

*Preliminary Consultation*  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	4711 Waverly Ave., Garrett Park	<b>Meeting Date:</b>	6/8/2022
<b>Resource:</b>	Outstanding Resource <b>Garrett Park Historic District</b>	<b>Report Date:</b>	6/1/2022
<b>Applicant:</b>	Michele & Malcolm Russell-Einhorn (Kwasi Hemeng, Agent)	<b>Public Notice:</b>	5/25/2022
<b>Review:</b>	Preliminary Consultation	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Building Addition		

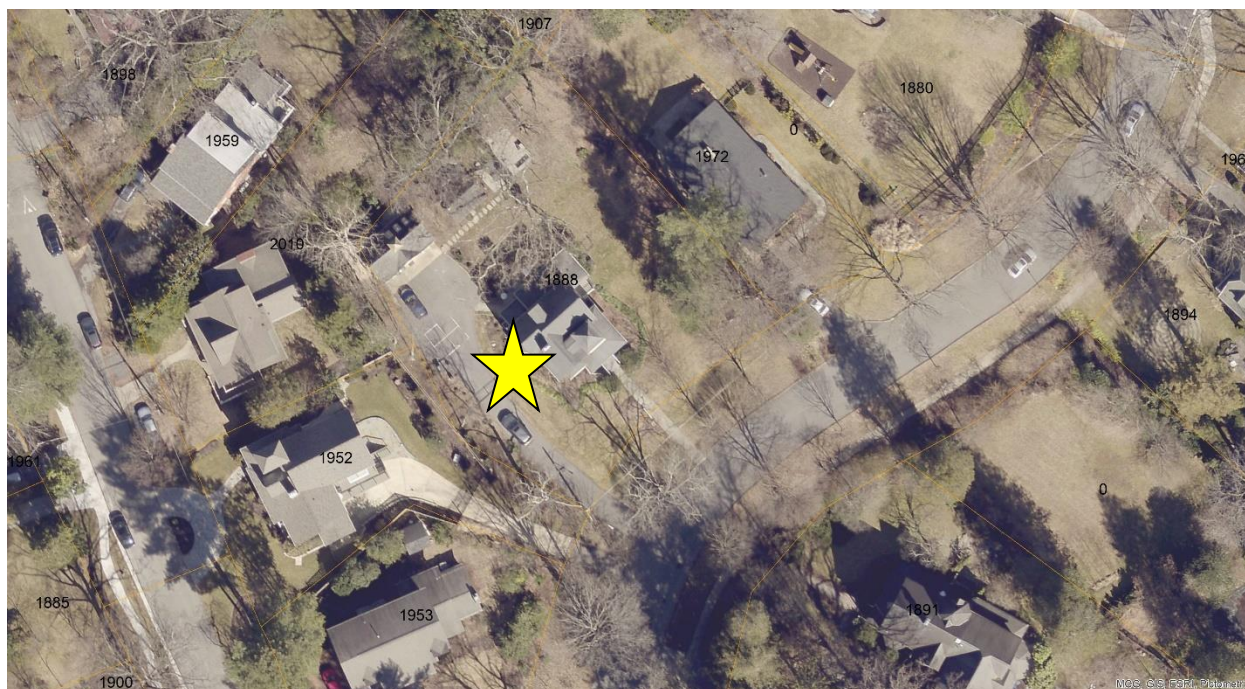
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**STAFF RECOMMENDATION**

Staff recommends the applicant make revisions based on the HPC's feedback and return for a HAWP

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource to the Garrett Park Historic District  
**STYLE:** Queen Anne  
**DATE:** 1888



*Figure 1: The subject property is at the western edge of the historic district near the intersection of Waverly and Kenilworth Aves.*

## **PROPOSAL**

The applicant proposes to construct a two story addition to the existing house.

## **APPLICABLE GUIDELINES**

### ***Garrett Park Historic District***

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 *North Bethesda/Garrett Park Approved and Adopted Sector Plan (Sector Plan)*, *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.

Outstanding resource: A resource which is of outstanding significance due to its architectural and/or historical features. An outstanding resource may date from any historical period and may be representative of any architectural style. However, it must have special features, architectural details, and/or historical associations to make the resource especially representative of an architectural style, it must be especially unique within the context of the district.

