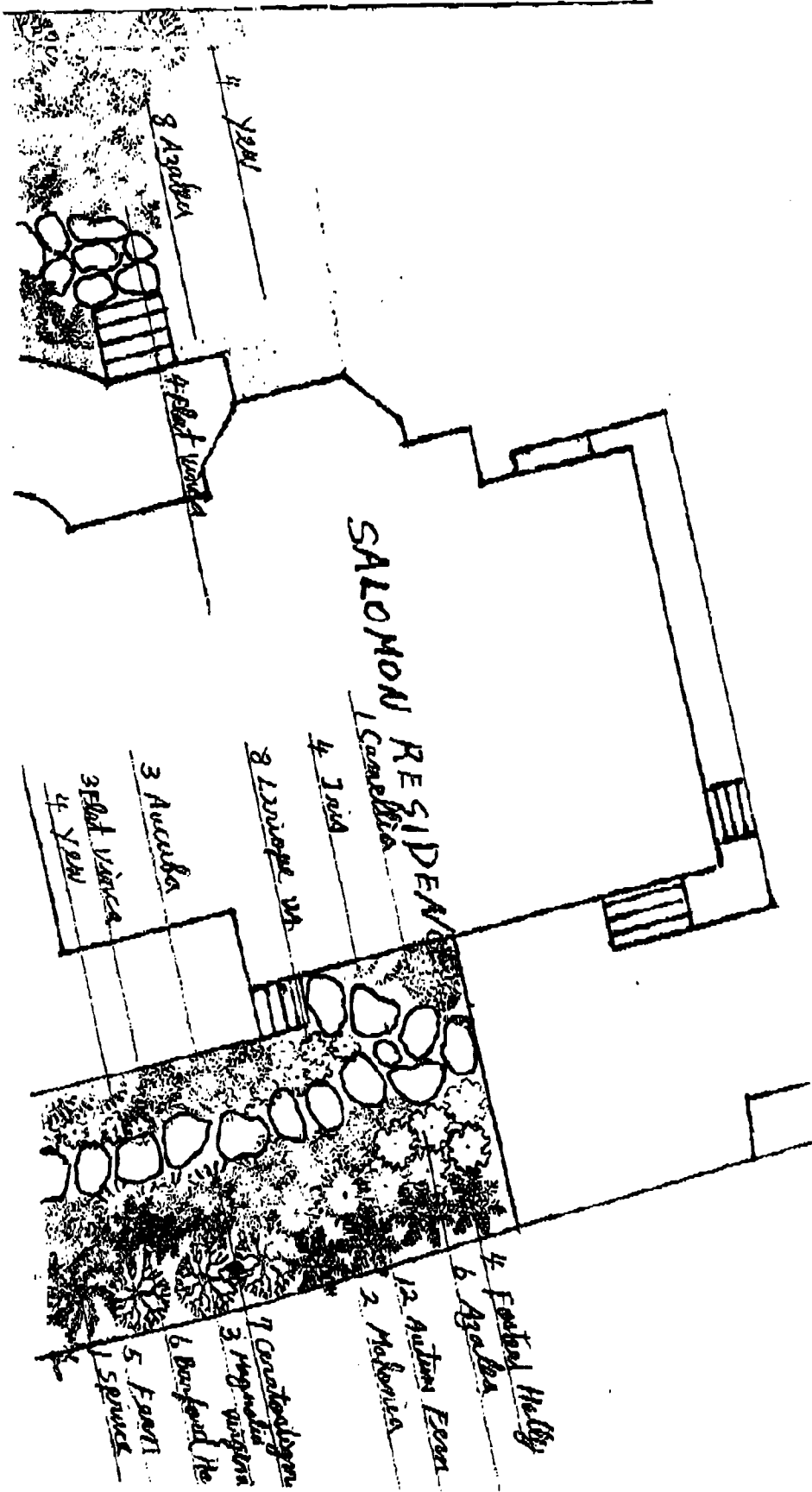
1/2" = 1'-0"



APPROVED
 Montgomery County
 Historic Preservation Commission

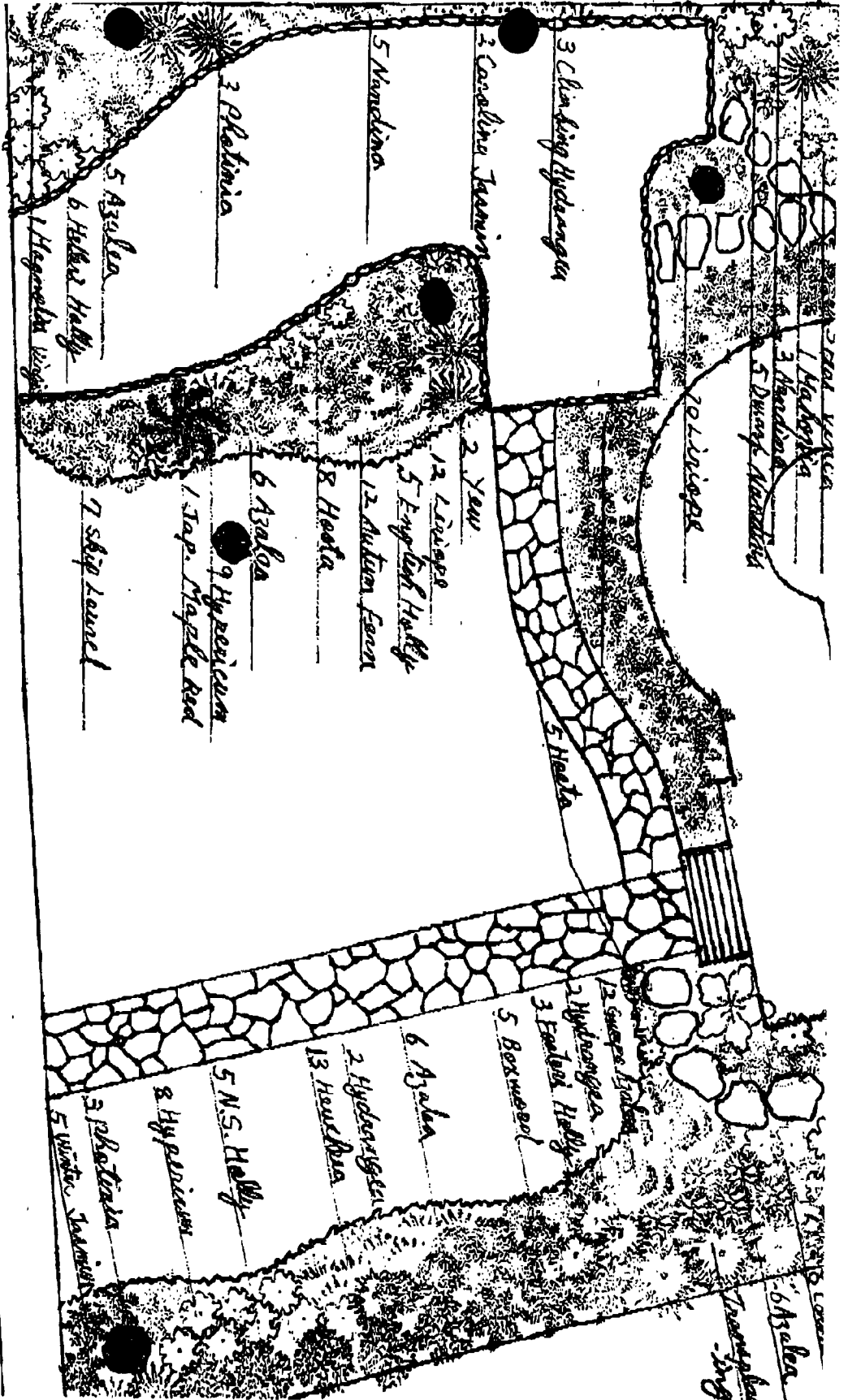
[Signature]
 202
 7/12/02

Shimizu Landscape Co.
Osamu Shimizu
6101 Bryn Mawr Ave.
Glen Echo, MD 20812



APPROVED
Montgomery County
Historic Preservation Commission

[Signature]
PDT
7/12/02



APPROVED
 Montgomery County
 Historic Preservation Commission

[Signature]
 9/12/02

*FROM : P

FAX NO. : 3012293011

Jul. 08 2002 05:14PM P1

Shimizu Landscape Corporation



Oranau Shimizu
6101 Bryn Mawr Ave.
Glen Echo, MD 20812
Tel: (O) 801-228-9489
~~XXXXXXXXXX~~

FAX

From Oranau

TO Salomon
Robin Ziek

Page 3

Date 7/8/02

Salomon 301 946-7556

FAX

FROM Jane Salomon

TO Osamu & Robin Zick

PAGES 2

DATE 7/9/02

Salomon Phone
301 946-7556

Garrett Fair
state
caring
→ Billings
Good 1 of 4 of 5
break by hand -
→ More drawing by
Spencer - okay. Blacktop
No.
→ Another map - Spencer
Blacktop on that.

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4716 Waverly Avenue Meeting Date: 6/26/02
 Applicant: Kenneth & Jane Salomon Report Date: 6/19/02
 Resource: Garrett Park Historic District Public Notice: 6/12/02
 Review: HAWP Tax Credit: No
 Resource Number: 30/13-02A Staff: Robin D. Ziek

*50' from end of proposed driveway. 38' now in proposal - paving 12'.
 Compromise: Keep existing steps + build new steps remove + stone railing -*

PROPOSAL: Remove existing driveway; add new driveway; relocate side steps.

RECOMMEND: Approval with Conditions:

1. ✓ The applicant will work with a certified arborist to obtain advice on the best treatment for the mature poplar on the south side of the property, as well as the mature trees along the north side of the property with the goal of preserving them all in good health. The applicant will provide a copy of such recommendations to the HPC staff, and will provide notice when recommended work has been completed.
2. The applicant will not change the north side steps and railing, but will extend the new proposed stone path from the new driveway to the existing north side steps.
3. ✓ The applicant will provide a landscape plan to the HPC staff for approval prior to proceeding with the work, which will reflect the existing garden landscape plan.

