

30/13-03C 4716 Waverly Ave
Garrett Park Historic District

GTM
Architects

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Wilton W. Scott, Jr., AIA
Project Manager

stamped
plans in
copy
room
3-3-04 (AF)

MEMORANDUM

To: Historic Preservation Commissioners
From: Anne Fothergill
Date: April 26, 2004
Re: HAWP # 324413

Attached please find an applicant's faxed request for HPC approval of changes to a previously-approved HAWP for 4716 Waverly Avenue—an Outstanding Resource in Garrett Park.

Scenario # 1:

The applicants received approval from the HPC in December 2003 to build a new rear 1-story addition where an existing 2-story addition is located (the existing second story addition would remain). The main house has asbestos shingle siding, the existing addition has masonite siding, and the new addition and the 2nd floor of the existing addition were going to have cedar shake shingles. However, now the applicants would like the new and existing addition section to have cement shingles that visibly match the existing asbestos shingles.

Scenario # 2:

The applicants are seriously considering removing the asbestos shingles from the whole house so they can restore the historic house's original wood siding. They would like the HPC's approval to remove this siding as part of their already-approved HAWP. Should they do this, they would request that the new addition also be clad in wood siding.

In either scenario, the applicants are requesting a material change from what was approved for the new addition. Staff needs to know if the HPC would like this to be reviewed and approved at the staff level or if you would like the applicants to submit a revised HAWP application.



SCENARIO # 1

**Salomon Residence
4716 Waverly Avenue
Garrett Park, MD 20896
Case Number 324413**

We would like to modify our Historic Area Work Permit to change the wood shingle siding approved for the addition at the rear of our house at 4716 Waverly Avenue in Garrett Park, MD. The body of the house is covered in 20% composition asbestos shingles. We believe that it makes more sense to have uniform siding rather than a mix of materials. We have found cement shingles that are identical to the existing asbestos shingles.

SCENARIO # 2

**Salomon Residence
4716 Waverly Avenue
Garrett Park, MD 20896
Case Number 324413**

We would like to modify the Historic Area Work Permit for our house at 4716 Waverly Avenue in Garrett Park, MD. We are exploring the feasibility of removing the 20% composition asbestos shingles on the main body of the house and restoring and replacing, as needed, the original wood siding. If we determine that this is practical both from an environmental and an economic perspective, we seek permission for that work and to substitute matching siding for the wood shingles that were approved by HPC for the addition under construction at the rear of our house.

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4716 Waverly Avenue
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THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: December 4, 2003

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Gwen Wright, Coordinator *RF*
Historic Preservation

SUBJECT: Historic Area Work Permit # 324413

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Mr. and Mrs. Kenneth Salomon

Address: 4716 Waverly Avenue, Garrett Park, MD 20896

This HAWP approval is 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 Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCK E PIKE, 2ND FLOOR, ROCKVILLE MD 20850
240/777-6370

DPS - #8

324413

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: Spectrum Contractors Phone No.: 301 251-9130
Contractor Registration No.: MD 21304
Agent for Owner: Robert Klecker Daytime Phone No.: 301 251-9130

LOCATION OF BUILDING/PREMISE

House Number: 4716 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Strathmore Ave
Sublot: 1825011 Block: _____ Subdivision: Sect 99
Lot: _____
Liber: 8494 Folio: 96 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B. Construction cost estimate: \$ 250K

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: 31 WSSC 02 Well 03 Other: _____

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 3 feet 6 inches (moved)
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

Nov. 11, '03
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Juan C Velazquez 12-4-03
Application/Permit No.: 324413 Date Filed: 11-12-03 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

1890's Queen Anne Victorian with wrap
around porch and turret in Garrett
Park. Flanked on left by Victorian
era home and on right by newly
constructed home.

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

This project modifies an approx 25 year
old rear addition to this historic
property.

- Replace prefab fireplace w/ masonry fireplace
- Replace masonite siding w/ cedar shakes on rear addition
- Replace missing wood shutters w/ same
- Move picket fence and relocate garden shed to rear of property

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

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of this 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 decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4716 Waverly Avenue, Garrett Park	Meeting Date:	12/03/03
Applicant:	Kenneth and Jane Salomon	Report Date:	11/26/03
Resource:	Outstanding Resource Garrett Park Historic District	Public Notice:	11/19/03
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-03C	Staff:	Anne Fothergill
PROPOSAL:	Alterations and addition to existing rear extension		
RECOMMEND:	Approval		

PROJECT DESCRIPTION

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

This is a 2 ½ story frame building with a generous wrap-around porch and a corner turret. The lot is wedge-shaped and very deep. There is an existing two-story addition at the rear of the house which was built approximately 25 years ago. In the yard next to the house is an 8' x 12' garden house which the applicants installed with HPC approval in 1999.

The Town of Garrett Park has reviewed and approved this proposal.

