

Preliminary Consultation
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	4711 Waverly Avenue, Garrett Park	Meeting Date:	8/17/2022
Resource:	Outstanding Resource (Garrett Park Historic District)	Report Date:	8/10/2022
Applicant:	M. Russell-Einhorne	Public Notice:	8/3/2022 Dan
PROPOSAL:	Building Addition	Staff:	Bruechert

STAFF RECOMMENDATION

The applicant should make revisions based on the HPC's feedback and return for a HAWP.

ARCHITECTURAL DESCRIPTION:

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



Figure 1: The subject property.

PROPOSAL

The applicant proposes to construct an addition to the rear and expand an existing side-projecting addition.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Garrett Park Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Comprehensive Amendment to the North Bethesda-Garrett Park Master 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.

Garrett Park Historic District

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 that make the resource especially representative of an architectural style, it must be especially important to the history of the district, and/or 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 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
 - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; 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; or
 - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 Interior's Standards for Rehabilitation

- 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 will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the 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

Background and Proposal

The subject property is a c. 1888 Queen Anne house with multiple wood siding patterns, a wrap-around porch, and a cross gable roof with a square tower in the front-right corner of the house. At the rear of the house, and projecting beyond the right wall plane there is a one-story addition, approved by the HPC in 1993.¹ The approximately half-acre site includes the original carriage house, wash house, and several mature trees. The HPC approved a swimming pool and its associated fence in 2021.

The applicant proposes to construct a rear addition, expand the existing side projecting addition, and construct a screened-in porch at the rear. The goals of the project are to add three additional bedrooms and create an enlarged kitchen.

The proposed rear addition will add two stories over the existing, non-historic rear addition. This addition is co-planer to the right-rear (northeast) corner of the house and is inset by approximately 18" (eighteen inches) in the left-rear (northwest) corner. The second floor of the addition has a low-pitched hipped roof, while the form of the third floor is more analogous to a shed-roof dormer. The addition will be covered in fiber cement lap siding, with wood-clad windows in a variety of configurations.

The existing side-projecting addition has a low-pitched hipped roof, siding to match the existing, and large triple-hung sash windows. During the 1993 hearing, a Commissioner commented that the large windows were a successful method of differentiating the historic construction from the new. The addition projects approximately 11' (eleven feet) beyond the historic right wall plane and comes forward approximately 4' (four feet) forward of the historic wall plane – the porch was also extended to provide access to the addition. The applicant proposes to expand the existing addition by projecting an additional 7' (seven feet) to the right side of the addition and bringing the front wall plane of the addition forward by an additional 8' (eight feet). Materials proposed for the side addition will match the materials proposed for the rear addition.

The application states the applicants are weighing three different roofing materials: wood shake, standing seam metal, and a membrane roof. Staff finds that the shed roof on the third floor will not be at all visible from a public right of way and a membrane roof would be appropriate in that location. For the other roofs, Staff recommends either shake or asphalt shingle but encourages the HPC to provide additional guidance to the applicant.

The third proposed alteration is the proposed screened-in porch. The porch will be wood framed with a flat roof and will measure 19' 10" × 11' 8" (nineteen feet, ten inches by eleven feet, eight inches). This feature will not be visible from the public right-of-way, and Staff would recommend the HPC approve

¹ The project file for the 1993 HAWP to construct the rear addition 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.

this element when it comes in for a HAWP.

Massing and Site Design Evaluation

As stated in the applicant's narrative, Staff met with the applicant to address some preliminary concerns about the size and massing of the proposed addition that Staff found would have been incompatible with the historic character of the house. The primary change is the applicant re-located the upper floor addition, so that it would be less visible from the right of way and would largely preserve the outline of the historic house. Staff finds that the placement and massing of the proposed addition is largely successful, but notes that the second-floor addition is co-planer with the historic wall plane.

Staff's primary question for the HPC at this preliminary consultation is the appropriateness of expanding the right-projecting addition. The typical requirement for additions is that they are constructed toward the rear of the historic resource to minimize their visual impact on the character of the house and the surrounding district. What makes the present case more challenging is there already is a side projecting addition which had been approved by the HPC nearly 30 years ago. This addition impacted the design and material integrity of the house. Staff finds the additional 7' (seven feet) side projection will not overwhelm the existing house; but Staff's more significant concern is about bringing the front wall plane 8' (eight feet) closer to the street. Part of what limits the visual impact of the existing addition is that it is placed so far to the rear. Additionally, bringing the addition forward will require removing a historic window from the house, a practice that is generally disfavored on outstanding architectural resources.

Expanding the side addition in the proposed location was driven, in part, by the applicants' desire to preserve a large sycamore tree (approximately 150 years old) located to the rear of the house (see the attached site plan). The applicants want to avoid impacting the root zone of this tree in any construction on site, including the location of the swimming pool (approved in 2021). Staff supports the applicants' desire to avoid impacting the large tree; it is a laudable goal. However, Staff also notices that the applicant proposes to construct a 220 ft² (two hundred twenty square feet) screened-in porch to the rear which is nearly the same size as the proposed side addition (234 ft²). This new construction could also have a detrimental impact to the critical root zone of the tree. Staff finds it preferable to reconfigure the interior space with the new kitchen constructed in the space now planned for the screened-in porch.

Staff requests HPC feedback on the appropriateness of expanding the existing side addition and any preferred solutions to avoid impacting the street presence of new construction.