### ***Montgomery County Code; Chapter 24A-8***

- (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 ensure 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
- (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### ***Secretary of the Interior's Standards for Rehabilitation:***

The Secretary of the Interior defines rehabilitation as "the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values." The *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 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 subject property is a three-story Queen Anne house, with multiple types of wood siding, and a wrap-around porch, constructed in 1888. In 1994, the HPC approved a one-story rear addition that projects approximately 9' (nine feet) beyond the historic right wall plane.<sup>1</sup>

The applicant proposes to construct a two-story addition that will project an additional 7' (seven feet) to the right of the existing addition and will extend more than 8' (eight feet) towards the front of the house. The submitted materials include renderings of the proposed addition, but not measured drawings of the existing condition and proposal. Staff notes that for a complete HAWP application measured drawings showing the existing and proposed floorplans and elevations will need to be submitted. Because this submission is a Preliminary Consultation, Staff determined the submitted materials are sufficient to discuss issues of size, scale, massing, and placement. An abbreviated discussion of appropriate materials is included in this report to provide additional guidance moving forward.



*Figure 2: View of the house from the southwest (the addition is proposed to the opposite side of the house).*

### **Proposed Addition**

The proposed addition creates what is effectively a 17' × 17' (seventeen-foot square) addition in the

<sup>1</sup> The 1993 HAWP application is available here:

[https://mcAtlas.org/tiles/06\\_HistoricPreservation\\_PhotoArchives/Padlock/HAR60640005/Box040/30-13-93D\\_Garrett%20Park%20Historic%20District\\_4711%20Waverly%20Avenue\\_09-22-1993.pdf](https://mcAtlas.org/tiles/06_HistoricPreservation_PhotoArchives/Padlock/HAR60640005/Box040/30-13-93D_Garrett%20Park%20Historic%20District_4711%20Waverly%20Avenue_09-22-1993.pdf).



northeast corner of the house. A second story will be constructed over much of the existing rear, non-historic addition. The proposed building addition has a cross-gable roof that matches the details of the front-facing gable on the left side of the house. Additionally, the proposed addition will extend the wrap-around porch in front of the proposed addition. Architectural details shown in the renderings match the historic house siding, window size, window configuration, roof form, and porch details. The first-floor windows on the addition will match the large sash windows in the 1993 one-story addition.

Staff finds the second-floor addition behind the historic house massing will not significantly impact the historic house character or the surrounding district largely because it will not be visible from the public right-of-way.



*Figure 3: The 1994 addition is visible from the public right-of-way.*

However, Staff finds the remainder of the proposed addition is incompatible with this historic building for several reasons. First, the proposed addition is too large and too massive to be subservient to the historic building. The Staff Report for the 1993 addition noted the diminutive size and scale was compatible with the house and did not detract from the architectural elements or massing of the Queen Anne house. This proposal will effectively widen the historic house by 50% while matching the height of the historic roof on the right side of the house. Staff finds that it may be possible to construct an addition of this size to the rear where it would be less visible, but finds the size, scale, and massing are too large and visually competes with the historic architecture, contravening Standard 9.

Second, Staff finds that the proposal to bring the addition forward by 8' 6" (eight feet, six inches) will destroy the form and integrity of the historic building, in violation of Standards 9 and 10. By adding to the house in the proposed location, the historic house form will no longer be visible; because the entirety

of the northeast corner of the historic house will be consumed by the addition. The work proposed also requires removing a large amount of historic fabric which negatively impacts its integrity. Were this addition removed in the future, Staff finds the form and integrity would be significantly impaired, contrary to the requirements of Standard 10. Additionally, by bringing the addition so far forward, the house massing negatively impacts the streetscape of the surrounding Garrett Park Historic District, which is characterized by large lots with substantial side setbacks.

Third, Staff finds that the architectural detailing of the proposed addition matches the historic and fails to differentiate the new construction from the historic, in violation of Standard 9. It is possible that details did not render accurately, however, the information submitted shows that many of the details match the historic exactly. The one notable exception is the large windows on the front of the first story, which will retain the appearance of the existing addition.

Staff finds the subject property can accommodate an addition while retaining its historic character - perhaps even one matching the size of the proposed building addition. To do that, Staff recommends that any building addition be placed to the rear of the existing building and not project beyond the historic wall planes. Historic preservation best practice is to inset building additions to preserve the outline of the historic construction. While this placement may not be desirable to the applicants, Staff finds that the applicants need to demonstrate that a rear addition is not feasible before the HPC considers a significantly-sized side-projecting building addition.

Lastly, Staff finds that more needs to be done to differentiate the new construction from the historic. Sufficient differentiation can be accomplished by changing the reveal size or pattern of the siding, utilizing different foundation details, changing the window configuration, altering the roof form, or changing the roof eave height. If the location and form of the addition are changed, that may be sufficient to differentiate the new construction from the historic.

