

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4601 Waverly Ave., Garrett Park	Meeting Date:	2/21/18
Resource:	Contributing Resource Garrett Park Historic District	Report Date:	1/14/18
Applicant:	Warren McBroom	Public Notice:	2/7/18
Review:	Preliminary Consultation	Tax Credit:	n/a
Case Number:	N/A	Staff:	Dan Bruechert
Proposal:	Building Addition		

RECOMMENDATION

Staff recommends that the applicant make alterations to the proposal and proceed based on the recommendations of the HPC.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Garrett Park Historic District
STYLE: Craftsman
DATE: 1923

The subject property was constructed as the Garrett Park Post Office in 1923. The building was given a prominent placement at the corner of Waverley and Rokeby Aves. The house is a one-story, side gable house, three bays wide, with a shed dormer, vinyl siding, and an asphalt shingle roof. The applicant has indicated that there are sections of shiplap siding under the vinyl, but the full extent of this siding is unknown. The house has a small, rear gable addition. Tax records show that the house in its current configuration is 532 ft².

PROPOSAL

The applicant is proposing to construct a side addition for additional living space.

APPLICABLE GUIDELINES

When reviewing alterations and additions for 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 historic preservation review guidelines in the approved and adopted amendments for the *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.

Contributing Resource: A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.

Takoma Park Historic District Design Guidelines

There are two very general, broad planning and design concepts which apply to all categories. These are:

The design review emphasis will be restricted to changes that are at all visible from the public right-of-way, irrespective of landscaping or vegetation (it is expected that the majority of new additions will be reviewed for their impact on the overall district), and,

The importance of assuring that additions and other changes to existing structures act to reinforce and continue existing streetscape, landscape, and building patterns rather than to impair the character of the district.

Non-Contributing/Out-of-Period Resources should receive the most lenient level of design review. Most alterations and additions to Non-Contributing/Out-of-Period Resources should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of Non-Contributing/Out-of-Period Resources which affect the surrounding streetscape and/or landscape and could impair the character of the district as a whole.

Montgomery County Code, Chapter 24A Historic Resources Preservation

(b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:

- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
- (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
- (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship.

Secretary of the Interior's Standards for Rehabilitation

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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 applicant proposes to construct an addition off of the side that will effectively triple the square footage of the house. The existing historic house sits to the rear of the lot at the corner of Waverly and Rokeby Aves. at the minimum setback allowed by zoning for the left side and rear facades. The applicant did not provide a topographical map of the site, but Staff believes that the house sits 10'-15' (ten to fifteen feet) above street grade. The four lots to the north of the subject property along Rokeby Ave. are all owned by the Town of Garrett Park and are zoned commercial, but are currently undeveloped. The lots to the west along Waverly are all zoned residential and the neighboring house is a two-story bungalow. Typically, the HPC requires additions to be smaller than the historic house, this is an instance where Staff believes that an addition the size requested by the applicant can be accommodated on site while still giving deference to the historic house.

Staff met with this applicant prior to the submission of this Preliminary Consultation and feels that there are a couple of issues that need should be presented before a review of the proposal is considered. This house and site present several challenges that are not typically presented for review. First, the existing resource is a single-family house that is only 532ft². Needless to say, this is small by modern standards. Second, this house was placed far to the rear of the lot. Due to the setback requirements, the applicant may feasibly only add to this house by adding to the side of the house or adding an additional story. Virtually any addition will be highly visible from the surrounding district.

The applicant proposes to construct a 956 ft² (nine hundred fifty-six square foot) addition to the right (south) of the main house. The addition will be setback from the engaged front porch by approximately six inches (6"). The principle façade of the addition will be a similar form to the historic massing, with a side gable roof and a shed dormer with two windows. The difference between the two is largely in the siding and fenestration. Where the historic house has vinyl siding with shiplap siding beneath, the new addition proposes to use fiber cement sheets. The historic mass of the house had two windows and a single door in an asymmetric layout, while the proposed addition will have a wall of multi-lite casement windows.

Staff's initial impression of the proposal is that the fenestration and materials are appropriate for an addition in this location; however, the proposed roof form adheres too closely with the historic form. And to comply with the Standards, the proposed roof form needs to be better differentiated. It is Staff's belief that a more contemporary approach to the roof form on the addition may yield such a result, but welcomes comments and input from the HPC in order to make this addition more compatible while being sufficiently differentiated to satisfy Standard 9.

Additionally, the proposed roof ridge will sit several feet taller than the historic ridgeline. Due to the grade change on the site, the visibility of this roof may not have the same impact from the public right-of-way as many of the other additions the HPC typically reviews, but Staff feels that a different roof form could also help to address the ridge height as well.

The south wall of the addition proposes to use a three-sided bay window with a hipped roof. The bay will have five six-over-one sash windows, which are a configuration commonly found during the construction period of the historic house. Staff was able to view a previous version of this proposal with a rectangular bay and found it to be a more successful design feature, as all of the other wall planes intersect each other at 90° (ninety degree) angles. Staff believes that the applicant could still meet the egress requirements with the rectangular bay, but welcomes feedback from the HPC on this element.

To the rear the applicant proposes to construct an on-grade patio, which will be accessed through a rear set of French doors. As these features will not be visible from the public right-of-way, Staff has no concerns with the proposal for this façade.

STAFF RECOMMENDATIONS

Staff recommends that the applicant make alterations to the proposal and proceed based on the recommendations of the HPC.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: dmadecraia@aol.com Contact Person: Doug Mader
 Daytime Phone No.: (301) 466-1378
 Tax Account No.: 00059892
 Name of Property Owner: WARREN McBROOM Daytime Phone No.: (202) 246-5626
 Address: 477 RIDGE ST, NW WASHINGTON, DC 20001
Street Number City State Zip Code
 Contractor: To BE Determined Phone No.: _____
 Contractor Registration No.: _____
 Agent for Owner: Douglas Mader, AIA Daytime Phone No.: (301) 466-1378

LOCATION OF BUILDING/PREMISE

House Number: 4601 WAVERLY Street: WAVERLY AVENUE
 Town/City: GARRETT PARK Nearest Cross Street: ROKEBY AVE
 Lot: 1-4 Block: 100 Subdivision: TOWN OF GARRETT PARK
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT/ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input checked="" type="checkbox"/> A/C	<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input 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 checked="" 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: _____			

1B. Construction cost estimate: \$ 250,000

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 _____ 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.

Douglas Mader FEB. 1, 2018
Signature of owner or authorized agent Date

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

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

SEE ATTACHED LETTER

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

SEE ATTACHED LETTER

2. **SITE PLAN**

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

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

SEE ATTACHED FINAL LOCATION PLAN, ZONING DIAGRAM AND ARCHITECTURAL SITE PLAN

3. **PLANS AND ELEVATIONS**

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

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

ATTACHED,

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.

