

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

<b>Address:</b>	4701 Waverly Avenue, Garrett Park	<b>Meeting Date:</b>	1/21/2026
<b>Resource:</b>	Outstanding Resource (Garrett Park Historic District)	<b>Report Date:</b>	1/14/2026
<b>Applicant:</b>	Leslie Ogus	<b>Public Notice:</b>	1/7/2026
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	No
<b>Permit Number:</b>	1143790	<b>Staff:</b>	Devon Murtha
<b>Proposal:</b>	Partial demolition and construction of screened in porch		

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**STAFF RECOMMENDATION**

Staff recommends the HPC **approve with six (6) conditions** the HAWP application, with final approval of all details delegated to Staff.

1. The applicant must not install vinyl railings.
2. The applicant must not install composite decking for the stairs. The stairs must be wood.
3. A trim board must be installed perpendicular to any composite decking edges.
4. The applicant must submit comprehensive updated materials specifications that are compatible with the district prior to issuance of final approval documents, including specifications for the proposed door.
5. The proposed Screeneze system must be installed flush mounted.
6. The existing fiber cement siding material on the historic house is not eligible to be replaced in-kind. Any siding installation, repair, or alterations must be reviewed under a new HAWP in the future. New siding must be wood, or a compatible substitute, as determined by the HPC at that time.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Outstanding Resource within the Garrett Park Historic District

**DATE:** 1890

**STYLE:** Queen Anne



*Figure 1: The subject property is located at the intersection of Waverly Ave. and Montrose Ave.*

The subject property is located on the southwest corner of Waverly and Montrose Avenues and includes a two-and-half-story house executed in the Queen Anne style. It features a square turret, 6/6 double-hung sash windows, and a full-width porch. The front block of the house was constructed in 1890, and a large addition was added in the 1980s. It is an Outstanding Resource in the Garrett Park Historic District.

In 2018, a former property owner replaced the historic wood siding (*Figure 2*) with fiber cement siding (*Figure 3*) on the house without a HAWP. The historic wood siding was a narrow lap siding, and the existing fiber cement siding is a combination of lap siding and board and batten siding.



*Figure 2: Facade of subject property (undated, prior to 2018).*



Figure 3: View of subject property from Montrose Avenue (2025)

**PROPOSAL**

The applicant proposes to construct a new screened porch on the side (southwest elevation), attached to the 1980s addition. The porch will measure 14ft x 15ft and feature Wolf composite floor decking, vinyl railings, and the Screeneze screen porch system. Roofing will be installed to match the existing roofing on the addition, which is asphalt shingle. An aluminum gutter system will be installed on the new porch addition. Additionally, a new door will be added to the 1980s addition to facilitate access to the porch from the interior and will be enclosed within the porch.

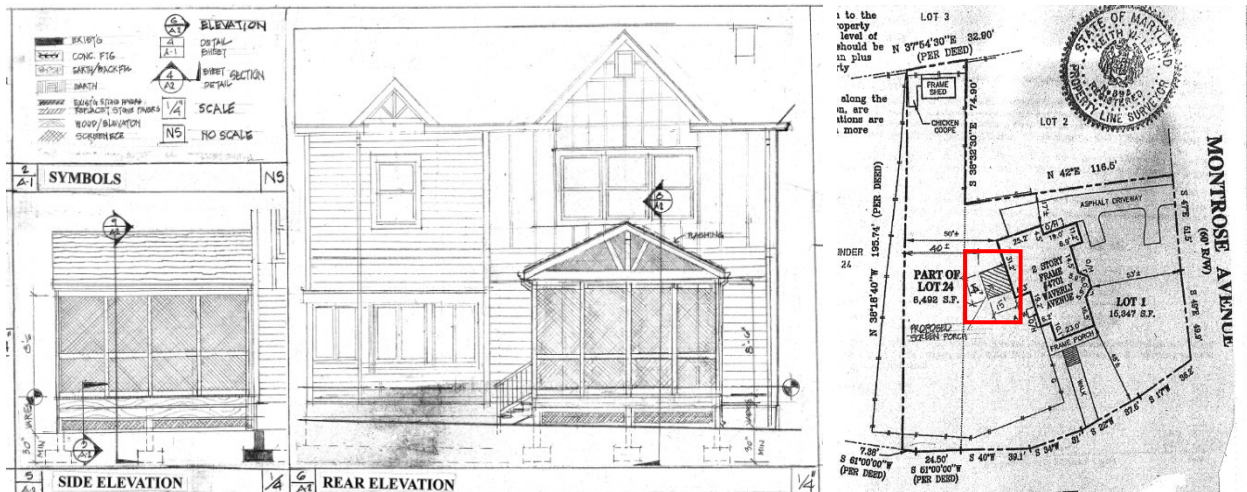


Figure 4: Elevation drawings of the proposed screened porch (left) and site plan showing proposed location (right). The screened porch is annotated with a red square.



*Figure 5: Side view of the subject property. The approximate location of the proposed screen porch is annotated with a yellow box.*

### **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 (Master Plan)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, and *HPC Policy#24-0 (Policy 24-01)*. The pertinent information in these documents is outlined below.

#### *Garrett Park Historic District*

**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 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.

***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.

***Historic Preservation Commission Policy No. 24-01: Policy for the Appropriateness of Substitute Materials for Porch and Deck Flooring***

3. Outstanding Resources/Primary – These resources have the highest level of architectural or historical significance in the historic district and the objective for Outstanding/Primary resources is to preserve the historic and architectural character to the greatest extent possible. Wood should be used on all porches and decks for Outstanding/Primary resources. The wood should be painted and installed in a historically appropriate method. Porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. As with Master Plan Sites, the HPC does not evaluate wood species, and the applied finish needs to be appropriate for the material selected.
6. Compatible substitute materials for replacement porch flooring/decking – On buildings where substitute material is acceptable under this policy, the material must satisfy the following criteria:
  - It must match the dimensions and installation method (i.e.) of the existing material or an historically appropriate porch flooring, (e.g., boards must run perpendicular to the house for porches);
  - It must be millable;
  - It can be painted without voiding the product warranty; or,
    - Has a uniform appearance consistent with painted wood;
  - It has a minimal (or no) stamped or embossed texture on the surface; and,
  - It has a finished edge that appears as a cut solid board.

## STAFF DISCUSSION

Staff finds that the proposed porch addition is generally in keeping with the *Guidelines*, the *Standards*, and Chapter 24-A(8). However, Staff also finds that some of the proposed materials are incompatible with the character of an Outstanding Resource in the Garrett Park Historic District and recommends conditions of approval that reflect a more appropriate material palette.

Staff finds that the overall location, massing, and form of the porch is compatible with the character of the district, per Chapter 24A(8)(b) and the *Standards*. The porch will be constructed off the non-historic rear addition, and, per Standard 9, it will not destroy any historic materials, features, and spatial relationships that characterize the property. Due to the large lot size and corner location, the porch will be visible from the right-of-way along Waverly Avenue; however, Staff finds that that the simple gabled-roof design and small footprint of the porch will not detract from or compete with the historic block of the house (*Figure 6*).



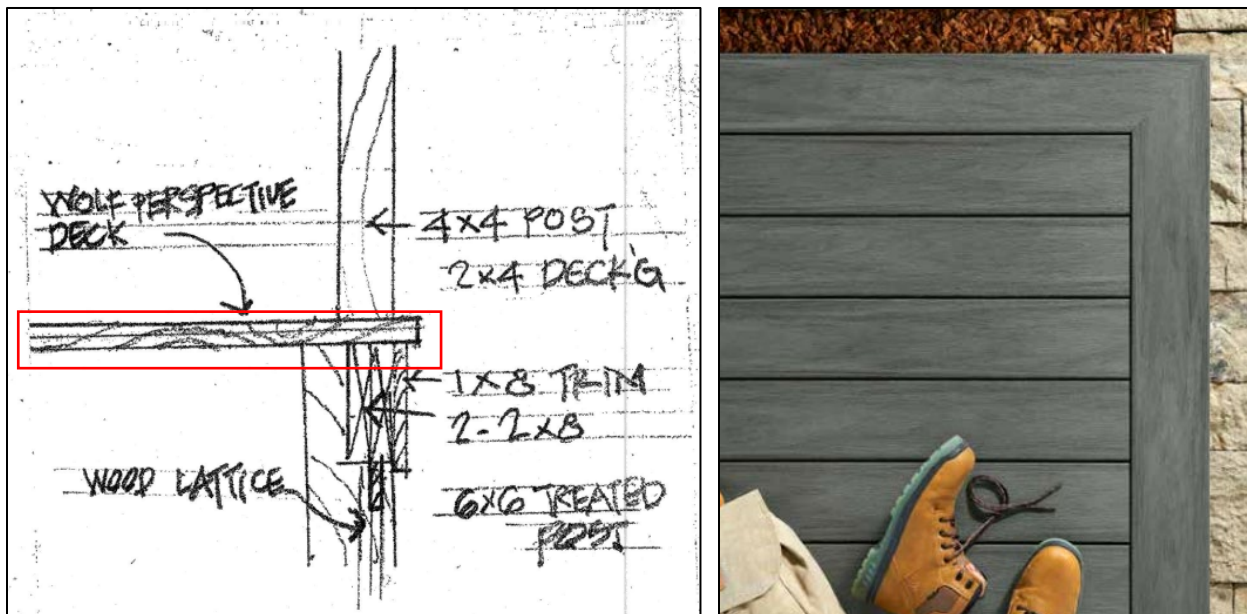
*Figure 6: View of subject property from the right-of-way along Waverly Avenue. The approximate location of the deck is notated with a yellow arrow.*

According to *Policy 24-01*, all porches and decks on Outstanding Resources should be wood; however, porches on building additions and new construction to Outstanding/Primary resources will be evaluated on a case-by-case basis. Staff has not seen a sample of this material installed and cannot determine whether it meets the criteria for a compatible substitute material under *Policy 24-01*. Staff finds that, in this case, a non-compatible substitute material is still appropriate due to limited visibility of the decking material and the location of the proposed deck. The porch will be enclosed, so the surface texture of the material will be highly obscured. Additionally, the decking is set back substantially from the right-of-way on a side elevation, further limited the material visibility and impact to the district.



*Figure 7: Images of the proposed Wolf decking from the manufacturer website.*

Staff notes that the decking may be visible in some areas underneath the screening. The edges of composite decking are generally not consistent with the appearance of wood and should be finished with a board to conceal the edges (*Figure 8*). Staff notes that this the examples on the manufacturer website show this installation method (*Figure 8*).



*Figure 8: Detail showing the exposed composite decking (left) and examples image showing the correct installation of a finishing board to hide edges (right; Wolf Home Products).*

Staff finds that the materials outside of the porch enclosure, including the decking on the stairs and the railings, will be visible on the exterior and therefore subject to more stringent review under *Policy 24-01*. Staff finds that the surface texture of the proposed composite decking will be visible from the right-of-way at certain angles. In this case, Staff finds that the decking on the stairs should be wood. Additionally, Staff finds that vinyl is generally not a compatible material for an Outstanding Resource, even on an addition. The applicant must submit specifications of a more appropriate railing material for review, with final authority delegated to Staff. Staff notes that wood or metal is a more appropriate railing material.

Based on the drawings, Staff understands that the framing material for the porch will be wood. Staff notes that any non-wood trim or cladding must be submitted for review prior to issuance of final approval documents. The proposed Screenshot system has a small aluminum/vinyl frame. Staff finds that the profile is small enough to have no material effect on the porch, but should be installed flush mounted, as opposed to corner mounted, to not draw additional emphasis to the frames.

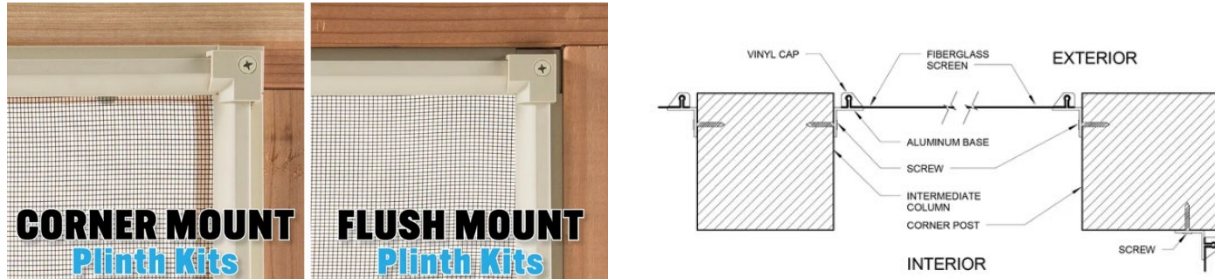


Figure 9: Screenshot system details.

