

30/13-06G · 4710 Waverly Dr
Garrett Park Historic District, 30/13

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4710 Waverly Dr, Garrett Park	Meeting Date:	6/7/2006
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	5/31/2006
Applicant:	Richard & Pam Morgan	Public Notice:	5/24/2006
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-06G	Staff:	Tania Tully
PROPOSAL:	tree removal, garage alterations, shed replacement		
RECOMMENDATION:	Approve		

STAFF RECOMMENDATION: Staff is recommending that the HPC approve this HAWP application.

① Design details to be app. @ staff level.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Outstanding Resource within the **Garrett Park Historic District**
 STYLE: Queen Anne
 DATE: 1889

Grace E.D. Sprigg-Huffman House.

The applicants' property consists of 2 lots. The historic house, driveway and small metal shed are on Lot 16 and Pt. Lot 17. The garage, pear tree, and pool are on Lot 15. The garage sits behind the house in the southwest corner of Lot 15. It has minimal to no visibility from the street. The garage, having been altered numerous times of the years, is not a contributing structure.

HISTORIC CONTEXT

Excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

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 (see related individual site, Garrett Park 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:

This HAWP application consists of three major work items.

1. Remove pear tree and replace with Magnolia trees (Circle 21).
2. Replace existing metal shed with a small greenhouse (Circles 25-27).
3. Expand the 2nd level and extensively renovate the garage (Circles 8-15).

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.

STAFF DISCUSSION

Remove pear tree. Both lots contain numerous mature trees and the applicants are proposing to replace it with a Magnolia tree. Staff is recommending approval of this work item.

Replace metal shed. The metal shed is severely deteriorated and not historic. The proposed greenhouse will sit on the same footprint and will not increase the lot coverage. As a wood frame structure with glass panels, it will not interfere with the park-like setting of the historic district. Staff is recommending approval of this work item.

Expand second level and renovate garage. The once single-bay frame garage has been altered and expanded such that the front gable is the only part recognizable as original. There is a cinderblock addition that wraps the front three sides of the garage and increasing it to 3 bays. There is also 2-story rear block addition. The expansion of the 2nd level is to allow for more usable space for a workshop. In addition to the expansion, the proposal is to make material and design changes that allow for the building to be more compatible with the historic house.

The materials proposed for the garage are comparable to those used on the house – cedar shingles and siding, wood windows and solid wood doors. A small cupola is proposed and will serve as an air vent. The cinder block walls will be covered with horizontal cedar siding and cedar shingles are proposed for the gable ends. With the exception of the addition of an exterior stair and chimney on the rear of the garage, there is no expansion of the footprint. The addition will increase the overall height of the garage by 1 foot and the front gable of the garage will be pushed forward to the front plane of the structure and become a dormer. Staff recommends that it be set back a foot or two in order to allow the roof to wrap it and provide more of a dormer character. *Recy but not condition.*

Although the addition of the 2nd level increases the mass of the garage it is still compatible with the historic district and the house. The house has a large environmental setting and is 2 ½ stories tall. The expanded garage will not compete with the historic house. Staff is recommending approval.

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.



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

DPS - 88

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pam Morgan
Daytime Phone No.: 301-942-3490

Tax Account No.: 00058512 & 00058501
Name of Property Owner: Richard C & Pam Morgan Daytime Phone No.: 301-942-3490
Address: 4710 Waverly Ave, P.O. Box 424 Garrett Park MD 20896-0424
Street Number City State Zip Code
Contractor: thd or ourselves Phone No.: —
Contractor Registration No.: —
Agent for Owner: none Daytime Phone No.: —

LOCATION OF BUILDING/PREMISE

House Number: 4710 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Montrose Ave
Lot: 15, 16, Pt 17 Block: 99 Subdivision: Garrett Park 003 = SUB
Liber: 11684 Folio: 187 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
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: garage, tree removal
1B. Construction cost estimate: \$ 50,000
1C. If this is a revision of a previously approved active permit, see Permit # n/a

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 Dther: —

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height — feet — inches n/a
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.

Pamela N. Morgan
Signature of owner or authorized agent

5/17/06
Date

Approved: — For Chairperson, Historic Preservation Commission
Disapproved: — Signature: — Date: —
Application/Permit No.: 421490 Date Filed: — Date Issued: —

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ATTACHMENT

4710 Waverly Avenue
Garrett Park, MD 20896

1. Description

a) The garage has been built in many stages over about 60 years. The original wood frame single garage has been surrounded by a triple garage made of cinder block walls. An extension on the rear was built of wood frame with a 6'3" ceiling on the first floor and an unsafe stair configuration to access second floor. The wood walls and roof on the garage is badly deteriorated and no longer weatherproof. The corrugated metal shed is also badly deteriorated. None of the materials match the 1891 main house which was extensively renovated over the last five years with matching materials and style

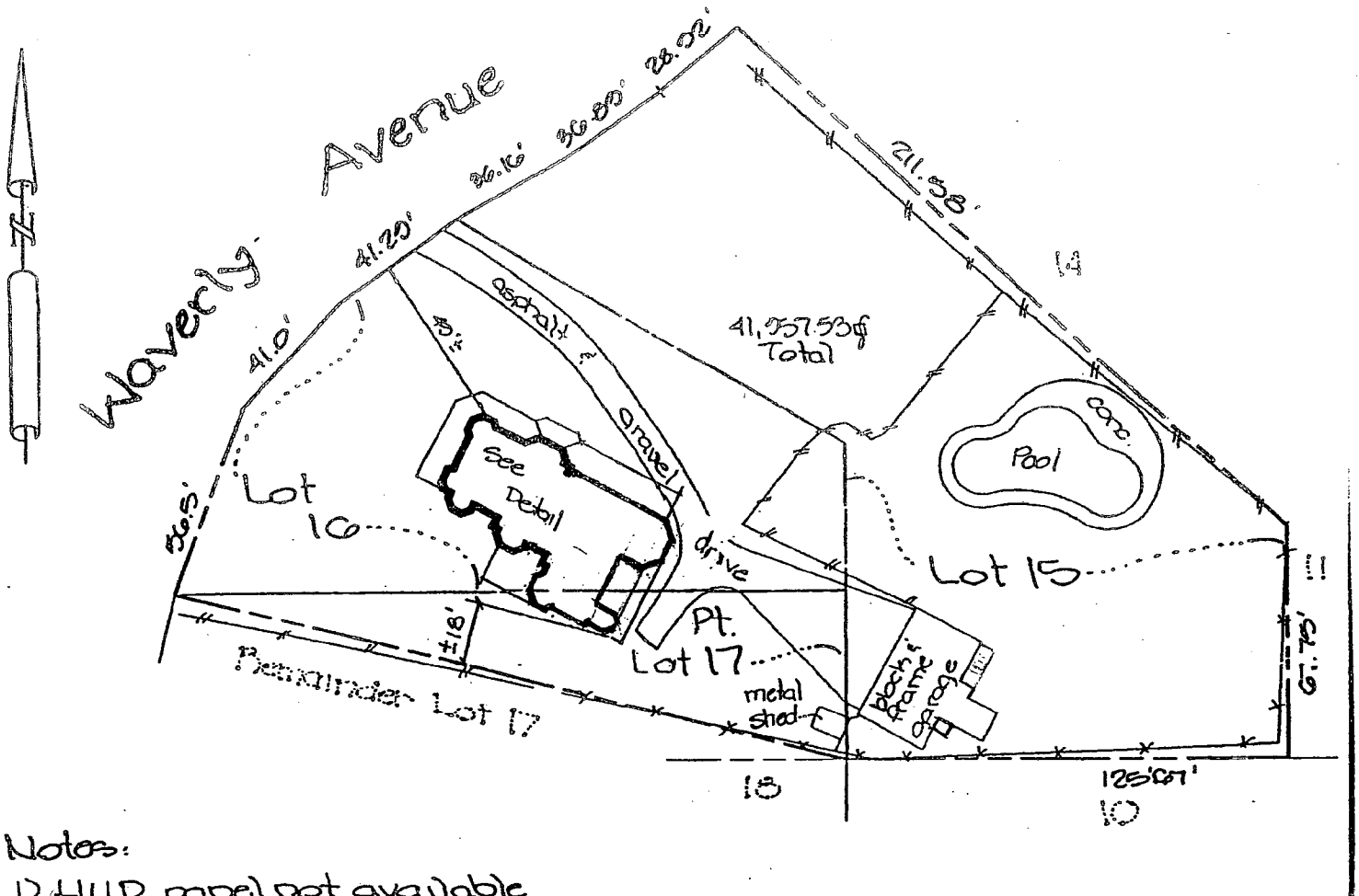
b) The scope of the project is to:

- i) Renovate the garage to use materials that match the main house and to expand the usable second floor space to use as a wood working workshop.
- ii) Replace existing metal shed with small greenhouse
- iii) Cut down pear tree at left front of yard to replace with three magnolia trees.

Pamela L. Moran

(6)

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

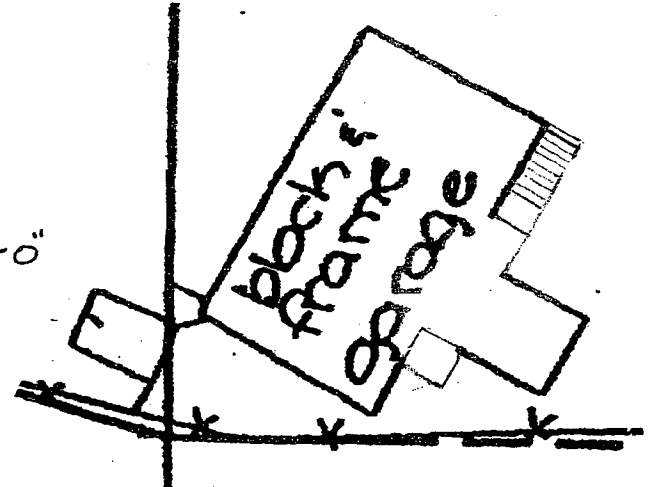


Notes:

- 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
 05-03-06

1" = 20'-0"

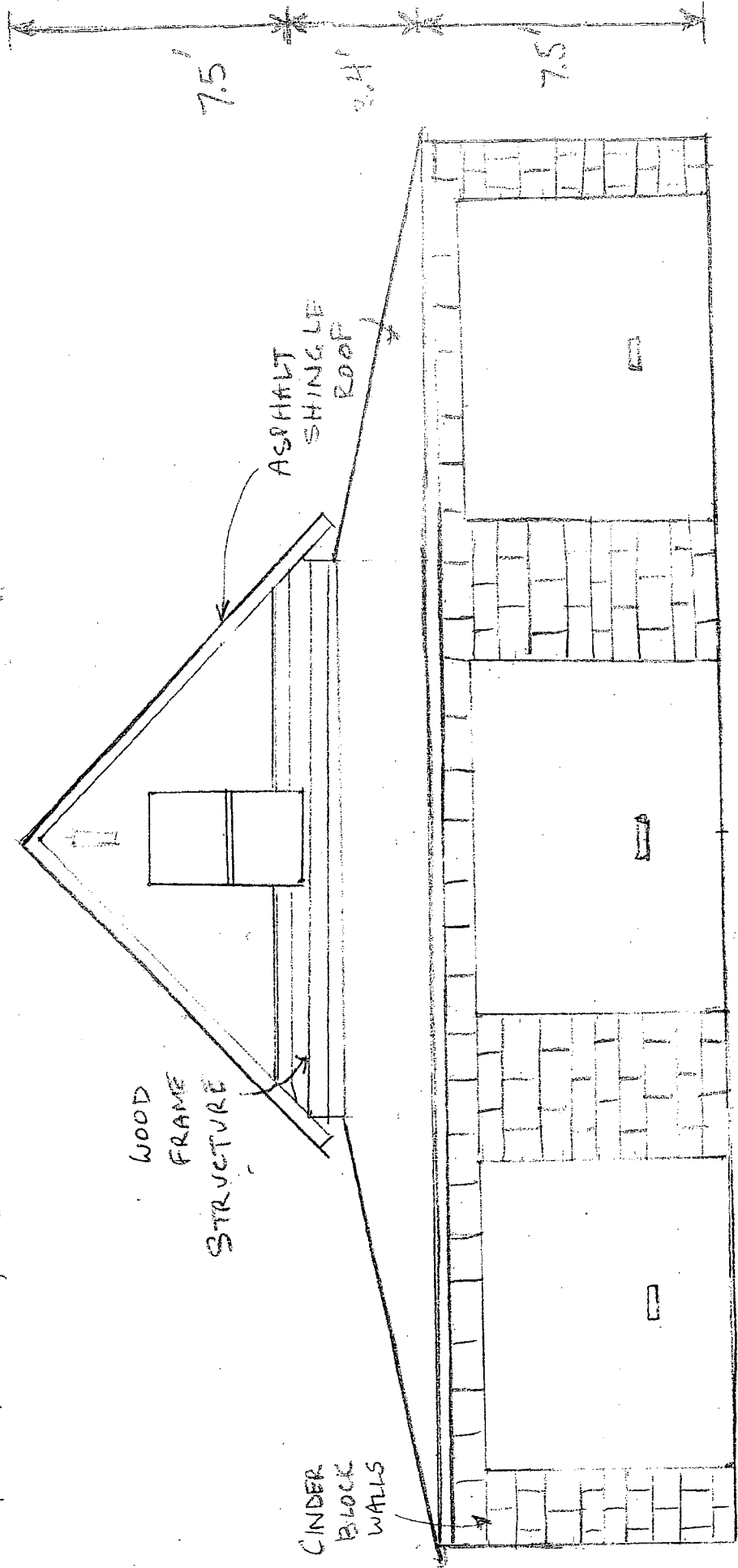


Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20884

NORTH ELEVATION
1/4" = 1.0'

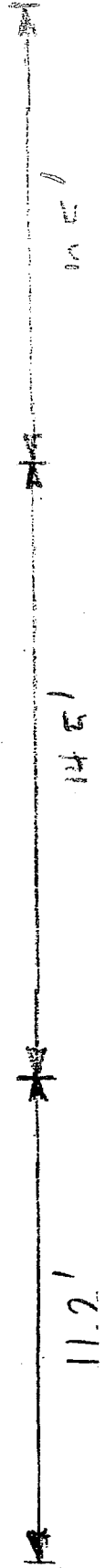
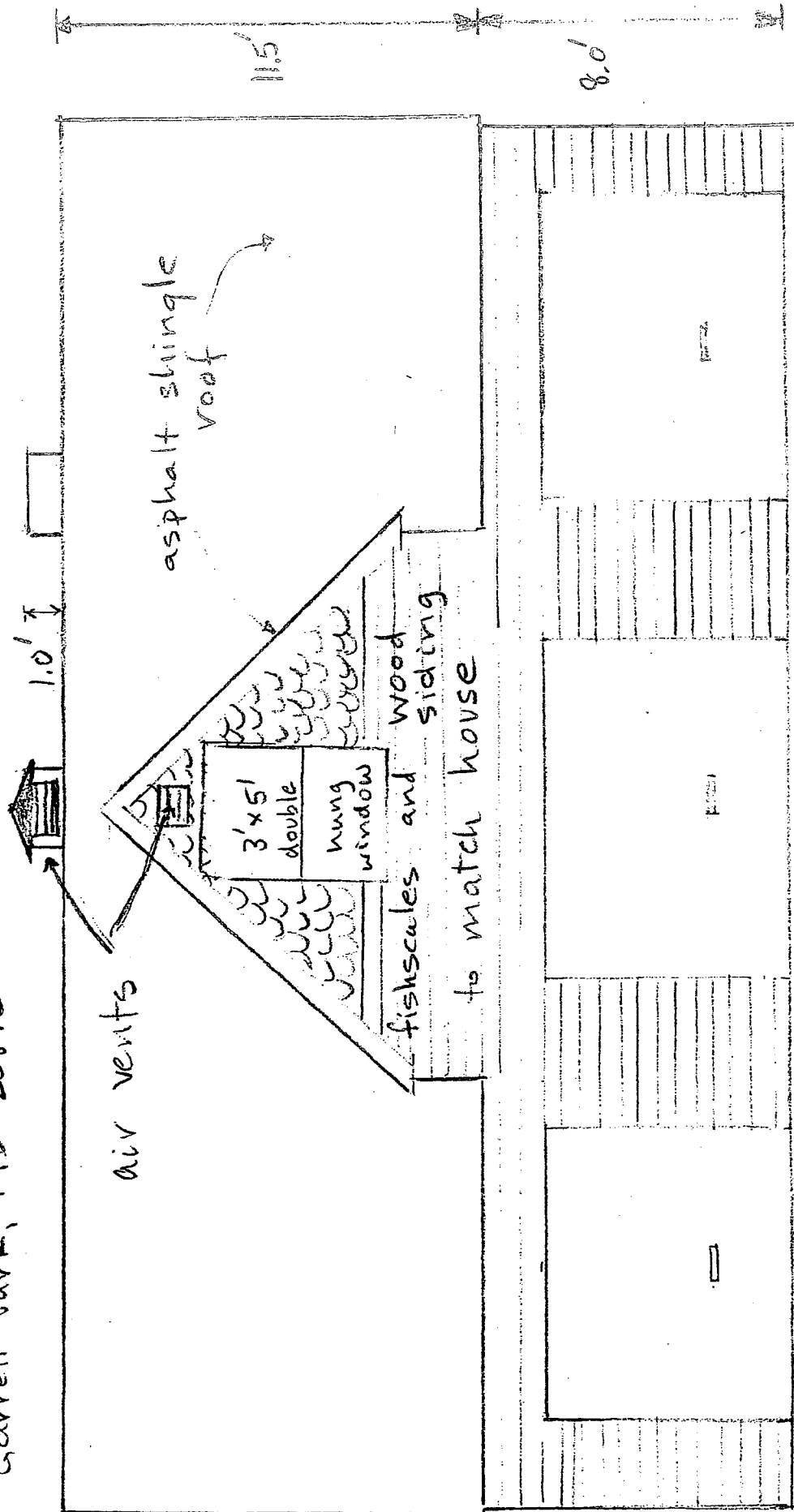


PROPOSED GARAGE

NORTH ELEVATION

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

$\frac{1}{4}'' = 1.0'$



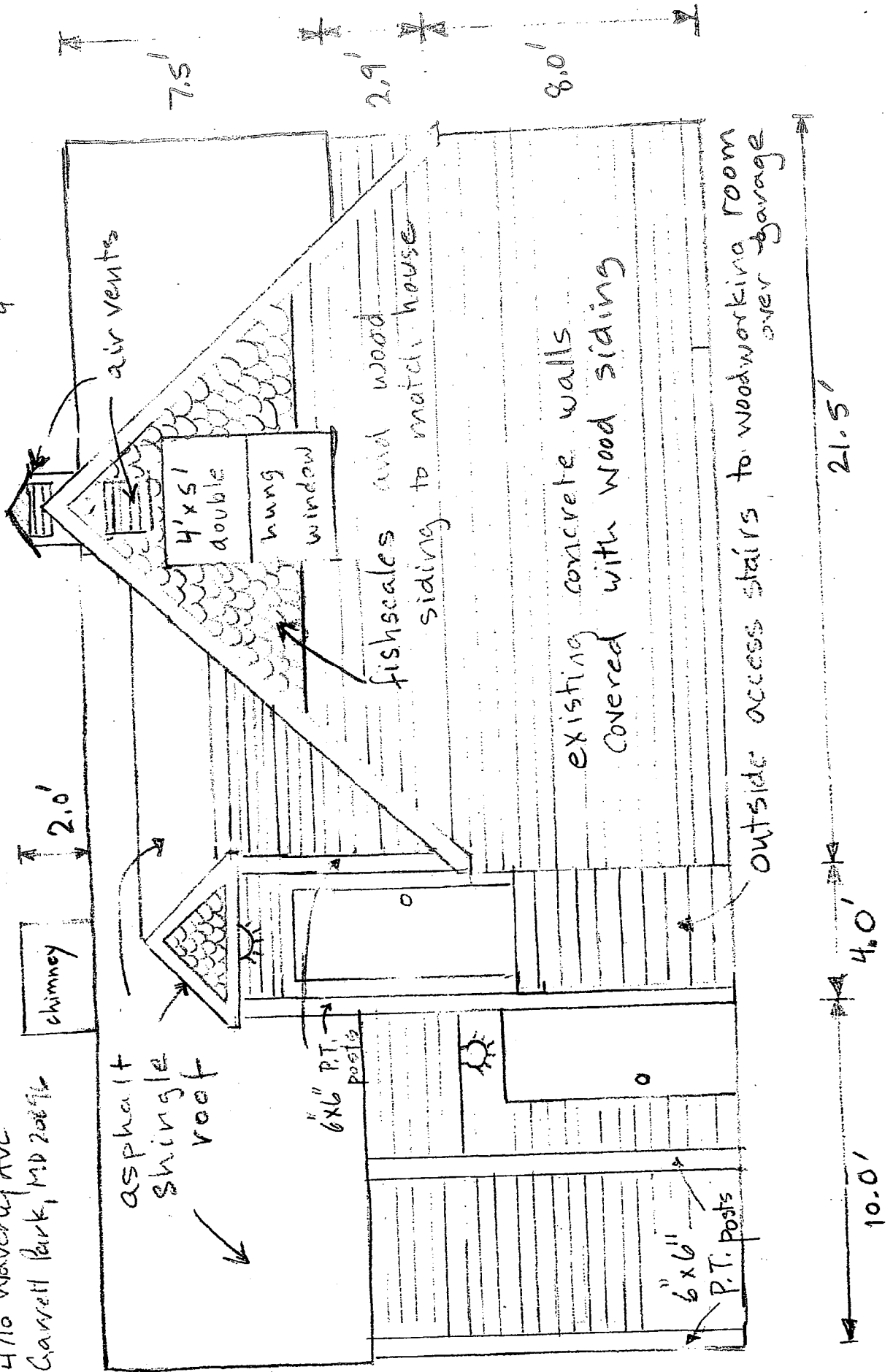
98

PROPOSED GARAGE

EAST ELEVATION

Lot 15, Section 99
4710 Waverly Ave
Garrett Park, MD 20884

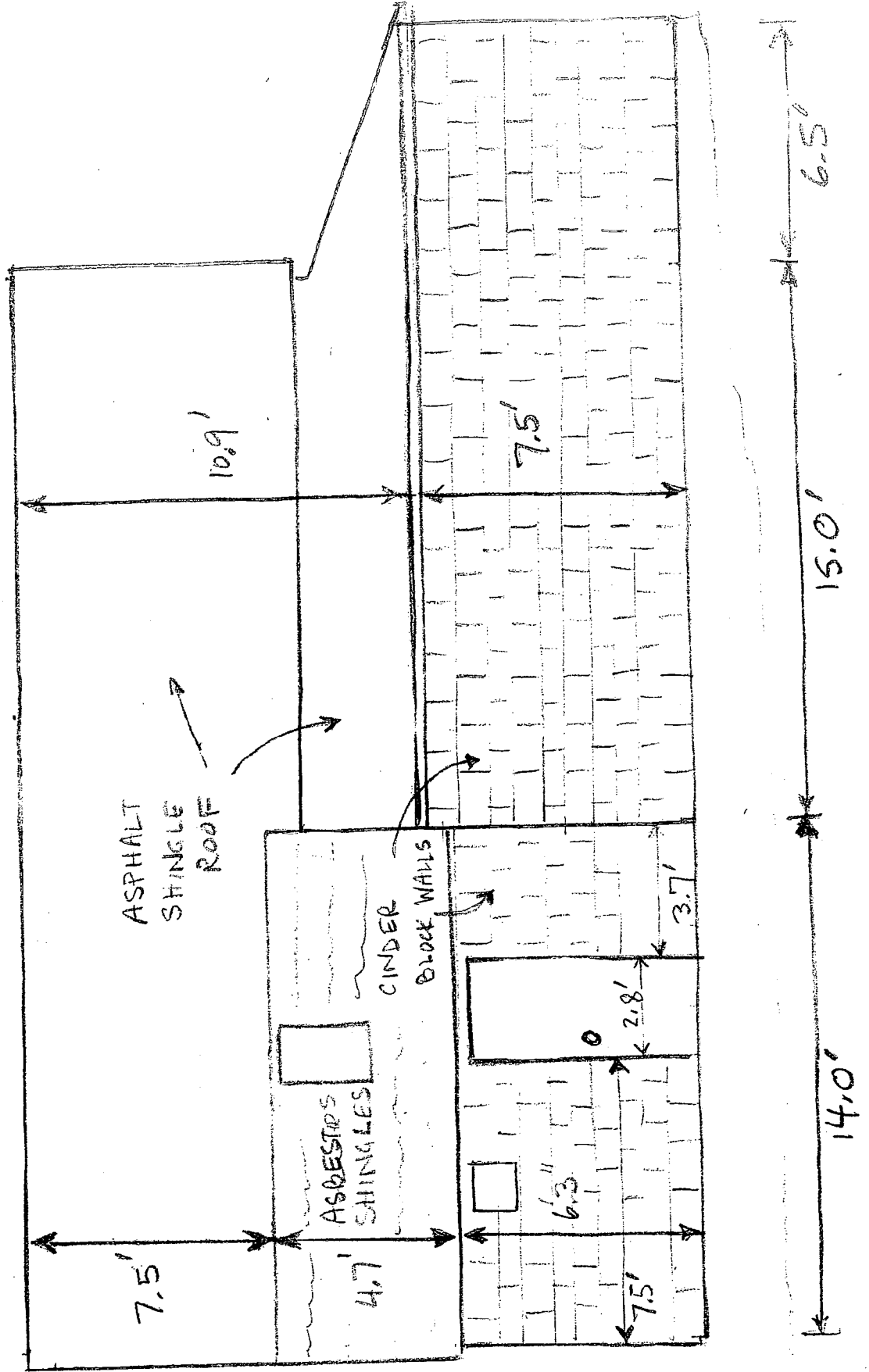
$\frac{1}{4}'' = 1.0'$



EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

EAST ELEVATION
 $\frac{1}{4}'' = 1'0''$

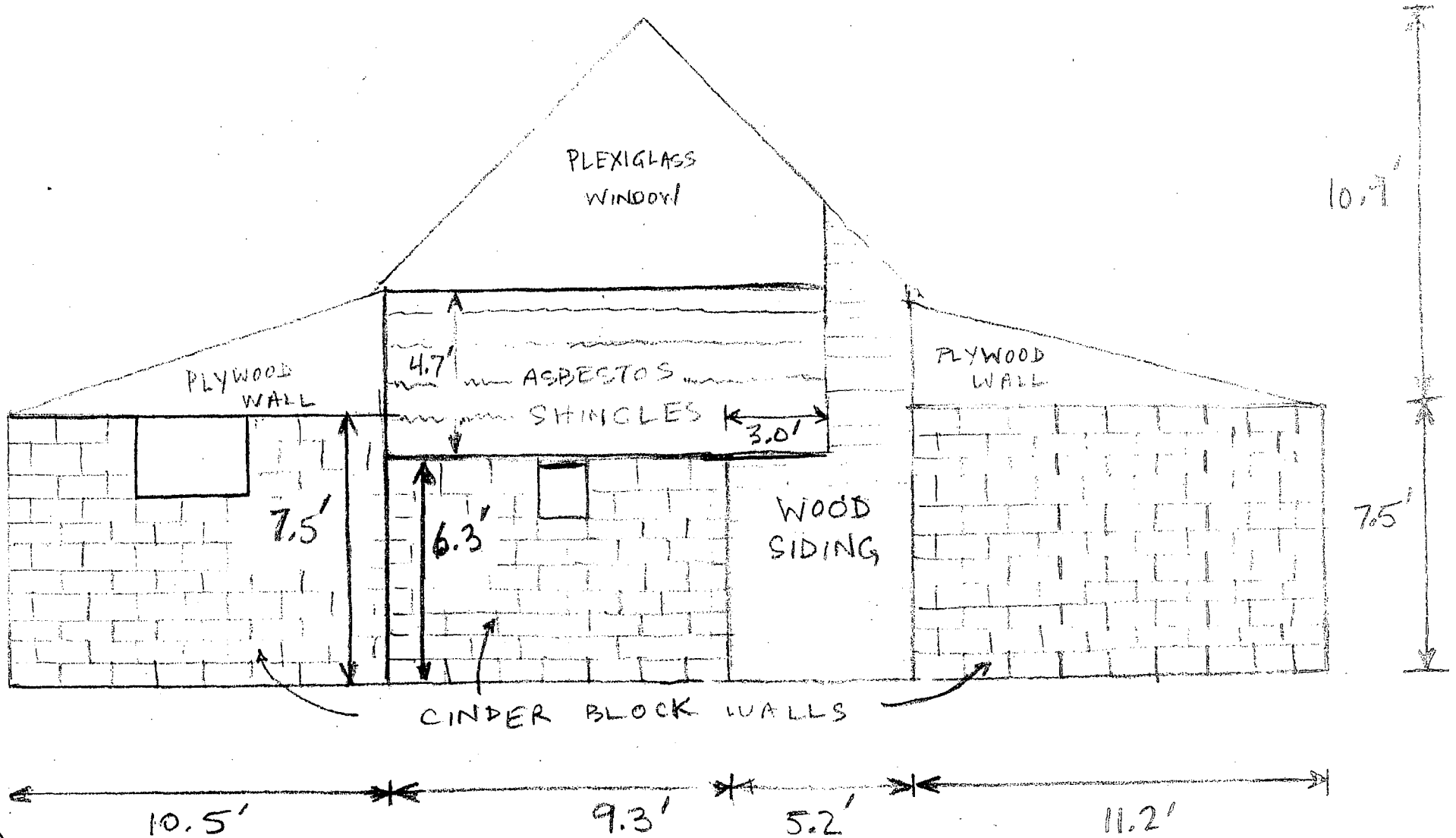


EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION

$\frac{1}{4}'' = 1.0'$

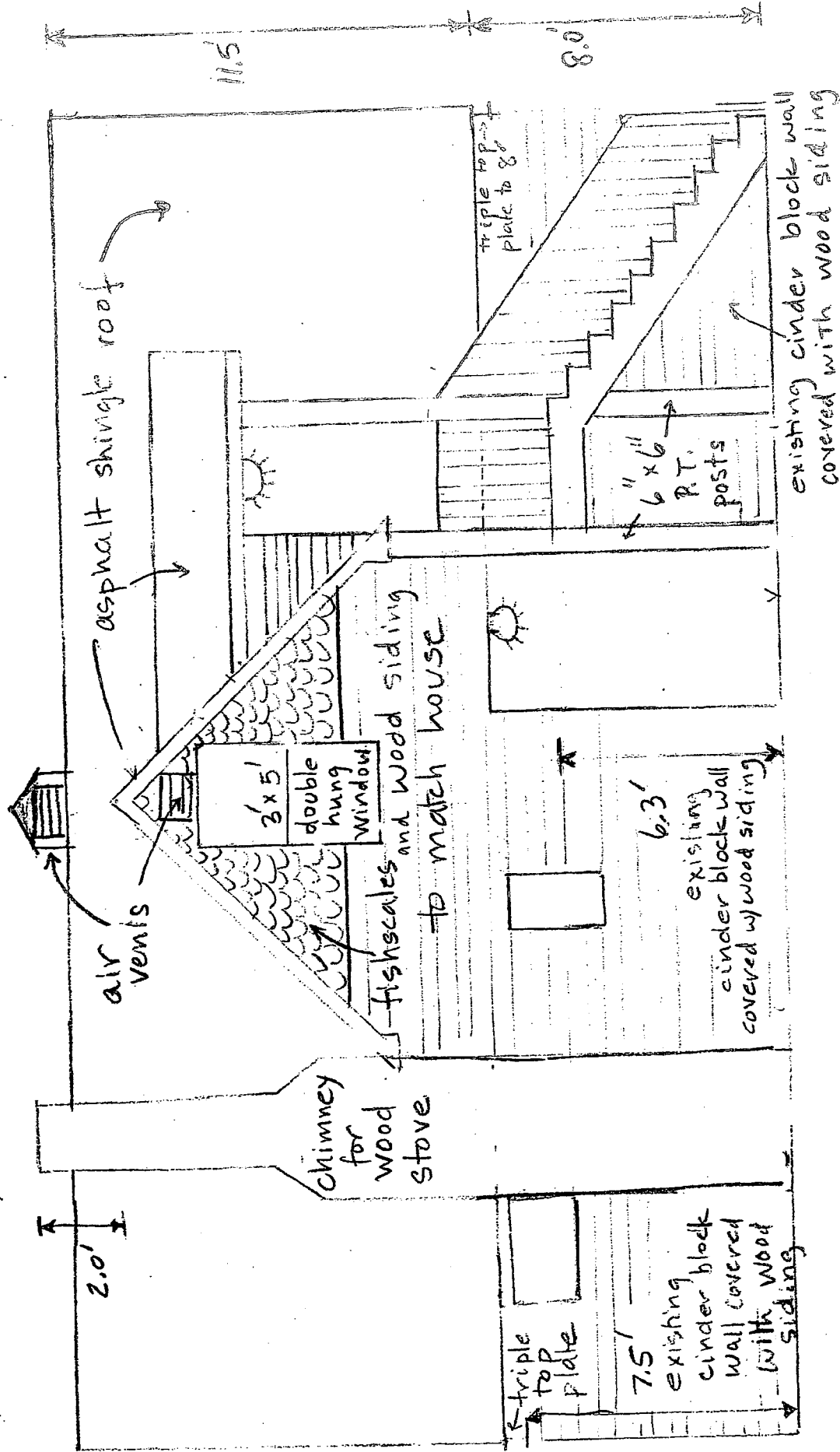


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION

$\frac{1}{4}'' = 1.0'$

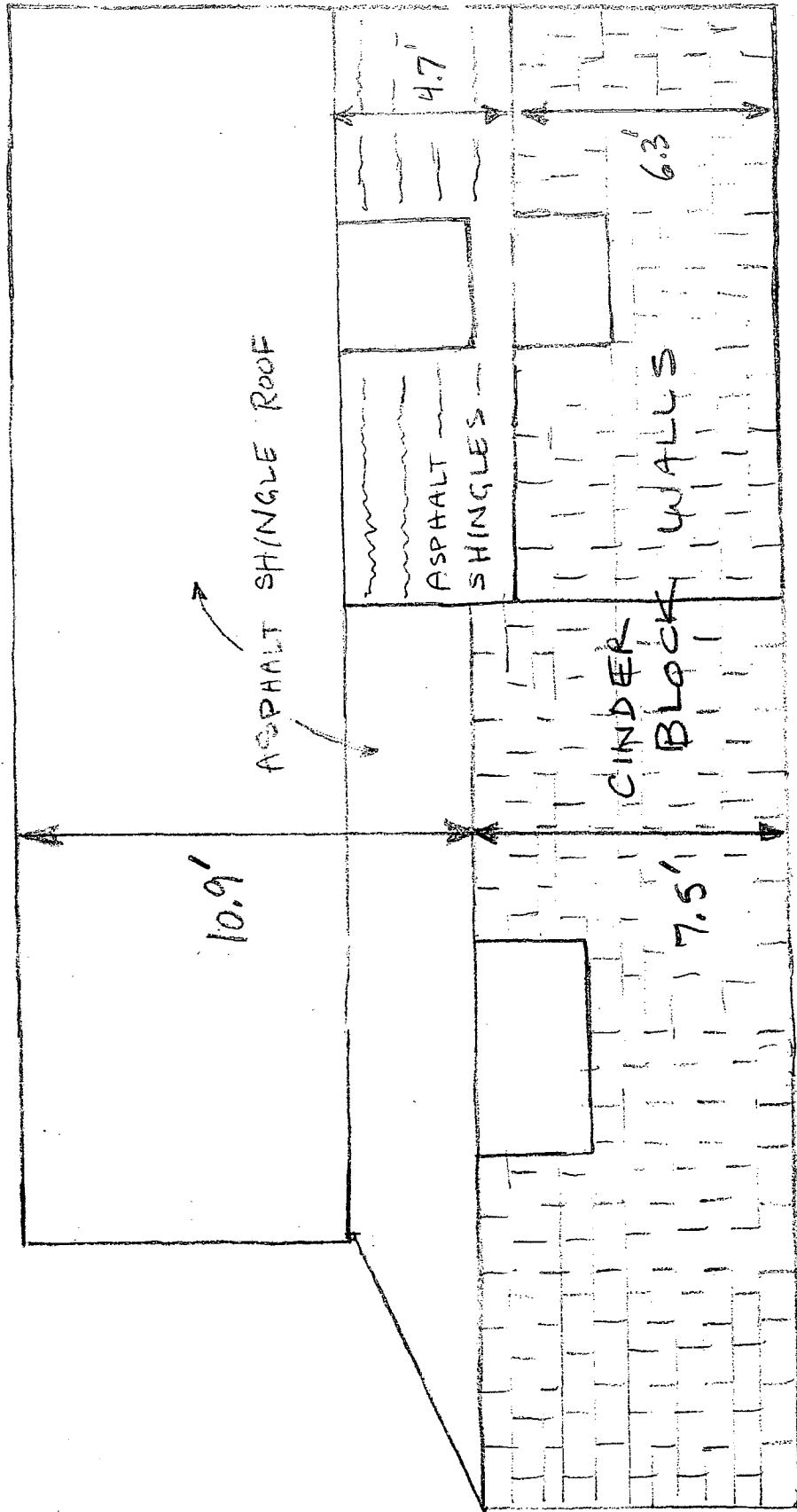


EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

WEST ELEVATION

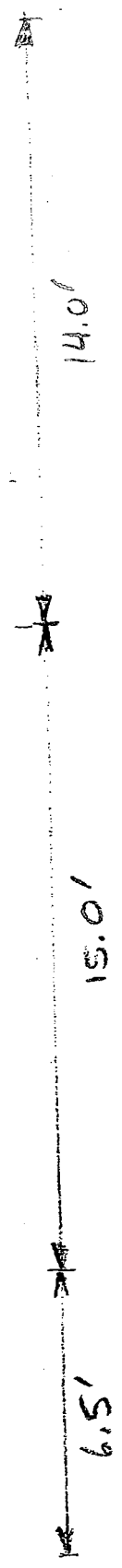
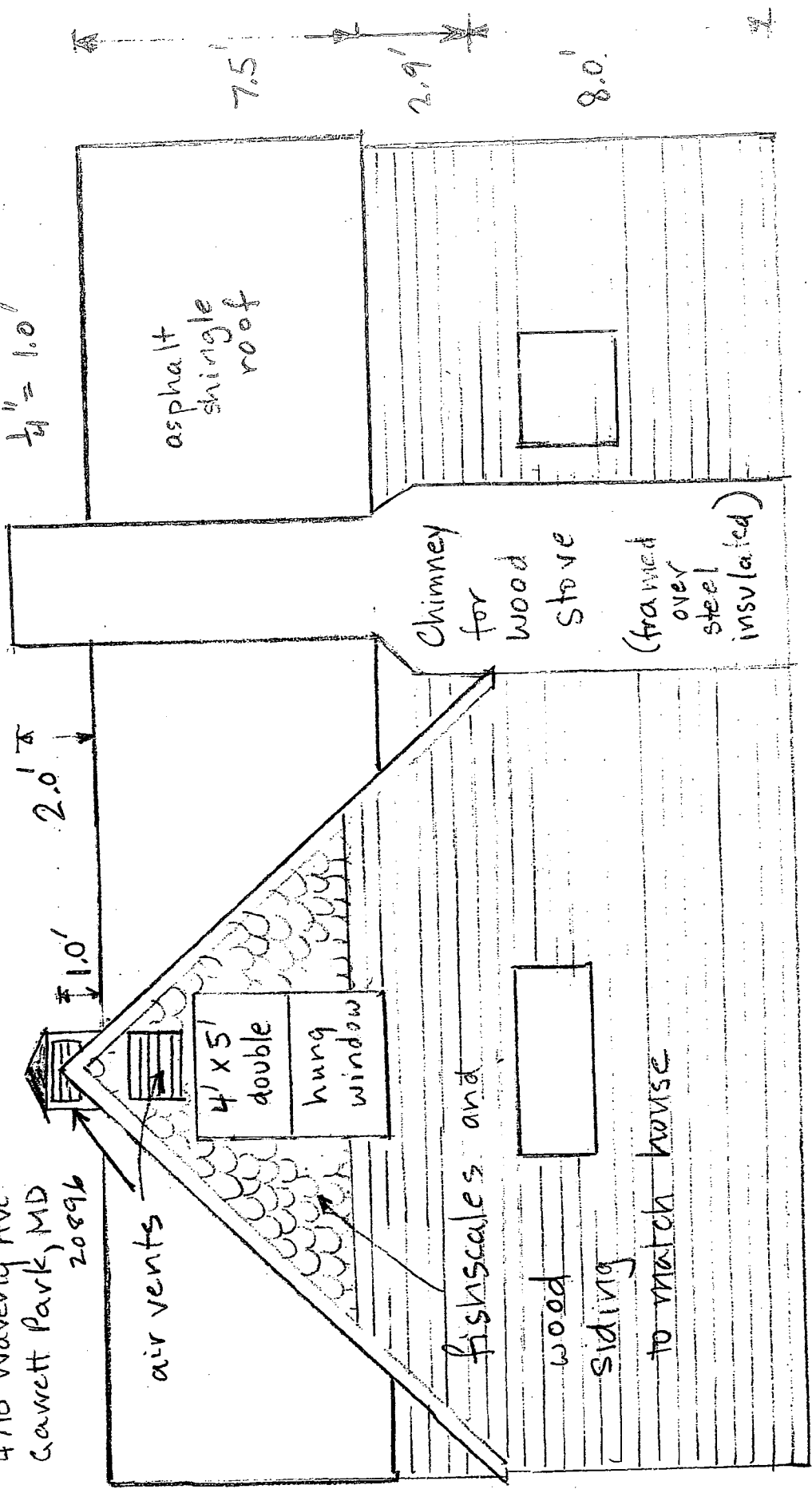
$\frac{1}{4}'' = 1'0''$



PROPOSED GARAGE

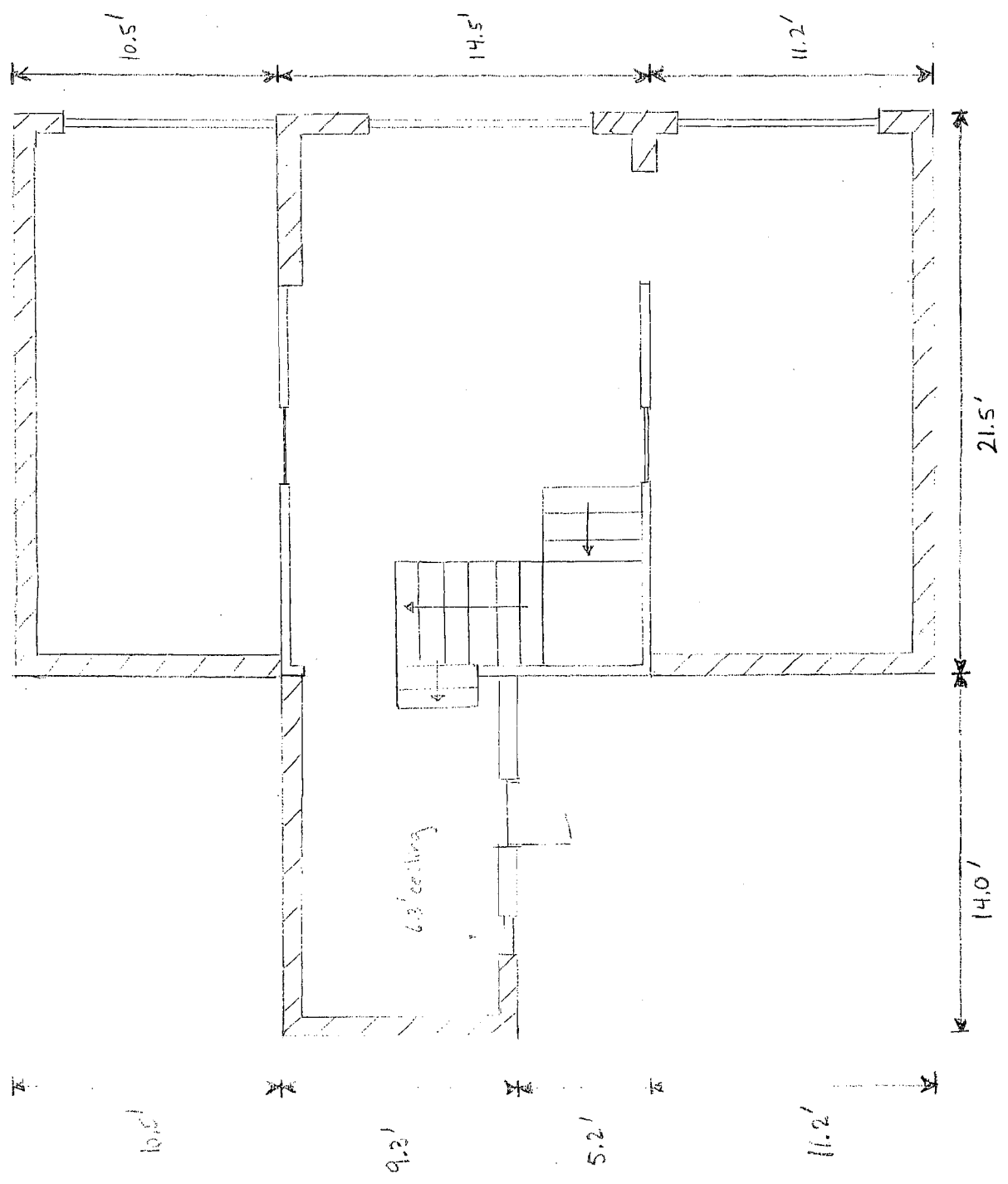
Lot 15, section 99
 4710 Waverly Ave
 Garrett Park, MD
 20896