SEE ATTACHED LETTER,

5. **PHOTOGRAPHS**

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

PHOTOS, LABELED, ARE IN LETTER

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.

No Trees affected

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.

ATTACHED

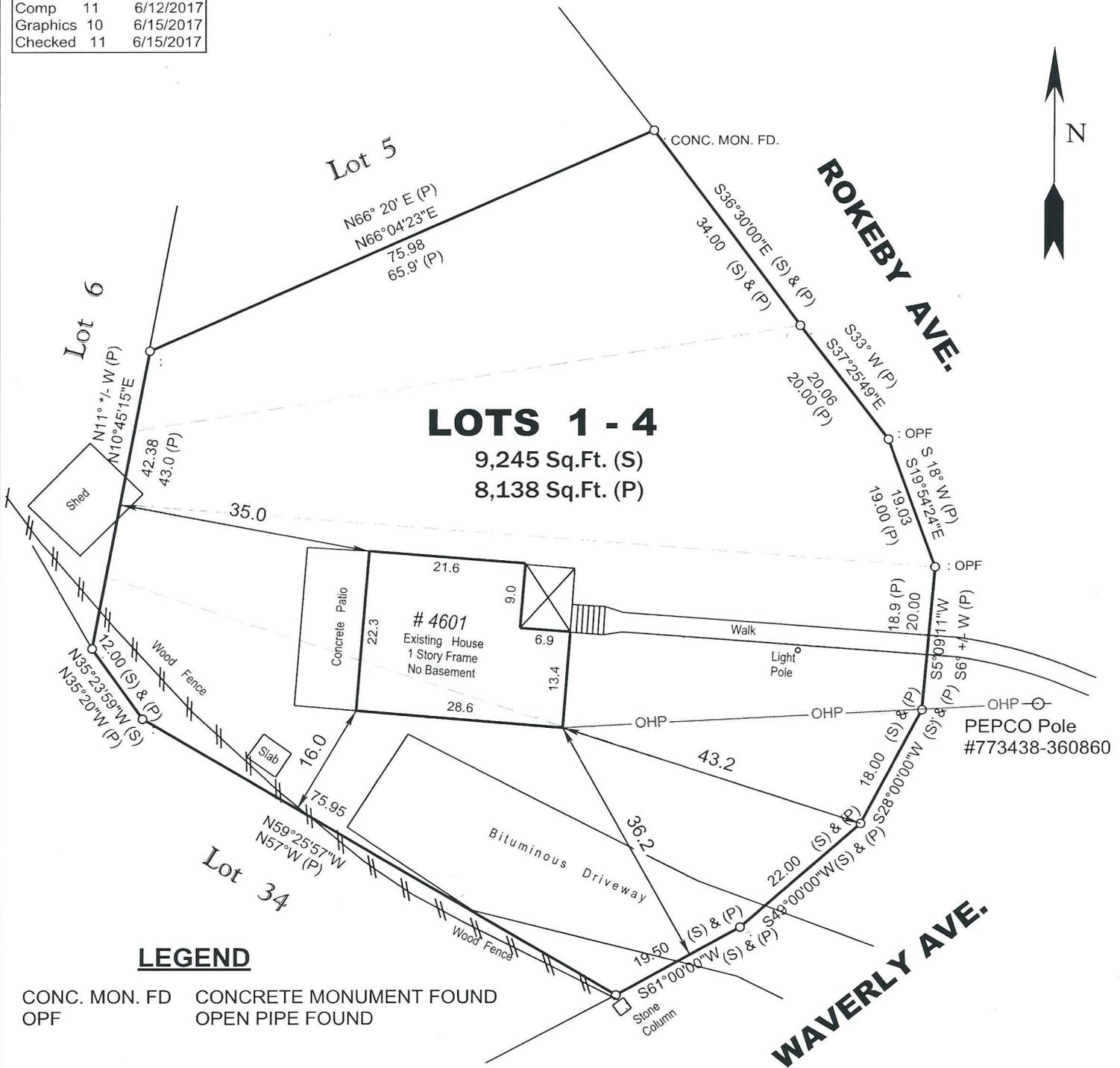
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

<p>Owner's mailing address Purchaser: Warren McBroom 477 Ridge St. NW Washington, DC 20001 Seller: Patrick Dove 106 Barlow St Bristol, CT 06010</p>	<p>Owner's Agent's mailing address Douglas Mader, AIA 11307 Rokeby Ave Box 187 Garrett Park, MD 20896</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p>Barry & Tracy Liden 4605 WAVERLY AVE P.O. Box 383 Garrett Park, MD 20896 Block 100, Lot 33 (neighbor to the left)</p>	<p>CSX Railroad Tracks are across Rokeby Avenue Parklawn Drive 1331 Pennsylvania Ave NW Ste 560 Washington, DC 20004</p>
<p>Town of Garrett Park 10814 Kenilworth Ave P.O. Box 84 Garrett Park, MD Block 100, Lots 5, 6, 7, 8 & 9 (Undeveloped land to the right)</p>	
<p>Town of Garrett Park 10814 Kenilworth Ave P.O. Box 84 Garrett Park, MD 20896 Owner of 4600 Waverly across the street Block 97 Lot 1</p>	

They also own 4602 & 4604
 Waverly, the Basketball
 court across the street,
 Block 97, Lots 2 & 3

Emp. #	Date
Field 11 + 32	6/08/2017
Comp 11	6/12/2017
Graphics 10	6/15/2017
Checked 11	6/15/2017



LEGEND

CONC. MON. FD CONCRETE MONUMENT FOUND
 OPF OPEN PIPE FOUND

SURVEYOR'S CERTIFICATE

I hereby certify that the property indicated hereon is shown in accordance with the Subdivision Plat and/or description of record, that the improvements, as shown, have been located by acceptable survey practices; and that all visible improvements are shown.