PROPOSAL

The applicants are proposing:

- Alterations and additions to the first floor of the existing rear addition
- Replacement of a pre-fabricated chimney with a masonry chimney
- Replacement of masonite siding with cedar shakes on the 2nd floor of rear addition
- Relocation of a picket fence
- Relocation of a garden house to the rear of the property

STAFF DISCUSSION

Staff used the *Secretary of the Interior's Standards for Rehabilitation* as a guide, specifically Standard # 9 which states that:

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Staff finds that the proposed alterations and rear addition are compatible with the historic resource and will not adversely affect the historic house, setting or District.

The historic house is clad in asbestos siding and the rear two-story addition has masonite siding. Staff finds the proposed new addition's materials more compatible with the historic house and an improvement over the existing addition's materials. The new addition will be clad in 5" reveal cedar shake shingles and the roofing will match the existing roofing. There will be a copper roof on the back porch. The new windows are different than the existing windows of the historic house but are compatible in size and style. The brick chimney is a more appropriate material choice than the pre-fabricated chimney that was installed as part of the rear addition.

The proposed new addition is slightly larger than the existing addition—it extends approximately 6 feet further into the back yard than the existing house. Plus there is also a new one-room section on the left side that extends out an additional ten feet to the rear. This extension requires the relocation of the garden house (which was installed in 1999) to the back of the lot. The lot is very large and can easily accommodate this larger footprint and the relocation of the garden house.

The addition also will extend out to enclose where there is currently a porch (part of the 1970s addition) on the right side. There will be no new porch on this side of the house. This section of the house will be set in about one foot from the original house which aids in differentiation between old and new.

On the left side of the house towards the back there will be a new stoop that extends out a few feet further than the existing house but with the large wrap-around porch, this section will not come out further than the front of the house and would not be visible from the street. The picket fence on the left side of the house will need to be pushed back to accommodate the new addition as well as to allow easy access to the new entrance on the left side of the house.

As there already is an addition in this location, staff finds there will be virtually no new impact to the historic house. The historic character of this valuable resource will be preserved. Staff finds that the proposed new addition and exterior alterations are all compatible with the historic resource and will not adversely affect the house, setting or District. Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with Chapter 24A-8 (b) 2:

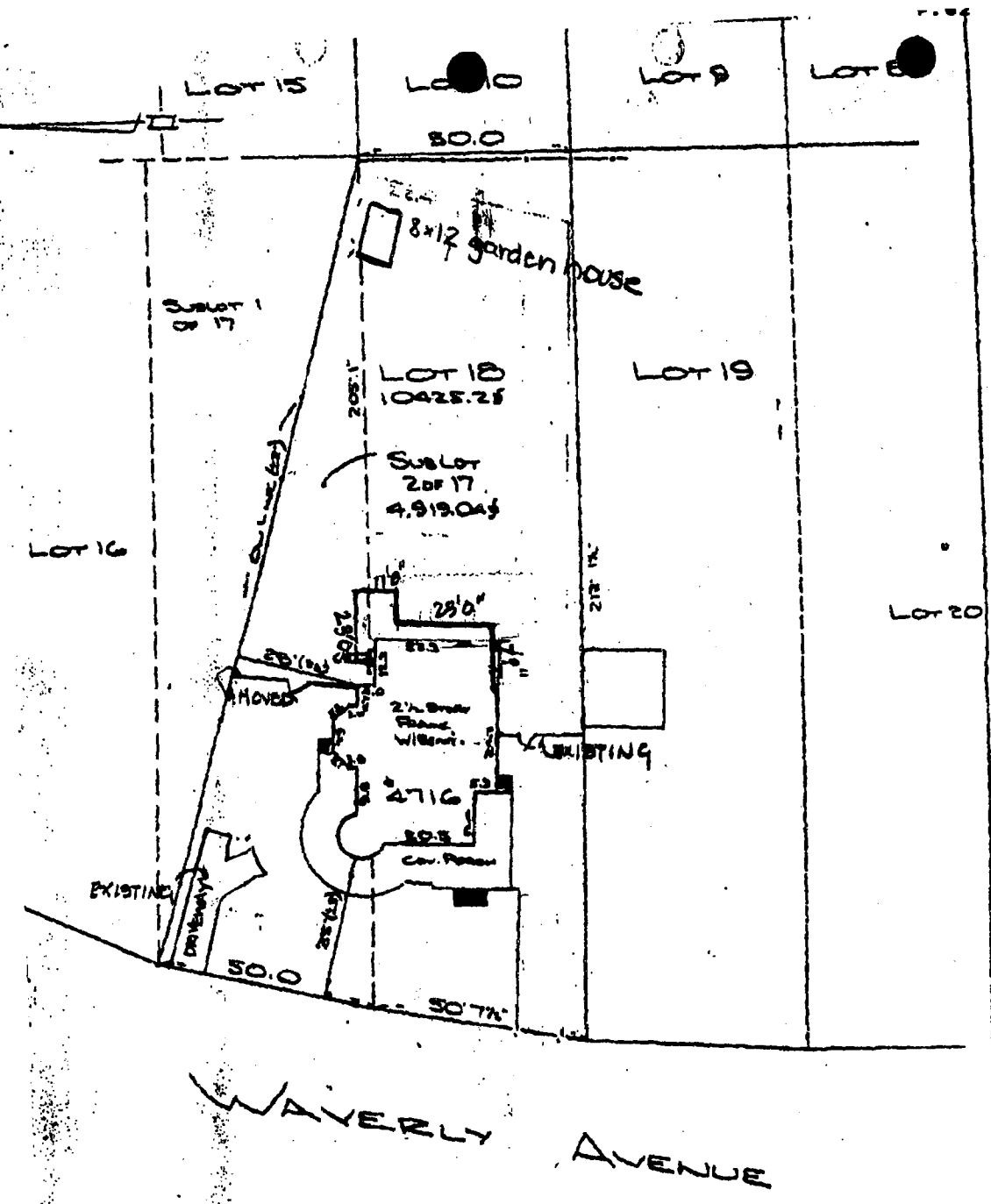
The proposal is compatible in character and nature with the historical, archeological, architectural or cultural