Materials, Fenestration, and Differentiation

Staff finds the proposed materials (i.e. fiber cement siding, clad wood windows, etc.) are generally appropriate for additions to historic houses in the Garrett Park Historic District. However, several details have been omitted from the application materials and Staff finds appropriately detailing these features is necessary to ensure a successful and approvable HAWP. Specifically, the application states that the fiber cement lap siding will be a different exposure from the historic, but does not identify what that reveal will be. . The historic clapboard and fish scale shingle siding were installed at a relatively narrow reveal and while utilizing a different reveal can help to differentiate the new from the historic (per Standard 9), Staff finds that a very large reveal would be incompatible with the house's Queen Anne architecture. Staff requests the HPC's feedback on the treatment of the siding reveal in the proposed rear addition.

Staff has additional concerns about the proposed window patterns shown on the elevation drawings. Because these drawings are still in the developmental stages, they may only be illustrative, but addressing this issue at the preliminary stages can better lead to an approvable HAWP. Staff finds the single lite windows with transoms above in the front elevation of the side addition are incompatible with the

character of the house, as well as the large window on the east elevation. The configuration of these windows needs to be revised. The other windows shown on the drawings are a variety of casement and one-over-one sash windows. Staff finds that two-over-two windows would better match the character of the house, but acknowledges that the majority of the new windows are entitled to a slightly more lenient review because they are on the rear elevation and will not be visible from the public right-of-way. Staff requests the HPC's guidance about the proposed window configuration in the new construction.

At the intersection of the historic building and the second-floor addition, the drawing shows a vertical line. Unfortunately, the drawing lacks specificity in detailing the exterior walls treatment and how the new will be differentiated from the historic. The second-floor plan drawing shows the addition is co-planer to the historic exterior wall. The general requirement is that additions are inset from the historic wall planes to preserve the historic house outline and to differentiate the old from the new. Staff finds the addition's design would be more successful if the northeast (right rear) corner was retained and the addition was inset by at least 1' (one foot) from the corner. Staff asks the HPC for feedback on the appropriateness of installing a co-planer addition that preserves the corner boards or whether the standard practice of inseting the addition's wall planes should be applied in this case.

Staff typically provide feedback on the window trim details and the cornice in the building additions at this stage. However, the drawings lack detail and specificity, so Staff can only state that the heavily decorated cornice is an important design element in the historic construction and a compatibly designed cornice in the building additions will be necessary for an approvable HAWP.

Staff requests feedback from the HPC regarding:

- The placement of the proposed kitchen addition;
- How best to preserve the historic northwest corner on the second floor;
- Window configuration preferences;
- Siding reveal in the rear additions; and
- Roofing material.

Some details in the submitted drawings were insufficient to make a detailed recommendation and would not be sufficient to approve a HAWP including:

- Window and door trim profiles;
- Cornice details; and
- Siding details.

STAFF RECOMMENDATION

Staff recommends the applicant makes revisions based on the feedback from 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]

Owner's mailing address 4711 Waverly Avenue Garrett Park, Md 20896	Owner's Agent's mailing address 4701 Sangamore Road Bethesda, MD 20816
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
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
11009 Kenilworth Avenue P.O. Box 224 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 1st floor and provide more useable bedrooms on the 2nd 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:

Statement in Support
Historic Preservation Commission – Preliminary Consultation
4711 Waverly Ave.
Garrett Park, MD 20896

On behalf of Michele and Malcolm Russell-Einhorn (the “Applicants”), the owners of the Property located at 4711 Waverly Avenue in Garrett Park, Maryland (the “Property”), we are submitting this request for a Preliminary Consultation with the Historic Preservation Commission. As discussed in greater detail below, the Applicants are proposing to construct an addition to the existing single-family residence to provide needed additional, and more functional, living space in their home (the “Project”).

I. Property Background

The Property is located along Waverly Avenue, just north of its intersection with Kenilworth Avenue in Garrett Park, Maryland. The Property is more particularly known as Lots 21, 22 and Lot 26 in the “Section 101, Garrett Park” subdivision, as shown on Plat identified as a copy of Liber J.A. No. 33, Folio 205 (Plat Book A, Page 28). The Property has a combined net lot area of approximately 20,637 square feet currently zoned R-90, and is located within the Garrett Park Historic District.

The Property is currently improved with an approximately 2,693 square foot single-family house. The *1992 Approved and Adopted North Bethesda/Garrett Park Master Plan* identifies the historic structure on the Property as an “outstanding” resource (*See* Page No. 218). The original three-story frame, Queen Anne Style house was constructed circa 1889/1890.¹ The Property also features a separate carriage house and original wash house with fireplace, which are located behind the residence. There is also a large, approximately 150-year old sycamore tree in the rear yard. As shown on the site plan submitted currently with this Statement, the front of the house faces south, the side yards face east and west and the rear of the house faces north.

The Property has undergone several renovations over the years:

- Records indicate that the bay window at the front of the house was originally only one-story but at some point later extended to the second floor.
- The carriage house was remodeled in 1976 to serve as an art studio for the then owner.
- In 1994, a one-story frame addition was added (replacing a one-story projecting bay). According to the HPC Staff Report dated October 6, 1993, the 1994 addition projected approximately 9 feet from the rear elevation and extended beyond the width of the

¹ There are conflicting dates regarding the construction.

house. To accommodate this addition, a portion of the then existing original historic structure on the first floor, at the rear, was removed.

- Most recently, a HAWP was approved for the construction of a pool in the northeast corner of the Property, in the rear yard. The location of the pool was largely driven by the need to avoid disturbing the roots of the approximately 150-year old sycamore tree located in the rear yard.

