

## **HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	4601 Waverly Ave., Garrett Park	<b>Meeting Date:</b>	3/28/18
<b>Resource:</b>	Contributing Resource Garrett Park Historic District	<b>Report Date:</b>	3/14/18
<b>Applicant:</b>	Warren McBroom	<b>Public Notice:</b>	3/7/18
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Number:</b>	30/13-18B	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Addition		

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### **STAFF RECOMMENDATION:**

Staff recommends that the HPC **approve with two (2) conditions** the HAWP application;

1. The applicant must submit detailed specifications for the proposed replacement front door for review and approval, with final approval authority delegated to Staff.
2. The applicant must submit detailed specifications for the proposed replacement column for review and approval, with final approval authority delegated to Staff.

### **PROJECT 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 ft<sup>2</sup>.

### **BACKGROUND**

The applicant presented a Preliminary Consultation for this project on February 21, 2018. The HPC was generally receptive to the proposal and the applicant has made modifications to that proposal and now presents this HAWP application.

### **PROPOSAL**

The applicant is proposing to construct side and rear additions 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.

### ***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 a side addition and a small rear addition at 4601 Waverly Ave. that will effectively triple the footprint 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 and rear facades. The applicant did not provide a topographical map of the site, but based on a site visit 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. The neighboring house is a two-story bungalow. Typically, the HPC requires additions to be smaller than the historic house; however, this is an instance where Staff finds that an addition the size requested by the applicant can be accommodated on site while still giving deference to the historic house.

### **New Construction**

The applicant proposes to construct a 954 ft<sup>2</sup> (nine hundred and fifty-four square foot) addition to the right (south) of the main house. The addition will be setback from the engaged front porch by approximately 6" (six inches). The proposed addition is a large rectangle with an asphalt-shingled, side gable roof and a large bank of windows in the roof (labeled as a "new clerestory reverse-shed dormer" in the submitted drawings). On the façade of the addition, the applicant proposes a bank of six large, twelve-lite casement windows, with transoms above, flanked by blank panels to either side. The panels will be Hardi with Azek trim. The clerestory windows will remain fixed. The foundation of the new addition will be parged and painted concrete.

The right-side elevation will have a large expanse of panels matching the façade and will have a large set of casement windows consistent with the appearance of the French doors on the front of the house. Above each of the casement windows will be a large square fixed window, which will provide additional natural light. Also on the right elevation, there will also be a 10' × 4' (ten feet by four feet) window well to provide egress from the basement level.

To the rear of the house the applicant is proposing to extend the house by 9' 4" (nine feet, four inches). This new construction will match the details and treatment of the rear of the proposed side addition. The applicant proposes to clad the rear of the addition with Hardi siding in a 7" (seven inch) reveal. On the left of the addition, there will be a single door and one-lite casement window; and a pair of large 12-lite casement windows to the right. There is also a small window well below the paired casement windows. This façade is not at all visible from the public right-of-way.

At the February 21, 2018 preliminary consultation, the HPC was generally supportive of the proposal as far as the size and scale of the proposed addition and expressed agreement that an addition of almost twice the square footage of the historic could be placed to the side of the historic building. Some Commissioners expressed concerns about proposed roof form and the height of the proposed roof ridgeline. Additionally, some Commissioners indicated they thought the addition was too replicative of the historic resource.

The current design has been refined since the preliminary consultation heard on February 21, 2018. Rather than mirroring the roof form and of the historic house, the applicant now proposes a gable roof with a lower ridge line and a clerestory. The visual effect of this change is that the massing of the roof is lower, even though the maximum height of the roof is consistent with the previous proposal. Another notable change from the scheme presented at the preliminary consultation is the change in cladding on the right elevation of the addition. The proposal now calls for panelized finish on this visible façade, resulting in a more differentiated appearance.

The Commissioners had a mixed opinion of the previously submitted bay on the right elevation of the addition. This feature has been removed for this HAWP submission. Staff finds that the removal of this feature creates a more contemporary appearance, which is consistent with Standard 9 which states that new additions need to 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 environment.” Staff finds this addition is compatible with the character of the historic house and surrounding district and recommends approval.

### **Historic Building**

The applicant is proposing an appropriate rehabilitation to the historic house. The applicant will remove the existing vinyl siding to reveal the German shiplap siding; and repair the siding, in-kind, where needed. The applicant is further proposing to repair the historic two-over-two windows on the front and left elevation.

There are two features on the historic house the applicant proposes to remove and replace: the front door and the front porch column. The front door appears to be a c.1960s wood veneer replacement and is not historic. The applicant proposes to replace it with a half-lite wood door. Specifications for this were not provided with the HAWP application. Staff recommends approval of this HAWP be conditional on the review and approval of this element. The right-front corner of the porch is supported by a decorative aluminum support. This feature is not historic and may be contemporaneous with the door replacement. The applicant proposes to construct a new porch column. As the application materials do not include materials or design details for the replacement column, Staff cannot make a recommendation. However, as Staff finds that the removal and replacement of the column is appropriate, Staff recommends conditioning approval of this HAWP on the review and approval of a wood replacement column.

### **STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve with two (2) conditions** the HAWP application;

1. The applicant must submit detailed specifications for the proposed replacement front door for review and approval, with final approval authority delegated to Staff.
2. The applicant must submit detailed specifications for the proposed replacement column for review and approval, with final approval authority delegated to Staff.

as being consistent with Chapter 24A-8 and the Takoma Park Historic District Design Guidelines; and with the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable).** After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection

by calling the DPS Field Services Office at 240-777-6370 prior to commencement of work and  
not more than two weeks following completion of work.



DPB - 88

HISTORIC PRESERVATION COMMISSION  
301/563-3400APPLICATION 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:

☐ Construct ☒ Extend ☒ Alter/Renovate  
☐ Move ☐ Install ☐ Wreck/Reze  
☐ Revision ☐ Repair ☐ Revocable

## CHECK ALL APPLICABLE:

☒ A/C ☐ Stab ☒ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: \_\_\_\_\_

1B. Construction cost estimate: \$ 250,0001C. 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  
Signature of owner or authorized agent

FEB. 1, 2018  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. **WRITTEN DESCRIPTION OF PROJECT**

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

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 plot. Your site plan must include:

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

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]