features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter,

and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p>Owner's mailing address</p> <p>Ken & Jane Salomon PO BOX 227 Garrett Park, MD 20896</p>	<p>Owner's Agent's mailing address</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>M/M Curt Harris PO Box 77 Garrett Park MD 20896</p>	<p>M/M Dick Morgan PO Box 424 Garrett Park MD 20896</p>
<p>M/M Keith Huffman PO Box 184 Garrett Park, MD 20896</p>	



Capitol Surveys, Inc.

1500 Mercantile Lane
 Suite 158
 Largo, Maryland 20774
 Phone 301-772-1654
 Fax 301-541-1285

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 O, (Area of minimal flood hazard) as shown on the maps of the National Flood Insurance Program.



LOCATION DRAWING
 LOT 18 & Sublot 2 of 17

SECTION No. 99

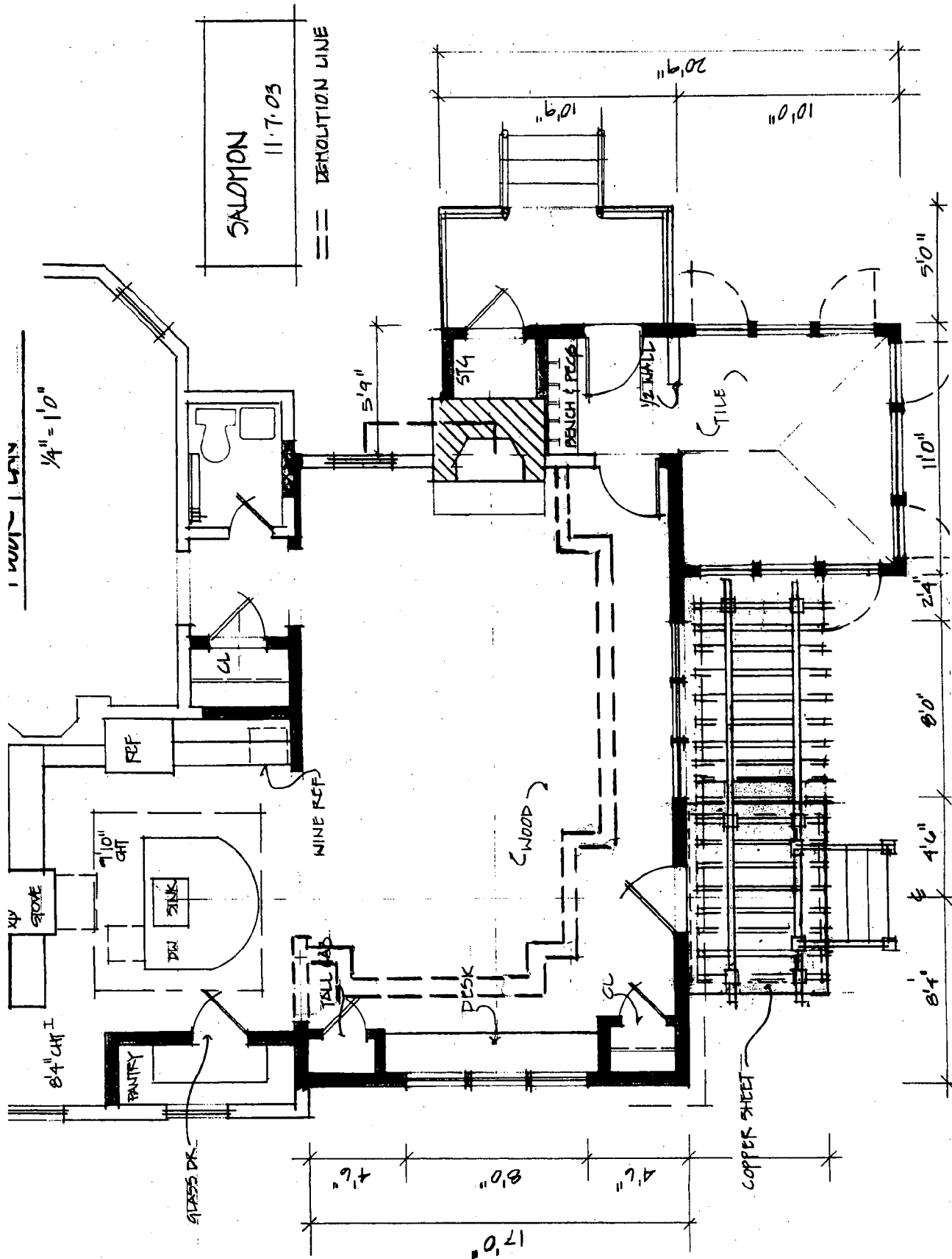
GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