II. Proposed Development

A. Overview

The Applicants are seeking to construct a horizontal and vertical addition to the existing house, in order to overcome the functional challenges that exist today, both in terms of the usability of the kitchen and the number of bedrooms. The existing kitchen is located in the approximate center of the first floor and is connected, through three separate openings, to the family room, dining room and foyer. Furthermore, the kitchen has an open format island on one side. As a result of these openings, there is very little storage and workspace provided. Additionally, the function within the kitchen is interrupted by the travel patterns through the space. As such, the Applicants are seeking to construct a horizontal addition on the first floor that can accommodate a relocated and expanded kitchen that will provide a more efficient layout with adequate storage and workspace, as well as an area free of disruptive foot traffic. A breakfast space is also proposed, to provide an area for less formal family meals, in close proximity to the kitchen (this is especially important given that the kitchen is being relocated farther away from the existing, formal dining room).

The existing house currently has four bedrooms. Three of the bedrooms are located on the second floor – including the master bedroom and two modest bedrooms, one of which has no closet. A fourth, on the third floor, which isn't really a bedroom but rather, a tiny five-sided room with no closet, and barely meets minimum size requirements to be classified as a bedroom for code purposes. As such, through the addition, the Applicants are seeking to construct additional bedrooms that are more appropriately sized, in accordance with modern standards.

B. Original Design

The Applicants originally proposed to construct a two-story addition in the northeast corner of the house. On the first floor, the proposed addition extended the eastern and southern façades (which were created as part of the 1994 addition) approximately seven (7) feet to the east and 8.5 feet toward the south (or front of the house). On the second floor, the addition pushed the original, eastern façade out by approximately 17.8 feet and the northern façade back by approximately 10.3 feet.

HPC Staff expressed concerns with the size and location of the proposed addition, as it relates to the original, historic structure. A primary concern was the size of the building addition, as viewed from the front of the house. Additionally, Staff had concerns that the second floor addition would affect the integrity of the historic house and largely obscure the original second

floor façade/corner of the house form, as viewed from the street. However, Staff indicated that it may be possible to construct an addition of the same size, if located elsewhere on the structure.

C. Revised Design

In response to HPC Staff comments, the Applicant has significantly revised the proposed design.

The location of the proposed addition is largely driven by the need to integrate with the existing interior layout and circulation patterns. This, in combination with the constraints associated with protecting the root system and canopy coverage of the 150-year old sycamore tree, preclude the Applicants from constructing the addition entirely in the rear of the house. Within these constraints, the Applicants have made several revisions that significantly reduce the perceived bulk and mass of the addition as viewed from the street. While the Applicants are still proposing a first floor addition, to help this space visually read as an enclosed sunroom, the Applicant is proposing ample glazing along the exterior walls of the addition. Notably, the Applicants are no longer proposing to extend the side of the second floor (that would be visible from the front). Instead, the second floor addition is confined to the rear of the house. This largely preserves the historic eastern façade and building massing, as viewed from the street. To accommodate the second additional bedroom, the Applicants are proposing a third-floor addition, also off the rear of the house. A screened porch will be added on the ground floor, at the rear, to structurally support the proposed vertical addition above.

The design and materials for the building addition have been strategically selected to complement, but not compete with the historic structure. Specifically, the Applicants are proposing to utilize the following building materials:

- Siding:
 - James Hardie™ fiber-cement lap siding
 - Reveal/exposure to differ from original structure
 - Color TBD
- Trim: PVC
 - Flat trim boards
 - Pilasters on lower level
- Windows:
 - Andersen 400 Series (clad wood exterior) or similar Casement and double hung
- Roofing:
 - Applicants are considering the following roofing options:
 - Wood shake
 - Standing seam painted metal roof
 - Membrane roof (on upper levels)

III. Secretary of Interior's Standards for Rehabilitation

The proposed addition will be in conformance with the Secretary of the Interior's Standards for Rehabilitation.

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

No change in use is proposed. The Property will continue to be used as a single-family residential home, as it has since 1889/1890.

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.*

The historic character of the Property will be retained and preserved. As discussed above, the Applicants' revised design minimizes alterations to the historical materials and features. The first floor addition is largely being constructed off of the non-historic 1994 addition. The upper floor addition has been reconfigured to largely preserve the historic portion of the front and side façades, with the bulk of the addition confined to the rear of the structure (which is not visible from the street).

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

As described above and illustrated on the architectural drawings submitted concurrently with this Statement, the proposed addition has been strategically designed to complement but not compete with or mimic the historic structure.

4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

The improvements on the Property are largely original. The later modifications include the renovated carriage house, 1994 one-story addition, and swimming pool, none of which have historical significance. The sycamore tree in the rear yard is the exception – while not original in a mature form (although it certainly existed prior to the construction of the house in 1889), this tree certainly has become an important part of the historic setting over the past approximately 150 years. As a result, the Applicants have carefully designed the proposed addition in a manner to best preserve and maintain this important site feature.

5. *Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The proposed addition has been designed to preserve the distinctive features, finishes and examples of craftsmanship on the existing original portions of the house, with particular importance to those elements on the front and side façades that are visible from the street.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The existing structure is in excellent condition and does not have any deteriorated historic features.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

In cleaning and preserving the exterior of the Property and historic structure, the Applicants will take precautions to ensure that any surface cleaning required does not damage the integrity of the building elements.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

There are no known archeological resources on the Property that will be affected by the proposed addition.

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.*

As described in detail above, the Applicants have revised the design of the proposed addition to ensure compatibility with the massing, size, and scale of the historic structure. The architectural design and materials have been selected to complement, but appropriately differentiate the addition from the historic structure. The upper level additions are proposed at the rear of the building, so as to not destroy historic materials that characterize the residence on the street facing façades.

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.*

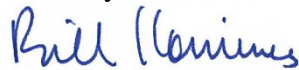
The revised design ensures that if the additions are removed in the future, the essential form and integrity of the historic property and its environment, particularly as viewed from the street, would be unimpaired.