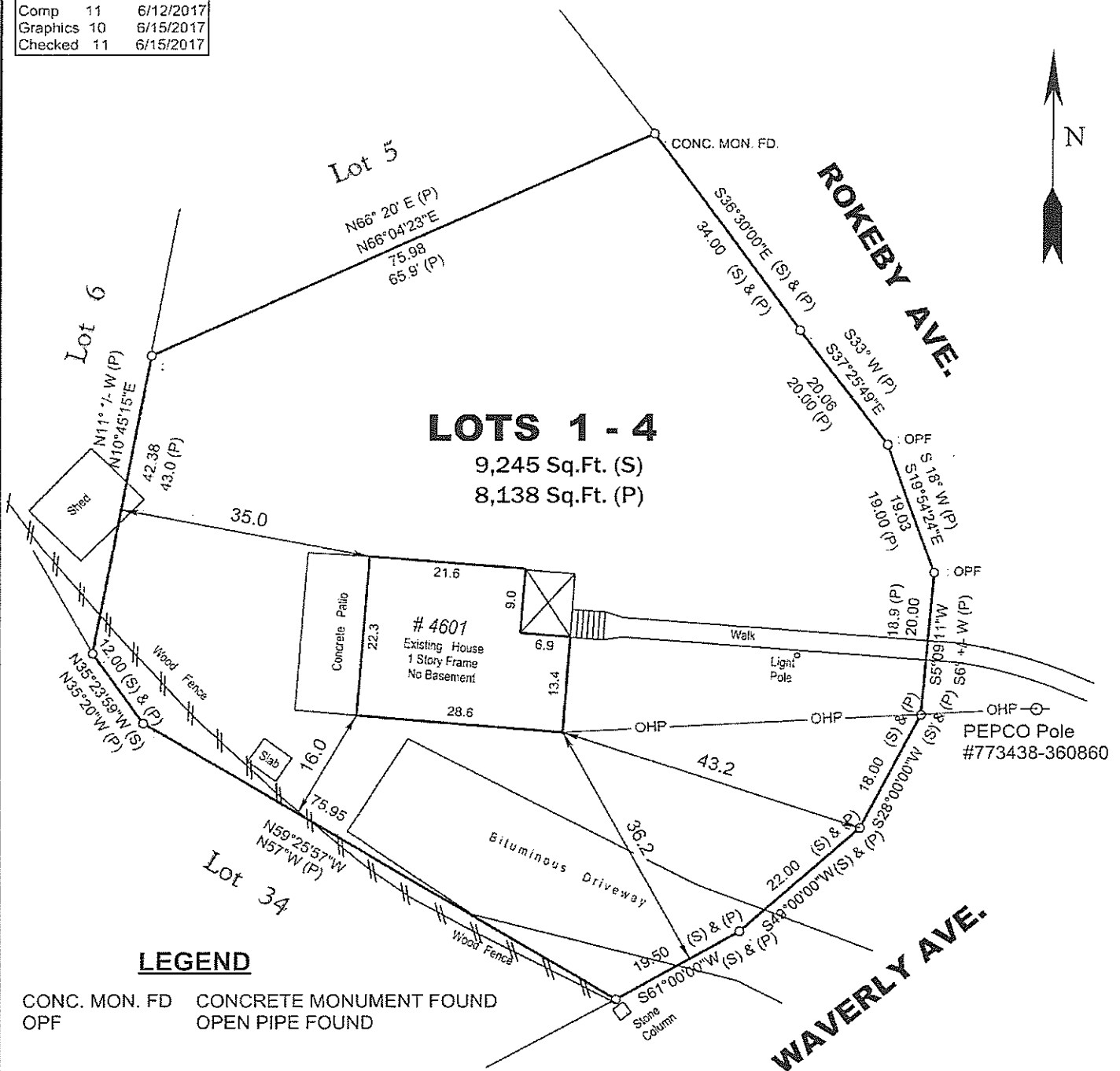
<b>Owner's mailing address</b> Purchaser: Warren McBroom 477 Ridge St. NW Washington, DC 20001 Seller: Patrick Dove 106 Barlow St Bristol, CT 06010	<b>Owner's Agent's mailing address</b> Douglas Mader, AIA 11307 Rokeby Ave Box 187 Garrett Park, MD 20896
<b>Adjacent and confronting Property Owners mailing addresses</b>	
Barry & Tracy Liden 4605 WAVERLY AVE P.O. Box 383 Garrett Park, MD 20896 Block 100, Lot 33 (neighbor to the left)	CSX Railroad Tracks are across Rokeby Avenue Parklawn Drive 1331 Pennsylvania Ave NW Ste 560 Washington, DC 20004
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)	
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	

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

STREET ADDRESS: 4601 Waverly Ave. BUILDING PERMIT NUMBER: NA



### 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](mailto:dmaderaia@aol.com)

[dmaderaia.wix.com/website](http://dmaderaia.wix.com/website)

To: Montgomery County Historic Preservation Commission February 4, 2018  
c/o: Mr. Dan Bruechert: [Dan.Bruechert@montgomerycountyp Planning.org](mailto:Dan.Bruechert@montgomerycountyp Planning.org)

Cc: Garrett Park Historic Preservation Committee  
c/o: Mr. Gene Swearington: [managergene@garrettparkmd.gov](mailto: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**

All Services Satisfaction Guaranteed

Licensed in MD, VA, DC & PA; MA, IL, KY & FL - NCARB & CSI/CDT Certified



c. Existing Rear of 4601 Waverly Avenue



d. Existing Left Side of 4601 Waverly Avenue

All Services Satisfaction Guaranteed

Licensed in MD, VA, DC & PA; MA, IL, KY & FL - NCARB & CSI/CDT Certified





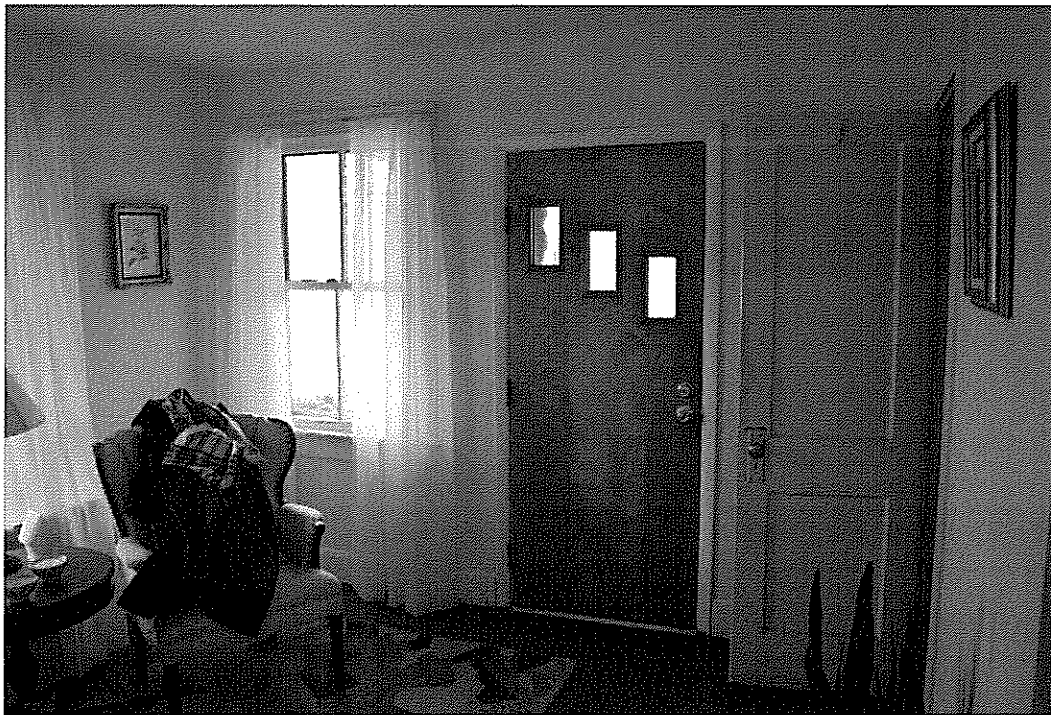
e. 4601 Waverly Avenue as viewed from Penn Place, 4600 Waverly.