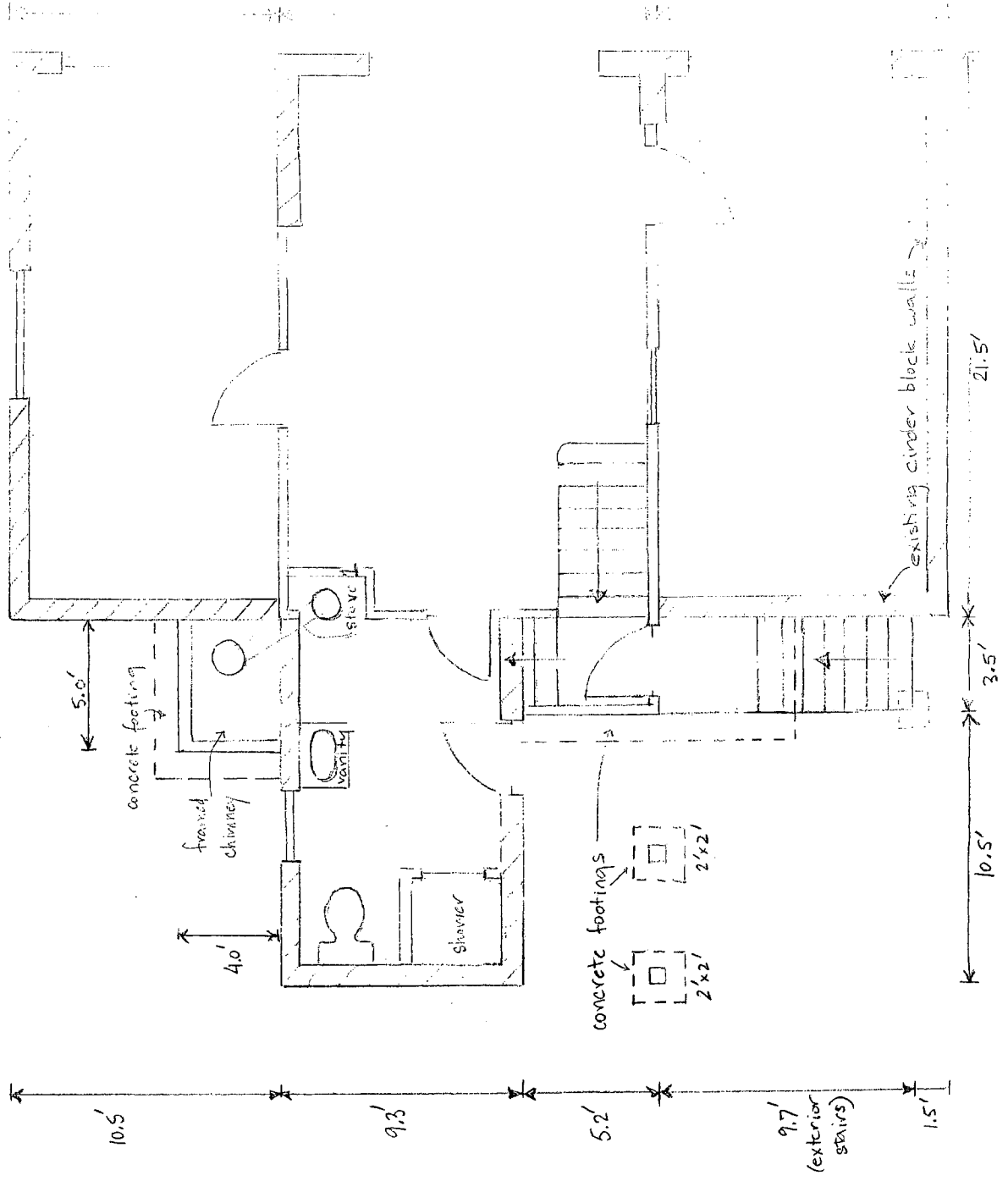
WEST ELEVATION
 $\frac{1}{4}'' = 1.0'$



EXISTING
FIRST
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Georgetown Park
MD 20896



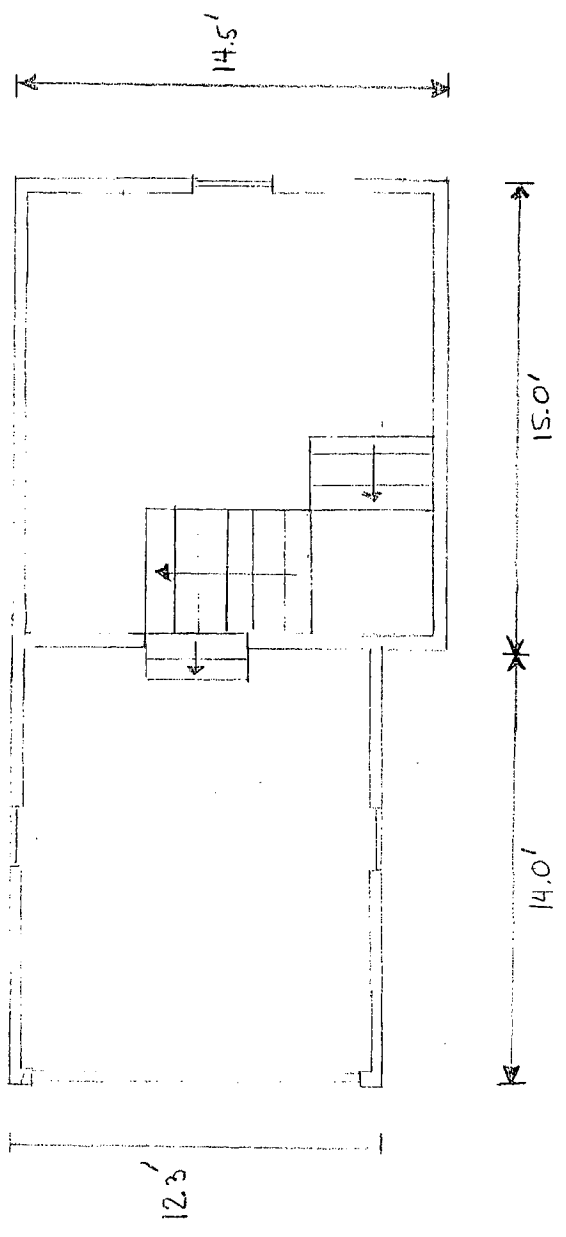


PLAN
 1/4" = 1'-0"
 1/8" = 1'-0"

DATE: 10/10/10
 DRAWN BY: [illegible]
 CHECKED BY: [illegible]

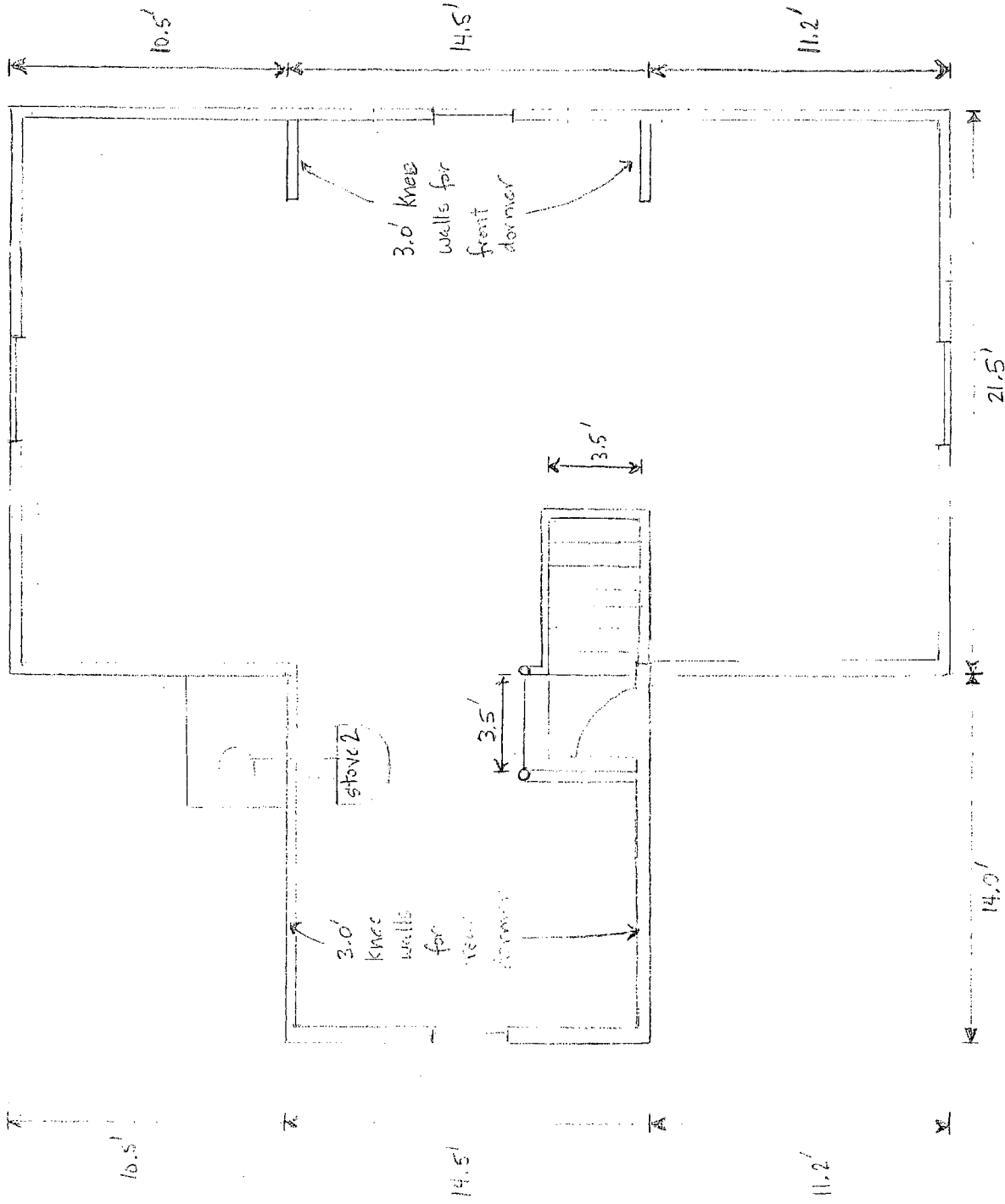
EXISTING
SECOND
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Noverly Ave
Garrett Park
MD 20896



PROPOSED
SECOND
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



Materials Specification for 4710 Waverly Avenue, Garrett Park, MD 20896

GARAGE

1. 2"x4" wood framing above existing cinder block walls
2. 2"x12" stick-built roofs
3. Over new framing and existing cinder block walls, cedar siding and wood trim to match house (to be painted)
4. Cedar fishscales to match house (to be painted)
5. Double hung windows in woodworking room
6. Custom wood and tempered glass windows to fit existing cinder block openings
7. Solid wood exterior doors
8. Stainless steel insulated chimney
9. Wood burning stove
10. American Standard toilet
11. Delta vanity and shower fixtures
12. Copper gutters
13. Asphalt roof shingles

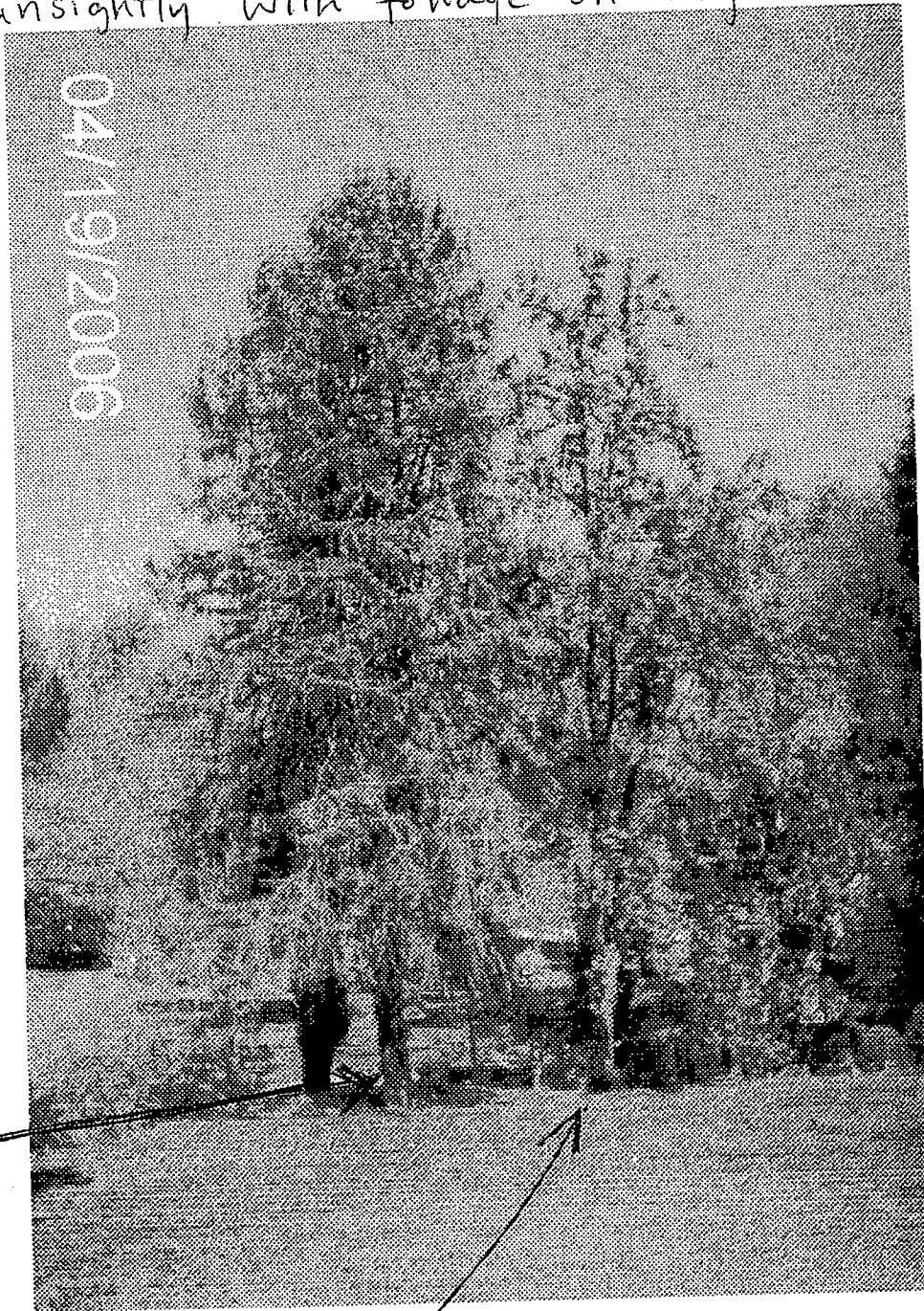
GREEN HOUSE (replacing metal shed, same dimensions)

1. Tempered glass in metal frames
2. Pressure treated framing
3. Wood door with glass panels



Reasons for removing pear tree:

1. Fallen fruit attracts a lot of bees which is a hazard while attempting to mow lawn
2. Once dying spruce is cut down, left side of tree will be exposed with bare branches, so tree will be unsightly with foliage on right side only.



Spruce
dying
per
Bonifant
Tree
Service
report.

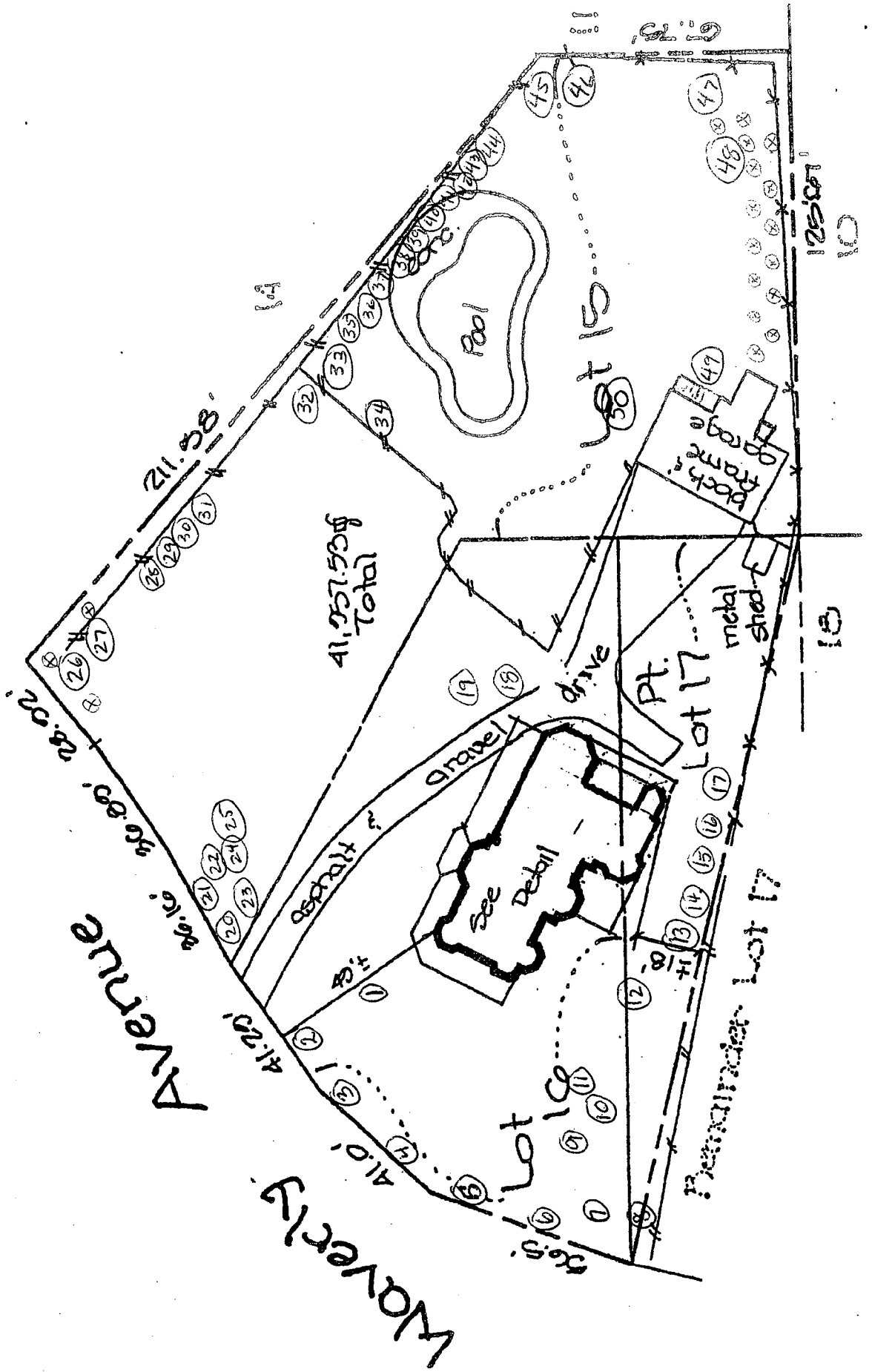
Pear Tree. Requesting permission to
remove and replace these two trees with
three magnolia trees.

TREE SURVEY (ON ENLARGED SITE PLAN)

⊗ indicates new trees already purchased to be planted (3 magnolias for north corner and 15 Leland cypress for rear south fence)

Requesting permission to remove ⊗ 27 14" pear as a nuisance and hazard
Trees ⊗ 29 ⊗ 32 ⊗ 33 ⊗ 48 identified by Bonifant Tree Service report as dead or dying

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



List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896
Shown on Tree Survey

Lot 16 and part Lot 17

1. 10" dogwood
2. 10" dogwood
3. 12" dogwood
4. 10" flowering non-fruit (unknown)
5. 10" flowering non-fruit (unknown)
6. 18" spruce
7. 30" spruce
8. 20" spruce
9. 8" dogwood
10. 24" red maple
11. 10" spruce
12. 16" spruce
13. 48" tulip poplar
14. 22" spruce
15. 12" spruce
16. 10" spruce
17. 28" spruce
18. 50" spruce
19. 36" spruce

Lot 15

20. 12" dogwood
21. 14" dogwood
22. 10" dogwood
23. 30" spruce
24. 10" spruce
25. 20" spruce
26. 24" dead fir (item #4 on enclosed list from Bonifant Tree Service)
27. 14" pear (item #5 on enclosed list from Bonifant Tree Service)
28. 6" apple
29. 7" apple
30. 6" apple
31. 7" apple
32. 9" black pine (item #3 on enclosed list from Bonifant Tree Service)
33. 16" black pine (item #2 on enclosed list from Bonifant Tree Service)
34. 15" holly
35. 12" holly
36. 8" holly
37. 24" Leland cypress
38. 20" Leland cypress
39. 20" Leland cypress

List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896

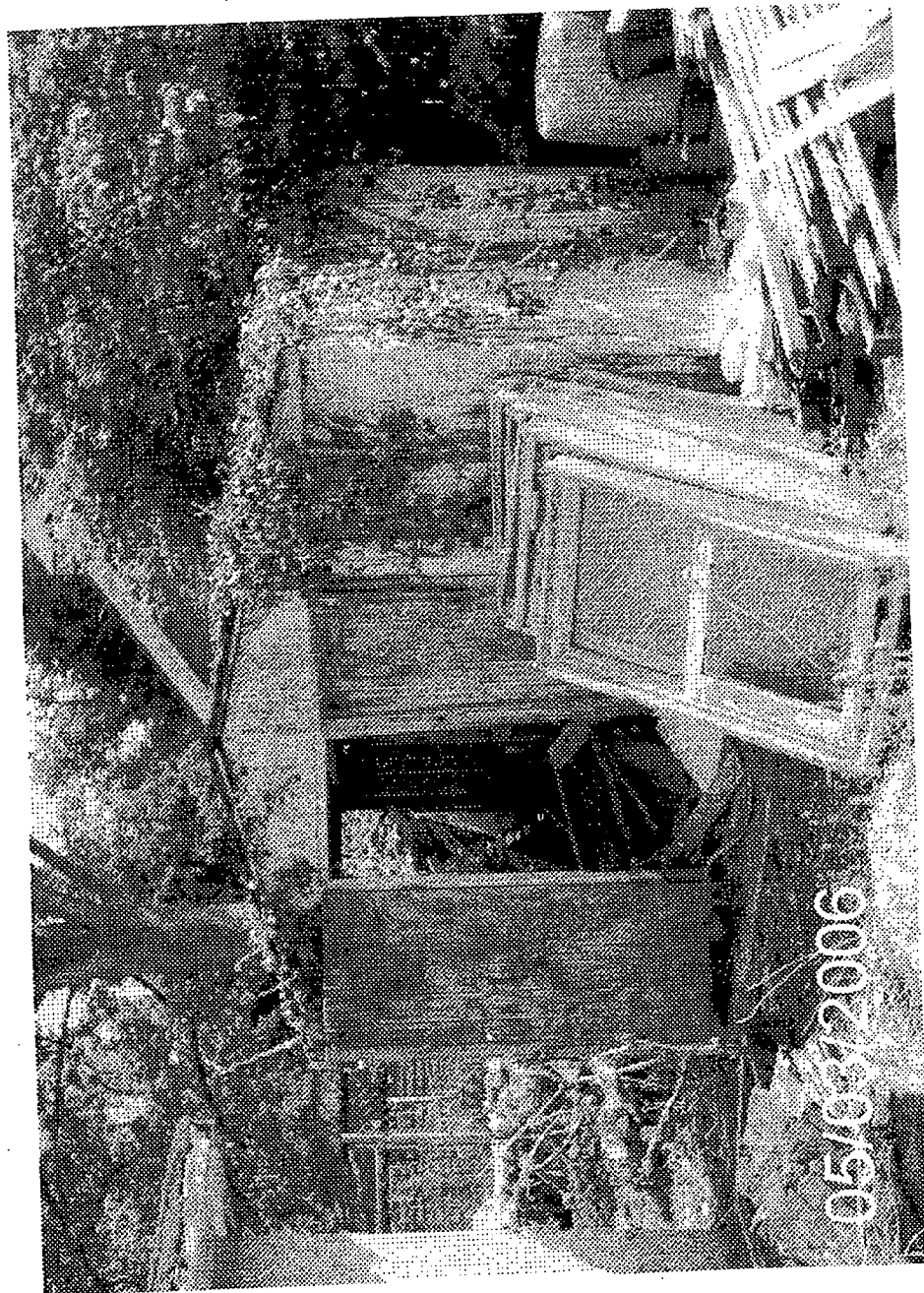
Shown on Tree Survey

(Continued)

40. 20" Leland cypress
41. 15" holly
42. 14" black pine
43. 12" holly
44. 20" Leland cypress
45. 22" spruce
46. 60" walnut
47. 10" white pine
48. 30" walnut (item #1 on enclosed list from Bonifant Tree Service)
49. 18" white pine
50. 36" Leland cypress

Trees Already Purchased and Ready to Plant

- Three magnolias
- Fifteen Leland Cyprus
- Three weeping cherry

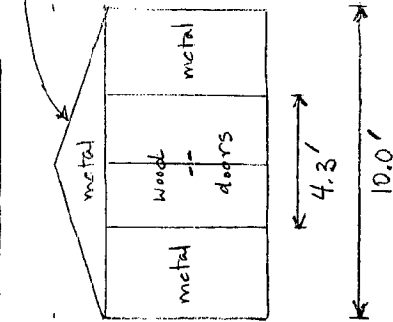


Existing Metal Shed (to be replaced
with small greenhouse)

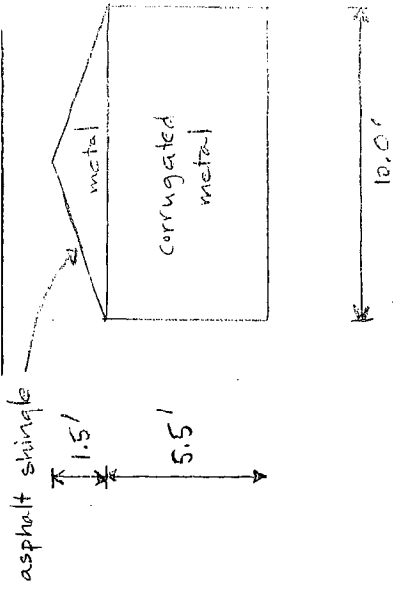
EXISTING SHED (METAL)

Lot 16, Section 99, 4710 Waverly Ave. Garrett Park MD 20894

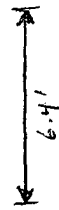
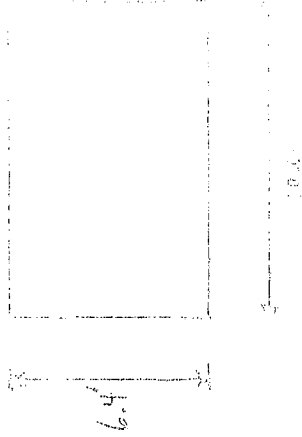
EAST ELEVATION



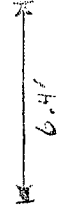
WEST ELEVATION



EXISTING FLOOR PLAN



NORTH ELEVATION

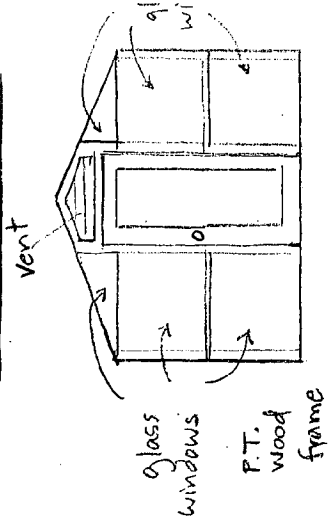


SOUTH ELEVATION

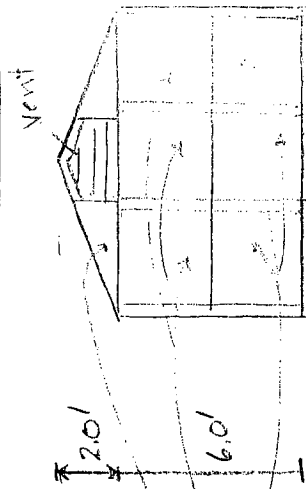
PROPOSED SHED (GLASS GREENHOUSE)

Lot 16, Section 99 4710 Waverly Ave Connetquot Park MD 20839

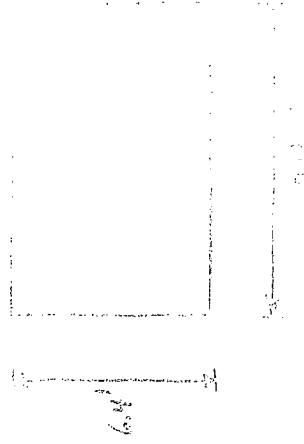
EAST ELEVATION



WEST ELEVATION



PROPOSED
FLOOR PLAN

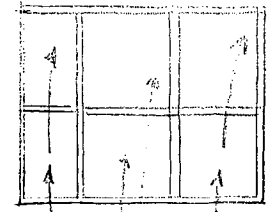
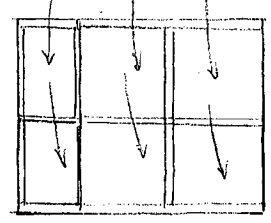


10.0'

10.0'

6.4'

6.4'



NORTH ELEVATION

SOUTH ELEVATION

Addresses of Adjacent and Confronting Property Owners to 4710 Waverly Avenue

Dennis Coleman and Julie Knowles
4701 Waverly Avenue
PO Box 384
Garrett Park, MD 20896

Bill Spinard and Patricia Rye
4702 Waverly Avenue
PO Box 312
Garrett Park, MD 20896

Rafael and Margaret Ohaion
4709 Waverly Avenue
Garrett Park, MD 20896

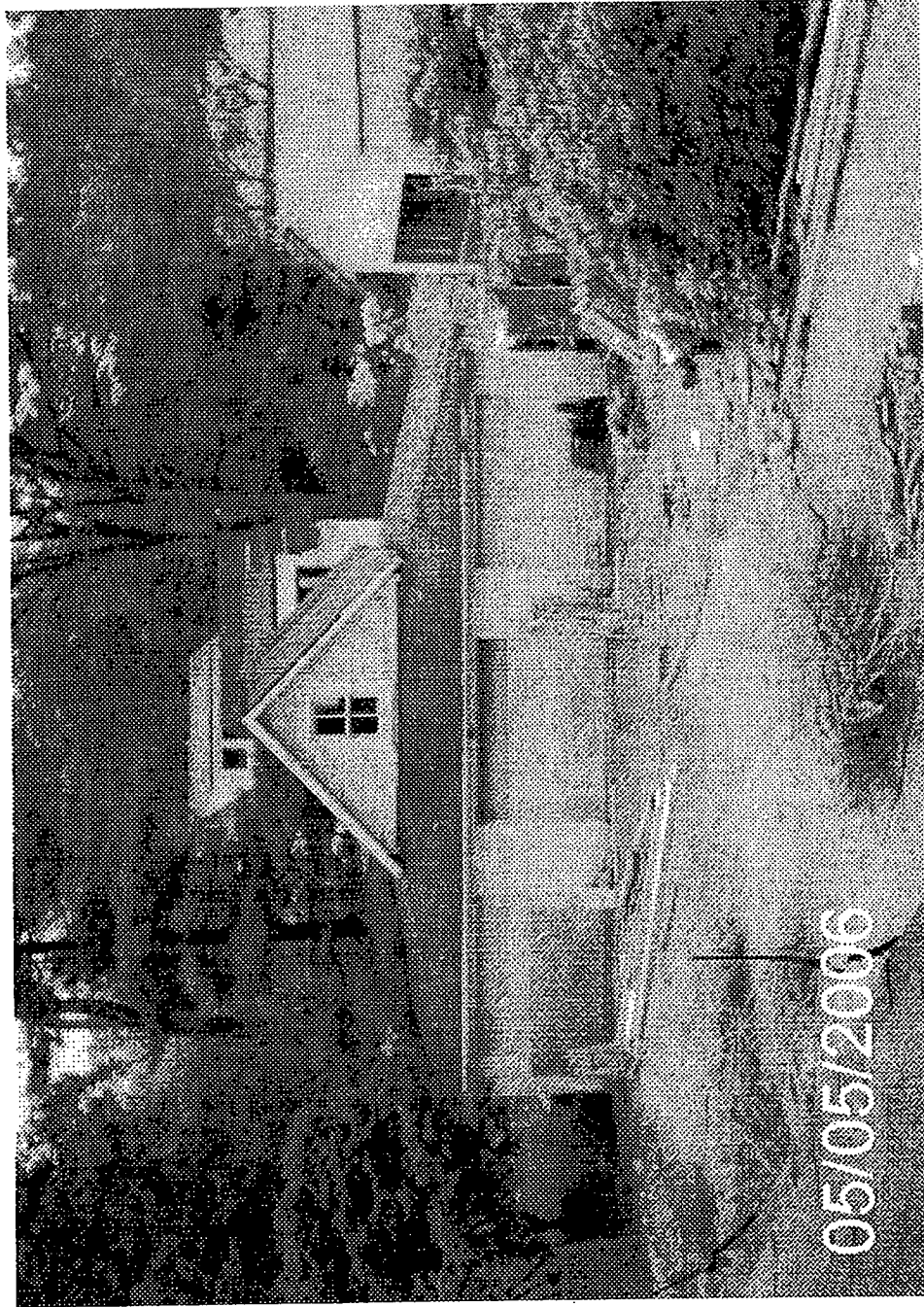
Glenn and Kitty Roberts
4711 Waverly Avenue
PO Box 159
Garrett Park, MD 20896

Ken and Jane Salomon
4716 Waverly Avenue
PO Box 227
Garrett Park, MD 20896

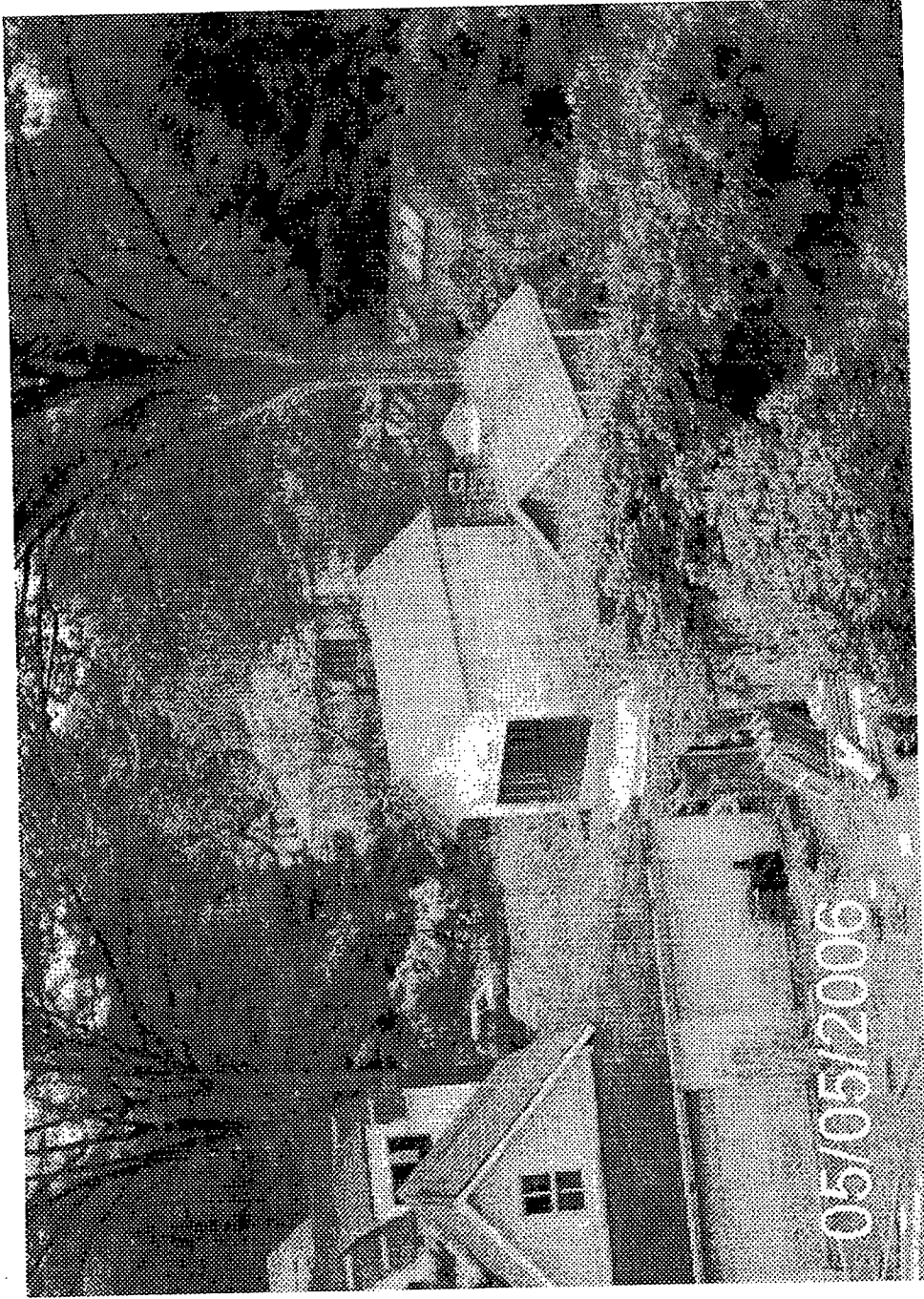
Anne Atlee
10938 Montrose Avenue
PO Box 134
Garrett Park, MD 20896

J.C. Walter
10934 Montrose Avenue
PO Box 144
Garrett Park, MD 20896

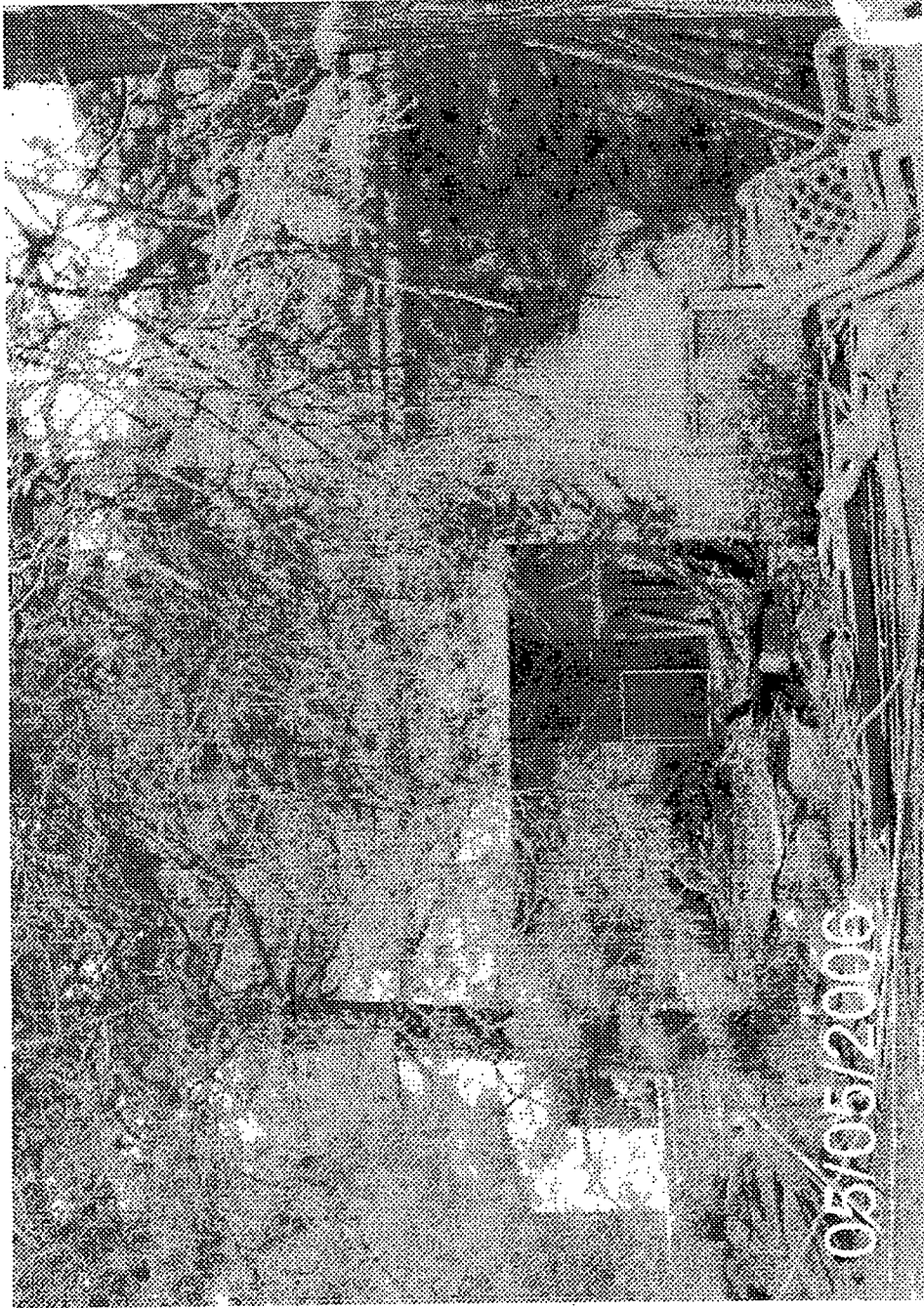
Patrick Keating
10930 Montrose Avenue
PO Box 88
Garrett Park, MD 20896



Existing Garage (North Elevation)



Existing Garage (North Elevation and neighbors' sheds and garages)



Existing Garage (East Elevation)



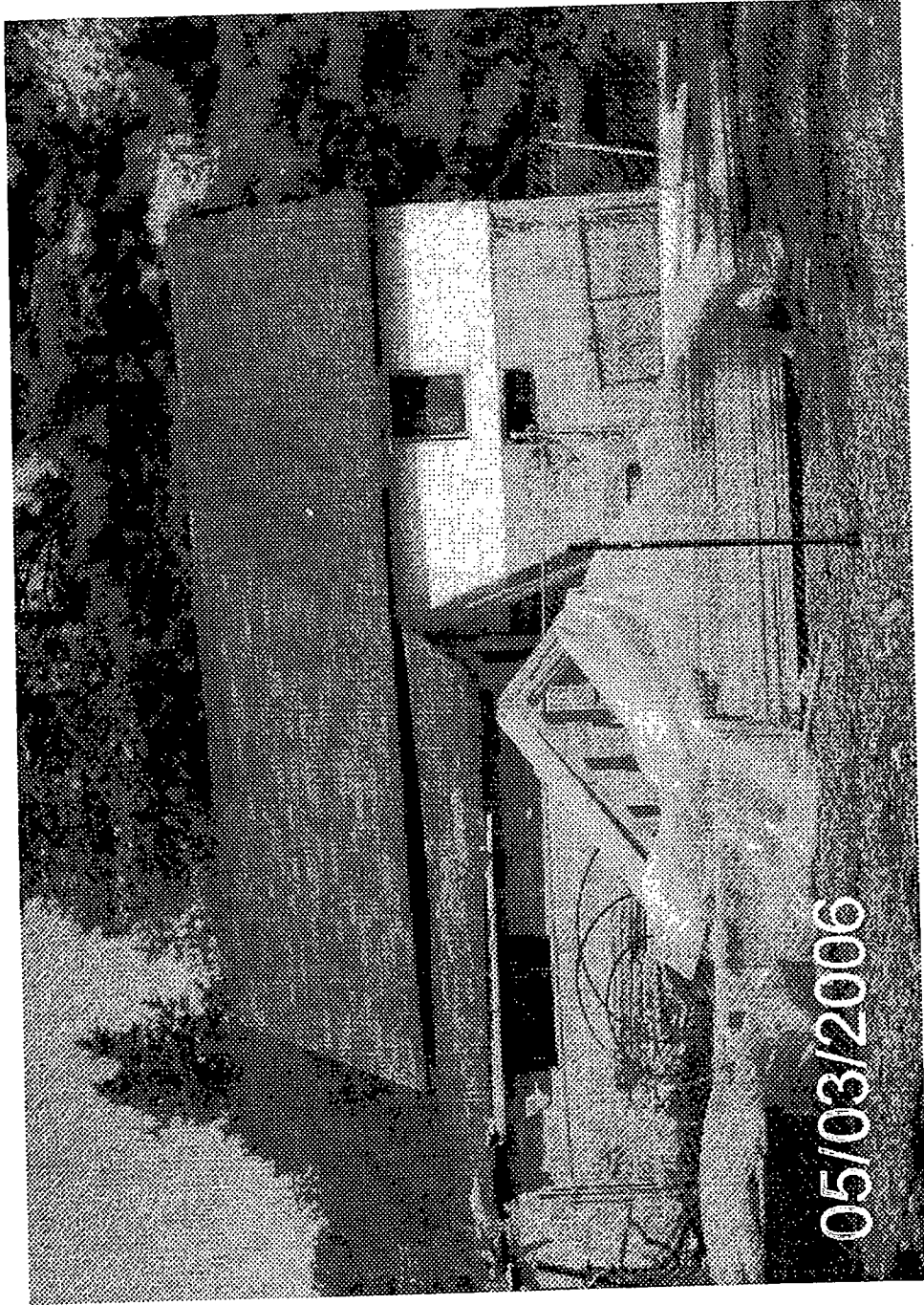
Existing Garage (East Elevation detail)



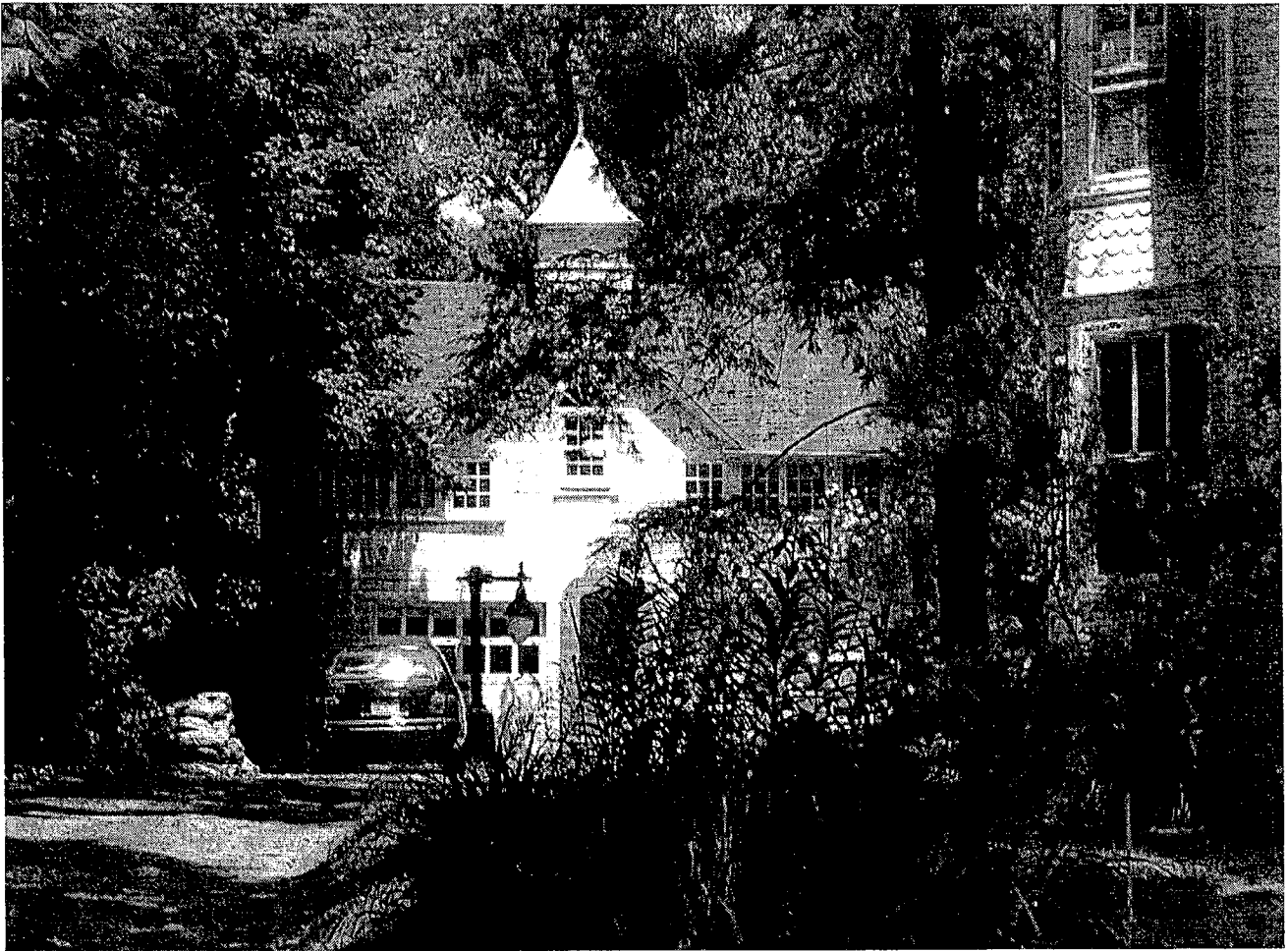
Existing Garage (South Elevation)



Existing Garage
(South Elevation detail)



Existing Garage (West Elevation)



4711 Waverly

File Copy



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

Date: 6/8/2006

MEMORANDUM

TO: Richard Morgan & Pam
4710 Waverly Dr, Garrett Park

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

SUBJECT: Historic Area Work Permit Application #421490

Your Historic Area Work Permit application for tree removal, garage alterations, shed replacement was **Approved with Conditions** by the Historic Preservation Commission at its 6/7/2006 meeting.