Back steps to be retained. railing segment removed + stone on site - new steps to be built as additional side steps.

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

This 2-1/2 story Victorian has a special front porch, with a wide rounded corner and a decorative railing with a heavy curving top rail. The house used to sit in a broad landscape with a side lot to the south, and another large Victorian to the north sitting within its own garden setting. After 2000, a new house was approved on the side lot of the subject property, with the new driveway being located immediately adjacent to the existing driveway of the subject property, thereby forestalling any vegetative buffer between the old and new house. Furthermore, there is a Poplar tree at the edge of the two parking lots, and its roots are spreading out under the driveway of the subject property, cracking the paving and reducing the driving area. The existing driveway is asphalt over an earlier concrete drive. There are currently narrow porch steps on both the north and south sides.

(see circle 15)

The subject property is wedge-shaped and broader at the north side. The adjacent property to the north has been approved by the HPC for a new addition and for the relocation of its driveway to

feels that the small additional distance is relatively short (5-10') and is the recommended option rather than cutting and pasting the existing porch rail. Staff notes that the applicant has provided only a concept drawing rather than one with more details, such as showing the width of the new steps as compared to the existing side steps. That said, staff does not support this concept.

The proposed driveway is 12' wide, which the landscape architect says is necessary to provide the room to either back out on to the road, or to turn around in to face the street. After discussions with him, staff feels that the driveway width could be reduced at the front part of the property, so that the wider portion would be screened from the public right-of-way. Staff recommends that the driveway be only 10' to the building restriction line, but could widen out to 12' by the porch parking area. Staff notes that, here too, the applicant has submitted a concept only, without any dimensions.

STAFF RECOMMENDATION

Staff recommends, with the following Conditions, that the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)2:

The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site, or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter;

and with *Secretary of the Interior's Standards for Rehabilitation #6*:

Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials.

CONDITIONS:

1. The applicant will work with a certified arborist to provide advice on the best treatment for the mature poplar on the south side of the property, as well as the mature trees along the north side of the property with the goal of preserving them all in good health. The applicant will provide a copy of such recommendations to the HPC staff, and will provide notice when recommended work has been completed.
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3. The applicant will provide a landscape plan to the HPC staff for approval prior to proceeding with the work, which will reflect the existing garden landscape plan.

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: 4-3-571118

Name of Property Owner: Kenneth/Jane Salomon Daytime Phone No.: 301 946-7556

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

Contractor: Osamu Shimizu Phone No.: 301 229-9483

Contractor Registration No.: 38658

Agent for Owner: _____ Daytime Phone No.: _____

Address: _____

LOCATION OF BUILDING/PREMISE

House Number: 4716 Street: Waverly Ave

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

Sublot: 20617 Block: _____ Subdivision: Sect 99

Lot: 18 Folio: 96 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Revolute
- Move
- Install
- Wreck/Blaze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Sahr
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: Driveway

1B. Construction cost estimate: \$ 20K

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____

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PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

- On party line/property line
- Entirely on land of owner
- On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jane Salomon
Signature of owner or authorized agent

5/31/02
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

HAWP# 278329
Filed 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

Need driveway permit
30/13-02A

4

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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around porch & turret in Garrett Park.
Flanked on left by Victorian era home
& on right by newly constructed home

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

Remove existing driveway. Use existing plant
material on property to screen new house & drive from
our front door. Open up North side of property for
a new porch & move main entrance to
house. No large trees will be affected. Relocate
side steps to porch - NORTH SIDE

2. SITE PLAN

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- site features such as well ways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

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PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address

Ken & Jane Salomon
PO Box 227
Garrett Park, MD
20896

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

M/M Curt Harris
PO Box 77

M/M Dick Morgan
PO Box 424

M/M Keith Huffman
PO Box 184

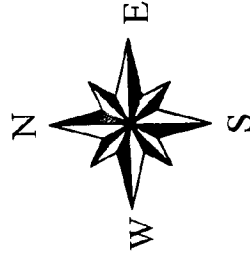
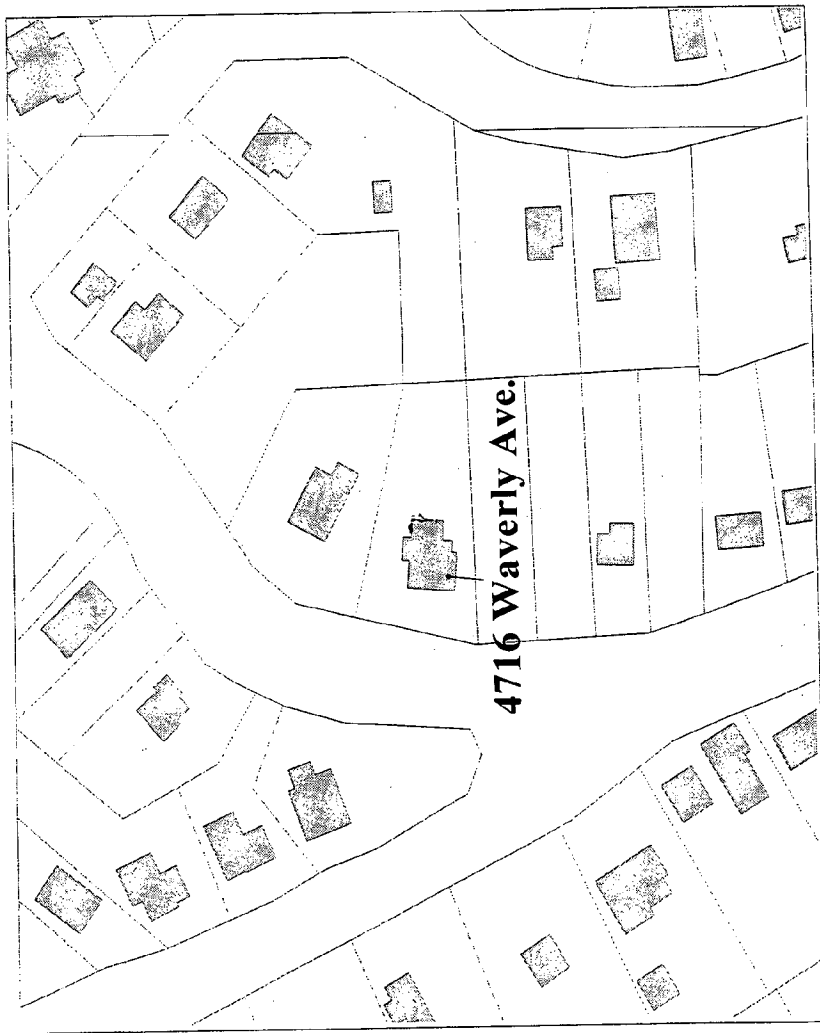


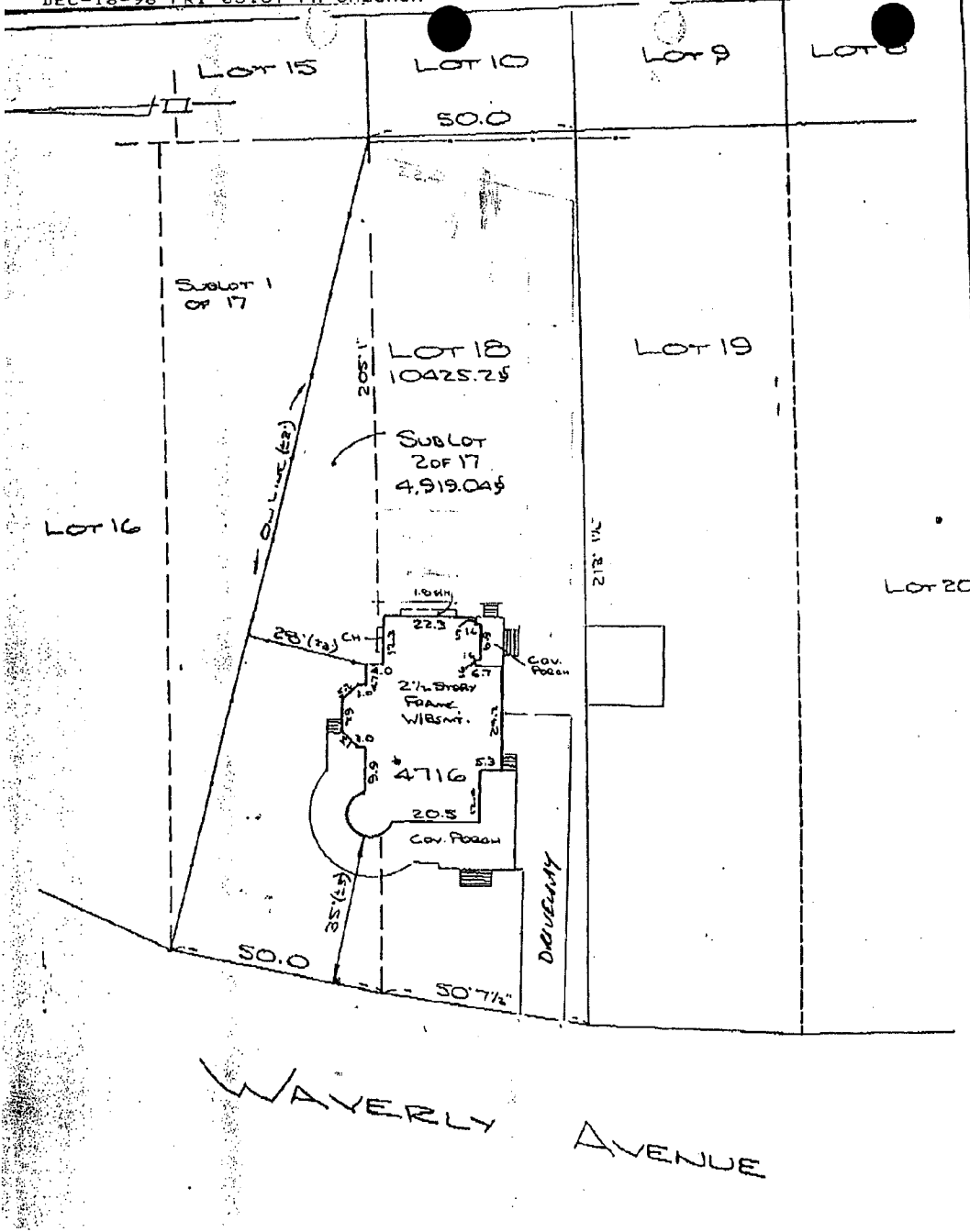
4716 WAVERLY AVE.