Plat Book A Plat 24 Scale 1" = 30'
 859-97. FILE: 56566

JUNE 10, 1997

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

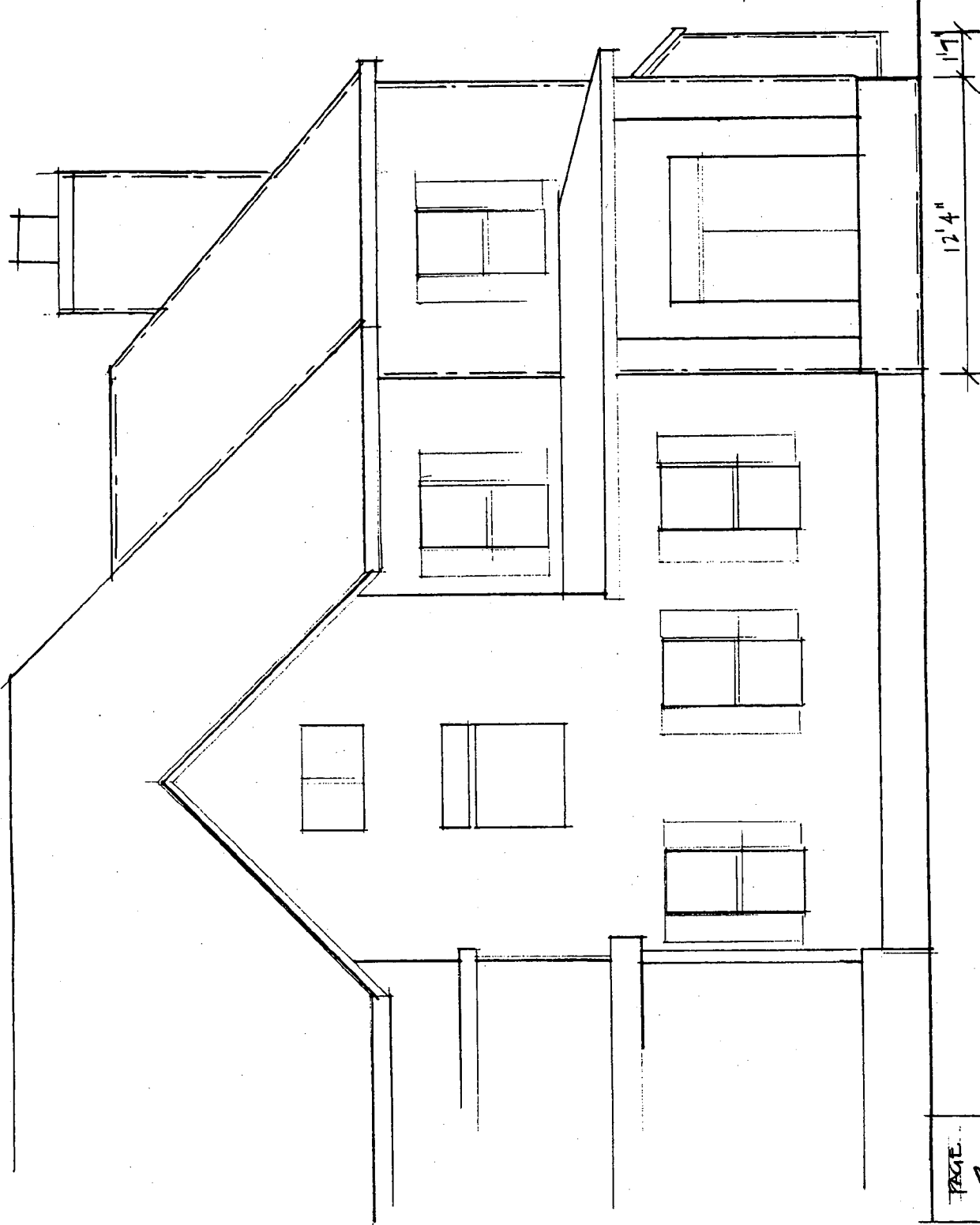
Edward L. Lopez
 Edward L. Lopez
 Maryland Property Line Surveyor No. 628



SALOMON

AS BUILT
SOUTH ELEVATION
6/6/03

NOTE: 1970's ADDITION



PAGE
3

SALOMON

11.7.03

NEW BRICK CHIMNEY
TO MATCH EXISTING

SHINGLES 5' REVEAL

ROOFING TO MATCH EXISTING

SHINGLES 5' REVEAL

SOUTH ELEVATION 1/4" = 1'0"

3'0"

9'0"

2'6"

3'9"

6'3"