The conditions of approval were:

1. Design details and materials such as the doors, shingles and trim will be provided to and approved by staff.

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!





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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: Pam Morgan

Daytime Phone No.: 301-942-3490

Tax Account No.: 00058512 & 00058501

Name of Property Owner: Richard C & PN Morgan Daytime Phone No.: 301-942-3490

Address: 4710 Waverly Ave, Pobox 424 Garrett Park MD 20896-0424
Street Number City State Zip Code

Contractor: thd or ourselves Phone No.: —

Contractor Registration No.: —

Agent for Owner: none Daytime Phone No.: —

LOCATION OF BUILDING/PREMISE

House Number: 4710 Street: Waverly Ave.

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

Lot: 15, 16, P+17 Block: 99 Subdivision: Garrett Park 003 = SUB

Liber: 11684 Folio: 1875 Parcel: —

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|--|--|--|------------------------------------|---|--|-------------------------------|--|
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> Extend | <input checked="" 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 checked="" type="checkbox"/> Shed |
| <input type="checkbox"/> Move | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze | <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 type="checkbox"/> Other: <u>garage, tree removal</u> | | | |

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

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

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 n/a 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.

Pamela N. Morgan 5/17/06
Signature of owner or authorized agent Date

Approved: — For Chairperson, Historic Preservation Commission

Disapproved: — Signature: — Date: —

Application/Permit No.: 421490 Date Filed: — Date Issued: —

ATTACHMENT

4710 Waverly Avenue
Garrett Park, MD 20896

1. Description

a) The garage has been built in many stages over about 60 years. The original wood frame single garage has been surrounded by a triple garage made of cinder block walls. An extension on the rear was built of wood frame with a 6'3" ceiling on the first floor and an unsafe stair configuration to access second floor. The wood walls and roof on the garage is badly deteriorated and no longer weatherproof. The corrugated metal shed is also badly deteriorated. None of the materials match the 1891 main house which was extensively renovated over the last five years with matching materials and style.

b) The scope of the project is to:

- i) Renovate the garage to use materials that match the main house and to expand the usable second floor space to use as a wood working workshop.
- ii) Replace existing metal shed with small greenhouse
- iii) Cut down pear tree at left front of yard to replace with three magnolia trees.

Pamela N. Morgan



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Pam Morgan
Daytime Phone No.: 301-942-3490

Tax Account No.: 00058512 + 00058501
Name of Property Owner: Richard C + PN Morgan
Address: 4710 Waverly Ave, PO Box 424 Garrett Park MD 20826-0424
Contractor: TBD or ourselves
Agent for Owner: none

LOCATION OF BUILDING/PREMISE

House Number: 4710 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Montrose Ave
Lot: 15, 16, P+17 Block: 99 Subdivision: Garrett Park 003 = SUB
Liber: 11684 Folio: 187 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Extend, Alter/Renovate, Shed
1B. Construction cost estimate: \$ 50,000
1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC
2B. Type of water supply: 01 WSSC

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height n/a 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: Pamela N. Morgan Date: 5/17/06

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 421490 Date Filed: Date Issued:

ATTACHMENT

4710 Waverly Avenue
Garrett Park, MD 20896

1. Description

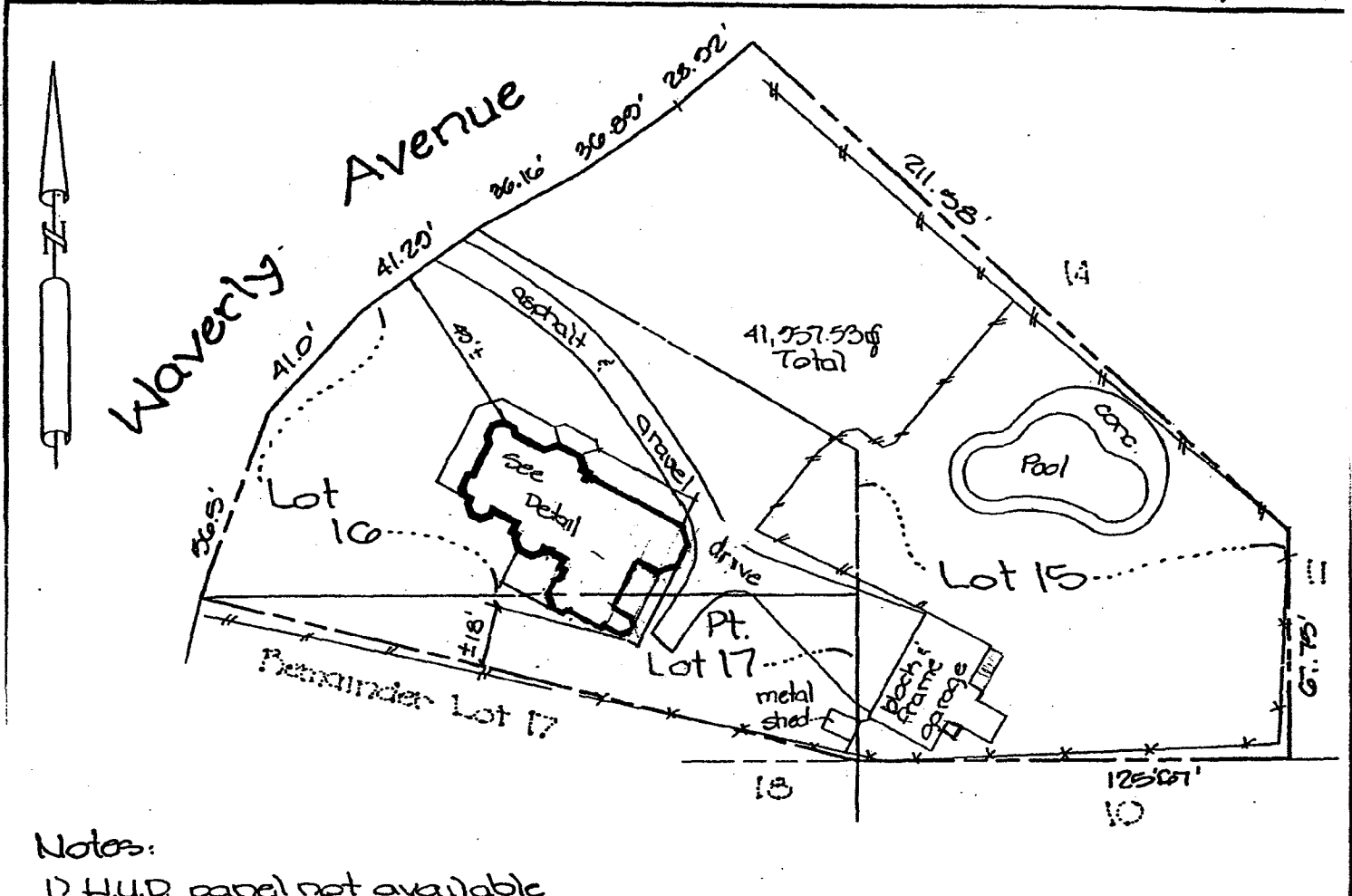
a) The garage has been built in many stages over about 60 years. The original wood frame single garage has been surrounded by a triple garage made of cinder block walls. An extension on the rear was built of wood frame with a 6'3" ceiling on the first floor and an unsafe stair configuration to access second floor. The wood walls and roof on the garage is badly deteriorated and no longer weatherproof. The corrugated metal shed is also badly deteriorated. None of the materials match the 1891 main house which was extensively renovated over the last five years with matching materials and style.

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- iii) Cut down pear tree at left front of yard to replace with three magnolia trees.

Pamela J. Morgan

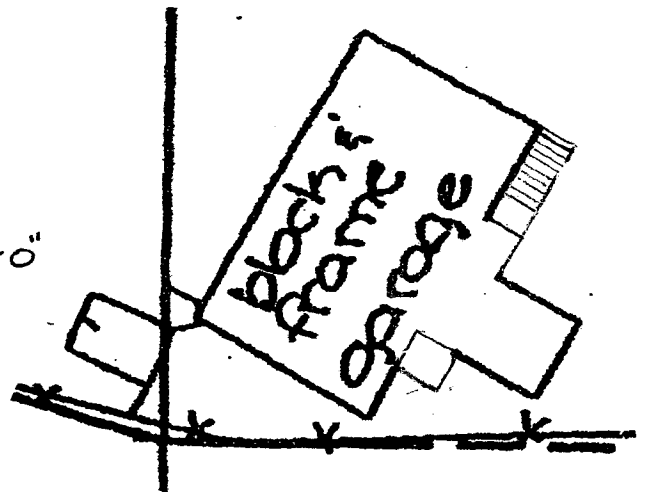
NOTE: This location for title purposes only - not to be used for determining property lines. Property Corner Markers NOT guaranteed by this location



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.

1" = 20'-0"



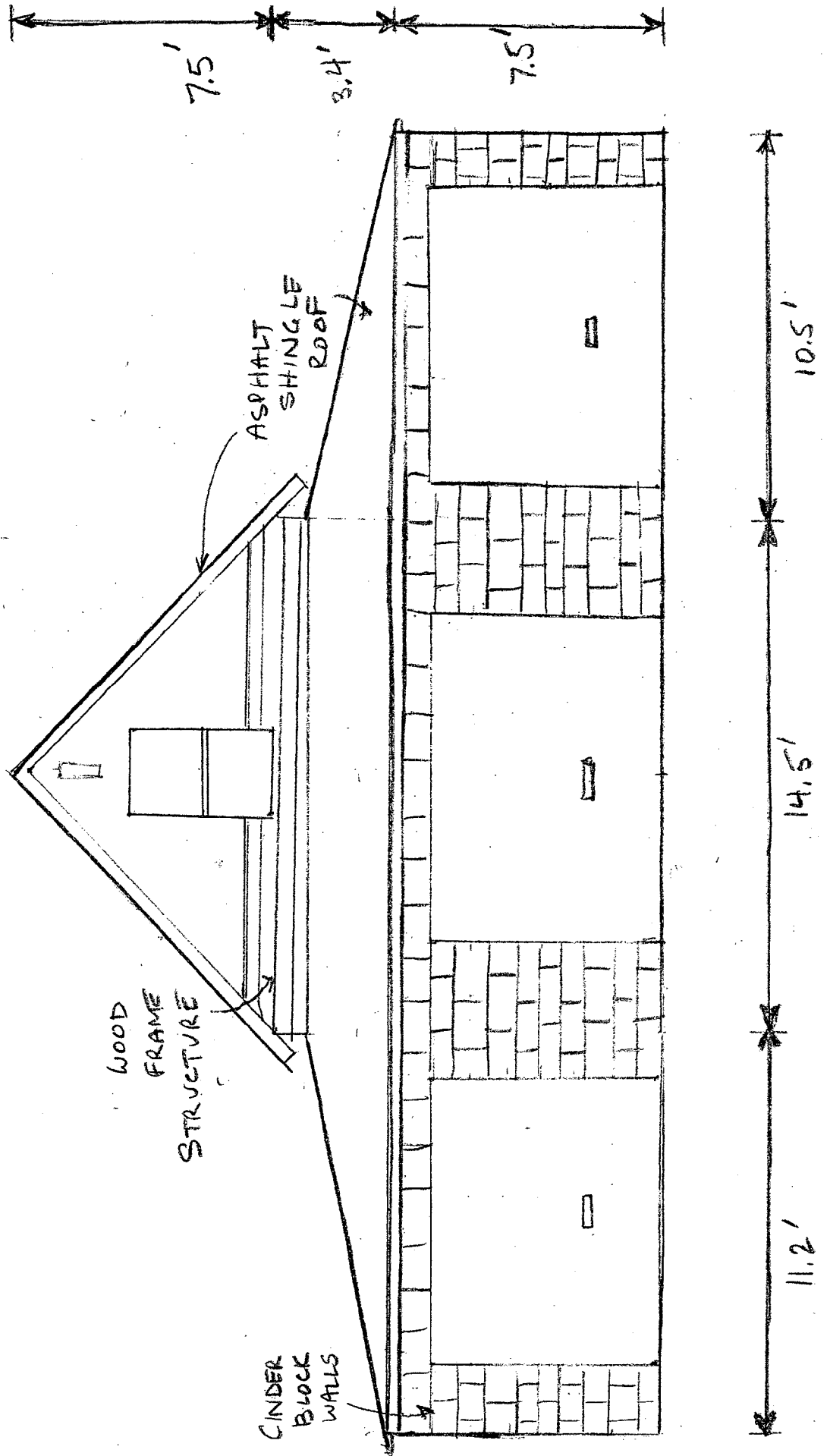
Location of House
 Lots 15 & 16 and Part of Lot 17, Block 20
Garrett Park
 Montgomery County, Maryland
 05-03-06

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

EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20894

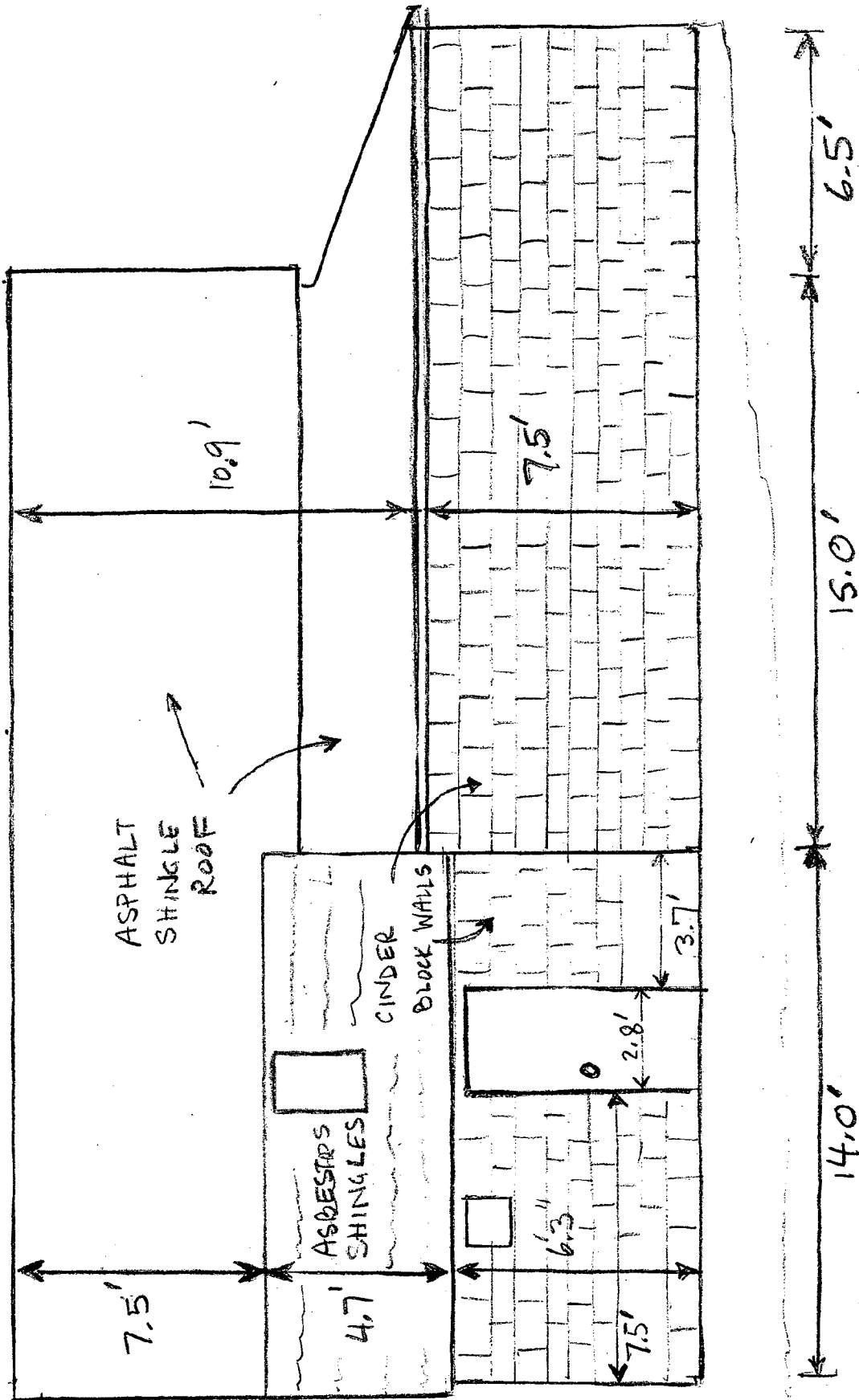
NORTH ELEVATION
 $\frac{1}{4}'' = 1.0'$



EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

EAST ELEVATION
 $\frac{1}{4}'' = 1'0''$

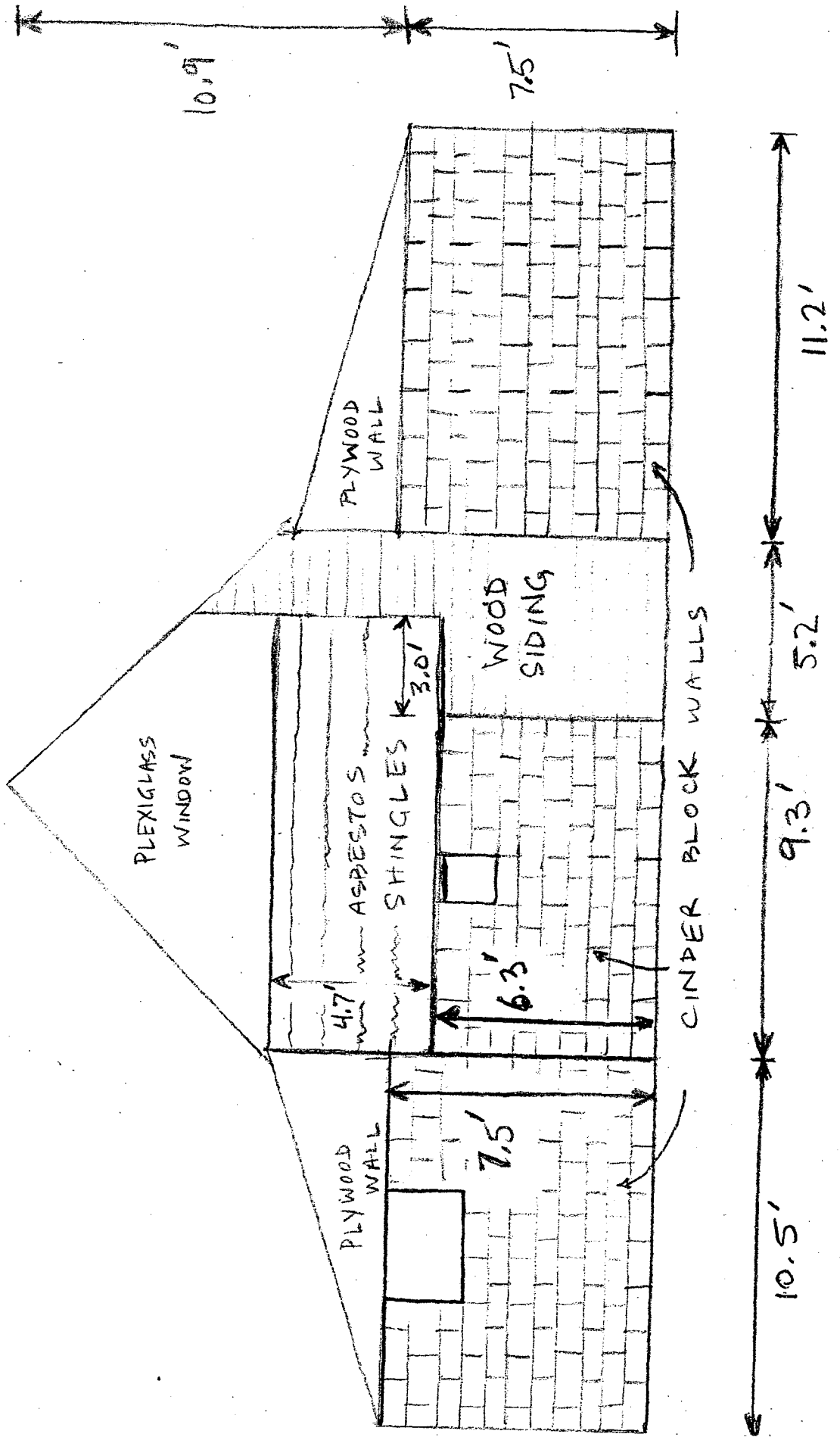


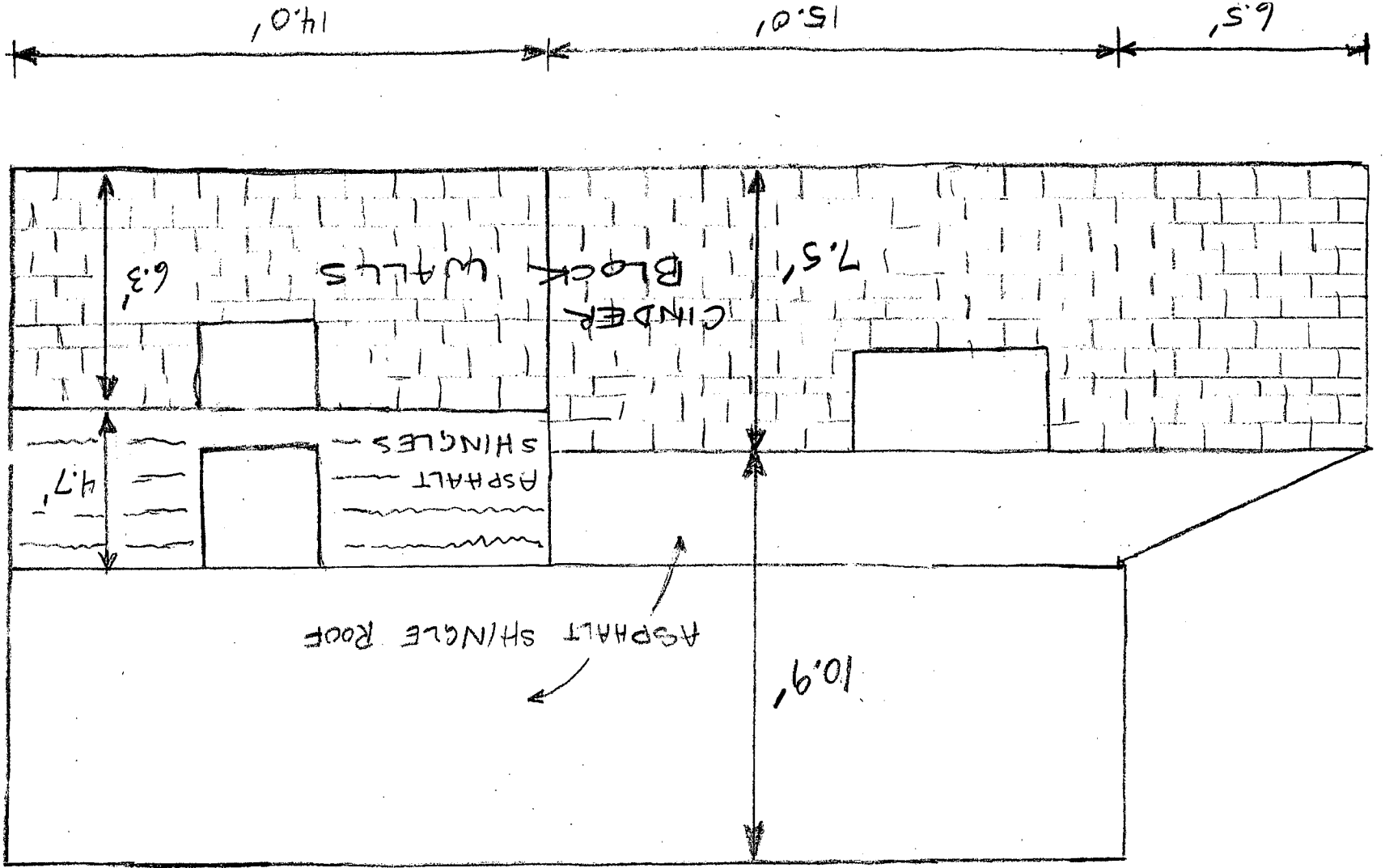
EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION

$\frac{1}{4}'' = 1.0'$





WEST ELEVATION
 1/4" = 1'0"

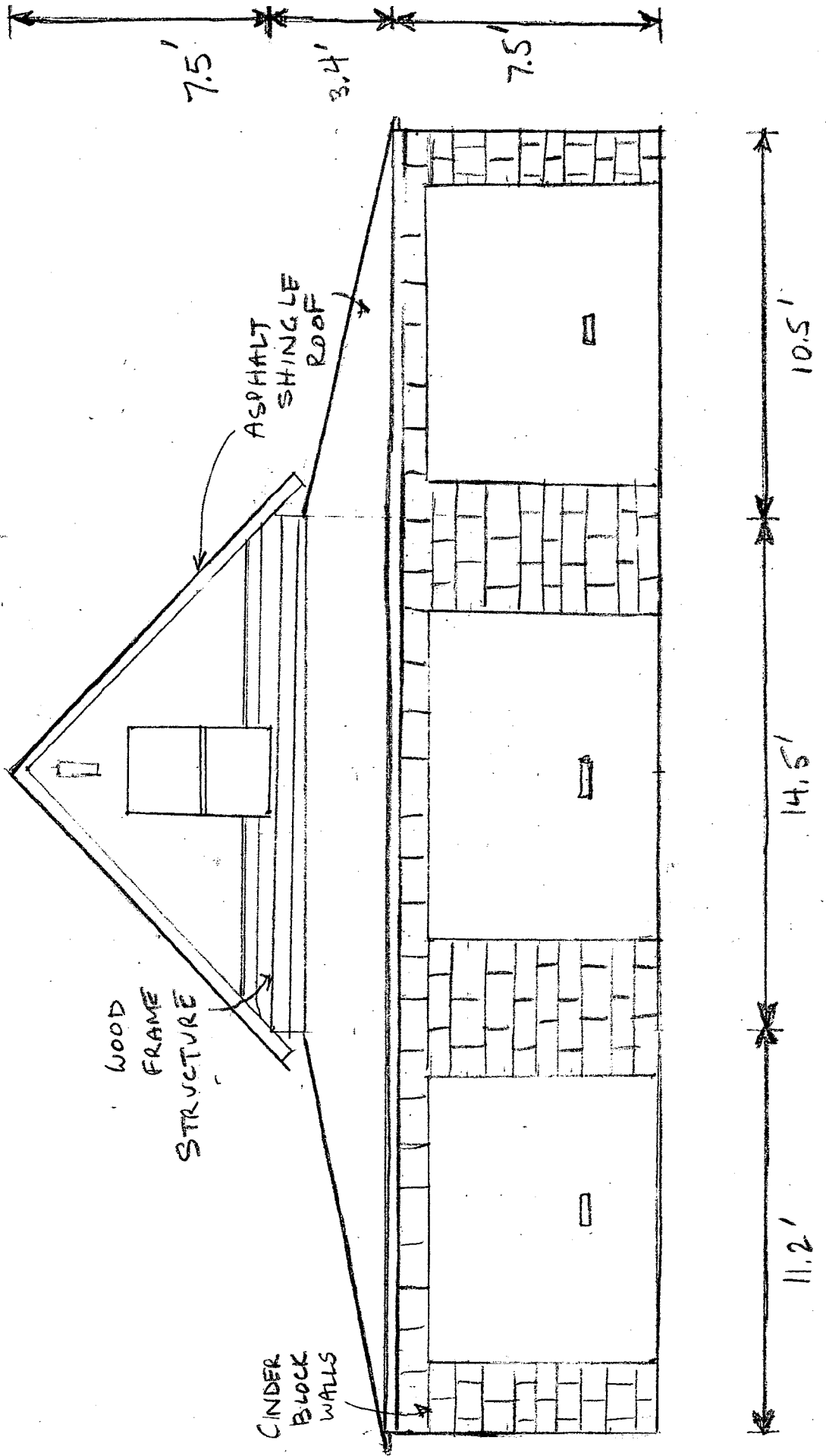
EXISTING GARAGE

Lot 15, Section 99
 4710 Waterbury Avenue
 Garrett Park, MD 20896

EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20894

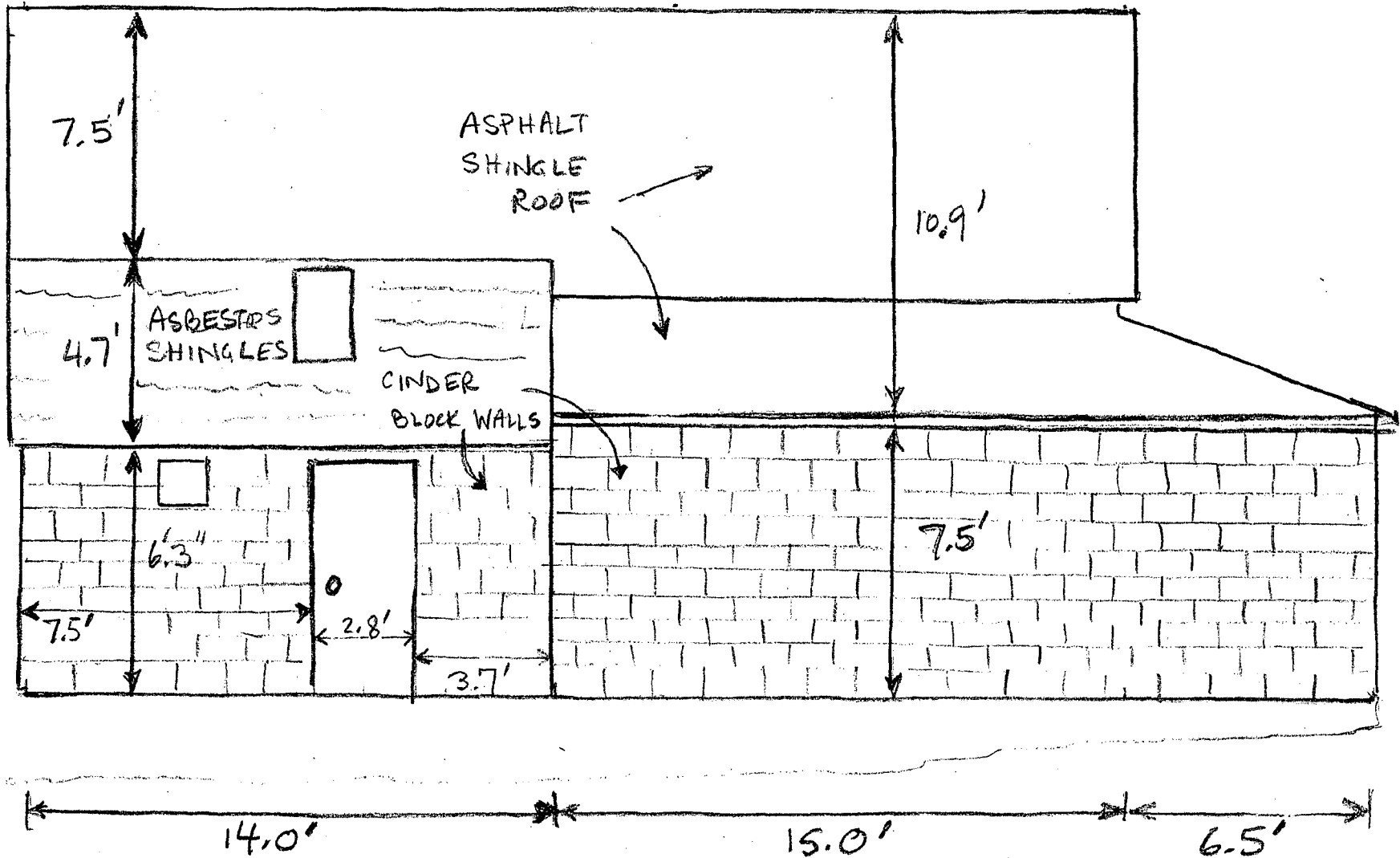
NORTH ELEVATION
1/4" = 1.0'



EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

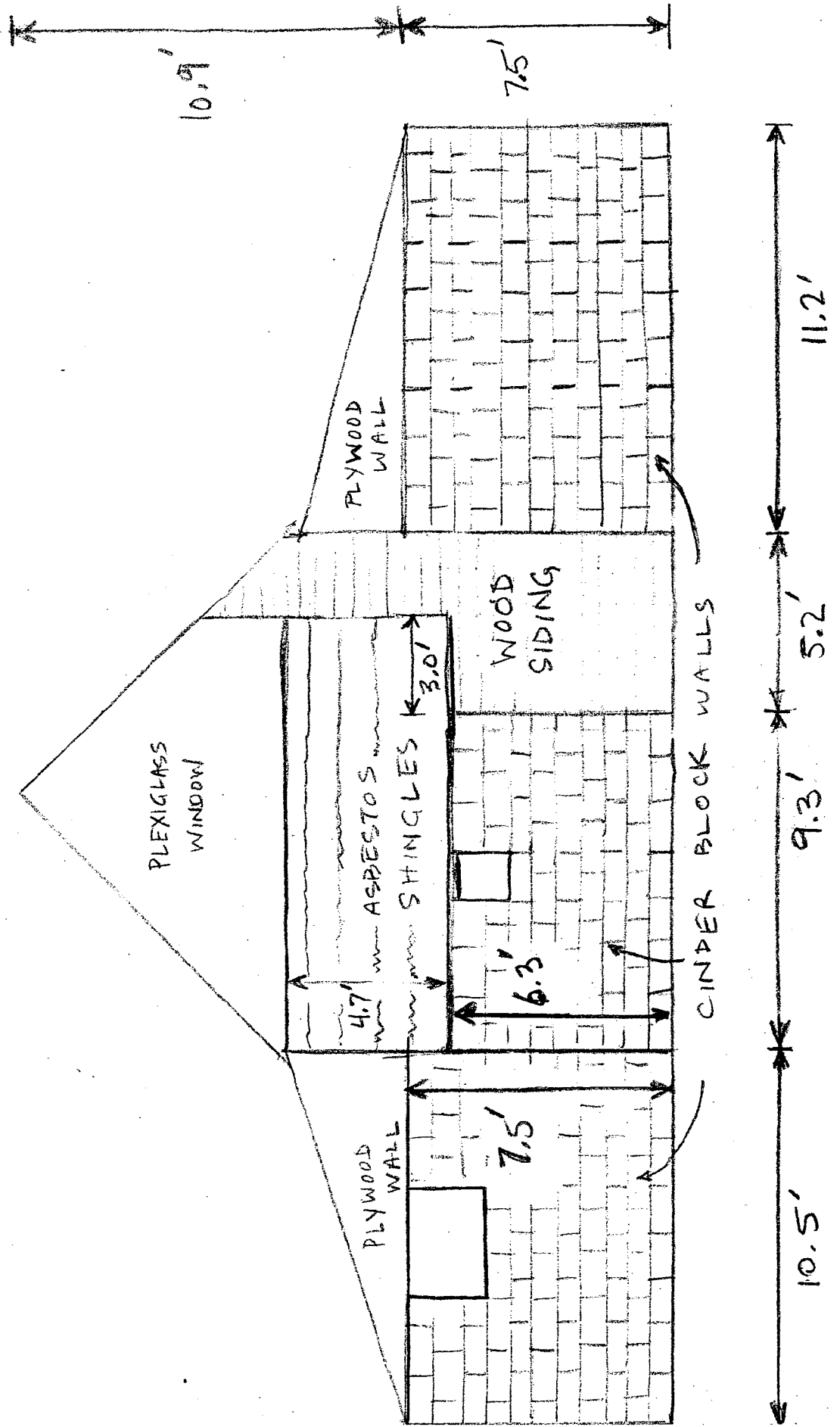
EAST ELEVATION
 $\frac{1}{4}'' = 1'0''$



EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION
1/4" = 1.0'

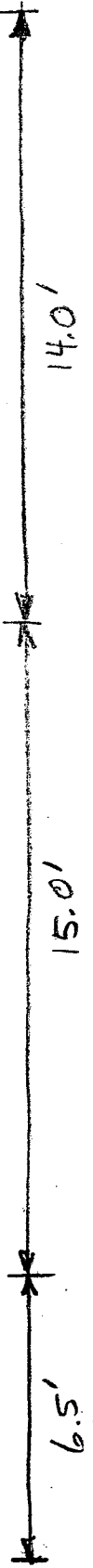
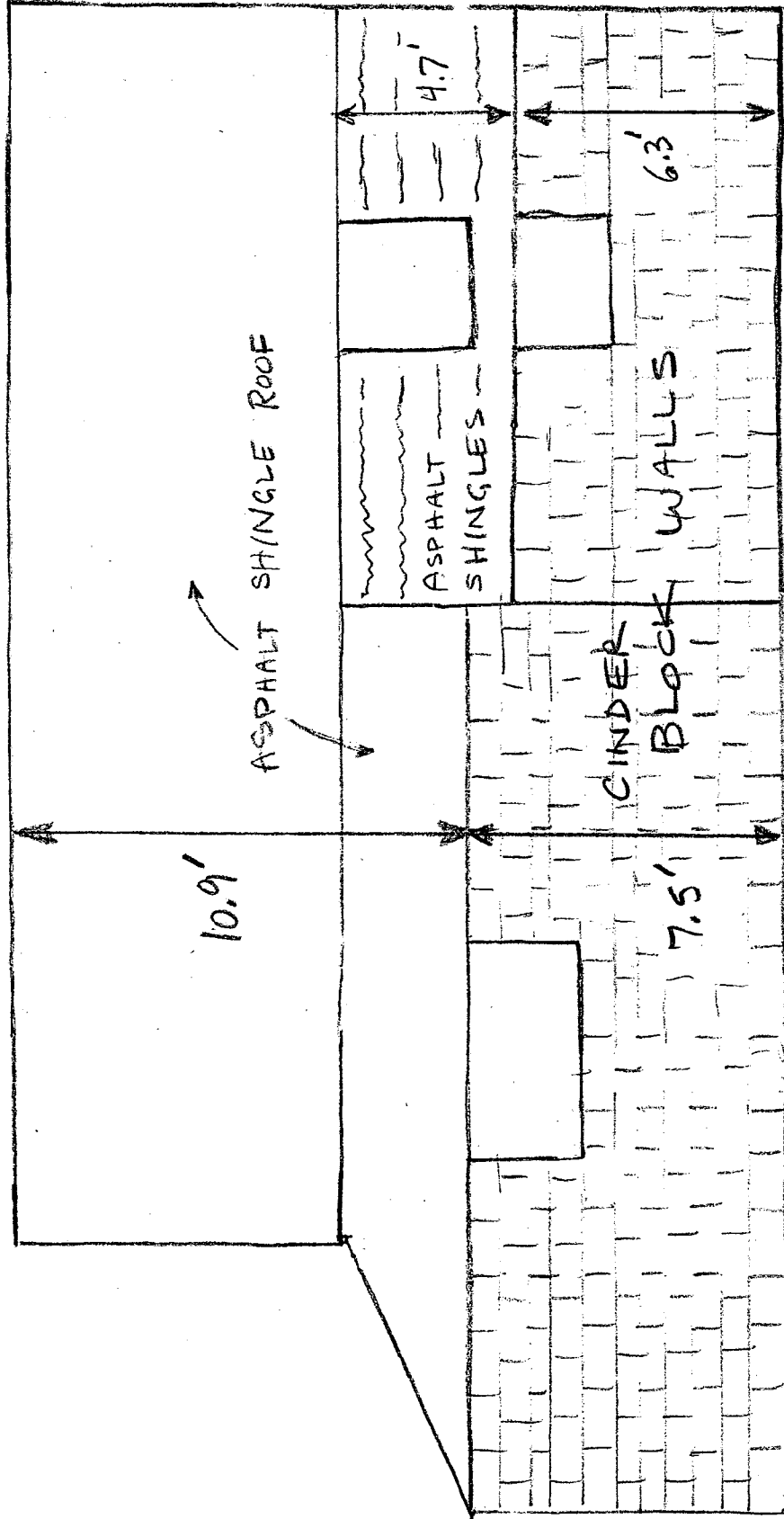


EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

WEST ELEVATION

$\frac{1}{4}'' = 1'0''$

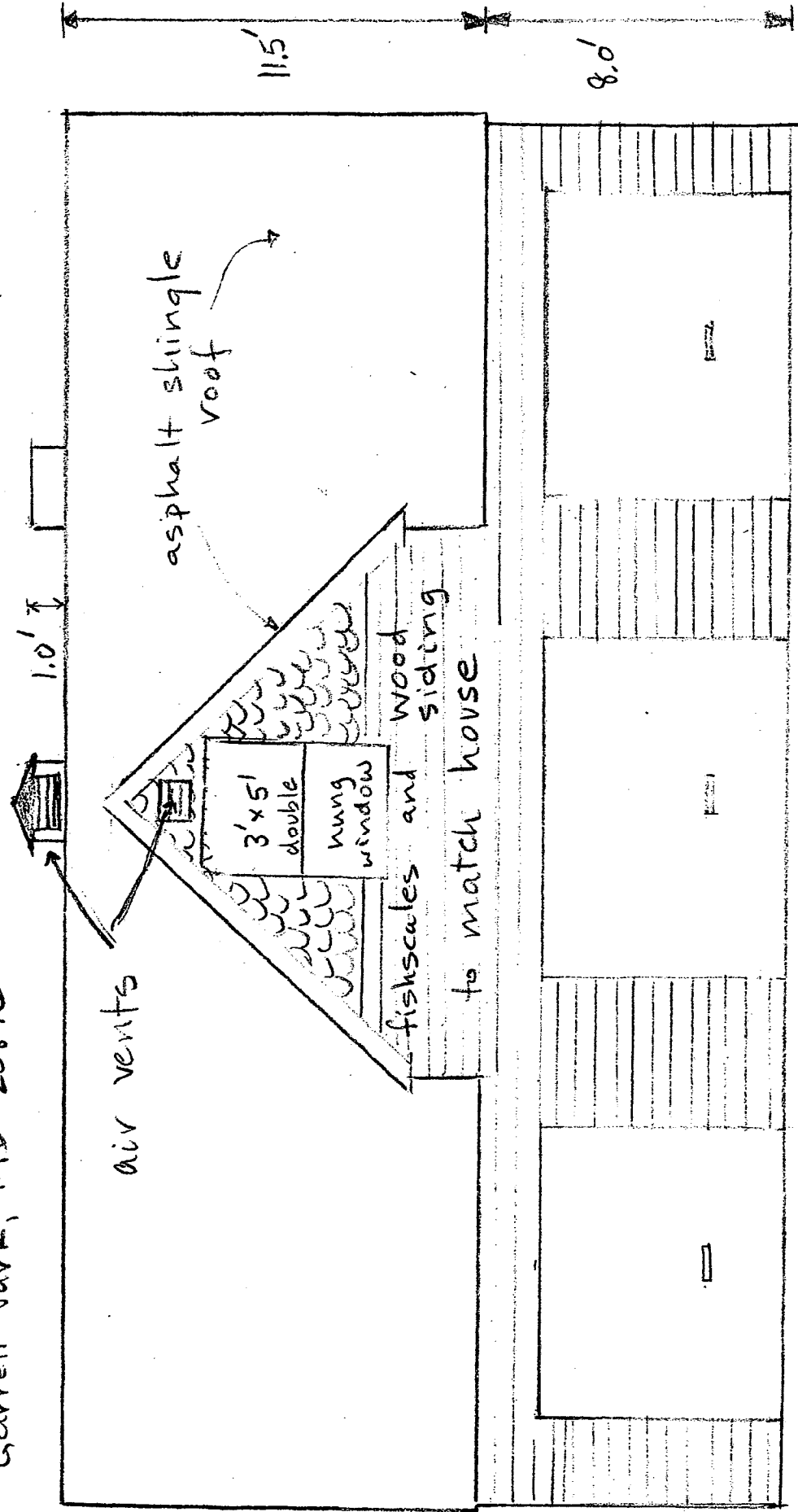


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

NORTH ELEVATION

$\frac{1}{4}'' = 1.0'$

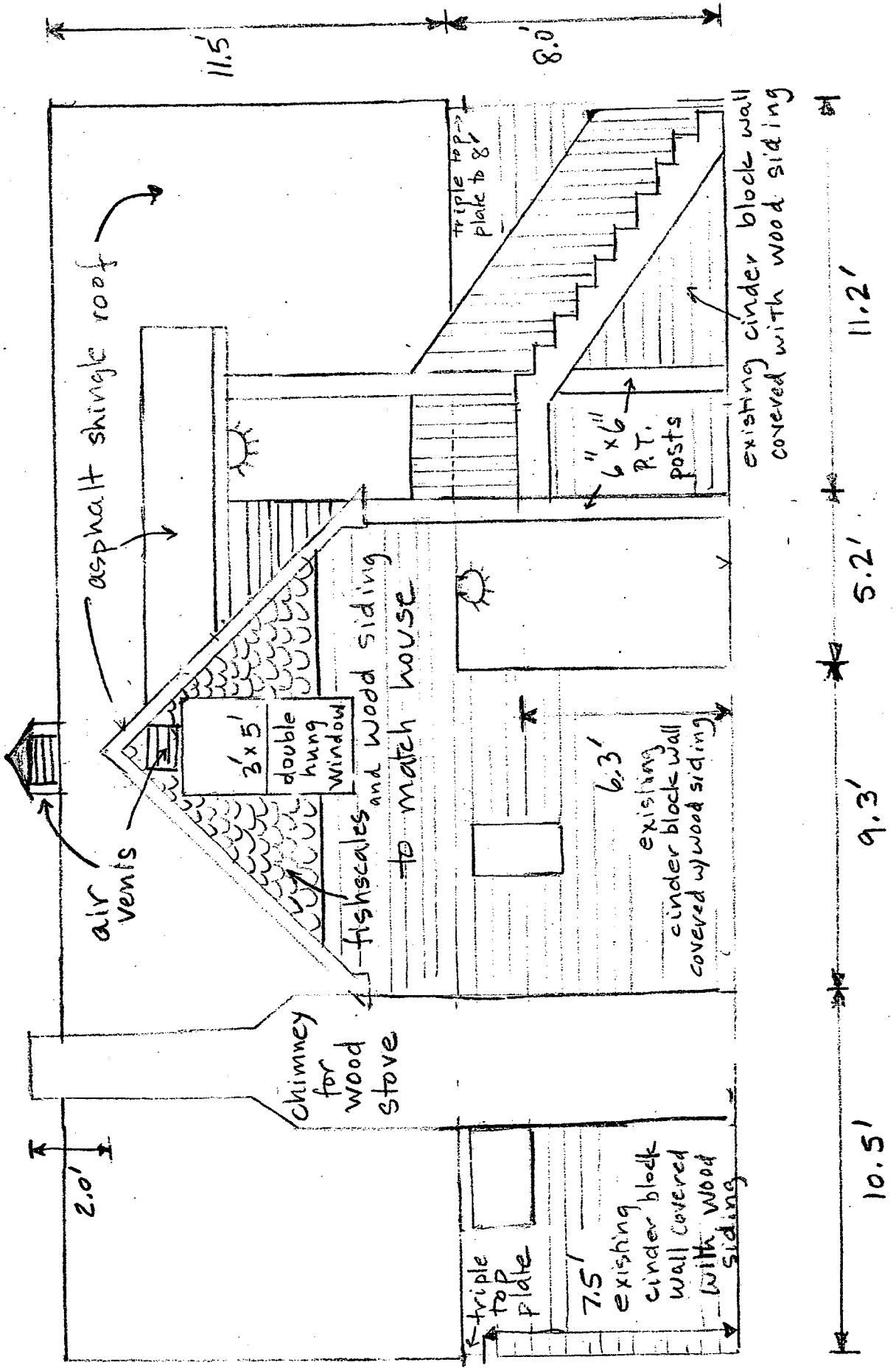


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20876

SOUTH ELEVATION

$\frac{1}{4}'' = 1.0'$

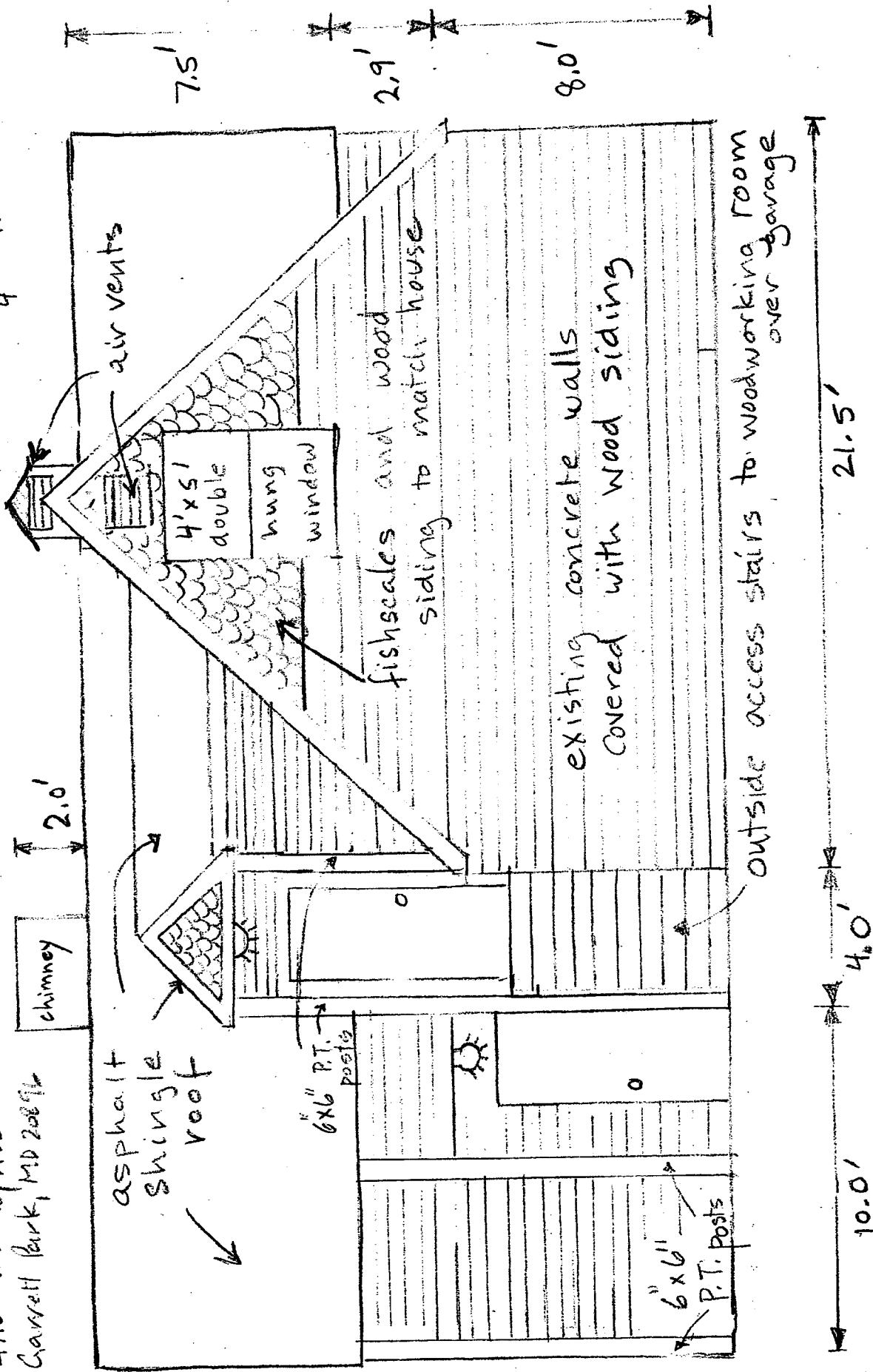


PROPOSED GARAGE

EAST ELEVATION

Lot 15, Section 99
4710 Waverly Ave
Garrett Park, MD 20896

$\frac{1}{4}'' = 1.0'$

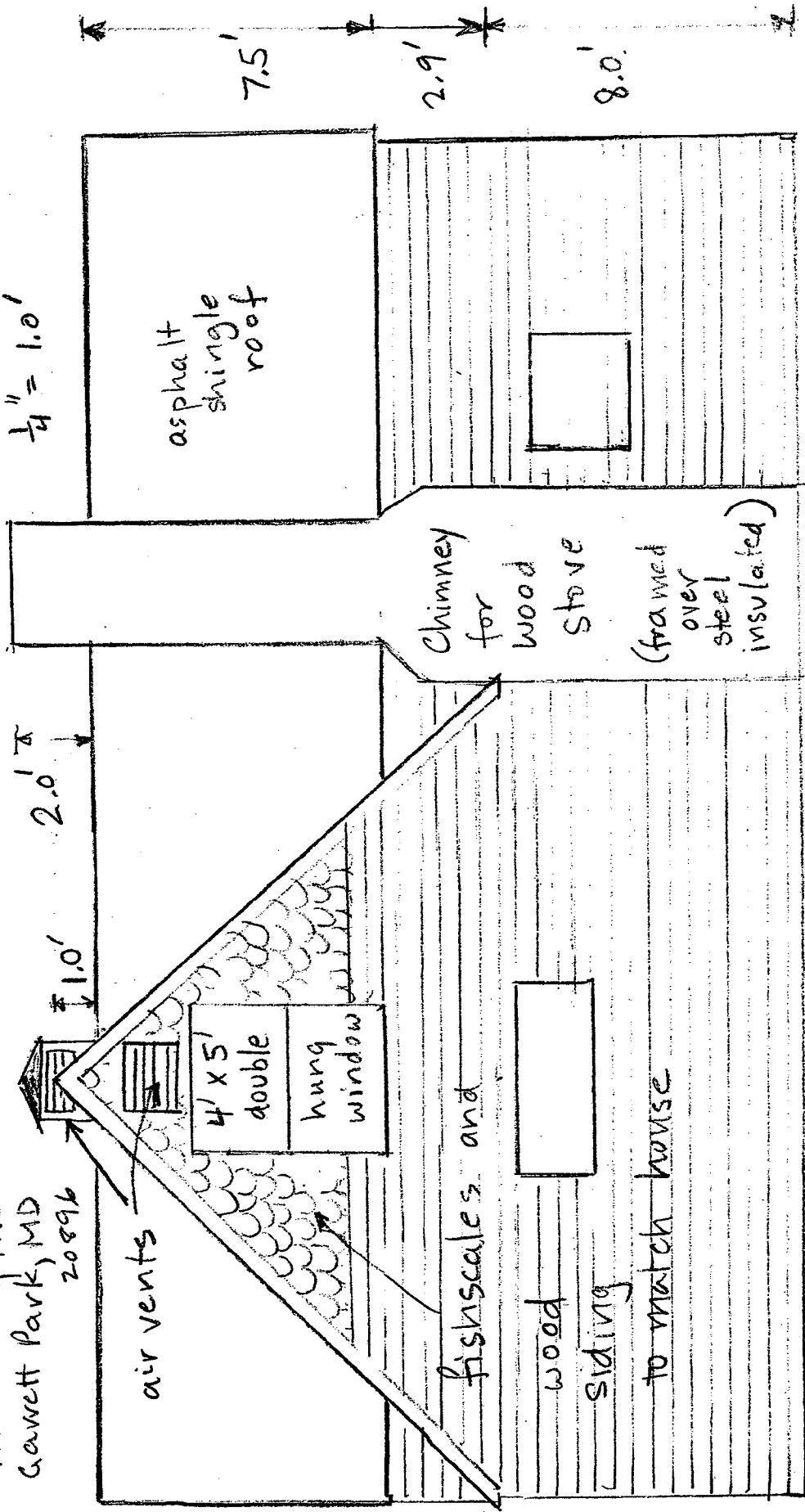


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park, MD
20896

WEST ELEVATION

$\frac{1}{4}'' = 1.0'$

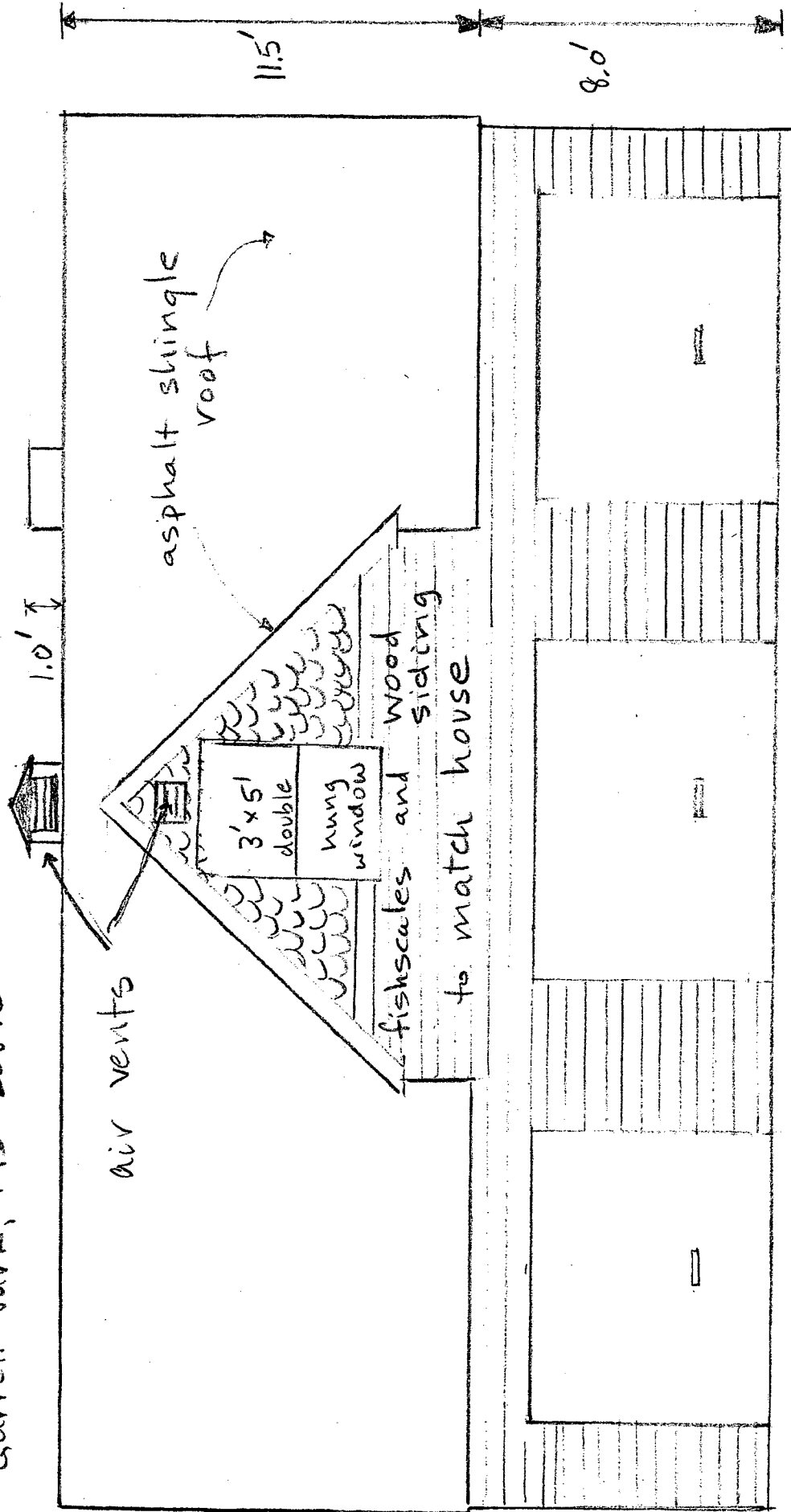


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

NORTH ELEVATION

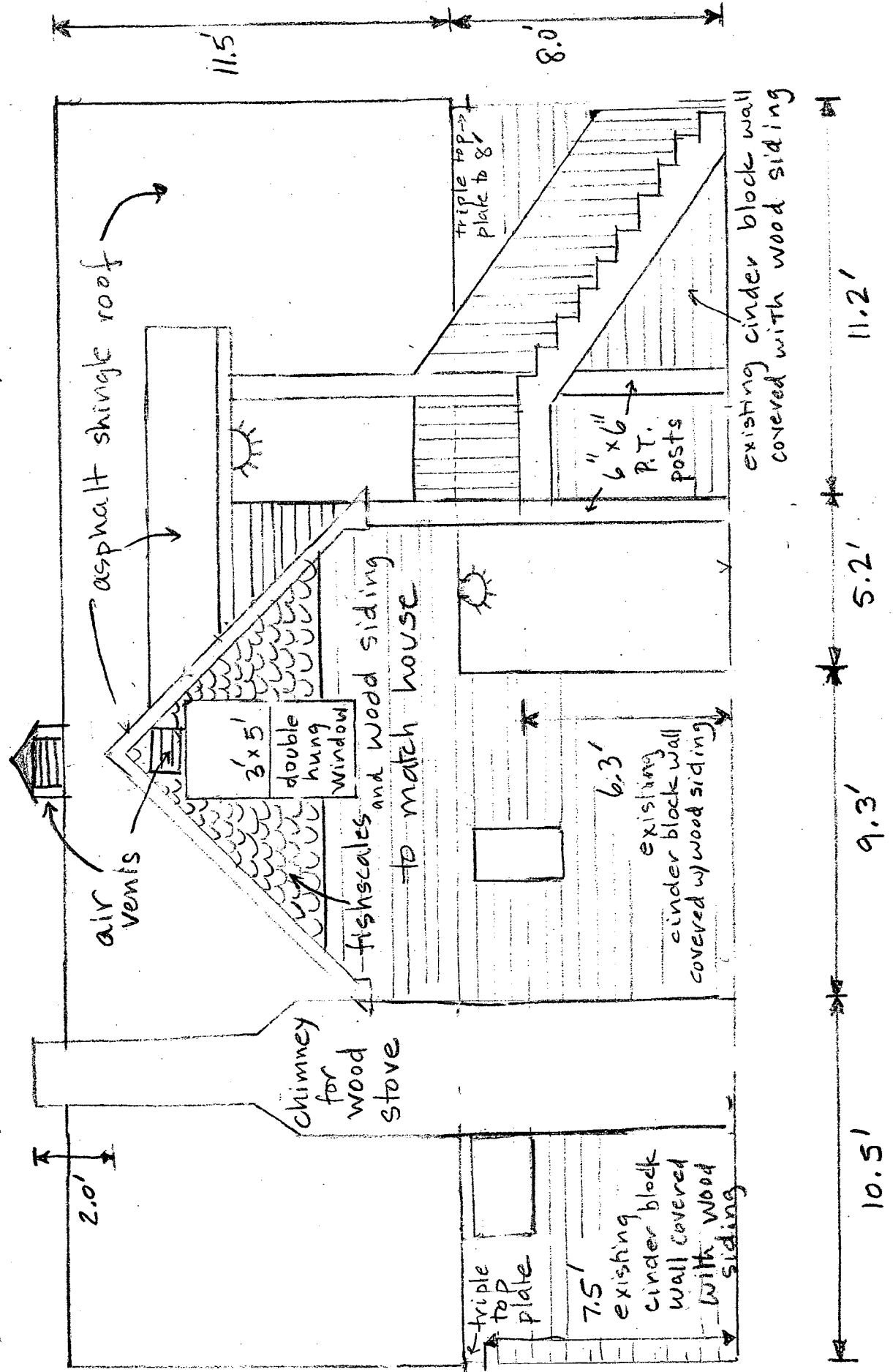
$\frac{1}{4}'' = 1.0'$



PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION
 $\frac{1}{4}'' = 1.0'$

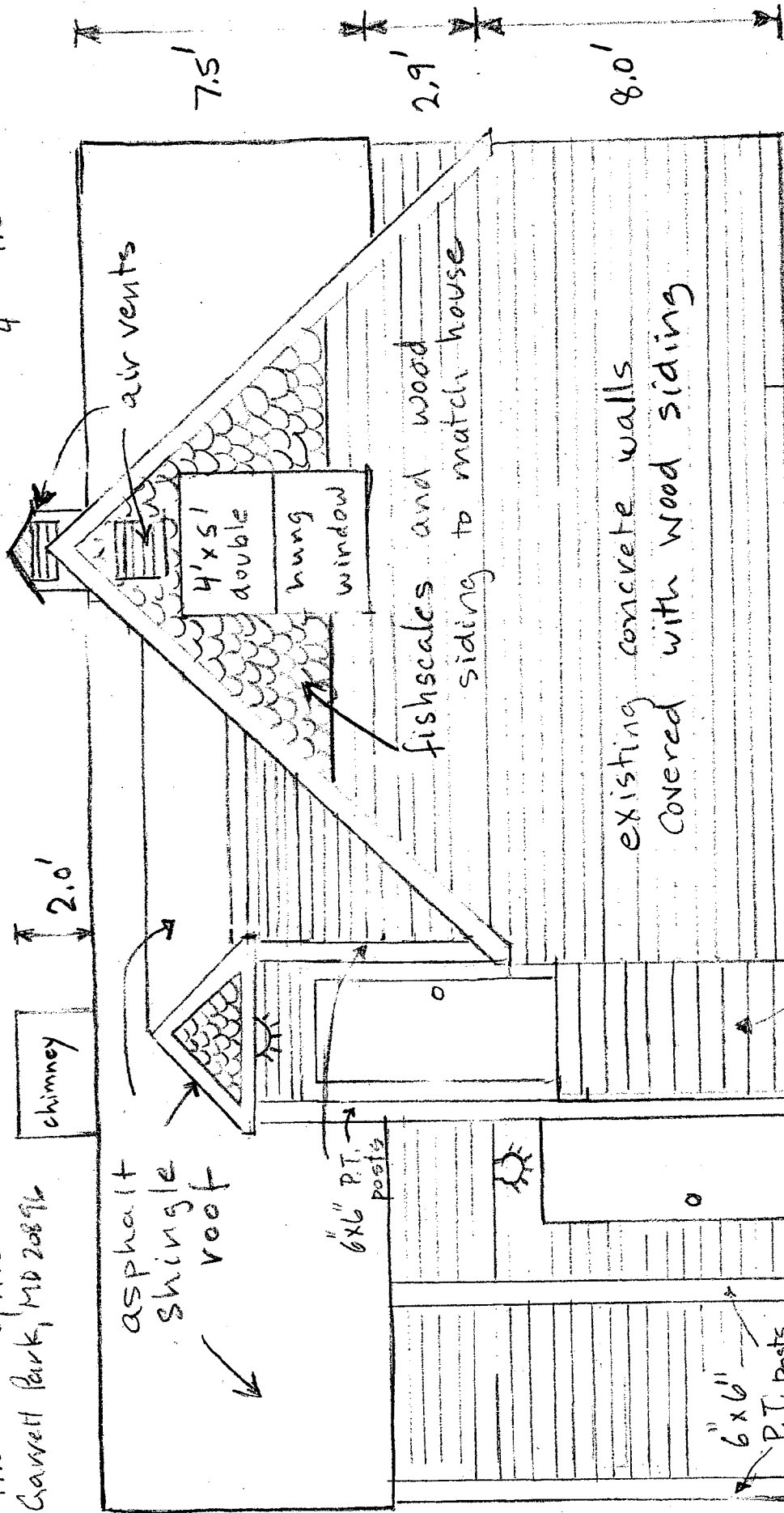


PROPOSED GARAGE

EAST ELEVATION

$$\frac{1}{4}'' = 1.0'$$

Lot 15, Section 99
4710 Waverly Ave
Garrett Park, MD 20876



2.0'

chimney

asphalt shingle roof

air vents

4'x5' double hung window

fishscales and wood house siding to match house

existing concrete walls covered with wood siding

6" P.T. posts

6" P.T. posts

outside access stairs to wood working room over garage

7.5' 2.9' 8.0'

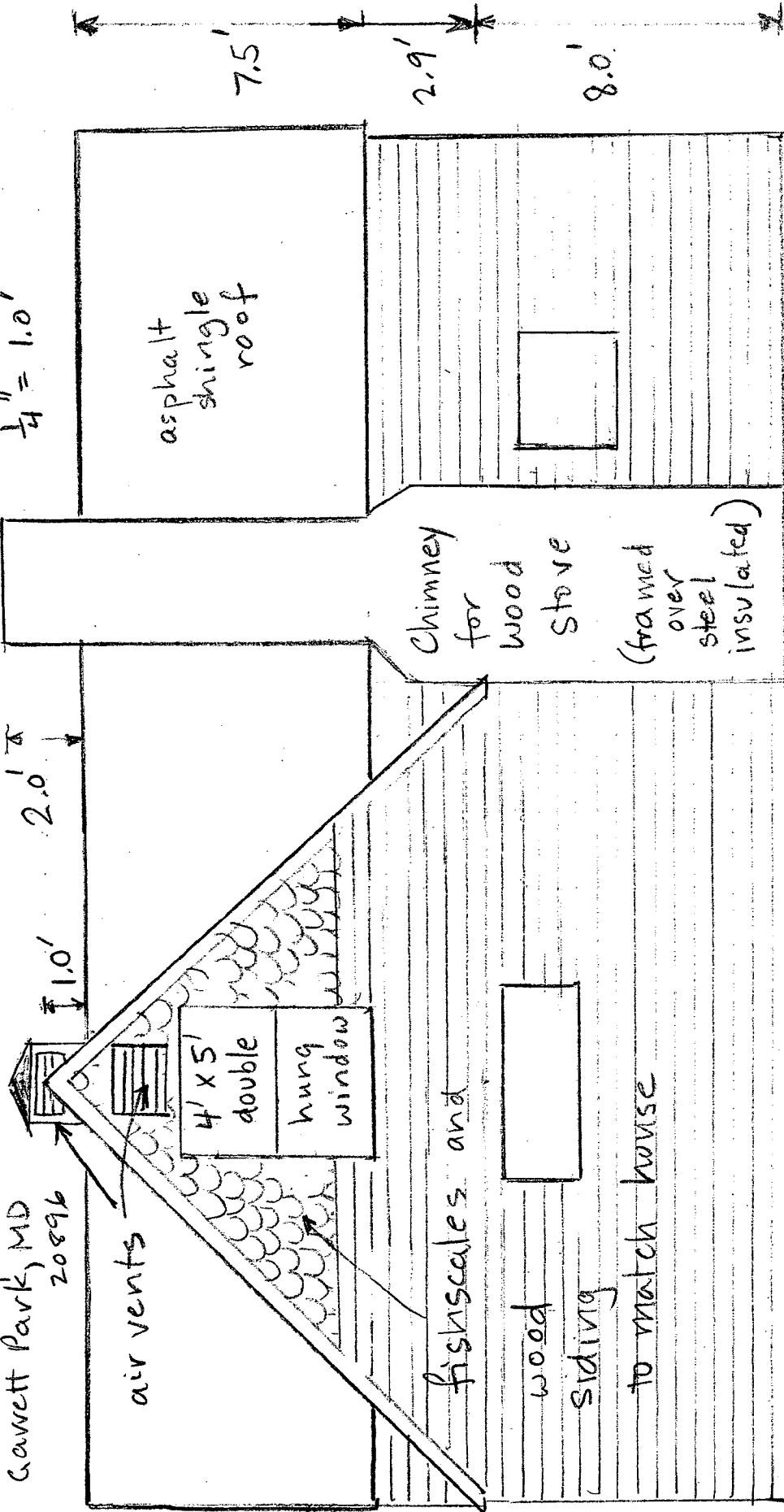
10.0' 4.0' 21.5'

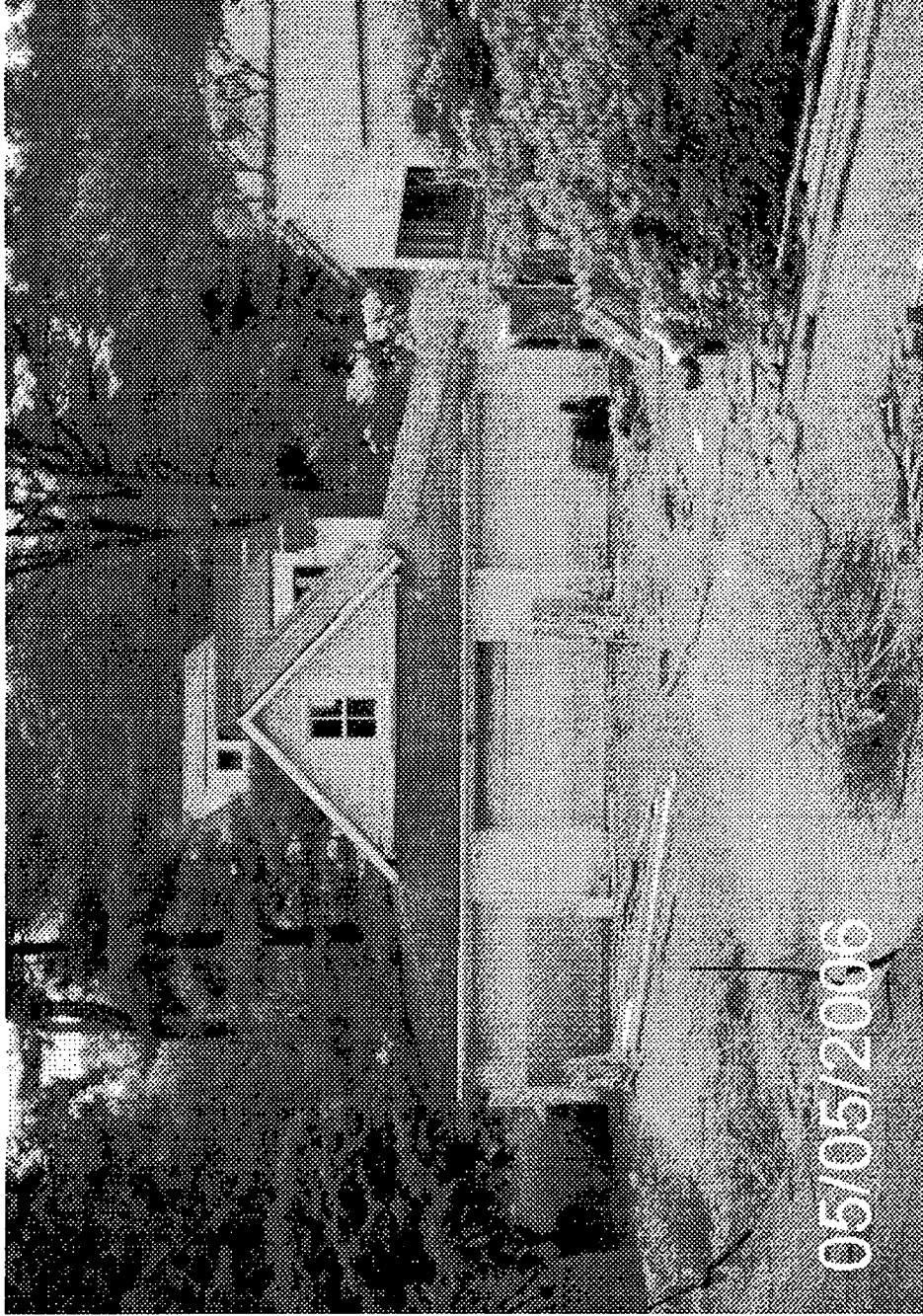
PROPOSED GARAGE

Lot 15, section 99
4710 Waverly Ave
Garrett Park, MD
20896

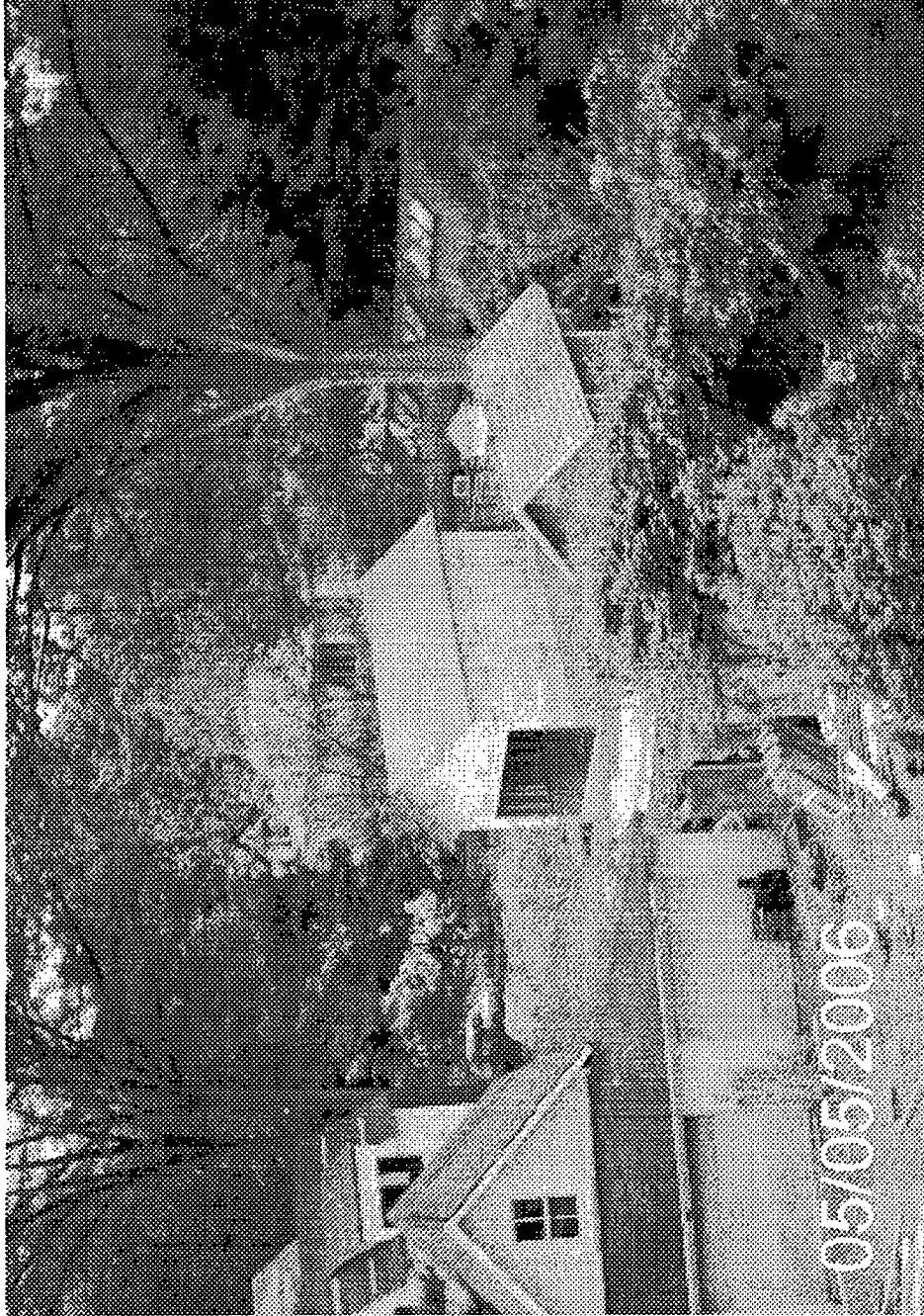
WEST ELEVATION

$\frac{1}{4}'' = 1.0'$

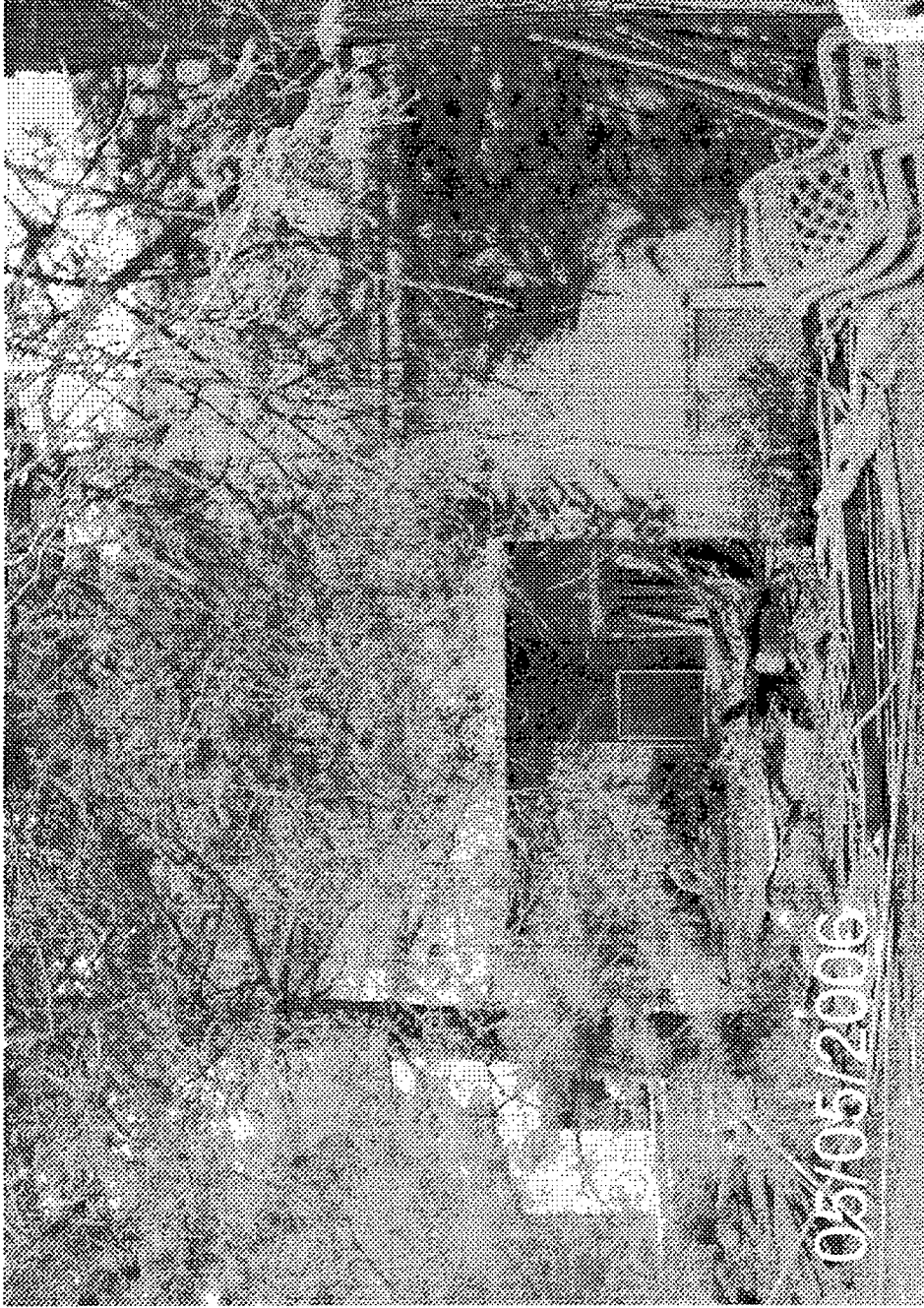




Existing Garage (North Elevation)



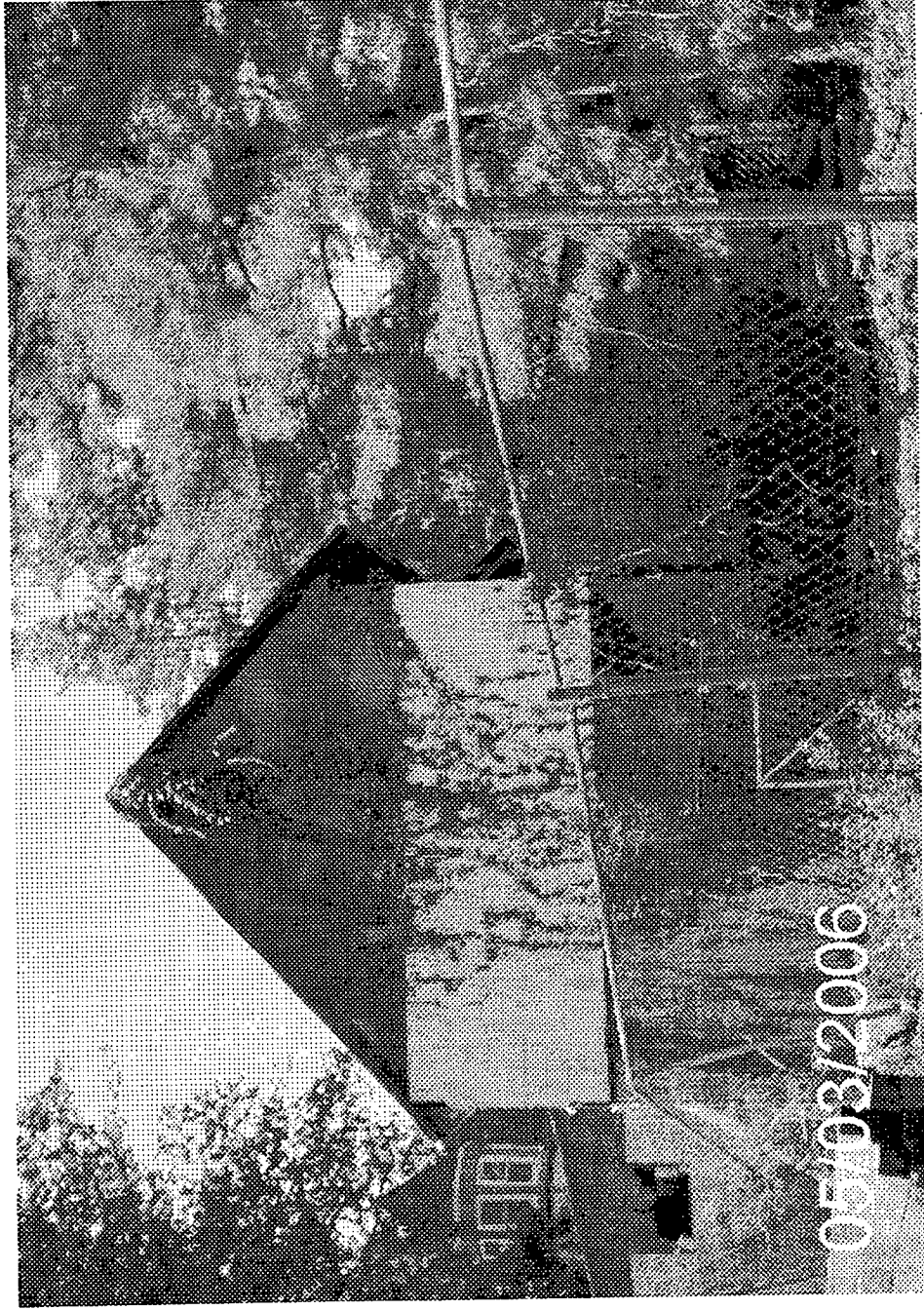
Existing Garage (North Elevation and neighbors' sheds and garages)



Existing Garage (East Elevation)



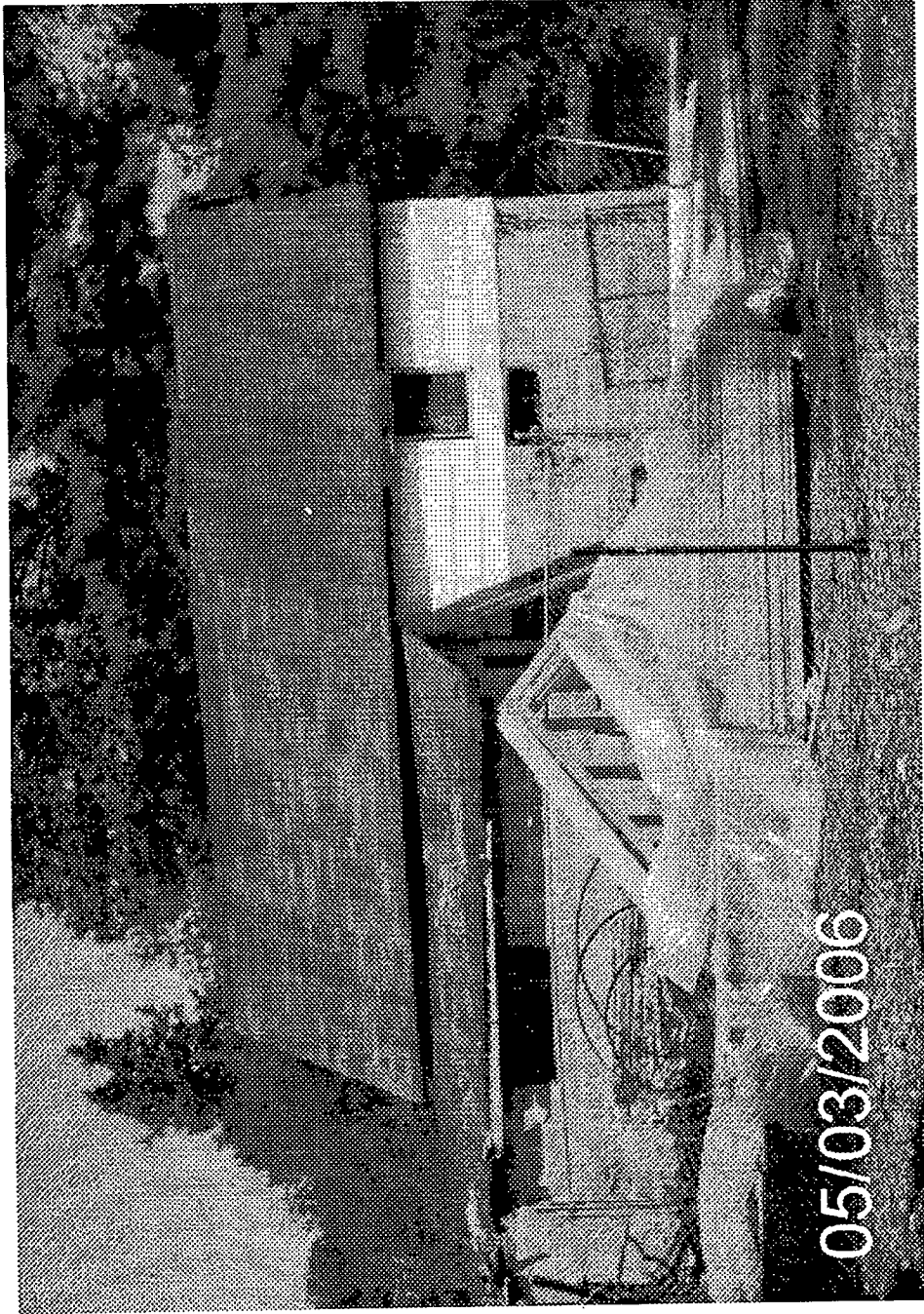
Existing Garage (East Elevation detail)



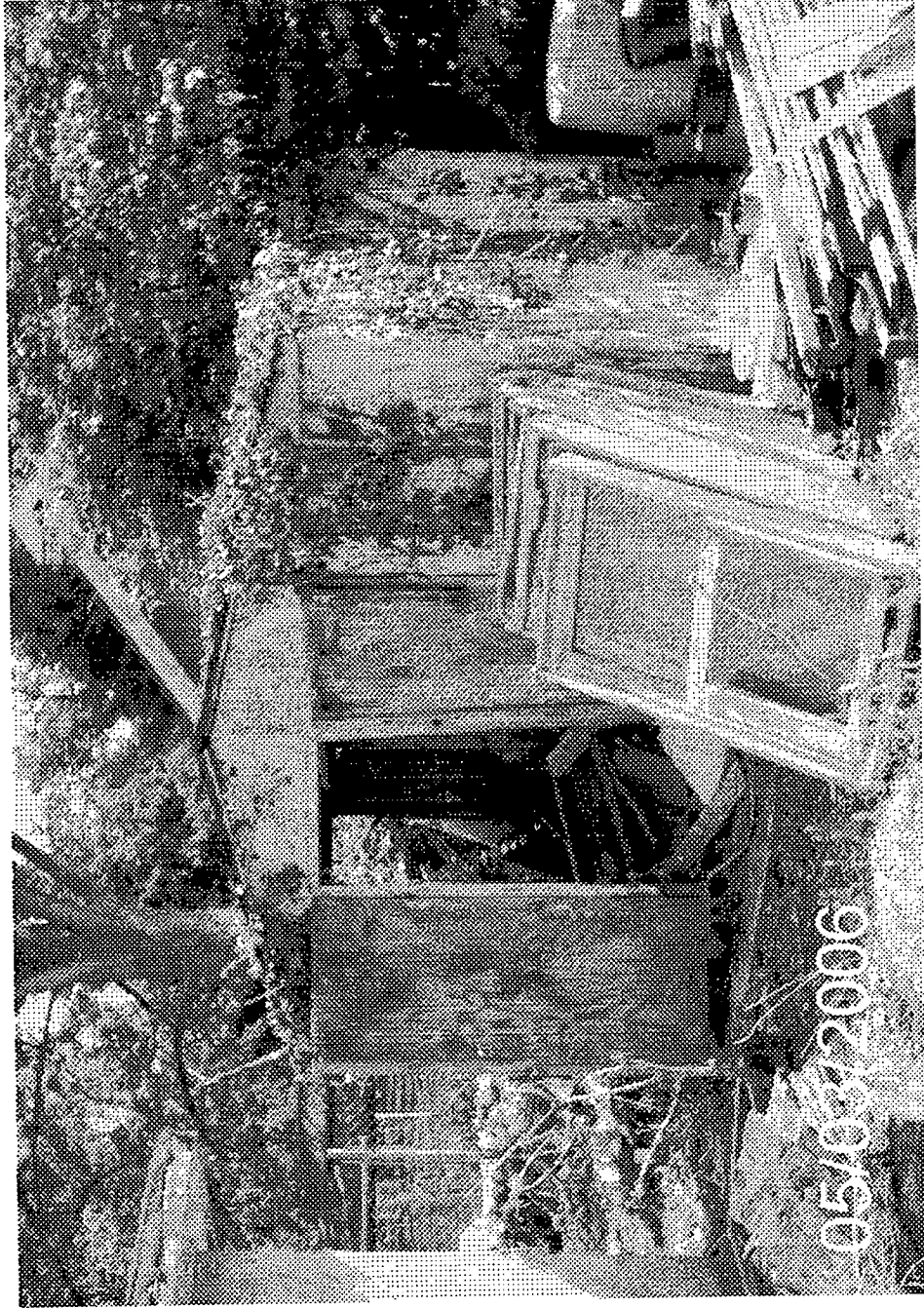
Existing Garage (South Elevation)



Existing Garage
(South Elevation detail)



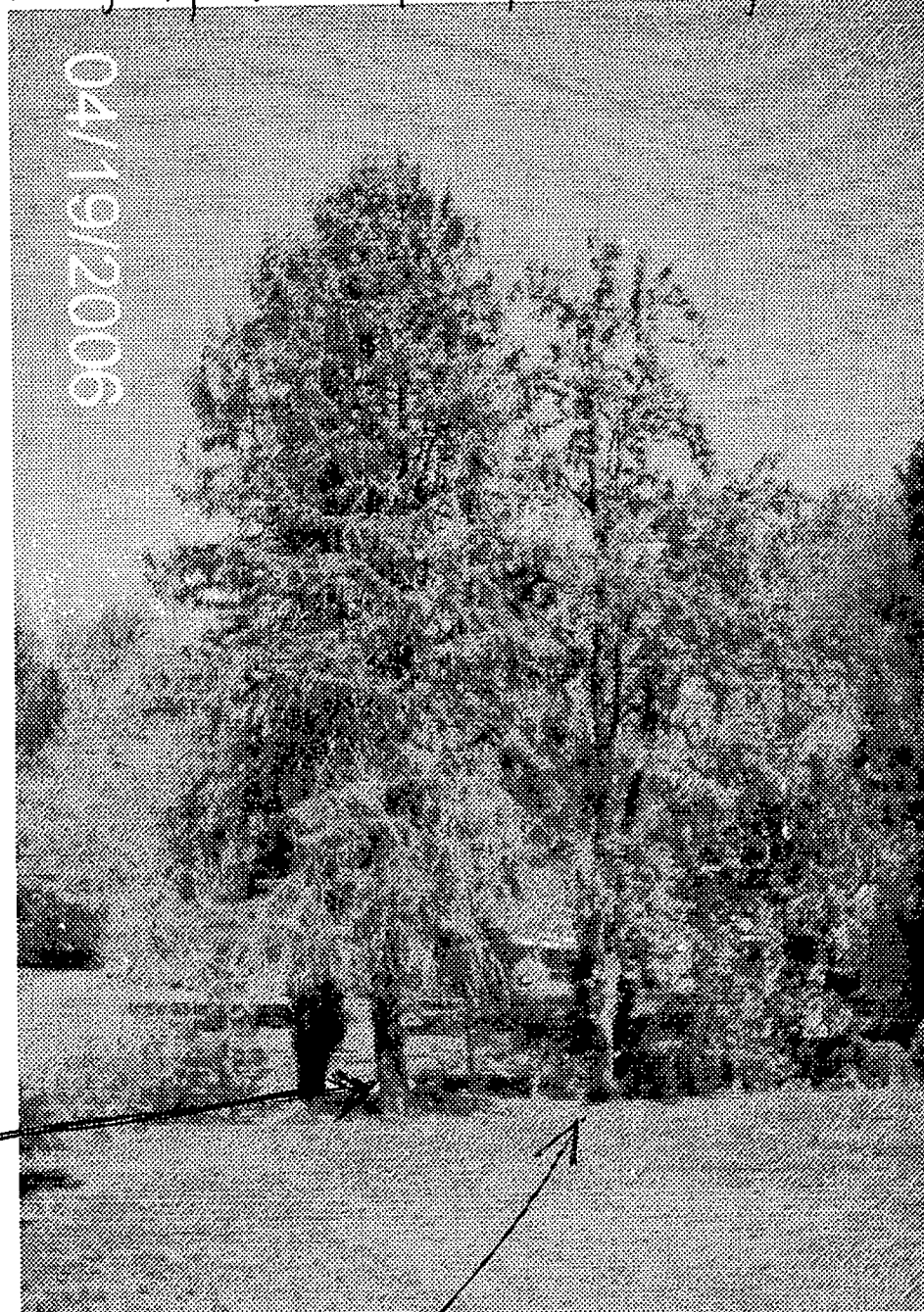
Existing Garage (West Elevation)



Existing Metal Shed (to be replaced
with small greenhouse)

Reasons for removing pear tree :

1. Fallen fruit attracts a lot of bees which is a hazard while attempting to mow lawn
2. Once dying spruce is cut down, left side of tree will be exposed with bare branches, so tree will be unsightly with foliage on right side only.