II-E

7

Garrett Park Historic District





Capitol Surveys, Inc.

1300 Mercantile Lane
 Suite 138
 Largo, Maryland 20774
 Phone 301-772-1654
 Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
 This property lies within Zone C, (Areas of minimal flood hazard) as shown on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 18 & Sublot 2 OF 17

SECTION No. 99

GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

Recorded in Plat Book A Plat 24 Scale 1" = 30'

CASE: 858-97. FILE: 56566

DATE: June 10, 1997

I hereby certify this location drawing was prepared in accordance with the minimum standards for the State of Maryland and is to the best of my belief of what can be visually observed.

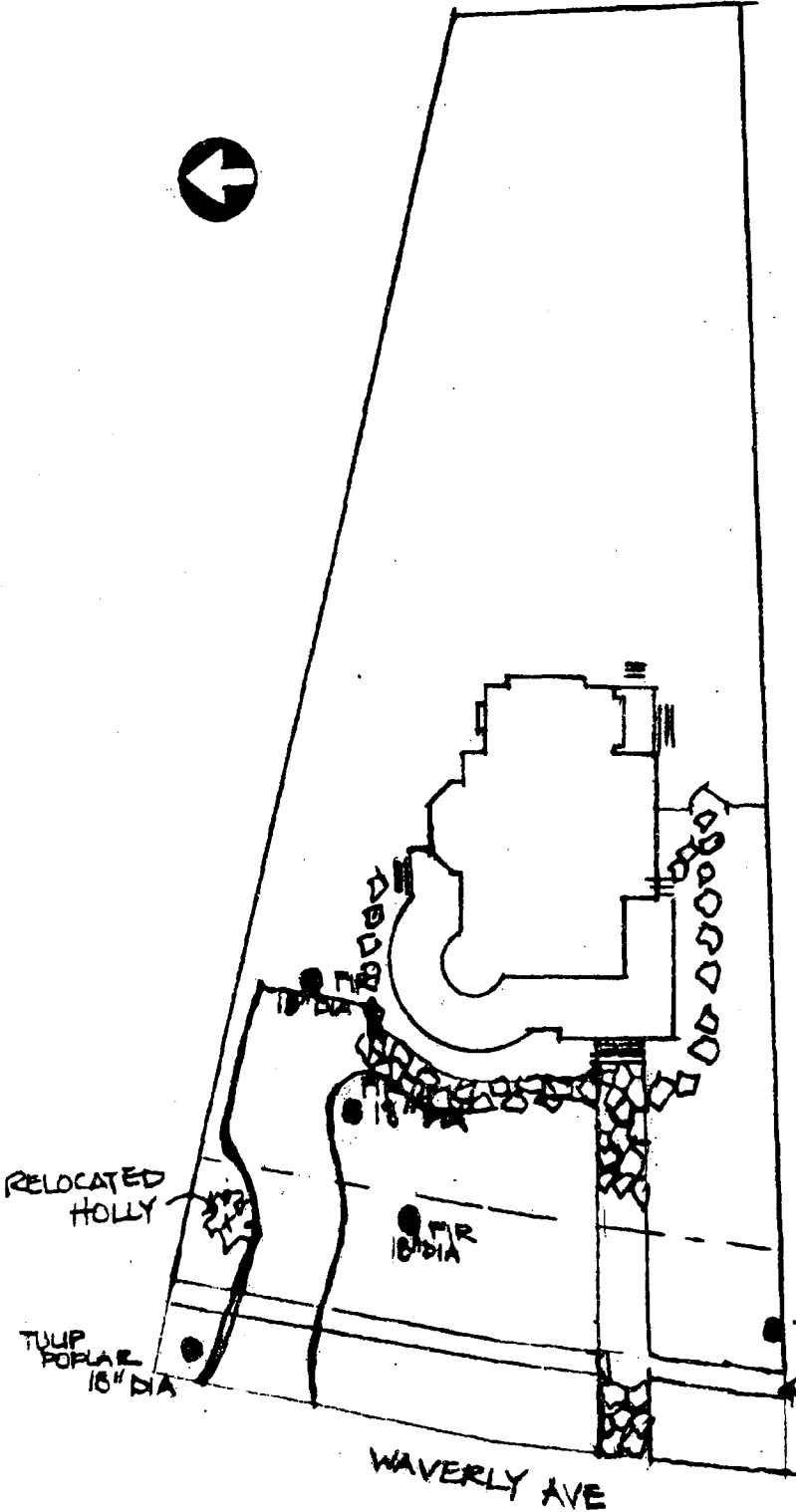


Edward L. Lopez, Jr.
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 622

EXISTING



SALMON
DRIVEWAY
5/31/02



DRIVEWAY.
DELAWARE GRAVEL
EDGING.
TRI STATE QUARRY STONE
WALKWAYS.
PENNSYLVANIA FLAGSTONE

TULIP POPLAR 18" DIA
SIDEWALK

● EXISTING LG TREES

PROPOSED

10



Norway Spruce *Picea abies*

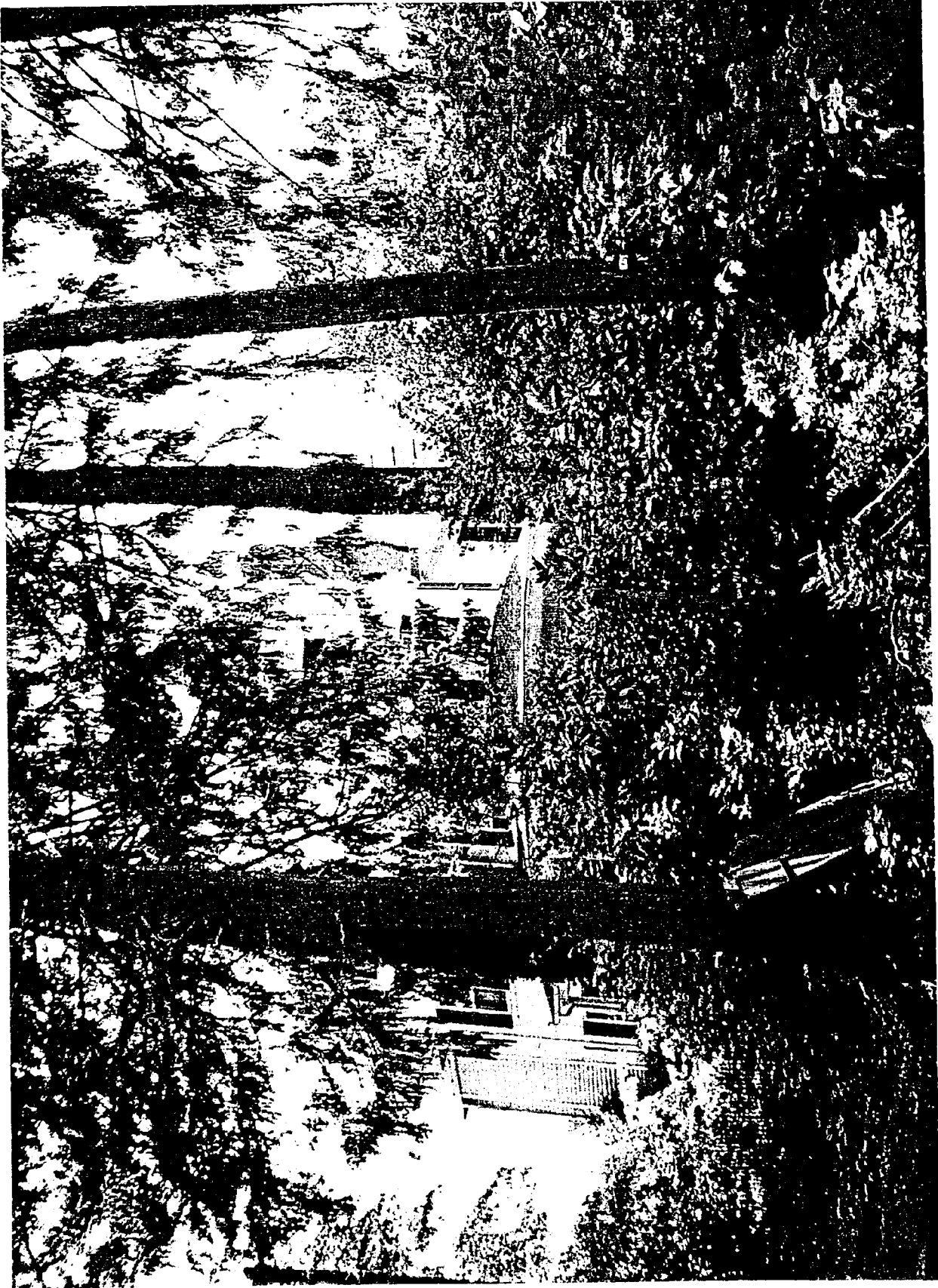
This large conifer has the familiar "Christmas-tree" shape and big, showy cones. Introduced from northern Europe, where it is an important timber species, the Norway Spruce is widely planted in North America. Many cultivated varieties have been developed for ornament. The timber is used for pulpwood, in cabinetry, and in making the sounding boards of violins.