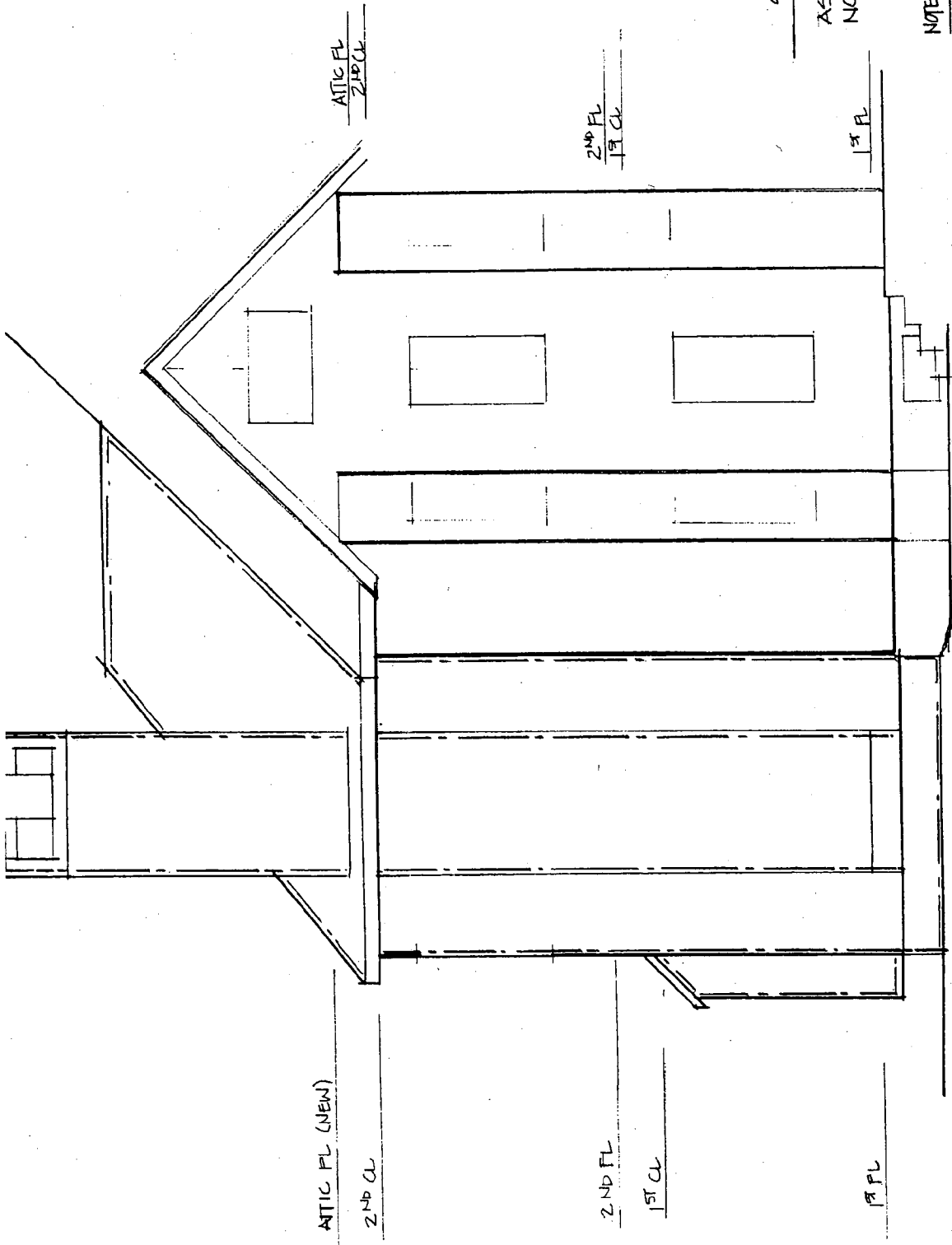
10'0"

1/4" = 1'0"

4'6"

8'0"

17'0"



SALOMON

AS BUILT —
NORTH ELEVATION
6/6/03

NOTE: 1970'S ADDITION

ATTIC FL (NEW)
2ND CL

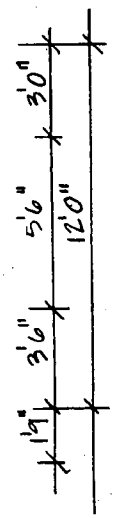
2ND FL
1ST CL

1ST FL

ATTIC FL
2ND CL

2ND FL
1ST CL

1ST FL



PAGE
5

(=)

NORTH ELEVATION

1/4" = 1'0"