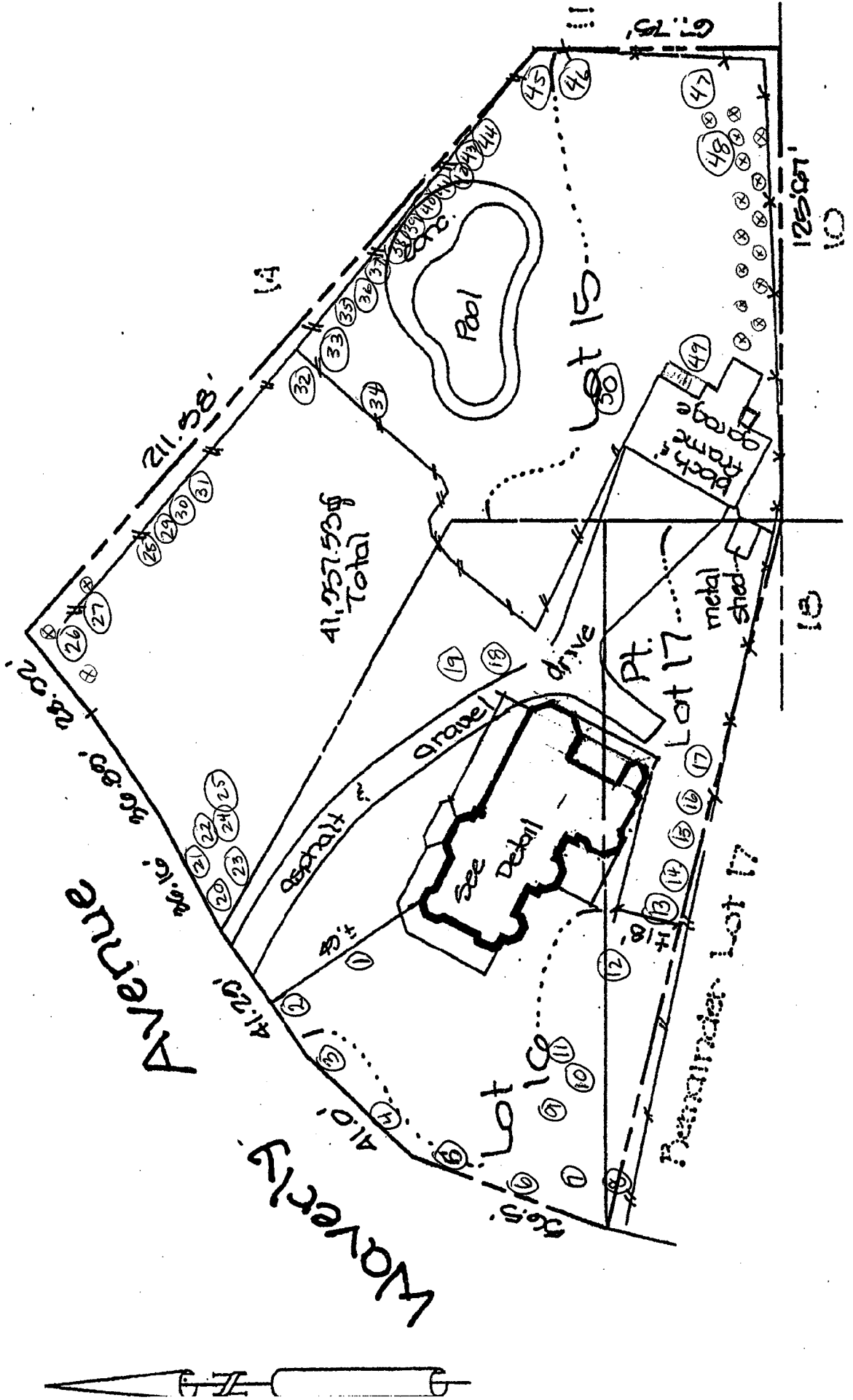
Spruce
dying
per
Bonifant
Tree
Service
report.

Pear Tree. Requesting permission to remove and replace these two trees with three magnolia trees.

TREE SURVEY (ON ENLARGED SITE PLAN)

NOTES: (X) indicates new trees already purchased to be planted (3 magnolias for north corner and 15 Leland cypress for rear south fence).
 Requesting permission to remove (27) 14" pear as a nuisance and hazard trees (26) (32) (33) (48) identified by Bonifant Tree Service report as dead or dying

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



List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896
Shown on Tree Survey

Lot 16 and part Lot 17

1. 10" dogwood
2. 10" dogwood
3. 12" dogwood
4. 10" flowering non-fruit (unknown)
5. 10" flowering non-fruit (unknown)
6. 18" spruce
7. 30" spruce
8. 20" spruce
9. 8" dogwood
10. 24" red maple
11. 10" spruce
12. 16" spruce
13. 48" tulip poplar
14. 22" spruce
15. 12" spruce
16. 10" spruce
17. 28" spruce
18. 50" spruce
19. 36" spruce

Lot 15

20. 12" dogwood
21. 14" dogwood
22. 10" dogwood
23. 30" spruce
24. 10" spruce
25. 20" spruce
26. 24" dead fir (item #4 on enclosed list from Bonifant Tree Service)
27. 14" pear (item #5 on enclosed list from Bonifant Tree Service)
28. 6" apple
29. 7" apple
30. 6" apple
31. 7" apple
32. 9" black pine (item #3 on enclosed list from Bonifant Tree Service)
33. 16" black pine (item #2 on enclosed list from Bonifant Tree Service)
34. 15" holly
35. 12" holly
36. 8" holly
37. 24" Leland cypress
38. 20" Leland cypress
39. 20" Leland cypress

List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896
Shown on Tree Survey
(Continued)

40. 20" Leland cypress
41. 15" holly
42. 14" black pine
43. 12" holly
44. 20" Leland cypress
45. 22" spruce
46. 60" walnut
47. 10" white pine
48. 30" walnut (item #1 on enclosed list from Bonifant Tree Service)
49. 18" white pine
50. 36" Leland cypress

Trees Already Purchased and Ready to Plant

- Three magnolias
- Fifteen Leland Cyprus
- Three weeping cherry

Addresses of Adjacent and Confronting Property Owners to 4710 Waverly Avenue

Dennis Coleman and Julie Knowles
4701 Waverly Avenue
PO Box 384
Garrett Park, MD 20896

Bill Spinard and Patricia Rye
4702 Waverly Avenue
PO Box 312
Garrett Park, MD 20896

Rafael and Margaret Ohaion
4709 Waverly Avenue
Garrett Park, MD 20896

Glenn and Kitty Roberts
4711 Waverly Avenue
PO Box 159
Garrett Park, MD 20896

Ken and Jane Salomon
4716 Waverly Avenue
PO Box 227
Garrett Park, MD 20896

Anne Atlee
10938 Montrose Avenue
PO Box 134
Garrett Park, MD 20896

J.C. Walter
10934 Montrose Avenue
PO Box 144
Garrett Park, MD 20896

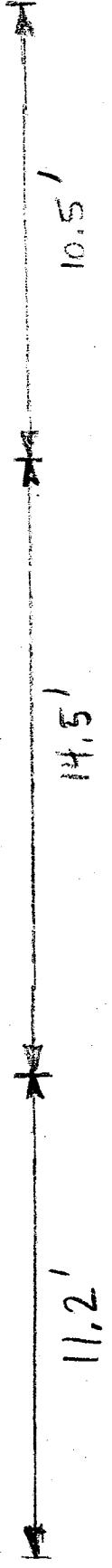
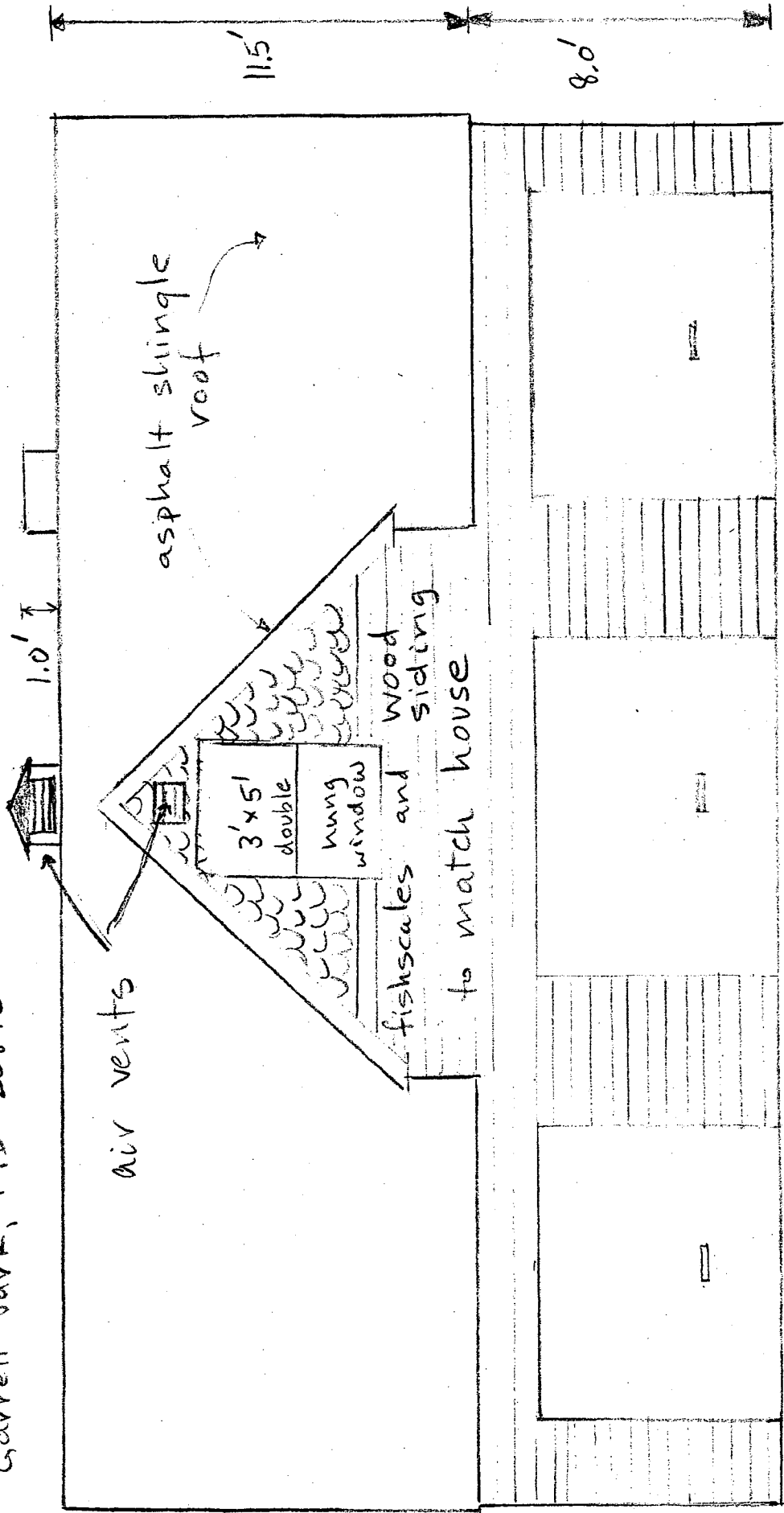
Patrick Keating
10930 Montrose Avenue
PO Box 88
Garrett Park, MD 20896

PROPOSED GARAGE

NORTH ELEVATION

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

$\frac{1}{4}'' = 1.0'$

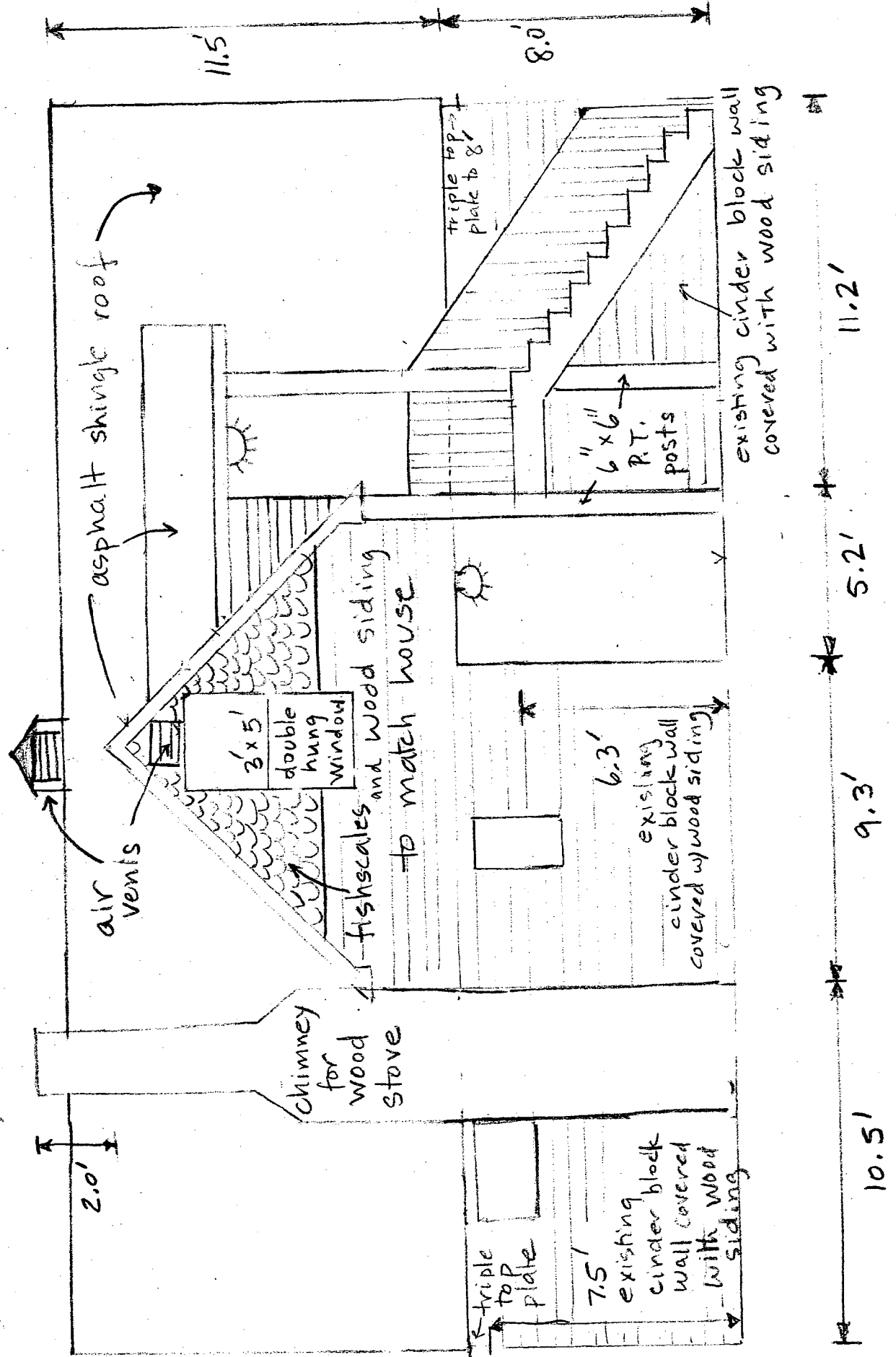


PROPOSED GARAGE

Lot 15, Section 99
 4710 Waverly Avenue
 Garrett Park, MD 20896

SOUTH ELEVATION

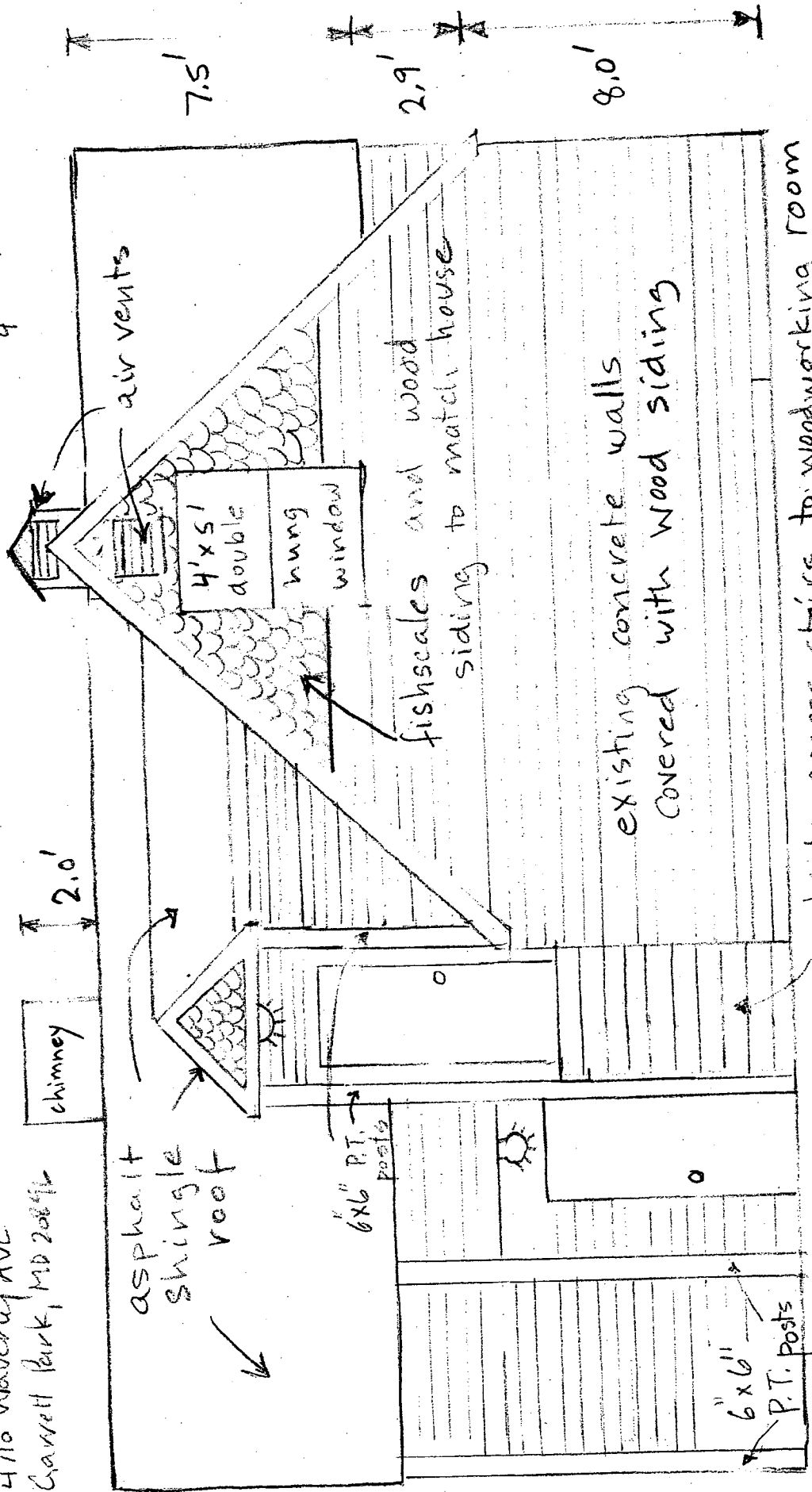
$\frac{1}{4}'' = 1.0'$



PROPOSED GARAGE

EAST ELEVATION
 $\frac{1}{4}'' = 1.0'$

Lot 15, Section 99
4710 Waverly Ave
Carroll Park, MD 20846

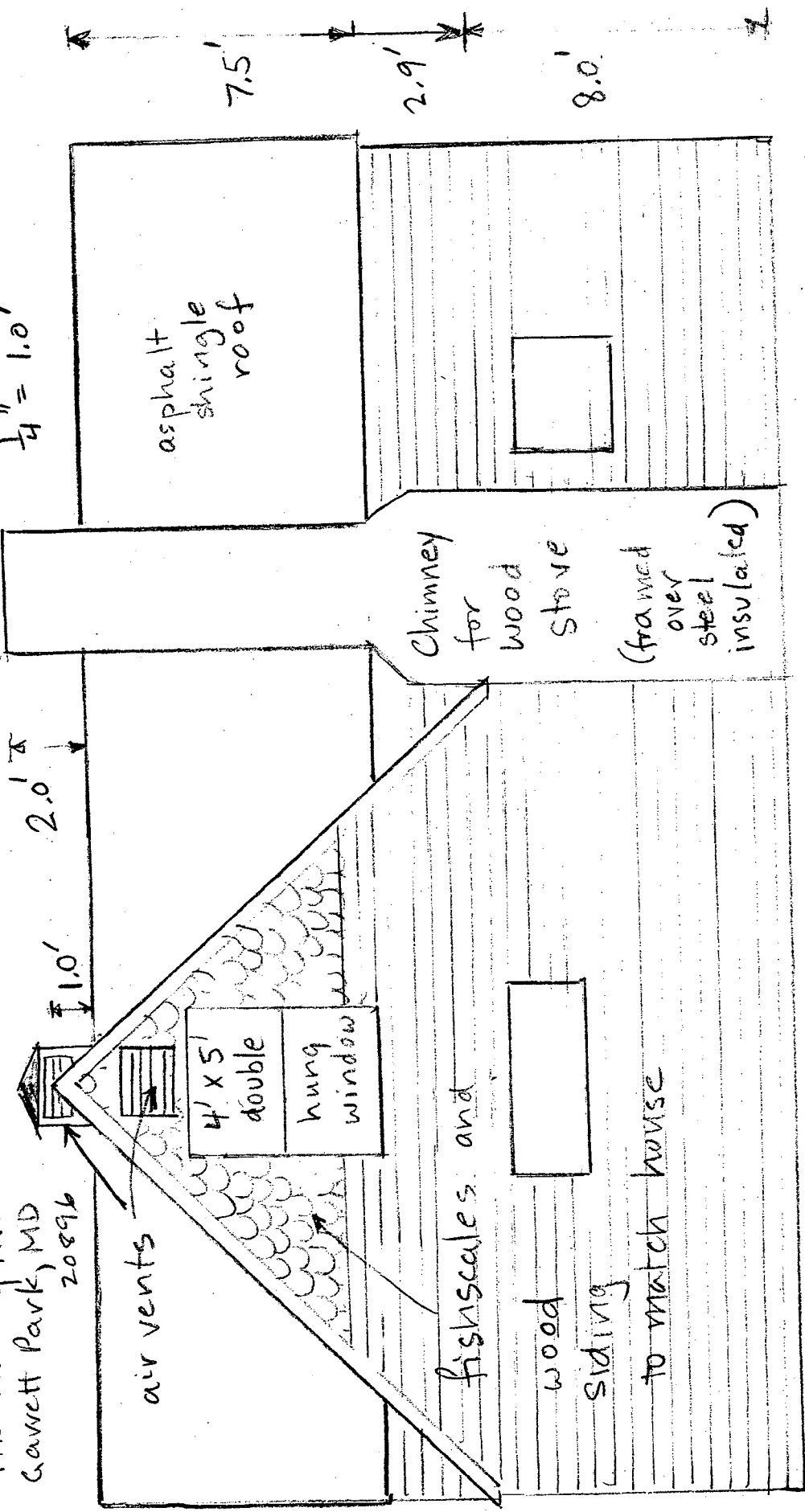


10.0'
4.0'
21.5'

PROPOSED GARAGE

Lot 15, Section 99
 4710 Waverly Ave
 Garrett Park, MD
 20896

WEST ELEVATION
 $\frac{1}{4}'' = 1.0'$

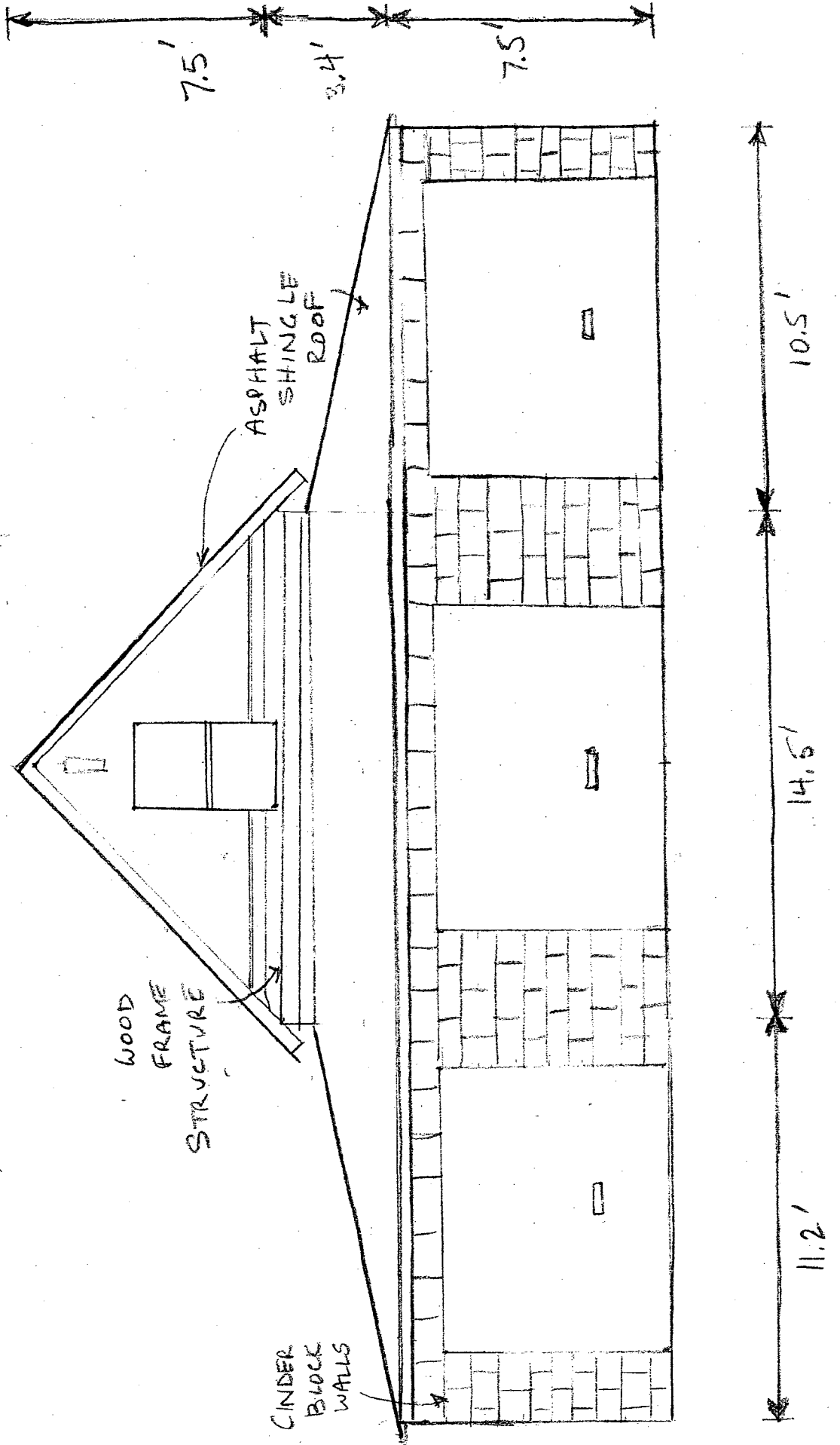


6.5' 15.0' 14.0'

EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20894

NORTH ELEVATION
 $1/4" = 1.0'$

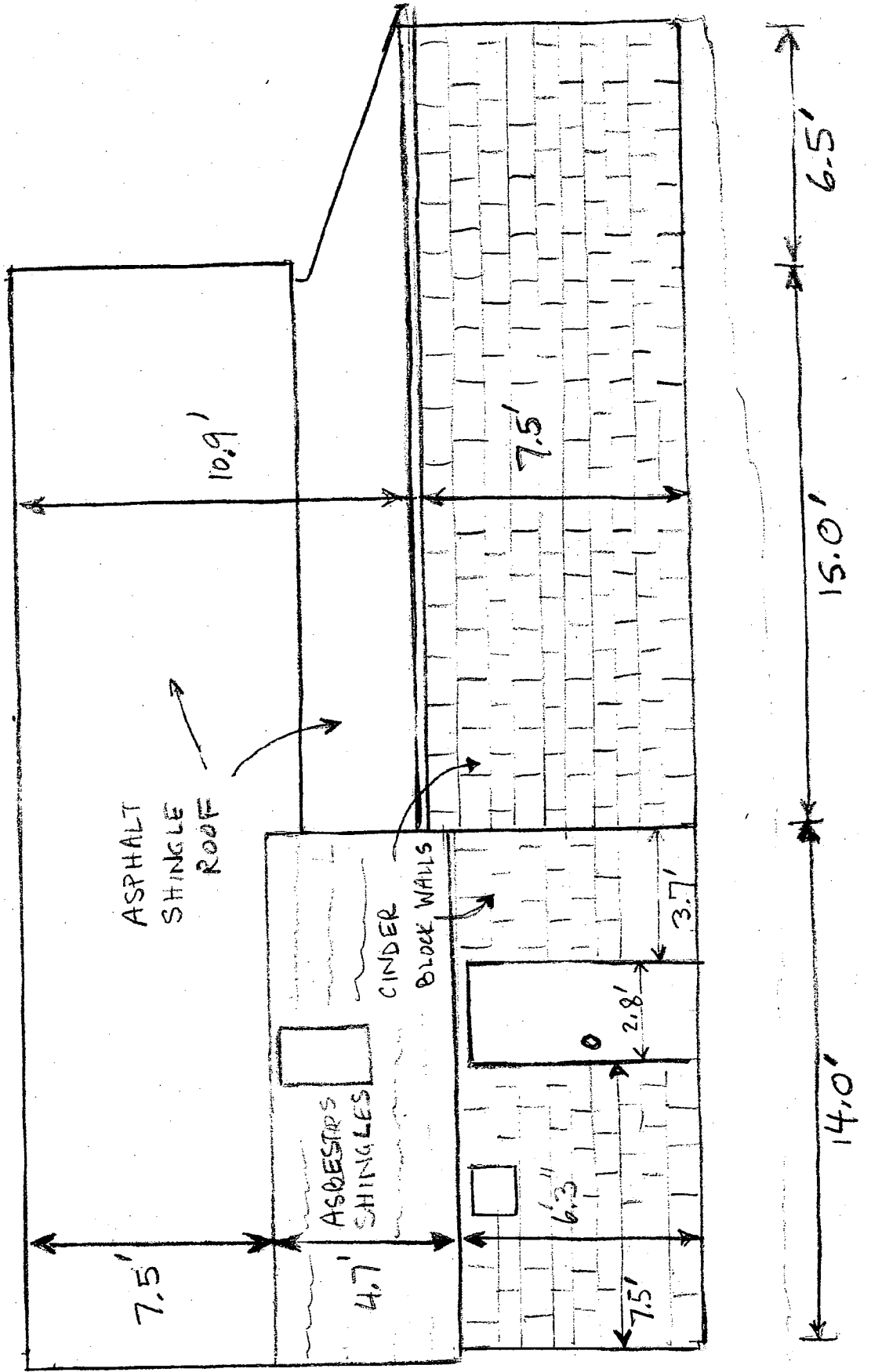


EXISTING GARAGE

Lot 15, Section 99
 4710 Waverly Avenue
 Garrett Park, MD 20894

EAST ELEVATION

$\frac{1}{4}'' = 1'0''$

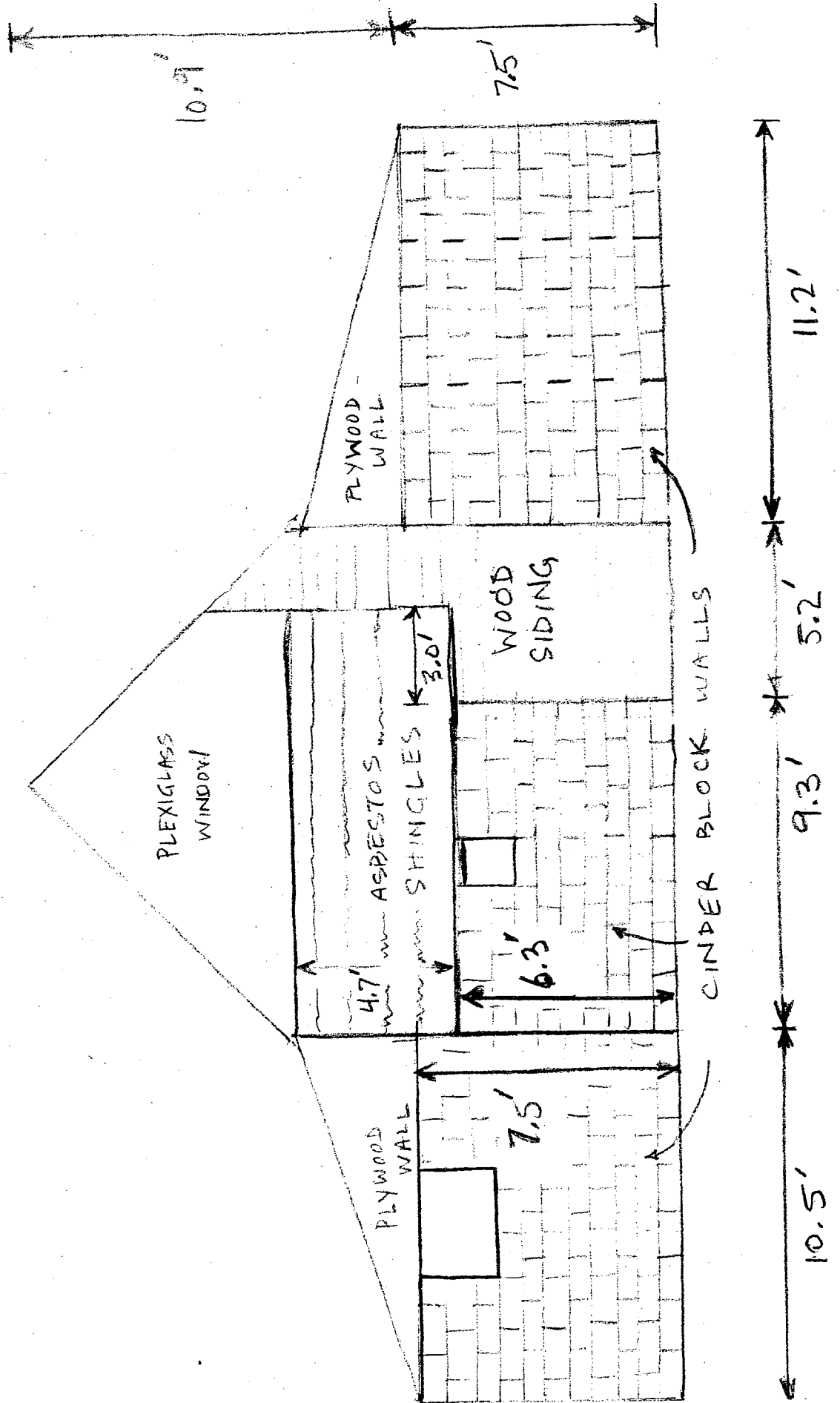


EXISTING GARAGE

SOUTH ELEVATION

1/4" = 1.0'