Staff request feedback from the HPC regarding:

- The appropriate size, placement, and massing of the proposed addition to the subject property and
- Recommended revisions to proposed addition.

### **Recommended Materials**

The subject property is an ‘Outstanding Resource’ to the Garrett Park Historic District and is constructed out of traditional building materials, including wood siding, wood windows, and stone and brick foundation. Because of the significance of the resource, Staff recommends that these same materials be utilized in constructing the building addition and finds that substitute materials (i.e. fiber cement siding, clad windows, etc.) not be used.

### **STAFF RECOMMENDATION**

Staff recommends that the applicant make any revisions recommended by the HPC and return for a HAWP.



FOR STAFF ONLY:  
HAWP# \_\_\_\_\_  
DATE ASSIGNED \_\_\_\_\_

# APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION  
301.563.3400

## APPLICANT:

Name: Michele and Malcolm Russell-Einhorn E-mail: michelerusselleinhorn@gmail.com  
Address: 4711 Waverly Avenue City: Garrett Park, MD Zip: 20896 Daytime Phone: 617-872-1558  
Tax Account No.: 00057791

## AGENT/CONTACT (If applicable):

Name: Kwasi Hemeng E-mail: khemeng@casedesign.com  
Address: 4701 Sangamore Road City: Bethesda Zip: 20816  
Daytime Phone: 301 728 3239 Contractor Registration No.: 1176

**LOCATION OF BUILDING/PREMISE:** MIHP # of Historic Property \_\_\_\_\_

Is the Property Located within an Historic District? ☒ Yes/District Name: Garrett Park Historic District  
☐ No/Individual Site Name \_\_\_\_\_

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 4711 Street: Waverly Avenue

Town/City: Garrett Park Nearest Cross Street: Kenilworth Avenue

Lot: 21 Block: 101 Subdivision: 0003 Parcel: \_\_\_\_\_

**TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review.** Check all that apply:

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> New Construction    | <input type="checkbox"/> Deck/Porch          | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input checked="" type="checkbox"/> Addition | <input type="checkbox"/> Fence               | <input type="checkbox"/> Solar                           |
| <input type="checkbox"/> Demolition          | <input type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting           |
| <input type="checkbox"/> Grading/Excavation  | <input type="checkbox"/> Roof                | <input type="checkbox"/> Window/Door                     |
|  |  | <input type="checkbox"/> Other: _____                    |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

michele russell-einhorn and malcolm russell-einhorn

May 2, 2022,

Signature of owner or authorized agent

Date

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

<b>Owner's mailing address</b> <b>4711 Waverly Avenue</b> <b>Garrett Park, Md 20896</b>	<b>Owner's Agent's mailing address</b> <b>4701 Sangamore Road</b> <b>Bethesda, MD 20816</b>
<b>Adjacent and confronting Property Owners mailing addresses</b>	
4709 Waverly Avenue Garrett Park, Md 20896	11005 Kenilworth Avenue Garrett, Park, MD 20896
11001 Kenilworth Ave Garrett Park, MD 20896	4710 Waverly Avenue Garrett Park, Md 20896



Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

4711 Waverly Avenue is a single-family Victorian house in Garrett Park, Maryland originally built circa 1888. It is a 3-story home with a wraparound front porch, a carriage house and a small structure originally used as a laundry house set in the rear of the property. In 1994 a single-story rear addition was added which bumps out towards the right of the original house and can be seen from the street with floor to ceiling windows. In the rear yard is a hot tub and patio, with a swimming pool on the right side of the property that was added in 2020.

Description of Work Proposed: Please give an overview of the work to be undertaken:

The proposed structure is a 2-story addition that bumps out 7' from the right side of the previous addition and 8.6' towards the front. The goal is to expand and renovate the kitchen on the 1<sup>st</sup> floor and provide more useable bedrooms on the 2<sup>nd</sup> floor since the current two non-master bedrooms on the 2nd floor lacks space and storage. They are about 8 feet by 10 feet, and one has no closet. The fenestrations on the proposed structure will be in keeping with the previous addition that was constructed in 1994.



Work Item 1: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 2: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

Work Item 3: \_\_\_\_\_

Description of Current Condition:

Proposed Work:

# HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Exc avation/Land scaing	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

4711 Waverly Avenue  
Garrett Park, MD  
20896

EXISTING PHOTOS



























4711 Waverly Ave  
Garrett Park, MD  
20896

Proposed Addition  
3D Drawing/Elevations