SALOMON
11-7-03

NEW BRICK
TO MATCH EXISTING

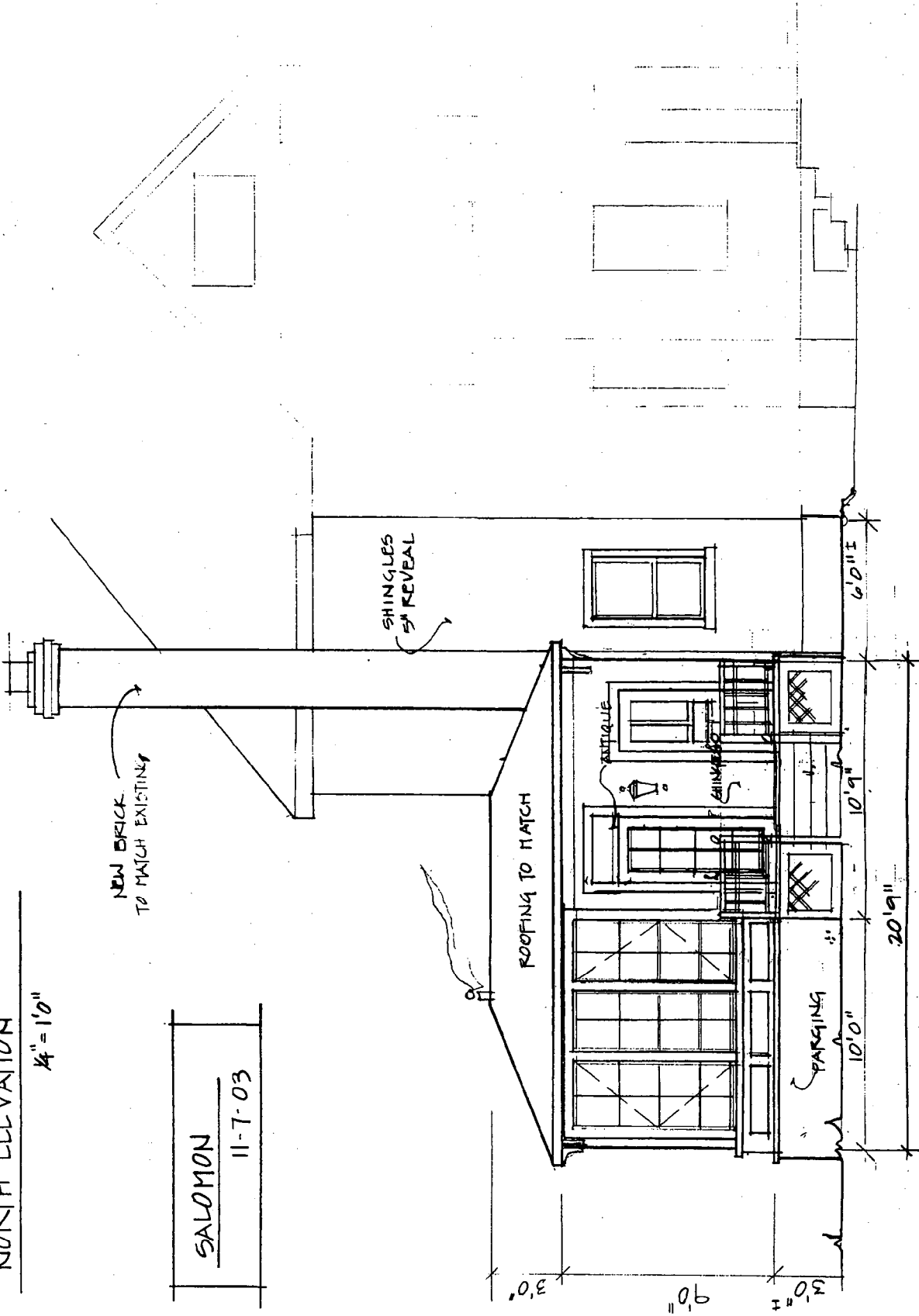
SHINGLES
5/8" REVEAL

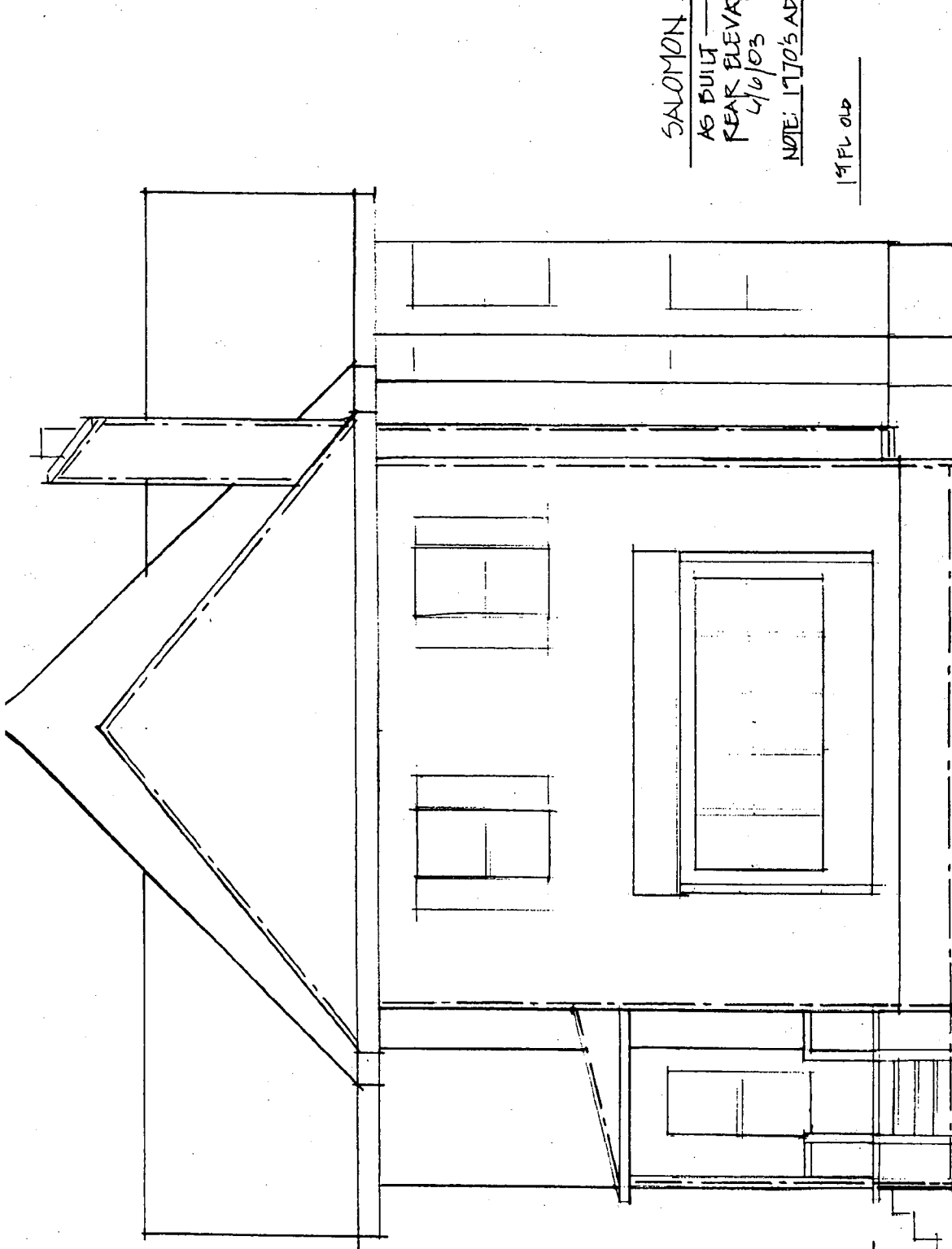
ROOFING TO MATCH

ANTIQUE

SHINGLES

SPARGING





SALOMON

AS BUILT

REAR ELEVATION

4/6/03

NOTE: 1770's ADDITION

1st FL OLD

1st FL NEW

PAGE

4

CALUTION

11-7-03

NEW BRICK CHIMNEY TO MATCH EXISTING