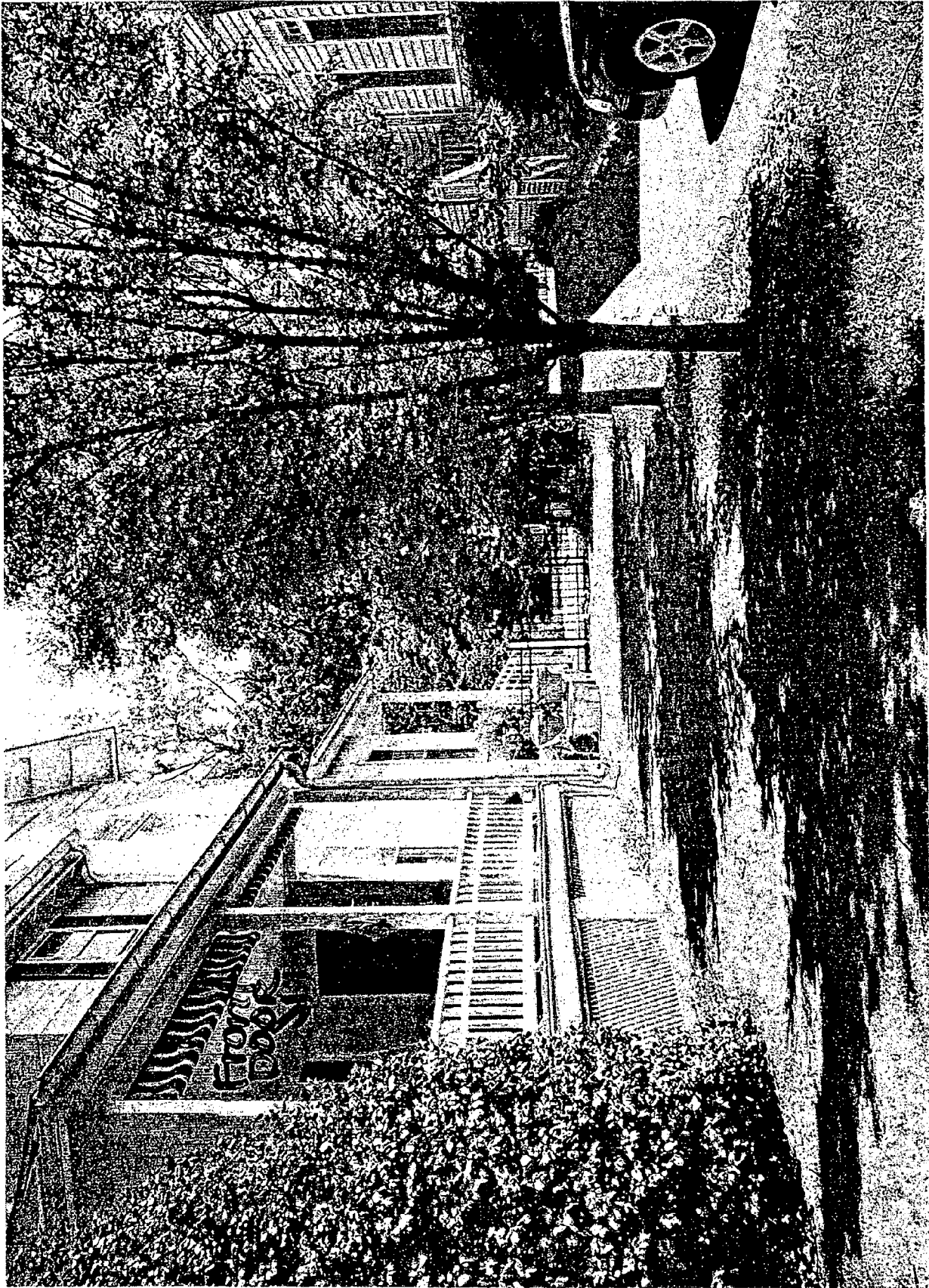
Identification Height: 80'; diameter: 2'. Tall, pyramid-shaped evergreen with straight trunk and spreading branches. Needles shiny dark green, marked with whitish lines; ½-1" long, with sharp tips; growing on all sides of twig. Cones light brown, cylindrical; 4-6" long, and growing downward from twig; numerous cone-scales have sharp points and are sometimes toothed; cones open and shed 1 year after maturing.

Habitat Cool, humid, temperate regions with moist soils.

Range SE. Canada and NE. United States, often at high altitudes; native to N. and central Europe.



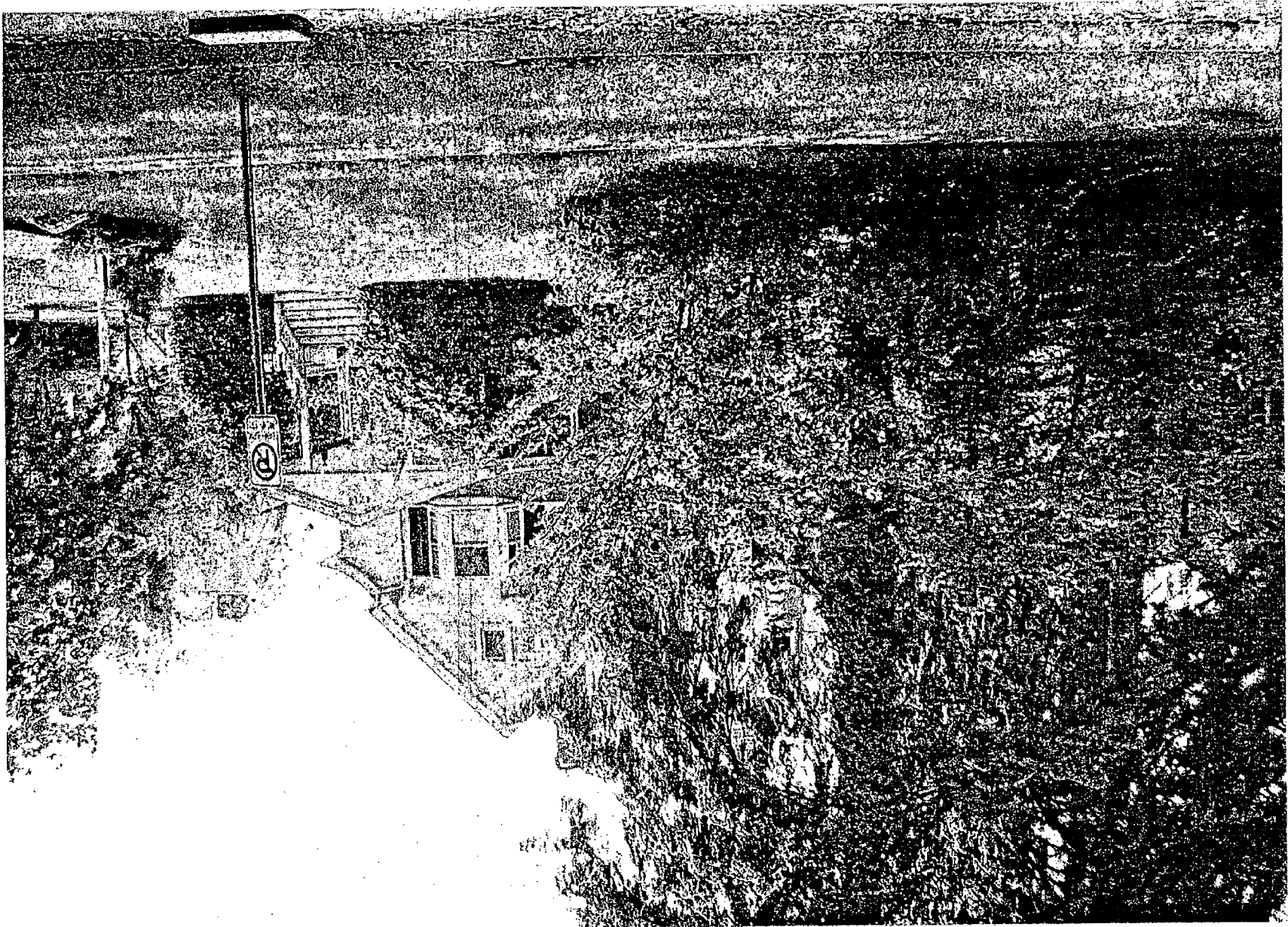
NORTH ELEVATION



SOUTH ELEVATION

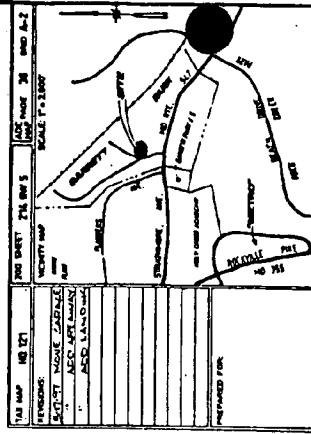
WEST ELEVATION

41



APPROVED
Montgomery County
Historic Preservation Commission

Waverly 9/19/97

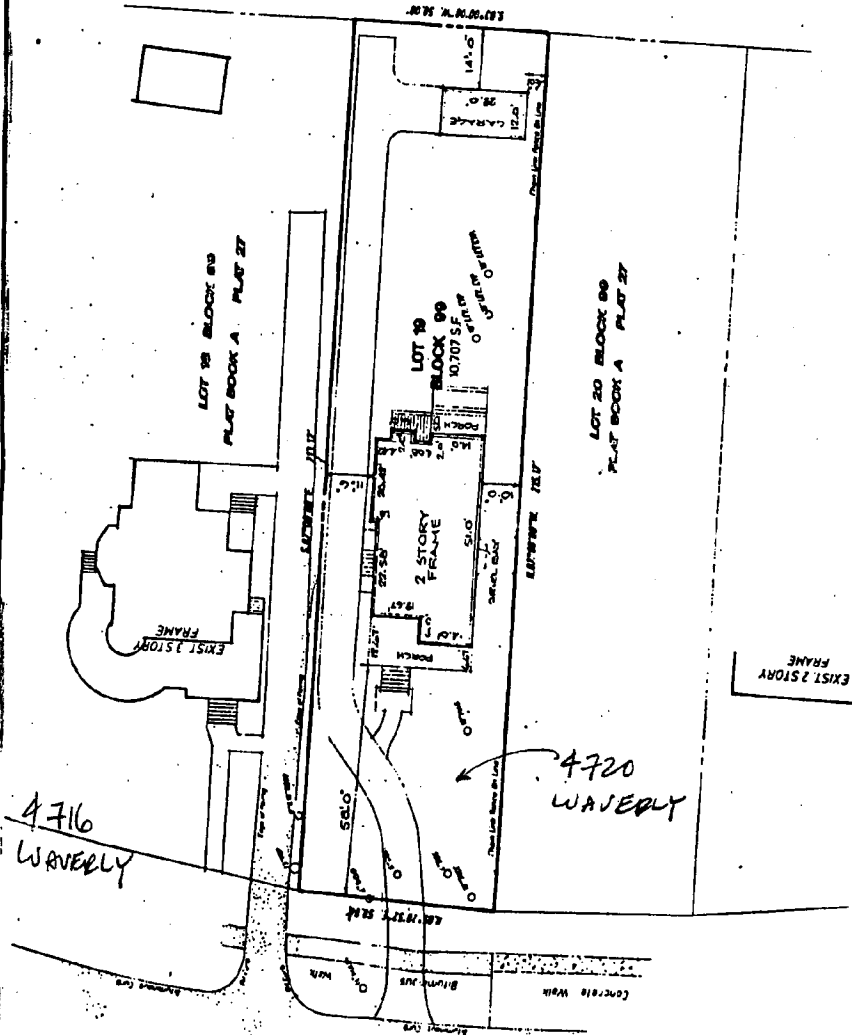


SITE PLAN

LOT 19 - BLOCK 99
SECTION 2
GARRETT PARK
FOURTH ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

W WITMER ASSOCIATES, LLC
Land Planning, Land Purchase & Development
14-A Hagerstown Drive, Hagerstown, MD 20639
Tel: (410) 398-8800 Fax: (410) 398-8800

DATE: MARCH 1997
SCALE: T = 20'
SHEET NO: 97789 A
OF 1



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.