IV. Conclusion

The Applicants are seeking preliminary guidance from the Historic Preservation Commission on the Project and overall modifications described in this Statement, which reflect changes made based on early feedback received from HPC Staff. Thereafter, the Applicant will submit for Historic Area Work Permit review and approval.

We look forward to getting your feedback. Please do not hesitate to contact us if you have any questions or need more information.

Sincerely,



William Kominers



Elizabeth C. Rogers

4711 Waverly Avenue
Garrett Park, MD
20896

EXISTING PHOTOS



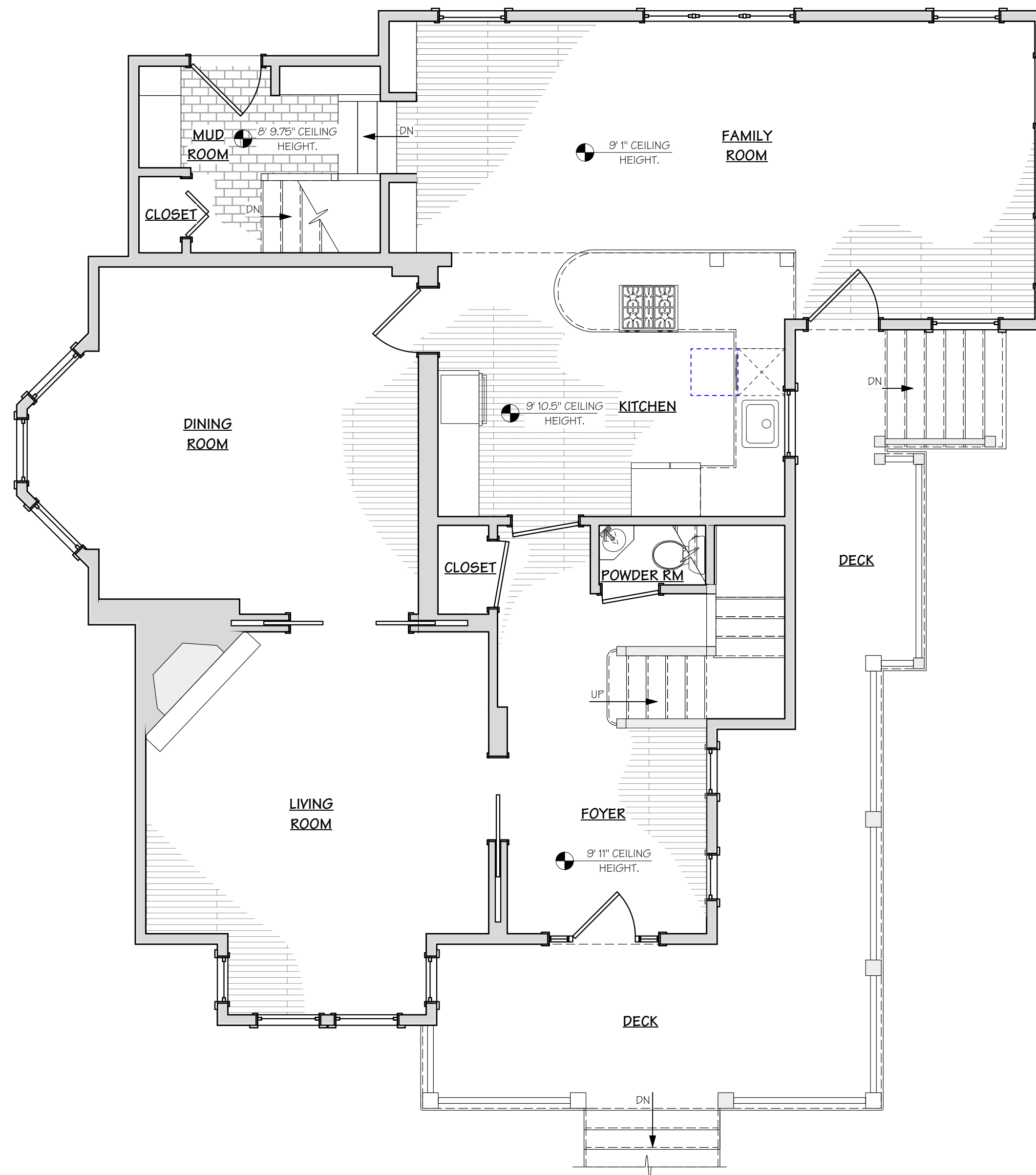


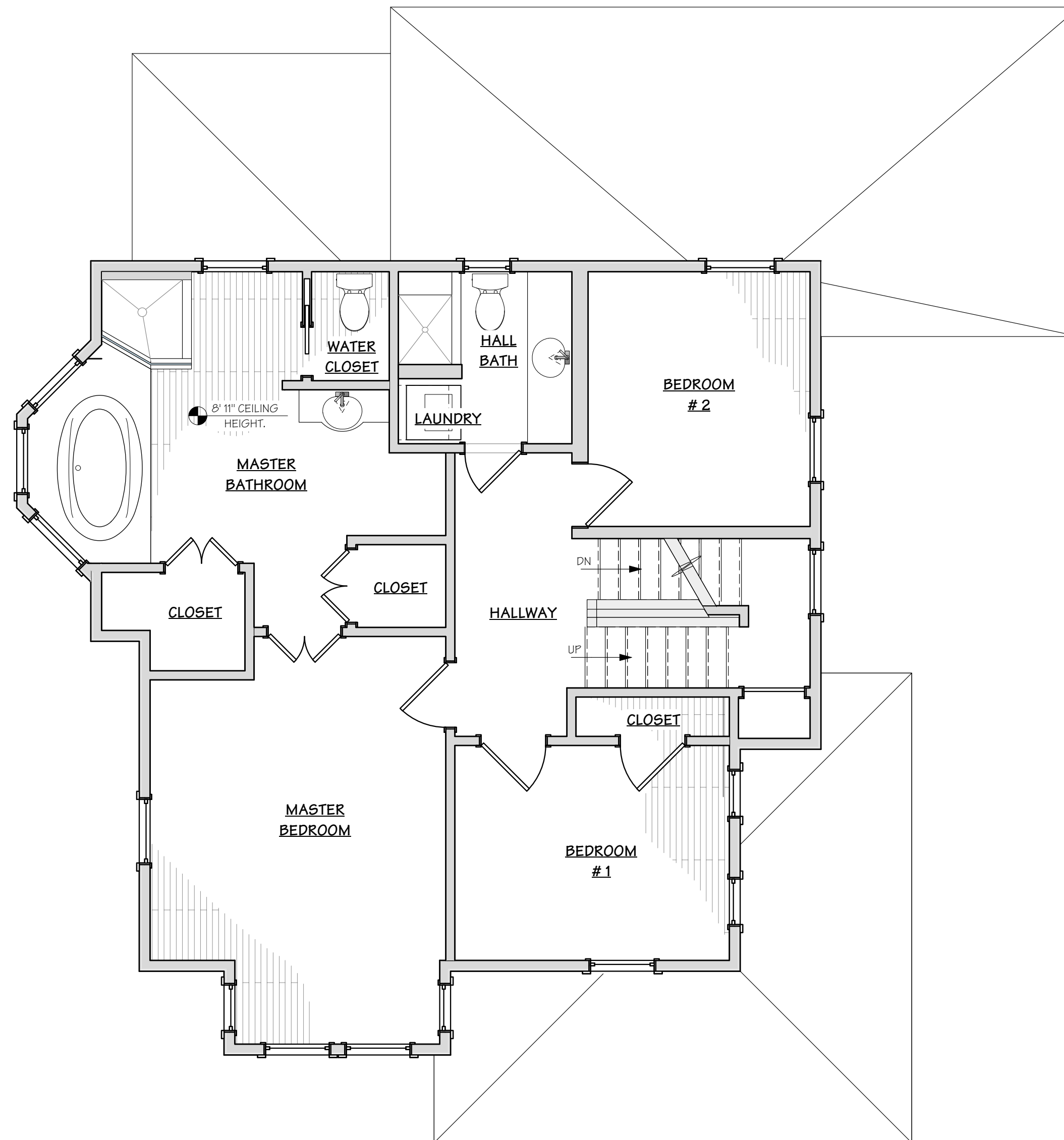


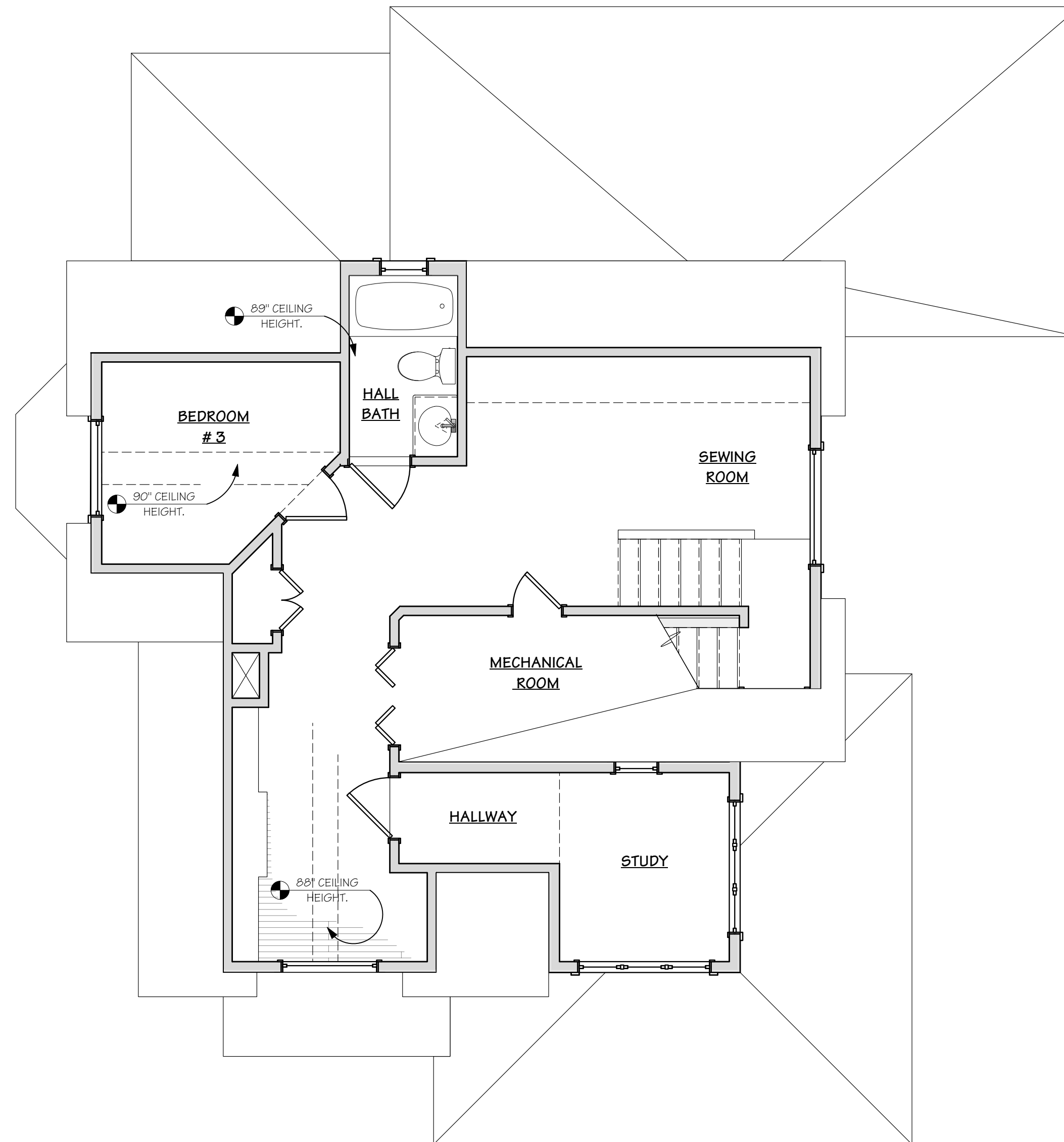












Existing Attic Floor Plan
1/4" = 1'-0"



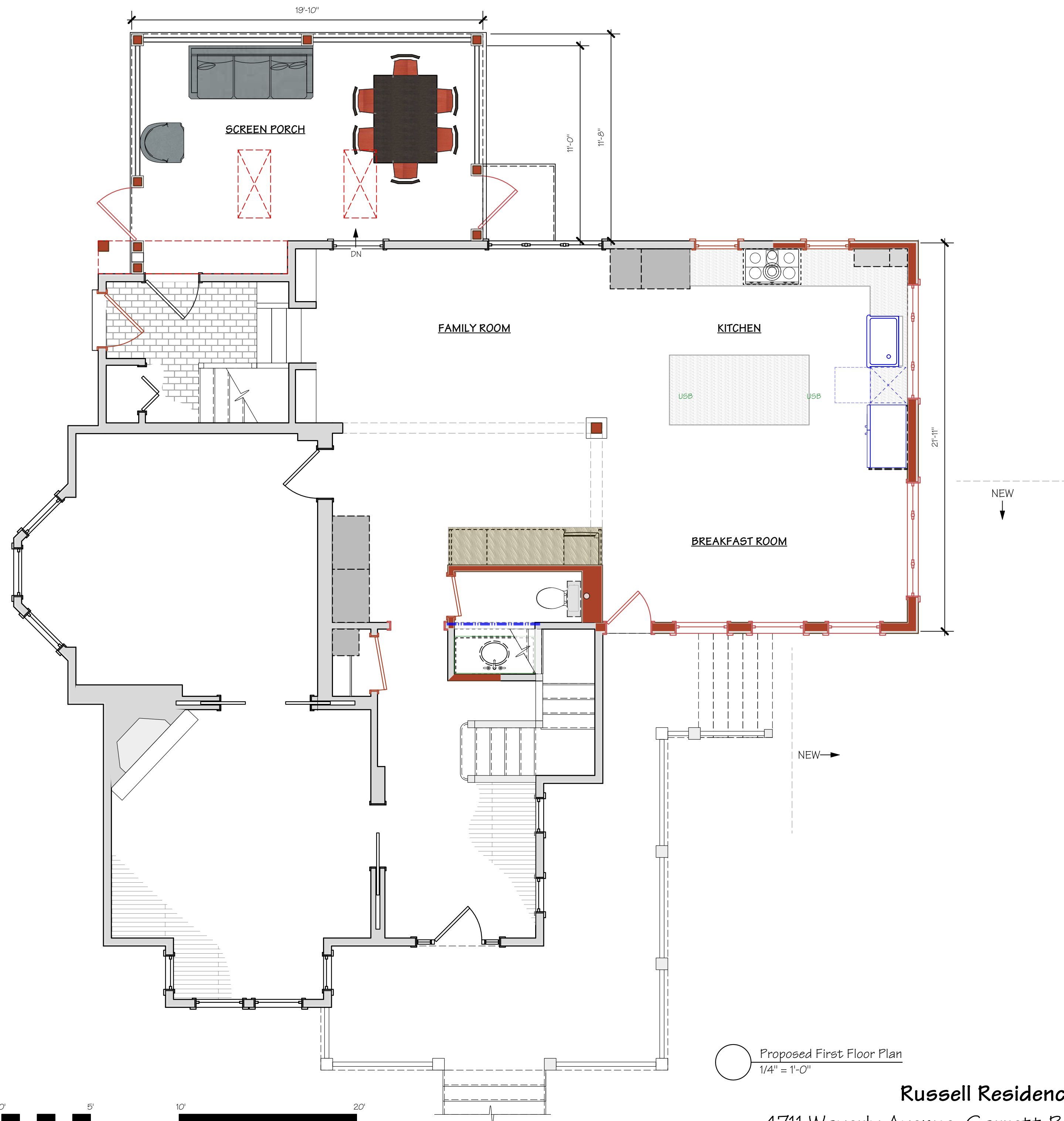
Existing Front Elevation
 1/4" = 1'-0"