Lot 15, Section 99
4710 Waterly Avenue
Garrett Park, MD 20896

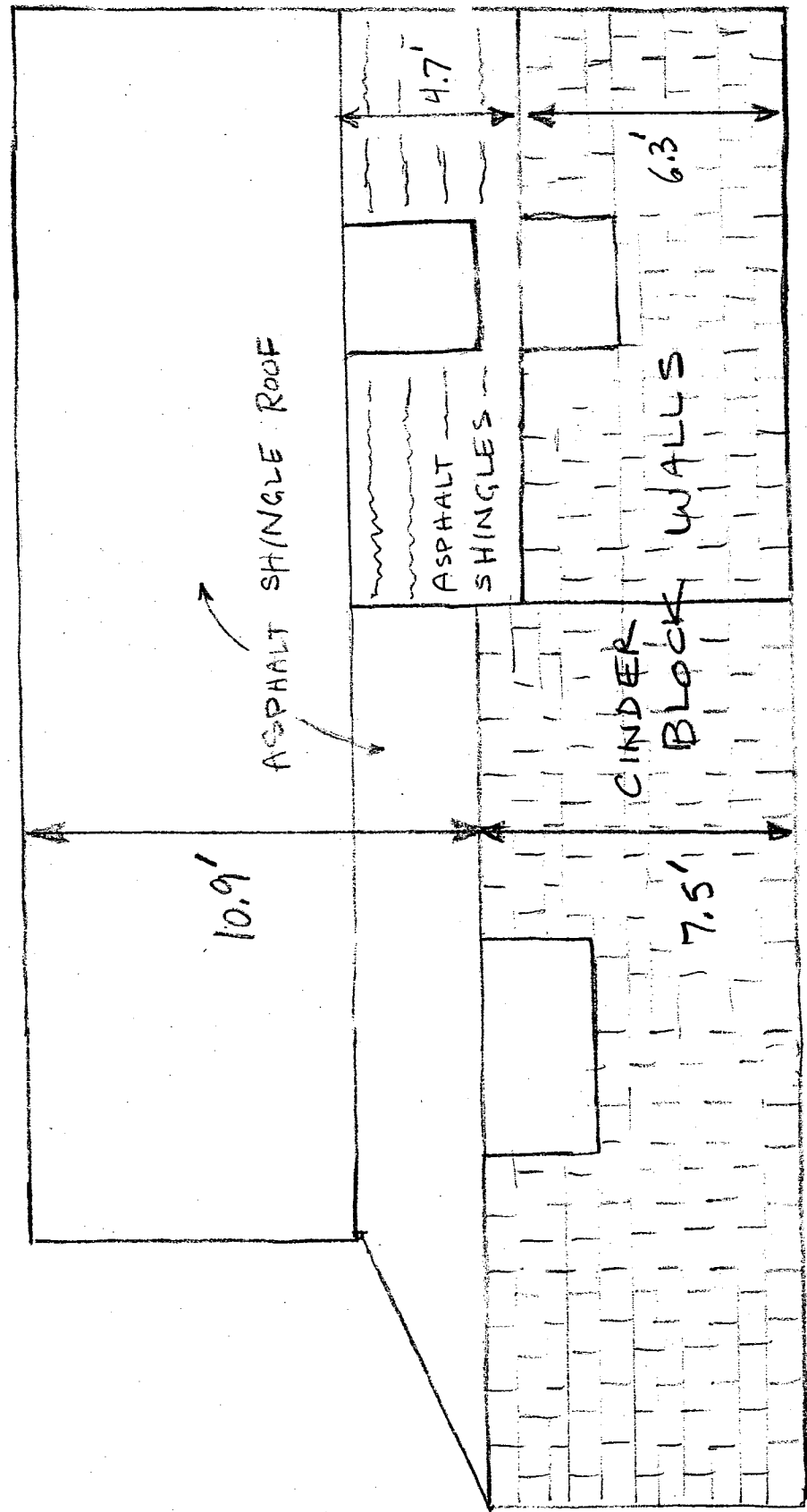


EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

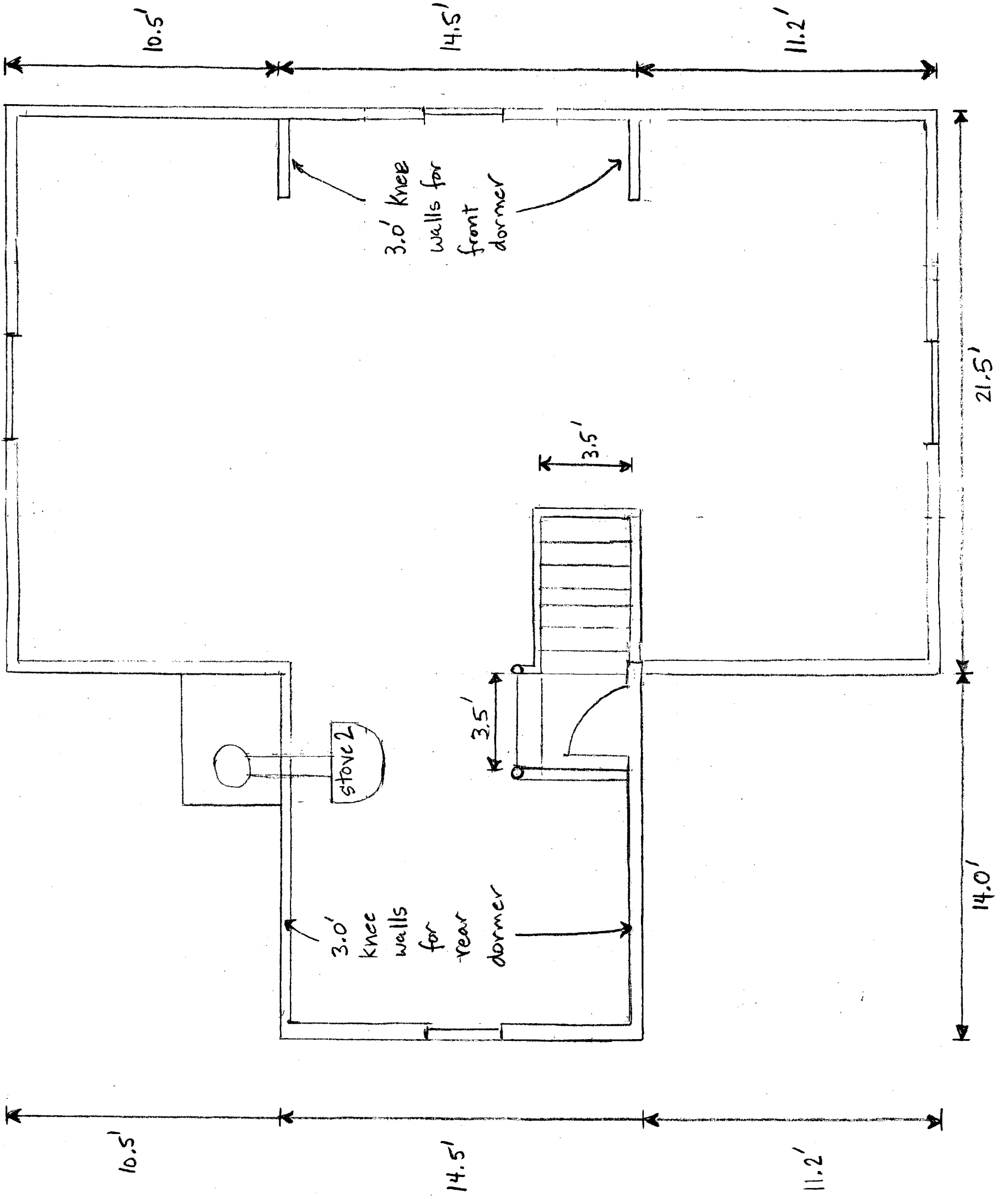
WEST ELEVATION

$\frac{1}{4}'' = 1'0''$



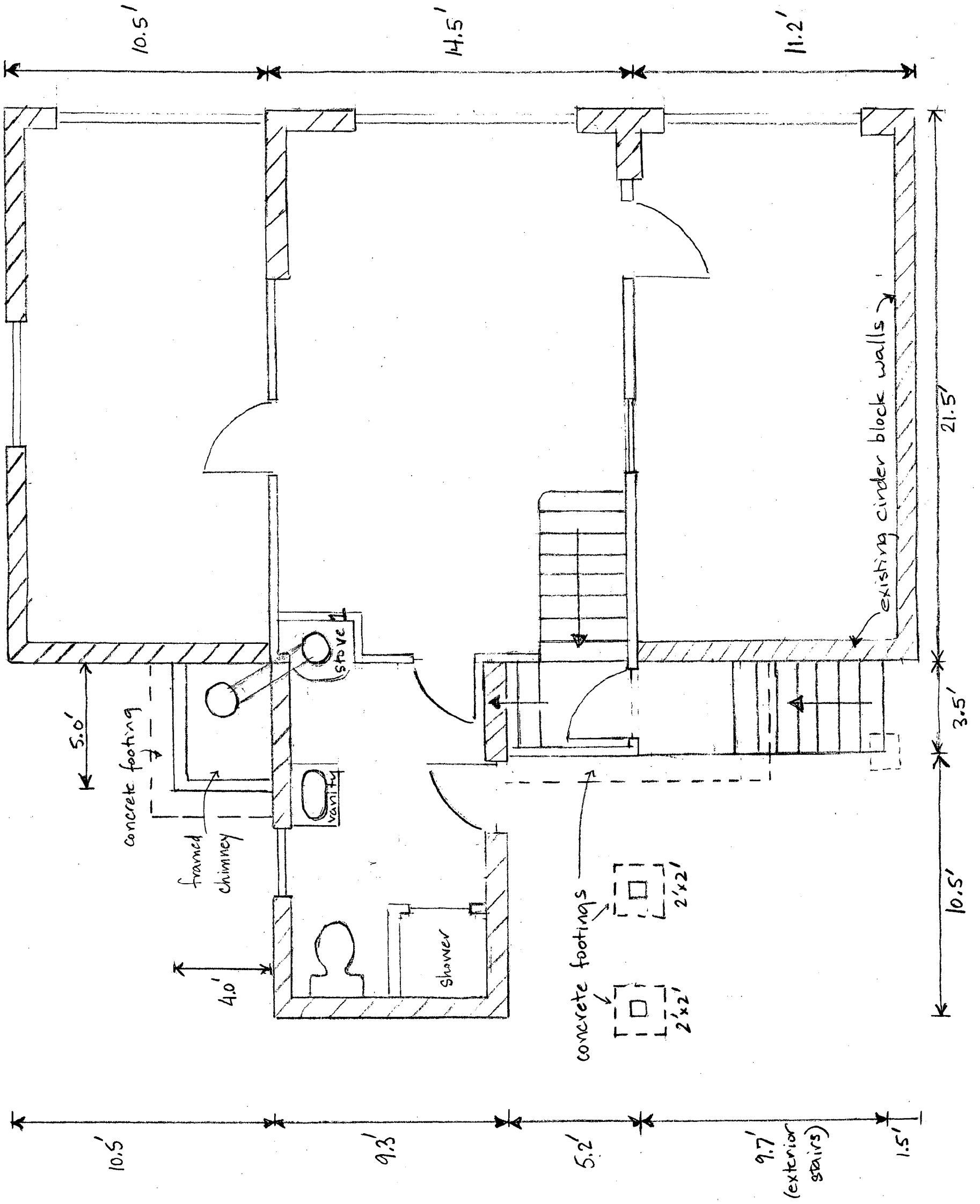
PROPOSED
SECOND
FLOOR
PLAN
FOR
GARAGE

Lot 15, section 99
4710 Waverly Ave
Carver Park
MD 20896

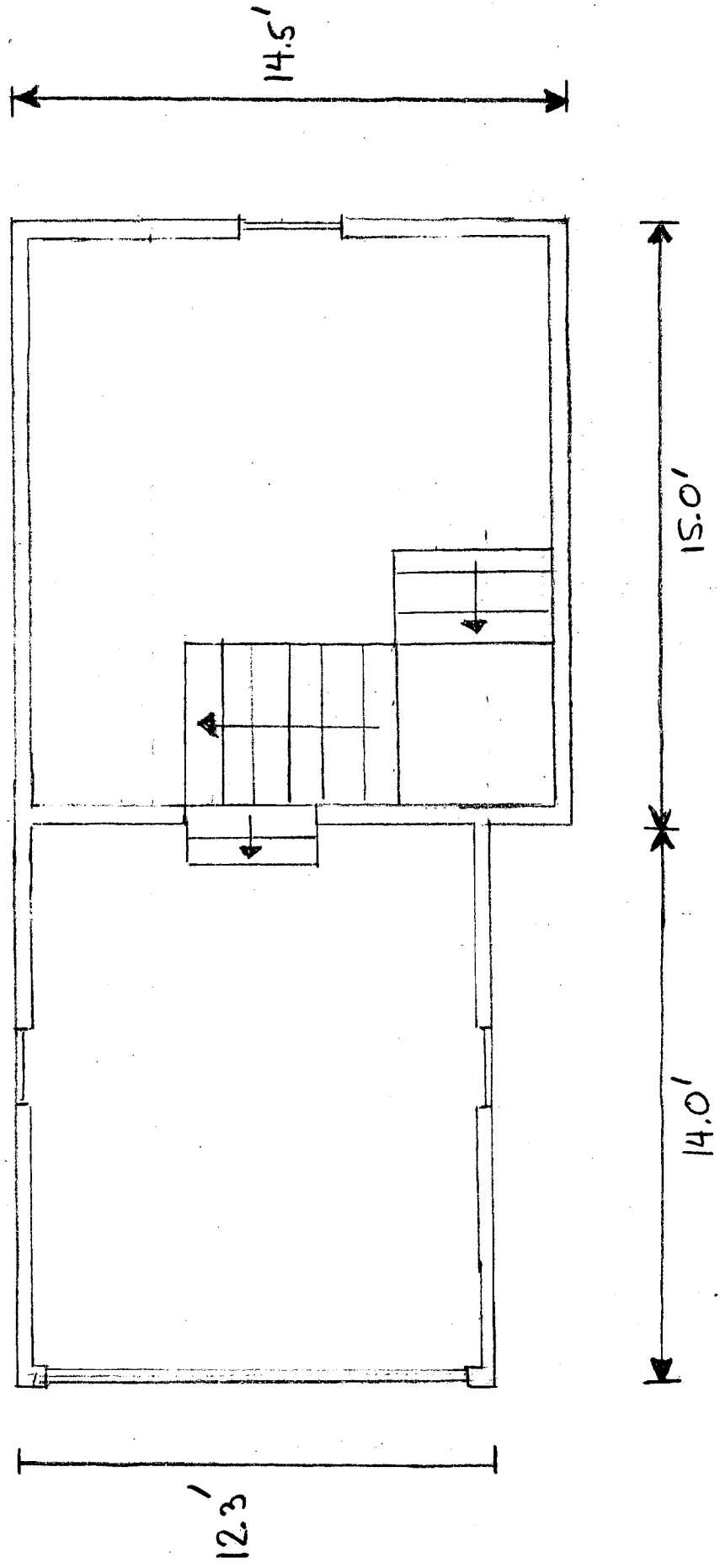


PROPOSED
FIRST
FLOOR
PLAN
FOR
GARAGE

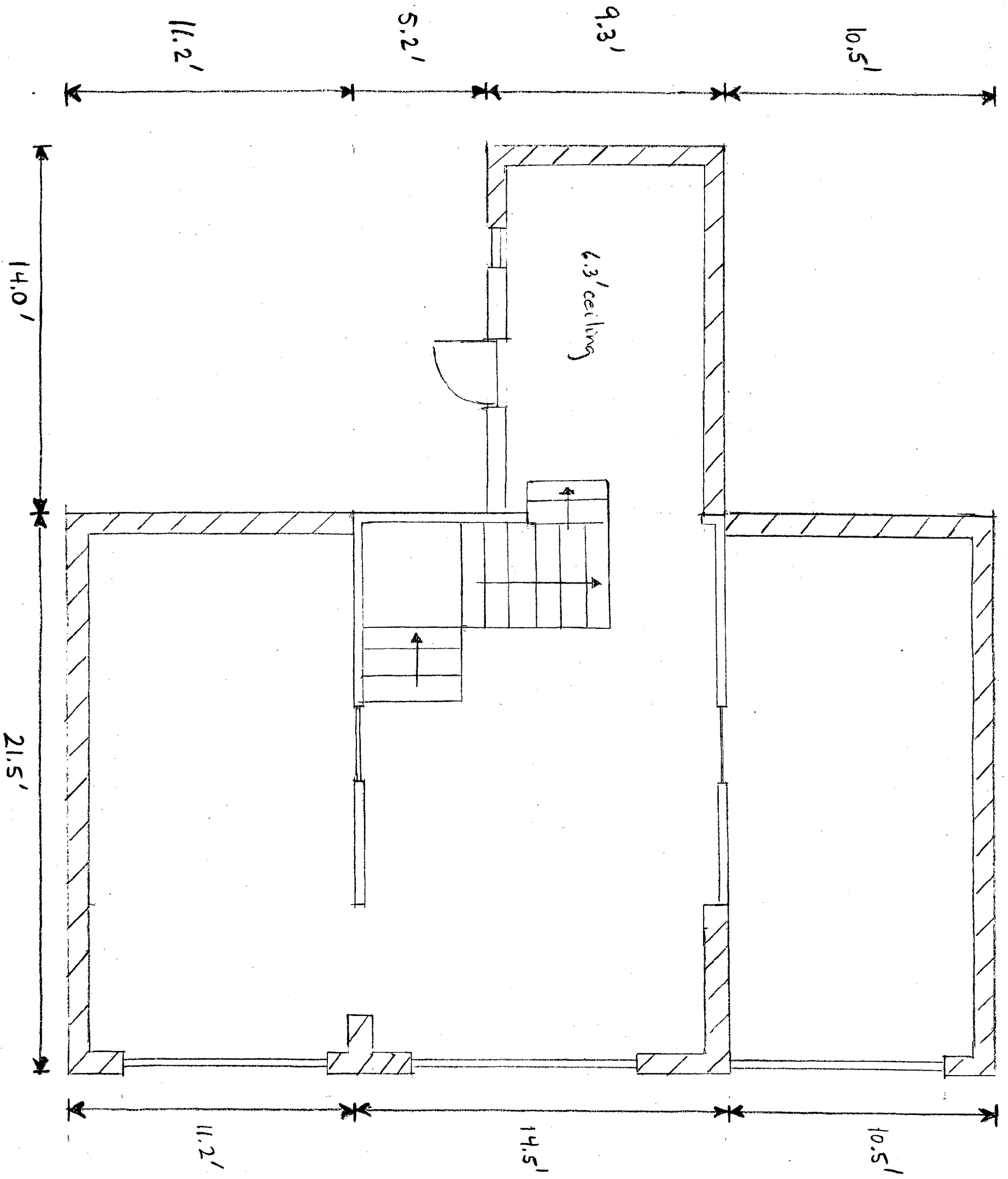
Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



EXISTING
SECOND
FLOOR
PLAN
FOR
GARAGE



Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



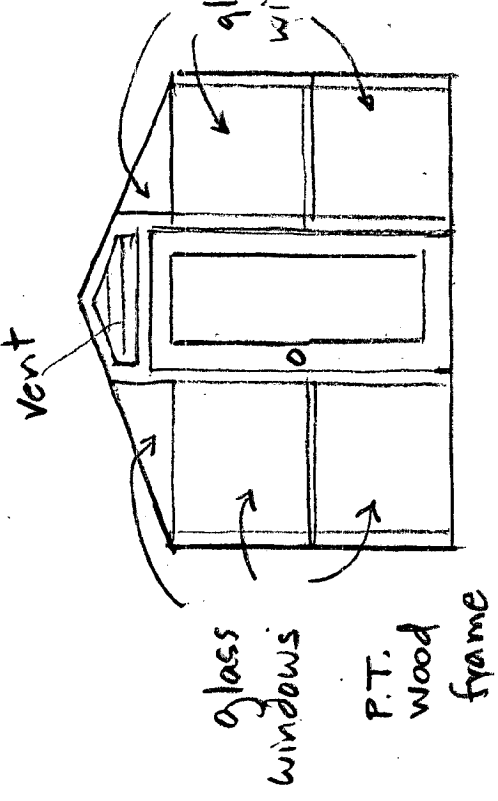
EXISTING
 FIRST
 FLOOR
 PLAN
 FOR
 GARAGE

Lot 15, Section 99
 4710 Waverly Ave
 Gamewett Park
 MD 20896

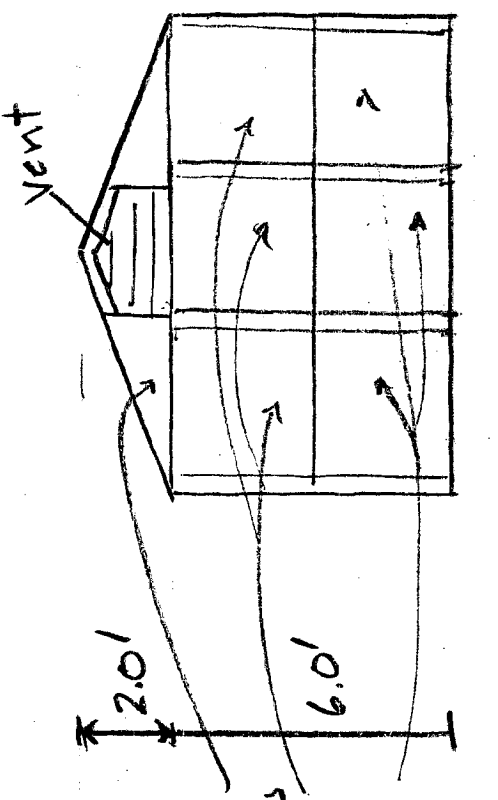
PROPOSED SHED (GLASS GREENHOUSE)

Lot 16, Section 99 4710 Waverly Ave Garrett Park MD 20896

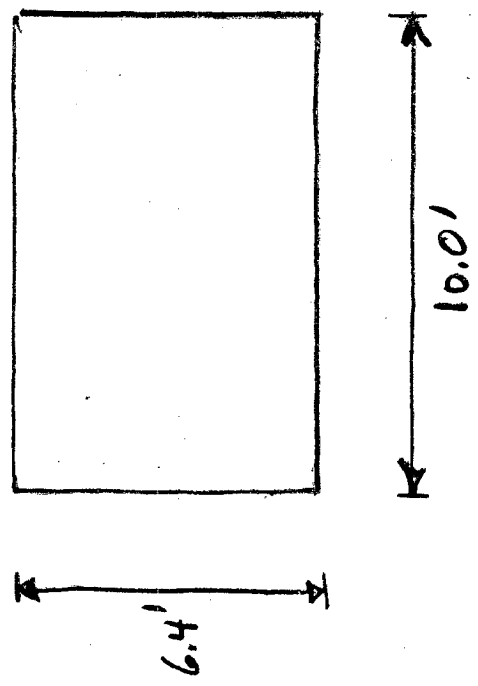
EAST ELEVATION



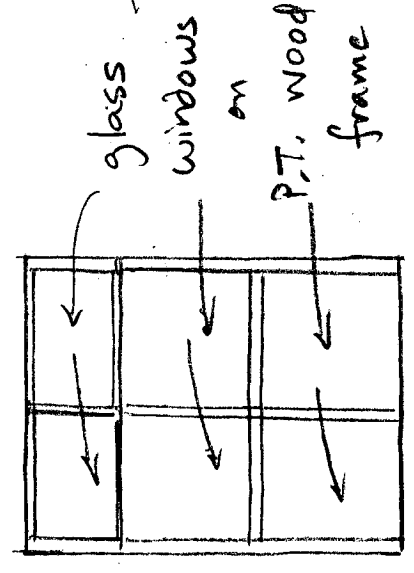
WEST ELEVATION



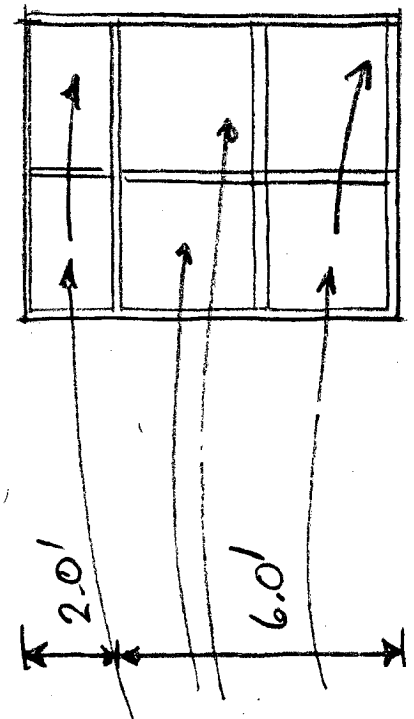
PROPOSED FLOOR PLAN



NORTH ELEVATION



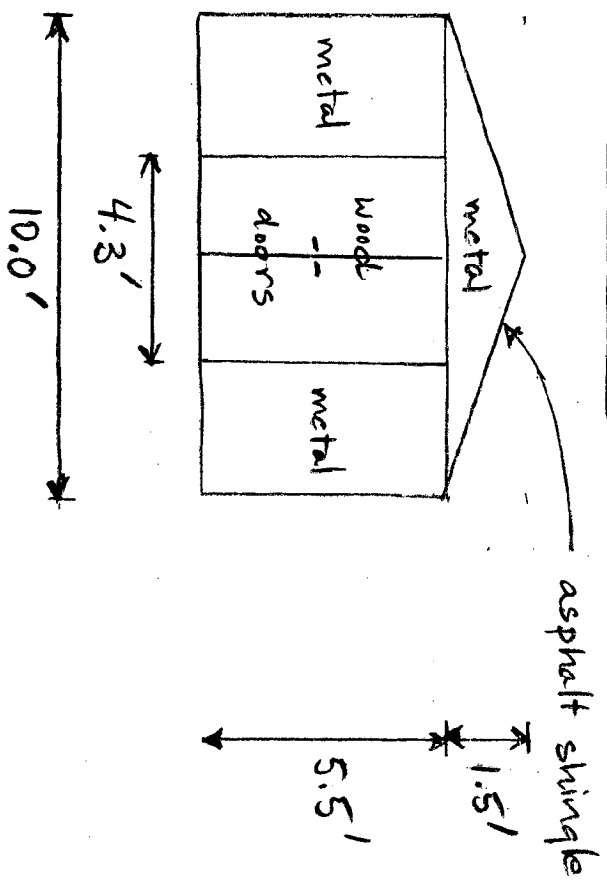
SOUTH ELEVATION



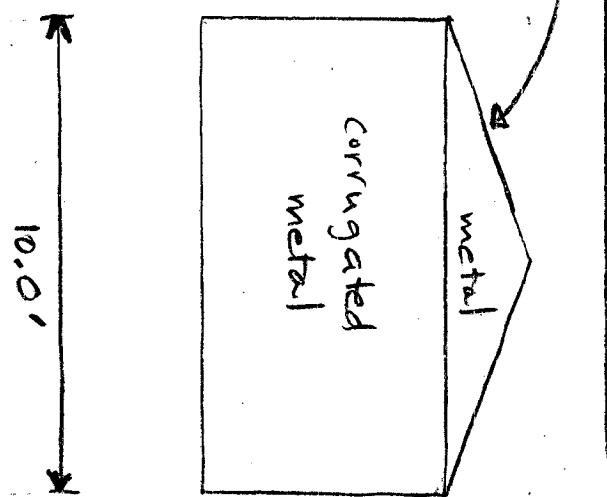
EXISTING SHED (METAL)

Lot 16, Section 99, 4710 Naverly Ave. Garrett Park MD 20896

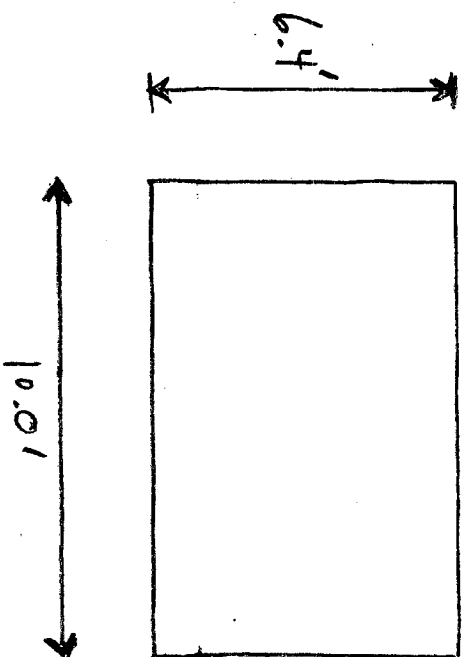
EAST ELEVATION



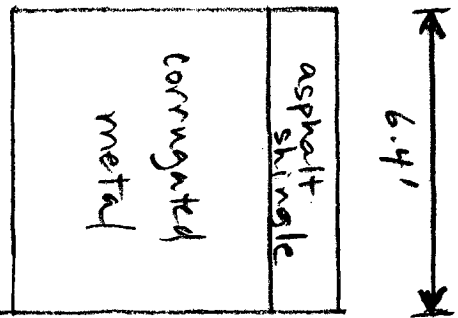
WEST ELEVATION



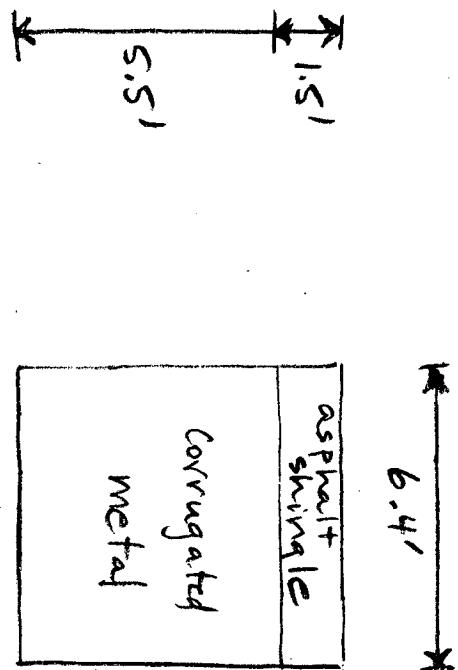
EXISTING FLOOR PLAN



NORTH ELEVATION



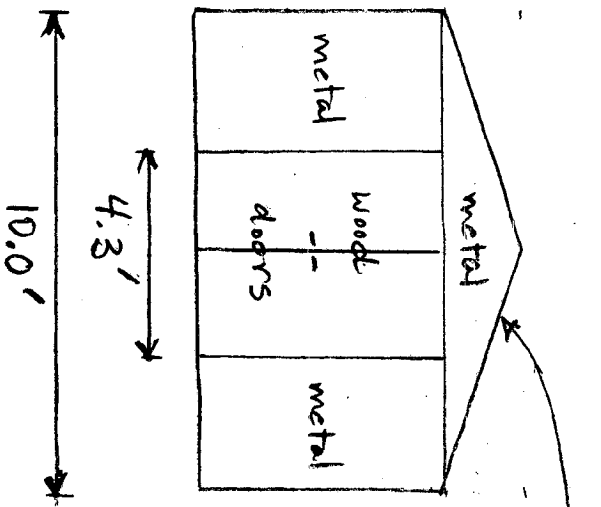
SOUTH ELEVATION



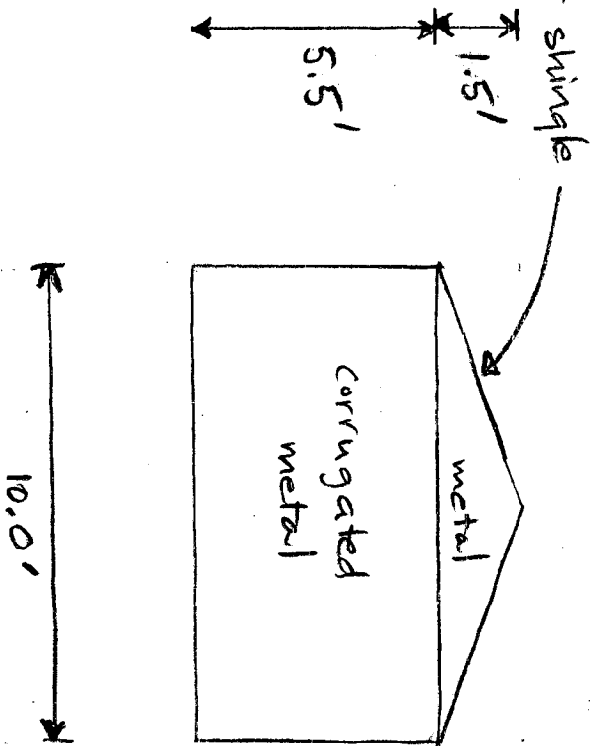
EXISTING SHED (METAL)

Lot 16, Section 99, 4710 Naverly Ave. Garrett Park MD 20896

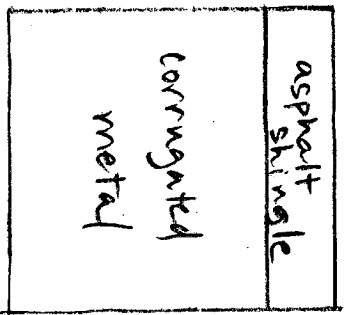
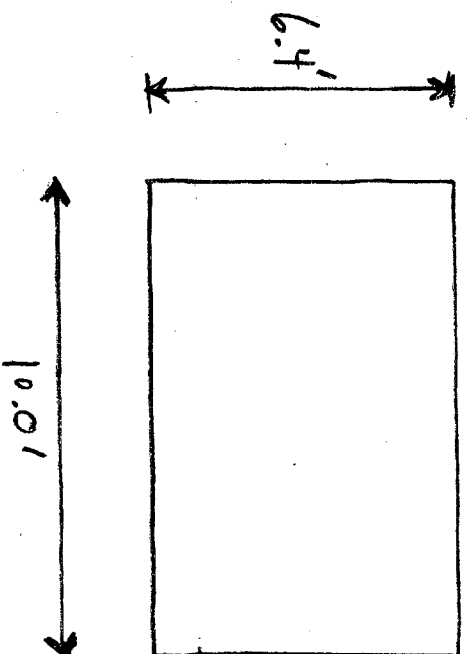
EAST ELEVATION



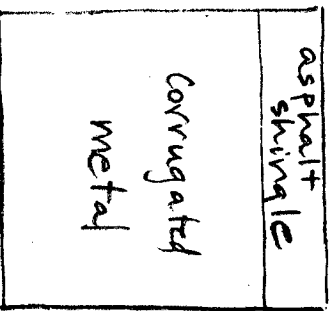
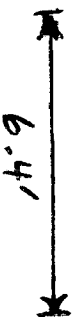
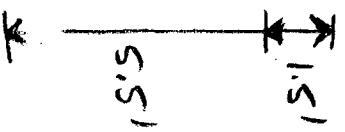
WEST ELEVATION



EXISTING FLOOR PLAN



NORTH ELEVATION

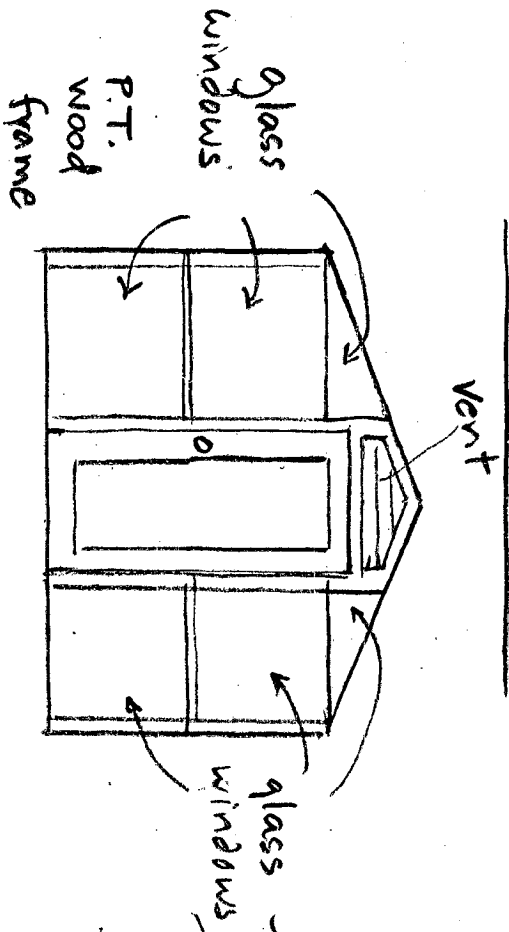


SOUTH ELEVATION

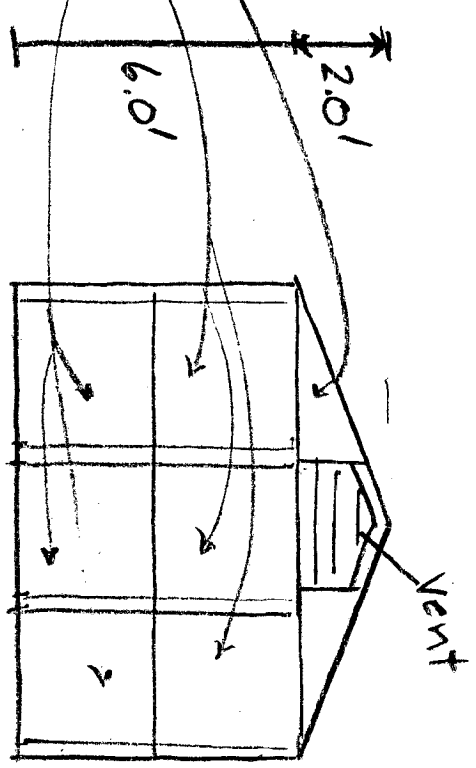
PROPOSED SHED (GLASS GREENHOUSE)

Lot 16, Section 99 4710 Waverly Ave Garrett Park MD 20896

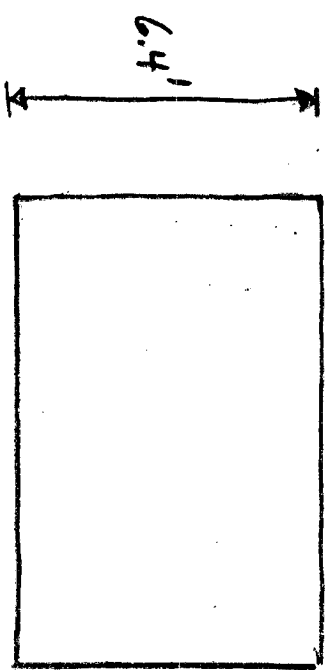
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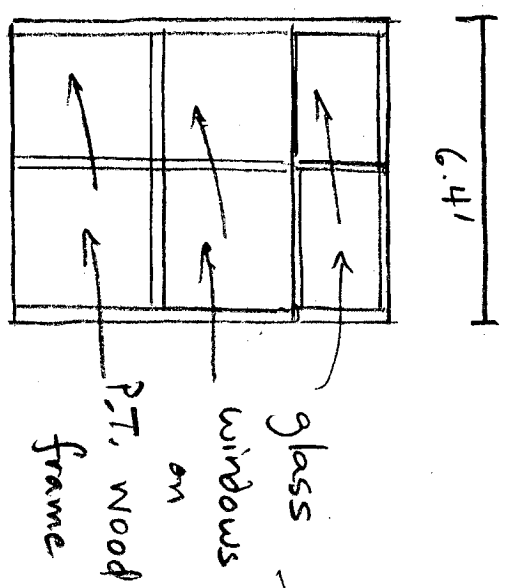
WEST ELEVATION



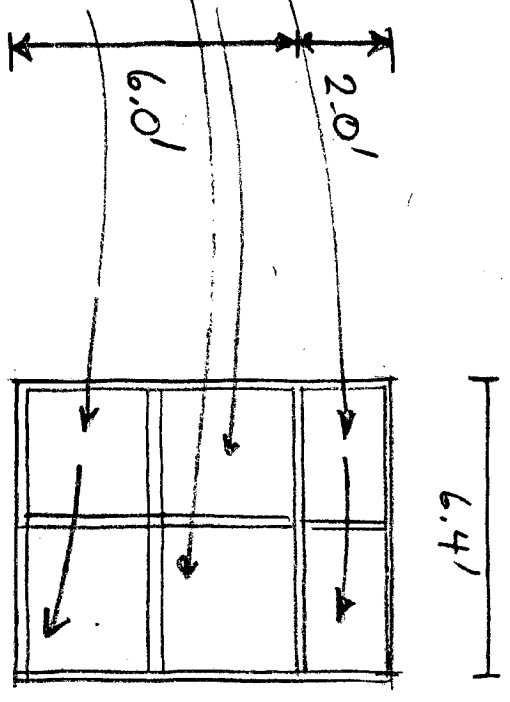
PROPOSED FLOOR PLAN

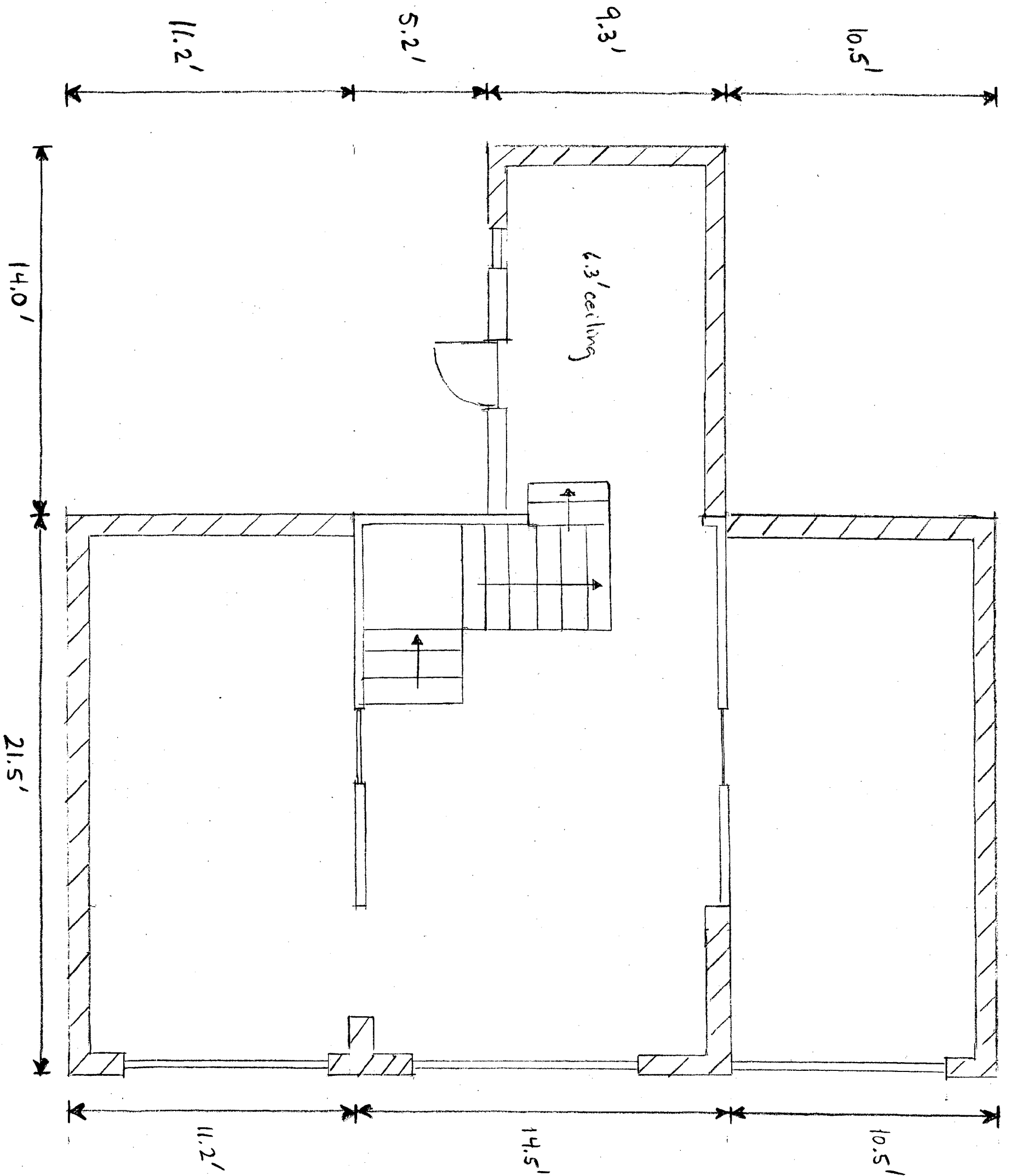


NORTH ELEVATION



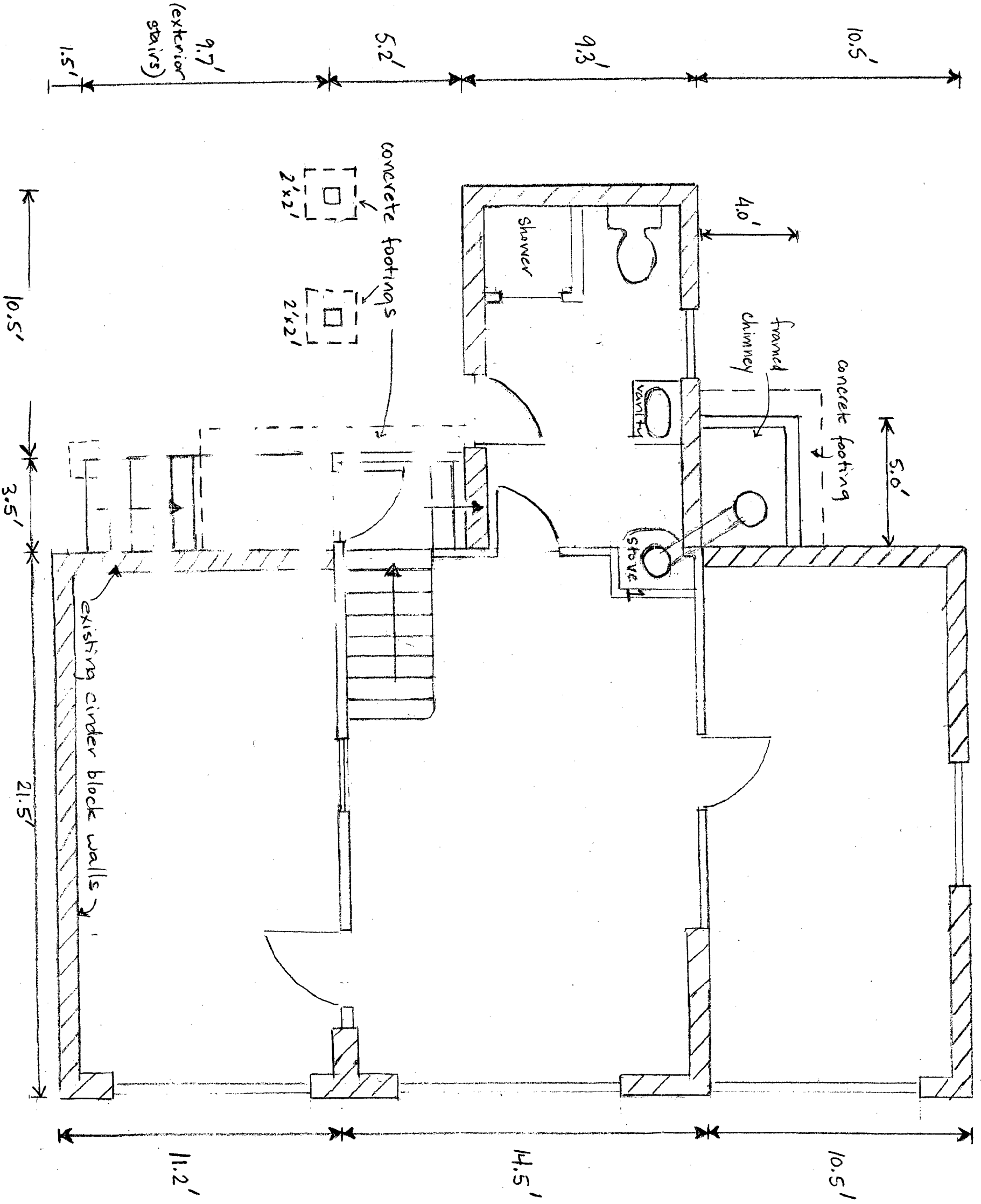
SOUTH ELEVATION





EXISTING
 FIRST
 FLOOR
 PLAN
 FOR
 GARAGE

Lot 15, Section 99
 4710 Waverly Ave
 Gaunt Park
 MD 20896



PROPOSED
FIRST
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896

EXISTING

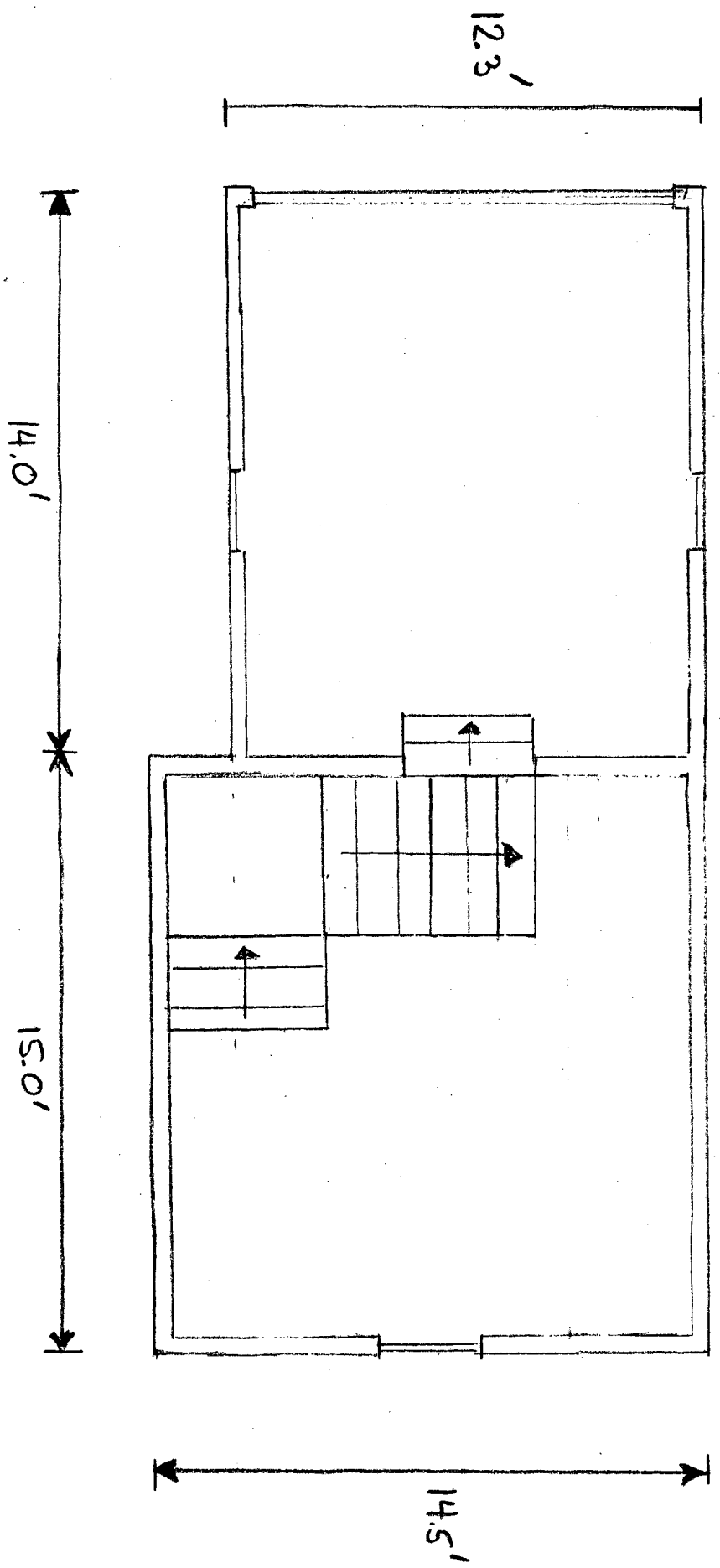
SECOND

FLOOR

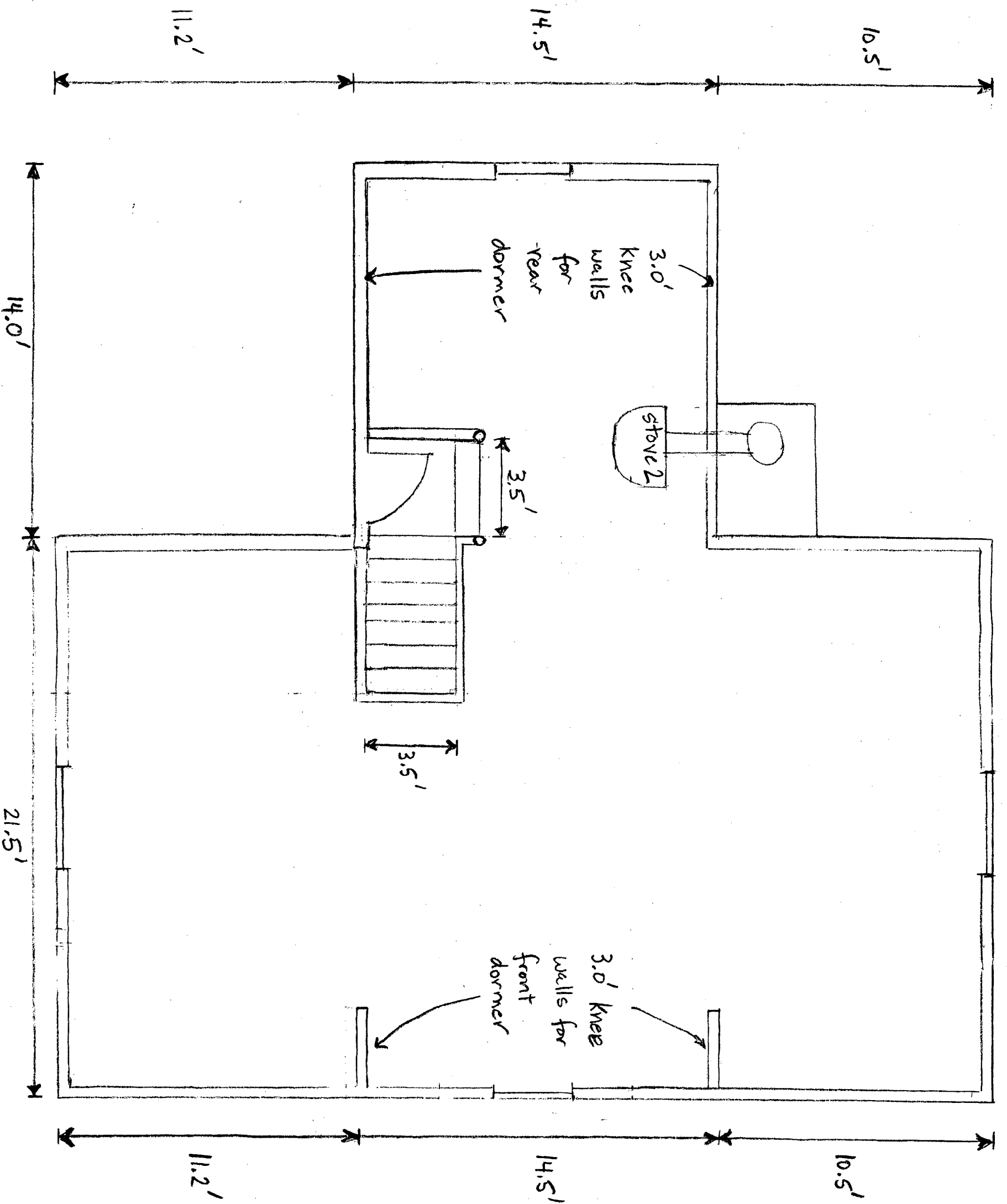
PLAN

FOR

GARAGE



Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



PROPOSED
SECOND
FLOOR
PLAN
FOR

GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	4710 Waverly Dr, Garrett Park	Meeting Date:	6/7/2006
Resource:	Outstanding Resource Garrett Park Historic District	Report Date:	5/31/2006
Applicant:	Richard & Pam Morgan	Public Notice:	5/24/2006
Review:	HAWP	Tax Credit:	None
Case Number:	30/13-06G	Staff:	Tania Tully
PROPOSAL:	tree removal, garage alterations, shed replacement		

RECOMMENDATION: Approve

STAFF RECOMMENDATION: Staff is recommending that the HPC approve this HAWP application.