*4716
WAVERLY*

*4720
WAVERLY*

WAVERLY STREET

*PROPERTY DEVELOPED TO
SOUTH OF SUBJECT PROPERTY*

PROPERTY TO NORTH OF
4710 MAVERLY

4710 MAVERLY AVENUE
TREE SURVEY

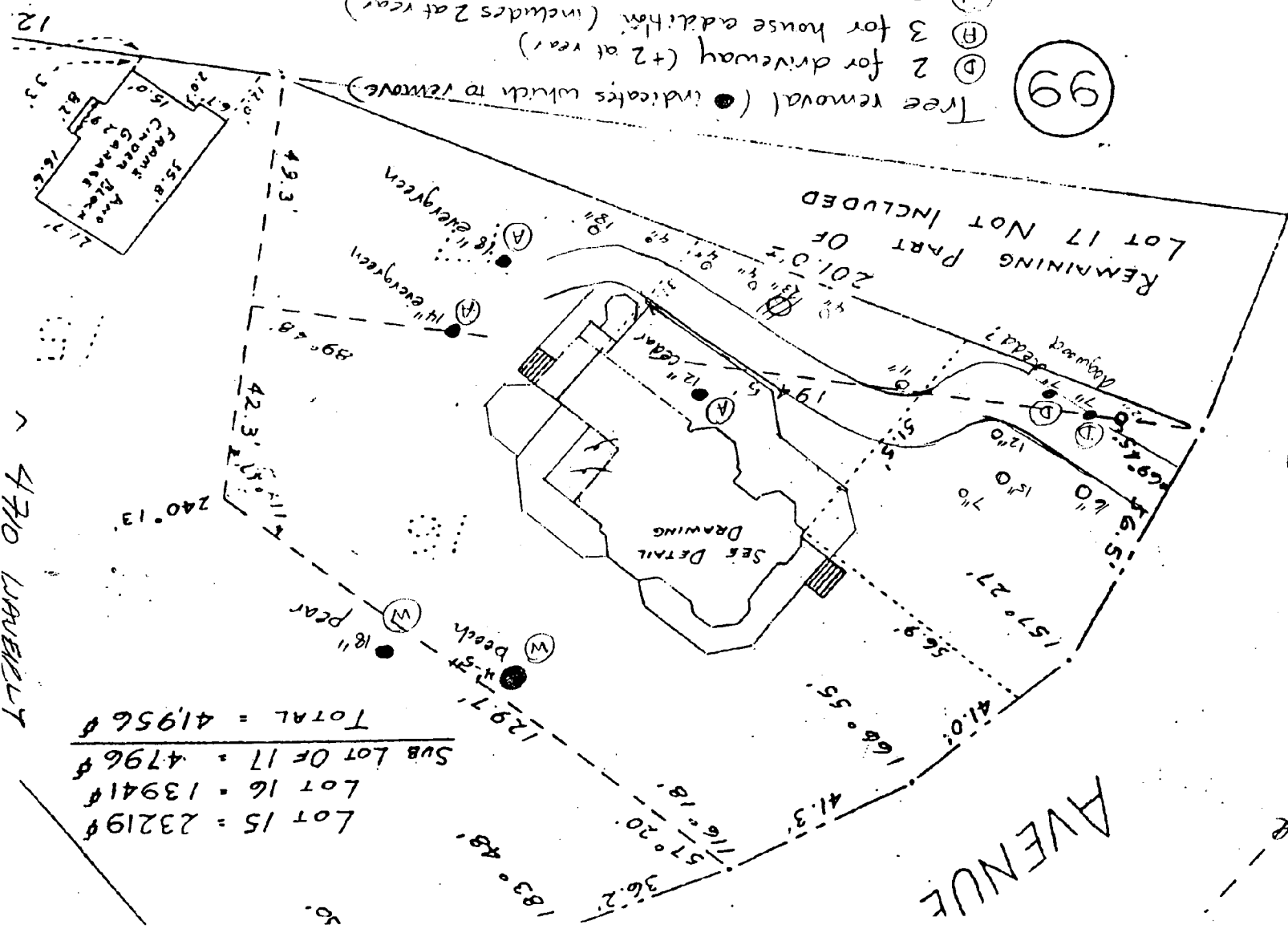
MAVERLY

AVENUE

(99)

- (W) 2 very old, weak; fear falling.
 - (H) 3 for house addition (includes 2 at rear)
 - (D) 2 for driveway (+2 at rear)
- Tree removal (● indicates which to remove)

REMAINING PART OF
LOT 17 NOT INCLUDED



LOT 15 =	23219¢
LOT 16 =	13941¢
SUB LOT OF 17 =	4796¢
TOTAL =	41956¢

4710 MAVERLY

(16)



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
288 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850
340/777-6377



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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

Tax Account No.: _____
Name of Property Owner: Ken & Jane Salomon Daytime Phone No.: 301 946-7556
Address: 4716 Waverly Ave Garrett Park, MD 20896
Street Number City State Zip Code

Contractor: Osamu Shimizu Phone No.: 301 229-9483

Contractor Registration No.: 38658

Agent for Owner: _____ Daytime Phone No.: _____
Address: _____

LOCATION OF BUILDING/HOUSE

House Number: 4716 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Strathmore Ave
Sublot: 24511
Lot: 18 Block: _____ Subdivision: Sect 99
Liber: 8494 Folio: 96 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input checked="" type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Tare	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input type="checkbox"/> Fence/Wall (complete Section 4)	<input checked="" type="checkbox"/> Other: <u>Driveway</u>				

1B. Construction cost estimate: \$ 20K

1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other: _____
2B. Type of water supply: 01 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height _____ feet _____ inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Jane Salomon
Signature of owner or authorized agent

5/16/02
Date

Approved: Required driveway permit → Not building permit
For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 278 329 Date Filed: 5/23/02 Date Issued: _____

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

1. WRITTEN DESCRIPTION OF PROJECT

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

1890's Queen Anne Victorian w/ wrap around porch & turret in Garrett Park. Flanked on left by victorian era home & on right by newly constructed home.

b. General description of project and its effect on the historic resource(s), the environmental setting, and where applicable, the historic district:
Remove existing driveway, use plant material to screen from view new house & driveway at night of property. Make use of total lot of property in front of house w/ circular drive setting off existing circular porch creating a more attractive streetscape & inviting entrance to house. No large trees will be affected & most existing plant material will be reused.

2. SITE PLAN

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

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

Submit a set of plans and elevations in a format no larger than 11" x 17". Plans on a 1/8" layer are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing structure(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONTIGUOUS PROPERTY OWNERS

For all projects, provide an accurate list of adjacent and contiguous property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301) 279-1355.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.