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

All Services Satisfaction Guaranteed

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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.

All Services Satisfaction Guaranteed

Licensed in MD, VA, DC & PA; MA, IL, KY & FL - NCARB & CSI/CDT Certified



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



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

All Services Satisfaction Guaranteed

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## Design Development

dd1 of 7 Arch. Site Plan  
dd2 of 7 Lower Level Plan  
dd3 of 7 First Floor Rear  
dd4 of 7 Roof Plan  
dd5 of 7 Building Sections  
dd6 of 7 Front & Rear Elevations  
dd7 of 7 Right & Left Elevations

### GRAPHICS KEY:

FENCE & GATE  
EXISTING STRUCTURE TO REMAIN  
STRUCTURE TO BE REMOVED  
NEW ENCLOSED STRUCTURE

Approved  
Design

Architect will proceed  
with Construction  
Documents.

For Warren McBroom  
Homeowner

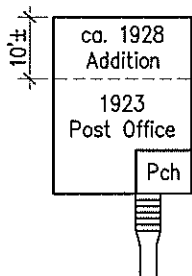
ZONE: R-90 OVERLAY FOR GARRETT PARK,  
SINGLE FAMILY RESIDENTIAL

MIN. FRONT YARD SETBACK = EXISTING  
MIN. SIDE YARD = 10' MIN., 25' TOTAL  
REAR YARD = 25' MINIMUM  
MAX COVERAGE = 18% = 1,664 SF  
MAX STORIES = 2 1/2 STORIES  
MAX HEIGHT = 30 FT TO MIDPOINT

PROJECT IS TO ENLARGE A TINY  
HOUSE, GARRETT PARK'S ORIGINAL  
POST OFFICE, INTO A MODEST HOUSE  
WHILE PRESERVING THE STREET  
PRESENCE OF THE ORIGINAL  
STRUCTURE.

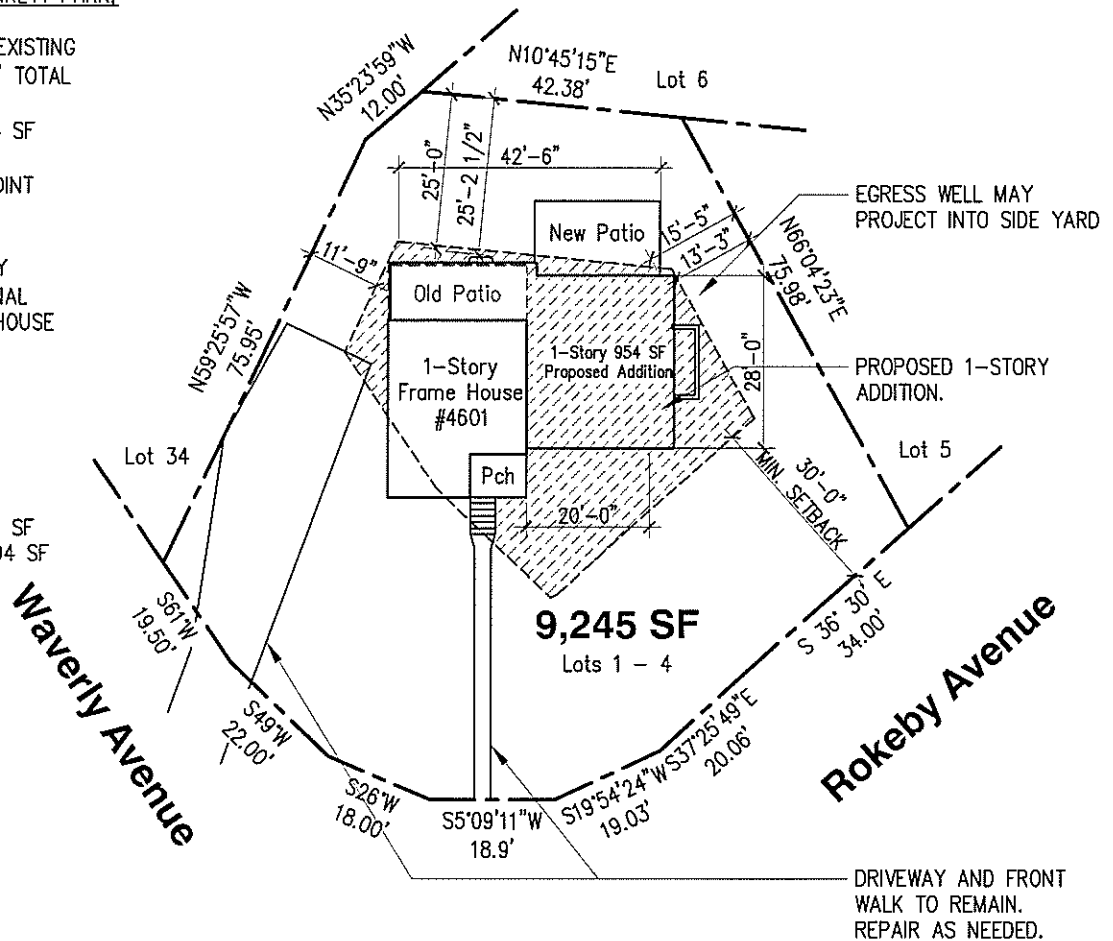
PROJECT IS INTENDED TO PASS  
HISTORIC COMMISSION REVIEW.

ALLOWED LOT COVERAGE: 1,664 SF  
PROPOSED LOT COVERAGE: 1,594 SF



ADDITION HISTORY PER  
SITE OBSERVATIONS AND  
TOWN HISTORIAN NOTES.

SITE INFORMATION TAKEN FROM FINAL  
LOCATION PLAT DONE JUNE 2017 BY WITMER  
ASSOCIATES, LLC, CURRENT TAX RECORDS,  
AND FIELD OBSERVATIONS.



