

30/13-06A 4701 Wavchly Ave
Garrett Park Historic District, 30/13
Handwritten: 4701 Wavchly Ave



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 2/10/2006

MEMORANDUM

TO: Dennis Coleman & Julie Knowles
4701 Waverly Ave, Garrett Park

FROM: Tania Tully, Senior Planner *TGT*
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit Application #409312

Your Historic Area Work Permit application for porch addition, siding removal, patio and other alterations was Approved with Conditions by the Historic Preservation Commission at its 2/8/2006 meeting.

The conditions of approval were:

1. The patio and hot tub proposals are not approved due to insufficient information.
2. The porch deck will remain under the roof and not flare out as shown on the plans.
3. The gazebo is placed either on crushed stone or wood piers
4. No cupola on the gazebo.
5. Siting of the gazebo must be approved by staff to ensure it is placed as far away from the street and trees as is practical.
6. Additional details such as a wood railing on the lower level of the proposed porch and a decorative element at the gable end will be added in order to enhance the appearance of a two-level porch.
7. Shingling similar to that on the historic house - under the aluminum siding - will be continued across the roofline all the way around the non-contributing addition.
8. All design changes mentioned above will be provided to and approved by Staff.
9. Full width shutters are approved for the rear elevation.

Prior to applying for a county building permit, if applicable, from the Montgomery County Department of Permitting Services, you must contact your assigned staff person to arrange for your three (3) sets of final permit drawings to be stamped at the Historic Preservation Office at 1109 Spring Street. Please note that although the Historic Preservation Commission has approved your work, it may also need to be approved by DPS or another town government agency before work can begin.

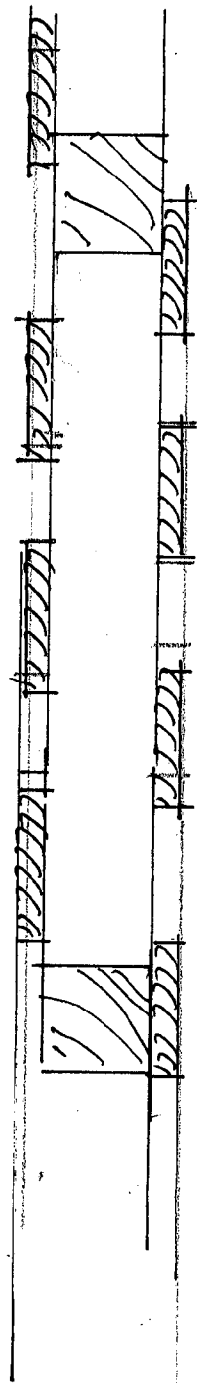
When you file for your building permit at DPS, you must take with you stamped drawings and the official approval memo (given at the time of drawing stamping). These forms are proof that the Historic Preservation Commission has reviewed your project. For further information about filing procedures or materials for your county building permit review, please call DPS at 240-777-6370.

If your project changes in any way from the approved plans, either before you apply for your building permit or even after the work has begun, you must contact the Historic Preservation Commission staff at 301-563-3400. After your project is completed, please send photos of the finished work to HPC staff.

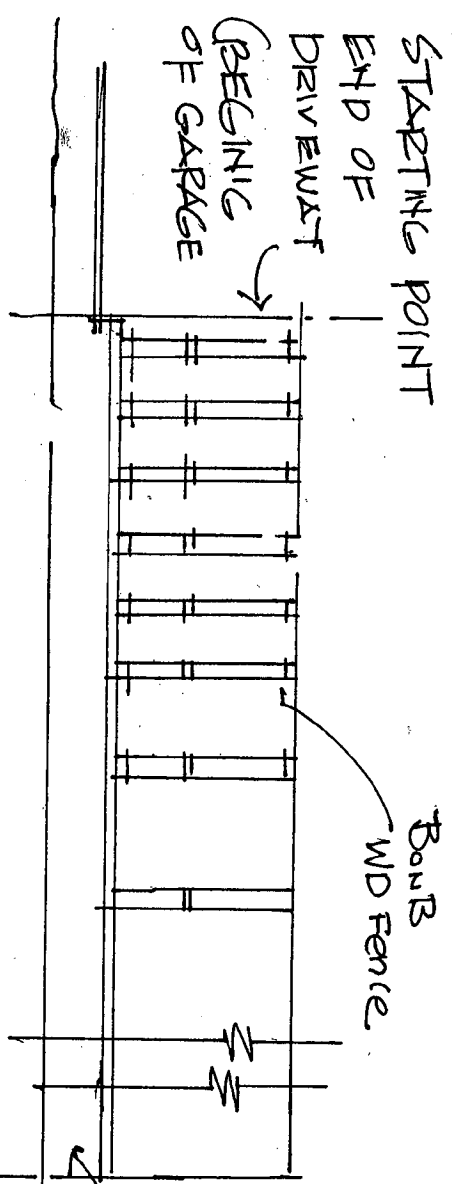
Thank you very much for your patience and good luck with your project



NTS



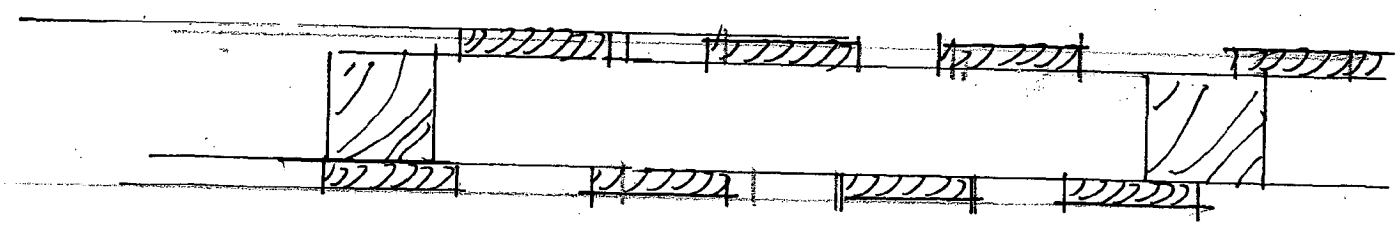
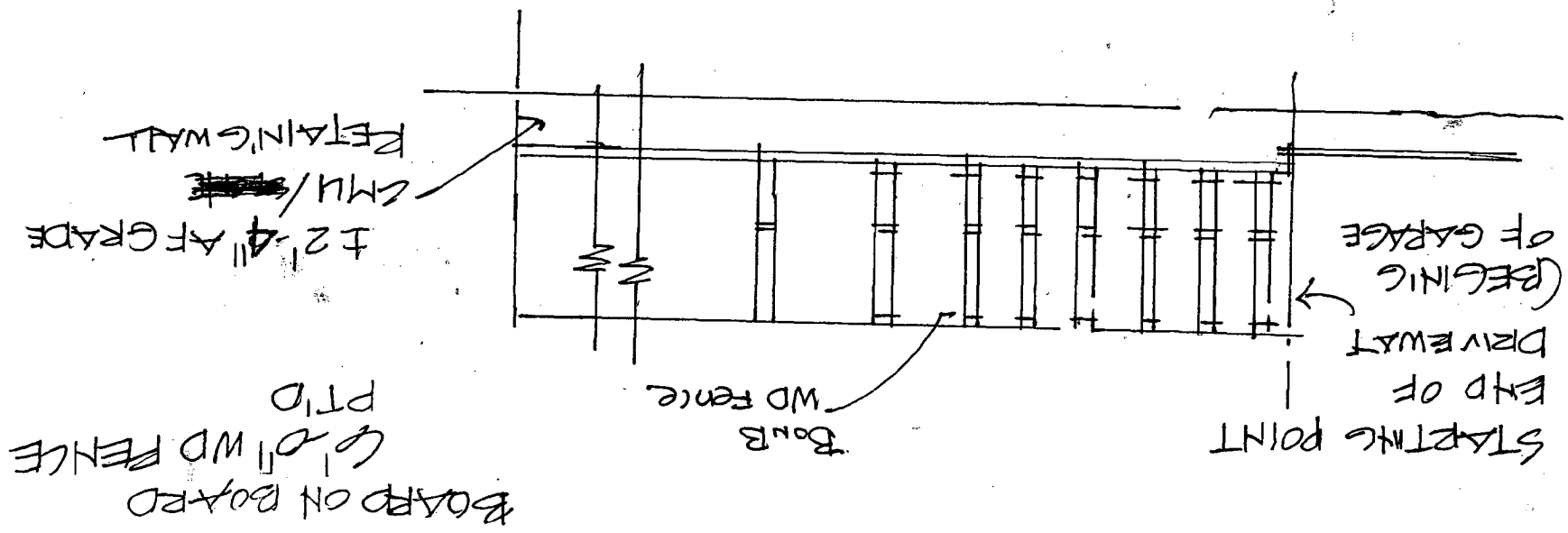
BOARD ON BOARD
6" O" WD FENCE
PT'D



OK

16T

4/5/00



NIS

hear
 window box
 Caroline + conditions
 refine porch details w/ expression
 of 6 double posts
 shutters + sheathed surface

II-H

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4701 Waverly Ave, Garrett Park ^{(2) Tim} Meeting Date: 2/8/2006
 Resource: Outstanding Resource ^{VAZIMAS} Report Date: 2/1/2006
 Garrett Park Historic District ^{1 alteration}
 Applicant: Dennis Coleman & Julie Knowles Public Notice: 1/25/2006
 Review: HAWP Tax Credit: Partial
 Case Number: 30/13-06A Staff: Tania Tully

PROPOSAL: porch addition, siding removal, patio and other alterations

RECOMMENDATION: Approve with Conditions

STAFF RECOMMENDATION:

(9) Carry scalloped across
 roofline all the way around

Staff is recommending that the HPC approve this HAWP application with the following conditions:

1. The patio and hot tub proposals are not approved due to insufficient information.
2. The porch deck will remain under the roof and not flare out as shown on the plans.
3. The gazebo is placed either on crushed stone or wood piers
4. No cupola on the gazebo.
5. Siting of the gazebo must be approved by staff to ensure it is placed as far away from the street and trees as is practical.

(6) add railing on lower level, add decorative element on gable plane
 (7) details on rails + columns to come back to staff

ARCHITECTURAL DESCRIPTION

(8) full width shutters on rear elevation

SIGNIFICANCE: Outstanding Resource within the Garrett Park Historic District
 STYLE: Victorian
 DATE: c.1890 with 1980 addition

One of the earliest houses built in Garrett Park; 4701 Waverly Avenue is a large 2-1/2 story Victorian dwelling with a large 2-story 1980s rear addition. The historic portion of the house has a square turret, a wrap-around porch, and what appear to be historic 6/6 windows. The entire structure is currently sheathed in aluminum siding. The house sits on a .467 acre L shaped lot at the corner of Montrose Avenue. Although addressed on Waverly Avenue, the asphalt driveway enters off of Montrose Avenue. Ground level is approximately 6 to 8 feet above street level and contains a few large trees near the edges of the property.

Julie - P

Tim - details

Beveled columns - chamfered columns

Make appear like a 2-story porch

HISTORIC CONTEXT

30/13 GARRETT PARK HISTORIC DISTRICT (1886) NR

In 1886, Washington, D.C. attorney Henry Copp formed the Metropolitan Investment and Building Company to develop a new commuter suburb. To cement its relationship with the railroad, the town was named Garrett Park, in honor of Robert Garrett, president of the Baltimore and Ohio Railroad. From its 500-acre parcel, Metropolitan Investment surveyed and platted lots from 3 acre to 5 acres on approximately 154 acres. Horticulturist William Saunders was enlisted to design an original landscape plan. Meandering streets north of Strathmore Avenue follow the topography, while streets to the south are on a grid. The landscape plan, with its dense shade trees and flowering shrubs, unifies the variety in street plan, and distinguishes Garrett Park from neighboring subdivisions.

In 1898, Garrett Park was incorporated as a town, with an elected mayor and council. Sewer and water service were not available until the 1930s. The Metropolitan Investment and Building Company dissolved in 1910. Residents organized to establish a community church in 1897, in use for the past half-century as the town hall. Townspeople foster a strong community identity and sense of autonomy through participation in local events and activities. The Garrett Park Store and Post Office, built in 1890, continues to be a central gathering place for town residents, housing the post office, a market, a café, and town offices.

Garrett Park reflects nearly a century of diverse architectural styles. The earliest houses were built primarily in the Queen Anne style, typically 2½-story, asymmetrical residences with towers or turrets, and generous porches. One of the finest Queen Anne examples is the Stoddard-Freiberg House (1889), 4711 Waverly Avenue, adorned with a bell-capped turret and lavishly bracketed cornices. After World War I, a group of four retired military officers formed Maddux, Marshall and Company, a Washington-based real estate development firm, to promote Garrett Park “to home-seekers of moderate means”. The Maddux, Marshall Company built Chevy houses, one-story, two-bedroom cottages with optional garages complete with Chevrolet cars. The Chevy House at 10912 Montrose Avenue dates from 1927. Residences also include Sears mail-order houses from the 1930s, post-World War II Techbilt structures, and contemporary Frank Lloyd Wright-influenced houses designed by Howard University professor Alexander Richter.

PROPOSAL:

- Remove aluminum siding.
- Restore original siding on historic portion of house.
- Add hardie plank siding to 1980s addition
- Add a 2nd level porch.
- Add a 10x10 wood “Victorian” gazebo – location
- Replace a few windows with doors to accommodate the new porch and patio.
- Add a 20x15 rear patio
- Add a sunken hot tub

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the **Garrett Park Historic District** several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Town of Garrett Park Overlay Zone [Sec. 59-C-18.11], *Montgomery County Code*

Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Town of Garrett Park Overlay Zone

Preserve the unique park-like setting of the 19th century garden suburb, maintain the prevailing pattern of houses and open spaces, and 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.

Maximum percentage of net lot area that may be covered by buildings, including accessory buildings, is 20 percent.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 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 proportions, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants are proposing a mix of restoration and new construction with this project. They want to restore the original siding on the historic house – which thus far appears to be in good condition – and put hardie-board siding on the 1980s addition. A number of landscape/hardscape alterations and a small 2nd story porch addition are also proposed. None of these additions should cause the applicant to exceed the 20% maximum lot coverage (4068.50 SF for this property).

The proposed porch addition will extend off of the 1980s addition approximately 4 feet and be supported by two posts. This small porch does not damage historic fabric and does not add additional lot coverage. Although perhaps a bit visually awkward, having the porch roof extend from the existing gable is a practical solution and will not further detract from the architectural integrity of the house. Staff's only suggestion is that the porch deck not flare out beyond the roof.

In conjunction with the new porch, the applicants are proposed to replace the large 1st level window with a pair of French doors. The middle window on the 2nd floor will also be replaced with a door. All of these replacements are completely within the non-historic portion of the house.

At the base of the porch a 300 SF stone patio is proposed, along with installation of a sunken hot tub. As seen in a rough sketch on Circle 11, the patio will be encircled with a sitting height stone wall. The regrading for the patio serves the dual purpose of draining water away from the foundation of the house. The plat on Circle 8 provides an estimate of the locations of the proposed landscape alterations, however, because a complete site plan was not provided, staff cannot provide a recommendation on either the patio or the hot tub. These items must be resubmitted with all of the required documentation.

The proposed gazebo is small and need not require much ground disturbance. According to the manufacturer "It is important to have a good foundation prepared for your gazebo. A bed of crushed stone, wood or concrete pylons, concrete pad, or a wooden deck are some of the recommended options." Provided that the gazebo is placed either on crushed stone or wood piers, staff recommends approval. The selected gazebo is wood with a cedar roof and simple rails and detailing. In order to maintain simplicity, staff recommends that the cupola option not be chosen. Because the applicants have not yet decided exactly where they want the gazebo, final siting must be approved by staff to ensure it is placed as far away from the street and trees as is practical.

Finally, staff commends the applicants for removing the aluminum siding and encourages them to apply for all applicable historic preservation tax credits.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6170

DPS - #8

(7)

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dennis Coleman
 Daytime Phone No.: 301-996-9344
 Tax Account No.: 160400059345
 Name of Property Owner: Dennis Coleman & Tulie Knowles
 Daytime Phone No.: 240-497-1722
 Address: 4701 Waverly Ave Garrett Park MD 20896
Street Number City State Zip Code
 Contractor: T B D Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4701 ~~Waverly Ave~~ Street: Waverly Ave
 Town/City: Garrett Park Nearest Cross Street: Monkrose Ave.
 Lot: _____ Block: _____ Subdivision: _____
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Abate Sotar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: Patio + lot + UB

1B. Construction cost estimate: \$ \$50,000 - 75,000

1C. If this is a revision of a previously approved active permit, see Permit # no

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.

[Signature]
Signature of owner or authorized agent

1/18/2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No: 409312 Date Filed: 1/18/05 Date Issued: _____

SEE REVERSE SIDE FOR INSTRUCTIONS

(5)

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

1. WRITTEN DESCRIPTION OF PROJECT

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

to Remove All of the Aluminum Siding From
The house, restore original lap siding &
fish scales on old house. ADD new
Hardy plank type siding on addition to match
& ADD A 2 story porch on left side.
Create new opening from addition to yard
& create new patio approx 20 x 15 +
ADD hot tub (buried into ground) + gazebo
in yard

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

Currently home is covered in the very cheap
1950's Aluminum siding completely covering
all of the original Victorian detail.

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 8 1/2" x 11" paper are preferred.

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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.

(6)



ALMY ARCHITECTS

11006 Kenilworth Avenue
Garrett Park, MD 20896-0123
(301) 949-7813 • Fax: (301) 949-6574
E-MAIL dave@almyarch.com

1 / 06 / 06

Re: Proposed porch addition and exterior finish restoration.
Coleman / Knowles Residence
4701 Waverly Avenue
Garrett Park, Maryland 20896

The Montgomery County Historic Preservation Commission

Dear Commission Members,

We have enclosed herewith plans, sketches, and photographs, to show our proposal to modify our aforementioned residence in Garrett Park. The house was originally constructed circa 1894 and has undergone several changes over the years. The proposed changes include an addition of a small porch on the side of the rear addition, and the removal of all the aluminum siding, which currently covers the entire house.

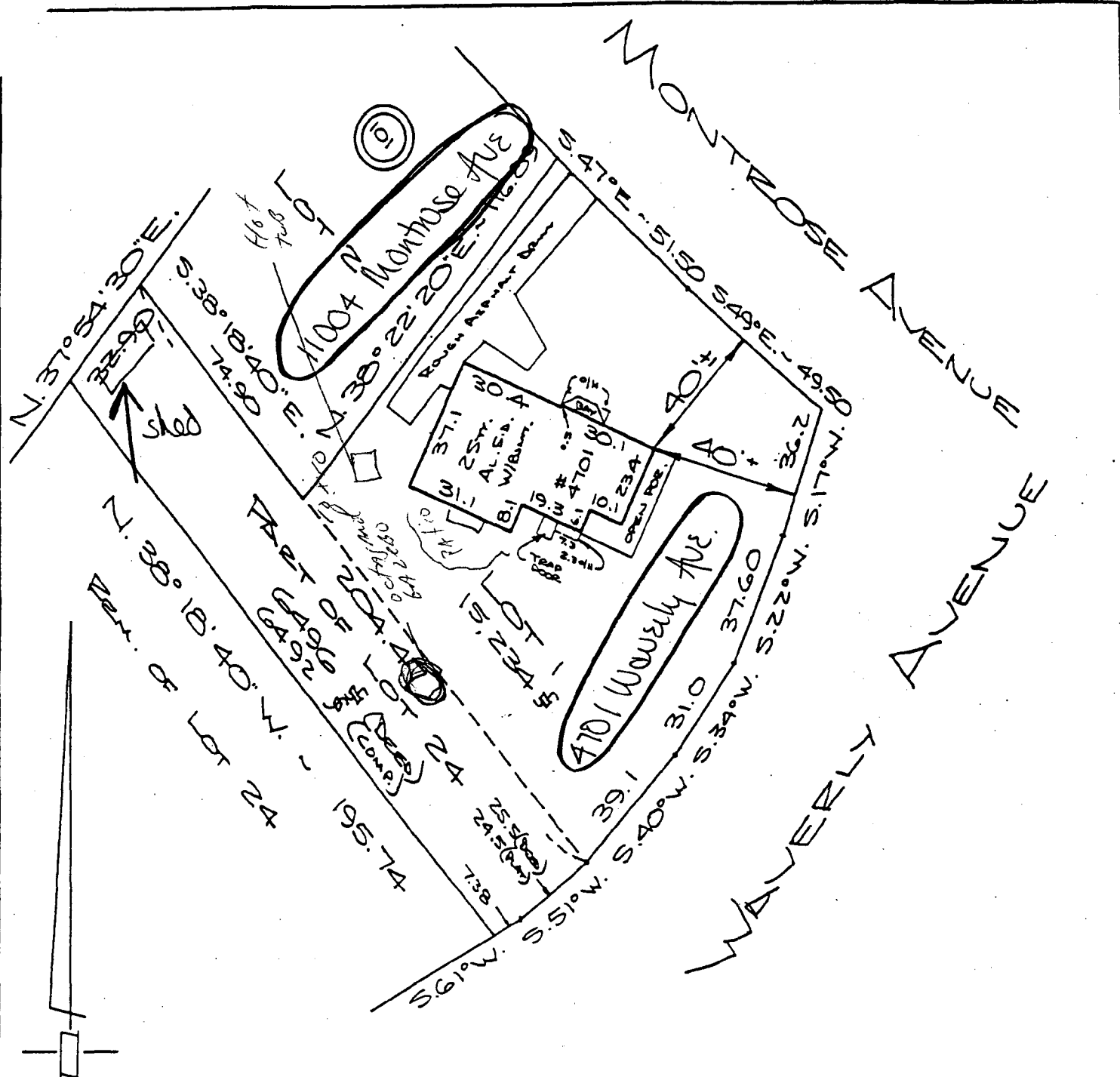
The former owner contracted to have a "design build" addition added to the rear of the original house, which is totally out of scale and poorly detailed, in light of the Victorian style of the structure. This addition was covered with aluminum siding, which matched the aluminum siding, which had been placed over the original house by another former home owner.

We, with the aid of Almy Architects, have made some modification to the "design build" addition to try to make it, though quite different in style and scale, more friendly to the original house. These modifications were submitted, reviewed, and approved by The Historic Preservation Commission several years ago.

It is our intention to add a small porch on the side of the "design build" addition and we plan to remove all of the aluminum siding. Several other similar siding removal projects, in Garrett Park, have revealed the original clapboard and fish-scale shingles, which were found to be in good shape and allowed to remain, with little more than painting. That is our hope. The "design build" addition will be covered with "Hardiplank" to be compatible with the character of the house.