Staff finds that the addition of a new sliding door in this location is generally appropriate, as it is a minor alteration to the non-historic addition. Per the *Standards*, no historic materials or features will be removed. The applicant must submit a door specification prior to issuance of final approval documents to confirm the material.

Staff finds that the proposed asphalt roofing material is appropriate as it matches the existing roofing on the addition.

### *Siding Replacement*

Staff notes that fiber cement is an inappropriate replacement material for wood siding on an Outstanding Resource and was installed without HPC review in 2018. In addition to the issue with the materiality, Staff finds that the profile of the existing siding does not match the historic siding and is inappropriate for the resource. The HPC has consistently determined that the only appropriate replacement for historic wood siding is wood siding.

The current owners are not responsible for this unpermitted work and Staff finds that requiring them to remove the siding and replace it at this time would be excessively punitive. However, Staff notes that the applicant, and any future homeowners, are not permitted to replace the fiber cement siding in-kind and should return the siding to wood when the fiber cement siding fails or otherwise needs to be replaced. A condition has been added to this application addressing the siding.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve with six (6) conditions** the HAWP application, with final approval of all details delegated to Staff.

1. The applicant must not use vinyl railings.
2. The applicant must not install composite decking for the stairs. The stairs must be wood.
3. A trim board must be installed perpendicular to any composite decking edges.
4. The applicant must submit comprehensive updated materials specifications that are compatible with the district prior to issuance of final approval documents, including specifications for the proposed door.
5. The proposed Screenshot system must be installed flush mounted.
6. The existing fiber cement siding material on the historic house is not eligible to be replaced in-

kind. Any siding installation, repair, or alterations must be reviewed under a new HAWP in the future. New siding must be wood, or a compatible substitute, as determined by the HPC at that time.

under the Criteria for Issuance in Chapter 24A-8(b)(1), (2) and (d) having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation #2, 9, and 10*;

and with the *Comprehensive Amendment to the North Bethesda-Garrett Park Master Plan*;

and with *HPC Policy#24-01*;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to Historic Preservation Commission (HPC) staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-1328 or [devon.murtha@montgomeryplanning.org](mailto:devon.murtha@montgomeryplanning.org) to schedule a follow-up site visit.

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

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

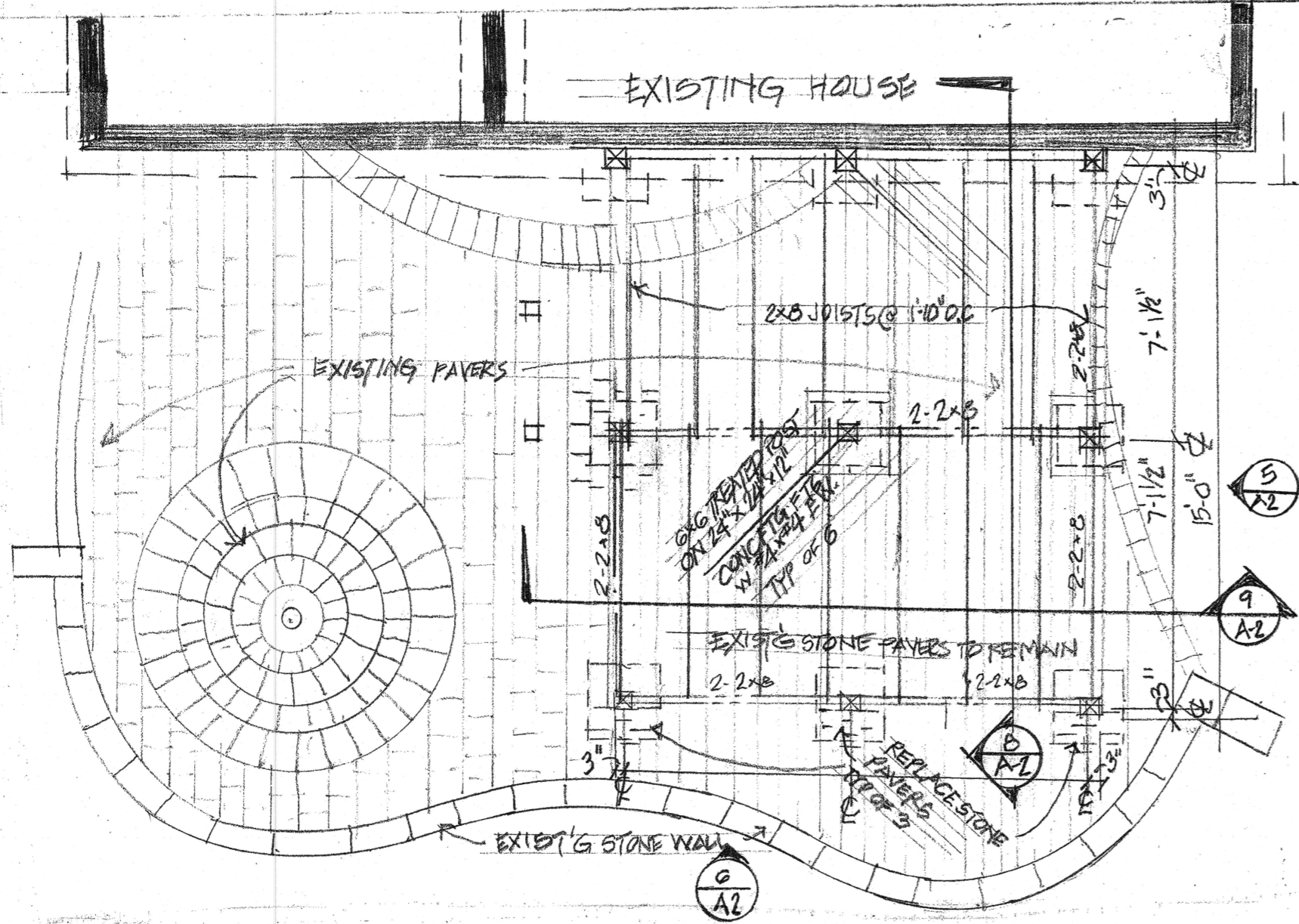
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Description of Current Condition:	Proposed Work:

Work Item 2: _____	
Description of Current Condition:	Proposed Work:

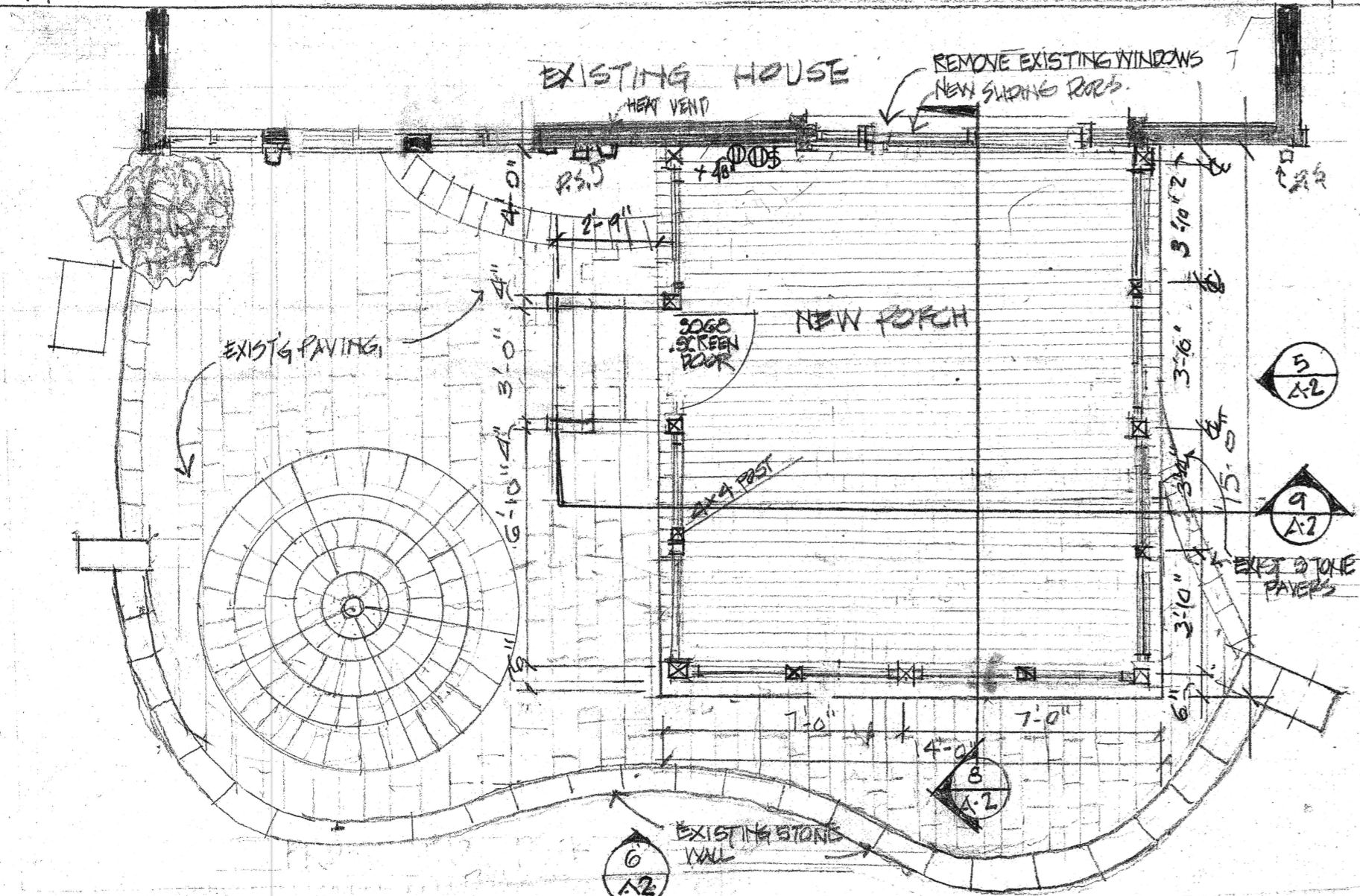
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

**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/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*



1 FOUNDATION AND DECK FRAMING PLAN 1/4"

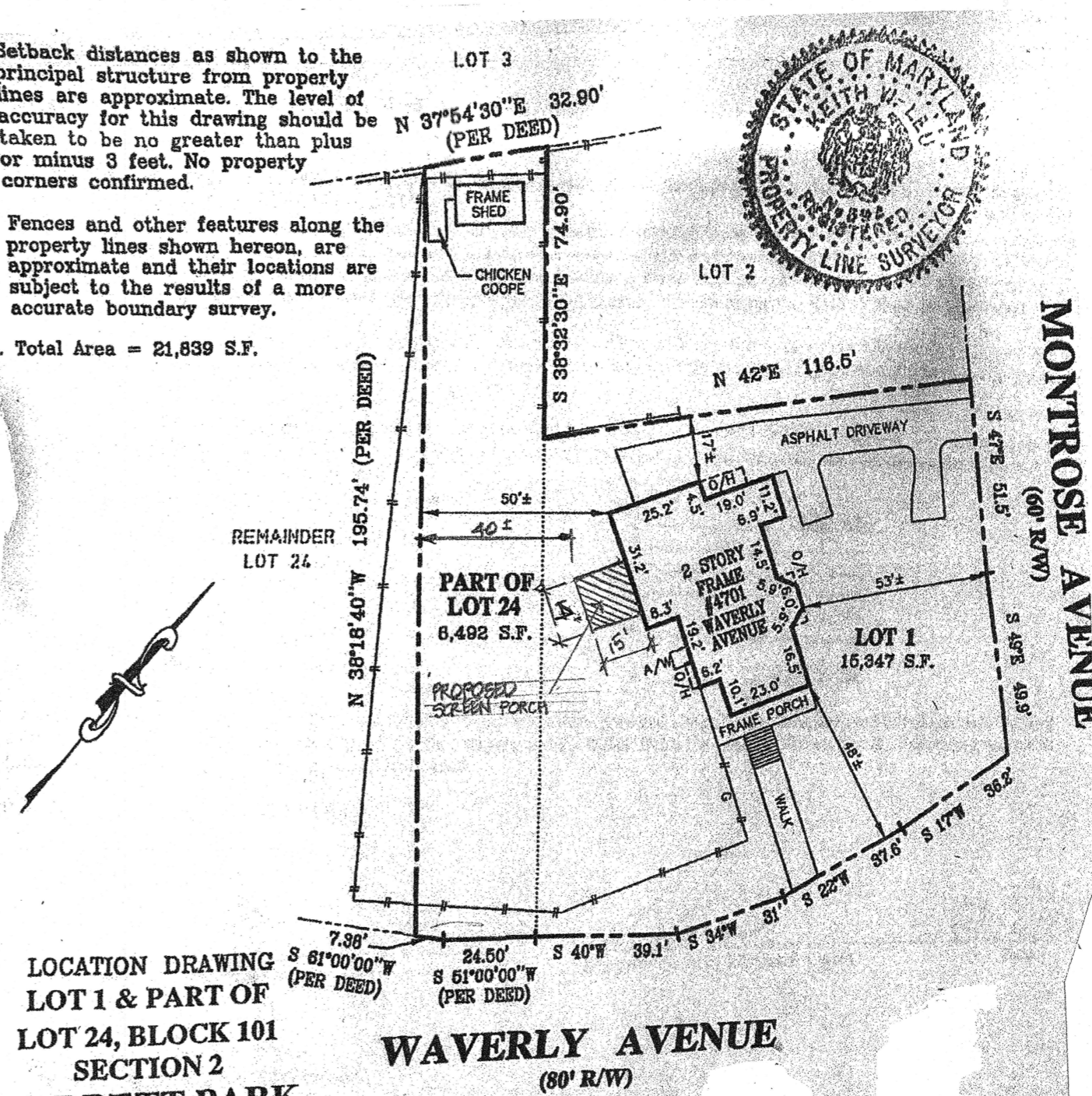


2 PORCH PLAN 1/4"

2 PORCH PLAN

A-1

1. Setback distances as shown to the principal structure from property lines are approximate. The level of accuracy for this drawing should be taken to be no greater than plus or minus 3 feet. No property corners confirmed.
2. Fences and other features along the property lines shown hereon, are approximate and their locations are subject to the results of a more accurate boundary survey.
3. Total Area = 21,839 S.F.