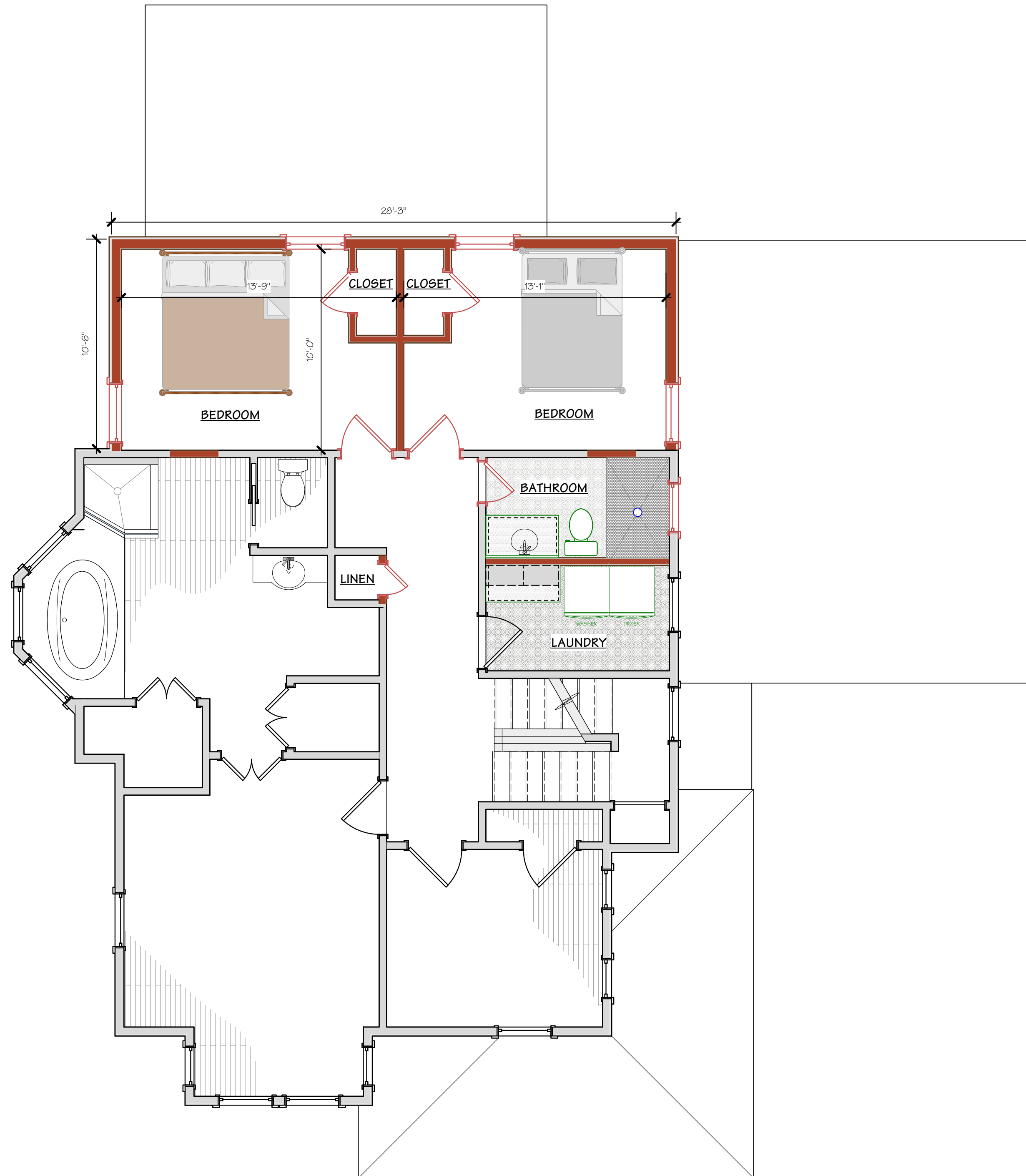


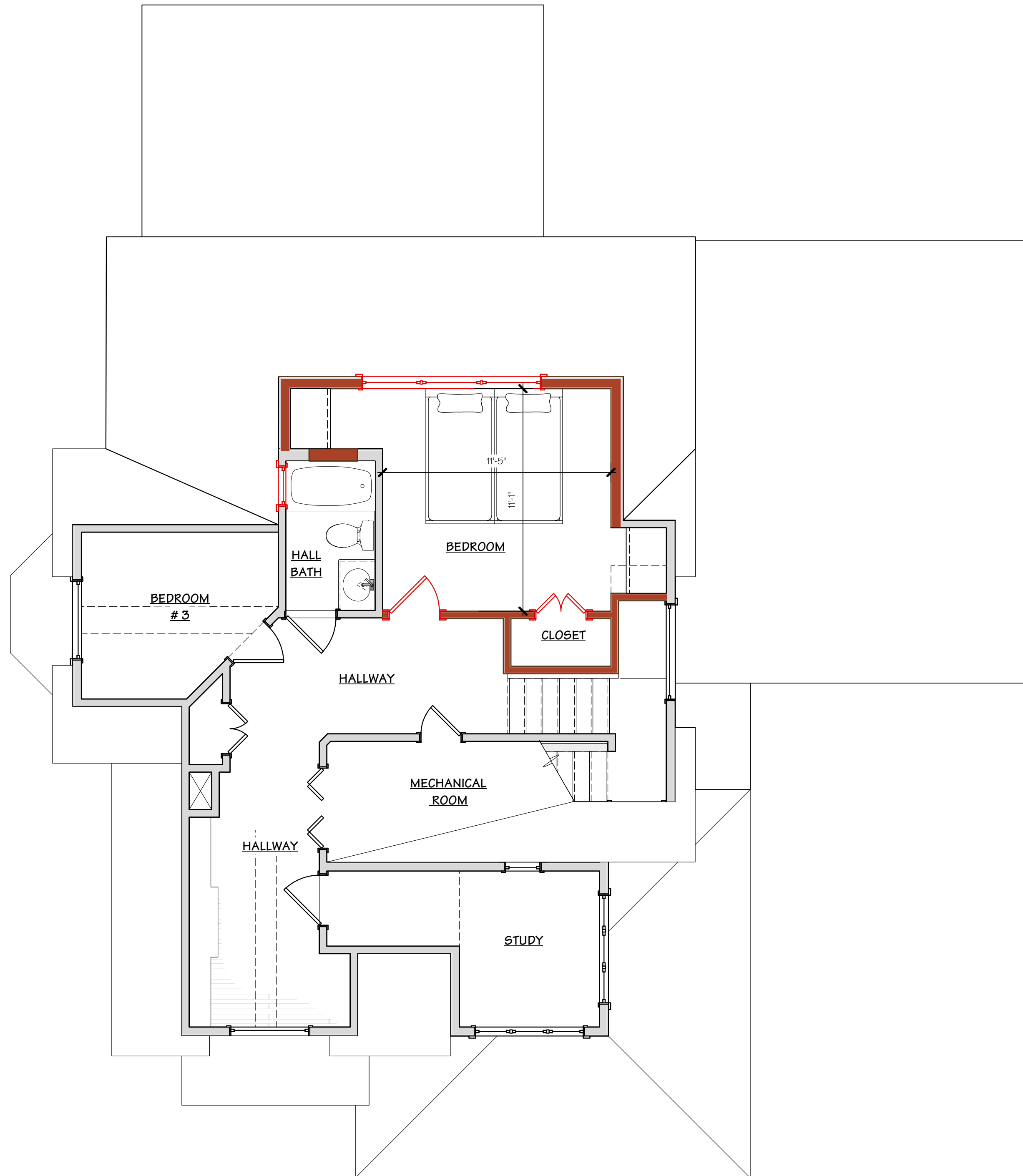
Existing Right Elevation
 1/4" = 1'-0"