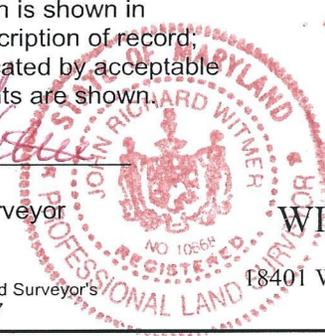
06/08/2017 (Final)

Date

John R. Witmer
 Professional Land Surveyor
 MD Reg. No. 10668



Two year MDLLR Professional Land Surveyor's License Renewal Date: 11/29/2017



FINAL LOCATION PLAT

LOT's 1-4, BLOCK 100

GARRETT PARK

PLAT BOOK A PLAT 15
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 20' JUNE, 2017

WITMER ASSOCIATES, LLC

LAND SURVEYING - LAND PLANNING & DESIGN
 18401 Woodfield Road, Suite C, Gaithersburg, MD 20879
 (301) 740-1409 Fax (301) 740-3056 97289 K

Douglas Mader, AIA

Consulting Architect

11307 Rokeby Avenue
Garrett Park, MD
20896-0187

Phone (301) 466-1378
Fax (301) 933-2880
dmaderaia@aol.com

dmaderaia.wix.com/website

To: Montgomery County Historic Preservation Commission February 4, 2018
c/o: Mr. Dan Bruechert: Dan.Bruechert@montgomerycountypanning.org

Cc: Garrett Park Historic Preservation Committee
c/o: Mr. Gene Swearington: managergene@garrettparkmd.gov

Dear HPCs,

I have a client eager and quite suitable who wants to buy and rejuvenate 4601 Waverly Avenue. He respects and treasures the history of the property. He has put in an offer to purchase the property, contingent upon receiving assurances from the County and Town that he will be allowed to enlarge the house somewhat while preserving key elements of the historic building. His offer has been accepted with that contingency.

Regarding 4601 Waverly Avenue:

1. **Historically it is the only building built for business in the only block zoned for Business in Garrett Park:**
 - a. In the Penn Place Historic Structure report prior to the 2002-2004 renovation of 4600 Waverly Avenue (Penn Place), Town Historian Nancy Swartz wrote that the lots now occupied by a house at 4601 Waverly were in a 'business zone'. (1) Lots 1-4 are 4601 Waverly. the Town owns #5-9 & 15. Lots 10-14 are combined as 11010 Rokeby with the recently expended 'Lucile Stevens' house (12). Lot #16 has joined 11016 Rokeby. (10)
 - b. On Block 100, Lots #1-16 across from the train station are clearly smaller in the 1891 layout of the town than all of the many score of residential lots. (2)
 - c. On 1/13/1923 Clara Griffith was authorized to build on Lots 1 & 2, Square (or Block) 100. (1) This is 4601 Waverly and now includes Lots #3 & 4 as side yard. (3)
 - d. In the attic and basement it is clear that the front rooms - the Parlor, originally the Post Office Lobby or public area, and two other rooms, now being called Bedrooms but presumably originally the private area of the Post Office), - were built first and the rear Kitchen, Bath, Stairs and Basement for utilities are an addition. The structure, originally just the front rooms served as the Post Office from 1823 to 1925. (4)

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- e. Ms. Griffith commuted to town to serve as post master from 1923 until 1928 (4) when she added a Kitchen and Bath, Stair and basement for Laundry and Utilities to the house and it became residential, a small house for Ms. Griffith. (1)
- f. In 1972 Elbert and Margaret Blanche Dove buy 4601 Waverly. (1) They raised 3 sons in this house of less than 600 square feet. Widow Dove died in 2009 (5) and son Patrick lives in house for years, recently married and relocated is selling house. (6)
- g. Circa 1974 Garrett Park worked to get listed on the National Register of Historic Places. About 10% of the town became designated the Garrett Park Historic District. 4601 Waverly Avenue is included in this Historic District as a 'Contributing', but not 'Outstanding' Historic Resource. (7)

2. Zoning Questions:

- a. Property is Zoned R-90 Overlay, as is all of Garrett Park. (8) Garrett Park's Land Use Advisory Committee (LUAC) and I have been discussing applicable setbacks and have come to the following conclusions: (9)
 - i. This is a corner lot with two Front Yards, two Side Yards and one Rear Yard.
 - ii. Waverly Avenue Front Yard Setback, formerly Lots 1 & 2, for new construction is approximately 43'-6" which is the average between the 30' minimum and the adjacent house setback, believed to be about 57'. Existing house, set back about 36', may be kept, repaired and renovated.
 - iii. Rokeby Avenue Front Yard Setback (formerly Lots 3 & 4) required is the code minimum of 30' because adjacent property is undeveloped.
 - iv. Each Side Yard must be at least 10' and combined must be 25' minimum.
 - v. Rear Yard setback required is 25'.
- b. Civil Engineer surveyed and declares lot to be 9,245 SF. (3) Tax records say 8,028 (10) SF, historic plat has four lots that add up to 8,138 SF. (2) Many lots in Garrett Park have needed adjustment. We will use recent survey dimensions. (3)

3. Historic Features and Significance:

- a. **Modest Structure in a Prominent Location:** 4601 Waverly Avenue is best known as being the smallest house in Garrett Park, yet it is placed on a prominent knoll overlooking the town's commercial center. (4)
- b. **Former Post Office:** This house was built originally in 1923 as just a Post Office, it has already been expanded, in 1928, to accommodate residential use. (1)
- c. **Scale and Massing, not finishes, are most memorable:** The roofing is already new, the windows need repair or replacement, the shutters are screwed on with drywall screws, the vinyl siding needs to come off and we'll see what we find under there. Of the historic fabric, only the foundation block will remain visible.
- d. **The Yard.** Garrett Park treasures its open space. Zoning restrictions will ensure any proposal for to expand 4601 Waverly preserves a generous front yard. As the

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house is already set far back on the lot, rear may only expand about 10 feet. The most room available for expansion is on the right. (4, 8)

4. Situation:

- a. The property owner grew up in the house, inherited it in 2009 and raised his family there. He has remarried and left Maryland. The property went on the market 2/3/2017 for \$589,000 but a year later is now listed for 1/3 less at \$389,000 or best offer. It is selling slowly and going down in price because no one knows what the county and town will allow to be built. (6, 11)

5. General Description of the Project:

- a. The Prospective Homeowner is a single father and old house aficionado who plans to leave his beloved 1855 town home in Washington DC so he and his son may enjoy more space, yard and the schools Montgomery County is famous for. He needs a 3-Bedroom 3-Bath home with a Study, able to host a dinner party for 10. The MARC train across the street provides easy commuting to his job near Union Station.
- b. Vision is of a "jewel on the hill", showcasing the mass, diminutive size and prominent placement of the existing structure while complementing it with an addition with more glass that would radiate festive light in the evening. Rather than tower over the historic 1-story structure we propose to accommodate some of the architectural program in an excavated and finished Lower Level.