SHINGLES

ROOFING TO MATCH

COPPER SHEET

POSTS TO MATCH EXISTING

SHINGLES

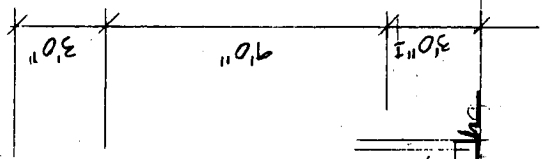
SHINGLES

PARGING

PARGING

REAR ELEVATION

1/4" = 1'0"



4716 Waverly



4716 Waverly rear (alterations and addition site)



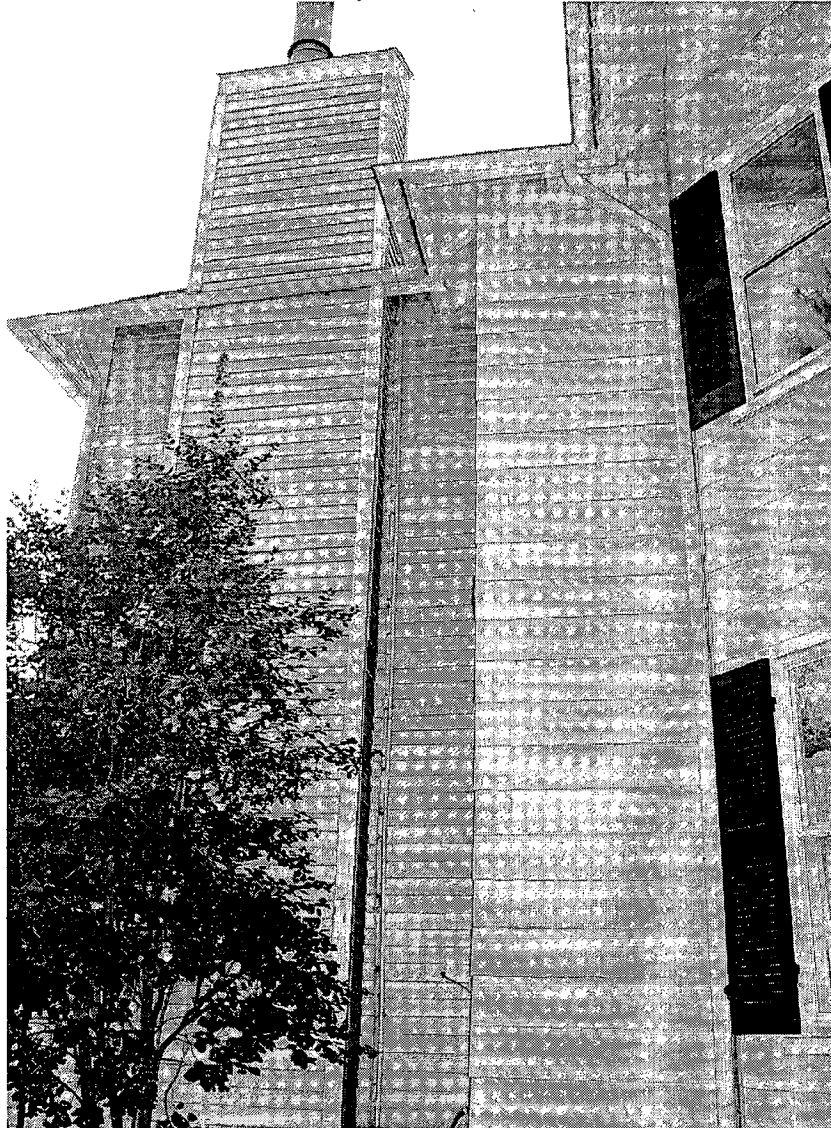
4716 Waverly back yard (garden house location)