We appreciate the opportunity to once again present our proposal to you for your consideration and trust that you will find our proposal in the spirit of your guidelines. If you have any questions about this presentation, please contact us at your convenience.

Sincerely, Dennis Coleman, Julie Knowles, & David Almy



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

LONG BRANCH
 100 N. 10th St.
 BALTIMORE, MD.

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 1 & PART OF LOT 24
 SECTION 2
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 26 Scale 1" = 40'

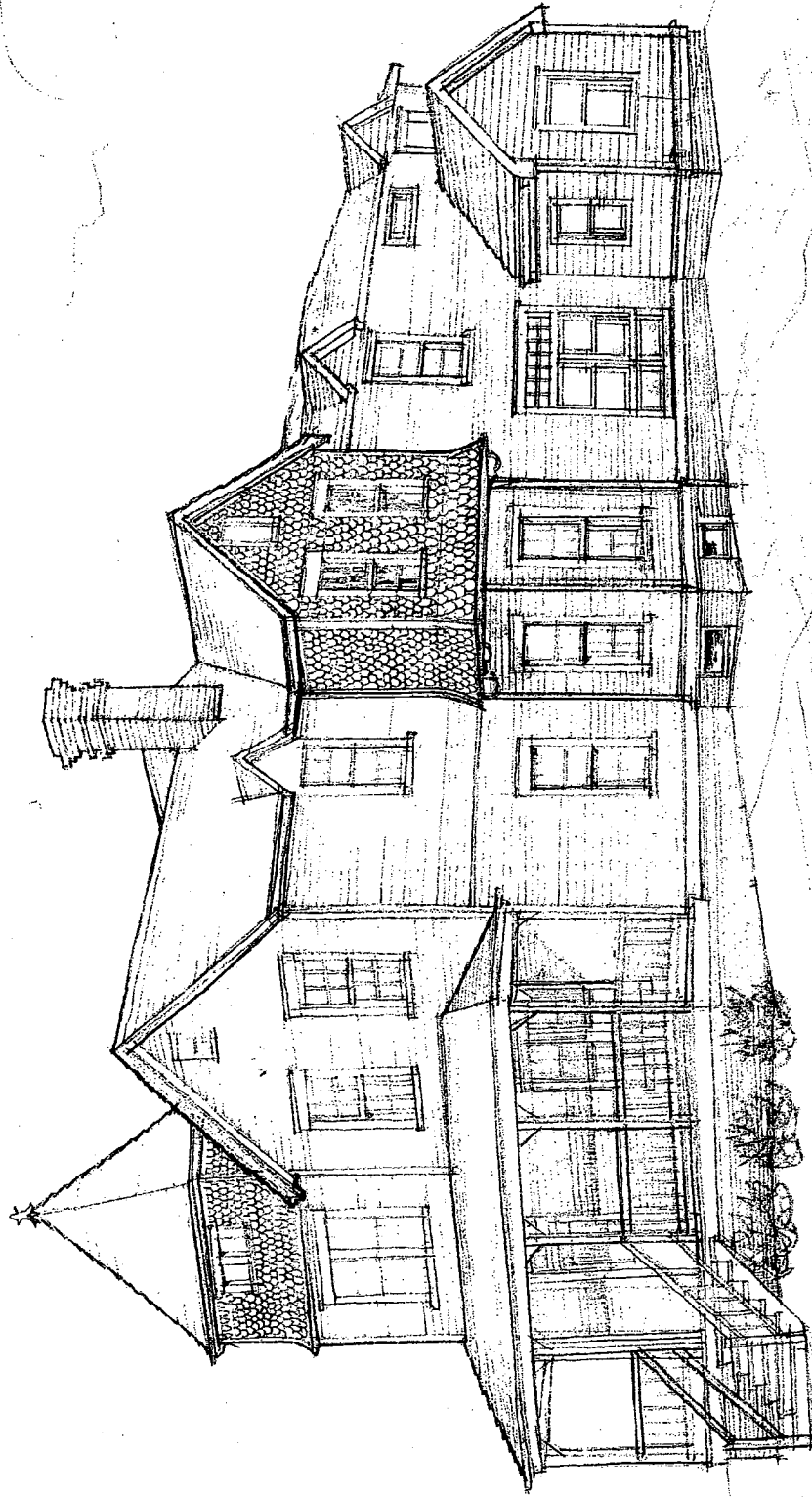
I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

[Signature]
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

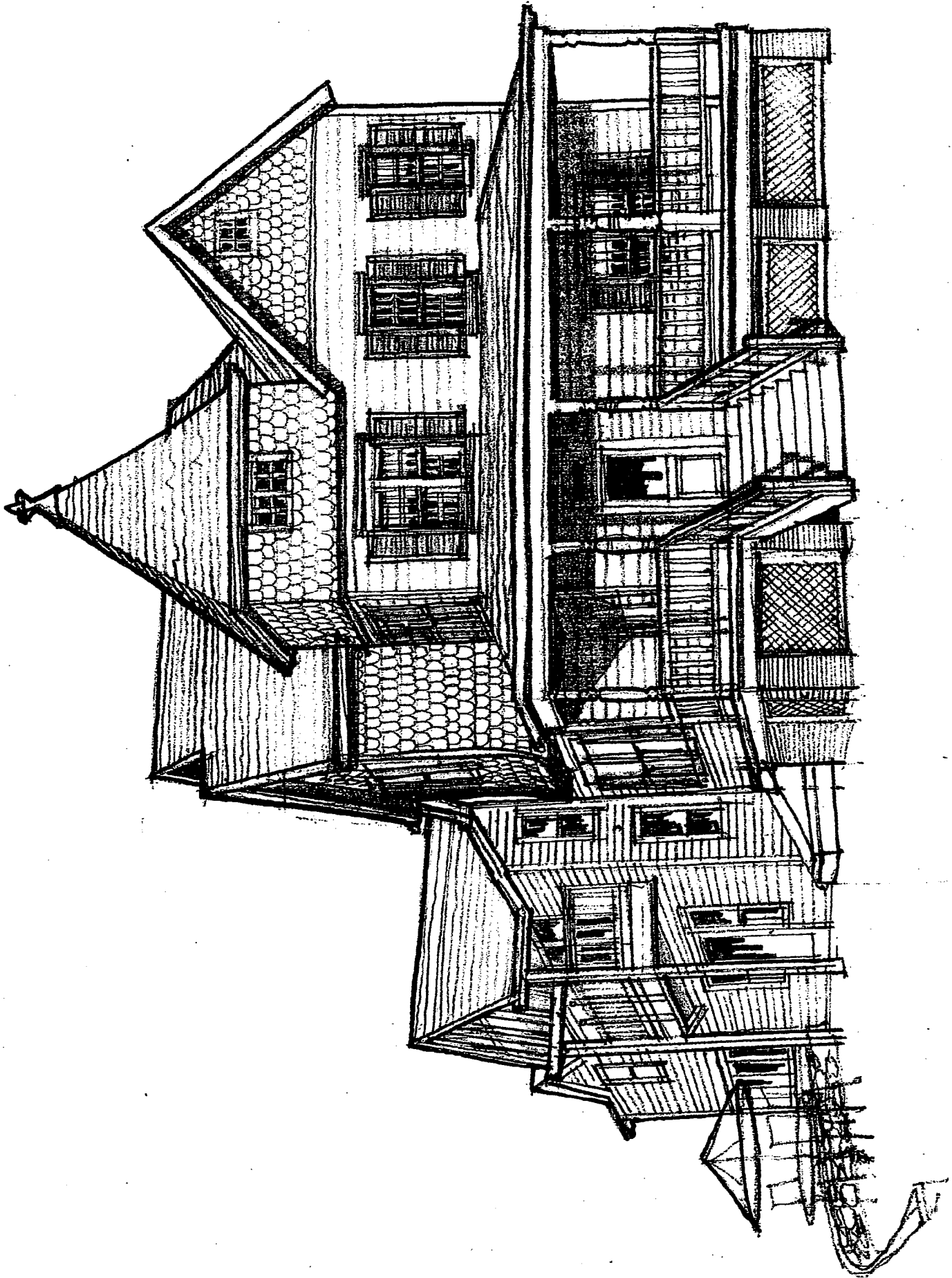
D T E 1000 P 1000

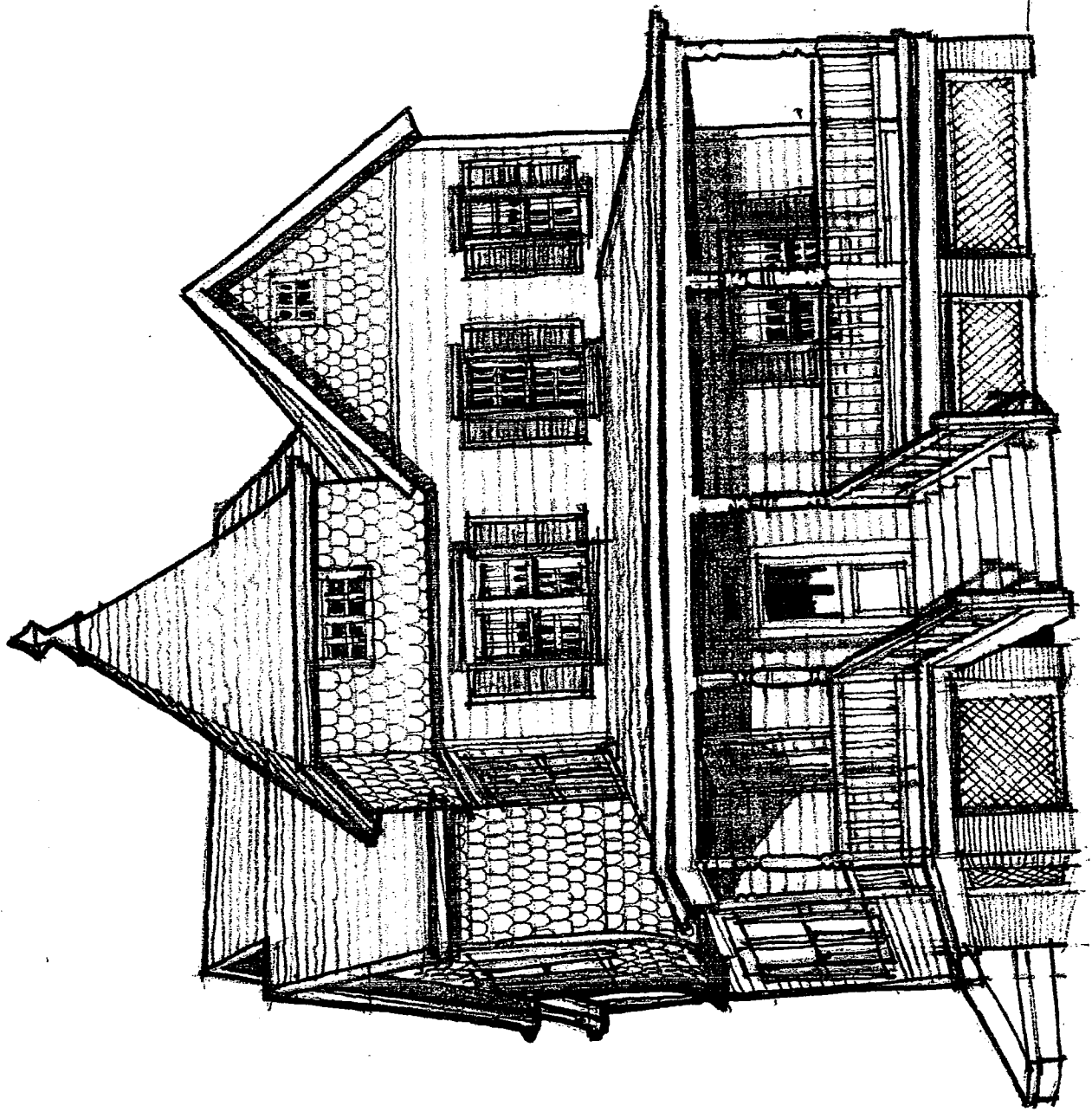
S E 1000 00

F I E 1000



FRONT & RIGHT SIDE AFTER ALUMINUM IS REMOVED



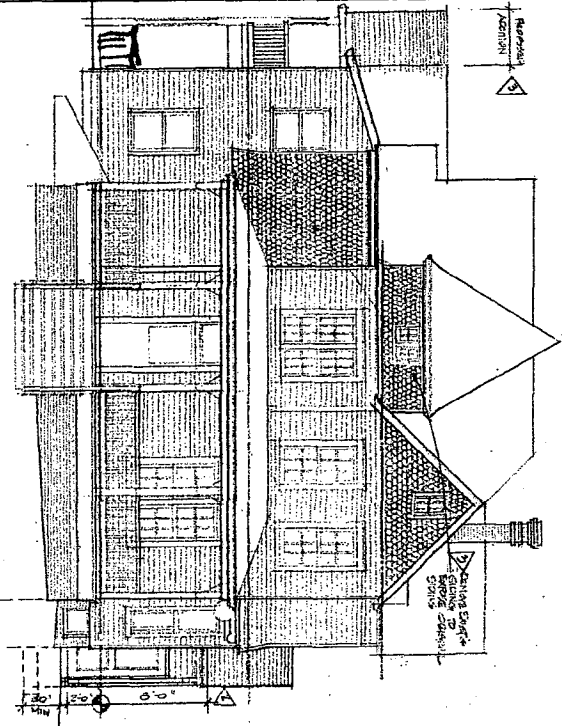


FRONT VIEW CIRCA 1920

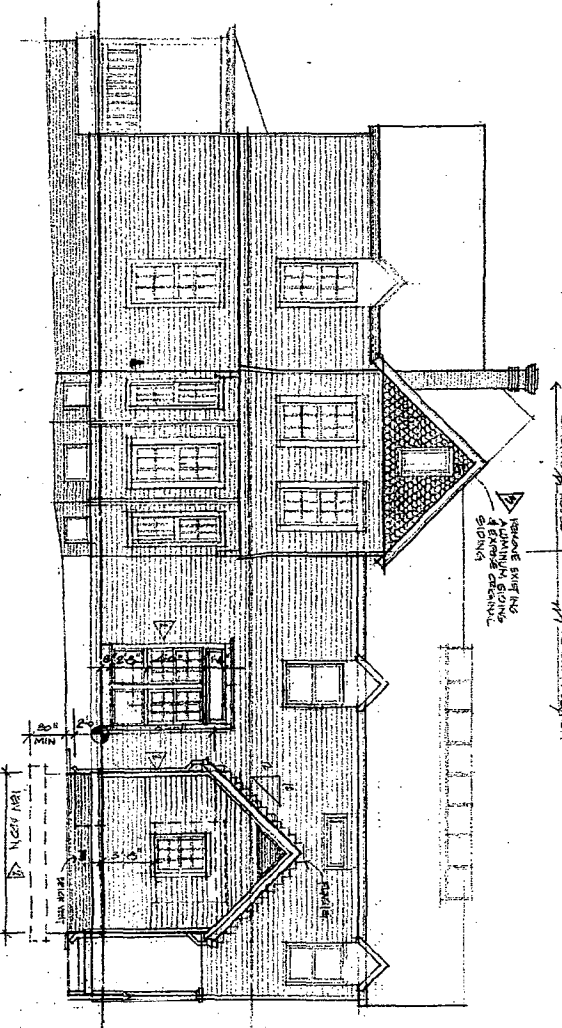
19

2

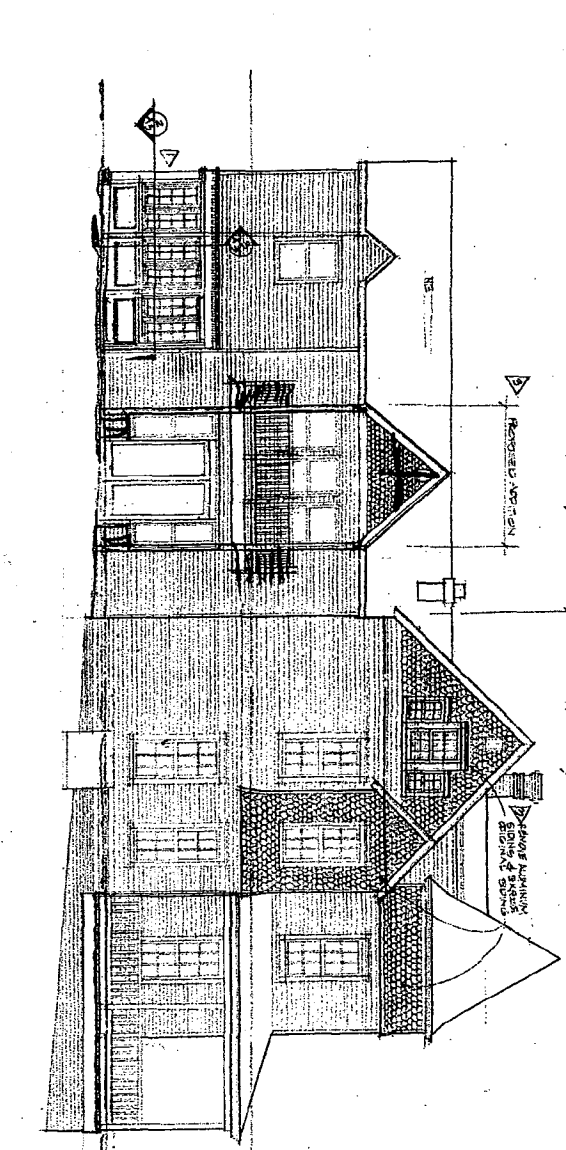
FRONT ELEVATION



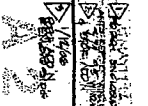
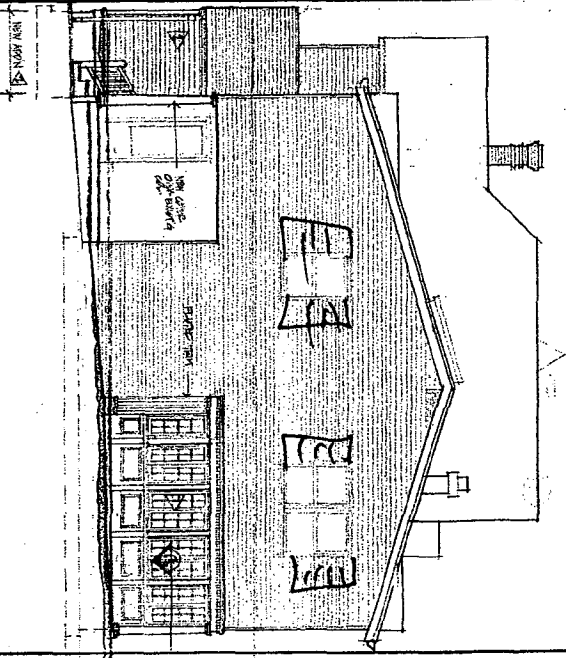
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



ALMY ARCHITECTS, P.C.
 11006 KENILWORTH AVE.
 GARRETT PARK, MARYLAND

RESIDENTIAL REMODELING
 MR. & MRS. DENNIS COLEMAN
 GARRETT PARK MD.

[PRINT] [CLOSE PRINT WINDOW]

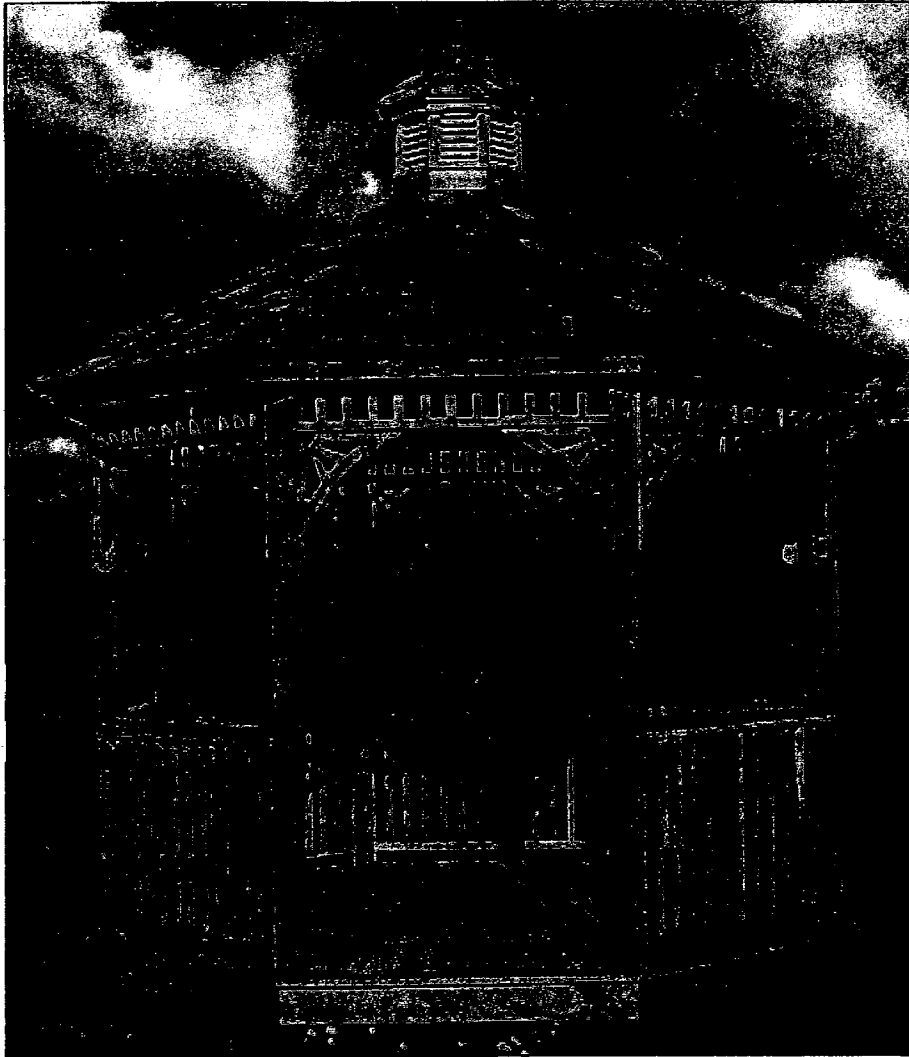
TOLL FREE: 888-256-3383
FAX: 717-656-6191