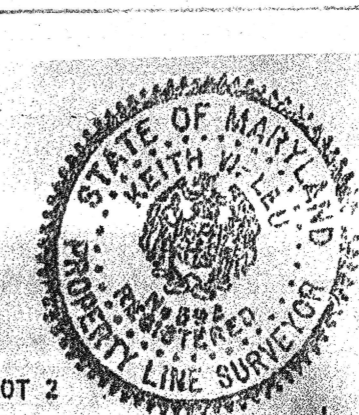
LOCATION DRAWING LOT 1 & PART OF LOT 24, BLOCK 101 SECTION 2 GARRETT PARK MONTGOMERY COUNTY, MARYLAND

**SURVEYOR'S CERTIFICATE**  
 "THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND UPON RECORDATION."

REFERENCES	
PLAT BK.	A
PLAT NO.	15



DATE OF LOCATIONS | SCALE: 1" = 40'



3 SITE PLAN 1/4"

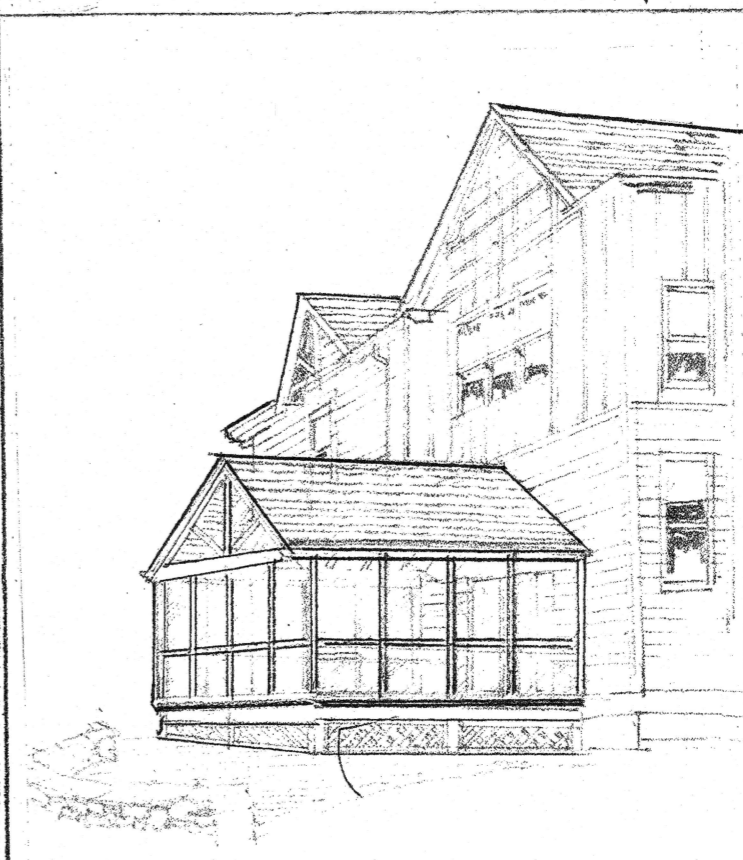
This project is for the construction of a Screen Porch on the side of the existing house at 4701 Waverly St, Garrett Park, MD. The porch will be supported by 6x6 treated wood posts on 24"x24"x12" concrete footings with #4 EW. The deck will be Wolf Perspective. The screen porch will have a Screenshot System. There will be screen under the deck and lattice under and around the perimeter of the porch above. The roof will have 165# fiberglass shingles on 30# felt on 1/2" OSB on 5/8" T-111 on 2x8 wood rafters.

4 SCOPE 1/4"

These plans have been prepared in accordance with the 2015 IRC and the Building Codes of Montgomery County. The owner will submit the plans to the Town of Garrett Park for a Montgomery County Department Permitting Service for a building permit. The Contractor will arrange all inspections and obtain all approvals required to build this project. The Contractor will have his Electrician arrange for all permits and approvals for their work and install a duplex outlet and a switch to the fan and light on the roof beam

5 NOTES 1/4"

6 SKETCH 1/4"



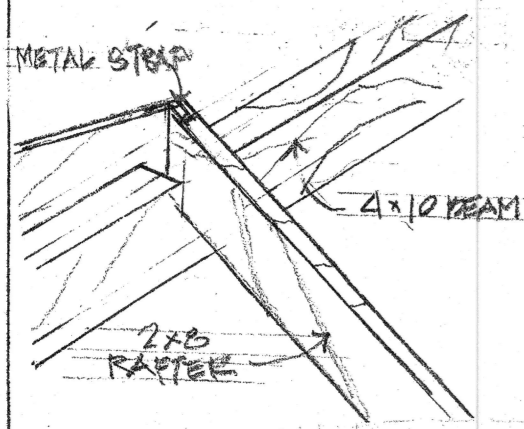
DATE 12/5/15

A-1

REVISIONS

ALMY DESIGN  
 11006 KENILWORTH AVE.  
 GARRETT PARK, MD

PROPOSED SCREEN PORCH  
 4701 WAVERLY ST  
 GARRETT PARK MARYLAND



- ELEVATION**
- EXIST'G
  - CONC. FTG
  - EARTH/PACK FILL
  - EARTH
  - EXIST'G STONE PAVES
  - REPLACE STONE PAVES
  - WOOD/ELEVATION
  - SCREEN/EZE
- DETAIL SHEET**
- SHEET SECTION DETAIL**
- SCALE**
- NO SCALE**

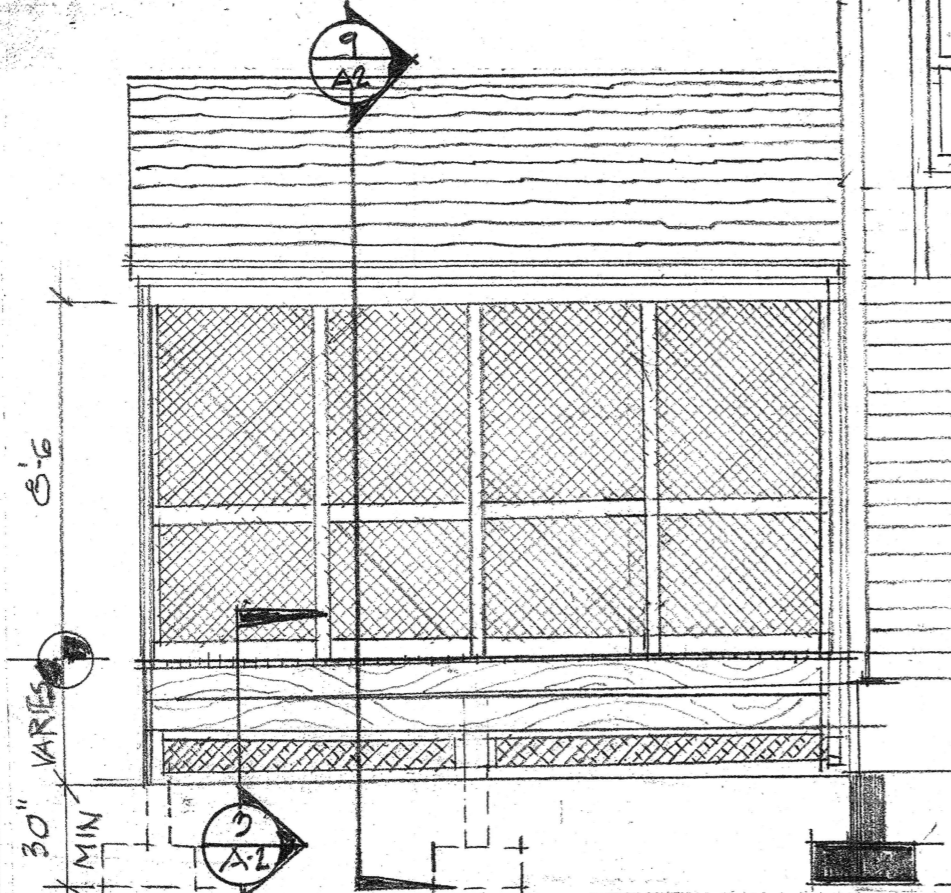
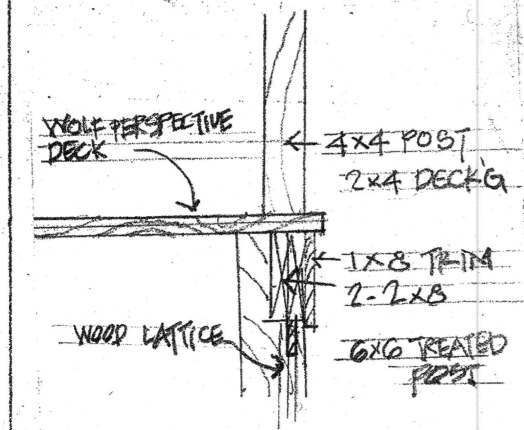