Block 100 Lots 1-4

## GARRETT PARK

Garrett Park, MD  
Montgomery County

## ARCHITECTURAL SITE PLAN

SCALE: 1" = 30'

0 15' 30'

19



Douglas Mader, AIA

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Garrett Park, MD 20896-0187  
(301) 466-1378, DMaderAIA@aol.com

4601 Waverly

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Garrett Park, MD 20896  
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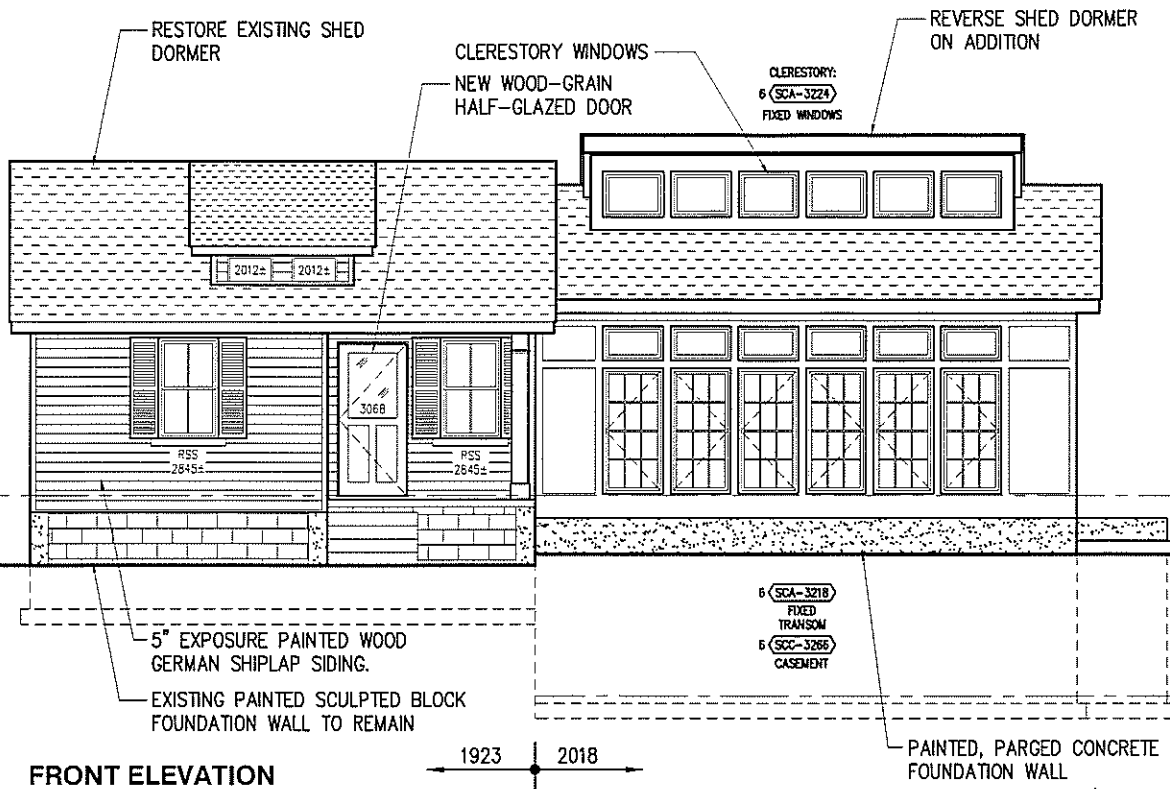
Design Development  
Arch. Site Plan

Job #: 18-02  
Drawn by: DDM  
Date: 3/2/18

dd1

1 of 7



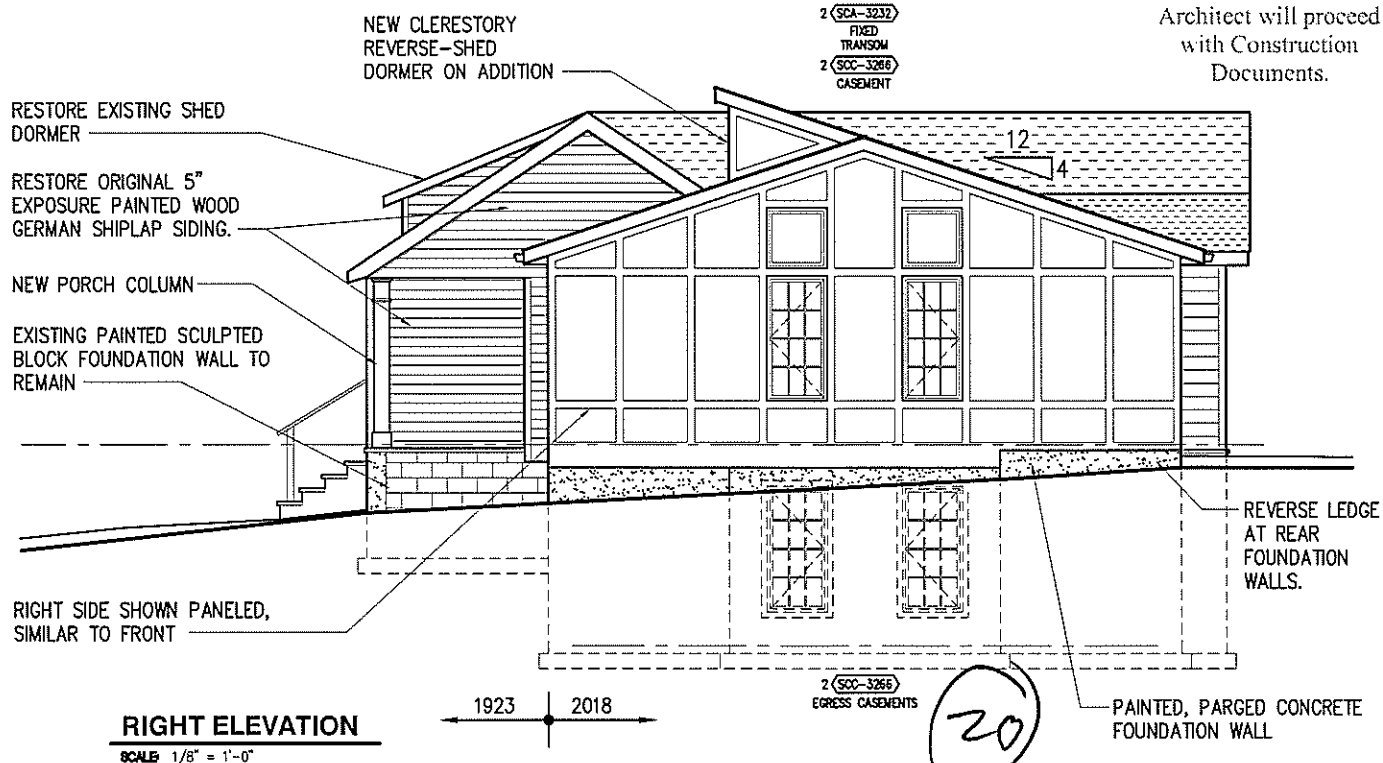


**FRONT ELEVATION**

SCALE 1/8" = 1'-0"

Approved  
Design

Architect will proceed  
with Construction  
Documents.