Our Featured Amish Built Gazebos

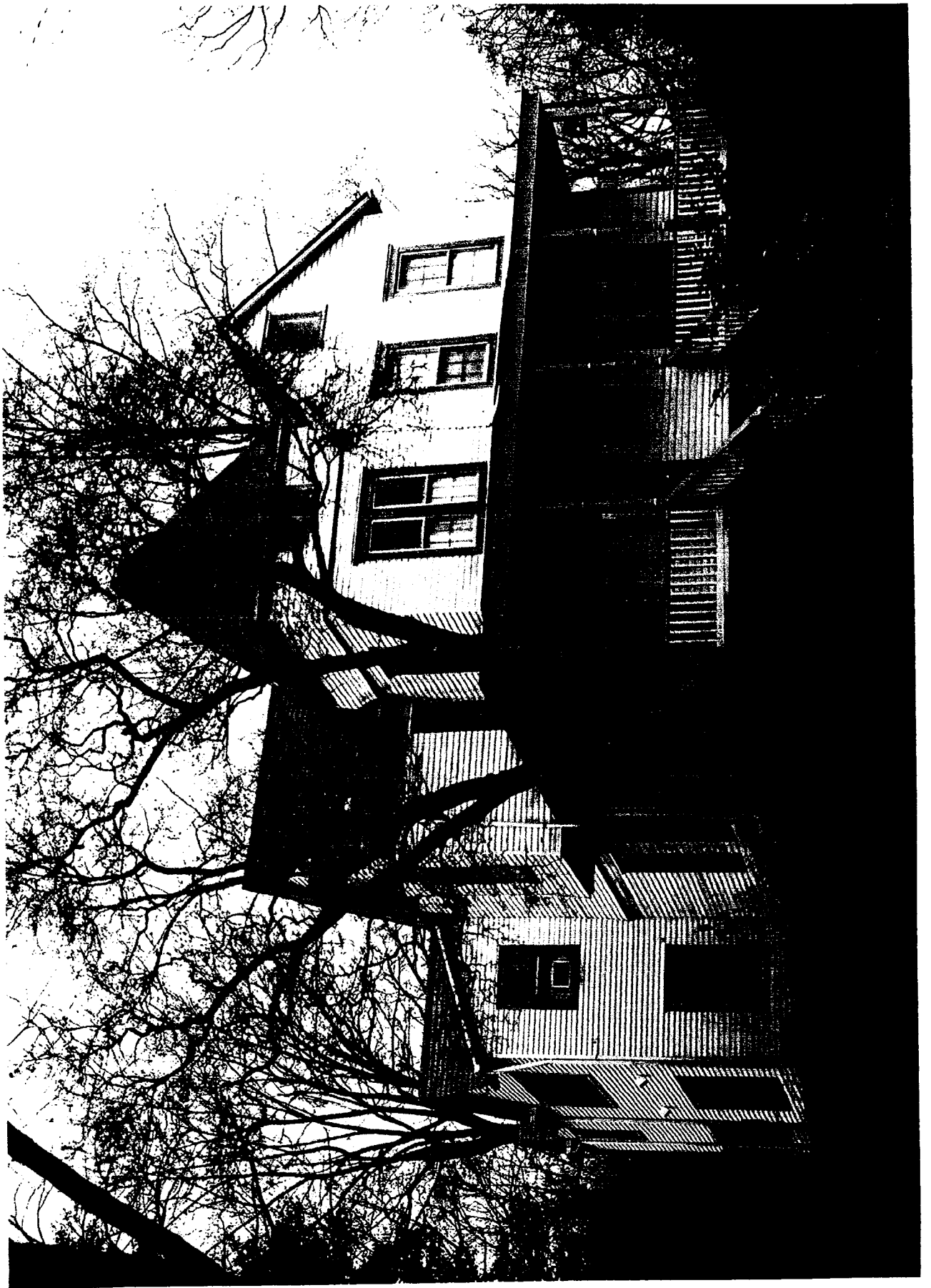
[OUR FEATURED GAZBOS] [OPTIONS] [RAILING STYLES] [ROOFING OPTIONS]

~ The Keystone ~



Pictured Specifications	
Dimensions:	10' x 10'
Material:	Wood
Options:	Victorian braces and cupola

14







(17)



4701 Waverly Ave 1-24-06
(3).JPG



4701 Waverly Ave 1-24-06
(1).JPG



4701 Waverly Ave 1-24-06
(2).JPG



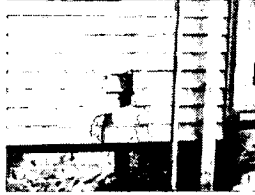
4701 Waverly Ave 1-24-
06.JPG



4701 Waverly Ave 1-24-06
(4).JPG



4701 Waverly Ave 1-24-06
(5).JPG



4701 Waverly Ave 1-24-06
(6).JPG



4701 Waverly Ave 1-24-06
(7).JPG



4701 Waverly Ave 1-24-06
(8).JPG



4701 Waverly Ave 1-24-06
(9).JPG



4701 Waverly Ave 1-24-06
(10).JPG



4701 Waverly Ave 1-24-06
(11).JPG



4701 Waverly Ave 1-24-06
(12).JPG



4701 Waverly Ave 1-24-06
(13).JPG



4701 Waverly Ave 1-24-06
(14).JPG



4701 Waverly Ave 1-24-06
(15).JPG



4701 Waverly Ave 1-24-06
(16).JPG



4701 Waverly Ave 1-24-06
(17).JPG



4701 Waverly Ave 1-24-06
(18).JPG



4701 Waverly Ave 1-24-06
(19).JPG



4701 Waverly Ave 1-24-06
(20).JPG



4701 Waverly Ave 1-24-06
(21).JPG



4701 Waverly Ave 1-24-06
(22).JPG



4701 Waverly Ave 1-24-06
(23).JPG



4701 Waverly Ave 1-24-06
(24).JPG



4701 Waverly Ave 1-24-06
(25).JPG



4701 Waverly Ave 1-24-06
(26).JPG



4701 Waverly Ave 1-24-06
(27).JPG



4701 Waverly Ave 1-24-06
(28).JPG



4701 Waverly Ave 1-24-06
(29).JPG



4701 Waverly Ave 1-24-06
(30).JPG



4701 Waverly Ave 1-24-06
(31).JPG



4701 Waverly Ave 1-24-06
(32).JPG



4701 Waverly Ave 1-24-06
(33).JPG



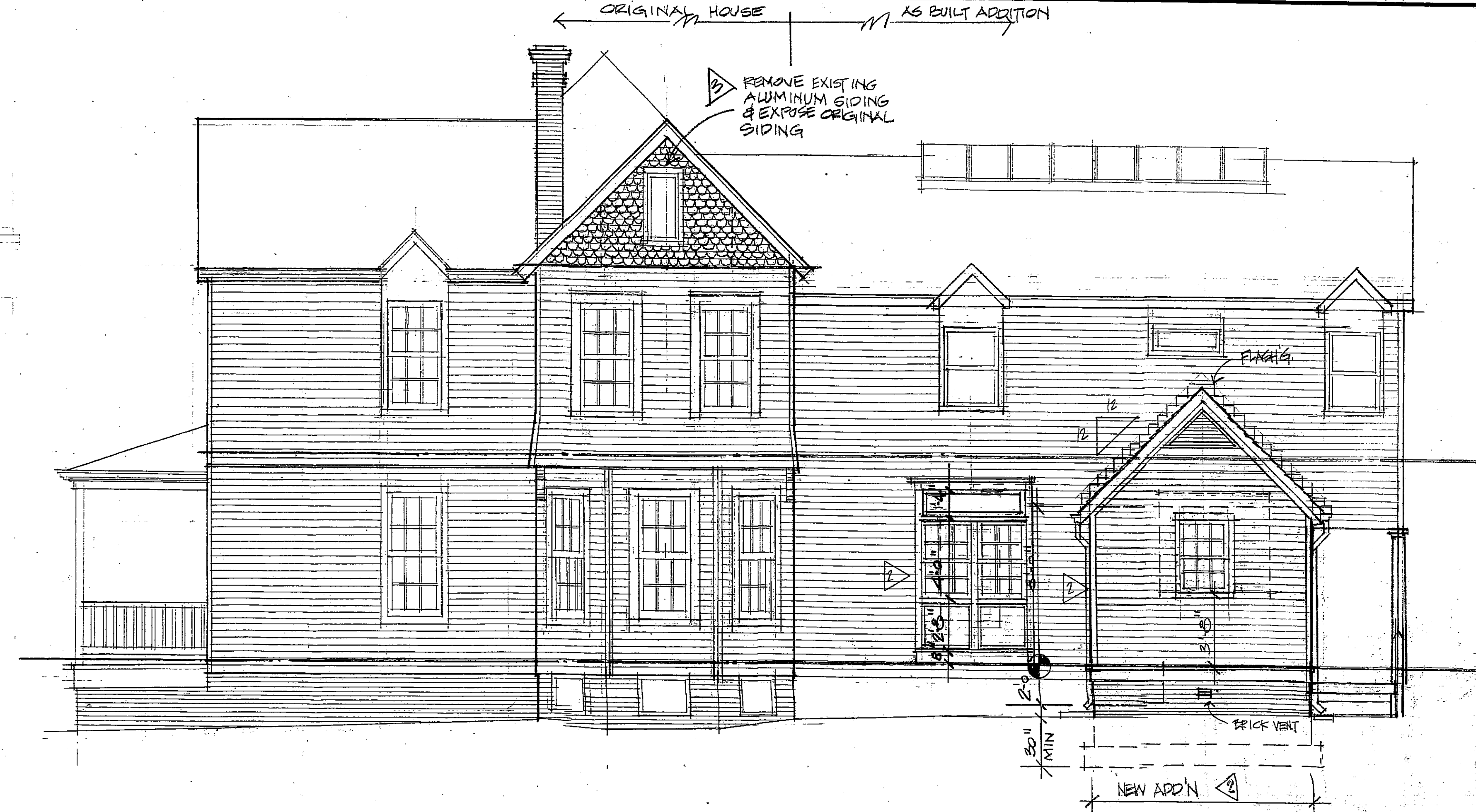
4701 Waverly Ave 1-24-06
(34).JPG



RESIDENTIAL REMODELING
 MR. & MRS. DENNIS COLEMAN
 GARRETT PARK MD.

A2 LEFT SIDE ELEVATION

2 A2 REAR ELEVATION



ALMY ARCHITECTS, P.C.
 11006 KENILWORTH AVE.
 GARRETT PARK, MARYLAND

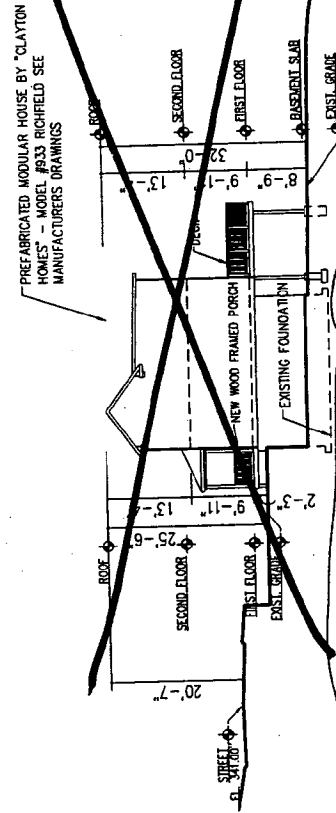
2 A2 FRONT ELEVATION

4 A2 RIGHT SIDE ELEVATION

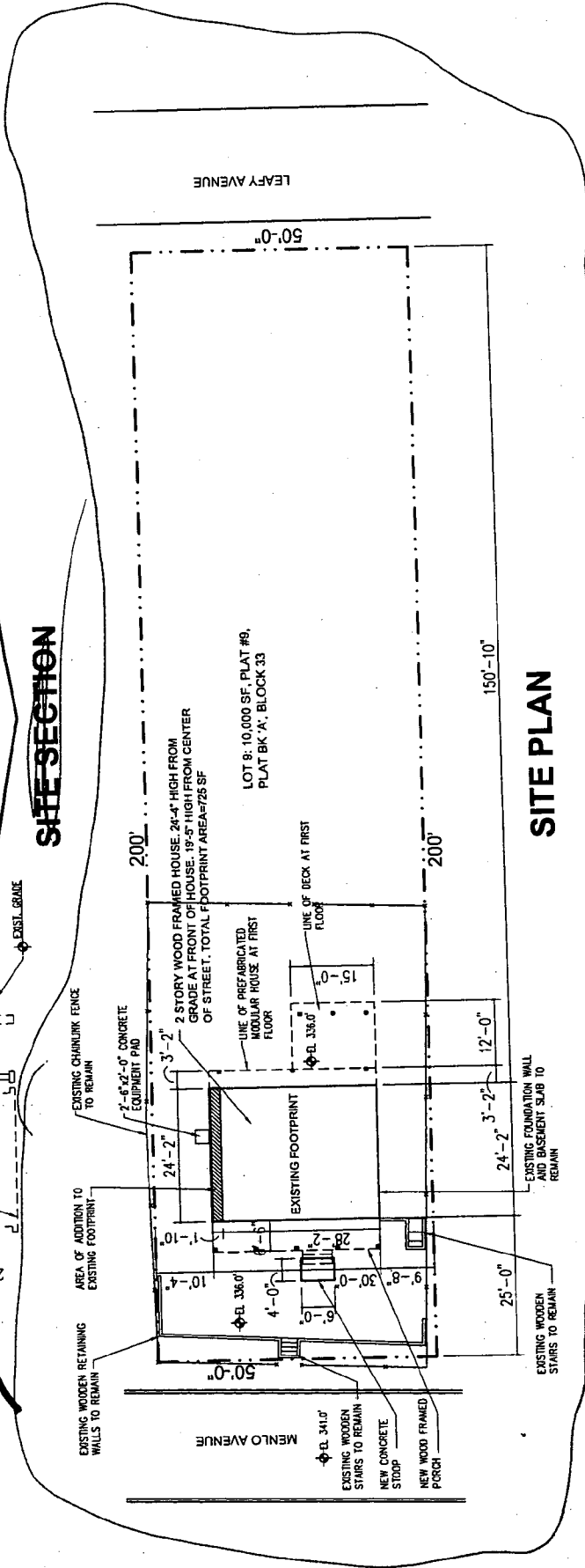
LET MAY 17 2002
 PERMIT ENCLOSURE
 1/12/06
 PERMIT ENCLOSURE
 A2

SAMPLE

Clearly identify existing
+ proposed and
trees greater than
6" diameter.



SITE SECTION



SITE PLAN



AREA TABLE

TOTAL LOT AREA	= 10,000 SF
EXISTING BUILDING FOOTPRINT	= 681 SF
ADDITION TO BLDG. FOOTPRINT	= 44 SF
TOTAL BUILDING FOOTPRINT	= 725 SF
BUILDING AREA (1ST, 2ND FLOOR)	= 1639.8 SF

~~10009 MENDO AVENUE SILVER SPRING MD, 2009~~
 LOT: 9 BLOCK: 33 PLAT BK: 'A' PLAT#: 9 DATE: 10.24.05
 SCALE: 1"=30'

If not to scale, it should at least ~~have~~
 have dimensions.



ALMY ARCHITECTS

11006 Kenilworth Avenue
Garrett Park, MD 20896-0123
(301) 949-7813 • Fax: (301) 949-6574
E-MAIL dave@almyarch.com

1 / 06 / 06

Re: Proposed porch addition and exterior finish restoration.
Coleman / Knowles Residence
4701 Waverly Avenue
Garrett Park, Maryland 20896

The Montgomery County Historic Preservation Commission

Dear Commission Members,

We have enclosed herewith plans, sketches, and photographs, to show our proposal to modify our aforementioned residence in Garrett Park. The house was originally constructed circa 1894 and has undergone several changes over the years. The proposed changes include an addition of a small porch on the side of the rear addition, and the removal of all the aluminum siding, which currently covers the entire house.

The former owner contracted to have a "design build" addition added to the rear of the original house, which is totally out of scale and poorly detailed, in light of the Victorian style of the structure. This addition was covered with aluminum siding, which matched the aluminum siding, which had been placed over the original house by another former home owner.

We, with the aid of Almy Architects, have made some modification to the "design build" addition to try to make it, though quite different in style and scale, more friendly to the original house. These modifications were submitted, reviewed, and approved by The Historic Preservation Commission several years ago.

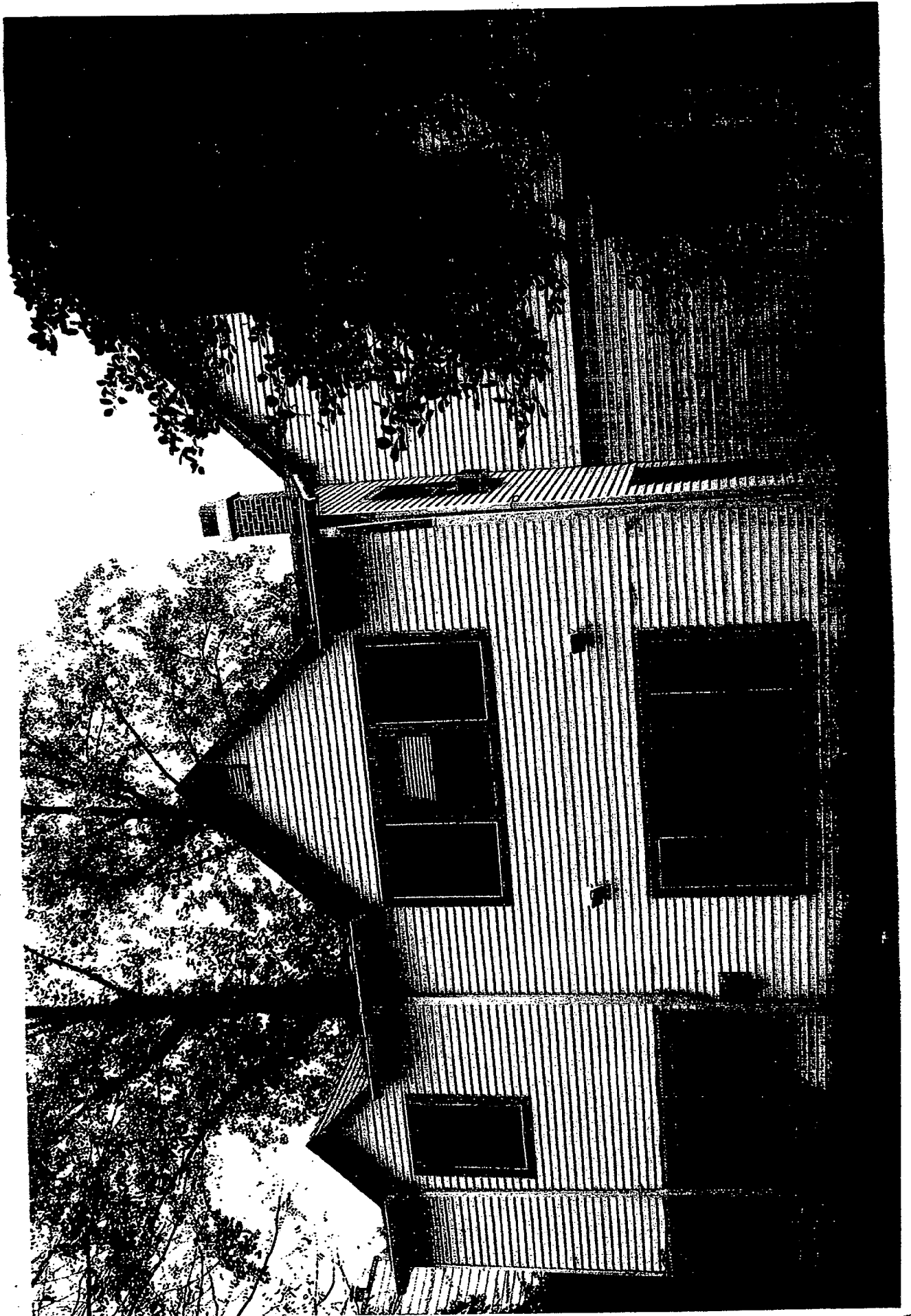
It is our intention to add a small porch on the side of the "design build" addition and we plan to remove all of the aluminum siding. Several other similar siding removal projects, in Garrett Park, have revealed the original clapboard and fish-scale shingles, which were found to be in good shape and allowed to remain, with little more than painting. That is our hope. The "design build" addition will be covered with "Hardiplank" to be compatible with the character of the house.

We appreciate the opportunity to once again present our proposal to you for your consideration and trust that you will find our proposal in the spirit of your guidelines. If you have any questions about this presentation, please contact us at your convenience.