2**ARCHITECTURAL DESCRIPTION**

SIGNIFICANCE: Outstanding Resource within the **Garrett Park Historic District**
STYLE: Queen Anne
DATE: 1889

Grace E.D. Sprigg-Huffman House.

The applicants' property consists of 2 lots. The historic house, driveway and small metal shed are on Lot 16 and Pt. Lot 17. The garage, pear tree, and pool are on Lot 15. The garage sits behind the house in the southwest corner of Lot 15. It has minimal to no visibility from the street. The garage, having been altered numerous times of the years, is not a contributing structure.

HISTORIC CONTEXT

Excerpted from *Places from the Past: The Tradition of Gardez Bien in Montgomery County, Maryland*.

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 (see related individual site, Garrett Park 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:

This HAWP application consists of three major work items.

1. Remove pear tree and replace with Magnolia trees (Circle 21).
2. Replace existing metal shed with a small greenhouse (Circles 25-27).
3. Expand the 2nd level and extensively renovate the garage (Circles 8-15).

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.

STAFF DISCUSSION

Remove pear tree. Both lots contain numerous mature trees and the applicants are proposing to replace it with a Magnolia tree. Staff is recommending approval of this work item.

Replace metal shed. The metal shed is severely deteriorated and not historic. The proposed greenhouse will sit on the same footprint and will not increase the lot coverage. As a wood frame structure with glass panels, it will not interfere with the park-like setting of the historic district. Staff is recommending approval of this work item.

Expand second level and renovate garage. The once single-bay frame garage has been altered and expanded such that the front gable is the only part recognizable as original. There is a cinderblock addition that wraps the front three sides of the garage and increasing it to 3 bays. There is also 2-story rear block addition. The expansion of the 2nd level is to allow for more usable space for a workshop. In addition to the expansion, the proposal is to make material and design changes that allow for the building to be more compatible with the historic house.

The materials proposed for the garage are comparable to those used on the house – cedar shingles and siding, wood windows and solid wood doors. A small cupola is proposed and will serve as an air vent. The cinder block walls will be covered with horizontal cedar siding and cedar shingles are proposed for the gable ends. With the exception of the addition of an exterior stair and chimney on the rear of the garage, there is no expansion of the footprint. The addition will increase the overall height of the garage by 1 foot and the front gable of the garage will be pushed forward to the front plane of the structure and become a dormer. Staff recommends that it be set back a foot or two in order to allow the roof to wrap it and provide more of a dormer character.

Although the addition of the 2nd level increases the mass of the garage it is still compatible with the historic district and the house. The house has a large environmental setting and is 2 ½ stories tall. The expanded garage will not compete with the historic house. Staff is recommending approval.

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;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.

Secretary of the Interior's Standards for Rehabilitation

1. A Property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
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.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that has acquired historic significance in their own right will be retained and preserved.
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.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.



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

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Pam Morgan
Daytime Phone No.: 301-942-3490

Tax Account No.: 00058512 + 00058501
Name of Property Owner: Richard C + PN Morgan
Address: 4710 Waverly Ave, PO Box 424, Garrett Park MD 20896-0424
Contractor: tbd or ourselves
Agent for Owner: none

LOCATION OF BUILDING/PREMISE

House Number: 4710 Street: Waverly Ave
Town/City: Garrett Park Nearest Cross Street: Montrose Ave
Lot: 15, 16, 17 Block: 99 Subdivision: Garrett Park 003 = SUB
Liber: 11684 Folio: 187 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, Revision, Repair, Revocable, Fence/Wall, Other: garage, tree removal
1B. Construction cost estimate: \$ 50,000
1C. If this is a revision of a previously approved active permit, see Permit # n/a

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 [X] WSSC 02 [] Septic 03 [] Other:
2B. Type of water supply: 01 [X] 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 of owner or authorized agent: Pamela N. Morgan

Date: 5/17/06

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 421490 Date Filed: _____ Date Issued: _____

ATTACHMENT

4710 Waverly Avenue
Garrett Park, MD 20896

1. Description

a) The garage has been built in many stages over about 60 years. The original wood frame single garage has been surrounded by a triple garage made of cinder block walls. An extension on the rear was built of wood frame with a 6'3" ceiling on the first floor and an unsafe stair configuration to access second floor. The wood walls and roof on the garage is badly deteriorated and no longer weatherproof. The corrugated metal shed is also badly deteriorated. None of the materials match the 1891 main house which was extensively renovated over the last five years with matching materials and style.

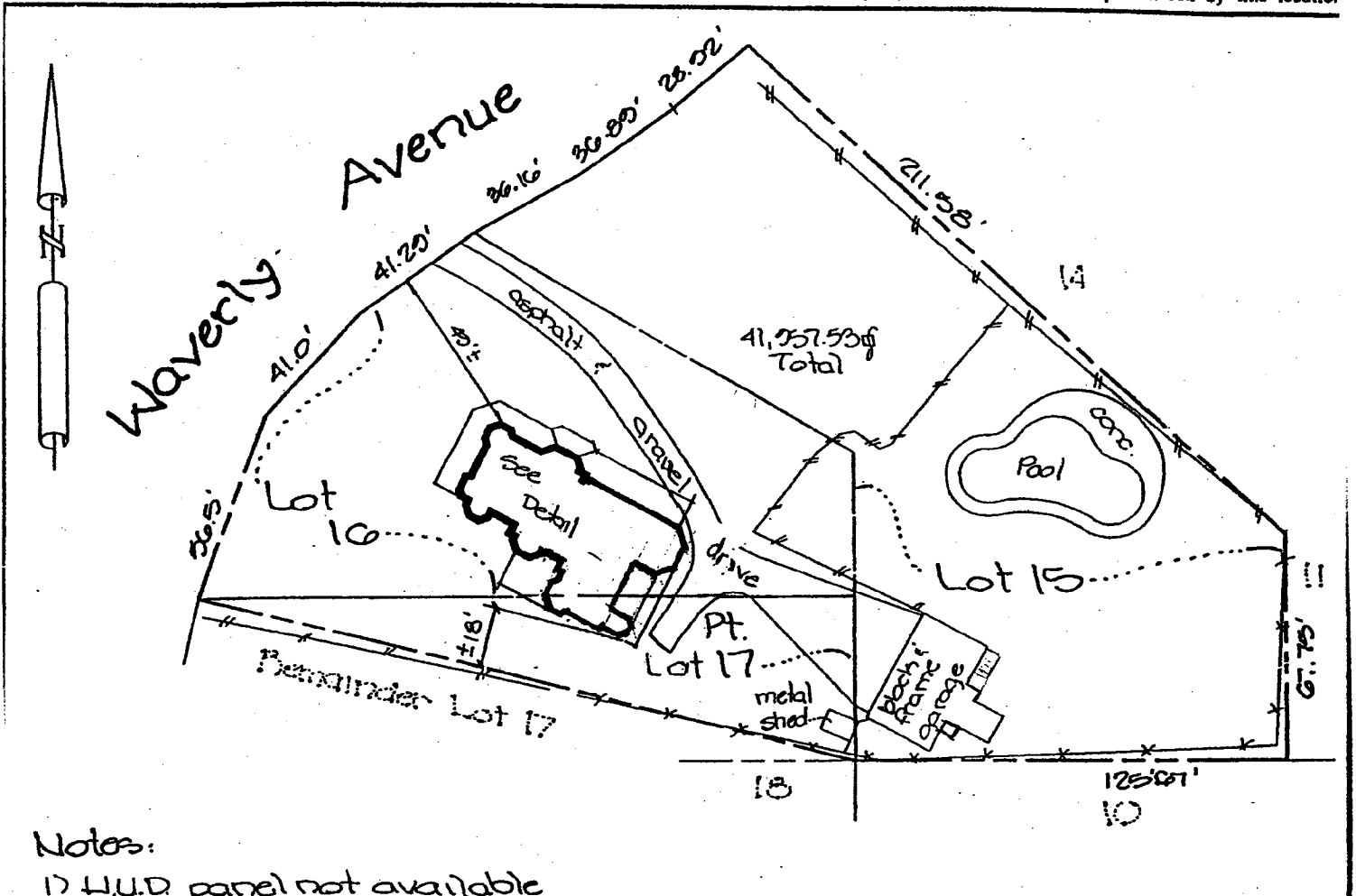
b) The scope of the project is to:

- i) Renovate the garage to use materials that match the main house and to expand the usable second floor space to use as a wood working workshop.
- ii) Replace existing metal shed with small greenhouse
- iii) Cut down pear tree at left front of yard to replace with three magnolia trees.

Pamela L. Morgan

(6)

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

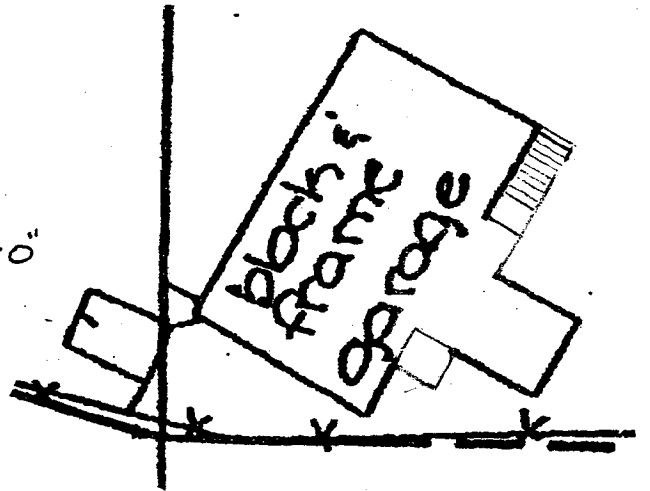


Notes:

- 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.

1" = 20'-0"

Location of House
 Lots 15 & 16 and Part of Lot 17, Block 20
Garrett Park
 Montgomery County, Maryland
 05-03-06

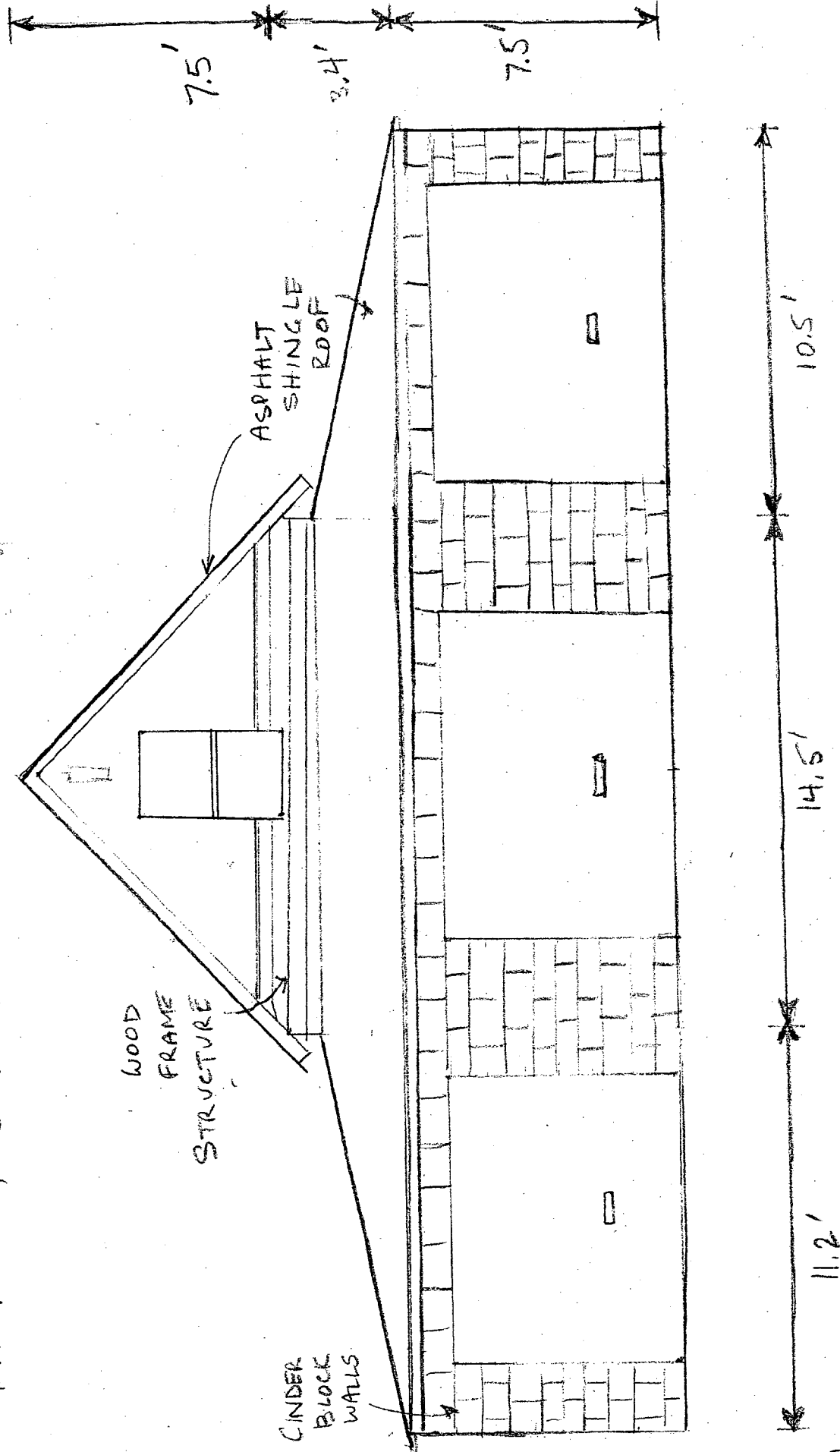


Building Line and/or Flood Zone Information is taken from Available Sources and is Subject to Interpretation of Originator.

EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20894

NORTH ELEVATION
1/4" = 1.0'

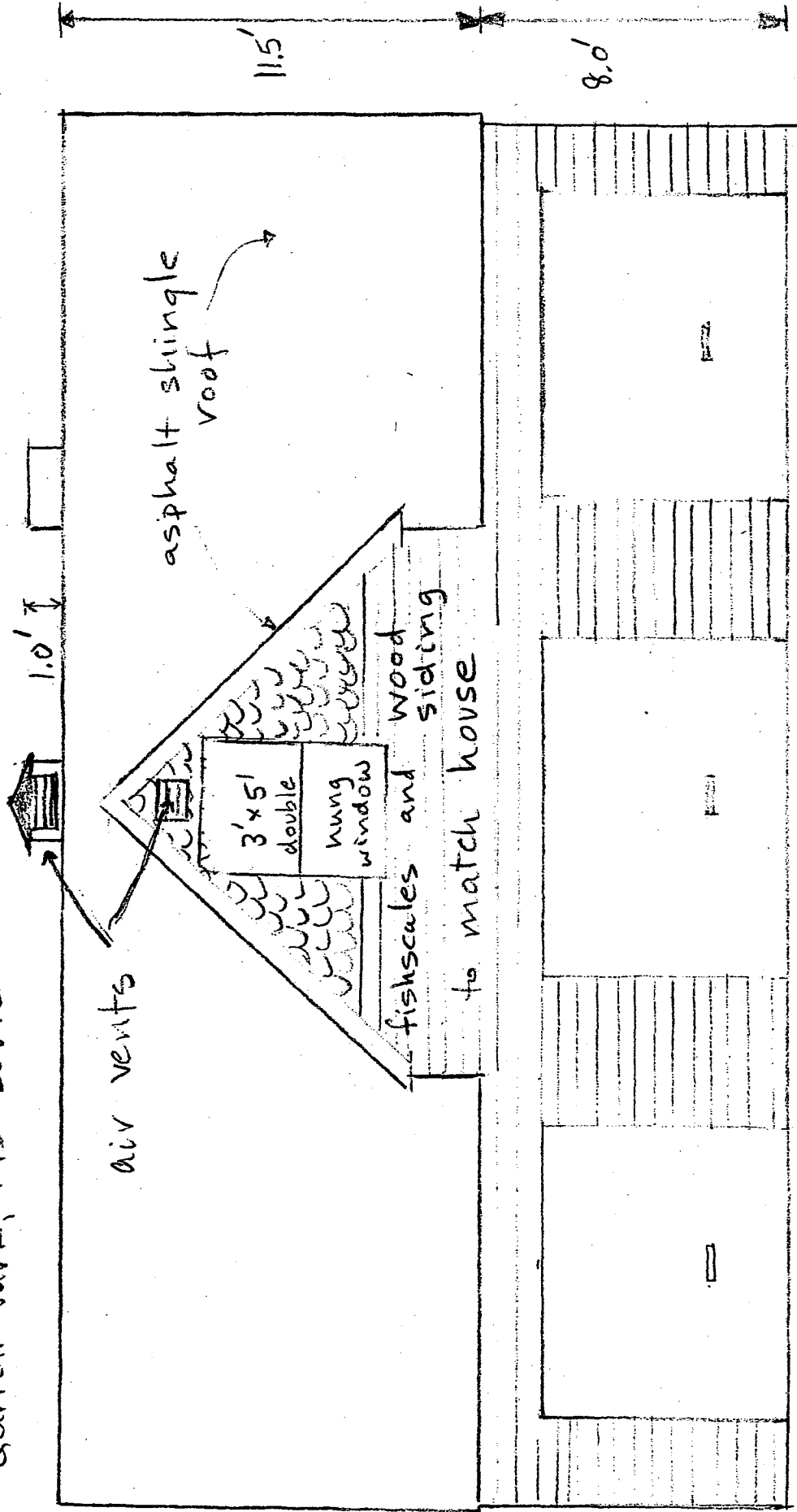


PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

NORTH ELEVATION

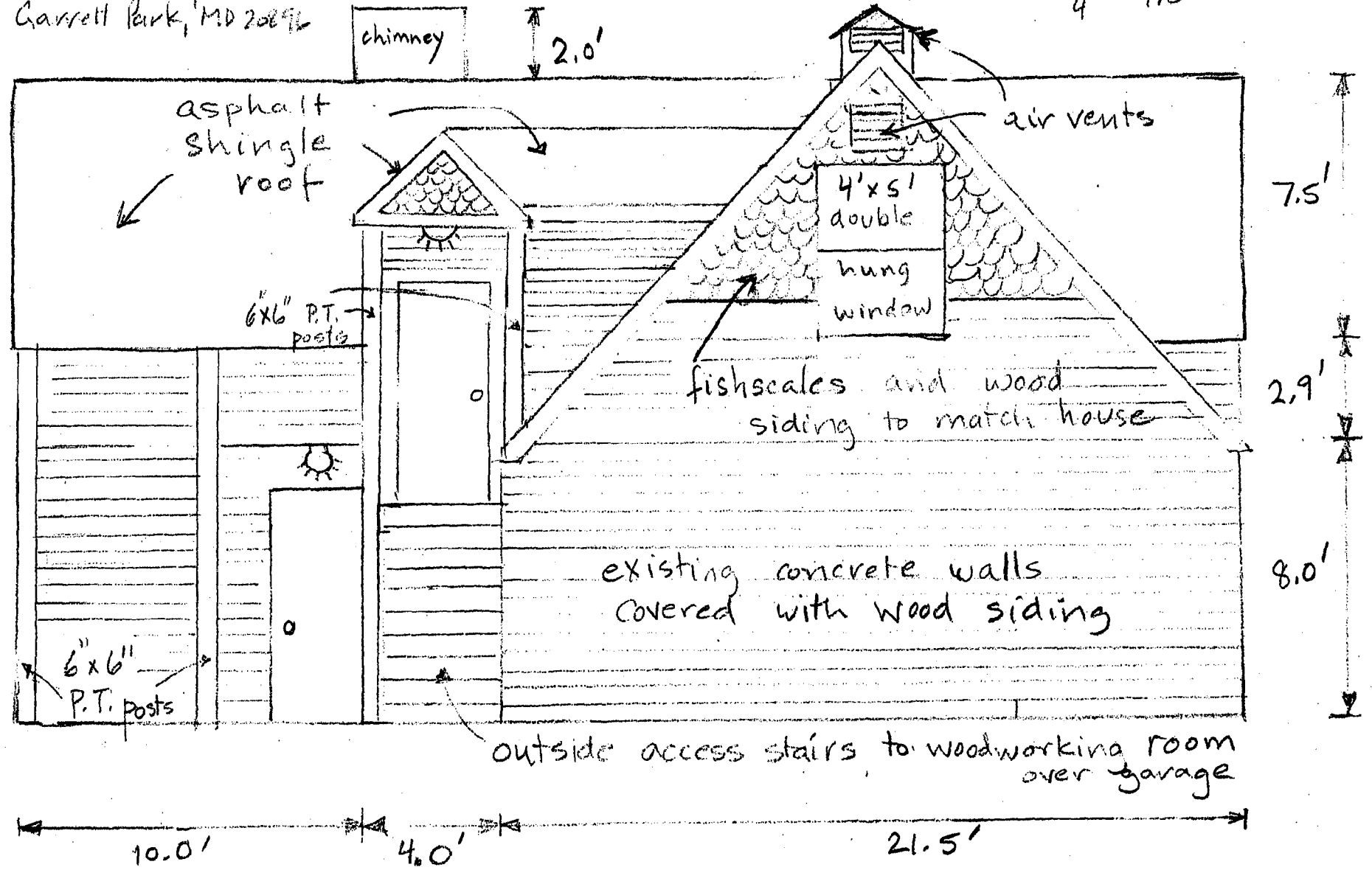
$\frac{1}{4}'' = 1.0'$



PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park, MD 20896

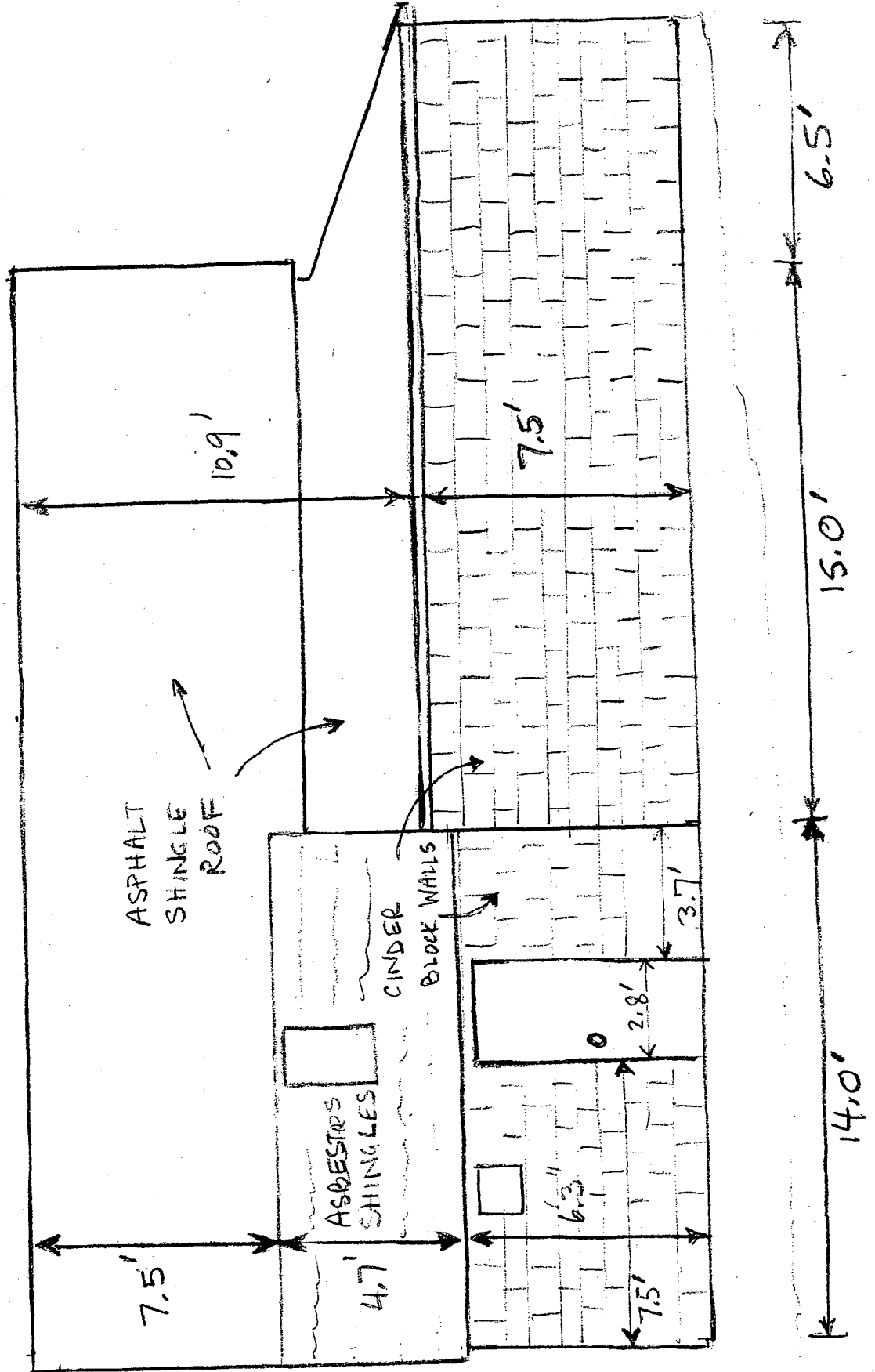
EAST ELEVATION
 $\frac{1}{4}'' = 1.0'$



EXISTING GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

EAST ELEVATION
 $\frac{1}{4}'' = 1'0''$

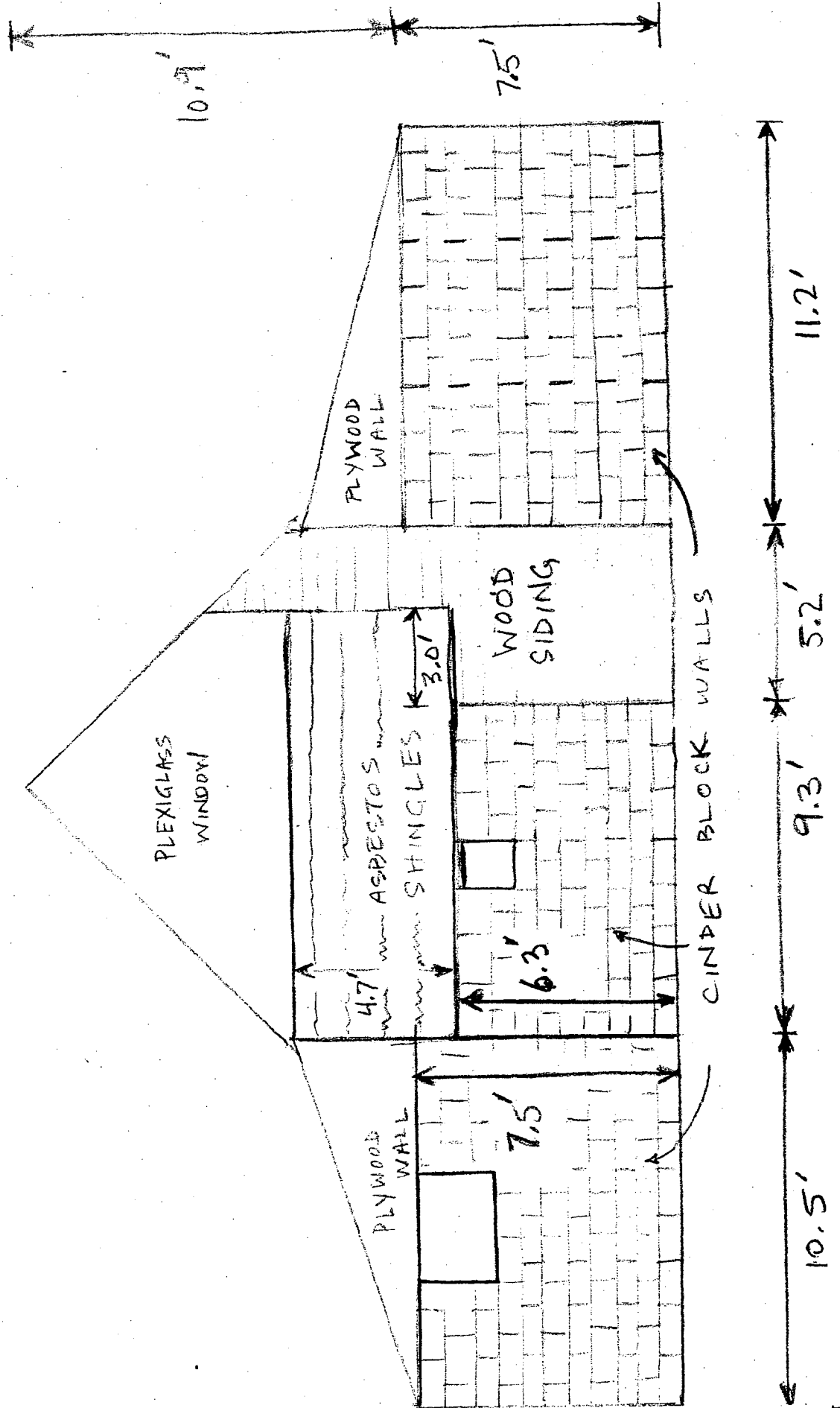


EXISTING GARAGE

SOUTH ELEVATION

Lot 15, Section 99
4710 Waterly Avenue
Garrett Park, MD 20896

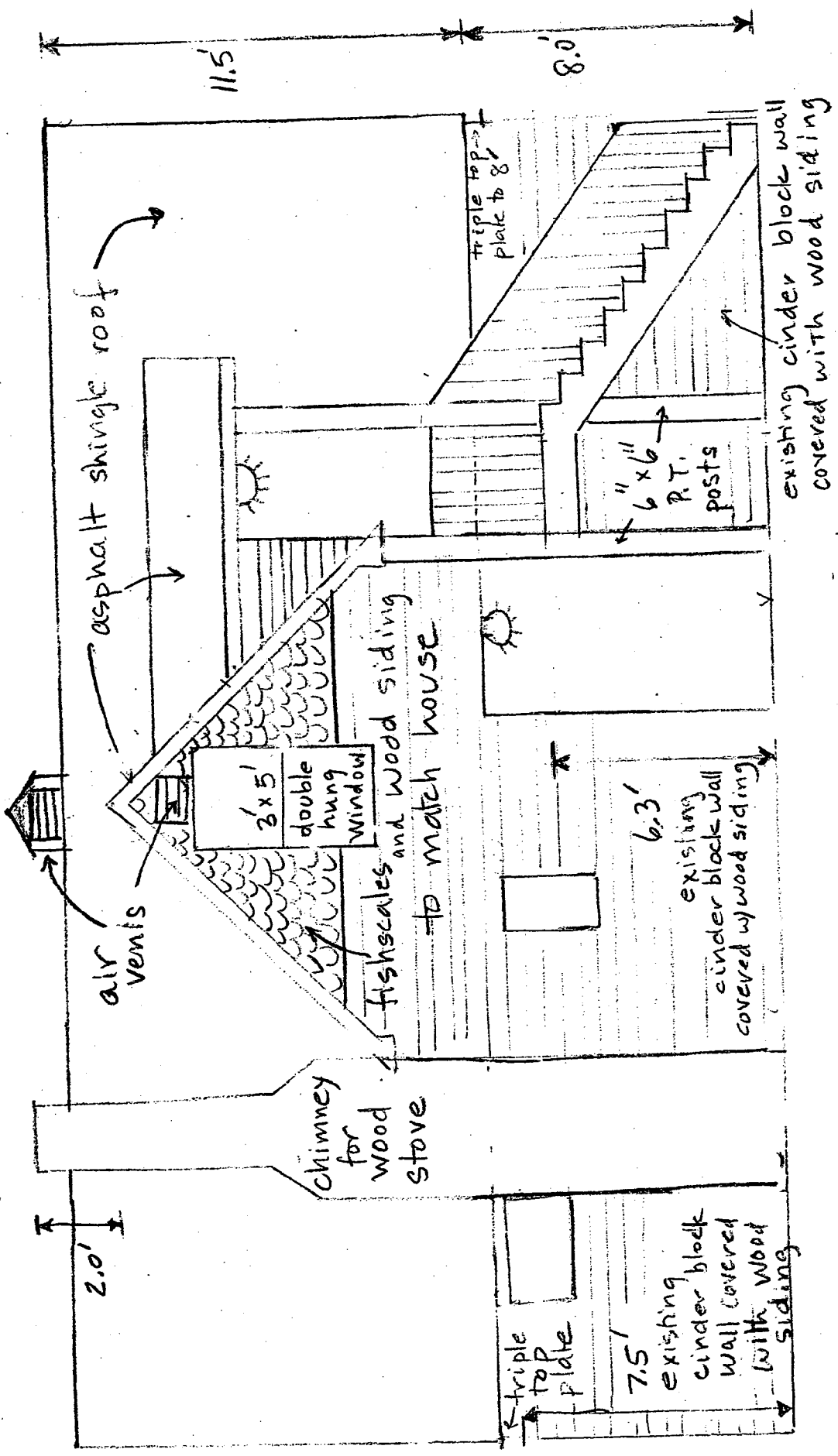
$\frac{1}{4}'' = 1.0'$



PROPOSED GARAGE

Lot 15, Section 99
4710 Waverly Avenue
Garrett Park, MD 20896

SOUTH ELEVATION
1/4" = 1.0'

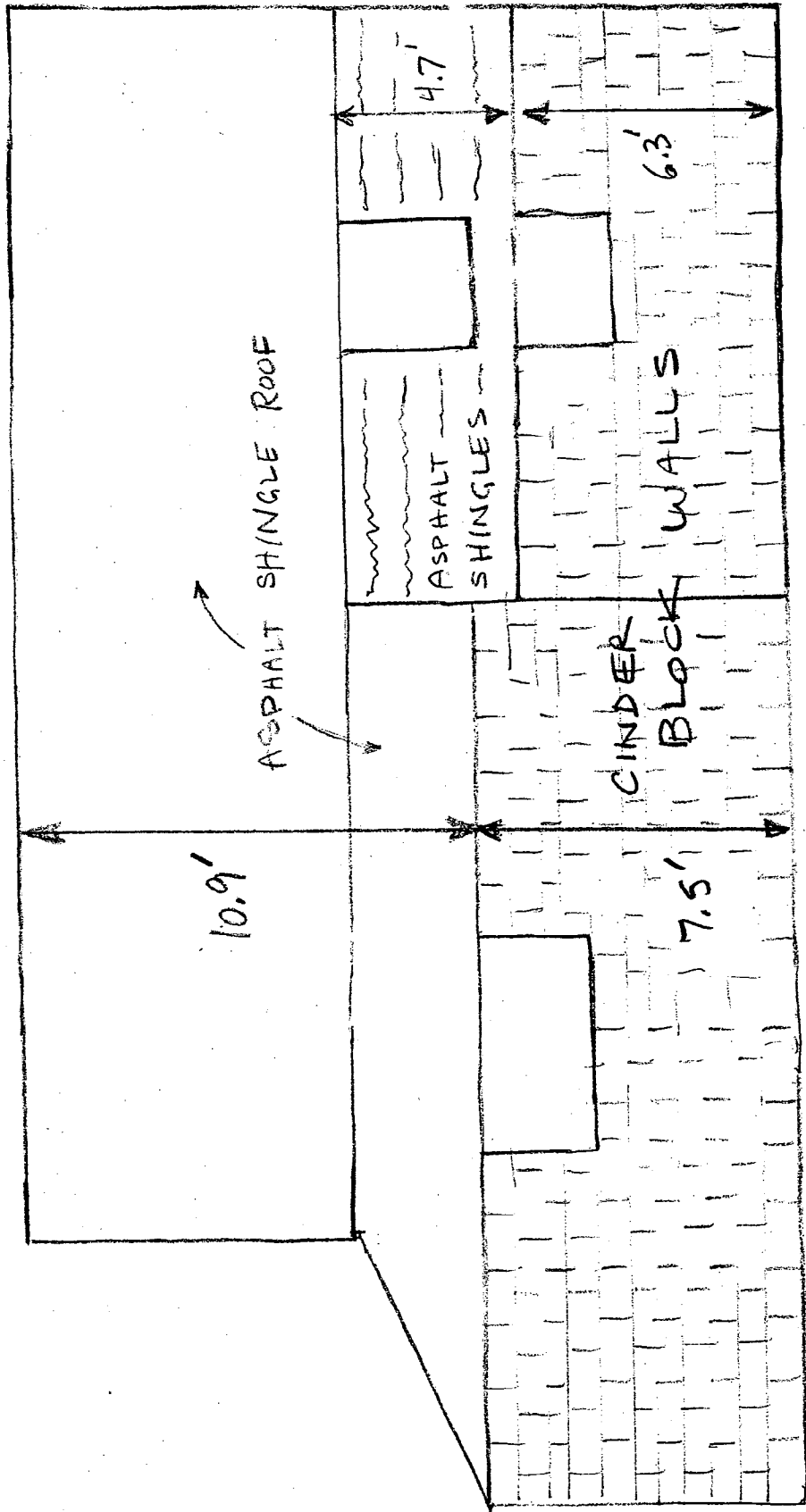


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Lot 15, Section 99
4710 Waterly Avenue
Garrett Park, MD 20896

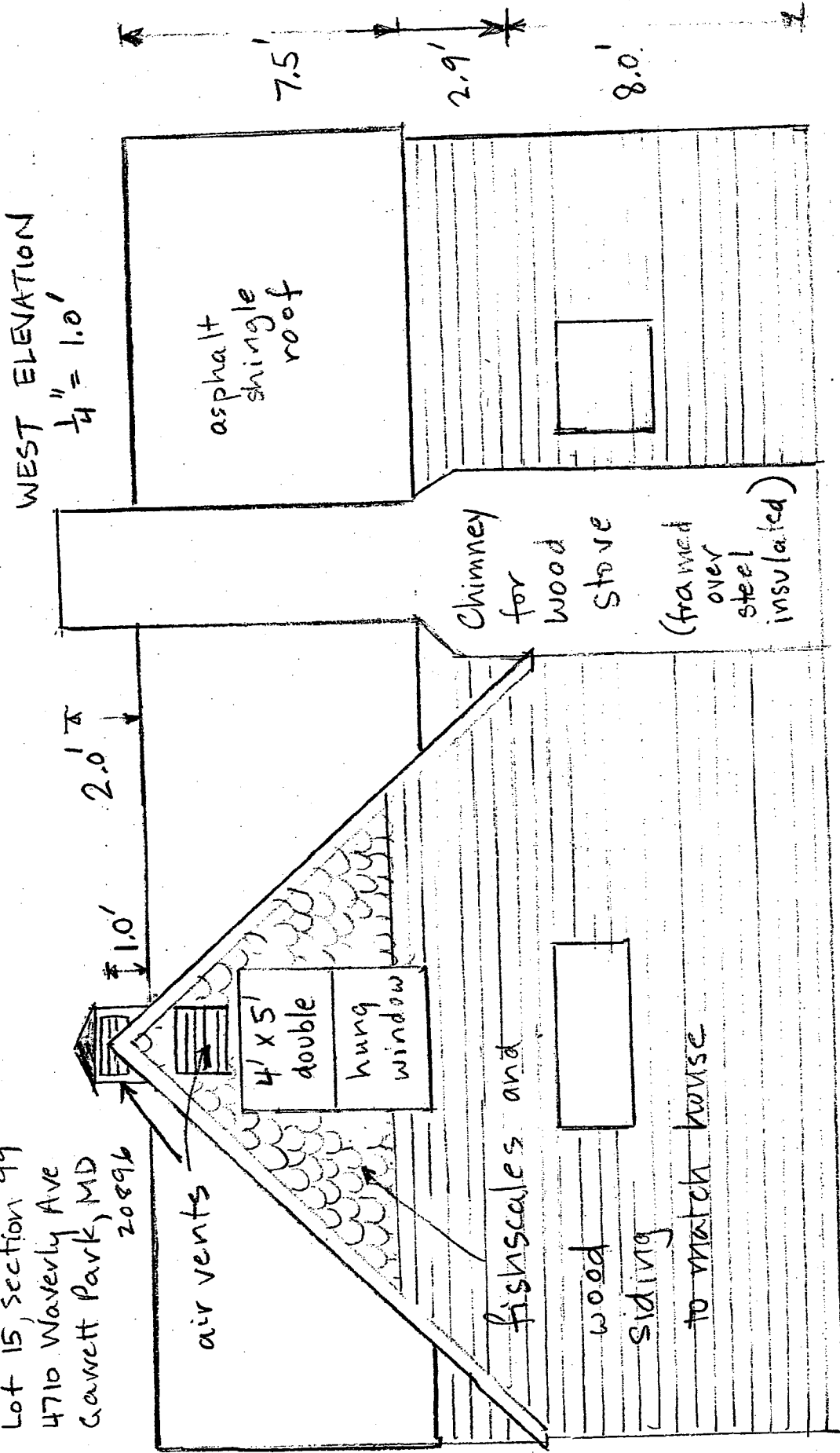
WEST ELEVATION

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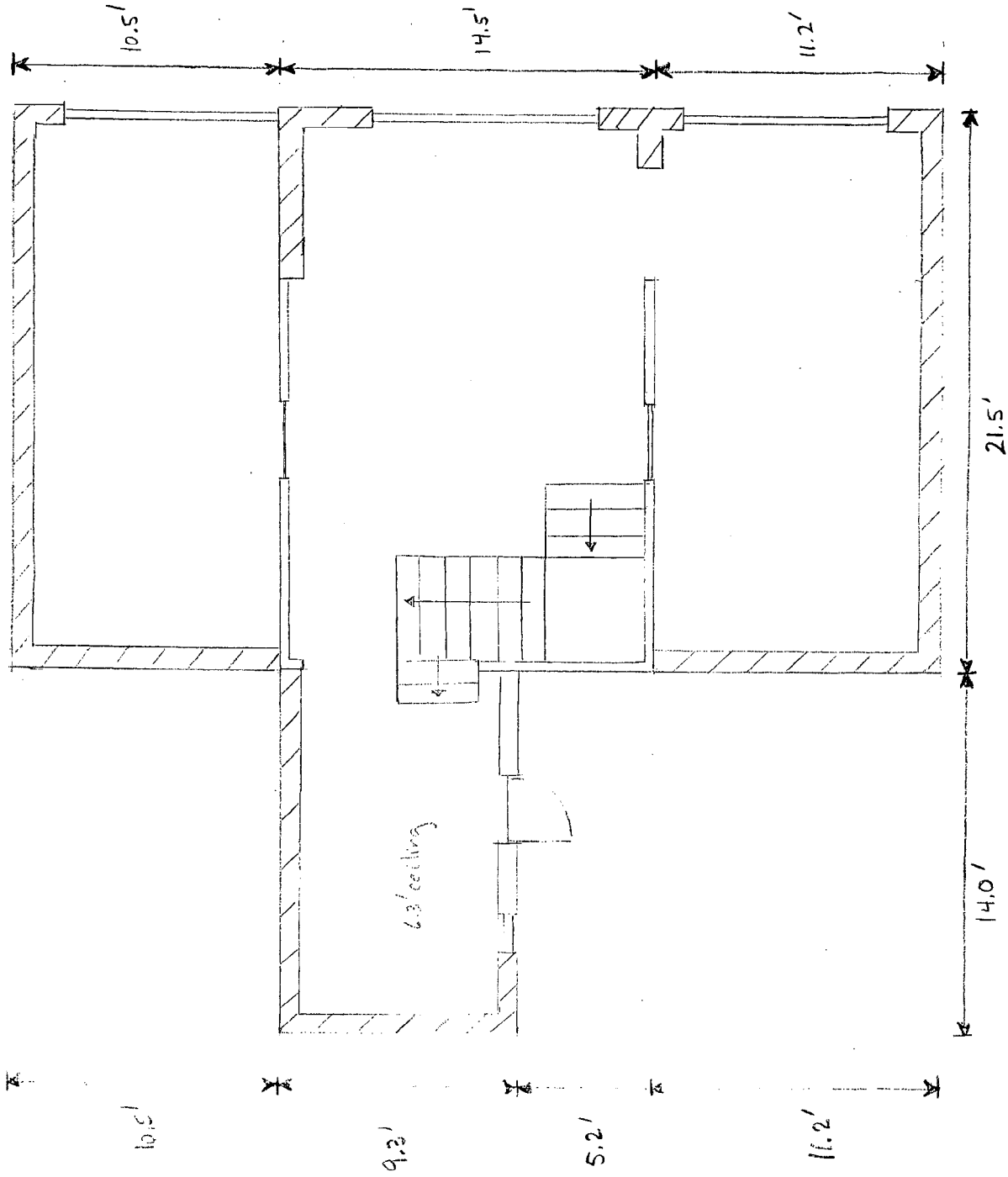
PROPOSED GARAGE

Lot 15, section 99
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Garrett Park, MD
20896



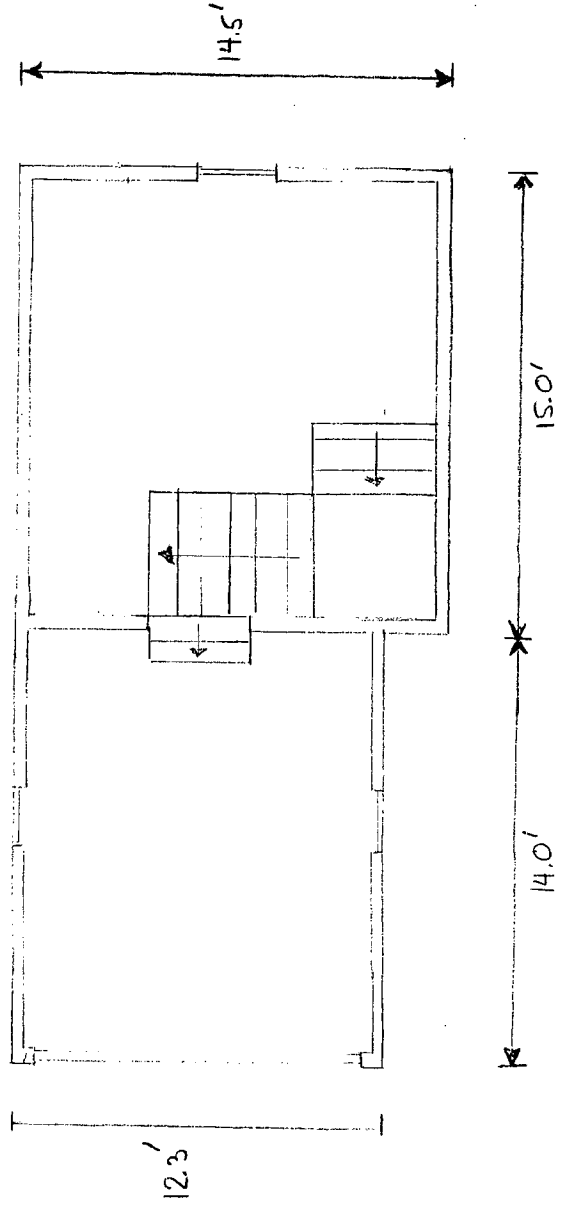
EXISTING
FIRST
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