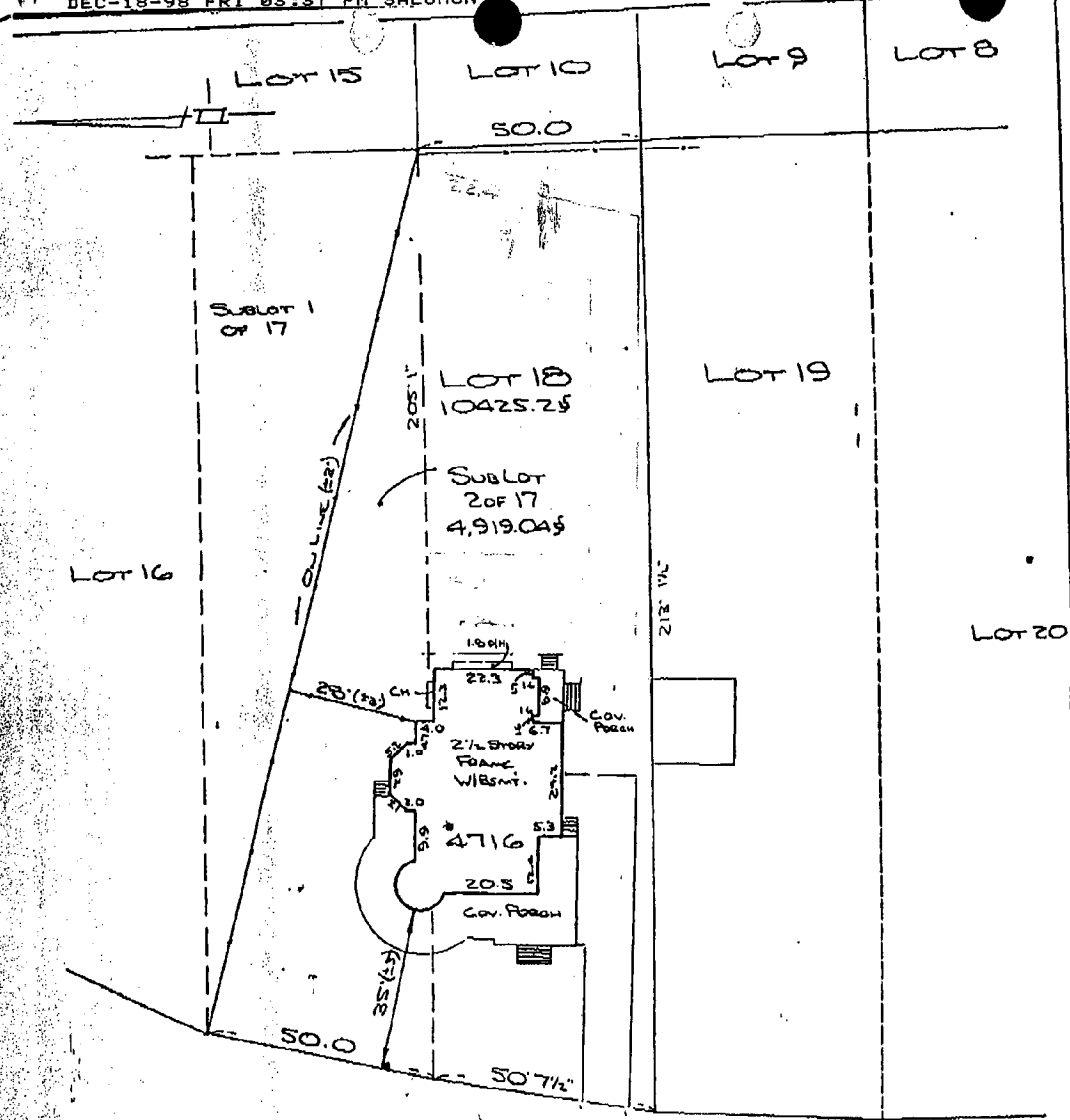
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTICING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Owner's mailing address	Owner's Agent's mailing address
Ken & Jane Salomon PO Box 227 Garrett Park, MD 20896	
Adjacent and confronting Property Owners mailing addresses	
M/M Curt Harris PO Box 77 GP, 20896	M/M Dick Morgan PO Box 424 GP 20896
M/M Keith Huffman PO Box 184 GP 20896	

g addresses: noticing table



WAVERLY AVENUE

Capitol Surveys, Inc.

1300 Mercantile Lane
 Suite 138
 Largo, Maryland 20774
 Phone 301-772-1654
 Fax 301-341-1285

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and the plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.
 This property lies within Zone C, (Areas of minimal flooding) as shown on the maps of the National Flood Insurance Program, unless otherwise shown.

LOCATION DRAWING
 LOT 18 & Sublot 2 of 17
 SECTION No. 99

GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

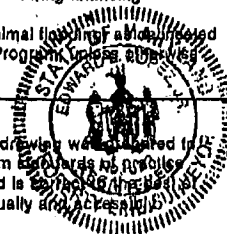
Recorded in Plat Book A Plat 24 Scale 1" = 30'

CASE: 859-97 FILE: 56566

DATE: JUNE 10, 1997

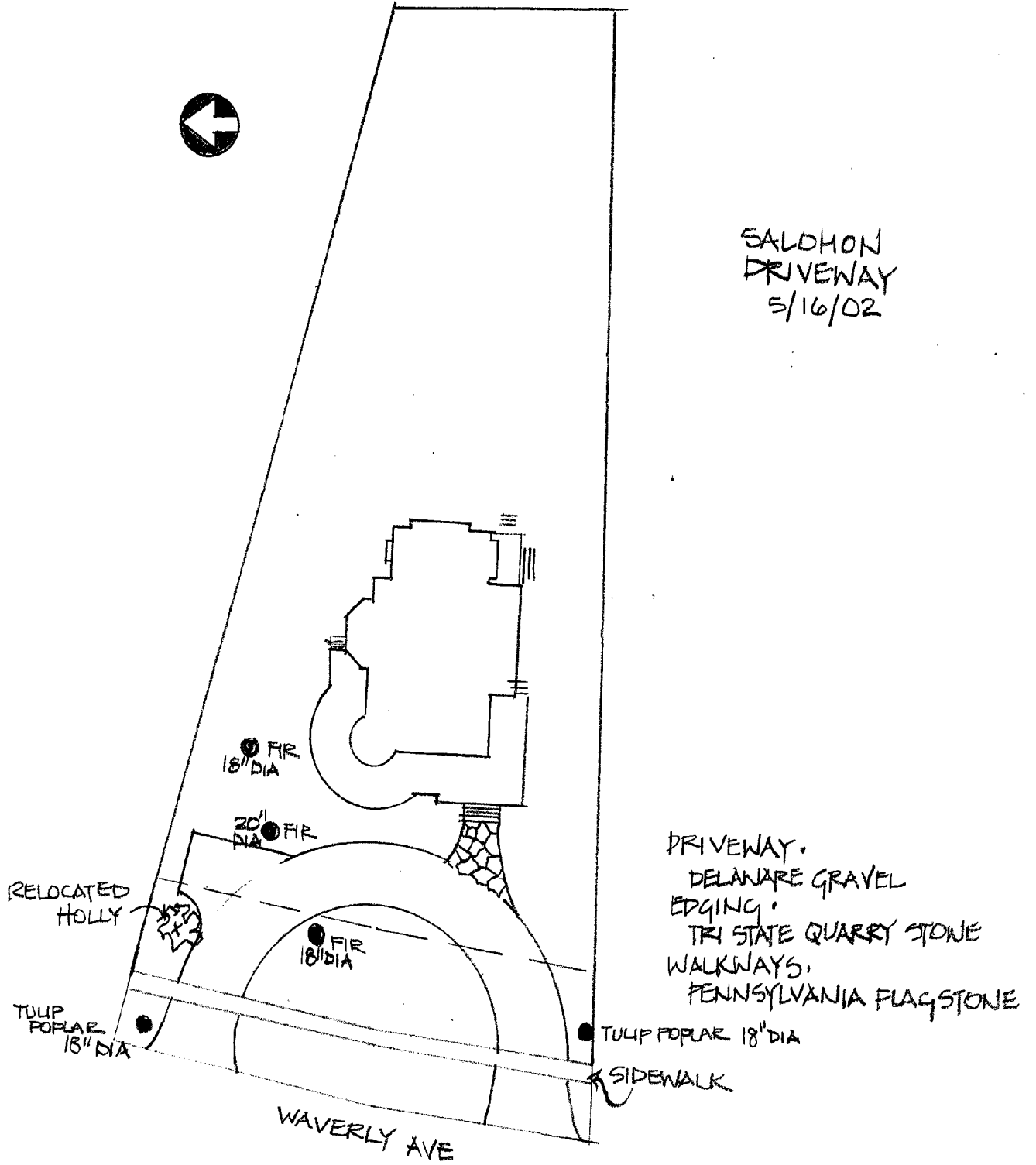
I hereby certify this location drawing was prepared in accordance with the minimum standards set forth in the Regulations for the State of Maryland and is, to the best of my belief, a true and correct statement of what can be visually observed.