PROPOSED SCREEN PORCH  
4701 WAVERLY ST  
GARRETT PARK MARYLAND

ALMY DESIGNS  
11006 KENILWORTH AVE  
GARRETT PARK MD

1 A-1 DETAIL NS

2 A-1 SYMBOLS NS

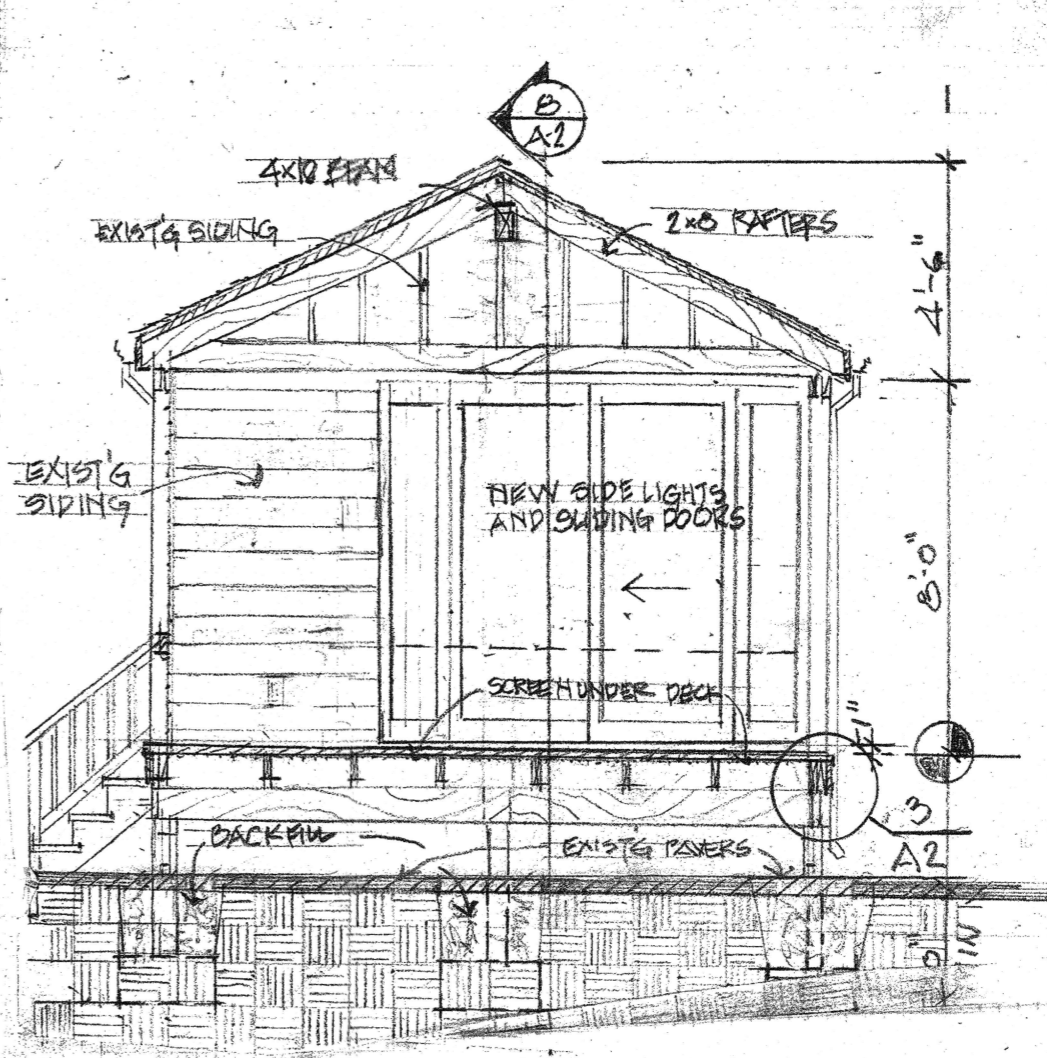
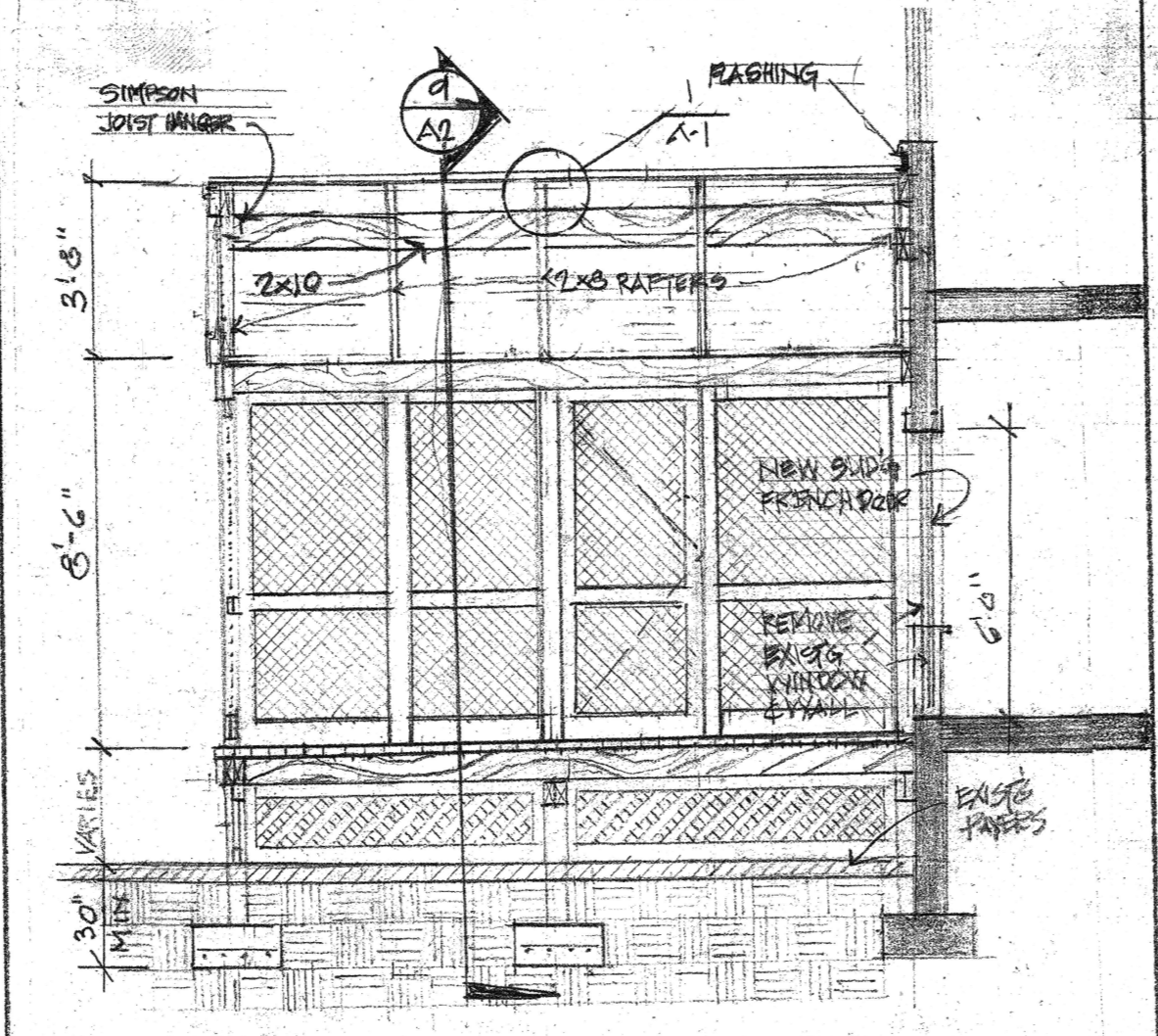
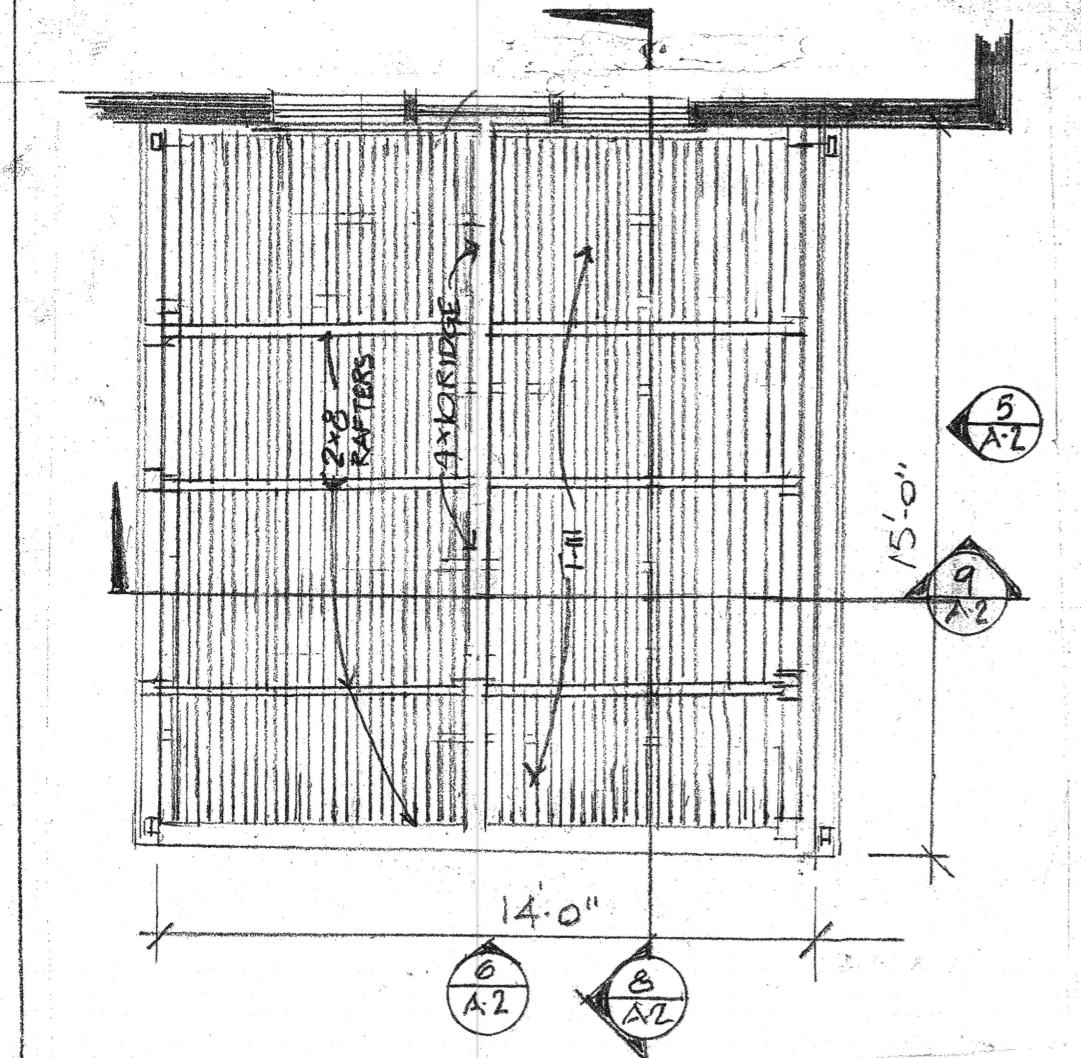


3 A-2 DETAIL 3/4"

5 A-2 SIDE ELEVATION 1/4"

6 A-2 REAR ELEVATION 1/4"

REVISIONS



7 A-2 CEILING & ROOF FRAMING 1/4"

8 A-2 CROSS SECTION 1/4"

9 A-2 CROSS SECTION 1/4"

DATE 12/5/15

A-2







DEPARTMENT OF PERMITTING SERVICES

Marc Elrich  
*County Executive*

Rabbiah Sabbakhan  
*Director*

# HISTORIC AREA WORK PERMIT APPLICATION

Application Date: 12/15/2025

Application No: 1143790  
AP Type: HISTORIC  
Customer No: 1543770

## Comments

Adding a screened in porch to the left side of the house where an addition was already put on.

## Affidavit Acknowledgement

The Homeowner is the Primary applicant  
This application does not violate any covenants and deed restrictions

## Primary Applicant Information

Address 4701 WAVERLY AVE  
GARRETT PARK, MD 20896

Homeowner Ogus (Primary)

## Historic Area Work Permit Details

Work Type ADD

Scope of Work An addition for a screened in porch to a previous addition put onto the home.

[Details](#) | [Basemap](#)

[Share](#) [Print](#) | [Measure](#)

[About](#) | [Content](#) | [Legend](#)

### Legend

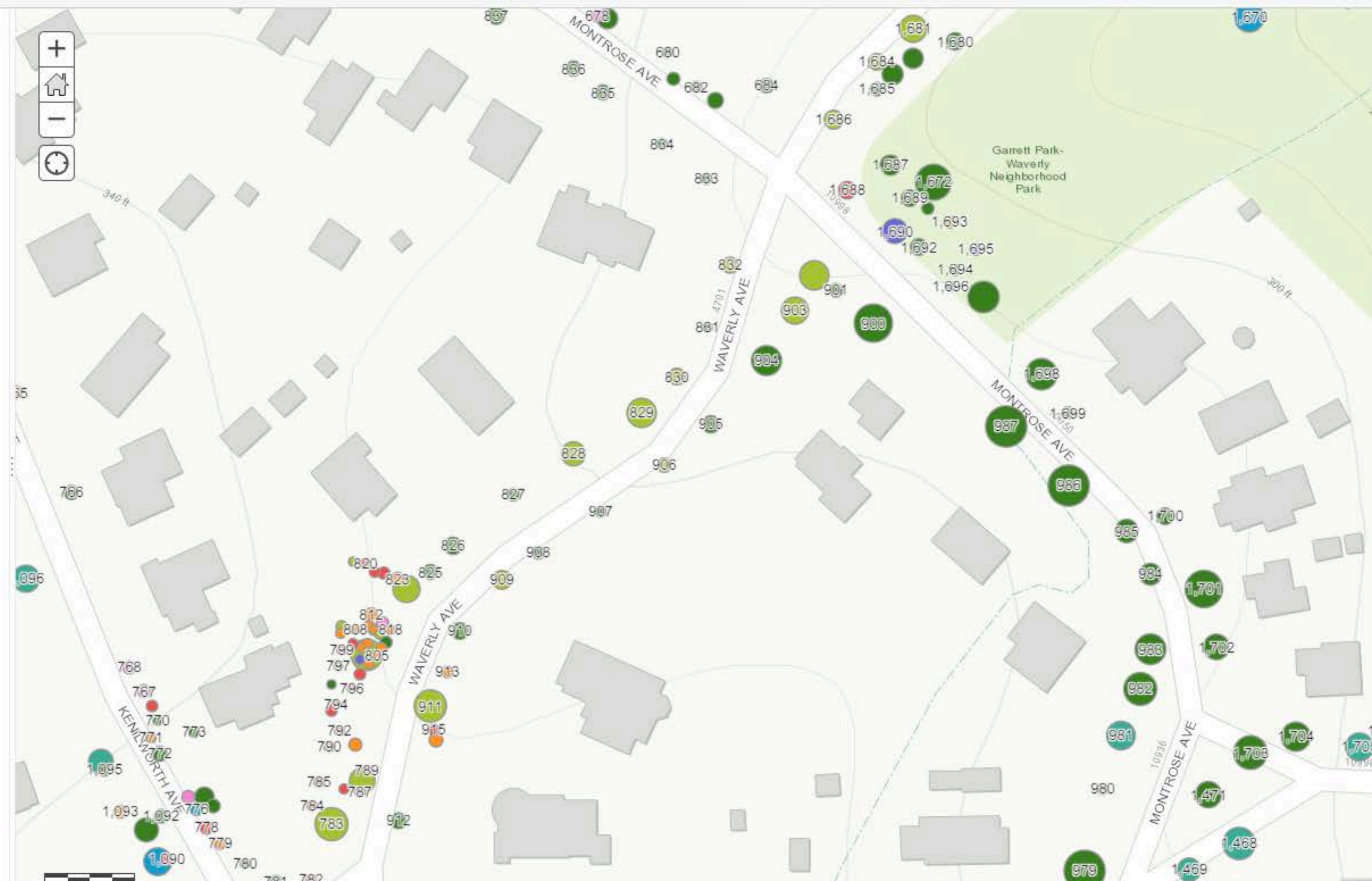
#### Garrett Park Town Trees

##### Latin Name

- *Cornus florida*
- *Liriodendron tulipifera*
- *Acer saccharum*
- *Quercus sp.*
- *Cercis canadensis*
- *Juniperus chinensis*
- *Prunus sp.*
- *Lagerstroemia indica*
- *Acer rubrum*
- *Cornus kousa*
- Other