**RIGHT ELEVATION**

SCALE 1/8" = 1'-0"

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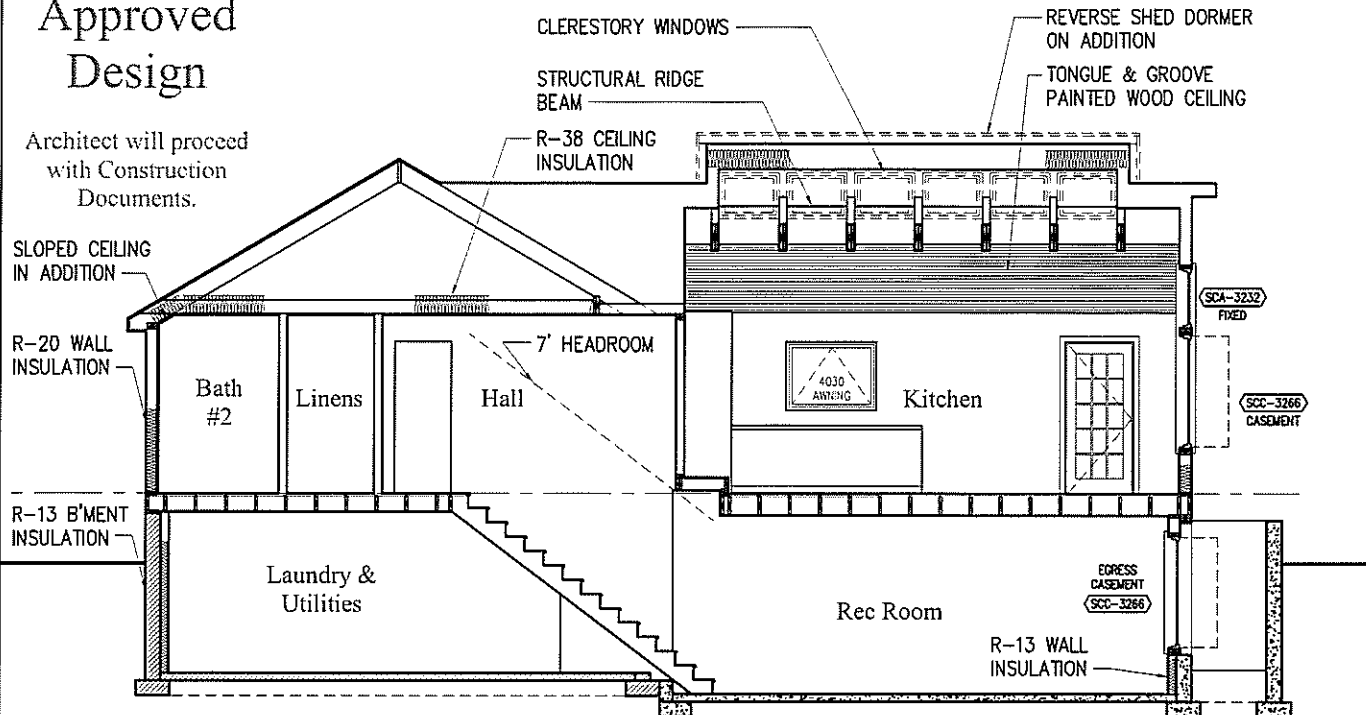
Design Development  
Front & Right  
Elevations

Job # 18-02  
Drawn by: DDM  
Date: 3/2/18

**dd6**  
6 of 7

# Approved Design

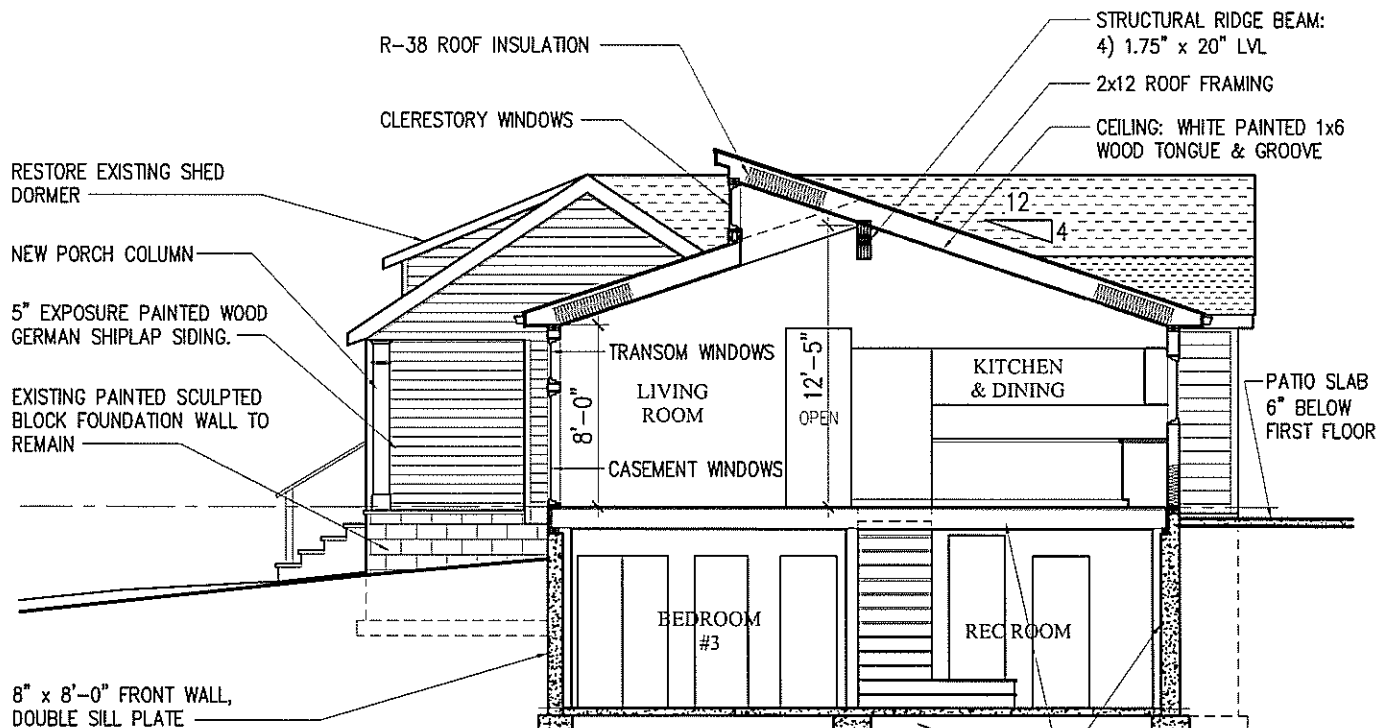
Architect will proceed with Construction Documents.