Edward L. Lopez
 Edward L. Lopez, Jr.
 Maryland Property Line Surveyor No. 522





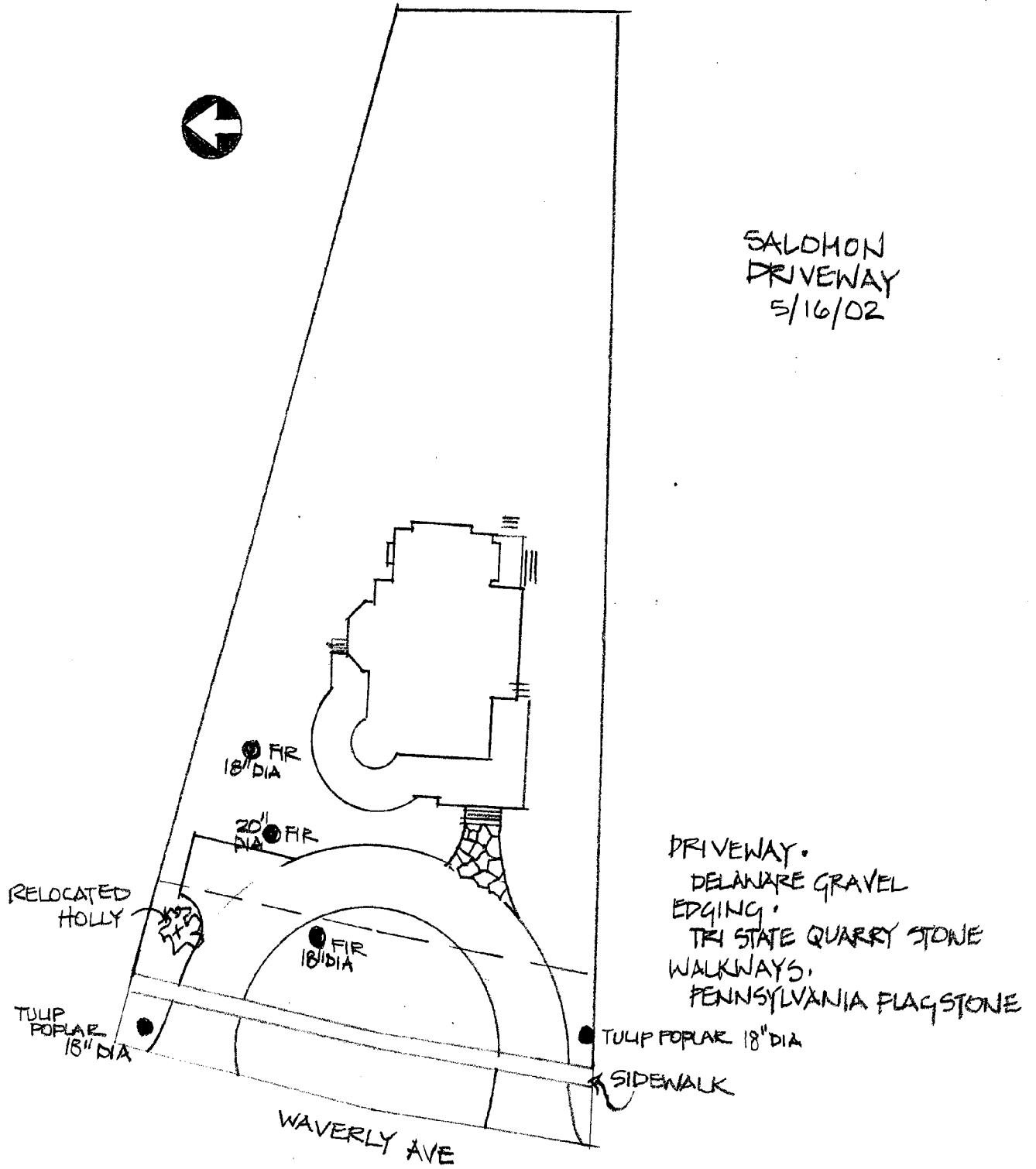
SALMON
DRIVEWAY
5/16/02



● EXISTING LG TREES

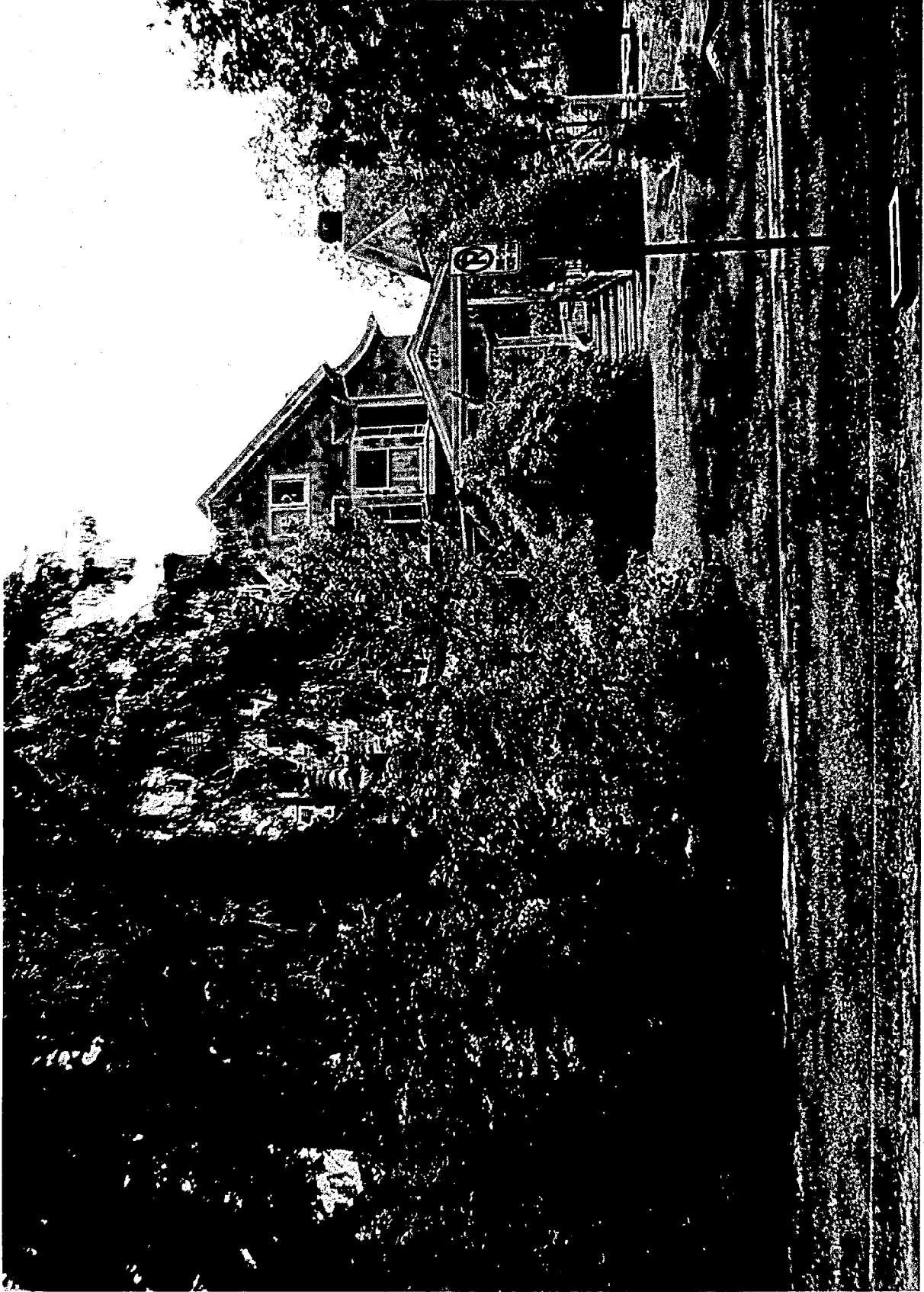


SALOMON
DRIVEWAY
5/16/02

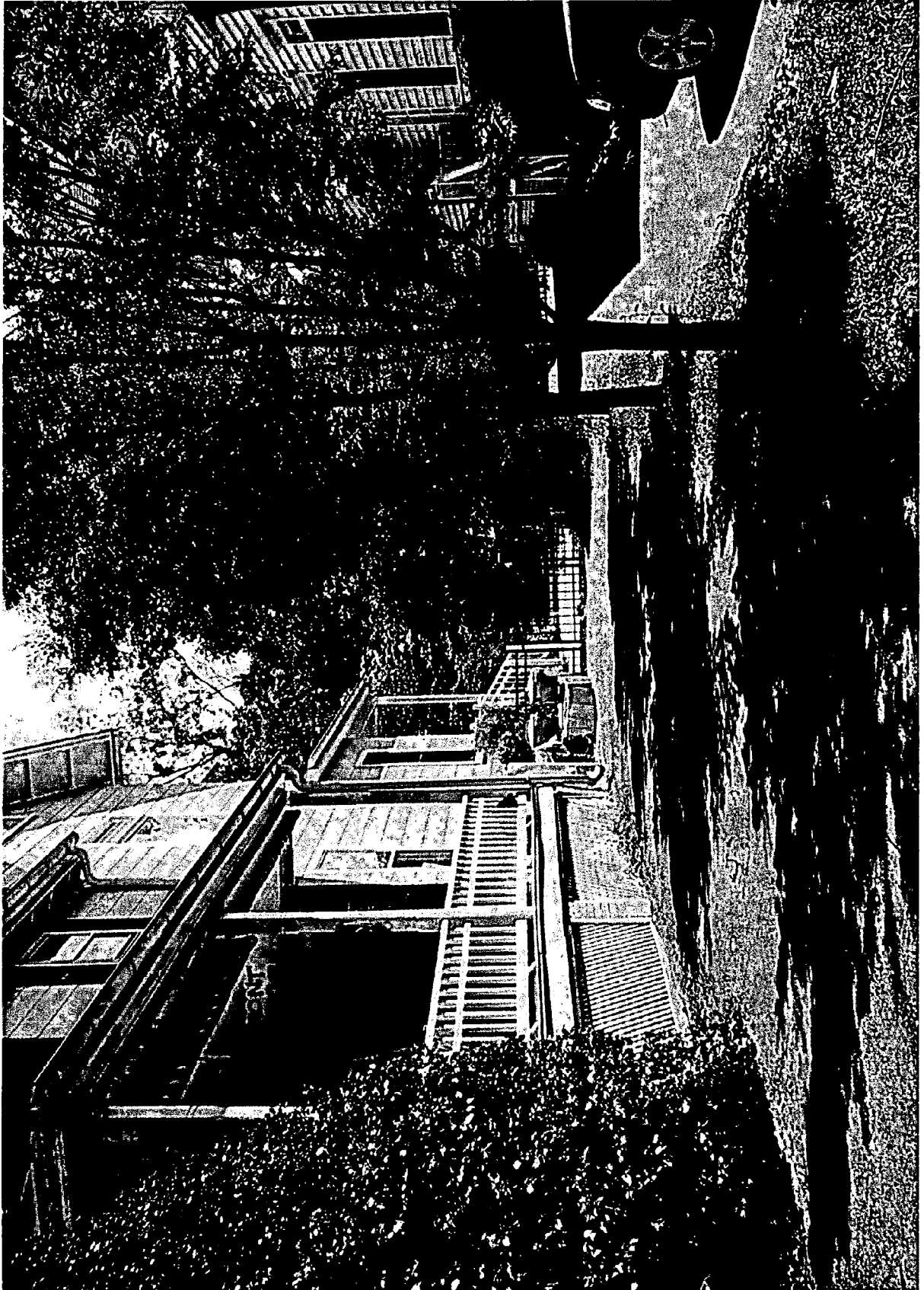


DRIVEWAY.
DELAWARE GRAVEL
EDGING.
TRI STATE QUARRY STONE
WALKWAYS.
PENNSYLVANIA FLAGSTONE

● EXISTING LG TREES



WEST FRONT ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
from sidewalk

6/19/02

Osamu Shuniza 501. 229.9483

Norway Spruce 125-150 yrs

existing tree 100 ± yrs.

15" diameter.