6. Effect on Historic Resource, Environmental Setting and the Historic District:

- a. The Historic Resource will be respected, renovated and preserved.
 - i. Although the HPCs focus is primarily exterior, the prospective owner plans to preserve and incorporate the original historic Post Office, the existing Dove family Living Room, into the interior design, utilizing the space as a formal Foyer. He finds, and believes others will find, preservation of the historic Post Office Lobby to be of interest, much as the Wilpers house at 10704 Kenilworth preserves and incorporates Garrett Park's original one-room schoolhouse as a Dining Room and mini-Museum of the 19th century.
 - ii. As the prospective homeowner nurtures and watches over his adopted son, the proposed addition cradles and protects the continued well-being of the Historic Resource. The proposed addition wraps around the rear and one side of the old Post Office, 'having its back', while rejuvenating and displaying the front and one side.
- b. The environmental setting will largely remain intact - a small-footprint residence with a sweeping yard and no Garage. The addition will occupy a substantial portion of the buildable lot area, but the front yards, the diagonal placement of the house on the lot, the driveway, and especially the height - 1-story house on a hill - will remain.
- c. The Historic District will thrive. 4600 Waverly Avenue, across the street and now known as Penn Place, underwent massive renovations in 2004-2004. All of the

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additions built by Mr. & Mrs. Penn were torn down and new additions built. The overall character of the building, and its commercial tenants were substantially and permanently changed. But it was all for the good and the new-old building is working just fine.

7. Material Specifications:

- a. **Foundation:** Existing painted sculpted block to remain. New foundation to be concrete with real stone veneer which be higher in the back where grade is near or above the finish floor level.
- b. **Siding on Historic Resource:** Existing vinyl siding to be removed and underlying siding evaluated for continued use. Our preferred situation is that enough original siding will be in good enough condition to keep original material on the Front and Left of the Historic Resource. Plan B is to have new material milled to match historic material if needed. Plan C, if insufficient original material is reusable, is to use new wood German shiplap siding on the Historic Resource similar to what is on the historic portions of Penn Place.
- c. **Siding on Addition:** Front and Right sides will be paneled with painted fiber cement sheets and trimmed with painted wood or PVC trim. Rear and Left sides will receive horizontal pre-finished fiber cement board siding, 7" exposure, and painted wood or PVC corner-boards, base and fascia. Porch trim - the metal tri-post in lieu of a column, the skinny metal rail, the modest wood handrail - we do not regard as of historic interest and we may upgrade, as we will the siding.
- d. **Windows & glazed door:** Historic Resource will receive new painted wood double hung windows (Lincoln Windows or Pella Architect Series) in 2/2 simulated divided light grille pattern matching existing. Addition will have painted wood double hung, casement and awning windows and rear glazed door to patio, with simulated divided light grilles (permanent interior, exterior and between-the glass grilles).
- e. **Roof:** Existing roof is fairly new architectural grade asphalt shingles and will remain if possible. Addition roof will be similar, featuring main gables and a shed dormer, and be finished with roofing to match existing. Eave and rake overhang to be 12" where new and matching existing where new roof is to extend plane of existing roof which has about a 10" overhang.
- f. **Chimney:** Existing brick chimney is to be removed. It serves less-than-high efficiency gas boiler and water heater. New appliances will be high efficiency and will not need a chimney.
- g. **Driveway:** Existing macadam driveway on left to remain. No new curb cut is proposed, and no Garage. Driveway accommodates two cars off-street without blocking and more with blocking.
- h. **Trees:** No street trees will be affected by this project. A few trees may be on the lot will be evaluated for condition and proximity to Addition and removed if deemed necessary. Mostly the property is treeless, but adjacent lots 5, 6 and

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beyond are forested.

8. **Drawings:** See attached Design Development Package which includes Architectural Site Plan, Lower Level Plan, First Floor Plan, Roof Plan and Front, Right, Rear and Left Side Elevations.
9. **Photographs:** Ten photos follow showing each side of the house, two views from the public right-of-way, and four interior views of the historic Post Office rooms.

Prospective homeowner would greatly appreciate a letter from each HPC indicating likelihood of approval, with or without conditions, of proposed addition.

Thank you for your time and consideration,

Doug Mader 2/4/18

Douglas Mader, AIA

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a. Existing Front of 4601 Waverly Avenue



b. Existing Right Side of 4601 Waverly Avenue

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c. Existing Rear of 4601 Waverly Avenue



d. Existing Left Side of 4601 Waverly Avenue

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e. 4601 Waverly Avenue as viewed from Penn Place, 4600 Waverly.



f. 4601 Waverly Avenue as viewed from Rokeby Avenue on Farm Market Day.

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g. Living Room entry (Historic Post Office Lobby) from inside.



h. Side window of Living Room (Historic Post Office Lobby) from inside.

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i. Bedroom #1 (Historic Post Office) from inside.



j. Bedroom #2 (Historic Post Office) from inside.

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Attachments / HAWP Application Table of Contents:

- A) HAWP (Historic Area Work Permit) Application Cover Page and Page 2.
- B) This letter to MC & GP HPCs, including photographs.
- C) Tax record for 4601 Waverly Avenue
- D) Final Location Plat by Witmer Associates, sealed by a Professional Land Surveyor.
- E) Zoning Diagram by Douglas Mader, AIA (DMAIA) showing proposed project in relation to setbacks confirmed by the Garrett Park Land Use Advisory Committee (LUAC)
- F) Design Development Package by DMAIA including Architectural Site Plan, Floor Plans, Roof Plan and Exterior Elevations.

Research Notes:

- (1) Freely shared copy of a February 14, 2017 email from Garrett Park Town Archivist Rachel James to Assistant Town Manager Elizabeth Henley.
- (2) 1891 Garrett Park Plats #14, 15, 24, 26, 27, 28, 34 & 35 available on plats.net.
- (3) Final Location Plat of 4601 Waverly Avenue by Witmer Associates
- (4) "A Walking Tour of Garrett Park" - video on Garrett Park web site.
- (5) Online Obituary for MARGARET BLANCHE DOVE, and discussions with family friends.
- (6) Disclosed by seller's realtor, Jeannine Nguyen and confirmed by family friends.
- (7) Link on Garrett Park's web site: garrettparkmd.gov
- (8) Online Montgomery County Zoning Map
- (9) Emails between DMAIA and George J. Martin, chair of the LUAC, who conferred with other committee members.
- (10) SDAT tax records available at sdat.dat.maryland.gov
- (11) Zillow online real estate listing.
- (12) 1958-1959 Garrett Park Diamond Jubilee 8th edition phone Directory.

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Zoning Diagram

zd1 of 1 Zoning Diagram

ZONING DIAGRAM SHOWS PROPOSED ADDITION IN RELATION TO REQUIRED SETBACKS CONFIRMED BY THE LUAC; THE GARRETT PARK LAND USE ADVISORY COMMITTEE.

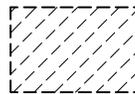
ZONING MEASURES HOUSE TO OUTSIDE FACE OF FOUNDATION WALL. EGRESS WELLS ARE PERMITTED TO PROJECT INTO ANY YARD.

LOT COVERAGE:

HOUSE + PORCH + ADDITION = 1,532 SF;
16.6% PROPOSED,
18.0% ALLOWED.