**BUILDING SECTION A-A**

SCALE 1/8" = 1'-0"

1928 2018



**BUILDING SECTION B-B**

SCALE 1/8" = 1'-0"

1923 2018

21

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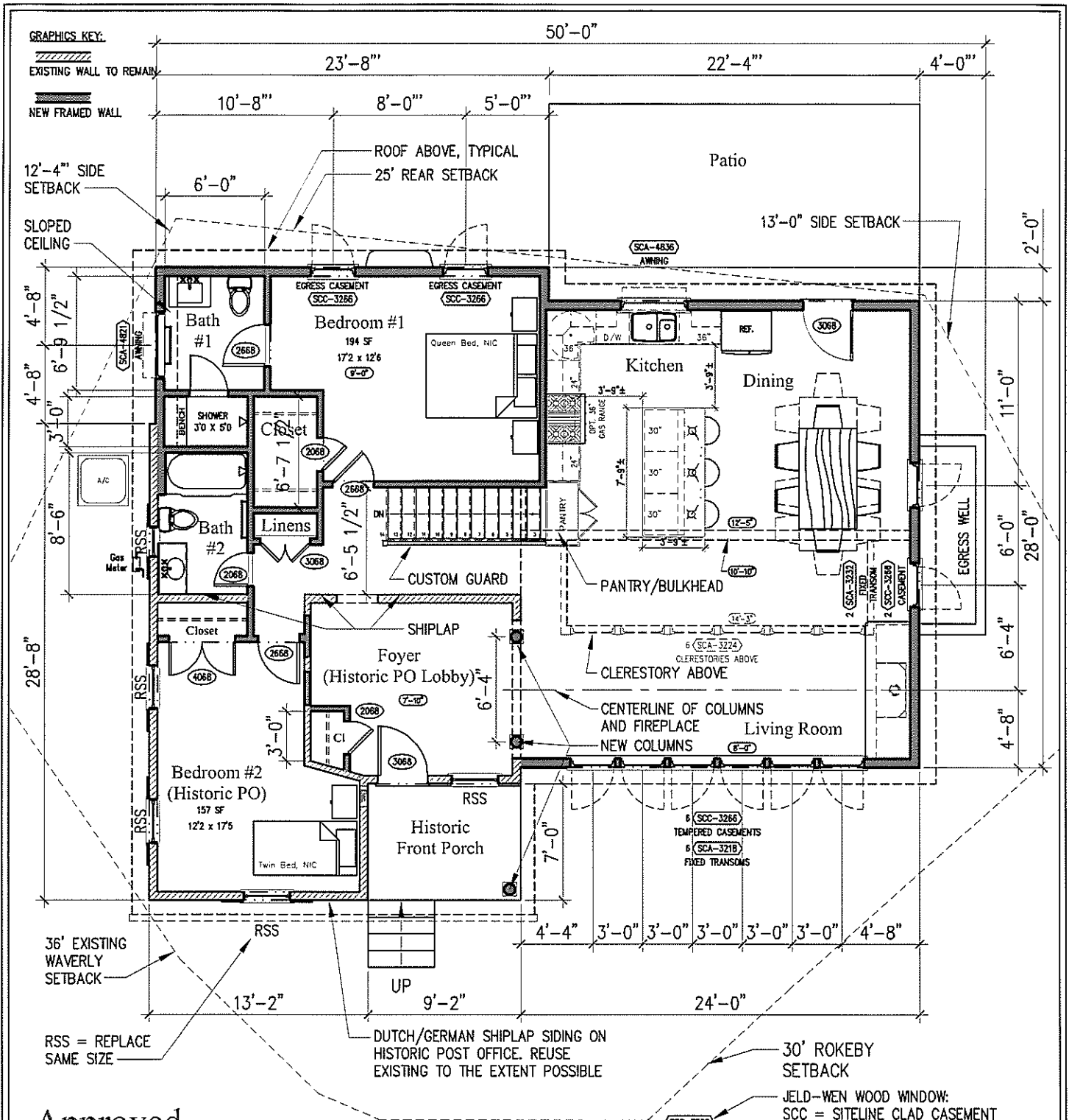
4601 Waverly

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Design Development  
Building Sections