4716 Waverly garden house

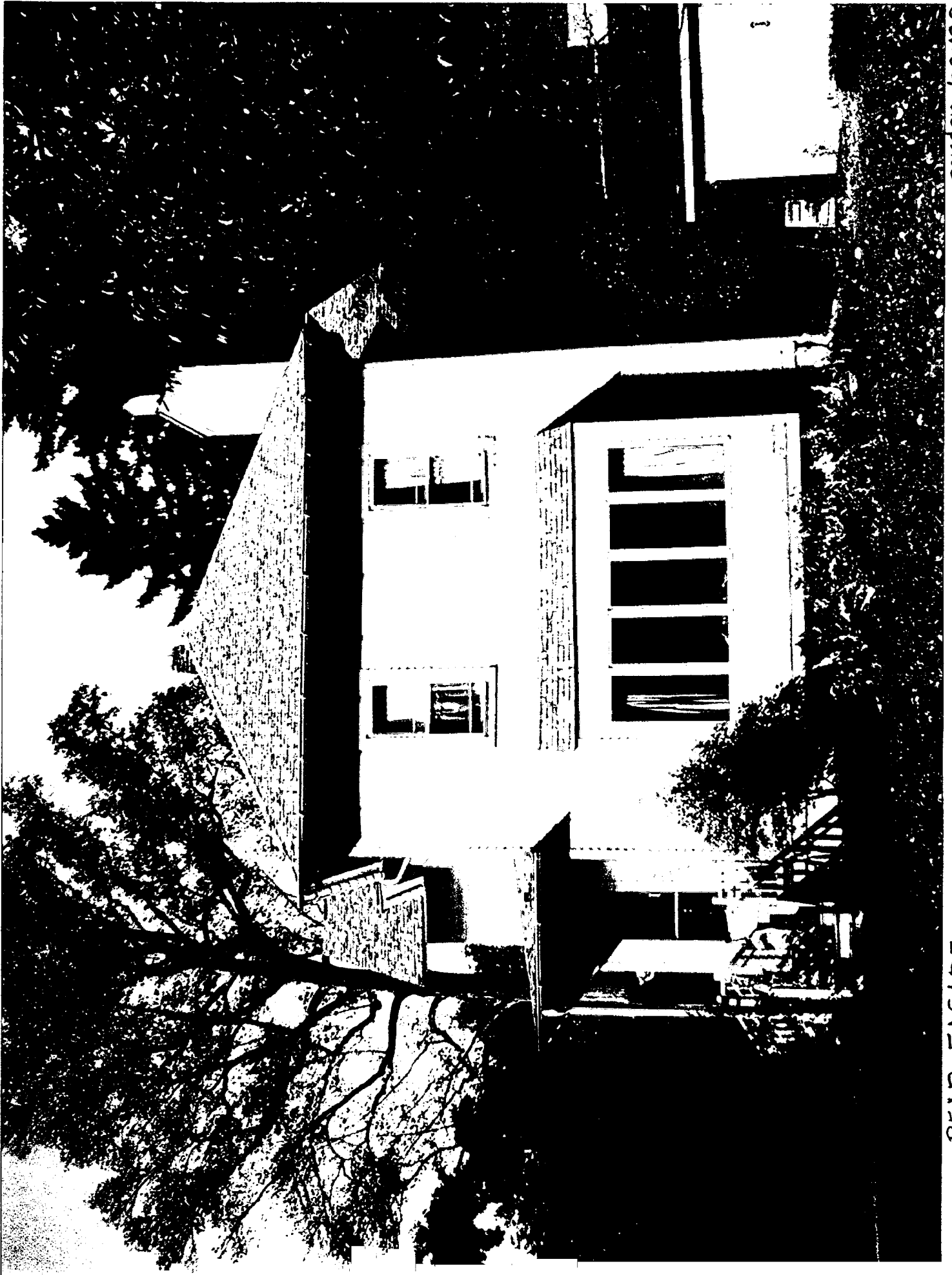


4716 Waverly left side rear chimney





FRONT FACADE



REAR FACADE

garden house



NORTH FACADE

GARDEN HOUSE

SOUTH FACADE