Sincerely, Dennis Coleman, Julie Knowles, & David Almy







[PRINT] [CLOSE PRINT WINDOW]

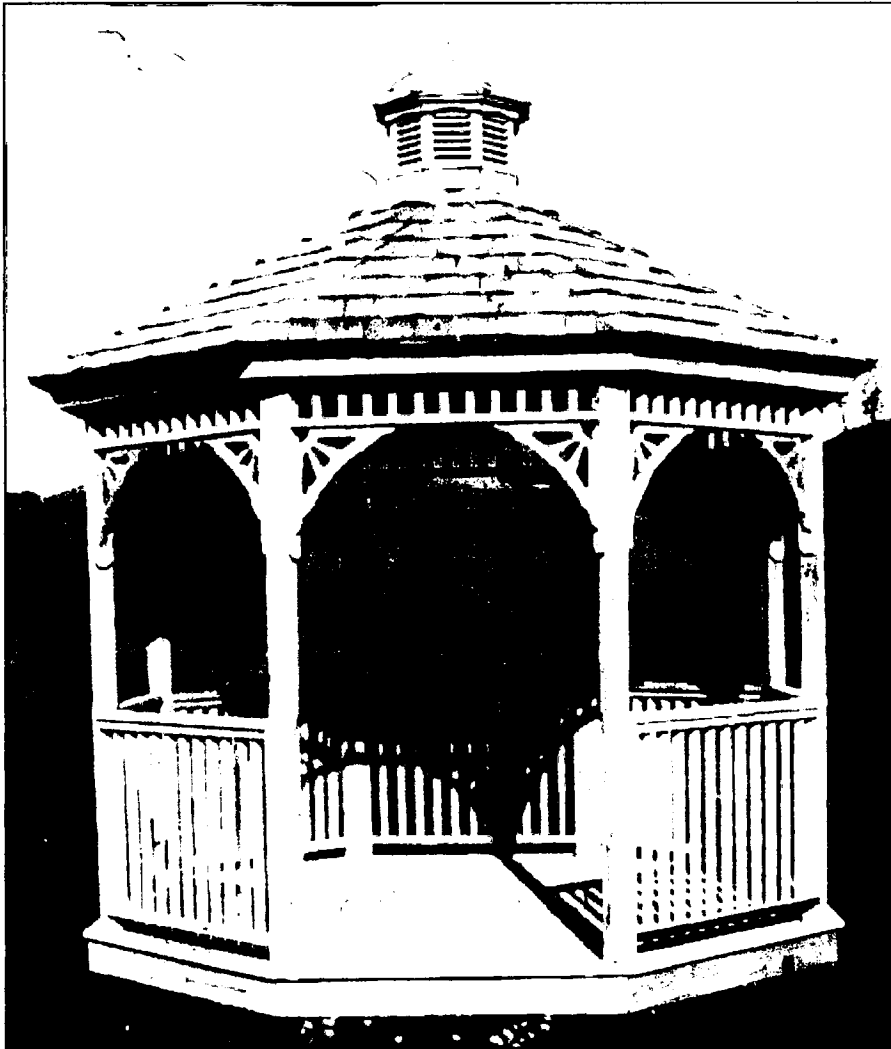
TOLL FREE: 888-256-3383
FAX: 717-656-6191



Our Featured Amish Built Gazebos

[OUR FEATURED GAZBOS] [OPTIONS] [RAILING STYLES] [ROOFING OPTIONS]

~ The Keystone ~



Pictured Specifications	
Dimensions:	10' x 10'
Material:	Wood
Options:	Victorian braces and cupola

[PRINT] [CLOSE PRINT WINDOW]

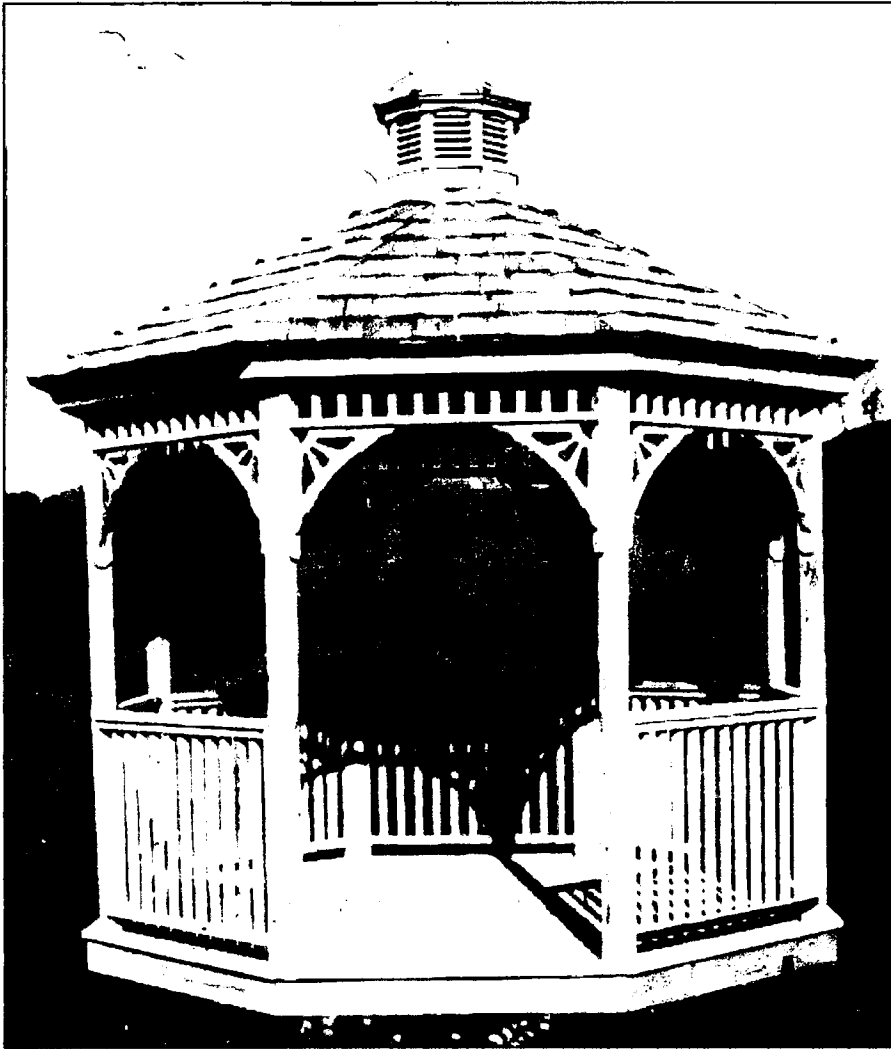
TOLL FREE: 888-256-3383
FAX: 717-656-6191



Our Featured Amish Built Gazebos

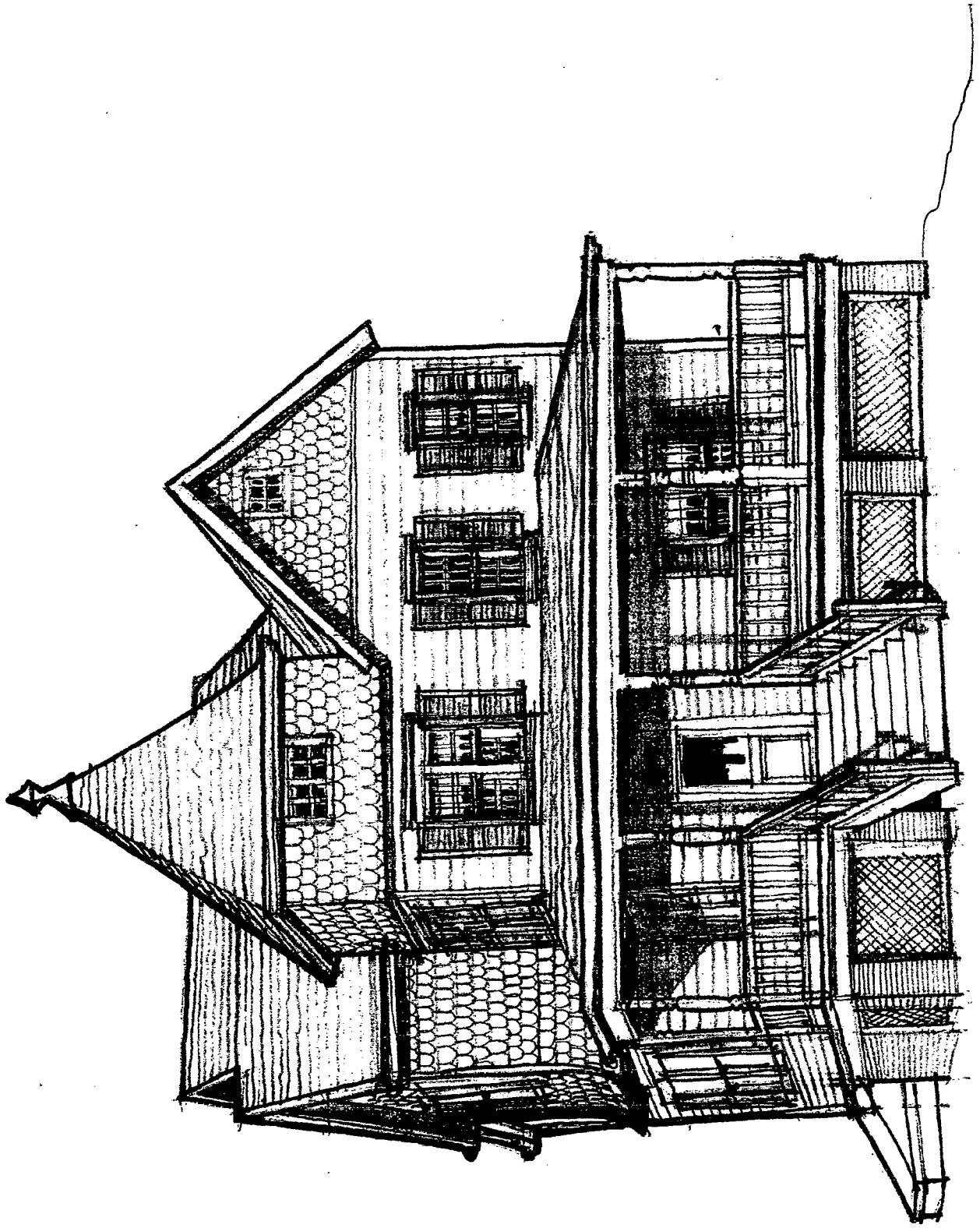
[OUR FEATURED GAZBOS] [OPTIONS] [RAILING STYLES] [ROOFING OPTIONS]

~ The Keystone ~

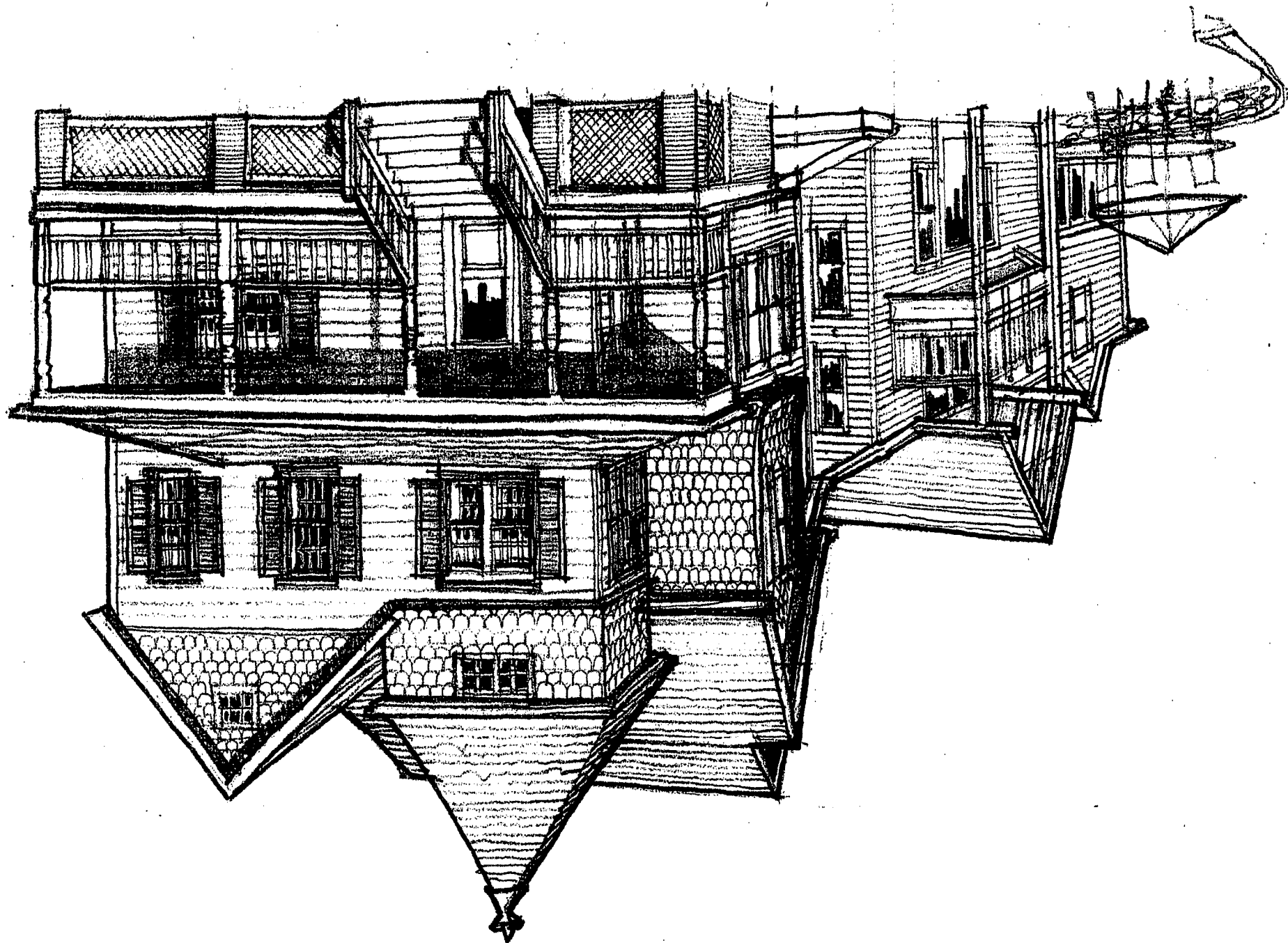


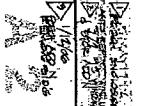
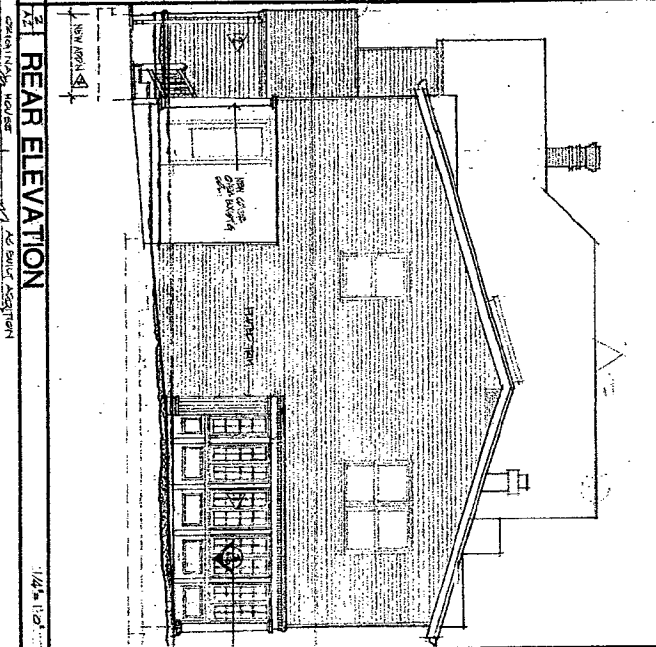
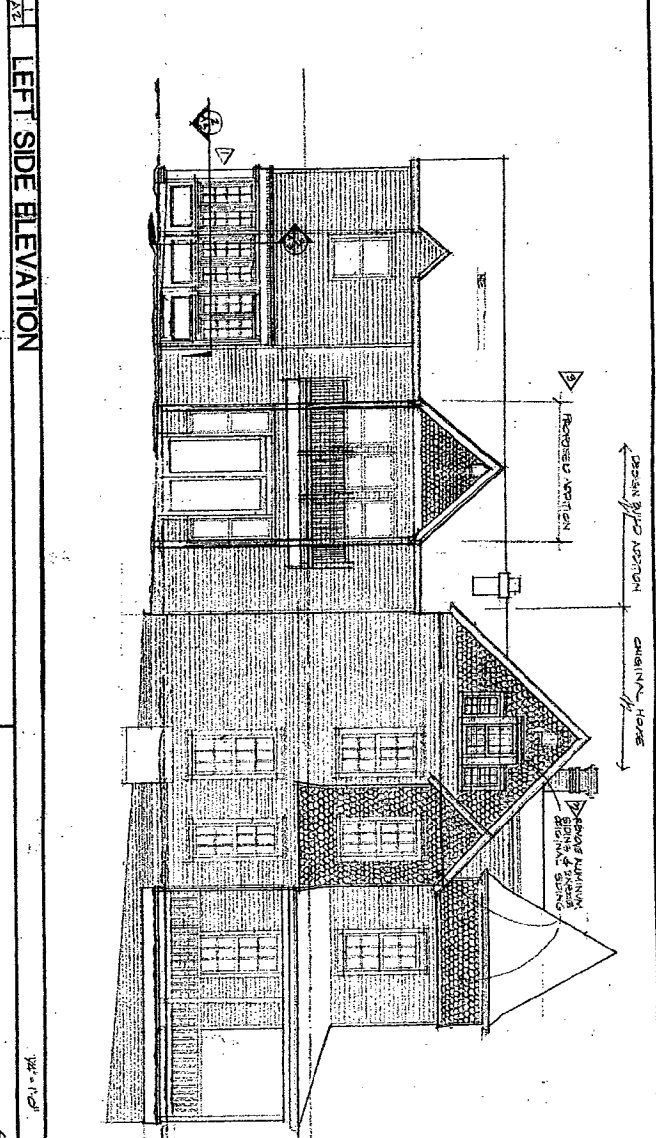
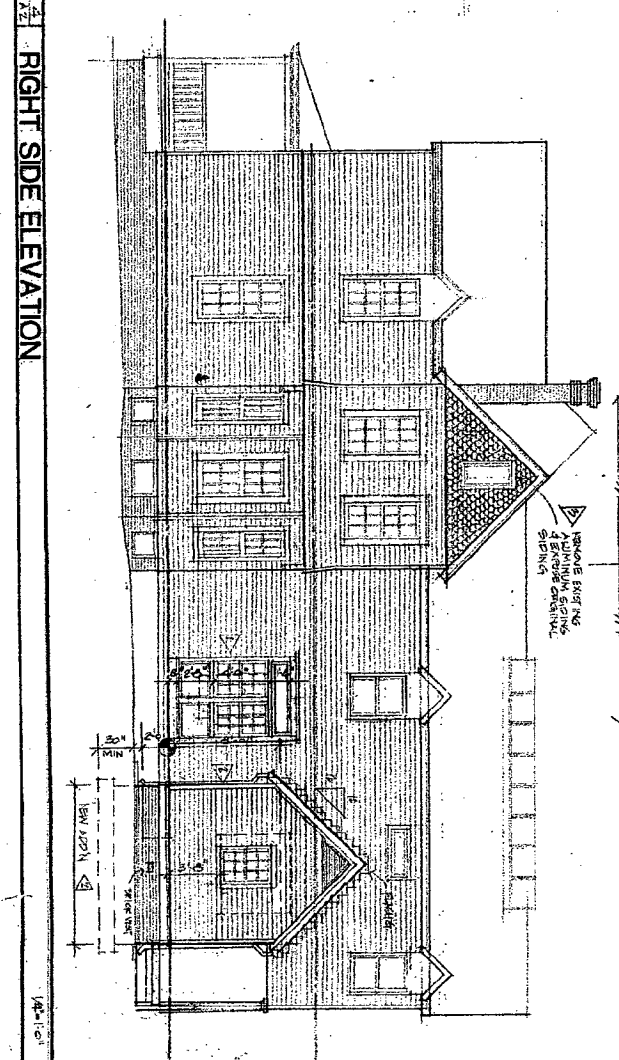
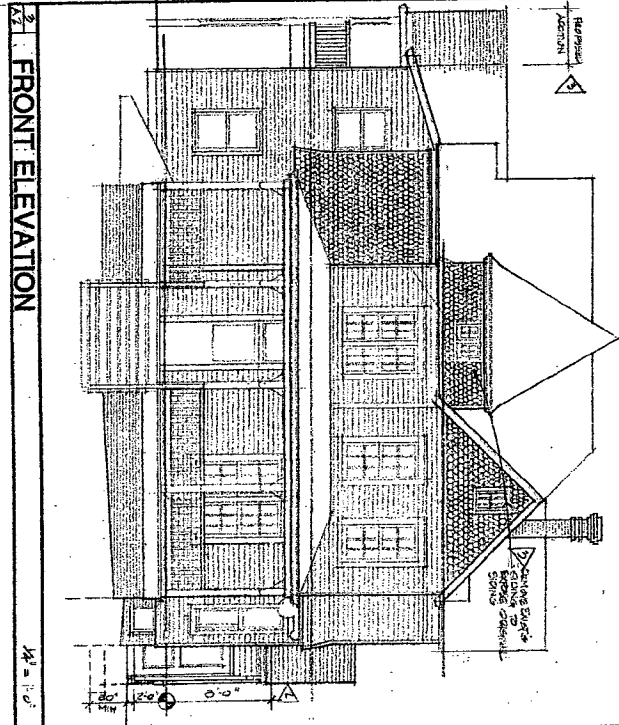
Pictured Specifications