##### DBH

- > 65
- 50
- 35
- 20
- < 1



## **Material specifications as follows:**

### **Flooring**

Wolf Perspective Decking - Wolf Home Products

<https://www.wolfhomeproducts.com/product/wolf-perspective-decking/>

*Wolf Perspective Decking is made of 94% recycled material and features a strong core, which helps provide industry leading strength and performance. The texture also mimics the grain of real wood for a premium appearance that will keep your backyard escape looking good, year after year.*

Color Cedar Ridge

### **Railings:**

Freedom Lincoln White Vinyl Deck Rail Kit – Super

Arbor <https://share.google/1vkqNk1Yz9tcpkz9b>

*Aluminum reinforced top and bottom rails*

\***Siding, and pavers** are untouched and reused in all current condition and same location.

### **Roof**

Grand Manor® | CertainTeed <https://share.google/w5F9ALYMipbd3tp63>

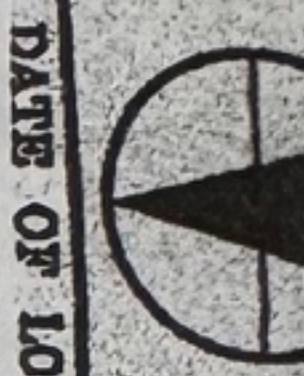
Same color as home Brownstone





THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND. NO LIABILITY FOR INACCURACY.

PLAT BK. A  
 PLAT NO. 15



19544 Amaranth Drive  
 Germantown, Maryland 20874  
 301/948-5100 Fax 301/948-1286  
 www.sulderurvey.com  
 DATE OF LOCATIONS SCALE: 1" = 40'

REVISIONS

11

3  
 A-1

SITE PLAN

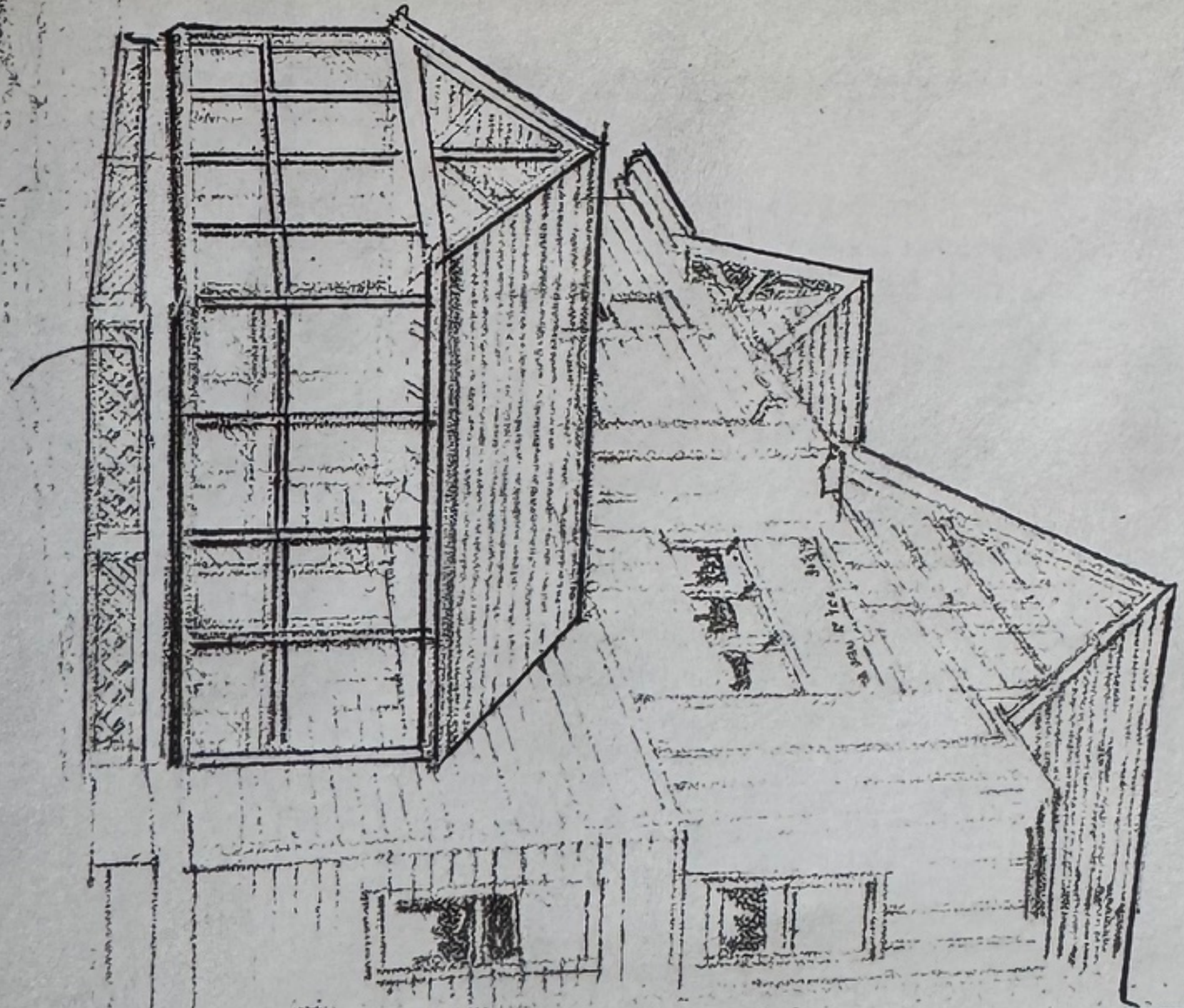
40

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4  
 A-1

SCOPE

These plans have been prepared in accordance with the 2015 IRC and the Building Codes of Montgomery County. The owner will submit the plans to The Town of Garrett Park for a Montgomery County Department Permitting Service for a building permit. The Contractor will arrange all inspections and obtain all approvals required to build this project. The Contractor will have his Electrician arrange for all permits and approvals for their work and install a duplex outlet and a switch to the fan and light on the roof beam