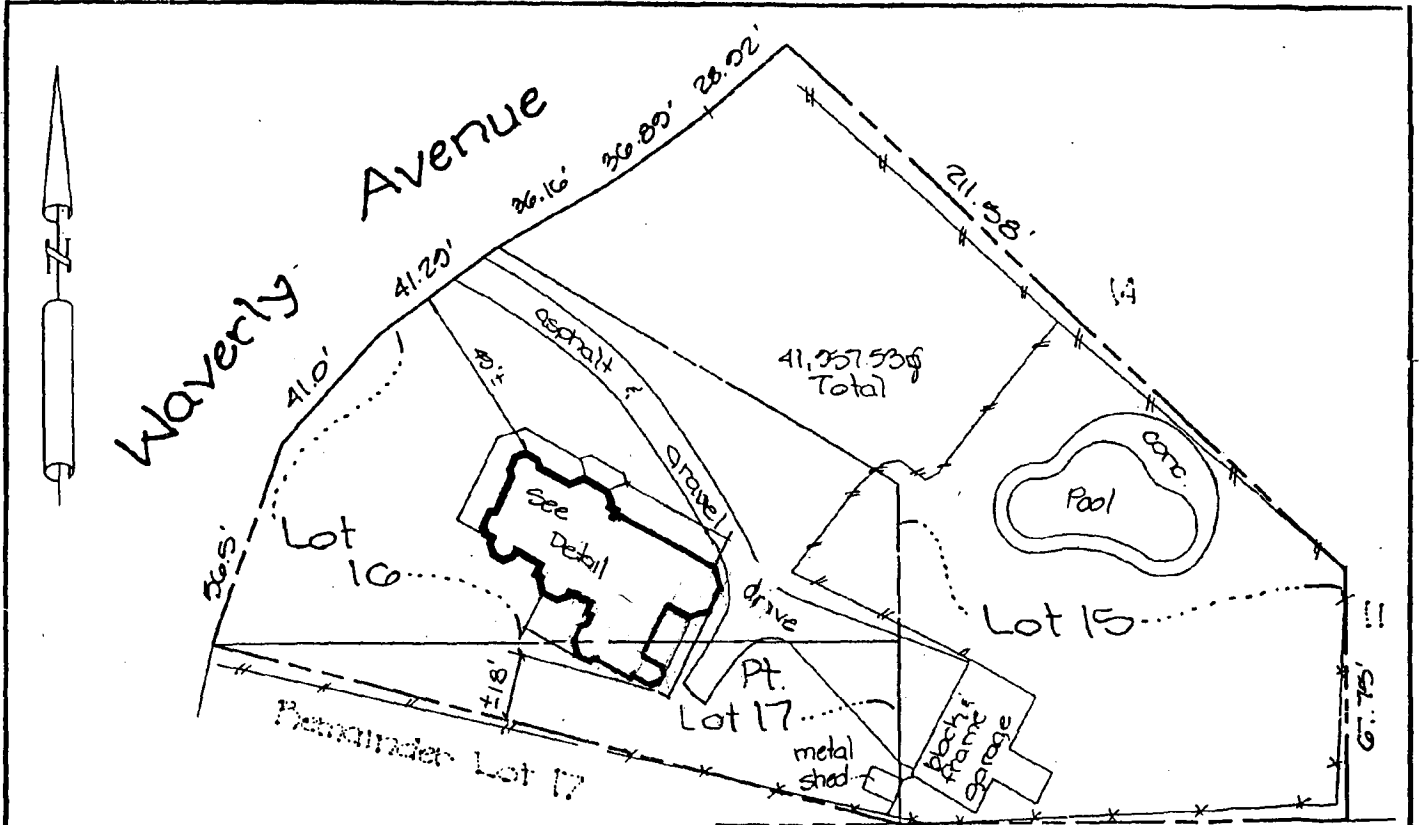
- stone over the root system stone dust with stone
about 3" of stone

Driveway 12' wide

Backing out ...

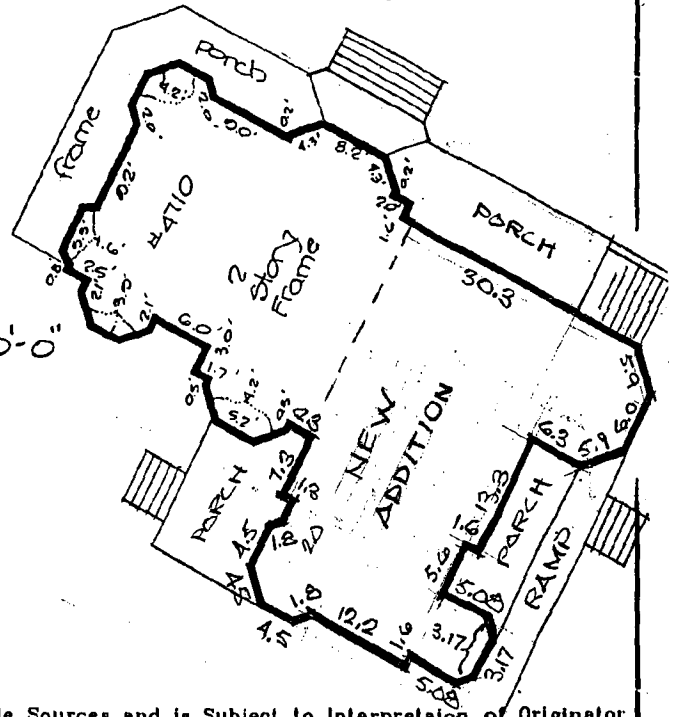
10' at street and wiken out ~~by the~~ post building
restriction

NOTE: This location for title purposes only - not to be used for determining property lines. Property Corner Markers NOT guaranteed by this location



Notes:

- 1) H.U.D panel not available
- 2) Fences and/or walls shown are for picture purposes only. The exact location can only be determined by a class 3 boundary survey or better with the property corners being set.



Location of House
 Lots 15 & 16 and Part of Lot 17, Block 20
Garrett Park
 Montgomery County, Maryland

10-6-00

Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

1 Sec. 1. Division 59-C-18 is amended as follows:

2 59-C-18. Overlay Zones.

3 * * *

4 59-C-18.4. Development procedure.

5 Development in an overlay zone must conform with the standards and
6 requirements of the underlying zone, except as specifically modified
7 by the standards and regulations of the overlay zone. Where there is
8 an ambiguity as to whether the regulations of the underlying zone or
9 overlay zone apply, the regulations of the overlay zone apply. A
10 site plan must be submitted under Division 59-D-3 except where
11 specifically exempted in the development standards of each overlay
12 zone.

13 * * *

14 Sec. 2. A new Section 59-C-18-11 is added, to read as follows:

15 59-C-18-11. Residential and open space preservation overlay zone for
16 the Town of Garrett Park.

17 59-C-18.111. Purpose.

18 It is the purpose of this overlay zone to:

19 (a) Preserve the unique park-like setting of the 19th century
20 garden suburb, maintain the prevailing pattern of houses
21 and open spaces, and retain the maximum amount of green
22 area surrounding new or expanded houses.

23 (b) Encourage a compatible relationship between new or expanded
24 houses and neighboring structures in scale, siting, and
25 orientation on the lot.



26

27

Ordinance No. 12-33

1 (c) Maintain housing diversity and choice by retaining existing
2 housing stock yet allowing a reasonable amount of expansion
3 in living space.

4 (d) Create a uniform set of development standards in order to
5 resolve the multiplicity of standards that currently apply
6 to lots in Garrett Park.

7 59-C-18.112. Exemptions from control.

8 (a) Buildable lot under previous ordinance:

9 (1) The development standards of the overlay zone apply in
10 lieu of the standards in effect at the time a lot was
11 created. For lots within the overlay district, the
12 language of the overlay zone supersedes all but the
13 first sentence of Sec. 59-B-5.1, which reads as
14 follows:

15 "Any lot that was legally recorded by deed or
16 subdivision plat before June 1, 1958, and that was a
17 buildable lot under the law in effect immediately
18 before June 1, 1958, is a buildable lot for building a
19 one-family dwelling only, even though the lot may have
20 less than the minimum area for any residential zone."

21 (2) Any lot that was legally recorded by deed or
22 subdivision plat between June 1, 1958 and August 4,
23 1964 and that was a buildable lot under the law in
24 effect during that period is a buildable lot for
25 building a one-family dwelling only, even though the
26 lot may have less than the minimum area for any
27 residential zone.

1 **(b) One-family dwelling:**

2 **(1) The development standards of the overlay zone apply to**
3 **alterations, renovations and enlargements of existing**
4 **one-family dwellings as well as to new construction.**

5 **For structures within the overlay district, the**
6 **language of the overlay zone supersedes all but the**
7 **first sentence of Sec. 59-B-5.3, which reads as**
8 **follows:**

9 **"Any one-family dwelling in a residential zone or**
10 **agricultural zone that was built on a lot legally**
11 **recorded by deed or subdivision plat before June 1,**
12 **1958 is not a nonconforming building."**

13 **(2) Any one-family dwelling in the overlay district that**
14 **was built on a lot legally recorded by deed or**
15 **subdivision plat between June 1, 1958 and March 29,**
16 **1993 is not a nonconforming building.**

17 **(3) Reconstruction of such a building may not exceed the**
18 **footprint or floor area of the prior dwelling unless**
19 **reconstruction fully conforms with the standards of**
20 **the overlay zone.**

21 **59-C-18.113. Regulations.**

22 **(a) Development Standards:**

23 **The development standards shall be the same as those in the**
24 **R-90 zone, except as set forth below:**

25 **(1) Setback from street. No main building shall be nearer**
26 **to any street than 30 feet except that if the adjacent**
27 **lots are occupied by buildings with a front yard**

1 setback greater than this requirement, no building
2 hereafter erected or any addition to an existing
3 building can project beyond the line previously
4 established by the buildings on the adjacent lots.

5 (2) In the case of a corner lot, if the adjoining lot on
6 one of the streets either does not front on that
7 street or is in a nonresidential zone, the setback
8 from that street must be at least 15 feet.

9 (3) Setback from adjoining lot. No main building can be
10 nearer to any property line than the following:

11 Side:

12 -- one side: 10 feet

13 -- sum of both sides: 25 feet for lots with
14 over 60 feet in width at the building line,
15 and 20 feet for lots with 60 feet or less in
16 width at the building line.

17 Rear: 25 feet for lots over 90 feet in depth and 15
18 feet for lots with 90 feet or less in depth.

19 (4) Coverage. Maximum percentage of net lot area that may
20 be covered by buildings, including accessory
21 buildings, is 20 percent.

22 (5) Floor Area Ratio. The maximum floor area ratio for
23 main plus accessory buildings is .375.

24 (b) Site Plan:

25 (1) A site plan is not required in the Garrett Park
26 overlay zone except as provided in Section 59-C-1.327,
27 Maximum Building Height (in feet).



WEST FRONT ELEVATION



SOUTH ELEVATION



NORTH ELEVATION
from sidewalk