Dimensions:	10' x 10'
Material:	Wood
Options:	Victorian braces and cupola



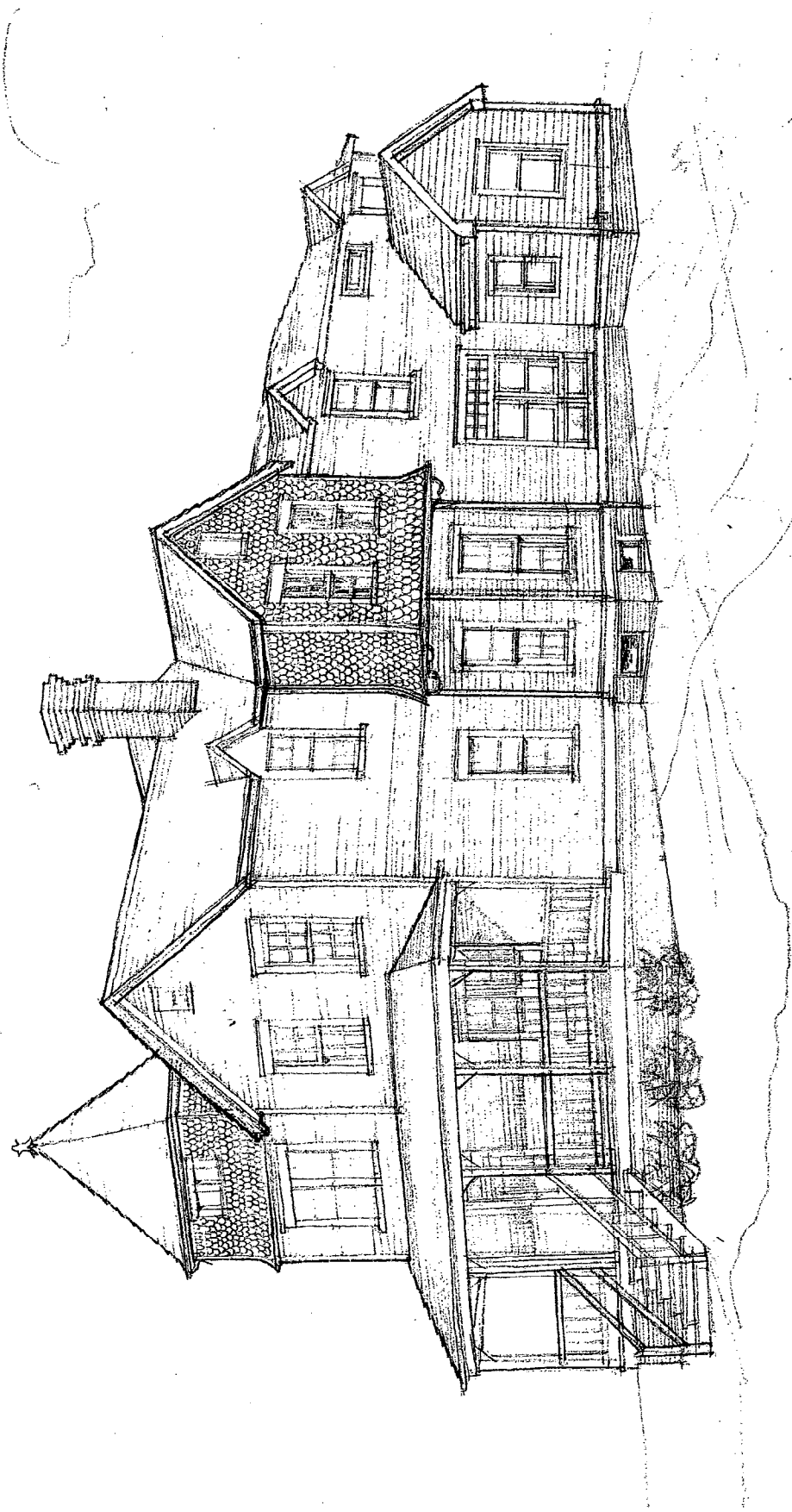
FRONT VIEW CIRCA 1920





ALMY ARCHITECTS, P.C.
11006 KENILWORTH AVE.
GARRETT PARK, MARYLAND

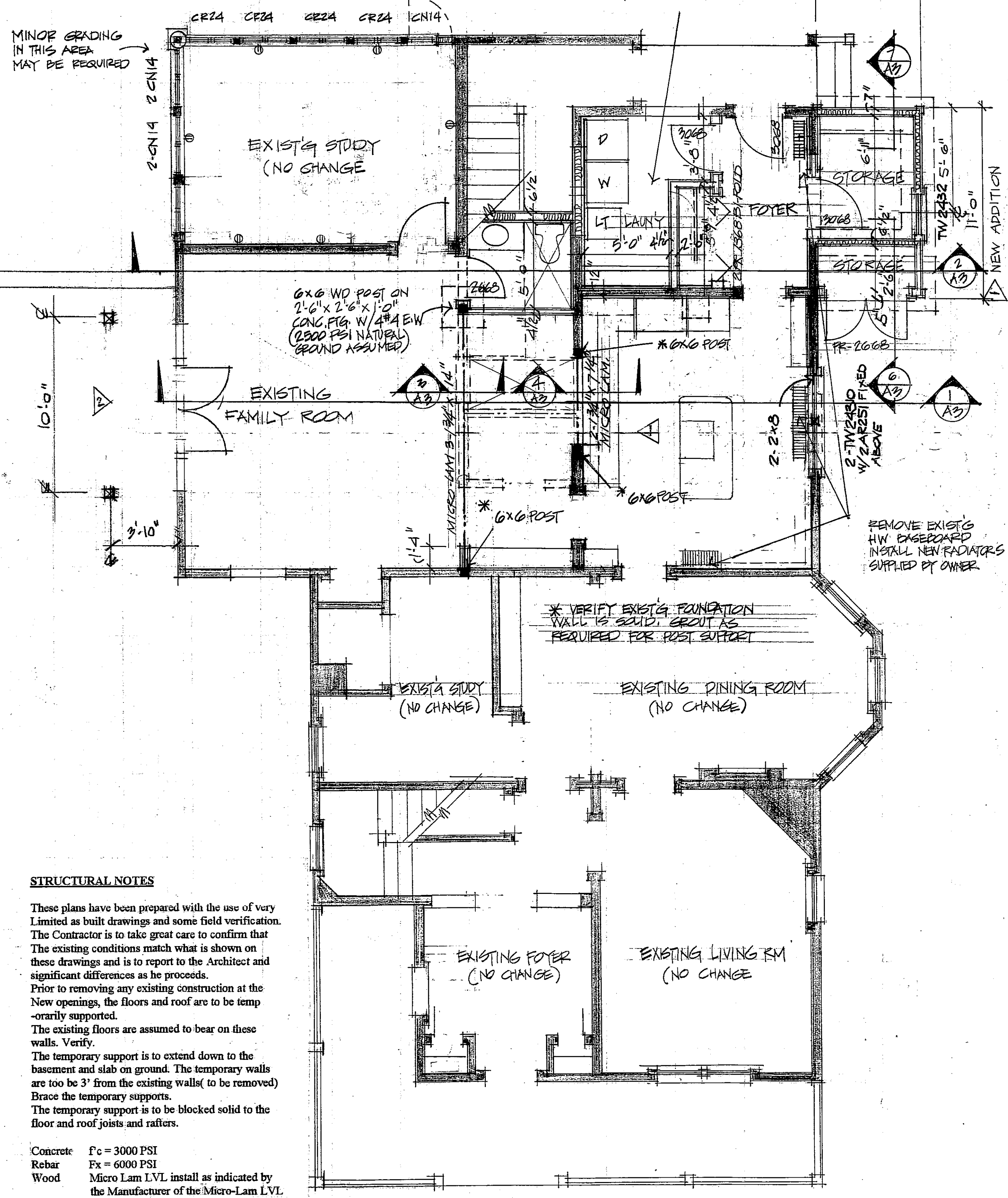
RESIDENTIAL REMODELING
MR. BARRS DENNIS COLEMAN
GARRETT PARK MD.



FRONT & RIGHT SIDE AFTER ALUMINUM IS REMOVED

MINOR GRADING
IN THIS AREA
MAY BE REQUIRED

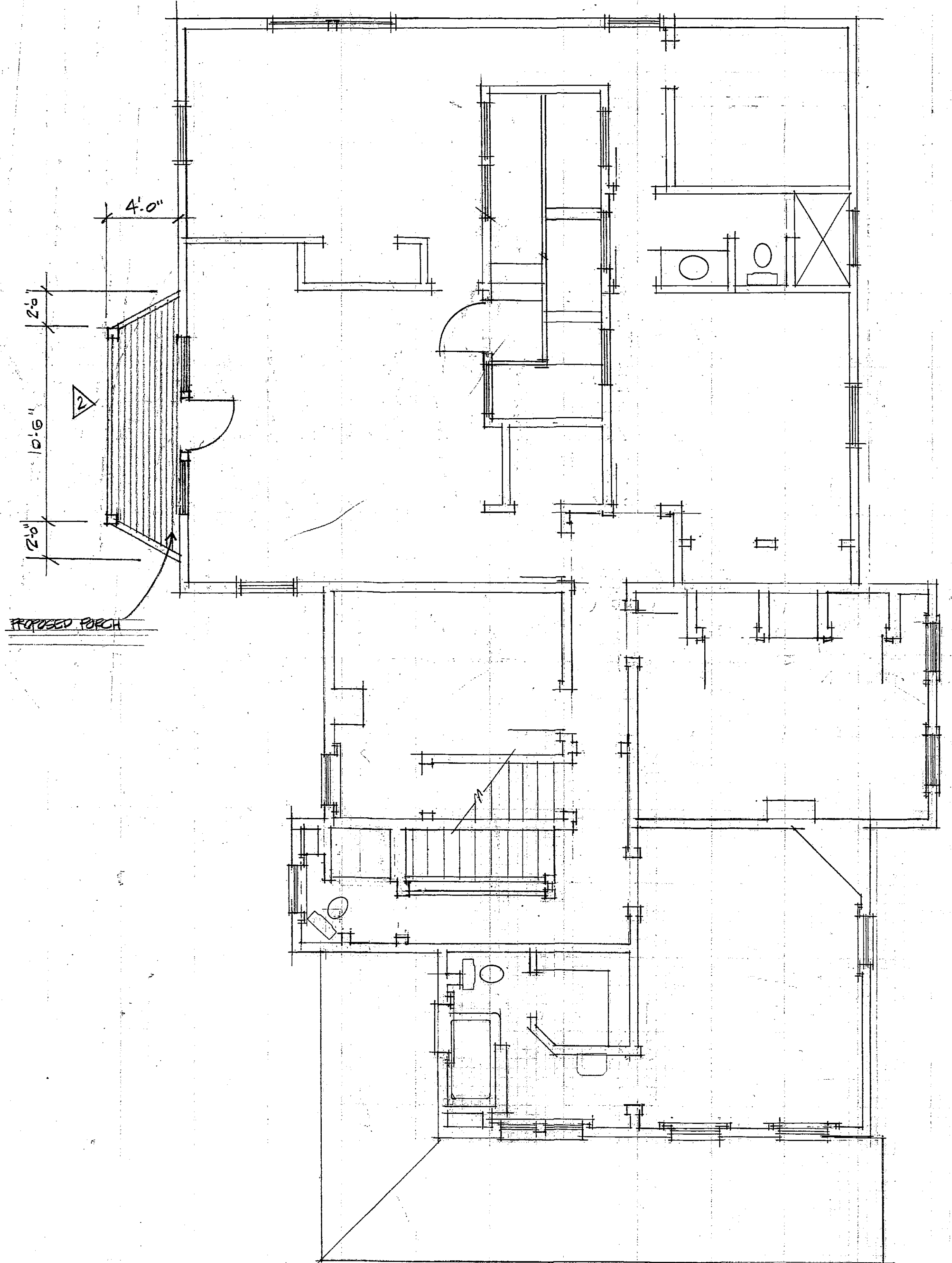
REMOVE EXIST'G FLOOR AS
REQ. TO INVESTIGATE BELOW.
INSTALL NEW GYPER JOISTS IN
REQ. TO REPAIR DAMAGED
STRUCTURE AND INSTALL NEW
PLYWOOD UNDERLAMENT &
NEW VINYL SHEET GOODS AS
PER OWNERS INSTRUCTION.



STRUCTURAL NOTES

These plans have been prepared with the use of very limited as built drawings and some field verification. The Contractor is to take great care to confirm that the existing conditions match what is shown on these drawings and is to report to the Architect and significant differences as he proceeds. Prior to removing any existing construction at the New openings, the floors and roof are to be temporarily supported. The existing floors are assumed to bear on these walls. Verify. The temporary support is to extend down to the basement and slab on ground. The temporary walls are to be 3' from the existing walls (to be removed) Brace the temporary supports. The temporary support is to be blocked solid to the floor and roof joists and rafters.

Concrete: $f_c = 3000$ PSI
Rebar: $f_x = 6000$ PSI
Wood: Micro Lam LVL install as indicated by the Manufacturer of the Micro-Lam LVL



FIRST FLOOR

SECOND FLOOR

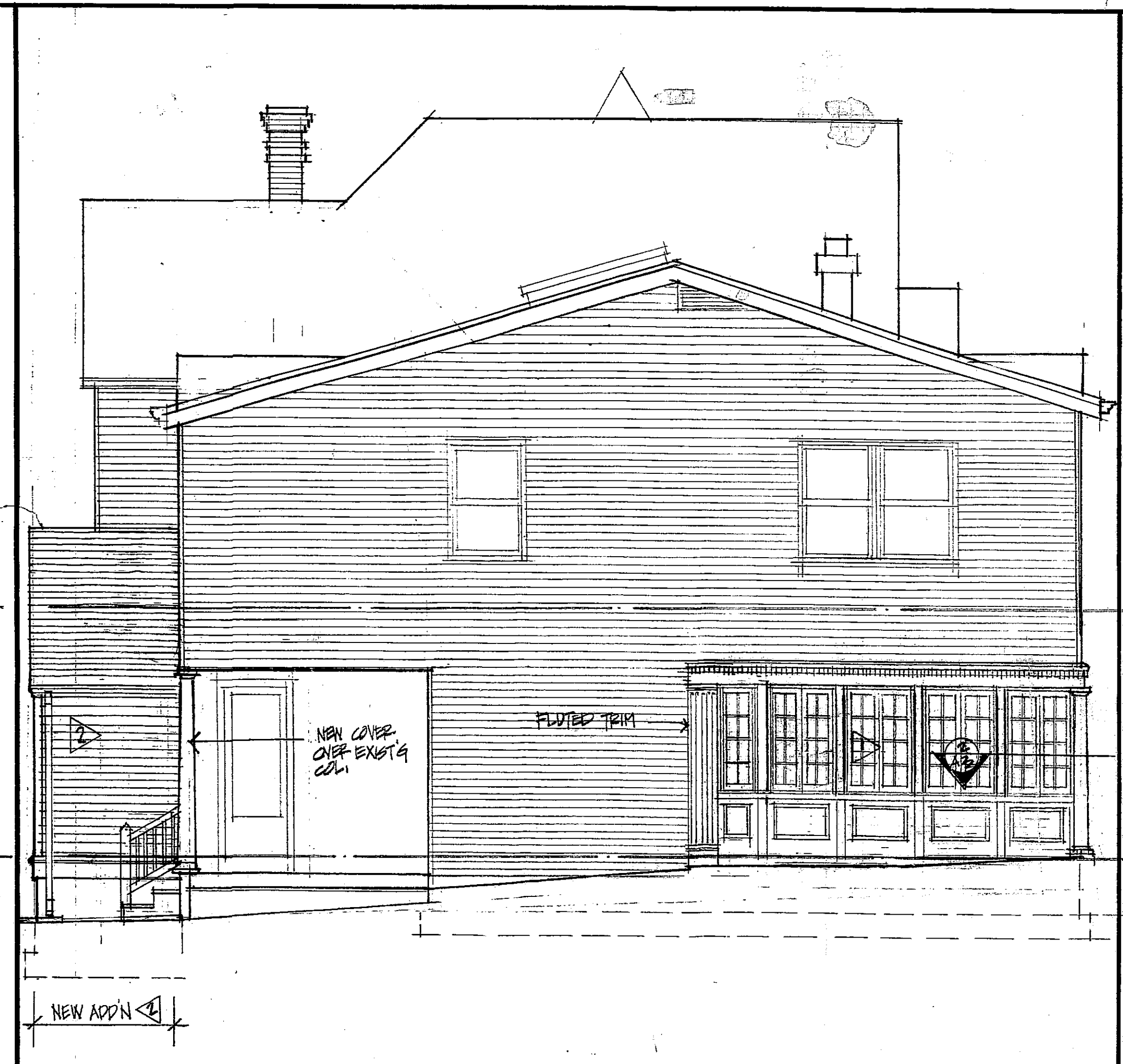
REVISIONS	DATE
1/2/98 REVISION # STORAGE ROOM	15 MAY 92
1/12/00 PORCH ADD'N + REMOVE AL. SIDING	

RESIDENTIAL REMODELING
MR. & MRS. DENNIS COLEMAN
GARRETT PARK MD.

ALMY ARCHITECTS, P.C.
11006 KENILWORTH AVE.
GARRETT PARK, MARYLAND

A1

1/4" = 1'-0"

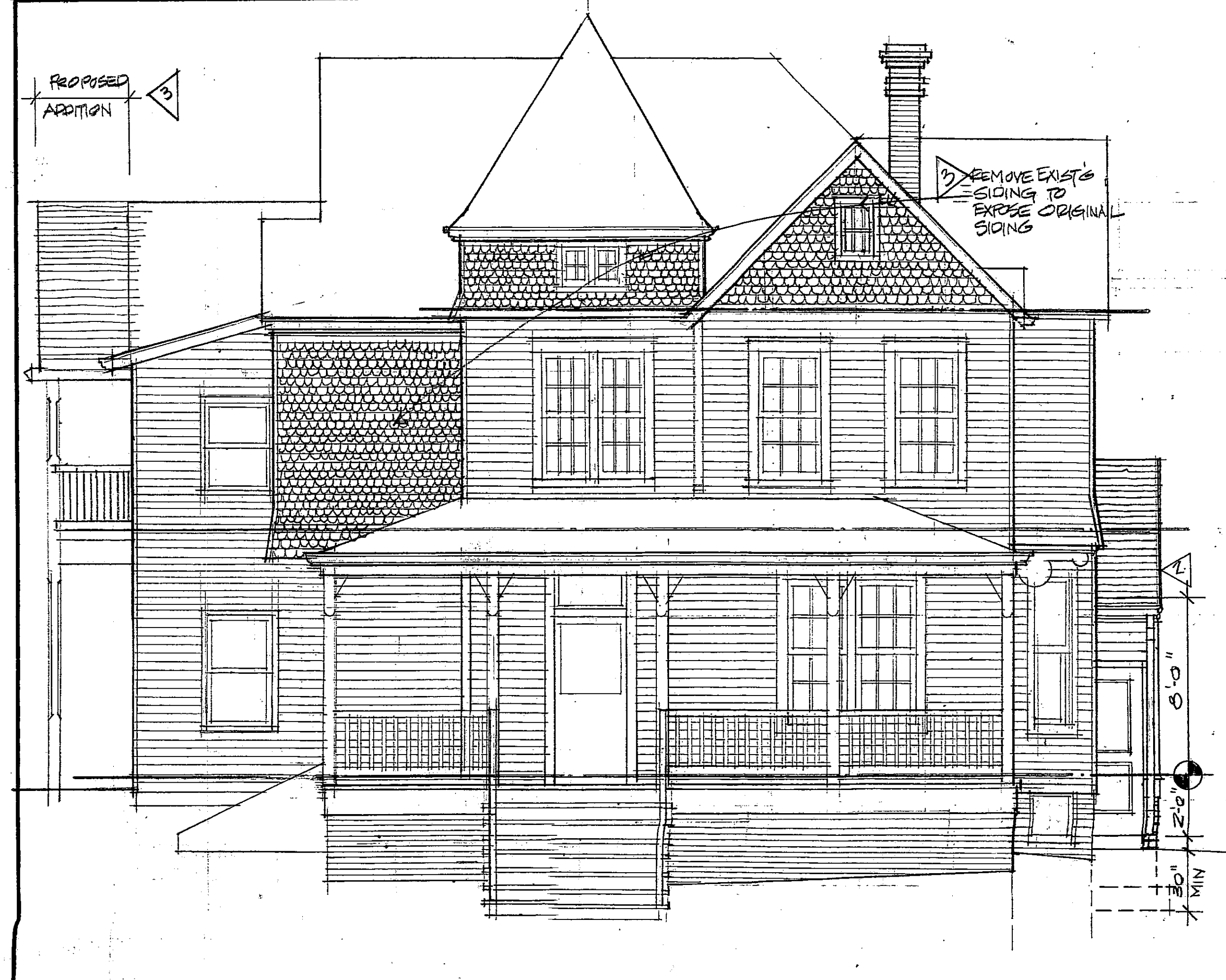


A2 LEFT SIDE ELEVATION

1/4" = 1'-0"

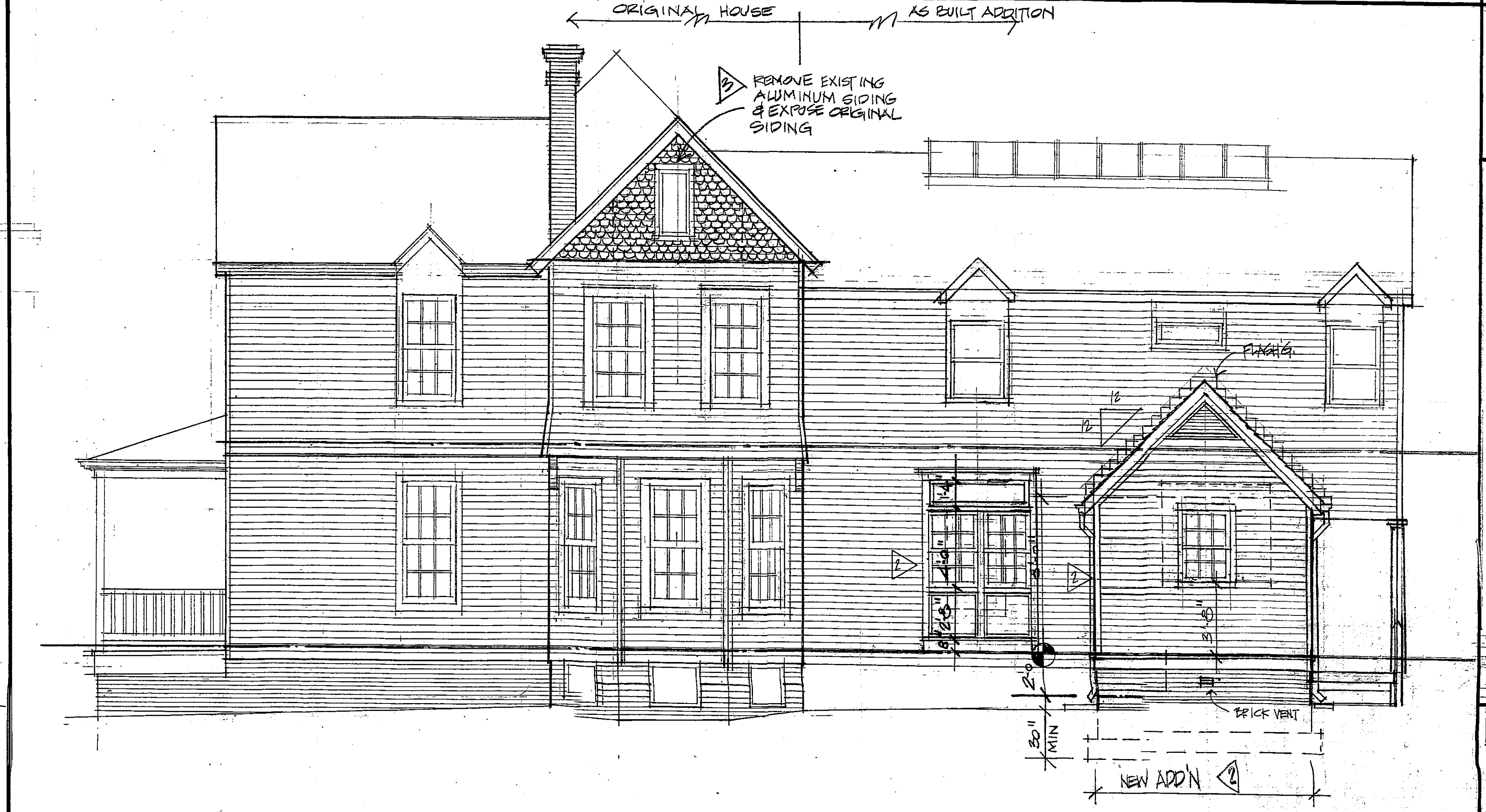
A2 REAR ELEVATION

1/4" = 1'-0"



A2 FRONT ELEVATION

1/4" = 1'-0"



A2 RIGHT SIDE ELEVATION

1/4" = 1'-0"

RESIDENTIAL REMODELING
MR. & MRS. DENNIS COLEMAN
GARRETT PARK MD.

ALMY ARCHITECTS, P.C.
11006 KENILWORTH AVE.
GARRETT PARK, MARYLAND

MAY 1992
1/24/06
A2



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

DPS - #8

(7)

COPY

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dennis Coleman
Daytime Phone No.: 301-996-9344

Tax Account No.: 160400059345
Name of Property Owner: Dennis Coleman + Julie Knowles Daytime Phone No.: 240-497-1722
Address: 4701 Waverly Ave GARRETT PARK MD 20896
Street Number City State Zip Code

Contractor: T B D Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4701 ~~Garrett Park~~ Street: Waverly Ave
Town/City: GARRETT PARK Nearest Cross Street: Monrose Ave.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$ \$50,000 - 75,000

1C. If this is a revision of a previously approved active permit, see Permit # NO

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.