5  
 A-1

NOTES

6  
 A-1

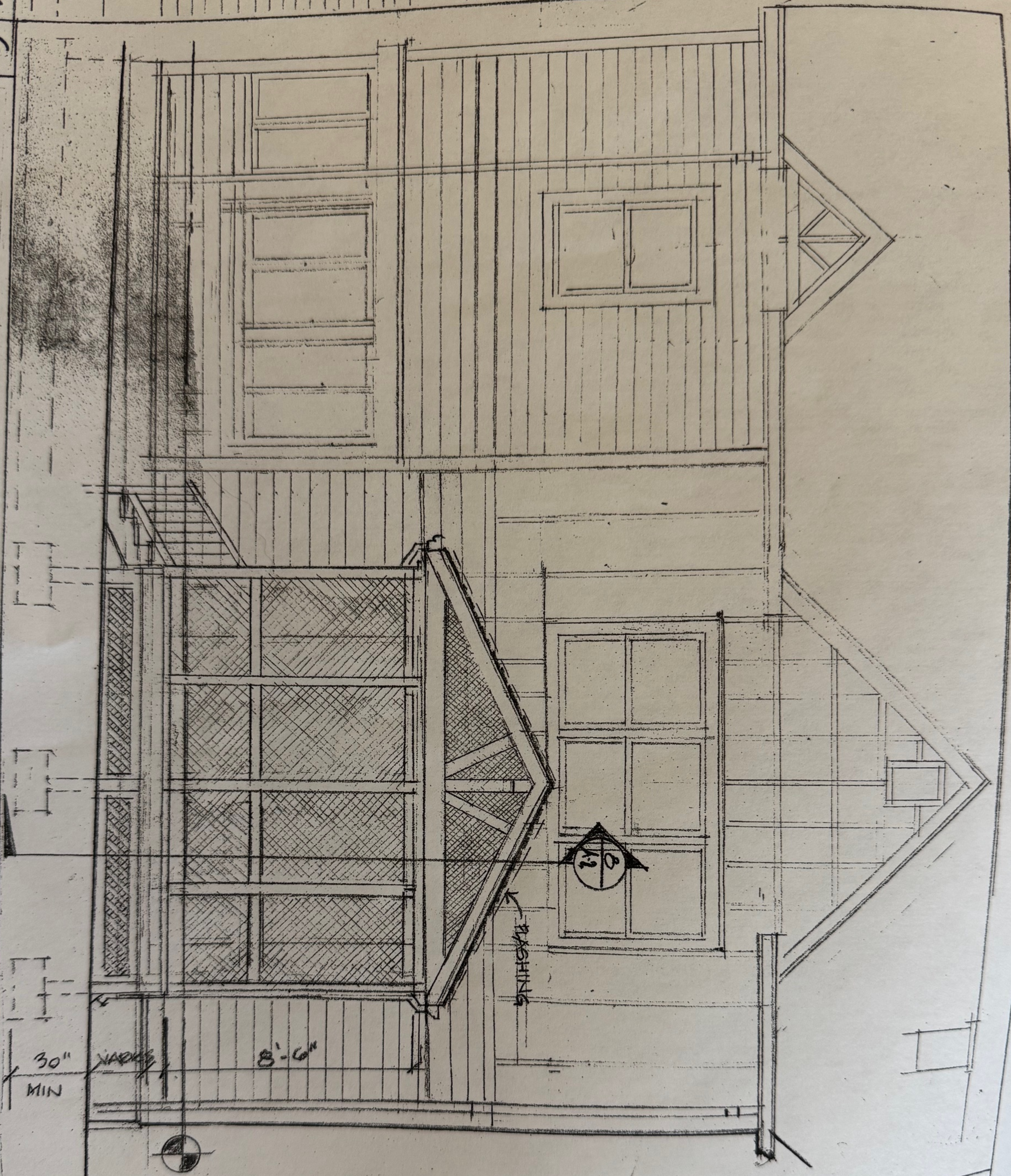
SKETCH

NS

DATE 12/5/15

A-1

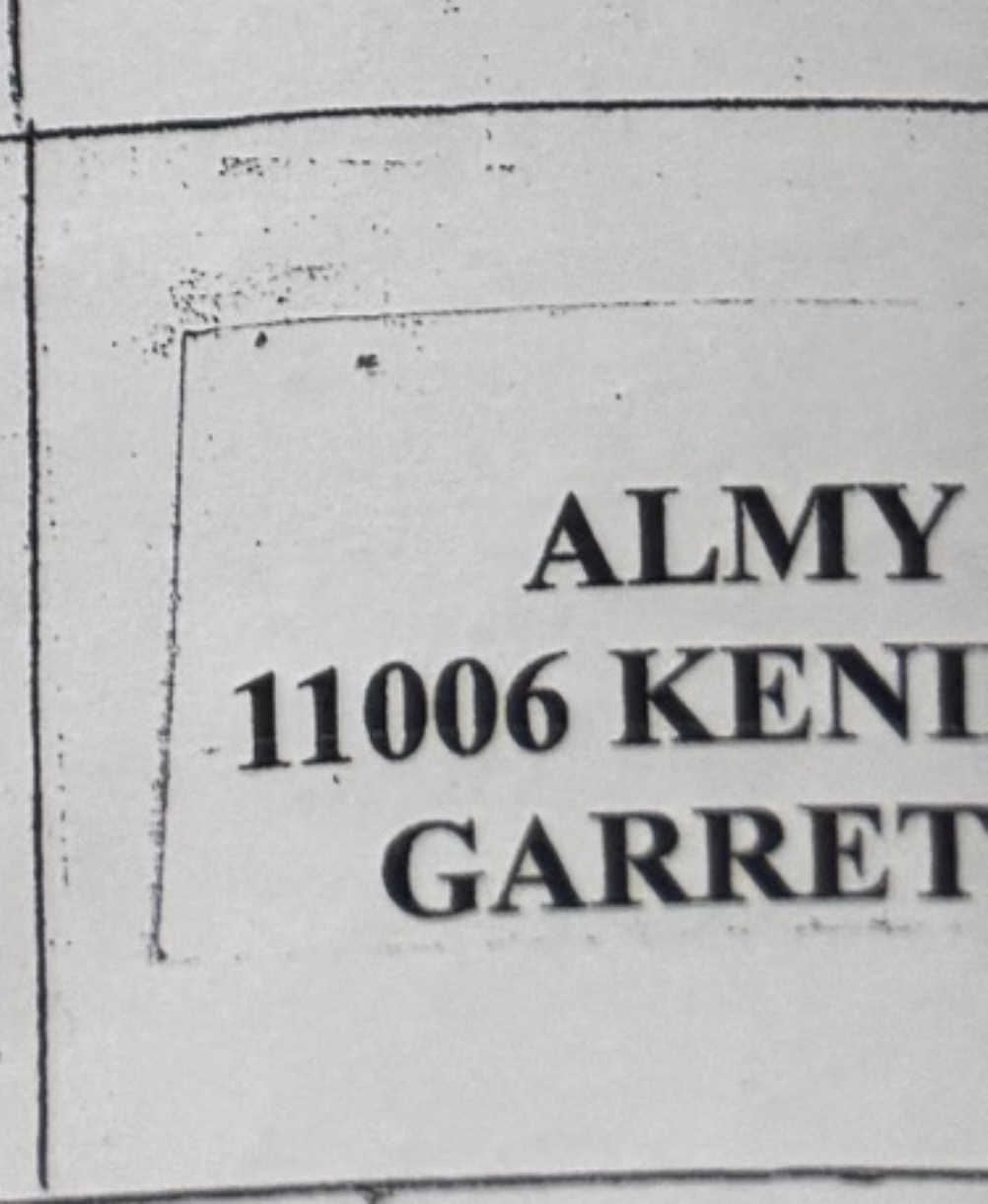
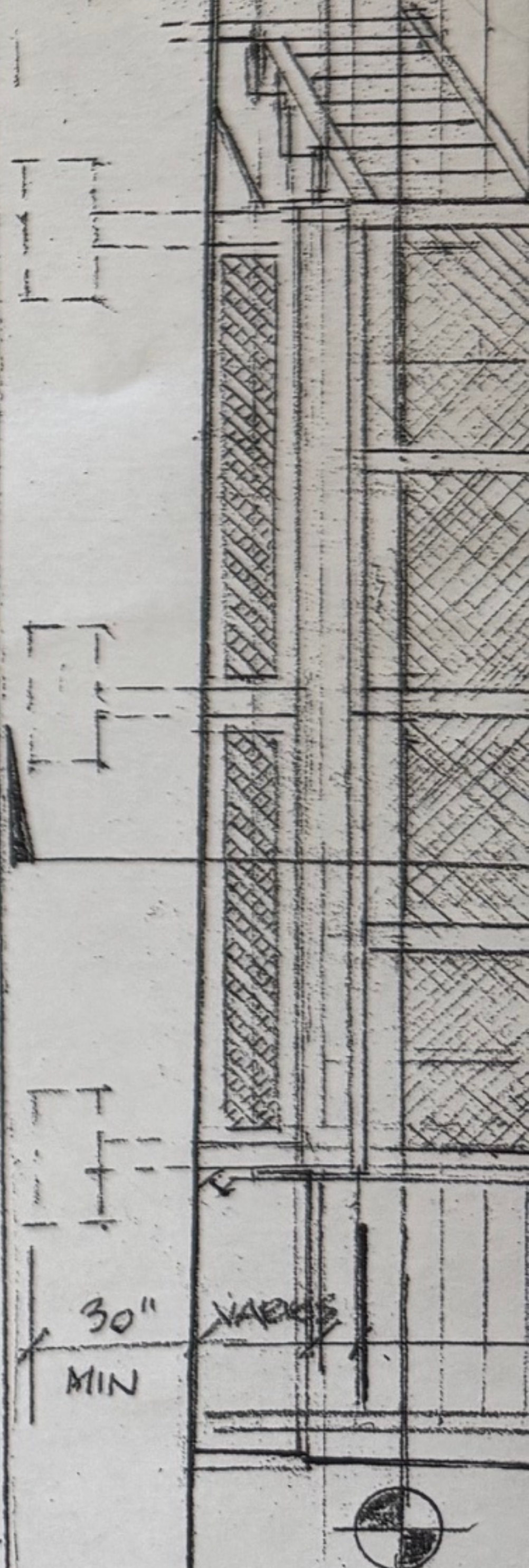
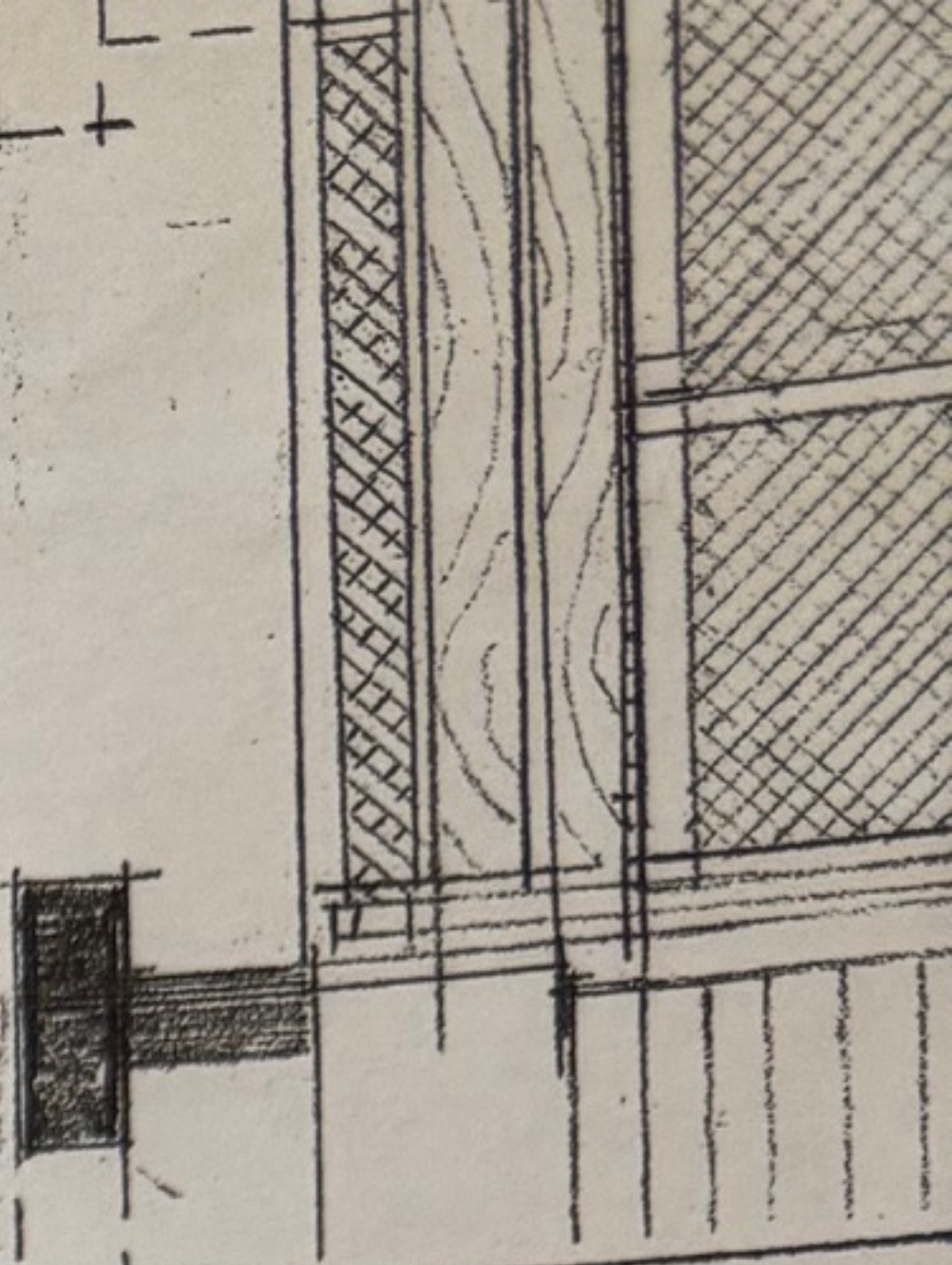
REAR ELEVATION



REVISIONS

ALMY DESIGNS  
 11006 KENILWORTH AVE  
 GARRETT PARK MD

PROPOSED SCREEN PORCH  
 4701 WAVERLY ST  
 GARRETT PARK MARYLAND



TION

1/4

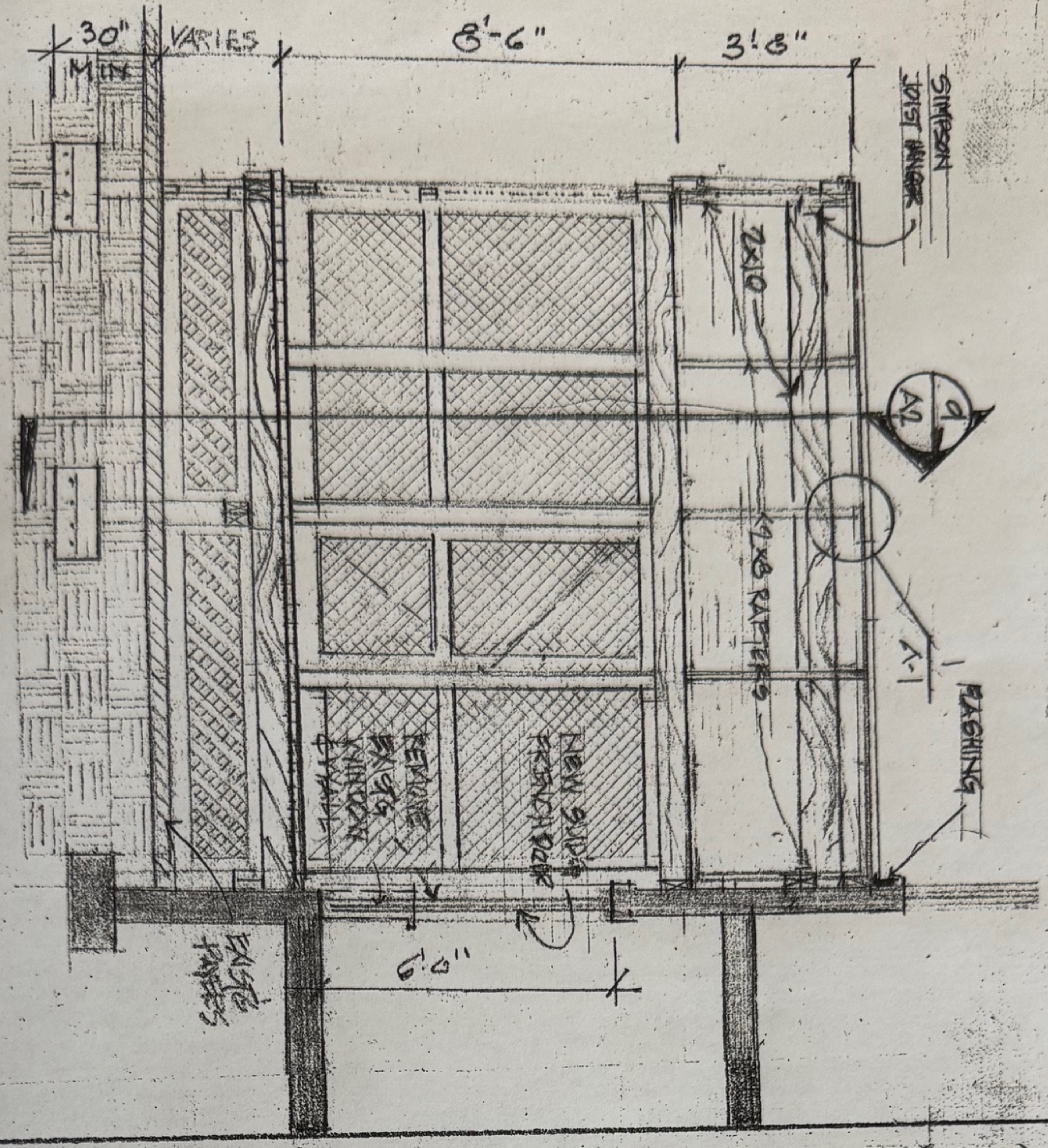
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REAR ELEVATION