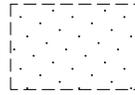
FLOOR AREA RATIO:

HOUSE + ADDITION = 1,532 SF;
0.166 PROPOSED,
0.375 ALLOWED.



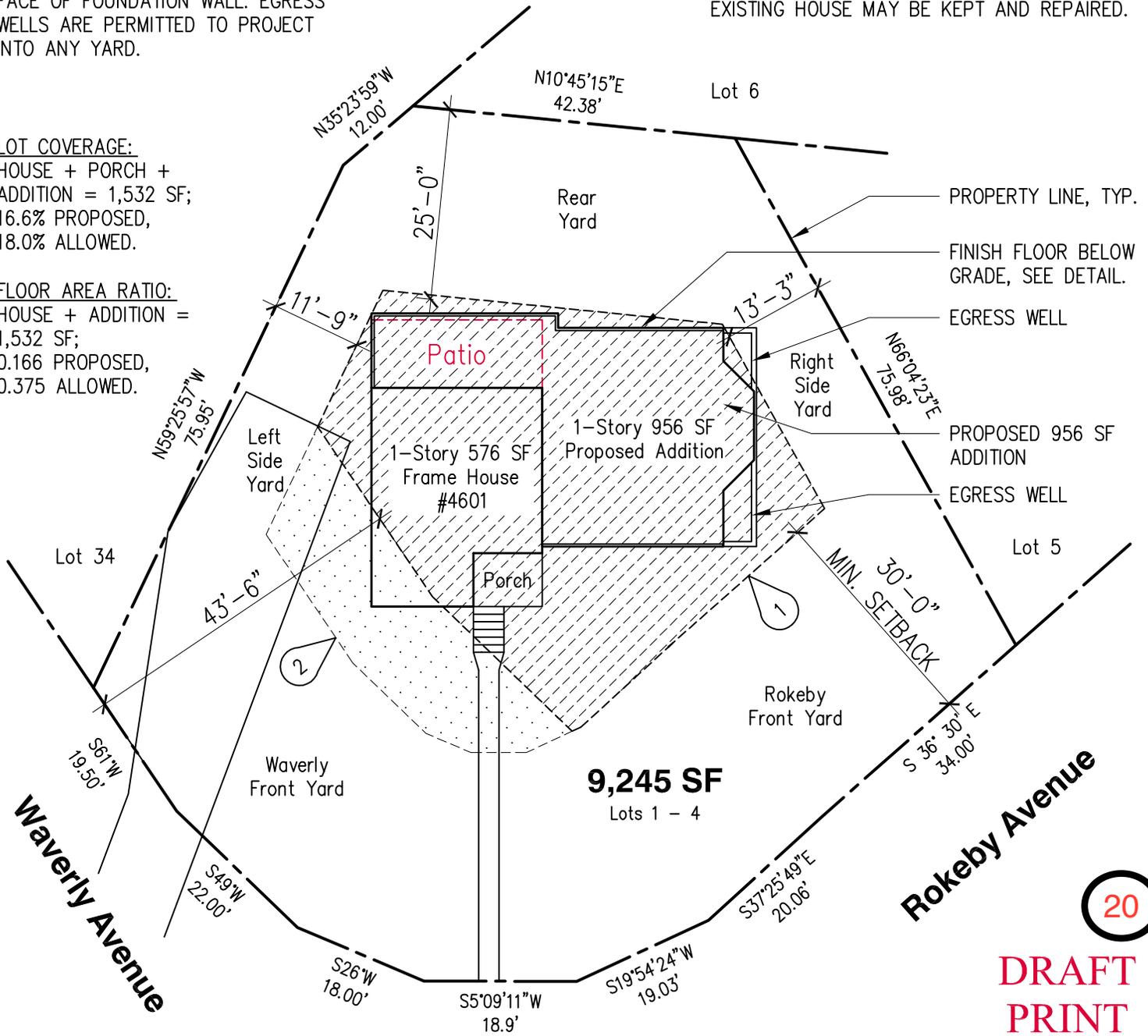
1

2,370 SF BUILDABLE AREA DETERMINED IN CONSULTATION WITH THE LAND USE ADVISORY COMMITTEE: 43.5' WAVERLY FRONT YARD, 30' ROKEBY FRONT, SIDES MINIMUM 10' AND TOTALING AT LEAST 25', MINIMUM 25' REAR SETBACK.



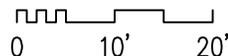
2

615 SF AREA MADE NON-BUILDABLE BY ORDINANCE REQUIRING NEW FRONT SETBACKS BE AVERAGED WITH ADJOINING PROPERTIES. WAVERLY FRONT SETBACK FOR NEW CONSTRUCTION IS HALFWAY BETWEEN 30' STANDARD AND 57' ESTIMATED FRONT SETBACK OF ADJACENT HOUSE. EXISTING HOUSE MAY BE KEPT AND REPAIRED.



ZONING DIAGRAM

SCALE: 1" = 20'



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4601 Waverly

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Zoning Diagram

1" = 20'

Job #:

18-02

Drawn by:

DDM

Date:

2/4/18

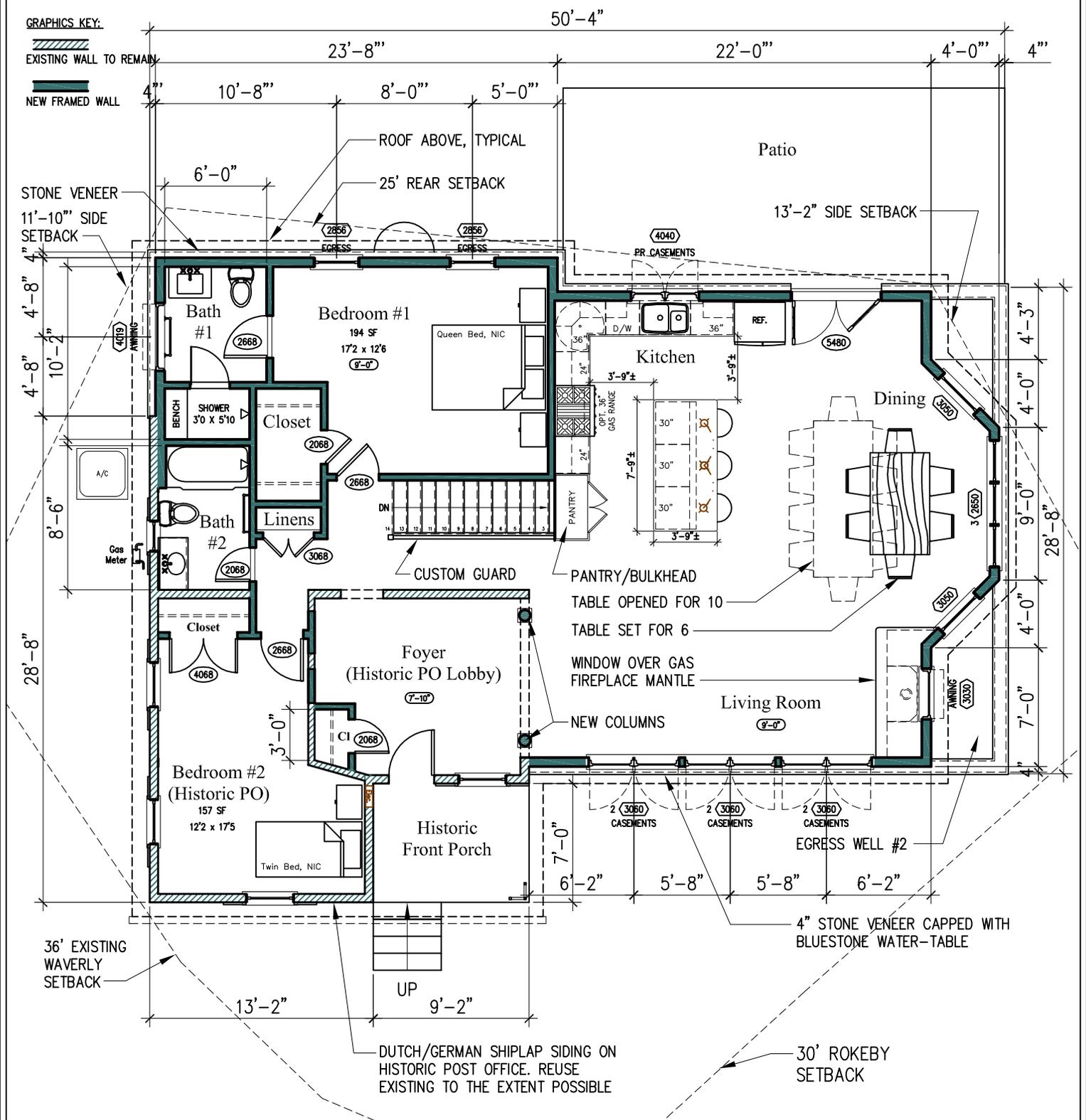
zd1

1 of 1

GRAPHICS KEY:

EXISTING WALL TO REMAIN

NEW FRAMED WALL



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FIRST FLOOR PLAN

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

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Existing Lot Coverage: 640 SF

Proposed Lot Coverage: 1,594 SF

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Schematic Design
First Floor Plan

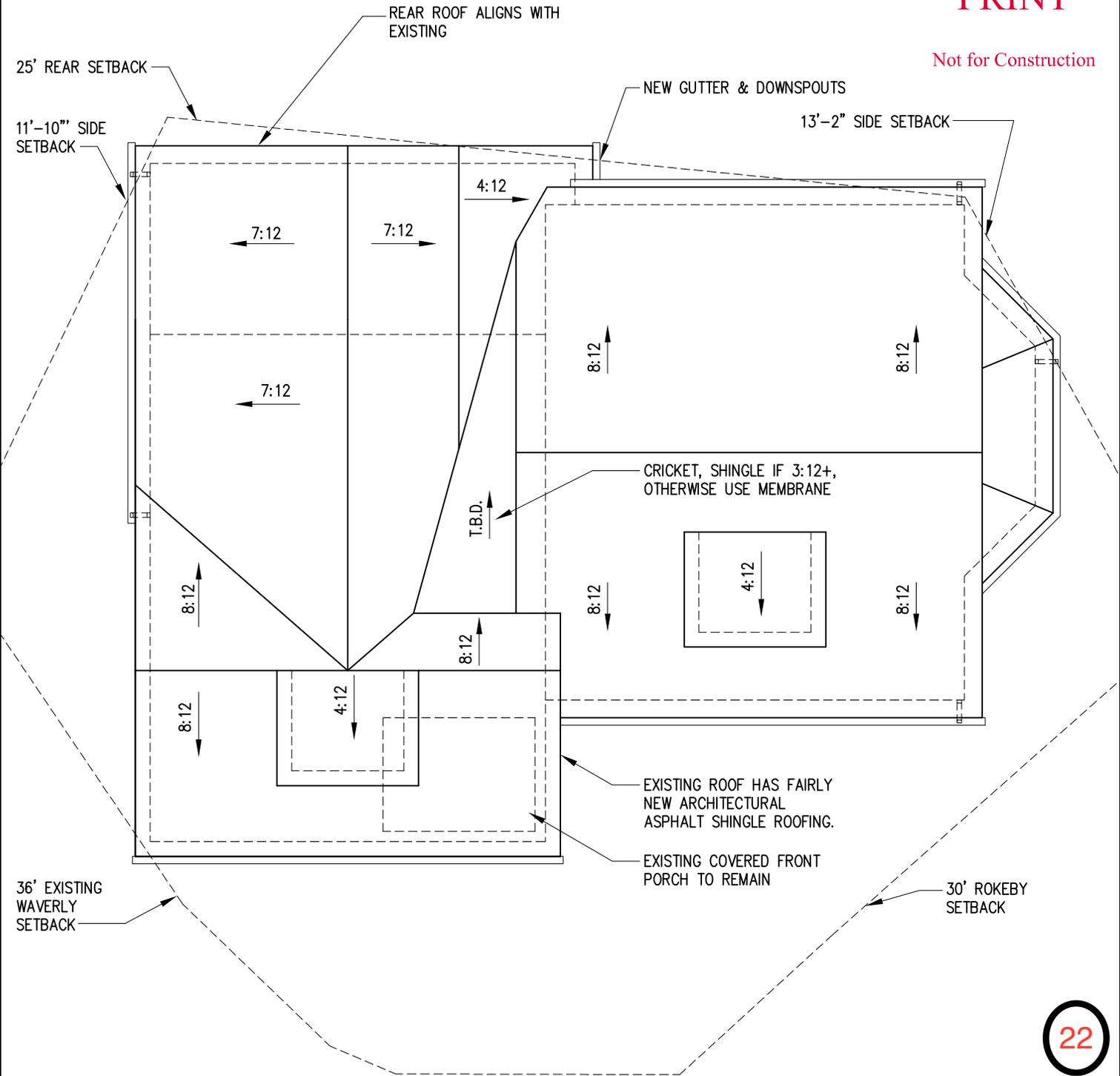
Job #: 18-02
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Date: 2/4/18