[Signature]

Signature of owner or authorized agent

1/18/2005

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 409312 Date Filed: 1/18/06 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:

to Remove All of The Aluminum Siding From
The house, Restore Original Lap Siding +
Fish scales on old house. ADD new
Hardy plank type siding on addition to match
+ ADD A 2 story porch on left side.
we create new opening from addition to yard
+ create new patio approx 20 x 15 +
ADD hot tub (Buried into ground) + GAZEBO
in yard

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

Currently Home is covered in the very cheap
1950's Aluminum siding completely covering
All of The original Victorian detail.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

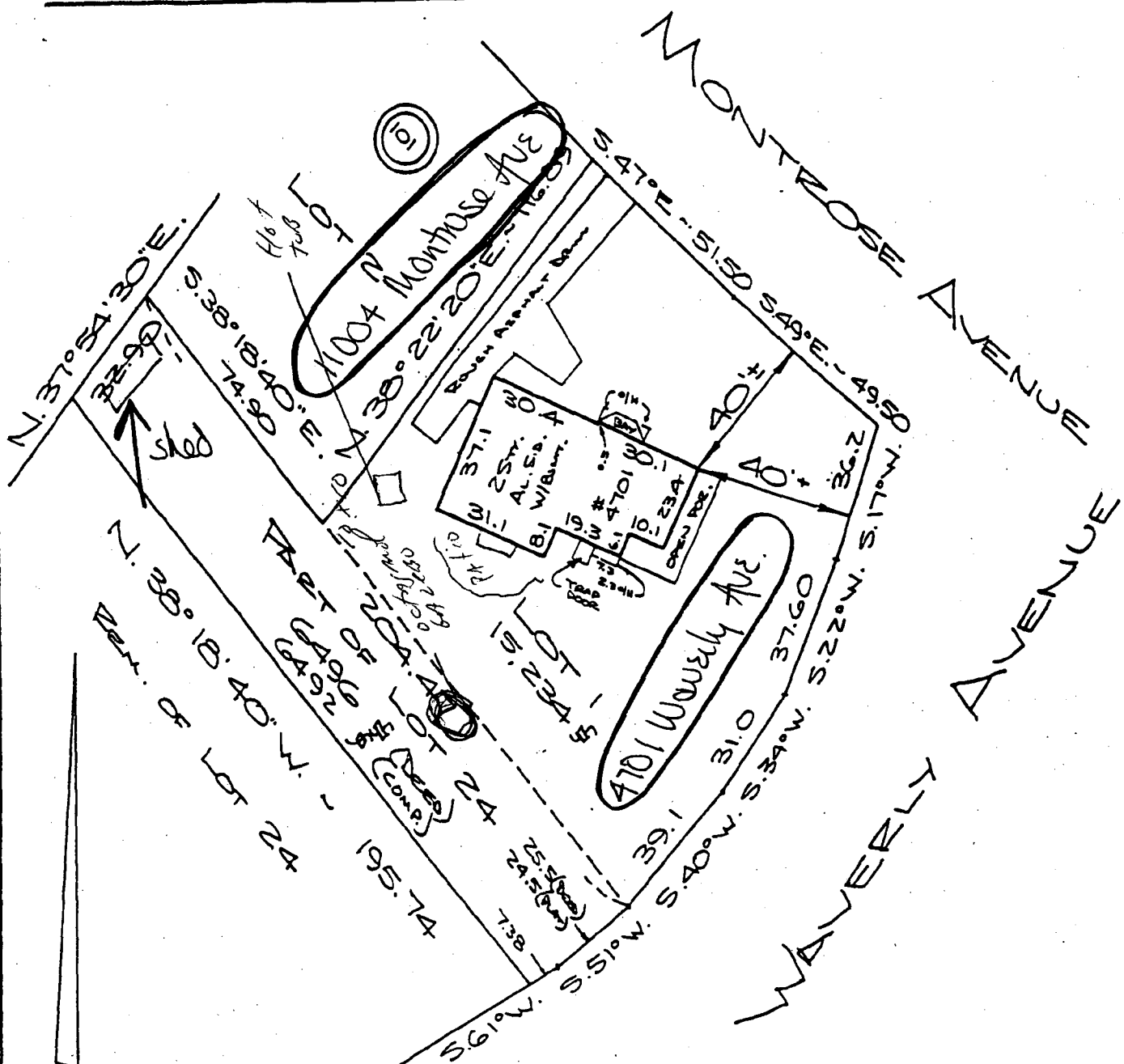
- Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All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

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy 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).



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

1000 00 00
 100 00 00
 10 00 00

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 12 PART OF LOT 24 SECTION
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Plat Book A Plat 26 Scale 1" = 40'

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

26

DATE: APRIL 8, 1992

CASE: 828-92

FILE: 42704



ALMY ARCHITECTS

11006 Kenilworth Avenue
Garrett Park, MD 20896-0123
(301) 949-7813 • Fax: (301) 949-6574
E-MAIL dave@almyarch.com

1 / 06 / 06

Re: Proposed porch addition and exterior finish restoration.
Coleman / Knowles Residence
4701 Waverly Avenue
Garrett Park, Maryland 20896

The Montgomery County Historic Preservation Commission

Dear Commission Members,

We have enclosed herewith plans, sketches, and photographs, to show our proposal to modify our aforementioned residence in Garrett Park. The house was originally constructed circa 1894 and has undergone several changes over the years. The proposed changes include an addition of a small porch on the side of the rear addition, and the removal of all the aluminum siding, which currently covers the entire house.

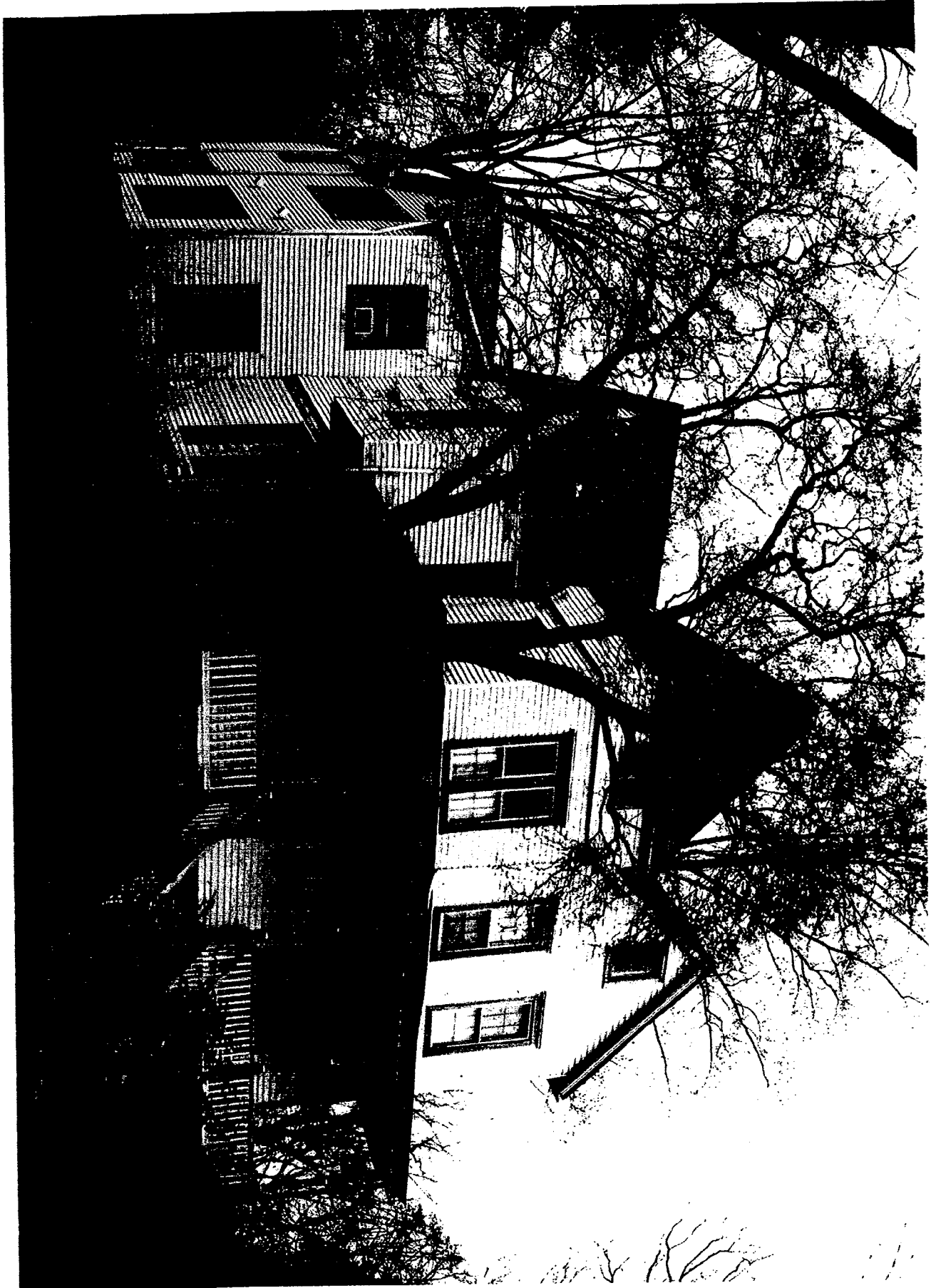
The former owner contracted to have a "design build" addition added to the rear of the original house, which is totally out of scale and poorly detailed, in light of the Victorian style of the structure. This addition was covered with aluminum siding, which matched the aluminum siding, which had been placed over the original house by another former home owner.

We, with the aid of Almy Architects, have made some modification to the "design build" addition to try to make it, though quite different in style and scale, more friendly to the original house. These modifications were submitted, reviewed, and approved by The Historic Preservation Commission several years ago.

It is our intention to add a small porch on the side of the "design build" addition and we plan to remove all of the aluminum siding. Several other similar siding removal projects, in Garrett Park, have revealed the original clapboard and fish-scale shingles, which were found to be in good shape and allowed to remain, with little more than painting. That is our hope. The "design build" addition will be covered with "Hardiplank" to be compatible with the character of the house.

We appreciate the opportunity to once again present our proposal to you for your consideration and trust that you will find our proposal in the spirit of your guidelines. If you have any questions about this presentation, please contact us at your convenience.

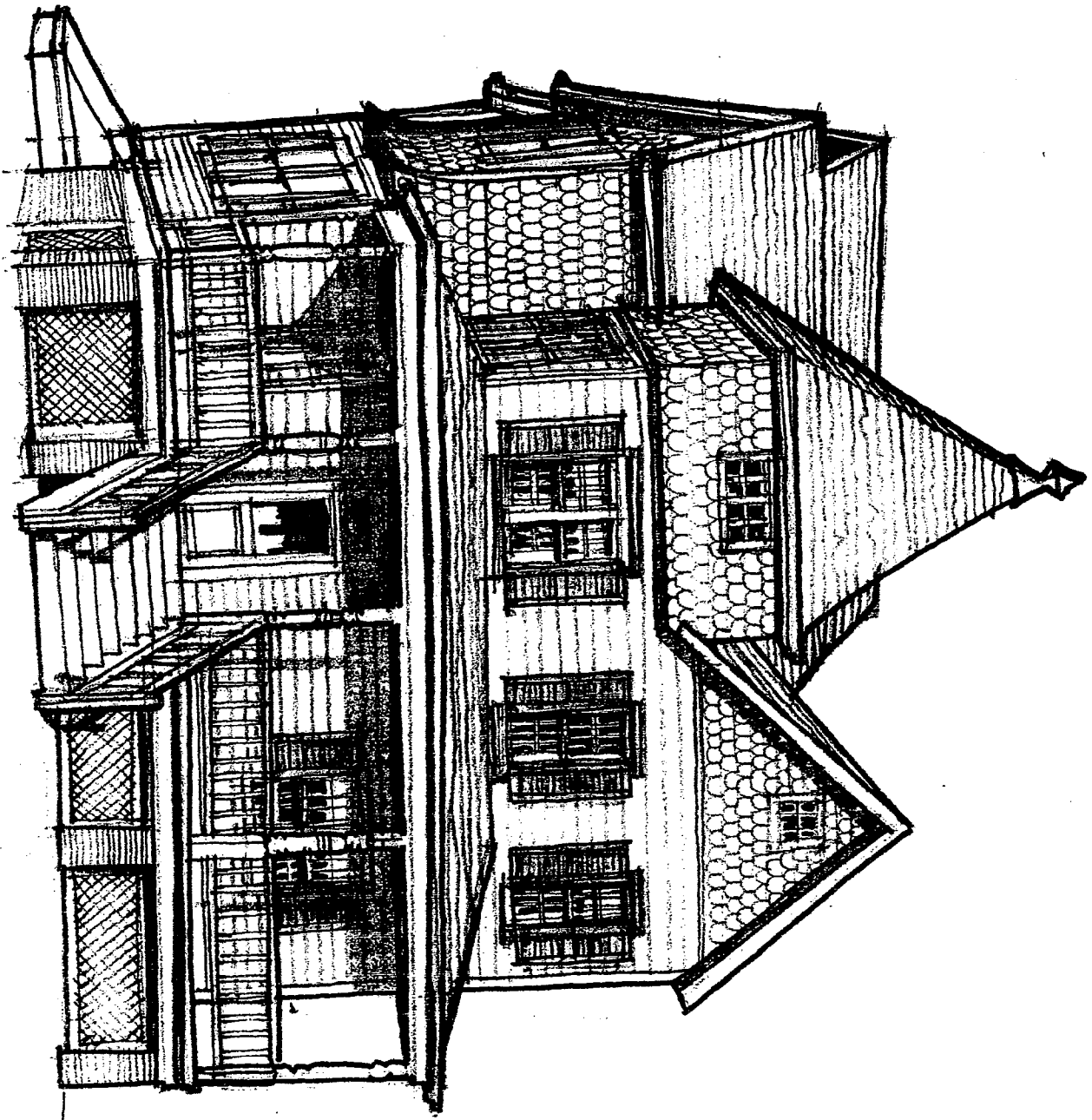
Sincerely, Dennis Coleman, Julie Knowles, & David Almy

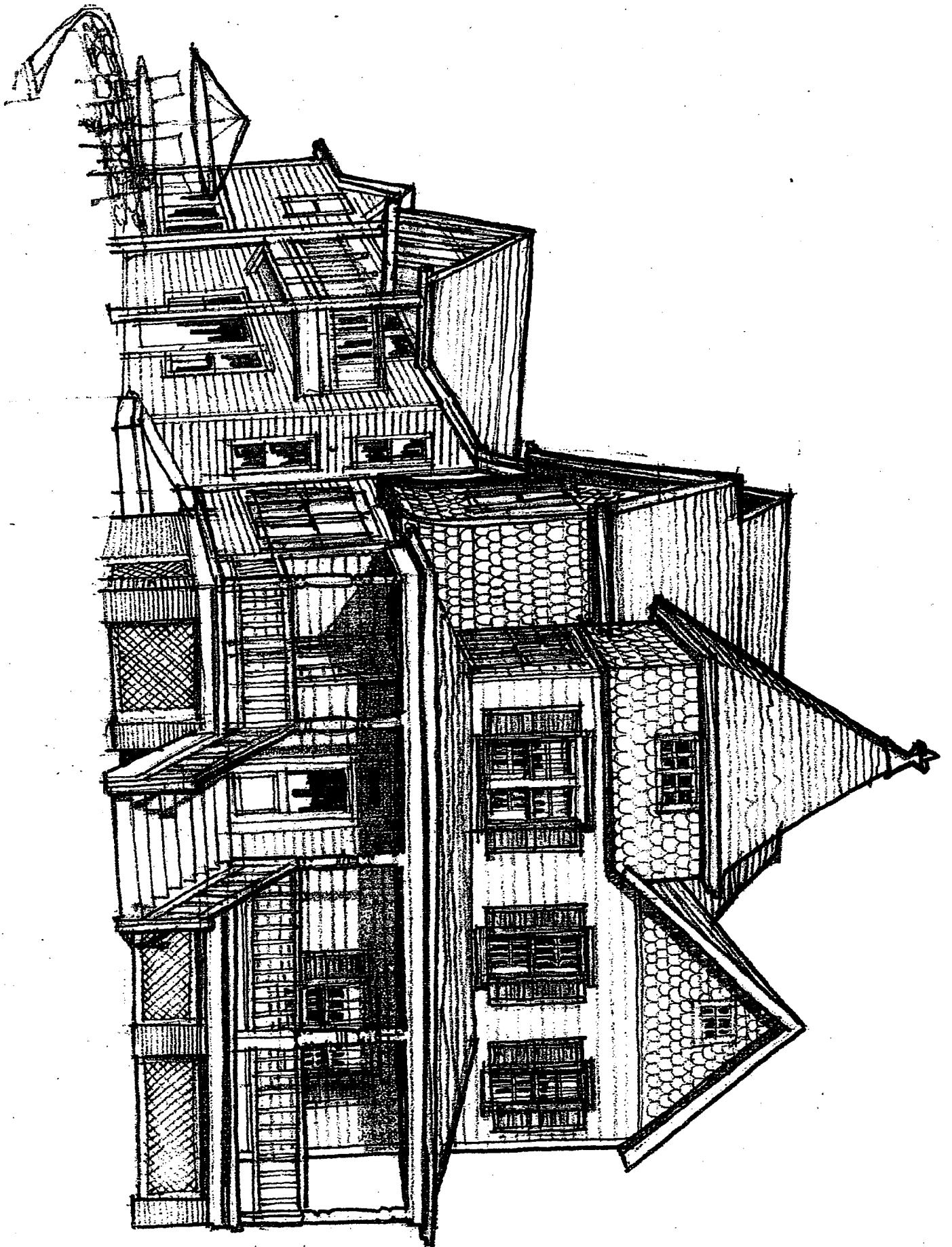




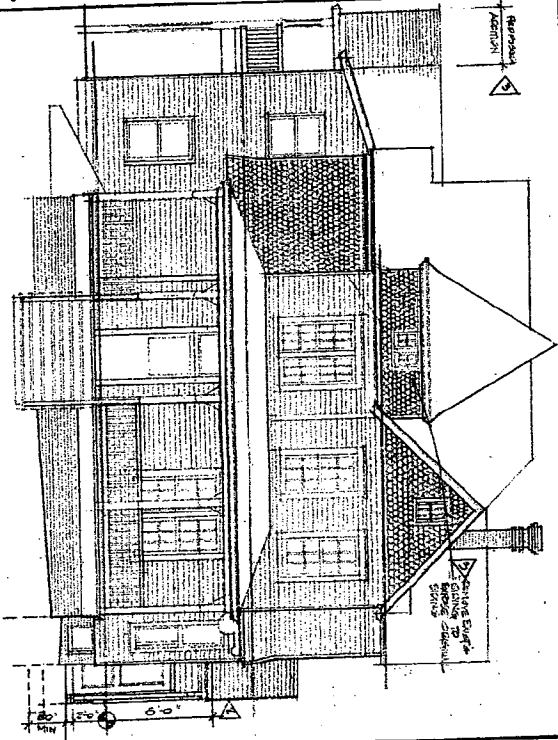


FRONT VIEW CIRCA 1920

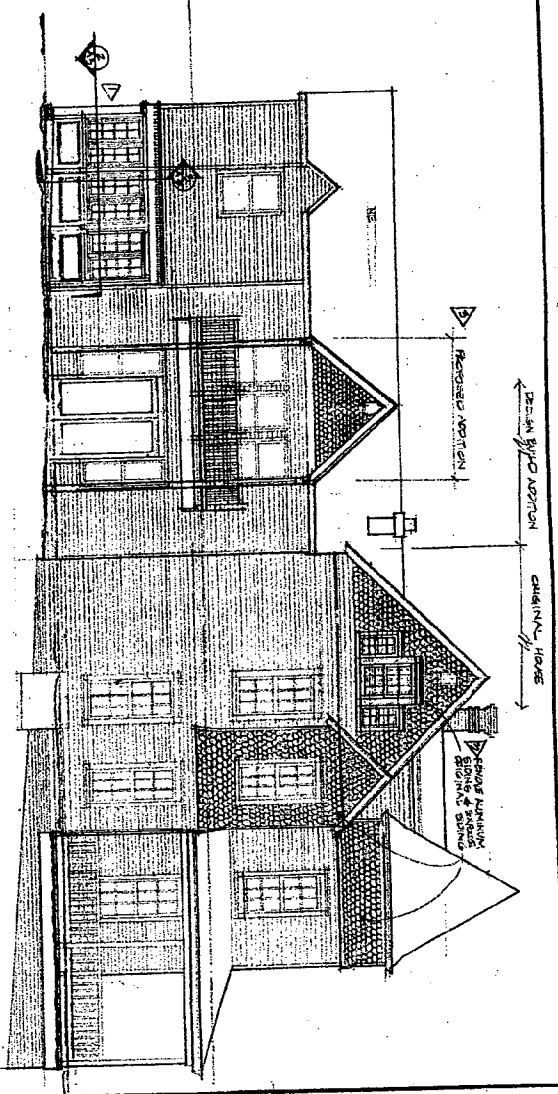




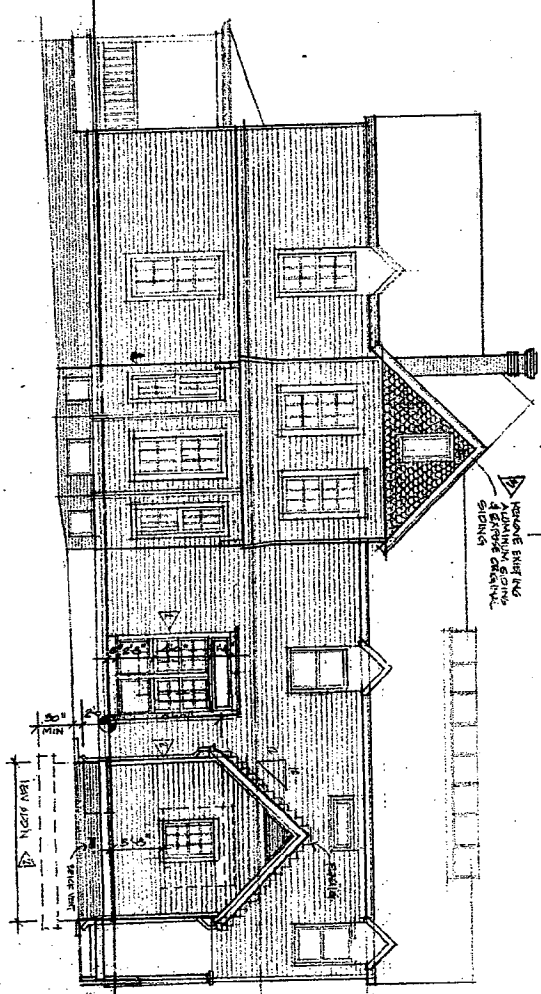
FRONT ELEVATION



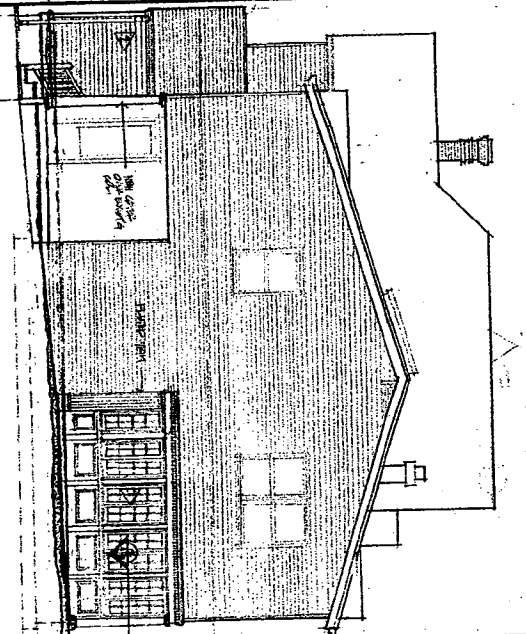
LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



ALMY ARCHITECTS, P.C.
11006 KENILWORTH AVE.
GARRETT PARK, MARYLAND

RESIDENTIAL REMODELING
MR. & MRS. DENNIS COLEMAN
GARRETT PARK MD.