1/4

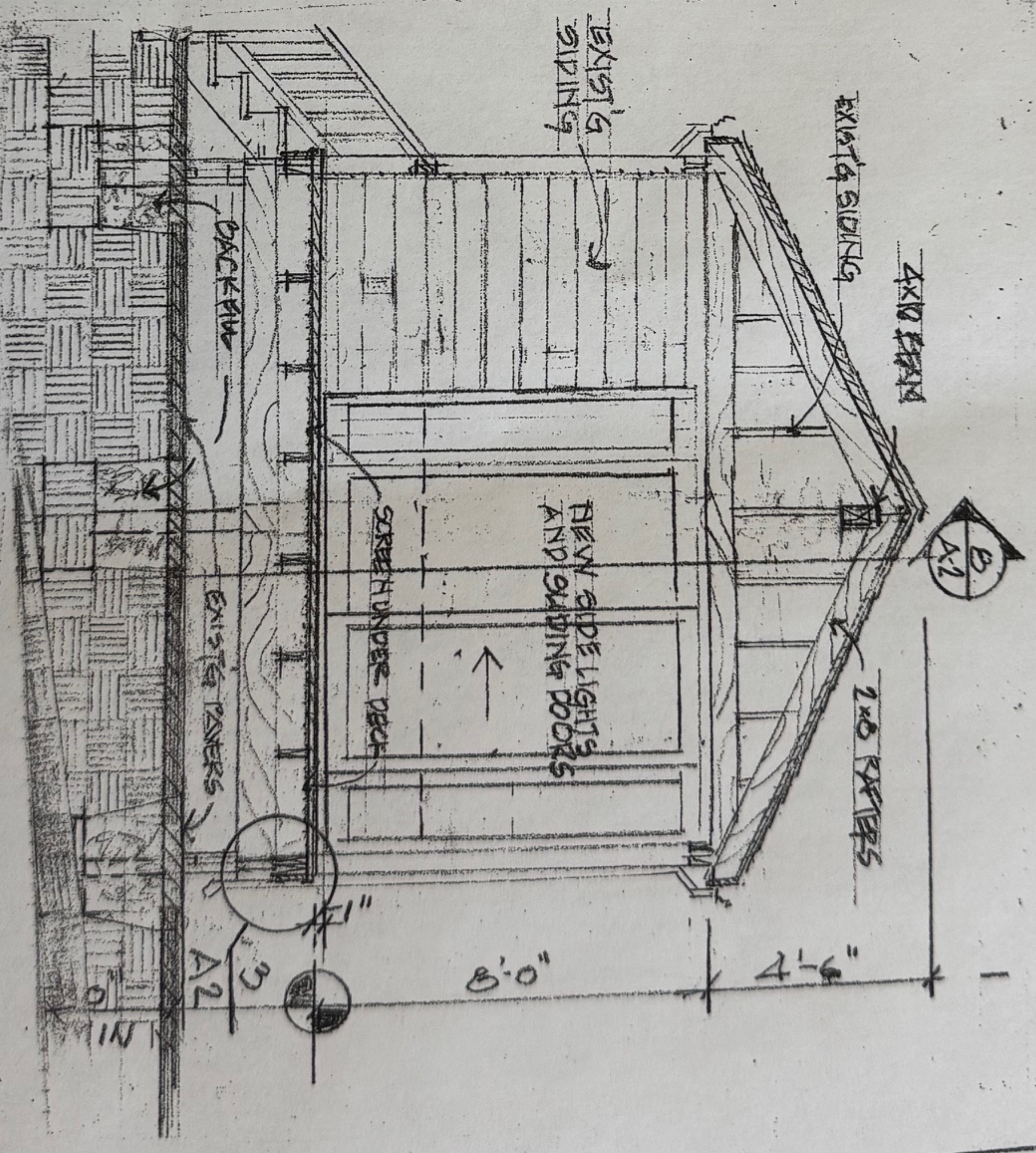
REVISIONS

ALMY  
11006 KENI  
GARRET



CROSS SECTION

1/4  
8/A2



CROSS SECTION

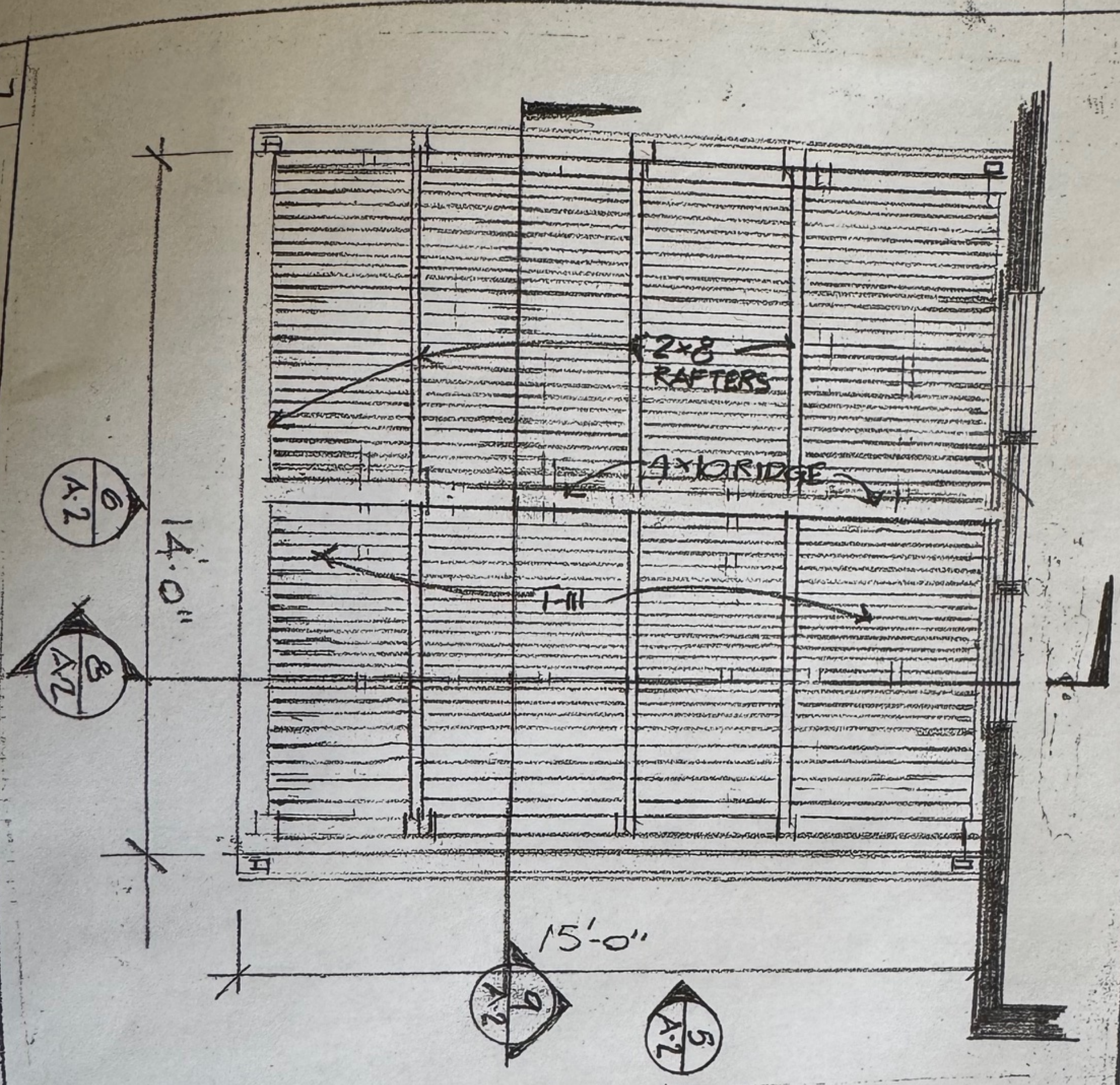
1/4  
9/A2

1/4

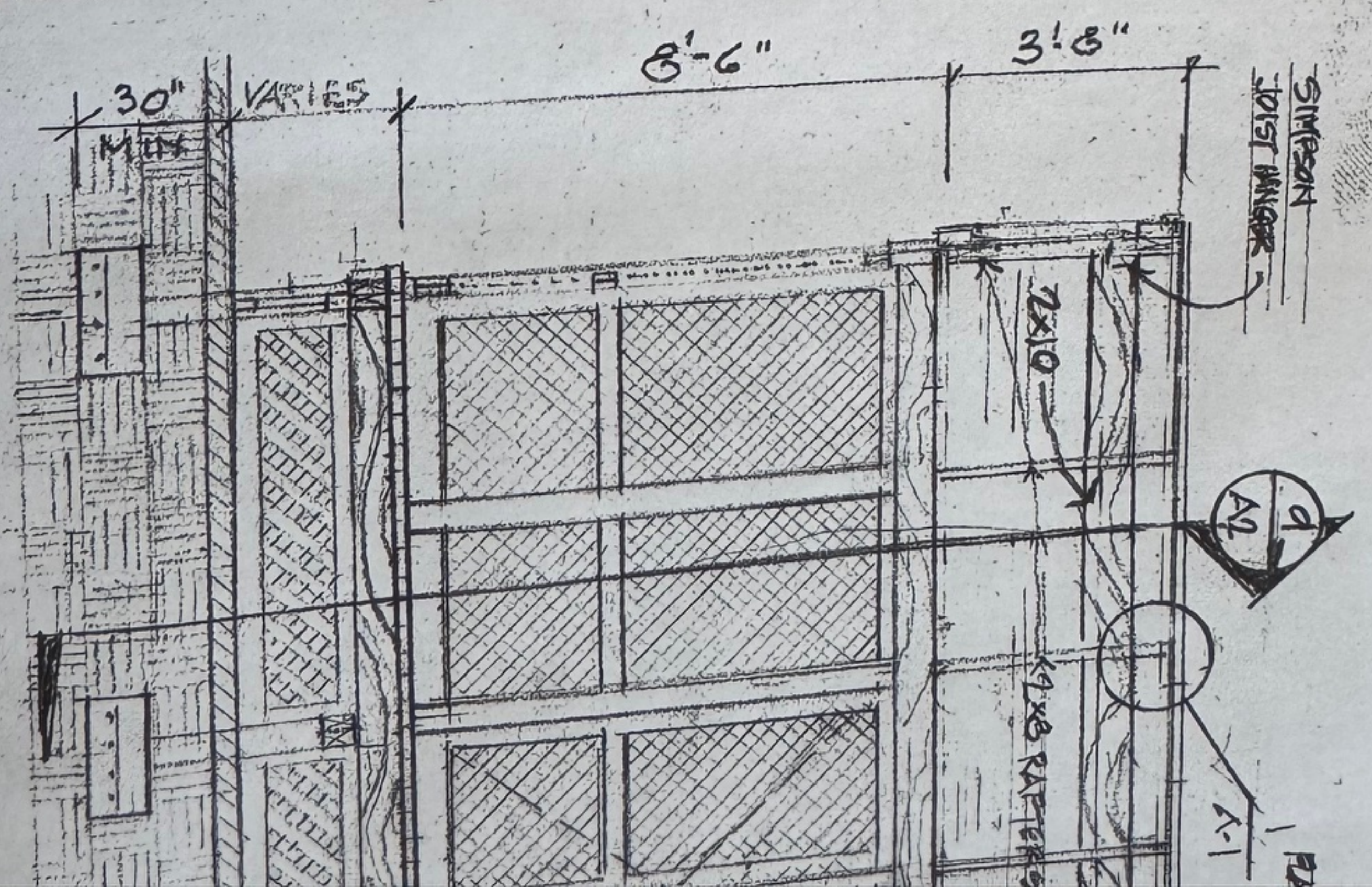
DATE 12/5/11

A-2

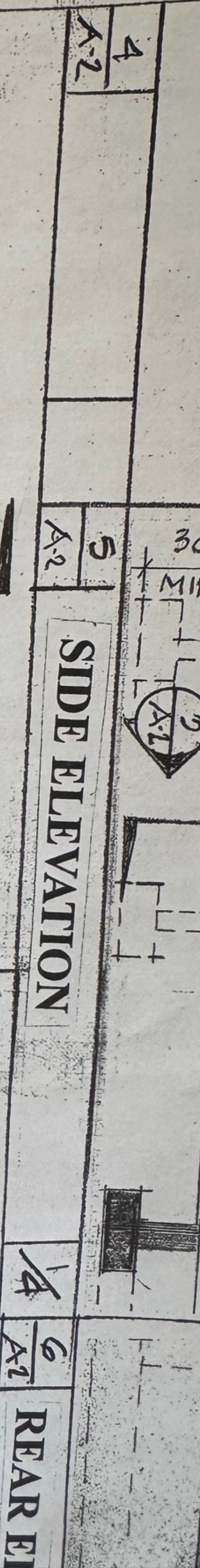
CEILING & ROOF FRAMING

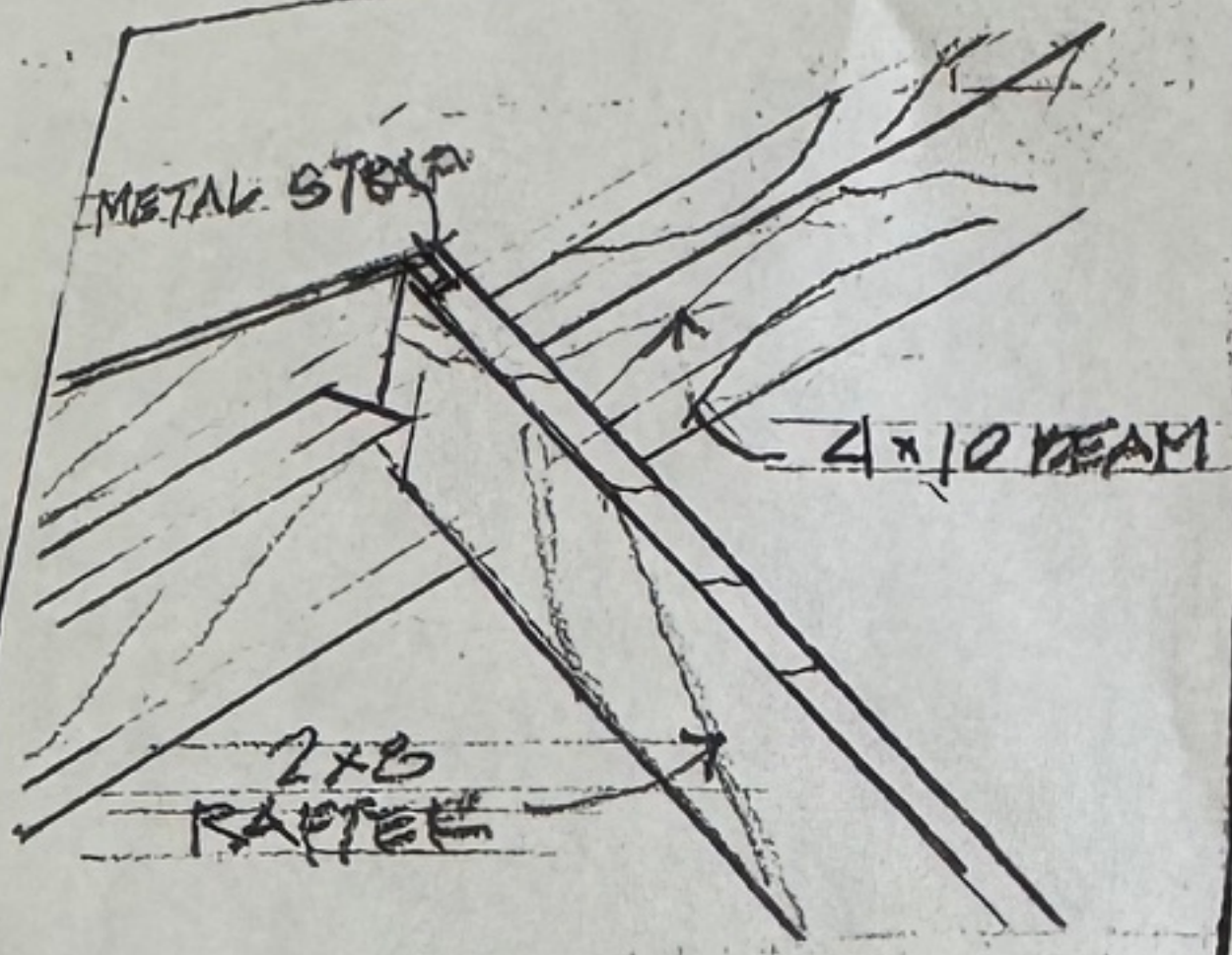


CROSS SECTION



SIDE ELEVATION

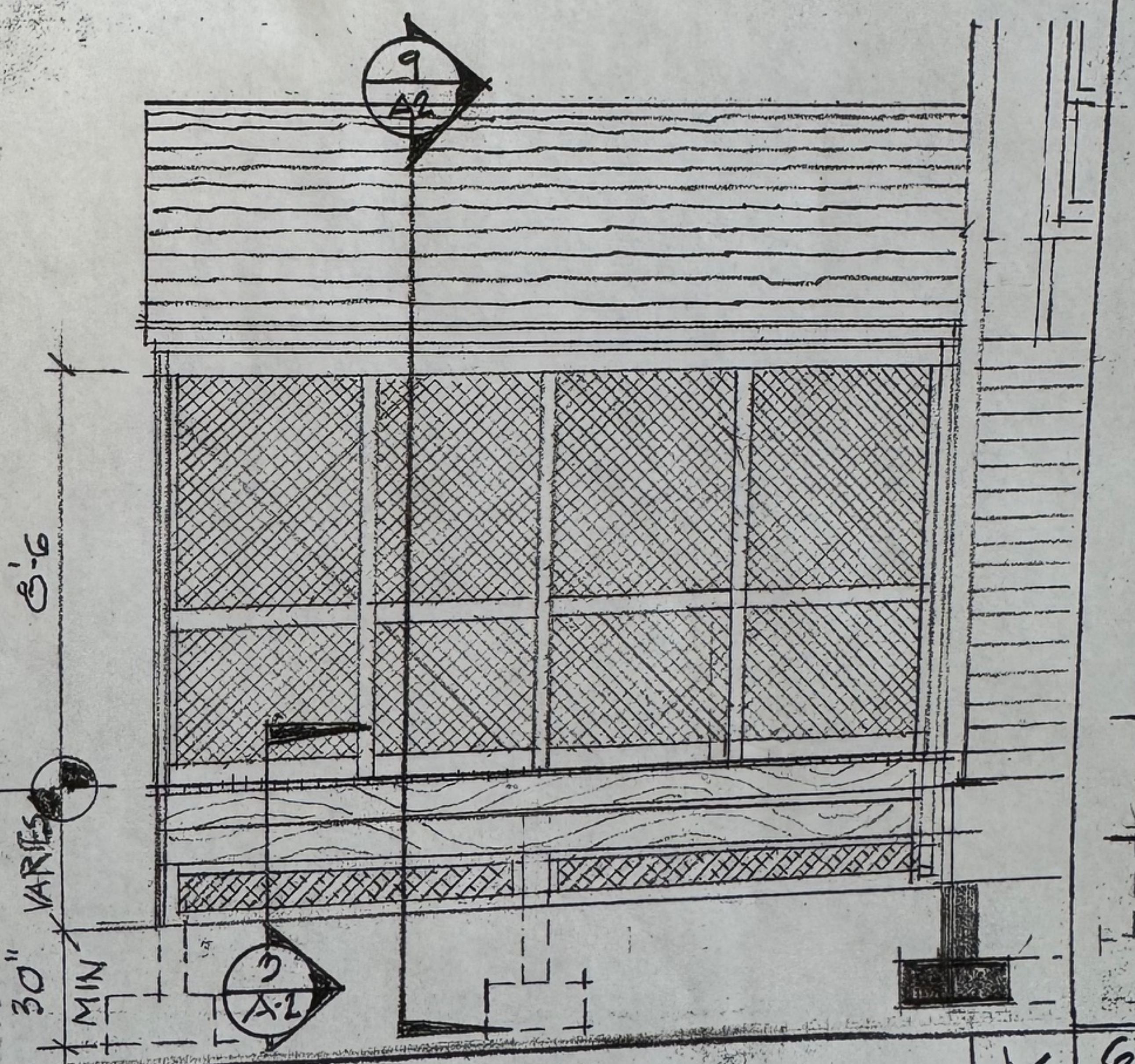
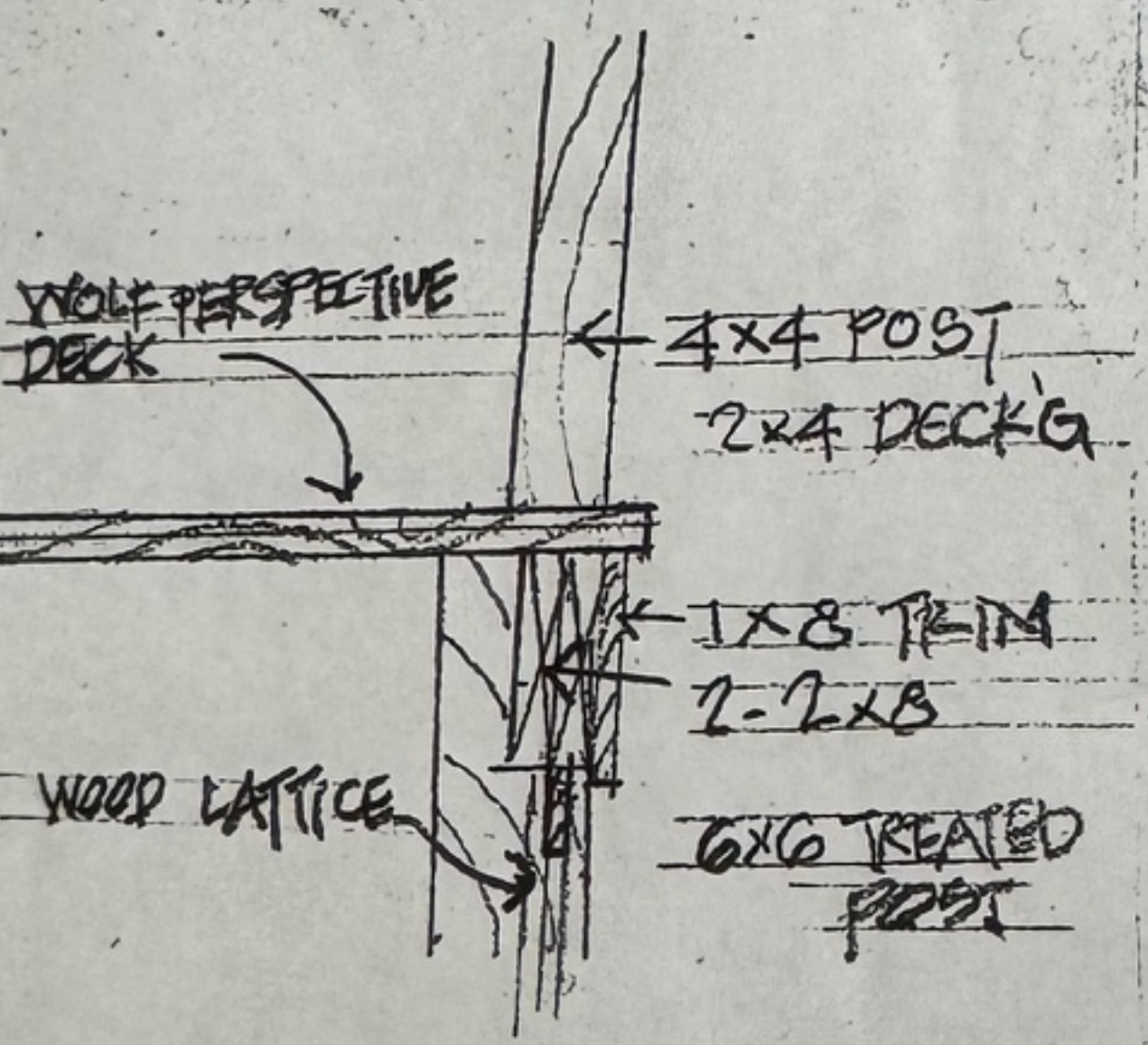




- EXIST'G
- CONC. FTG
- EARTH/BACK FILL
- EARTH
- EXIST'G STONE PAVERS  
REPLACE STONE PAVERS
- WOOD/ELEVATION
- SCREEN/EZE

- ELEVATION
- DETAIL SHEET
- SHEET SECTION DETAIL
- SCALE
- NO SCALE

1 A-1	<b>DETAIL</b>	NS	2 A-1	<b>SYMBOLS</b>	NS
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3 A-2	<b>DETAIL</b>	3/4"
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5 A-2	<b>SIDE ELEVATION</b>	1/4	6 A2
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