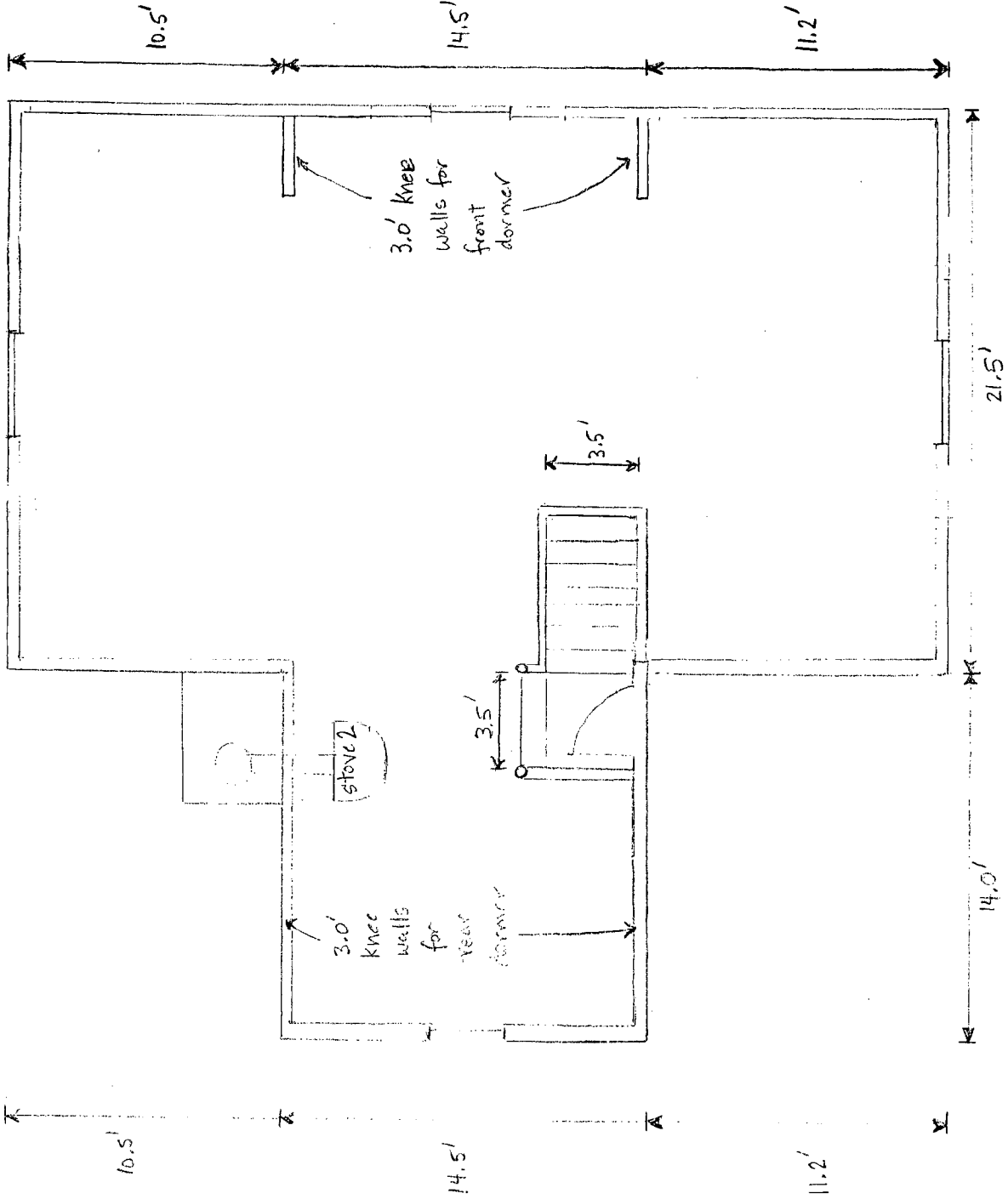
EXISTING
SECOND
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



PROPOSED
SECOND
FLOOR
PLAN
FOR
GARAGE

Lot 15, Section 99
4710 Waverly Ave
Garrett Park
MD 20896



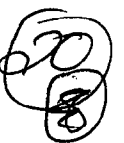
Materials Specification for 4710 Waverly Avenue, Garrett Park, MD 20896

GARAGE

1. 2"x4" wood framing above existing cinder block walls
2. 2"x12" stick-built roofs
3. Over new framing and existing cinder block walls, cedar siding and wood trim to match house (to be painted)
4. Cedar fishscales to match house (to be painted)
5. Double hung windows in woodworking room
6. Custom wood and tempered glass windows to fit existing cinder block openings
7. Solid wood exterior doors
8. Stainless steel insulated chimney
9. Wood burning stove
10. American Standard toilet
11. Delta vanity and shower fixtures
12. Copper gutters
13. Asphalt roof shingles

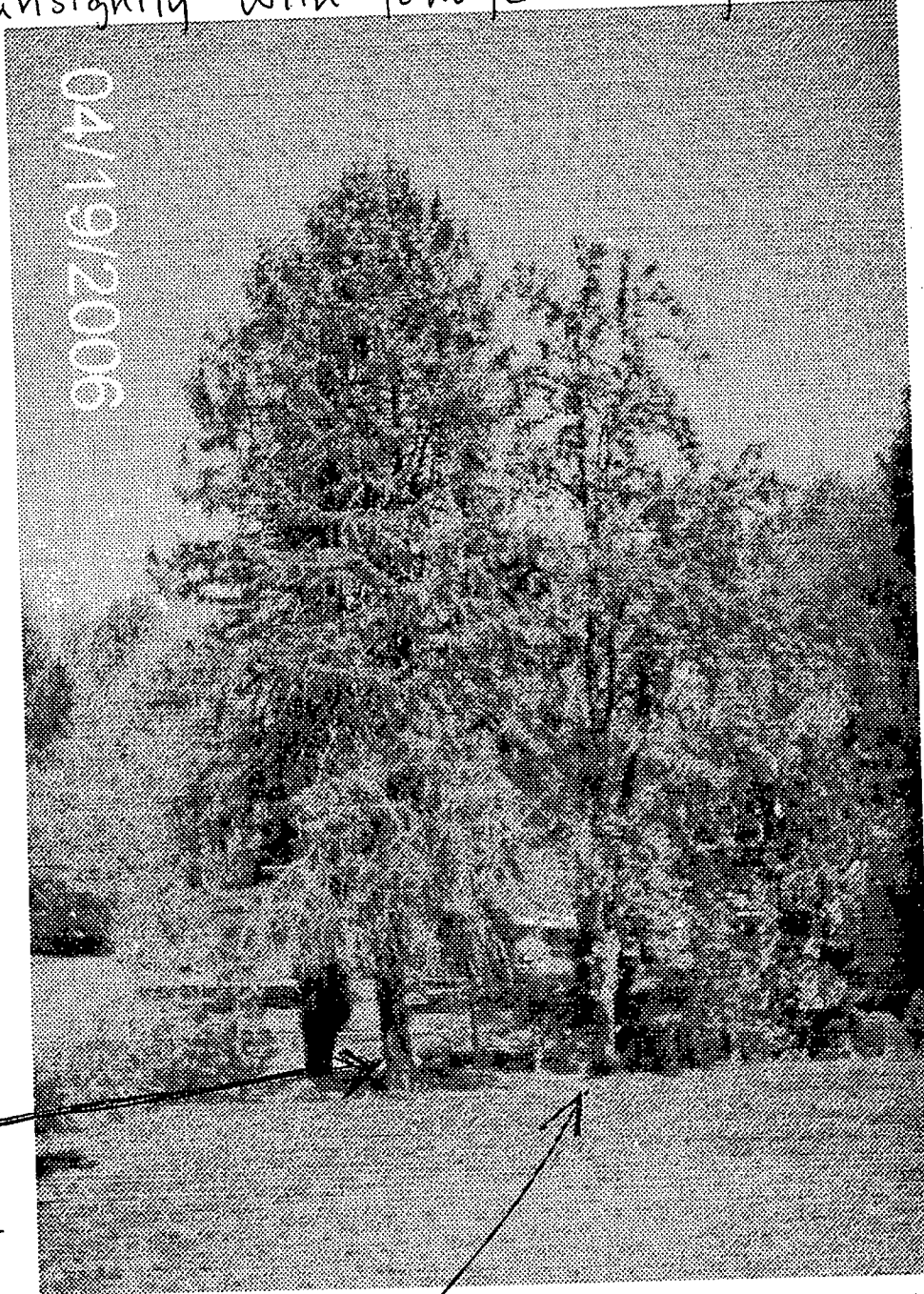
GREEN HOUSE (replacing metal shed, same dimensions)

1. Tempered glass in metal frames
2. Pressure treated framing
3. Wood door with glass panels



Reasons for removing pear tree:

1. Fallen fruit attracts a lot of bees which is a hazard while attempting to mow lawn
2. Once dying spruce is cut down, left side of tree will be exposed with bare branches, so tree will be unsightly with foliage on right side only.



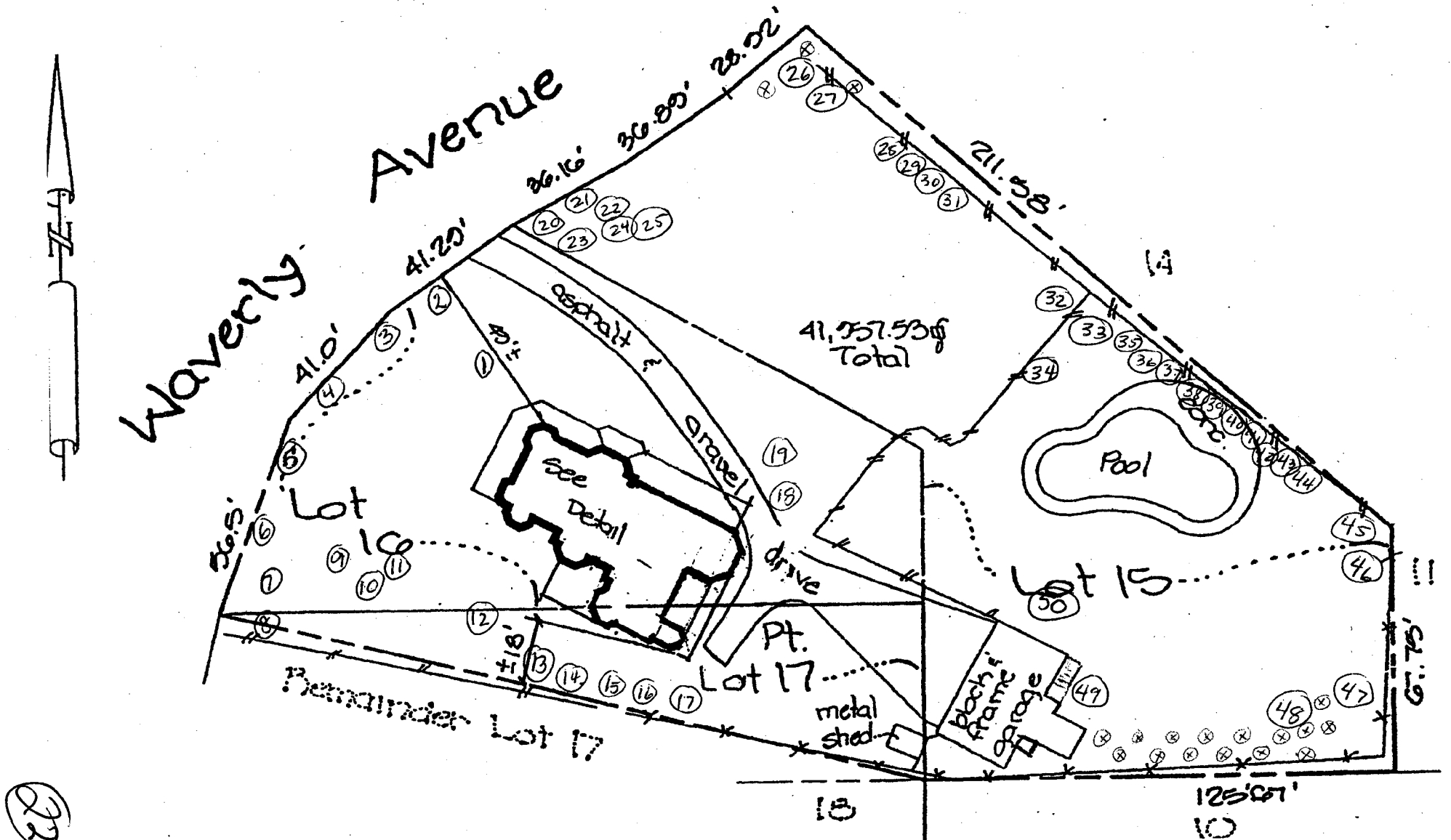
Spruce
dying
per
Bonifant
Tree
Service
report.

Pear Tree. Requesting permission to remove and replace these two trees with three magnolia trees.

TREE SURVEY (ON ENLARGED SITE PLAN)

NOTES: ⊗ indicates new trees already purchased to be planted (3 magnolias for north corner and 15 Leland cyprus for rear south fence)
 Requesting permission to remove (27) 14" pear as a nuisance and hazard
 Trees (26) (32) (33) (48) identified by Bonifant Tree Service report as dead or dying

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



List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896
Shown on Tree Survey

Lot 16 and part Lot 17

1. 10" dogwood
2. 10" dogwood
3. 12" dogwood
4. 10" flowering non-fruit (unknown)
5. 10" flowering non-fruit (unknown)
6. 18" spruce
7. 30" spruce
8. 20" spruce
9. 8" dogwood
10. 24" red maple
11. 10" spruce
12. 16" spruce
13. 48" tulip poplar
14. 22" spruce
15. 12" spruce
16. 10" spruce
17. 28" spruce
18. 50" spruce
19. 36" spruce

Lot 15

20. 12" dogwood
21. 14" dogwood
22. 10" dogwood
23. 30" spruce
24. 10" spruce
25. 20" spruce
26. 24" dead fir (item #4 on enclosed list from Bonifant Tree Service)
27. 14" pear (item #5 on enclosed list from Bonifant Tree Service)
28. 6" apple
29. 7" apple
30. 6" apple
31. 7" apple
32. 9" black pine (item #3 on enclosed list from Bonifant Tree Service)
33. 16" black pine (item #2 on enclosed list from Bonifant Tree Service)
34. 15" holly
35. 12" holly
36. 8" holly
37. 24" Leland cypress
38. 20" Leland cypress
39. 20" Leland cypress

List of Trees at 4710 Waverly Avenue, Garrett Park, MD 20896

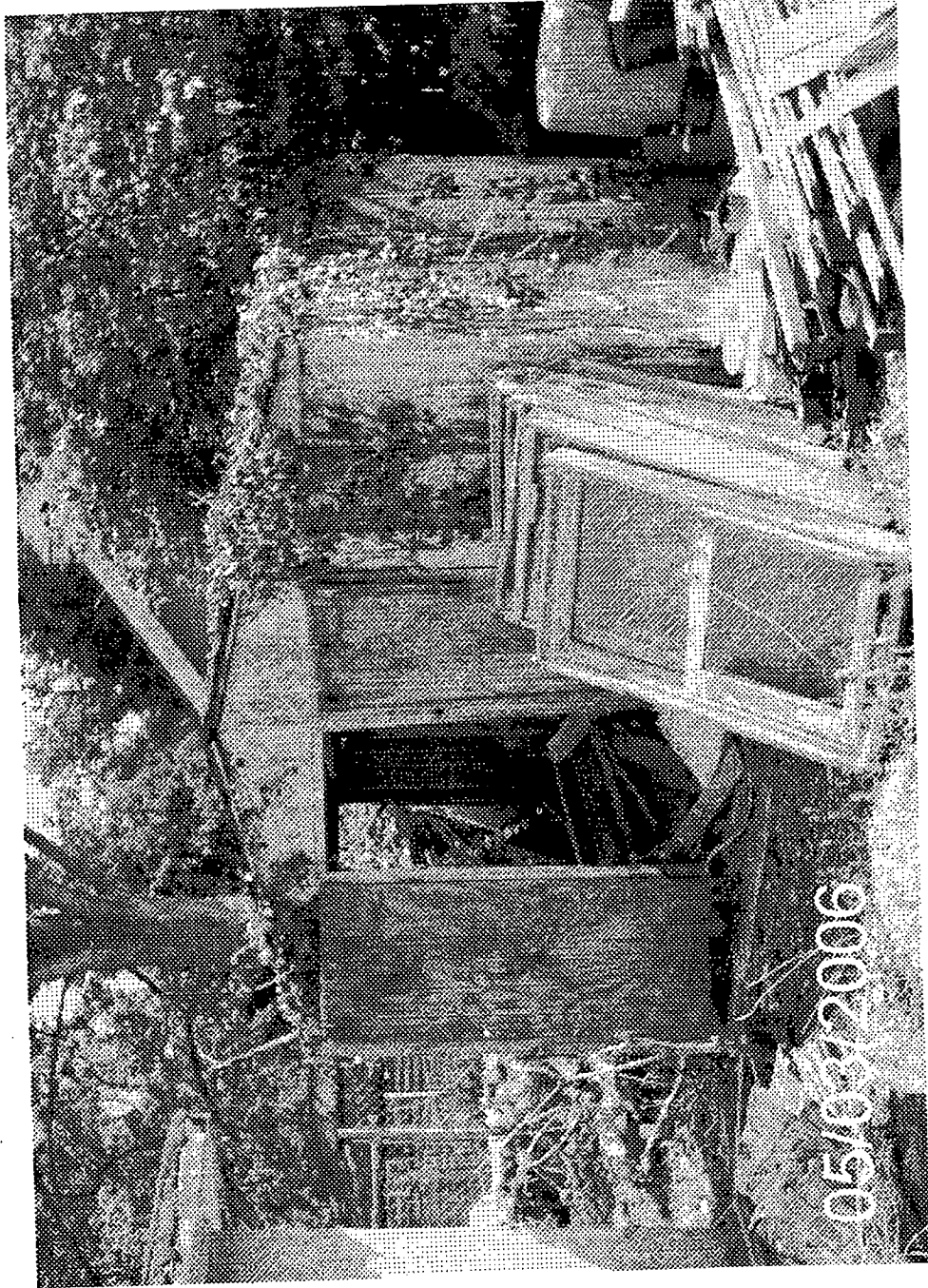
Shown on Tree Survey

(Continued)

40. 20" Leland cypress
41. 15" holly
42. 14" black pine
43. 12" holly
44. 20" Leland cypress
45. 22" spruce
46. 60" walnut
47. 10" white pine
48. 30" walnut (item #1 on enclosed list from Bonifant Tree Service)
49. 18" white pine
50. 36" Leland cypress

Trees Already Purchased and Ready to Plant

- Three magnolias
- Fifteen Leland Cyprus
- Three weeping cherry

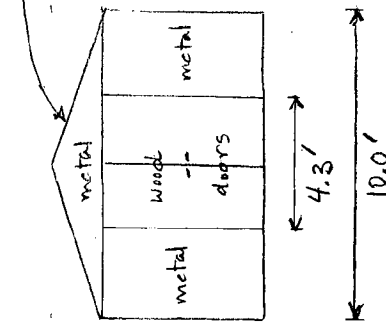


Existing Metal Shed (to be replaced
with small greenhouse)

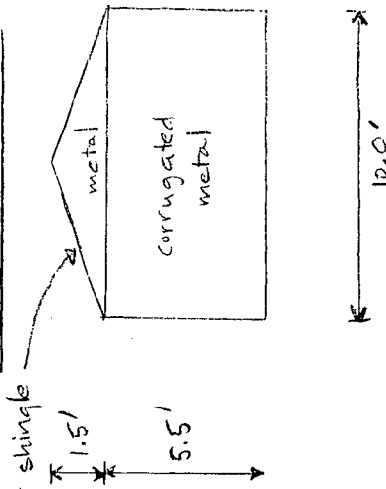
EXISTING SHED (METAL)

Lot 16, Section 99, 4710 Waverly Ave. Garrett Park MD 20896

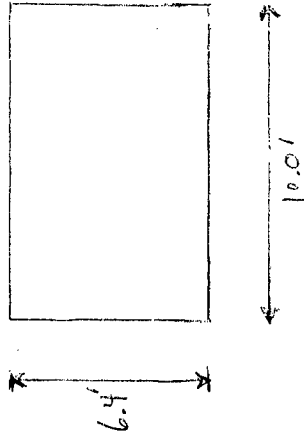
EAST ELEVATION



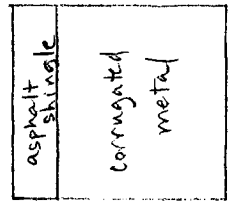
WEST ELEVATION



EXISTING FLOOR PLAN

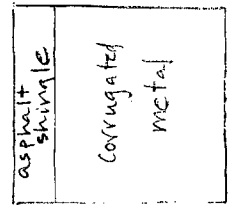


6.4'



NORTH ELEVATION

6.4'

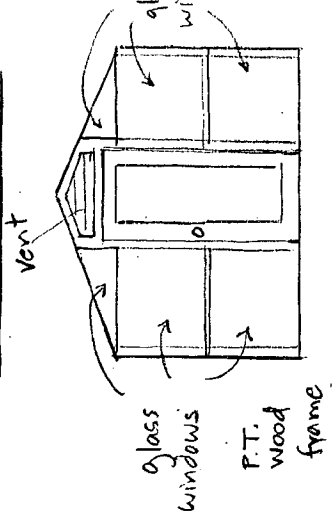


SOUTH ELEVATION

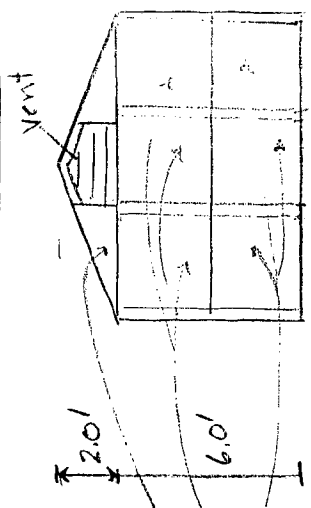
PROPOSED SHED (GLASS GREENHOUSE)

Lot 16, Section 99 4710 Waverly Ave Garrett Park MD 20884

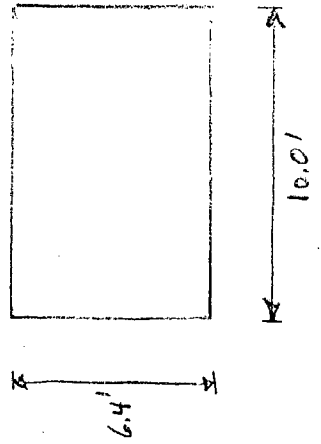
EAST ELEVATION



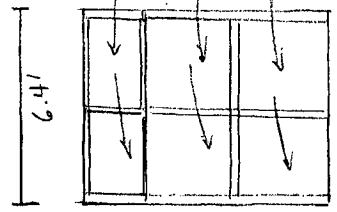
WEST ELEVATION



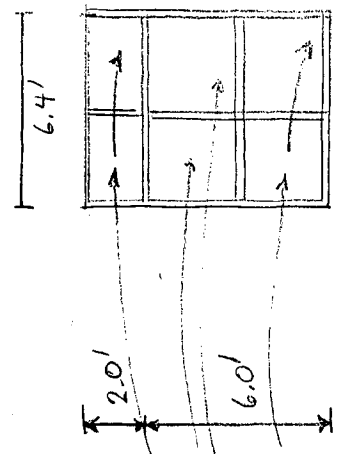
PROPOSED FLOOR PLAN



NORTH ELEVATION



SOUTH ELEVATION



Addresses of Adjacent and Confronting Property Owners to 4710 Waverly Avenue

Dennis Coleman and Julie Knowles
4701 Waverly Avenue
PO Box 384
Garrett Park, MD 20896

Bill Spinard and Patricia Rye
4702 Waverly Avenue
PO Box 312
Garrett Park, MD 20896

Rafael and Margaret Ohaion
4709 Waverly Avenue
Garrett Park, MD 20896

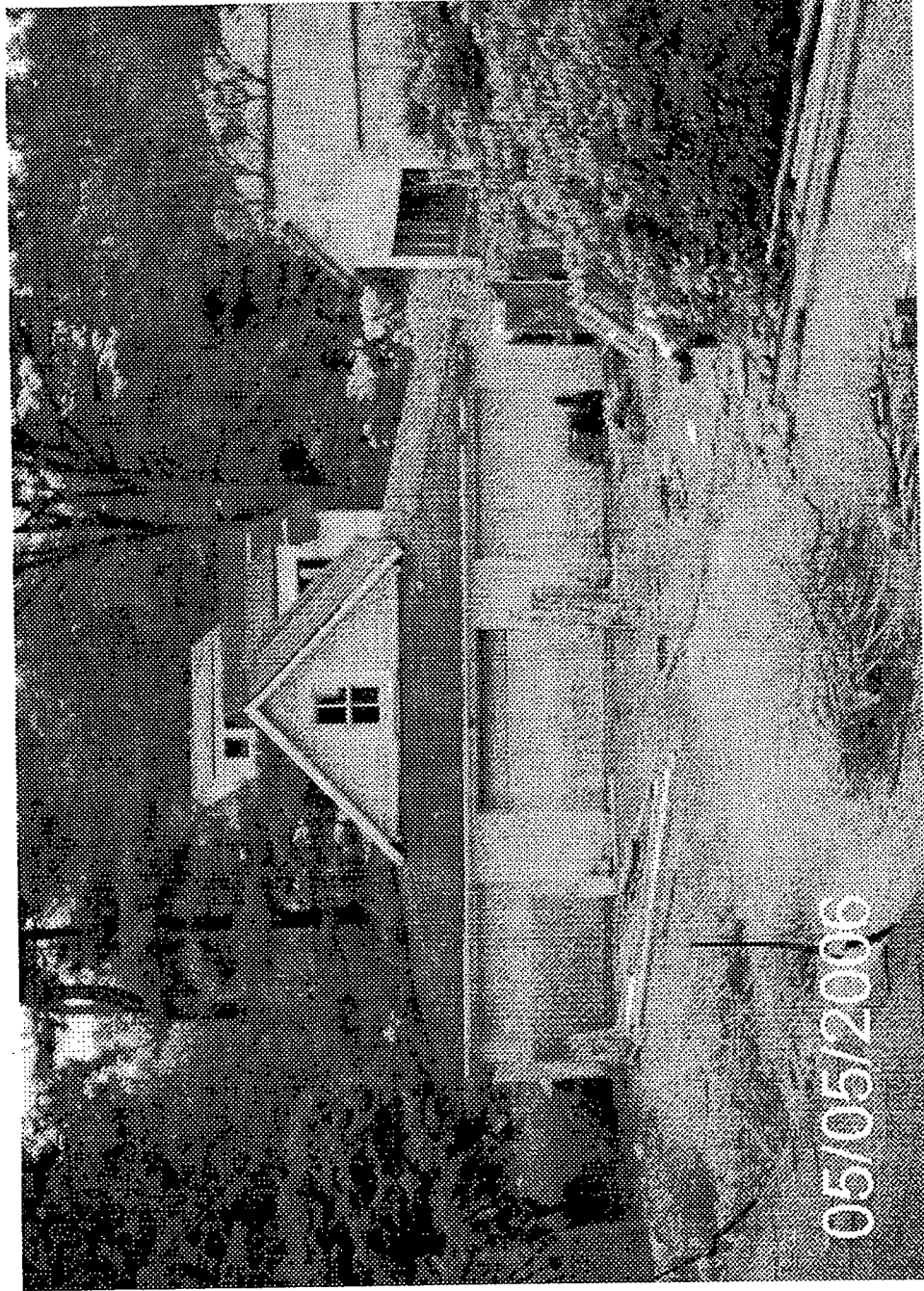
Glenn and Kitty Roberts
4711 Waverly Avenue
PO Box 159
Garrett Park, MD 20896

Ken and Jane Salomon
4716 Waverly Avenue
PO Box 227
Garrett Park, MD 20896

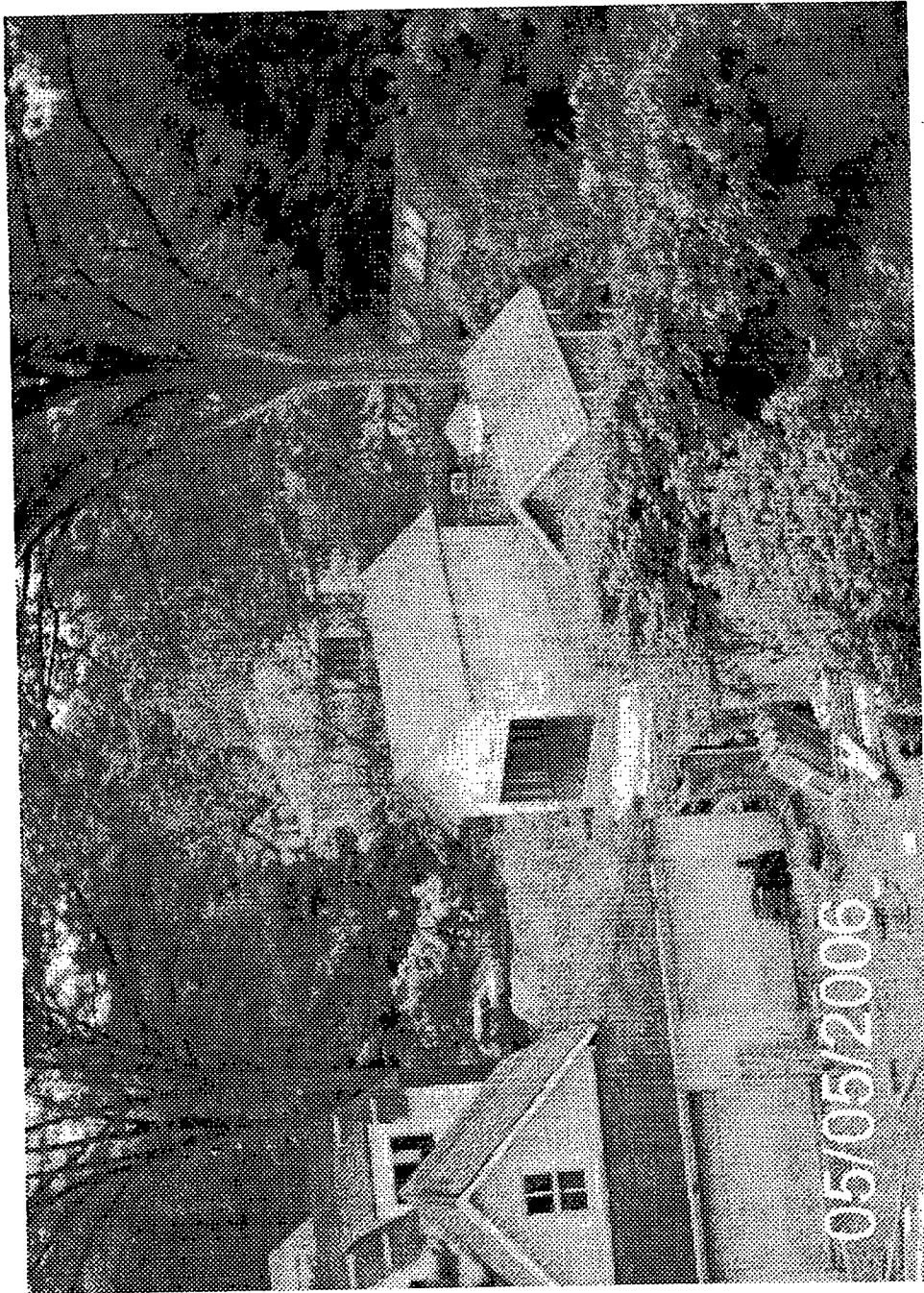
Anne Atlee
10938 Montrose Avenue
PO Box 134
Garrett Park, MD 20896

J.C. Walter
10934 Montrose Avenue
PO Box 144
Garrett Park, MD 20896

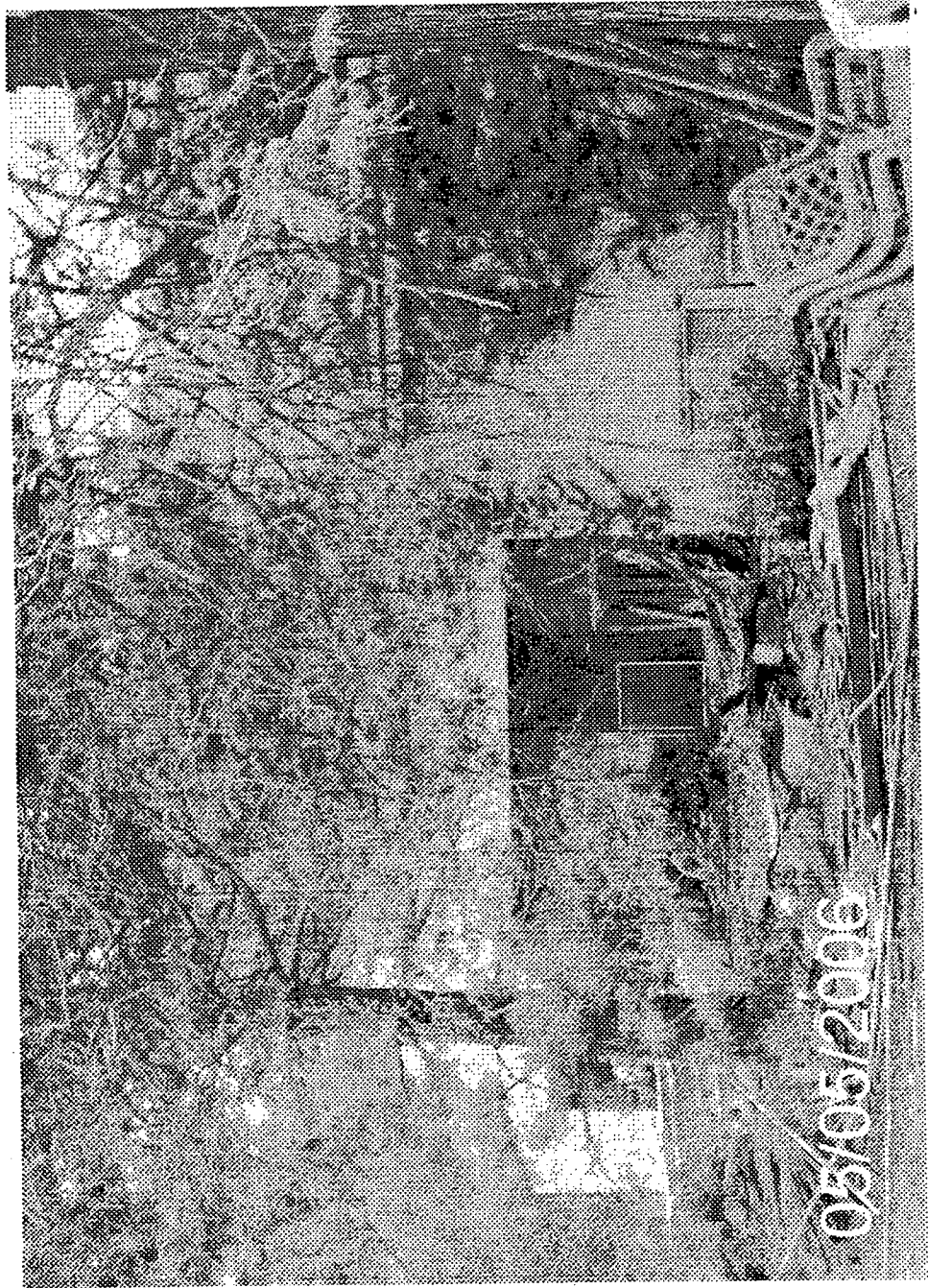
Patrick Keating
10930 Montrose Avenue
PO Box 88
Garrett Park, MD 20896



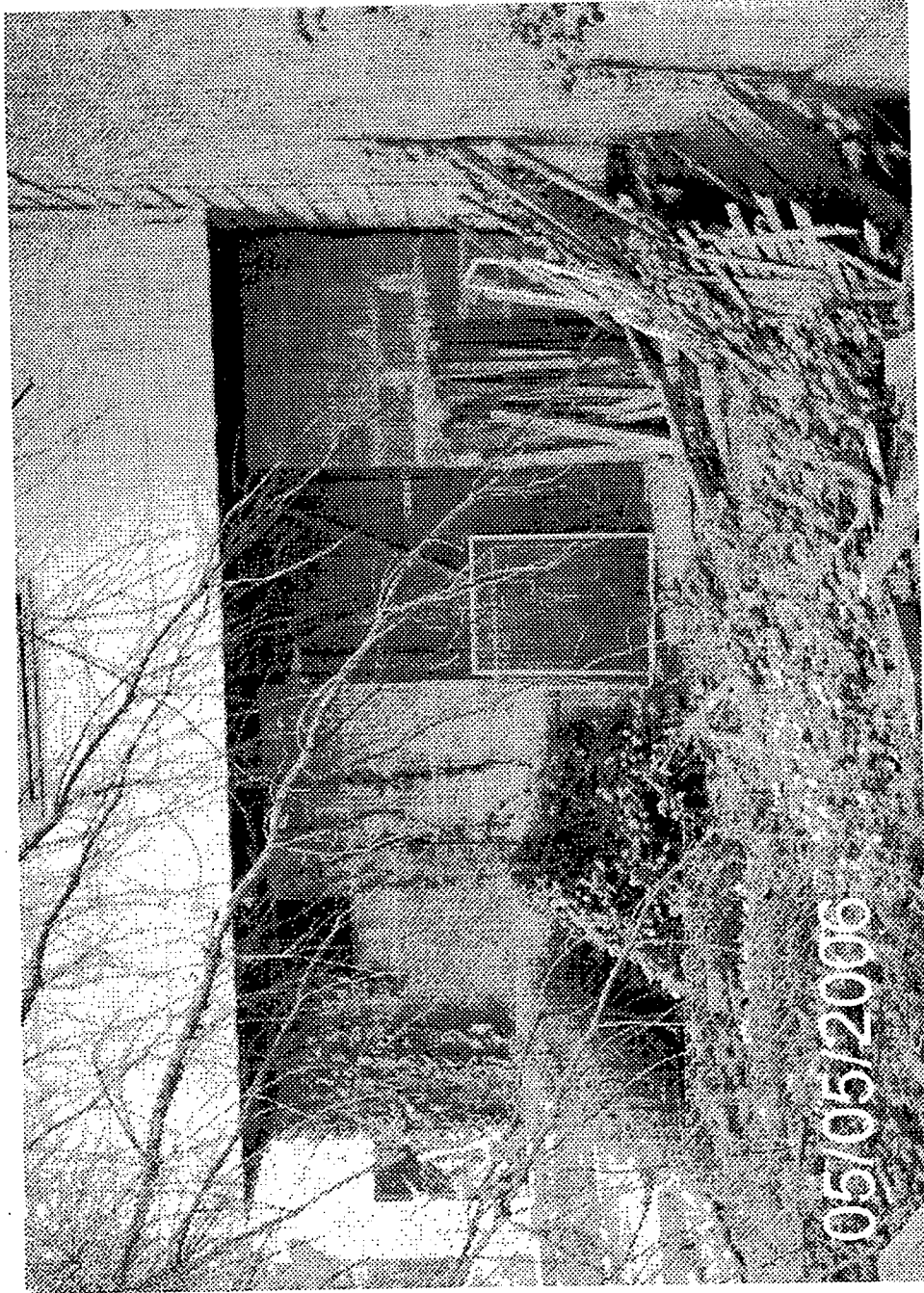
Existing Garage (North Elevation)



Existing Garage (North Elevation and neighbors' sheds and garages)



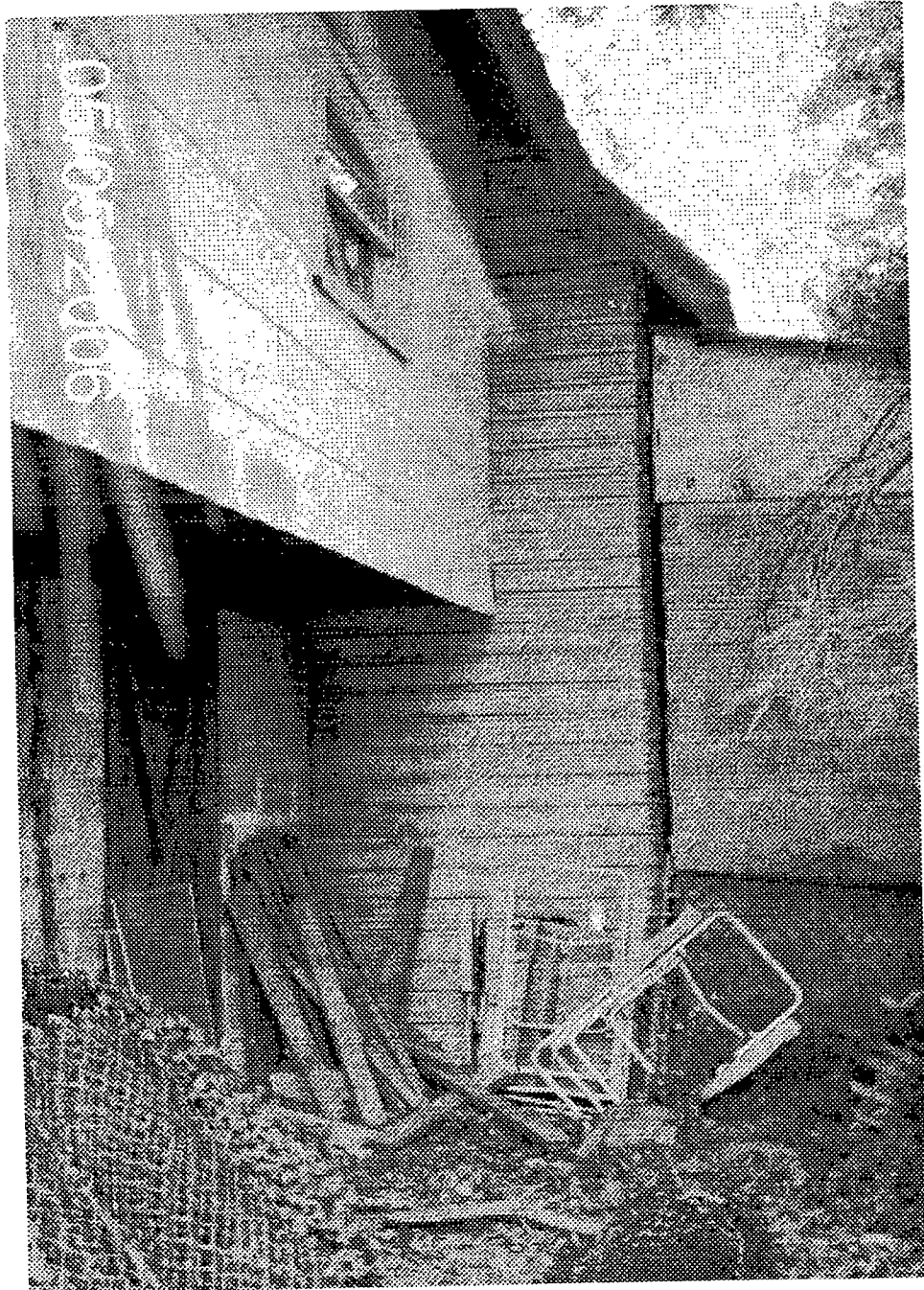
Existing Garage (East Elevation)



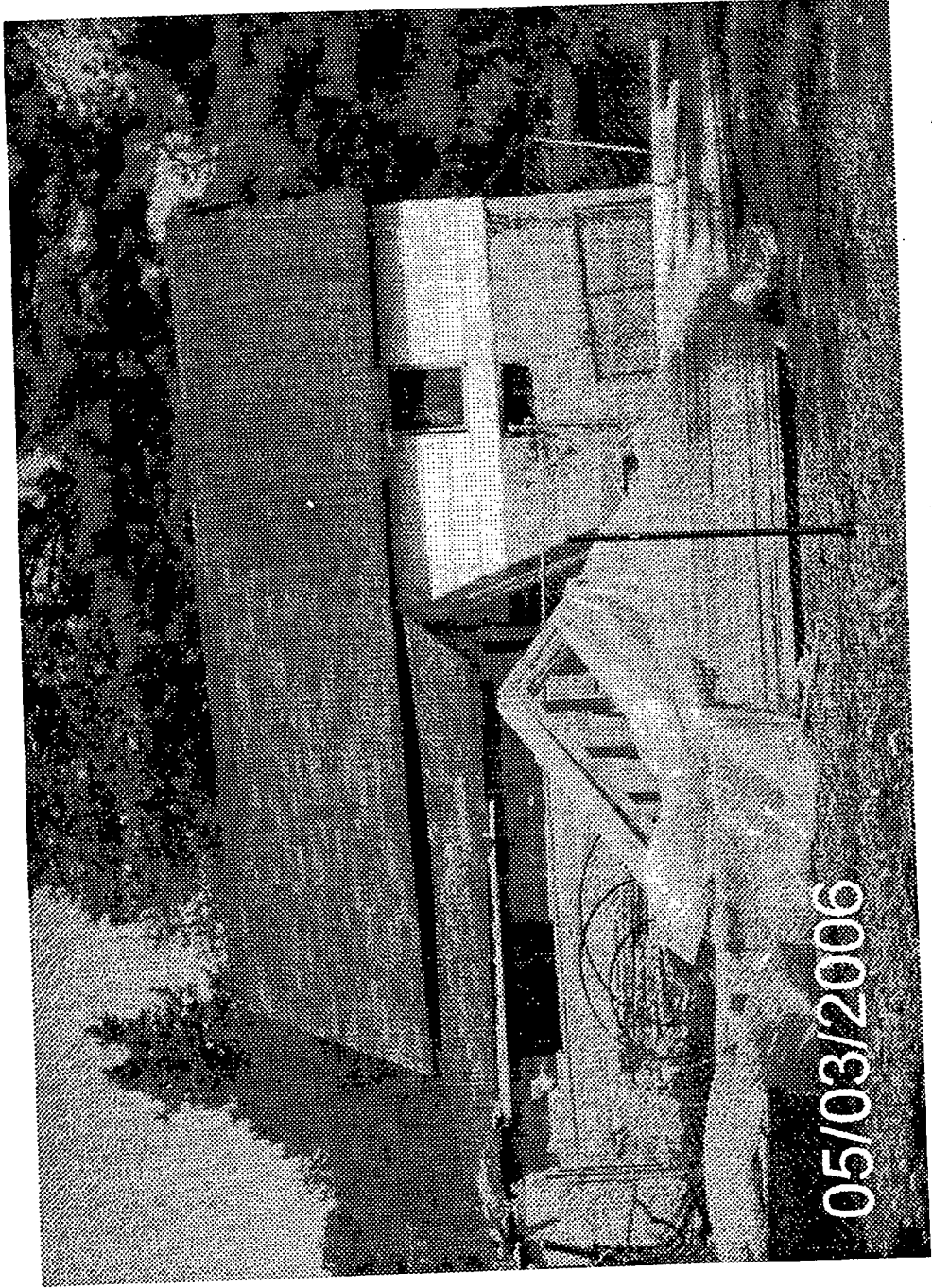
Existing Garage (East Elevation detail)



Existing Garage (South Elevation)



Existing Garage
(South Elevation detail)



Existing Garage (West Elevation)



4711 Waverly