FRONT & RIGHT SIDE AFTER ALUMINUM IS REMOVED

HISTORIC CONTEXT

30/13 GARRETT PARK HISTORIC DISTRICT (1886) NR

In 1886, Washington, D.C. attorney Henry Copp formed the Metropolitan Investment and Building Company to develop a new commuter suburb. To cement its relationship with the railroad, the town was named Garrett Park, in honor of Robert Garrett, president of the Baltimore and Ohio Railroad. From its 500-acre parcel, Metropolitan Investment surveyed and platted lots from 3 acre to 5 acres on approximately 154 acres. Horticulturist William Saunders was enlisted to design an original landscape plan. Meandering streets north of Strathmore Avenue follow the topography, while streets to the south are on a grid. The landscape plan, with its dense shade trees and flowering shrubs, unifies the variety in street plan, and distinguishes Garrett Park from neighboring subdivisions.

In 1898, Garrett Park was incorporated as a town, with an elected mayor and council. Sewer and water service were not available until the 1930s. The Metropolitan Investment and Building Company dissolved in 1910. Residents organized to establish a community church in 1897, in use for the past half-century as the town hall. Townspeople foster a strong community identity and sense of autonomy through participation in local events and activities. The Garrett Park Store and Post Office, built in 1890, continues to be a central gathering place for town residents, housing the post office, a market, a café, and town offices.

Garrett Park reflects nearly a century of diverse architectural styles. The earliest houses were built primarily in the Queen Anne style, typically 2½-story, asymmetrical residences with towers or turrets, and generous porches. One of the finest Queen Anne examples is the Stoddard-Freiberg House (1889), 4711 Waverly Avenue, adorned with a bell-capped turret and lavishly bracketed cornices. After World War I, a group of four retired military officers formed Maddux, Marshall and Company, a Washington-based real estate development firm, to promote Garrett Park “to home-seekers of moderate means”. The Maddux, Marshall Company built Chevy houses, one-story, two-bedroom cottages with optional garages complete with Chevrolet cars. The Chevy House at 10912 Montrose Avenue dates from 1927. Residences also include Sears mail-order houses from the 1930s, post-World War II Techbilt structures, and contemporary Frank Lloyd Wright-influenced houses designed by Howard University professor Alexander Richter.

PROPOSAL:

- Remove aluminum siding.
- Restore original siding on historic portion of house.
- Add hardie plank siding to 1980s addition
- Add a 2nd level porch.
- Add a 10x10 wood “Victorian” gazebo – location
- Replace a few windows with doors to accommodate the new porch and patio.
- Add a 20x15 rear patio
- Add a sunken hot tub

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the **Garrett Park Historic District** several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the Town of Garrett Park Overlay Zone [Sec. 59-C-18.11], *Montgomery County Code*

Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Town of Garrett Park Overlay Zone

Preserve the unique park-like setting of the 19th century garden suburb, maintain the prevailing pattern of houses and open spaces, and 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.

Maximum percentage of net lot area that may be covered by buildings, including accessory buildings, is 20 percent.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

Secretary of the Interior's Standards for Rehabilitation:

- #2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- #5 Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- #6 Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- #9 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 proportions, and massing to protect the integrity of the property and its environment.
- #10 New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicants are proposing a mix of restoration and new construction with this project. They want to restore the original siding on the historic house – which thus far appears to be in good condition – and put hardie-board siding on the 1980s addition. A number of landscape/hardscape alterations and a small 2nd story porch addition are also proposed. None of these additions should cause the applicant to exceed the 20% maximum lot coverage (4068.50 SF for this property).

The proposed porch addition will extend off of the 1980s addition approximately 4 feet and be supported by two posts. This small porch does not damage historic fabric and does not add additional lot coverage. Although perhaps a bit visually awkward, having the porch roof extend from the existing gable is a practical solution and will not further detract from the architectural integrity of the house. Staff's only suggestion is that the porch deck not flare out beyond the roof.

In conjunction with the new porch, the applicants are proposed to replace the large 1st level window with a pair of French doors. The middle window on the 2nd floor will also be replaced with a door. All of these replacements are completely within the non-historic portion of the house.

At the base of the porch a 300 SF stone patio is proposed, along with installation of a sunken hot tub. As seen in a rough sketch on Circle 11, the patio will be encircled with a sitting height stone wall. The regrading for the patio serves the dual purpose of draining water away from the foundation of the house. The plat on Circle 8 provides an estimate of the locations of the proposed landscape alterations, however, because a complete site plan was not provided, staff cannot provide a recommendation on either the patio or the hot tub. These items must be resubmitted with all of the required documentation.

The proposed gazebo is small and need not require much ground disturbance. According to the manufacturer "It is important to have a good foundation prepared for your gazebo. A bed of crushed stone, wood or concrete pylons, concrete pad, or a wooden deck are some of the recommended options." Provided that the gazebo is placed either on crushed stone or wood piers, staff recommends approval. The selected gazebo is wood with a cedar roof and simple rails and detailing. In order to maintain simplicity, staff recommends that the cupola option not be chosen. Because the applicants have not yet decided exactly where they want the gazebo, final siting must be approved by staff to ensure it is placed as far away from the street and trees as is practical.

Finally, staff commends the applicants for removing the aluminum siding and encourages them to apply for all applicable historic preservation tax credits.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application **with the conditions specified on Circle 1** as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

and with the general condition that the applicant shall present the **3 permit sets of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits.



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

DPS - #8

7

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dennis Coleman
Daytime Phone No.: 301-996-9344
Tax Account No.: 160400059345 + Tulie Knowles
Name of Property Owner: Dennis Coleman Daytime Phone No.: 240-497-1722
Address: 4701 Waverly Ave Garrett Park MD 20896
Street Number City Street Zip Code
Contractor: T B D Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 4701 ~~4701~~ Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Montrose Ave.
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revison Repair Revocable Fence/Wall (complete Section 4) Other: Patio + 40' FUB
1B. Construction cost estimate: \$ \$50,000 - 75,000
1C. If this is a revision of a previously approved active permit, see Permit # 10

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.

[Signature]
Signature of owner or authorized agent

1/18/2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 409312 Date Filed: 1/18/06 Date Issued: _____

5

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

1. WRITTEN DESCRIPTION OF PROJECT

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

to Remove All of the Aluminum siding from
the house, restore original lap siding &
fish scales on old house. Add new
Hardy plank type siding on addition to match
& add a 2 story porch on left side.
Create new opening from addition to yard
& create new patio approx 20 x 15 +
add hot tub (buried into ground) & gazebo
in yard

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

currently home is covered in the very cheap
1950's aluminum siding completely covering
all of the original Victorian detail.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

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

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

4. MATERIALS SPECIFICATIONS

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

5. PHOTOGRAPHS

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

6. TREE SURVEY

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

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

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

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

6



ALMY ARCHITECTS

11006 Kenilworth Avenue

Garrett Park, MD 20896-0123

(301) 949-7813 • Fax: (301) 949-6574

E-MAIL dave@almyarch.com

1 / 06 / 06

Re: Proposed porch addition and exterior finish restoration.

Coleman / Knowles Residence

4701 Waverly Avenue

Garrett Park, Maryland 20896

The Montgomery County Historic Preservation Commission

Dear Commission Members,

We have enclosed herewith plans, sketches, and photographs, to show our proposal to modify our aforementioned residence in Garrett Park. The house was originally constructed circa 1894 and has undergone several changes over the years. The proposed changes include an addition of a small porch on the side of the rear addition, and the removal of all the aluminum siding, which currently covers the entire house.

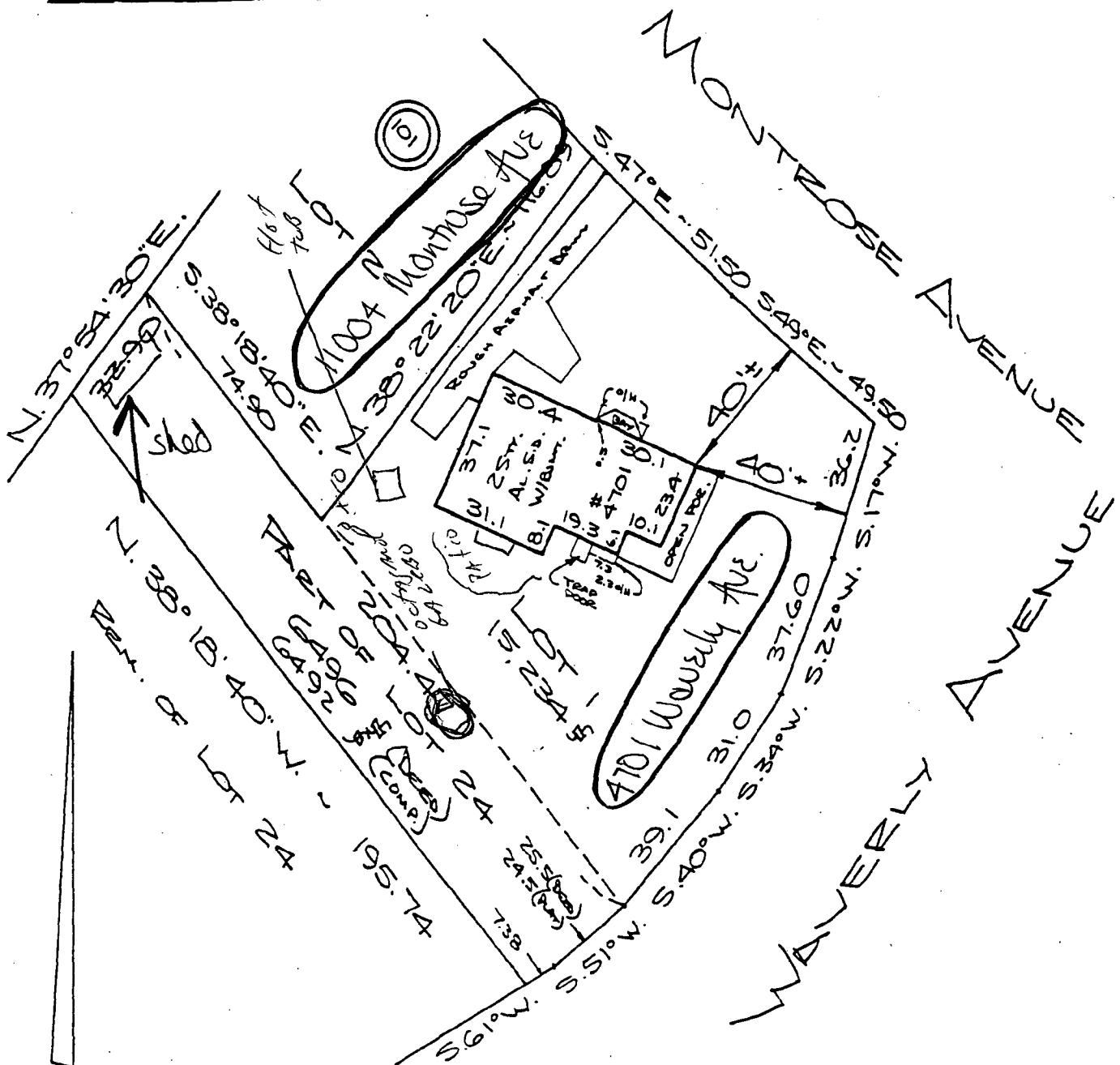
The former owner contracted to have a "design build" addition added to the rear of the original house, which is totally out of scale and poorly detailed, in light of the Victorian style of the structure. This addition was covered with aluminum siding, which matched the aluminum siding, which had been placed over the original house by another former home owner.

We, with the aid of Almy Architects, have made some modification to the "design build" addition to try to make it, though quite different in style and scale, more friendly to the original house. These modifications were submitted, reviewed, and approved by The Historic Preservation Commission several years ago.

It is our intention to add a small porch on the side of the "design build" addition and we plan to remove all of the aluminum siding. Several other similar siding removal projects, in Garrett Park, have revealed the original clapboard and fish-scale shingles, which were found to be in good shape and allowed to remain, with little more than painting. That is our hope. The "design build" addition will be covered with "Hardiplank" to be compatible with the character of the house.

We appreciate the opportunity to once again present our proposal to you for your consideration and trust that you will find our proposal in the spirit of your guidelines. If you have any questions about this presentation, please contact us at your convenience.

Sincerely, Dennis Coleman, Julie Knowles, & David Almy



Note: This property does not lie within the limits of a flood hazard area as delineated on the maps of the national flood insurance program.

CAPITOL SURVEYS

1992 APR 8 10 22 AM '92

NOTE: This drawing is not intended to establish property lines. It cannot be used for construction purposes. All information shown hereon taken from the land records of the county or city in which the property is located and field work performed.

HOUSE LOCATION
 LOT 1 & Part OF LOT 24
 SECTION
 GARRETT PARK
 MONTGOMERY COUNTY, MARYLAND

I hereby certify that the position of all the existing improvements on the above described property have been established by accepted field practices, and that unless otherwise shown there are no visible encroachments.

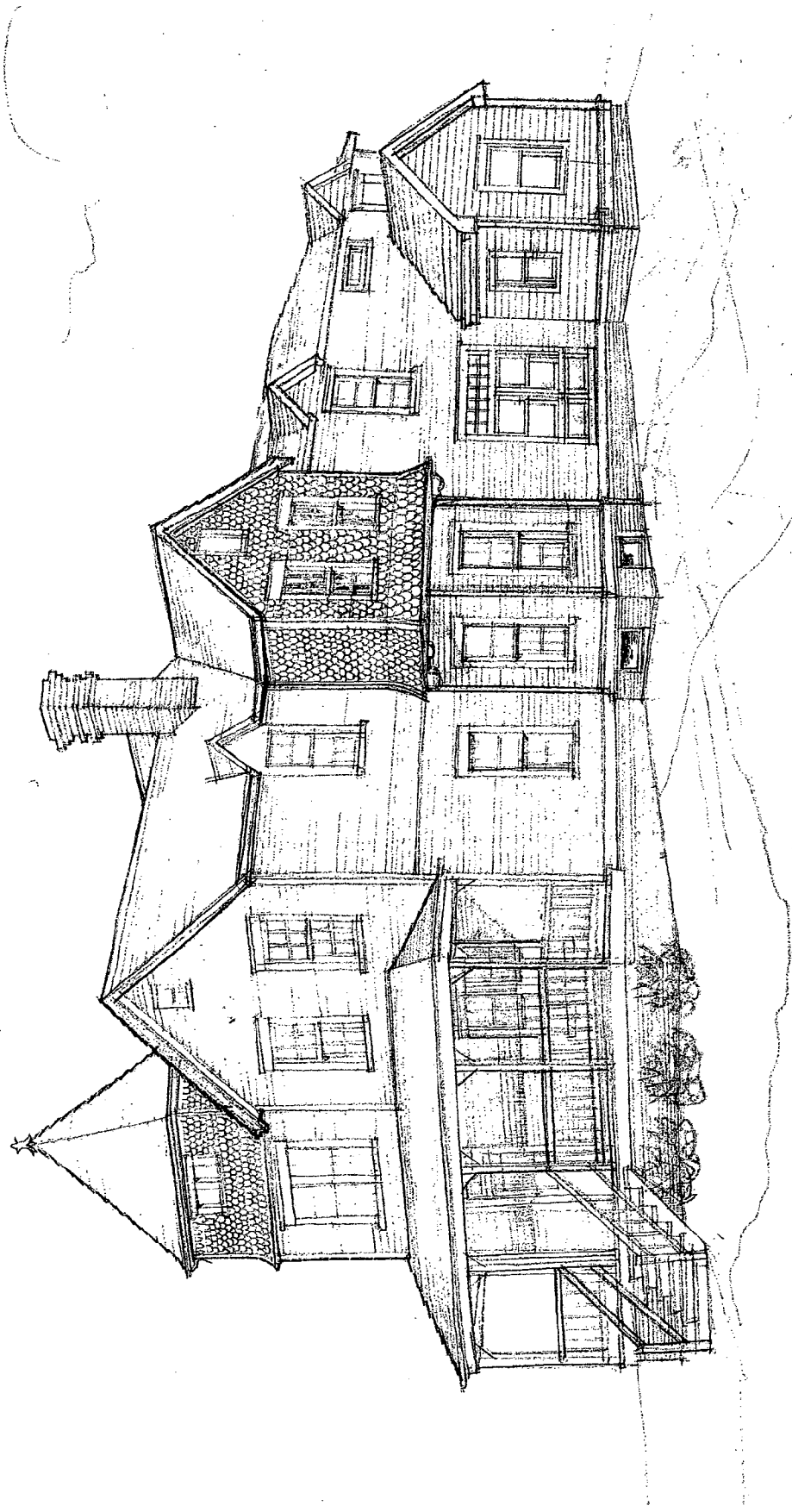
LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1961