Job #: 18-02  
Drawn by: DDM  
Date: 3/2/18

dd5  
5 of 7



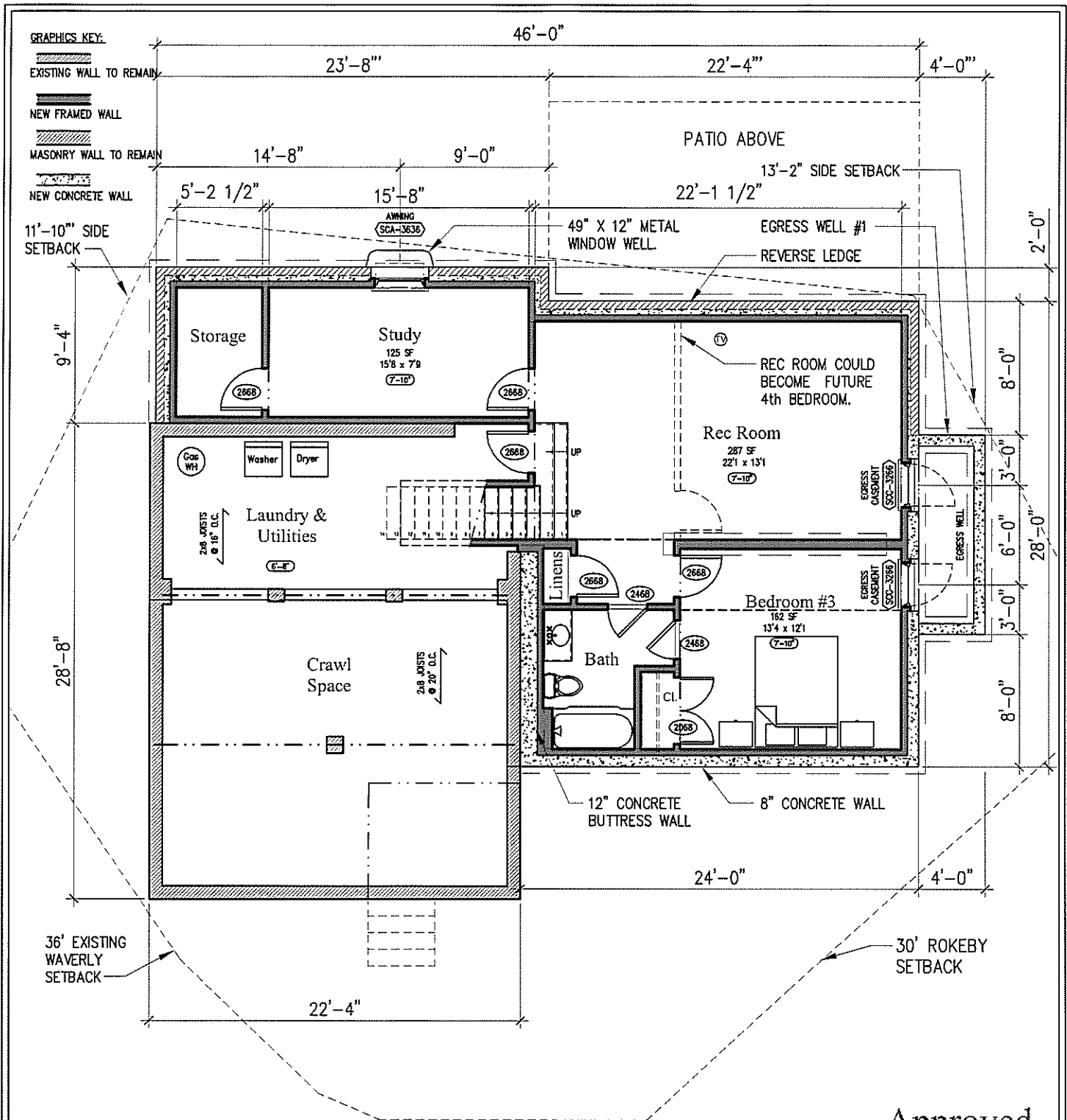
**Douglas Mader, AIA**  
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**Design Development**  
**First Floor Plan**

Job #: 18-02  
 Drawn by: DDM  
 Date: 3/2/18

**dd3**  
 3 of 7



## LOWER LEVEL PLAN

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

Gross Floor Area: 1,126 SF

Lot Coverage: 1,521 SF

Approved  
Design

Architect will proceed  
with Construction  
Documents.

23

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Design Development  
Lower Level Plan

Job #: 18-02  
Drawn by: DDM  
Date: 3/2/18

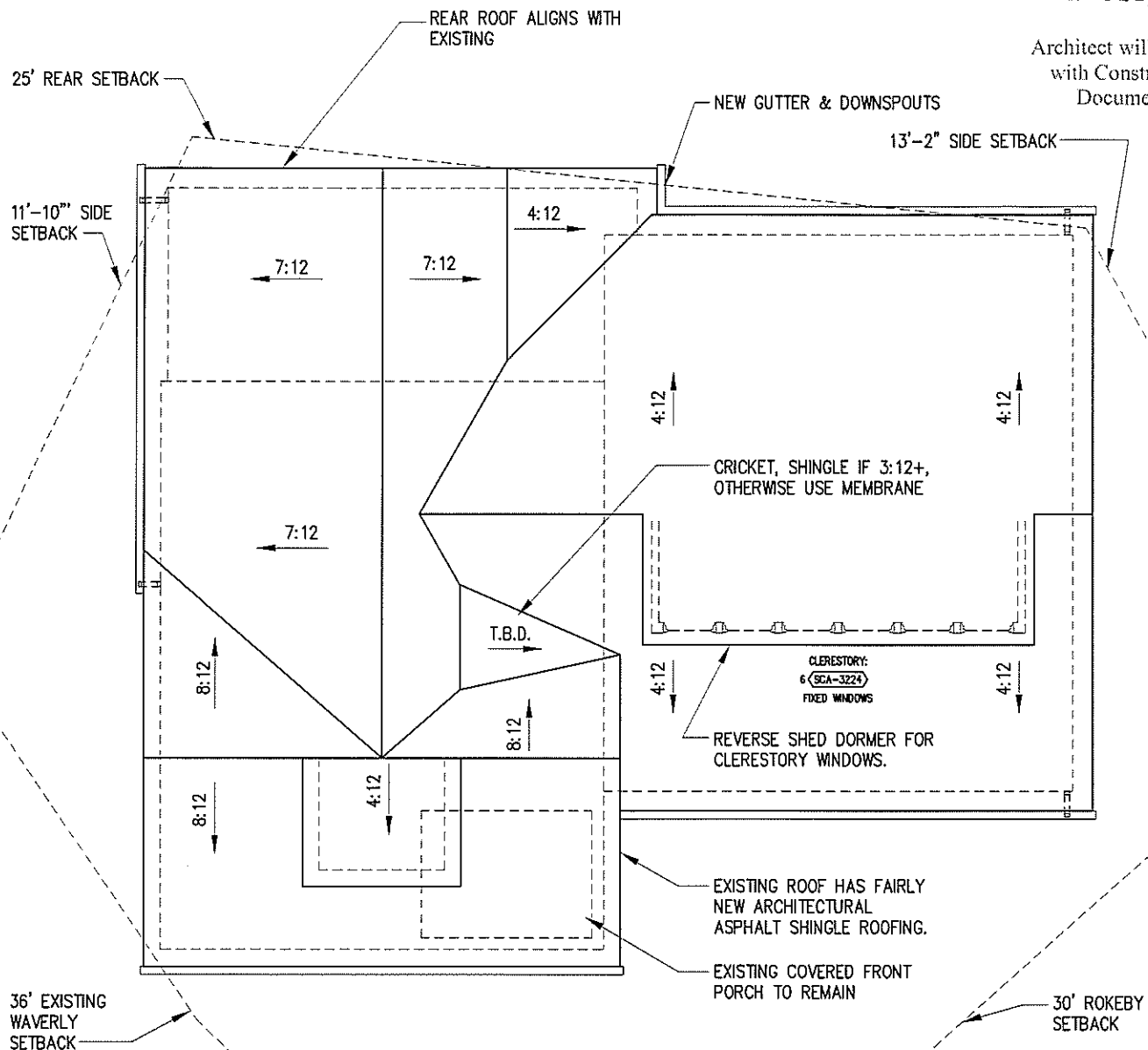
dd2

2 of 7



# Approved Design

Architect will proceed with Construction Documents.