Existing Rear Elevation
 1/4" = 1'-0"











○ Proposed Right Elevation
 1/4" = 1'-0"



○ Proposed Rear Elevation
 1/4" = 1'-0"

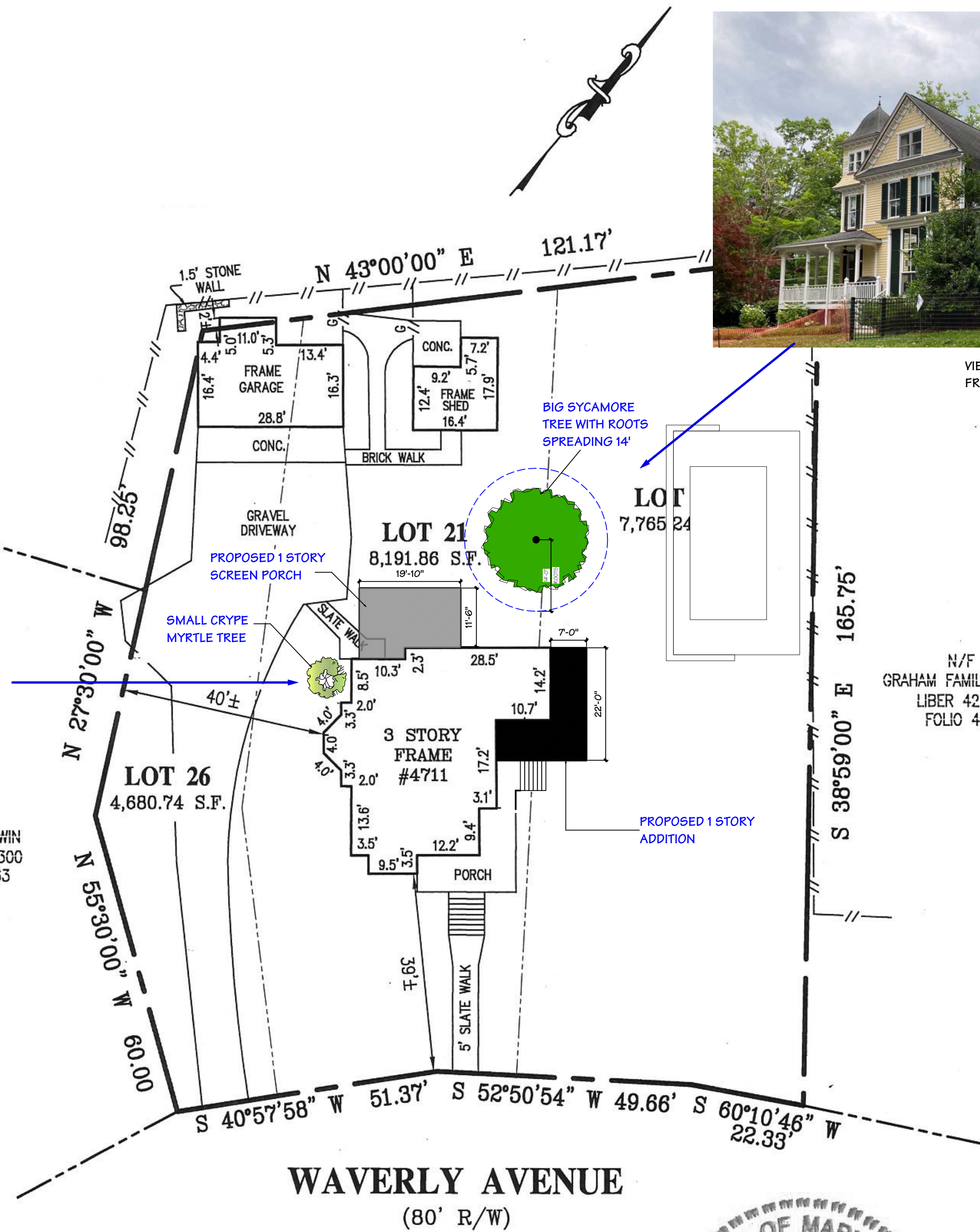


VIEW OF CREPE MYRTLE
FROM DRIVEWAY



VIEW OF SYCAMORE TREE
FROM NE OF PROPERTY

N/F
H.D. KERWIN
LIBER 56300
FOLIO 63



N/F
GRAHAM FAMILY TRUST
LIBER 42674
FOLIO 461