DATE: APRIL 8, 1992

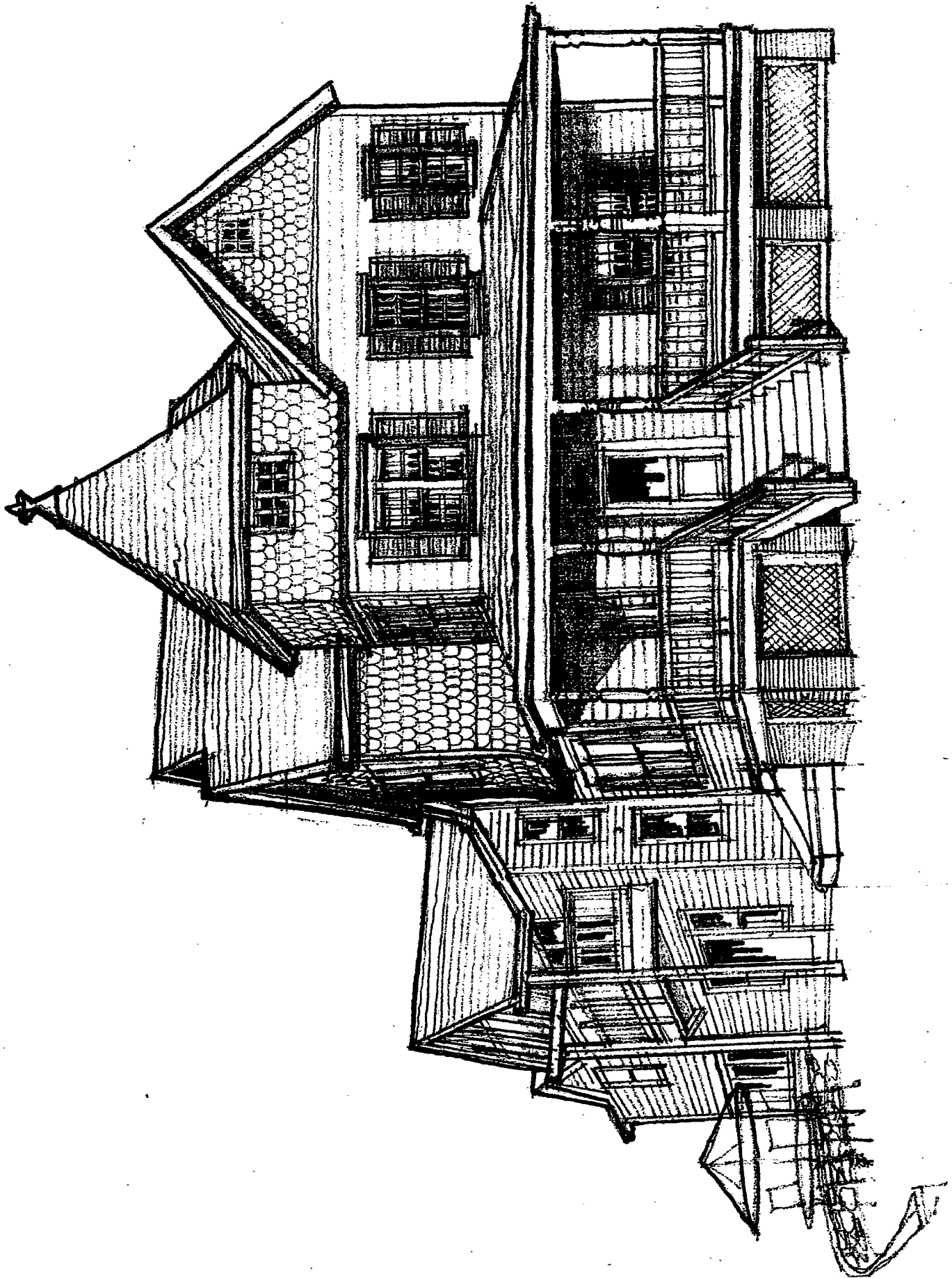
CASE: 828-92

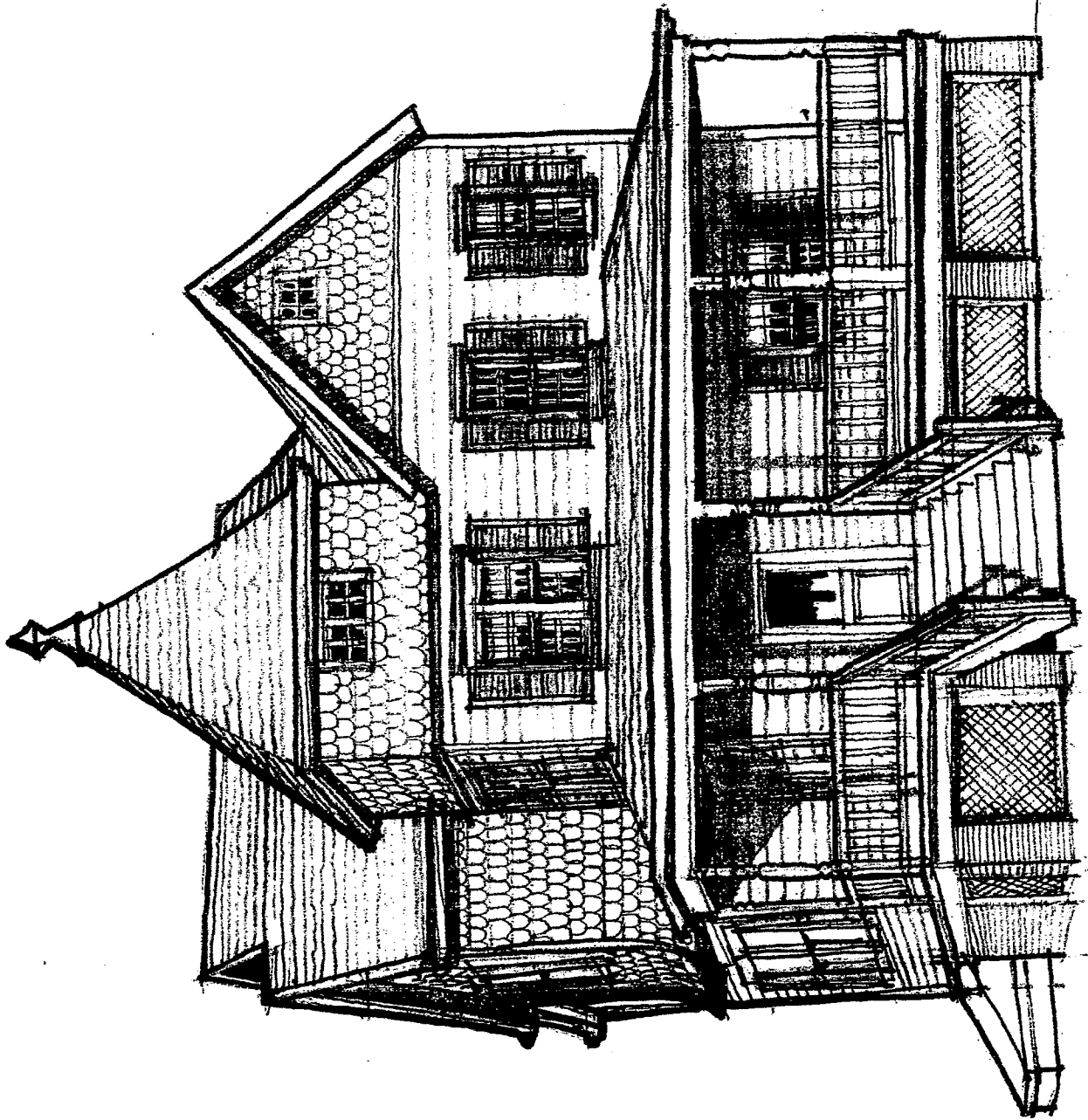
FILE: 42704

Recorded in Plat Book A Plat 26 Scale 1" = 40'

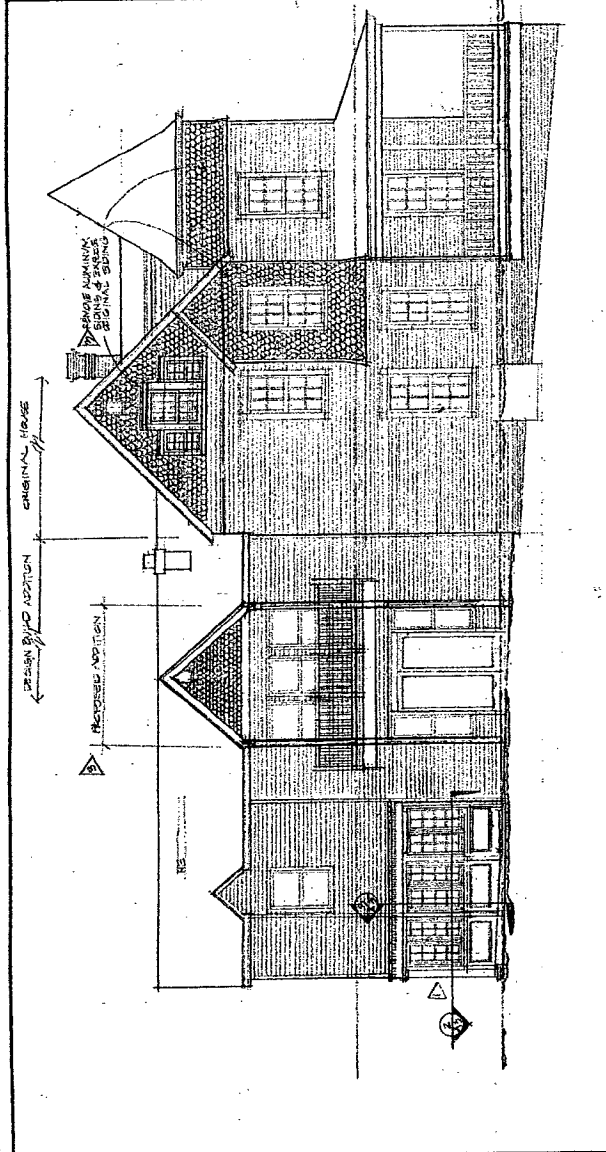


FRONT & RIGHT SIDE AFTER ALUMINUM IS REMOVED



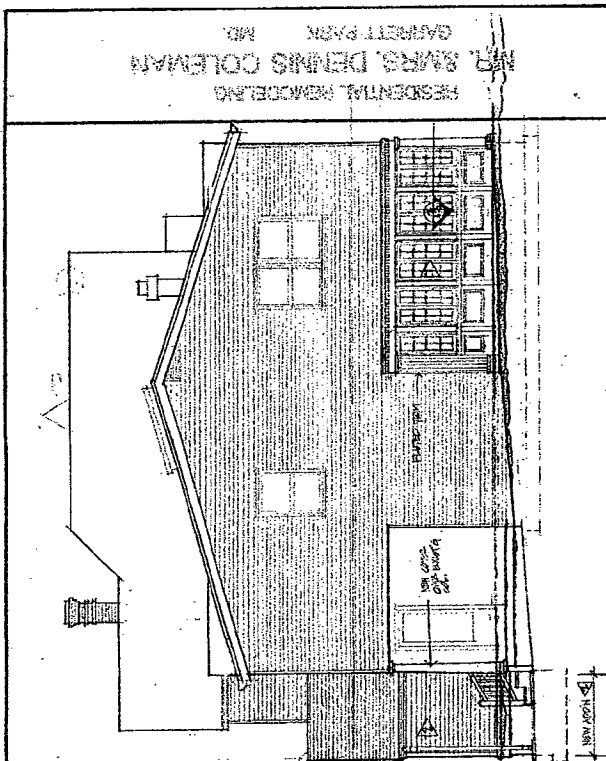


FRONT VIEW CIRCA 1920



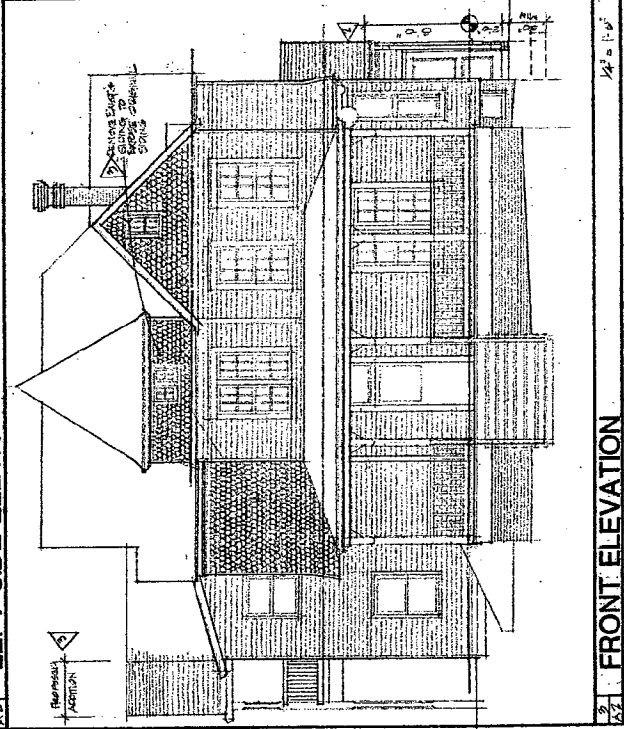
LEFT SIDE ELEVATION

1/4" = 1'-0"



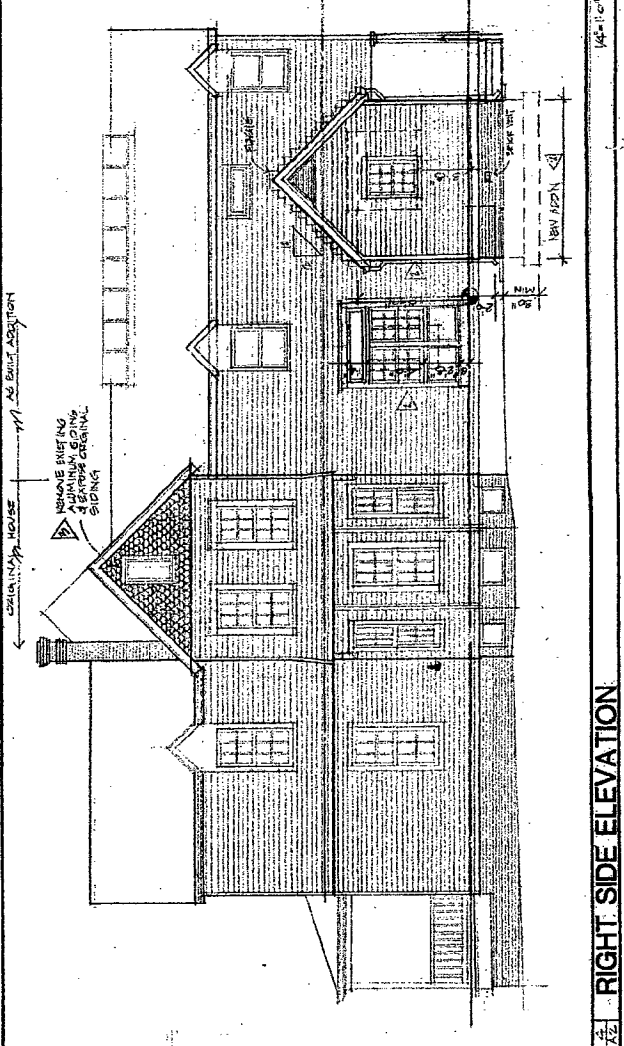
REAR ELEVATION

1/4" = 1'-0"



FRONT ELEVATION

1/4" = 1'-0"



RIGHT SIDE ELEVATION

1/4" = 1'-0"

RESIDENTIAL REMODELING
MR. & MRS. DENNIS COLEMAN
GARRETT PARK, MD.

ALMY ARCHITECTS, P.C.
11006 KENILWORTH AVE
GARRETT PARK, MARYLAND

DATE: 10/12/10
SCALE: 1/4" = 1'-0"
PROJECT NO. 1000000000

[PRINT] [CLOSE PRINT WINDOW]

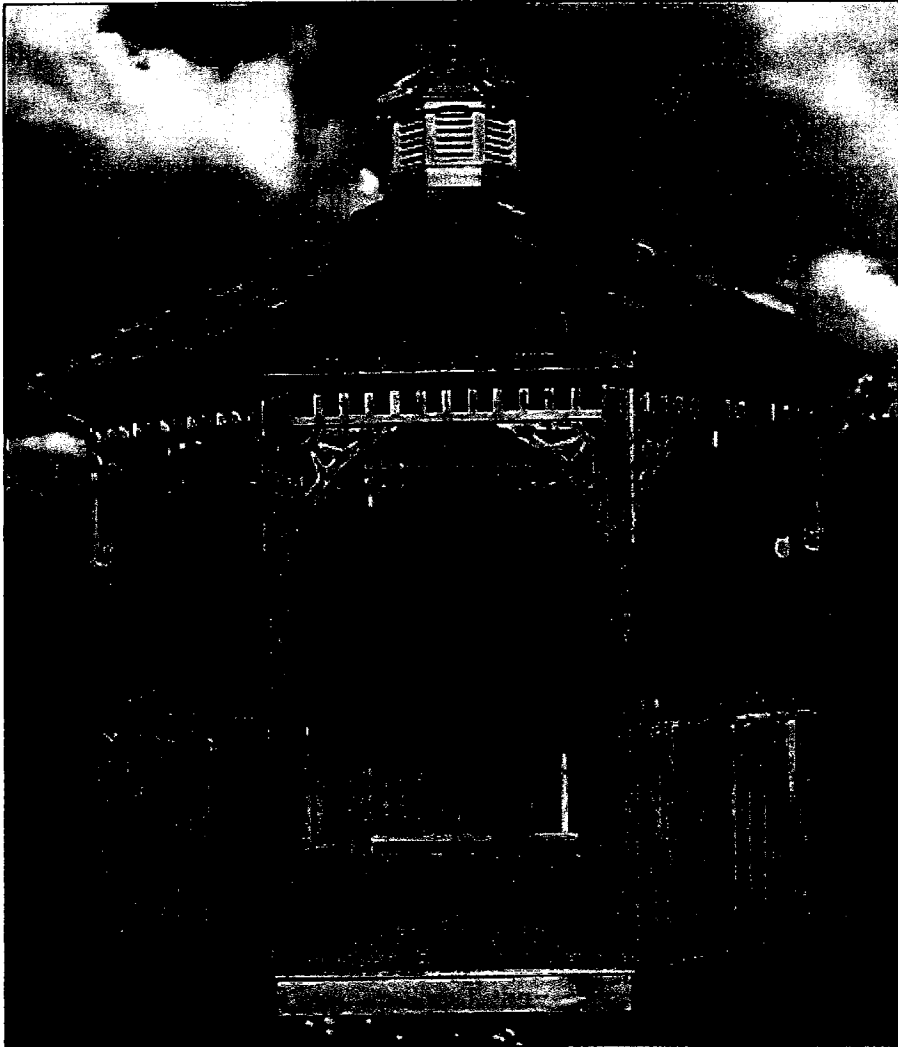
TOLL FREE: 888-256-3383
FAX: 717-656-6191



Our Featured Amish Built Gazebos

[OUR FEATURED GAZBOS] [OPTIONS] [RAILING STYLES] [ROOFING OPTIONS]

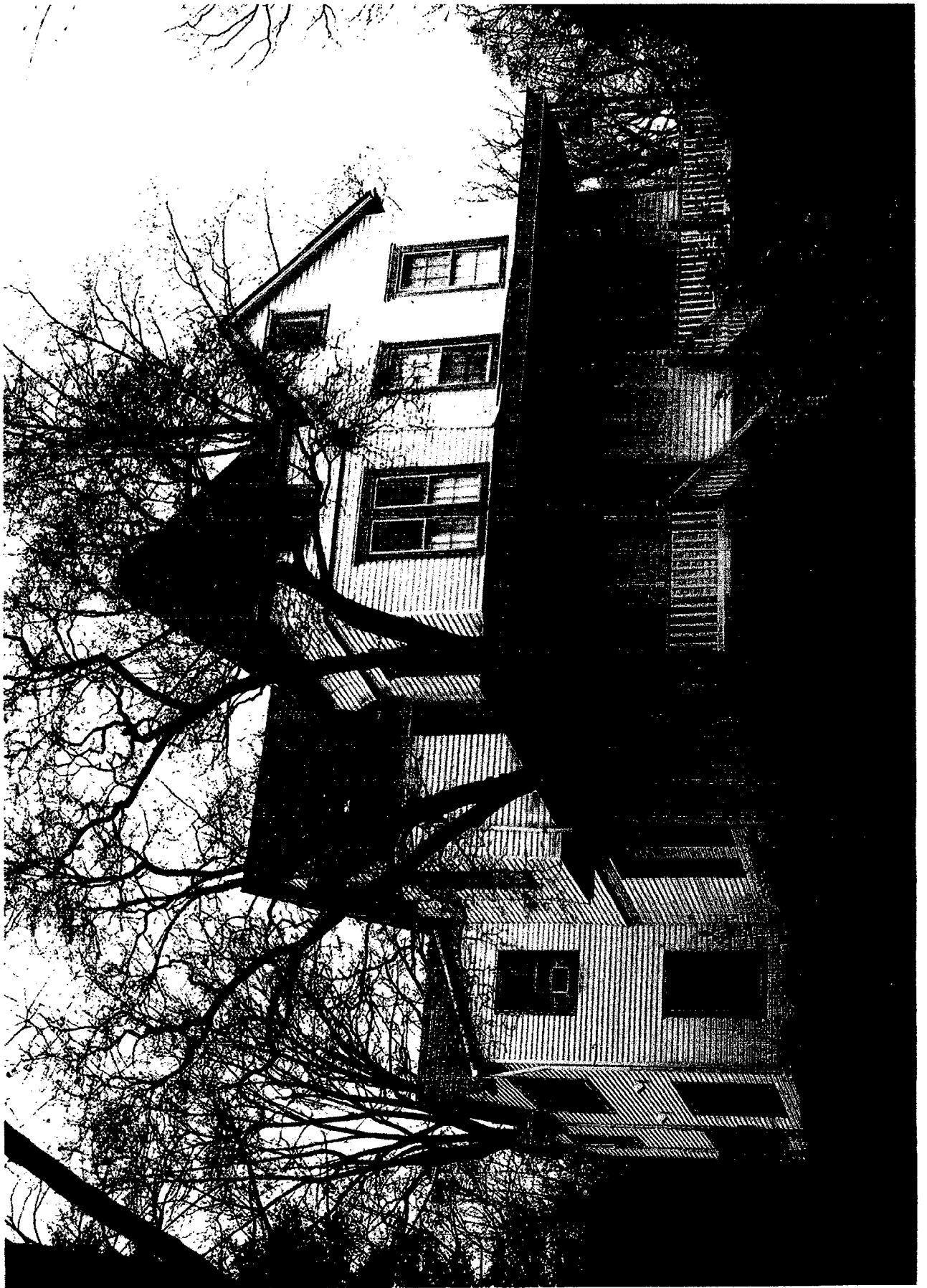
~ The Keystone ~



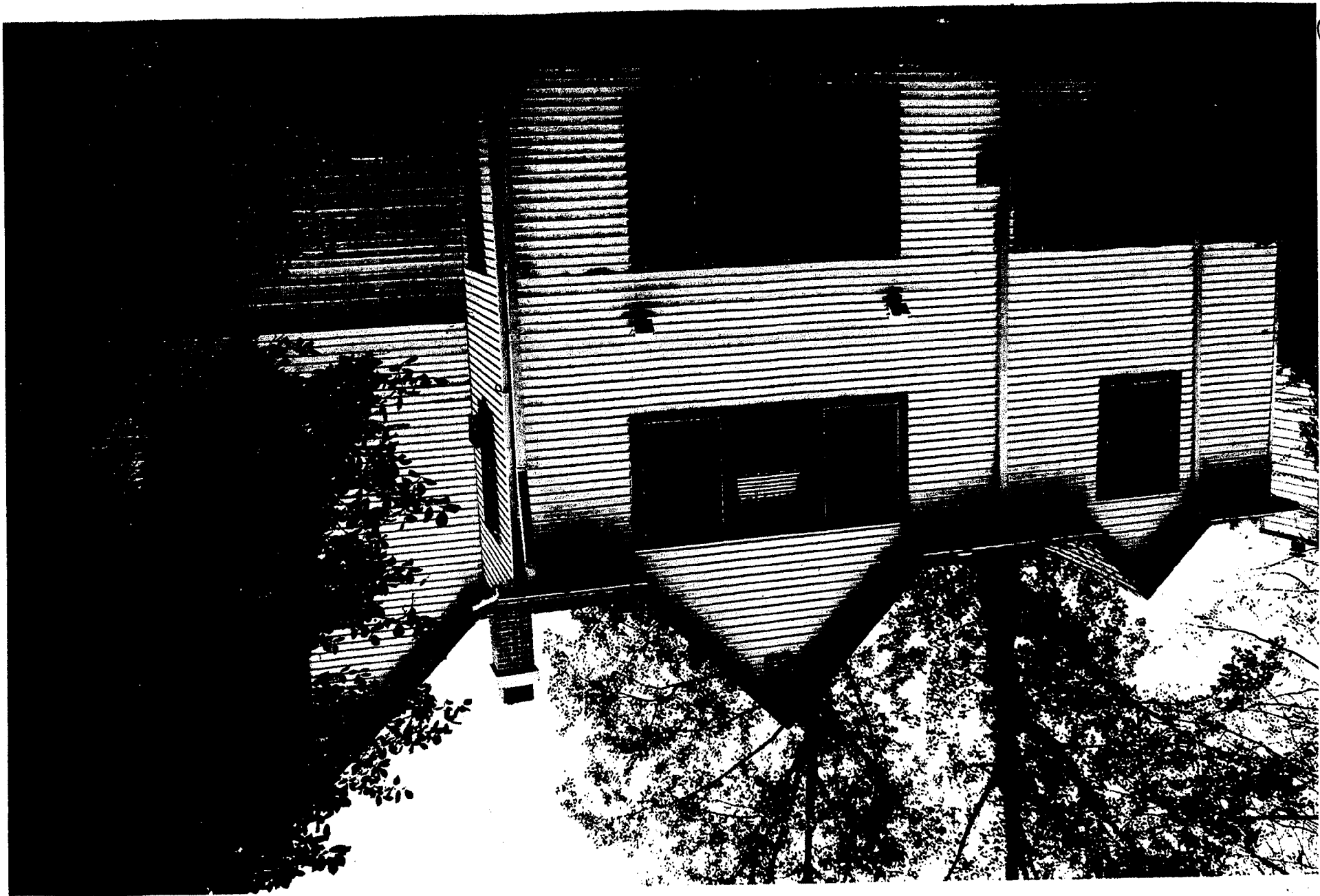
Pictured Specifications

Dimensions:	10' x 10'
Material:	Wood
Options:	Victorian braces and cupola

14







(17)