sd3

3 of 6

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ROOF PLAN

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

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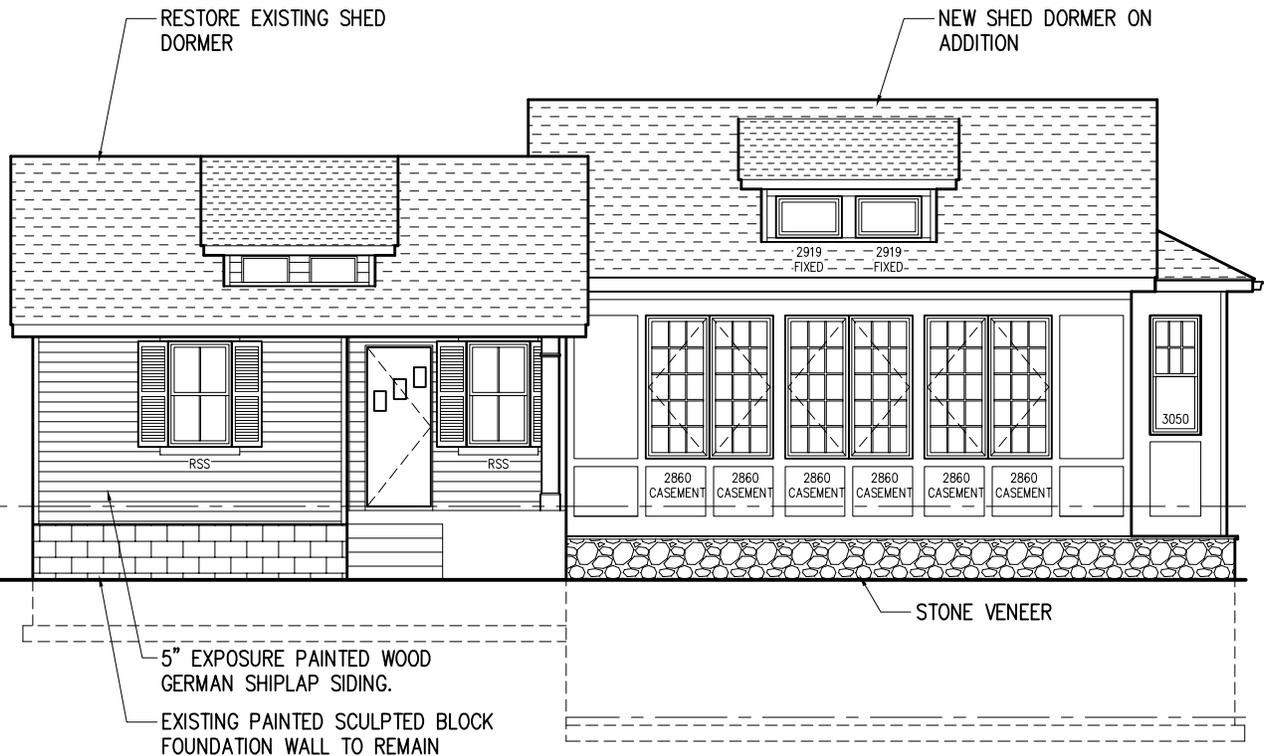
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Schematic Design
Roof Plan

Job #: 18-02
Drawn by: DDM
Date: 2/4/18

sd4

4 of 6



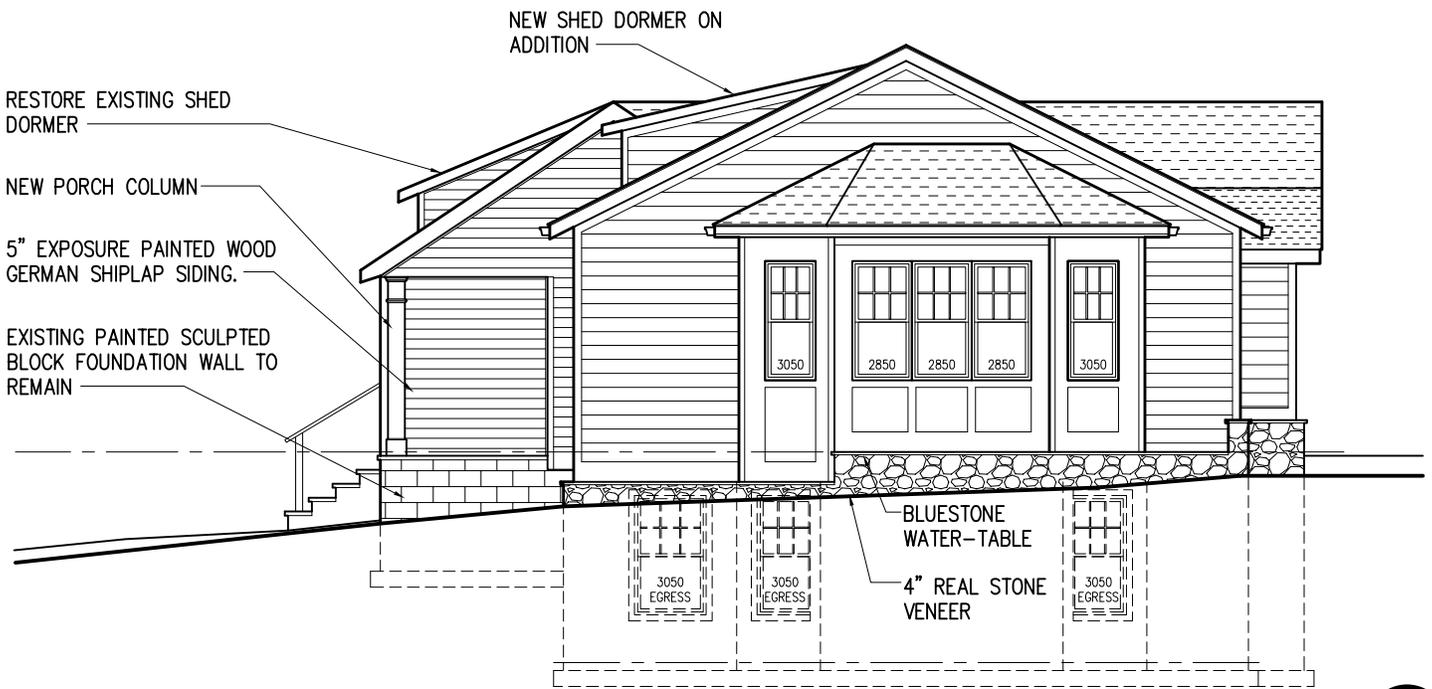
FRONT ELEVATION

SCALE 1/8" = 1'-0"



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RIGHT ELEVATION

SCALE 1/8" = 1'-0"