## ROOF PLAN

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

24

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4601 Waverly

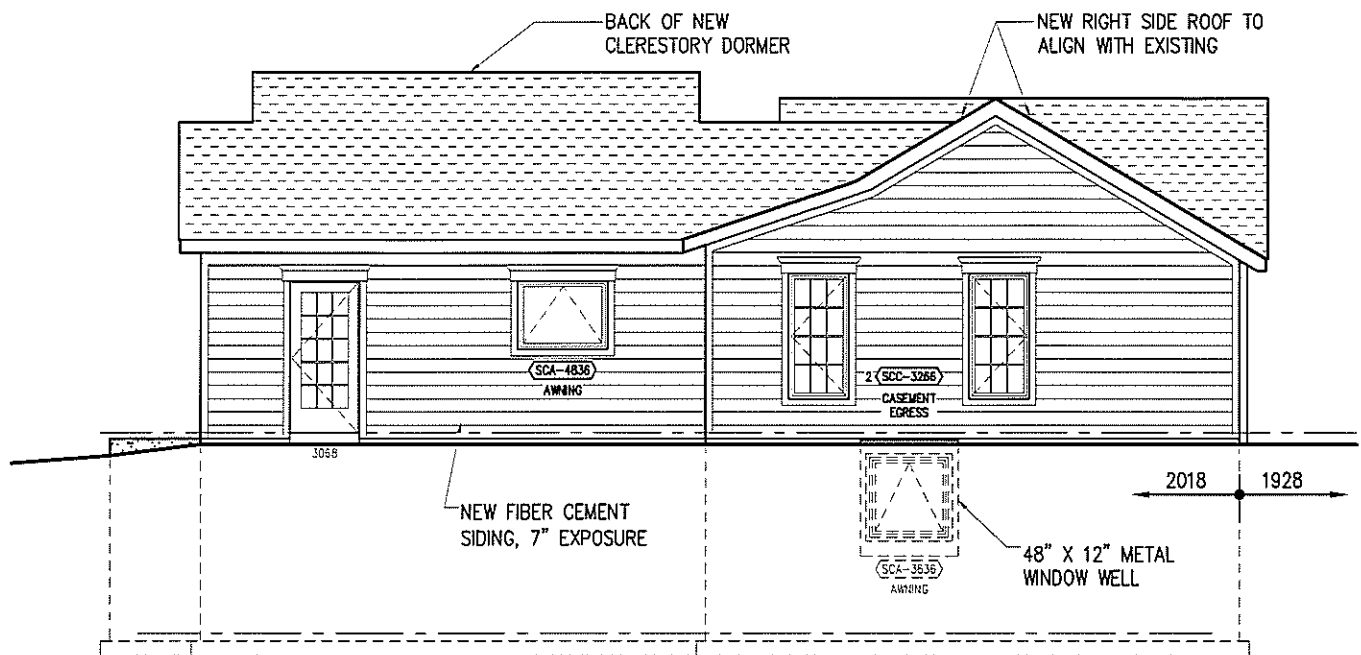
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Design Development  
Roof Plan

Job #: 18-02  
Drawn by: DDM  
Date: 3/2/18

dd4

4 of 7

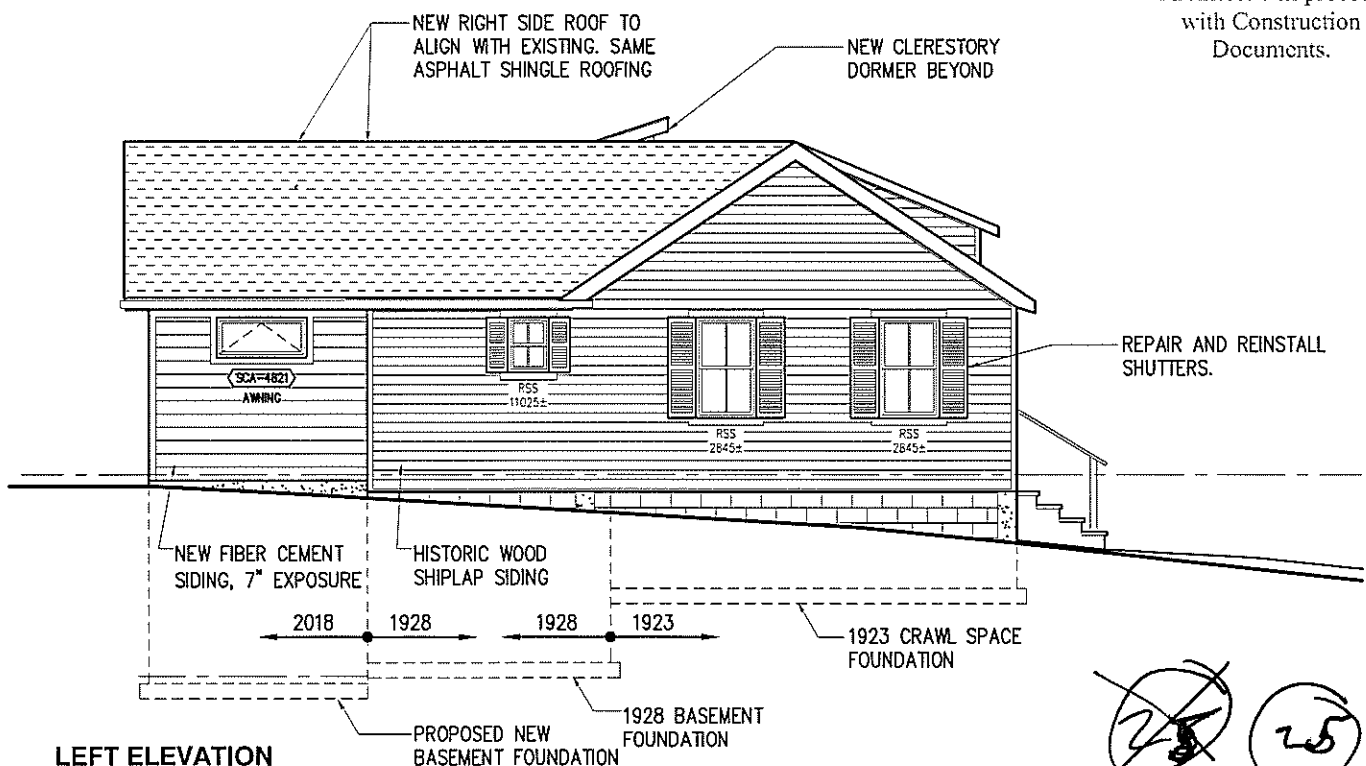


### REAR ELEVATION

SCALE 1/8" = 1'-0"

Approved  
Design

Architect will proceed  
with Construction  
Documents.



### LEFT ELEVATION

SCALE 1/8" = 1'-0"

~~25~~ 25

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4601 Waverly

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Design Development  
Rear & Left  
Elevations

Job # 18-02  
Drawn by: DDM  
Date: 3/2/18

dd7  
7 of 7