23

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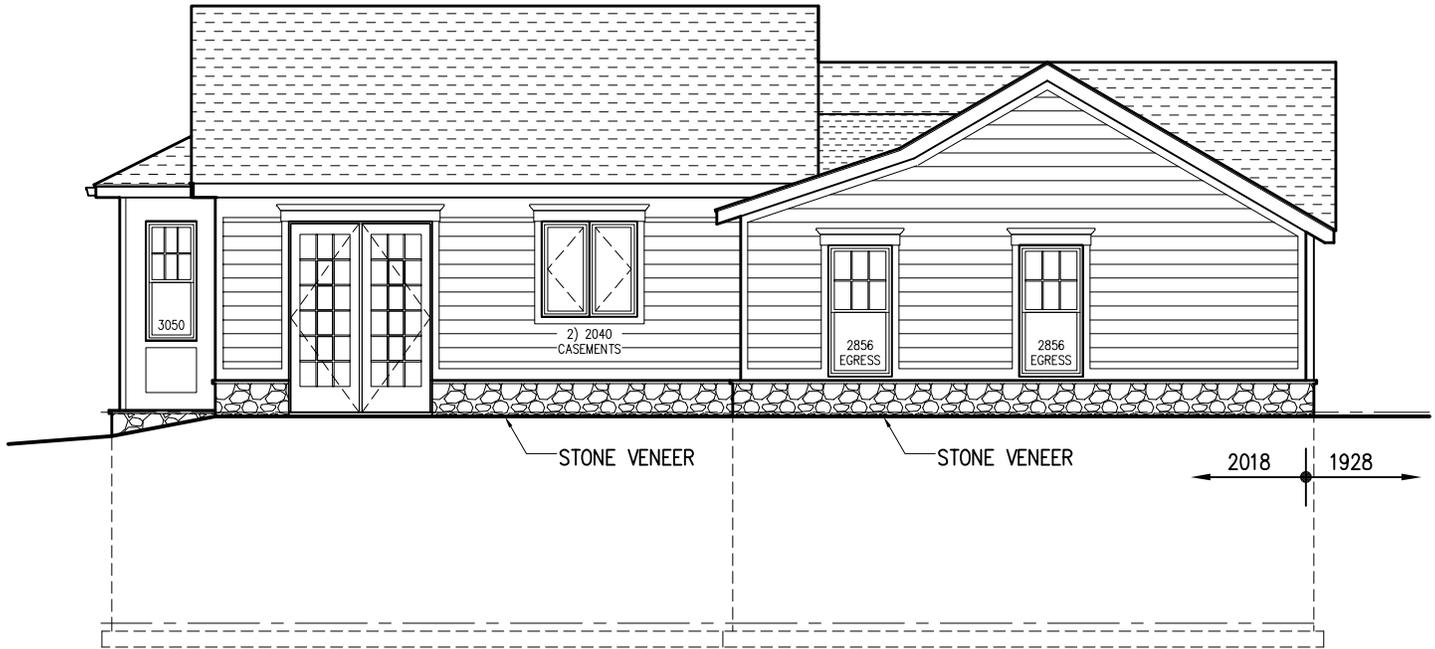
4601 Waverly

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Schematic Design
Front & Right
Elevations

Job #: 18-02
Drawn by: DDM
Date: 2/4/18

sd5
5 of 6

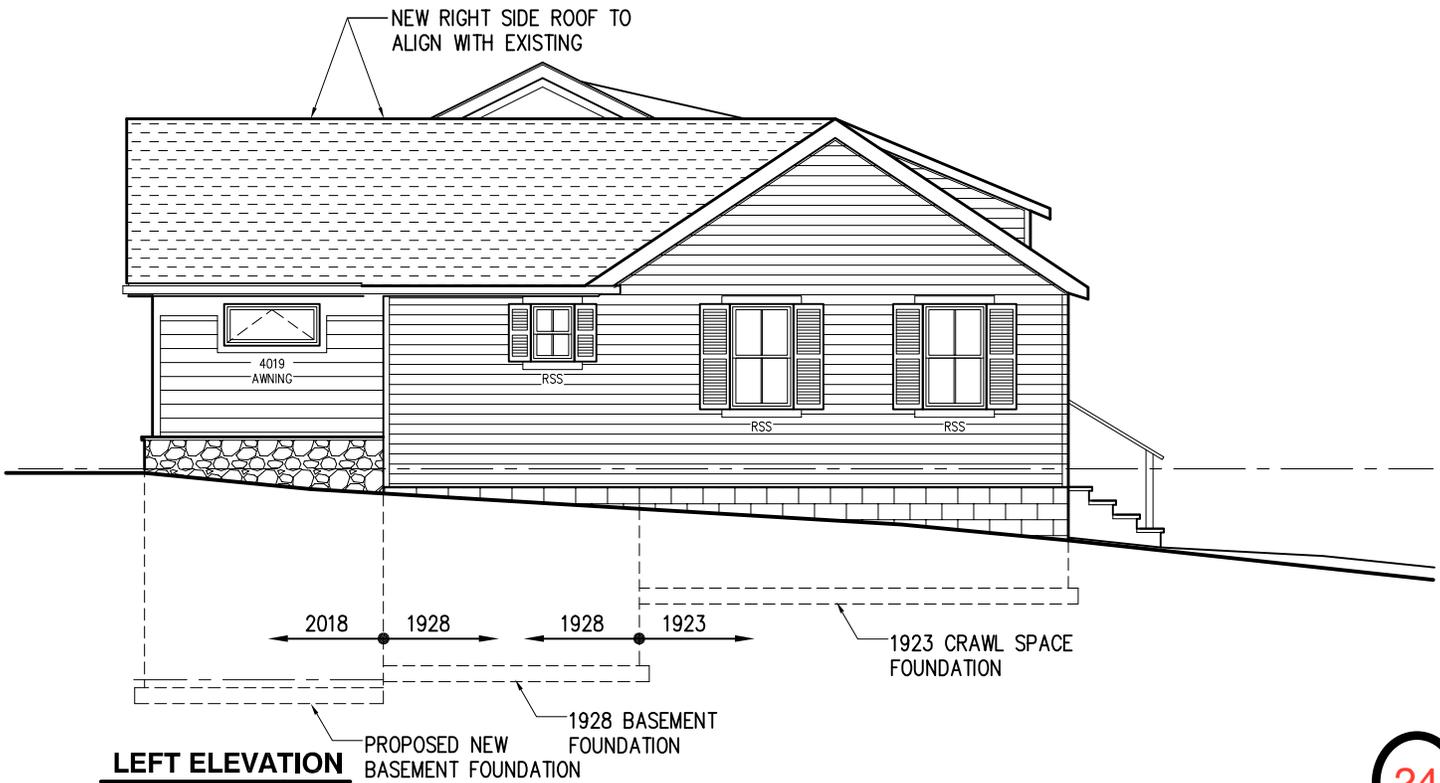


REAR ELEVATION

SCALE 1/8" = 1'-0"

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LEFT ELEVATION

SCALE 1/8" = 1'-0"

24

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Schematic Design
Rear & Left
Elevations

Job #: 18-02
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sd6
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