

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

<b>Address:</b>	2 Magnolia Ave., Chevy Chase Village	<b>Meeting Date:</b>	03/22/17
<b>Resource:</b>	Non-Contributing <b>Chevy Chase Village Historic District</b>	<b>Report Date:</b>	03/15/17
<b>Applicant:</b>	Burt Braverman	<b>Public Notice:</b>	03/08/17
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Yes
<b>Case Number:</b>	37/13-17G	<b>Staff:</b>	Dan Bruechert
<b>Proposal:</b>	Roof Repair and Skylight Replacement		

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**STAFF RECOMMENDATION**

Staff recommends that the HPC **approve** the HAWP application.

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Non-Contributing Resource to the Chevy Chase Village Historic District  
**STYLE:** Victorian Revival  
**DATE:** c.1892-1916 w/ 1993 alterations/enlargement

The subject property is a two-story, shingle-sided, front-gable house with side gable additions. The historic, central, massing of the house is three bays wide with a one-story, shed-roofed porch and wood casement windows. The modern additions to the house extend to the southeast, away from the street, are decorated using Arts and Crafts and Victorian elements. The southernmost addition is one story with a flat roof and skylights to provide natural light to the spaces below.

**PROPOSAL:**

The applicant is proposing to replace portions of the non-historic built-up flat roof with TPO rolled-type roofing and to remove four skylights and cover them with new roofing.

**APPLICABLE GUIDELINES**

When reviewing alterations and additions for new construction to Non-Contributing Resources within the Chevy Chase Village Historic District, decisions are guided by the Chevy Chase Village Historic District Design Guidelines (Design Guidelines) and Montgomery County Code Chapter 24A (Chapter 24A).

Chevy Chase Village Historic District Design Guidelines

Non-Contributing or Out-of-Period Resources:

Non-contributing/out-of-period resources are either buildings that are of little or no architectural and historical significance to the historic district or newer buildings constructed outside the

district's primary period of historic importance. HAWP applications for exterior alterations, changes, and/or additions to these types of resources should receive the most lenient level of design review.

Most alterations and additions to non-contributing/out-of-period resource should be approved as a matter of course. The only exceptions would be major additions and alterations to the scale and massing of the structure, which affect the surrounding streetscape and/or landscape and could impair the character of the historic district as a whole.

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

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

Alterations to features that are not visible from the public right-of-way should be allowed as a matter of course

Montgomery County Code; Chapter 24A-8(b)

A HAWP permit should be issued if the Commission finds that:

1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

### **STAFF DISCUSSION**

The proposed work to the subject property will be undertaken on the 1993 addition. This work will only be visible from the inside the house and is exclusive to the new construction. Additionally, this work will not be visible from the surrounding district and will not impact the massing or scale of the building and as identified in the Design Guidelines should be approved as a matter of course.

### **STAFF RECOMMENDATION**

Staff recommends the HPC **approve** the HAWP application;

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.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

DPS - #8

## APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Katymeredith@verizon.net Contact Person: KATHLEEN MEREDITH  
Daytime Phone No.: 202.368.7169  
Tax Account No.: 00 454218 MOBILE  
Name of Property Owner: BURT BRAVERMAN Daytime Phone No.: 202.285.0568 M  
Address: 2 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: HARRY + SONS Phone No.: 301.864.8398  
Contractor Registration No.: 125165  
Agent for Owner: KATHLEEN MEREDITH Daytime Phone No.: 202.368.7169  
MOBILE

### LOCATION OF BUILDING/PREMISE

House Number: 2 Street: MAGNOLIA PARKWAY  
Town/City: CHEVY CHASE Nearest Cross Street: CHEVY CHASE CIRCLE/CONNAY  
Lot: P 12 Block: 25 Subdivision: 009 CHEVY CHASE VILLAGE SEC 2  
Liber: 10236 Folio: 727 Parcel: 00454218

### PART ONE: TYPE OF PERMIT ACTION AND USE

#### 1A. CHECK ALL APPLICABLE:

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

#### CHECK ALL APPLICABLE:

- ☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed  
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☒ Single Family  
☐ Fence/Wall (complete Section 4) ☐ Other: ROOF/SKYLIGHT

1B. Construction cost estimate: \$ 17,000

1C. If this is a revision of a previously approved active permit, see Permit # NA

### 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

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/assessment

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.

K. Meredith  
Signature of owner or authorized agent

28 Feb., 2017  
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

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**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 ATTACHMENT # 101 +  
# 102

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

SEE ATTACHMENT # 16

2. **SITE PLAN**

SEE #2 ATTACHMENT

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

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

3. **PLANS AND ELEVATIONS**

NA

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.

- 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.
- 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.

4. **MATERIALS SPECIFICATIONS**

SEE ROOF PROPOSAL

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.

5. **PHOTOGRAPHS**

- 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.
- 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.

6. **TREE SURVEY**

NA

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.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

SEE # 7 ATTACHMENT

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.

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.

BRAVERMAN

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# 1 a 1.

Physical Description of Property

This house is located within a registered historic district. This Arts & Crafts style shingle house is a multi-gabled-roofed 2-storey structure with a 3<sup>rd</sup> floor attic that was converted into a bedroom suite. The house was constructed around 1910, according to county records. The original house underwent substantial renovation/additions in 1993. The original house still can be seen as the center structure with a new living room to the left that features a brick chimney, 2 double French doors facing the street and a bay with large true-divided-lite casement windows, and a new garage to the right side of the house with an octagonal office tower above it featuring multi-level true-divided-lite casement windows.

To the rear of the house was added a billiard room featuring French doors and more of the same type of windows described above, all with transoms above. Also added to the rear is a sunroom surrounding an Endless Pool – an exercise swimming machine.

The original living room survives as the entrance foyer and retains its original wood coffered ceiling and fireplace and pine floors. The original kitchen was enlarged to become the dining room that features a new, raised fireplace. A small bedroom was expanded to become the new modern kitchen. The new ceiling in the din/kitch continues the original from the foyer (the original living room). The second floor has 3 bedrooms and 2 baths and retains the original pine floors and a bay window was added to the front of the house. A closet and bath were added to convert third floor attic into a private bedroom suite. This room features the original beams that were exposed when the ceiling was raised.

There is a very attractive Victorian-like metal fence at the top of the living room chimney that is visible from the street.

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ALSO ADDED TO THE REAR (IN 1993) IS A FLAGSTONE  
TERRACE W/ PERGOLA & 5 SECTIONS OF LATTICE.

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BRAVERNAN

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#1 a 2

Statement of Significance

We believe this house contributes to the overall flavor of the neighborhood. Although the physical presence of the house is larger than the original, the new parts are compatible with the old and the entire street presence of this house enhances the beauty and old-world charm of Chevy Chase Village. Being located at ~~one~~ of the major gateways into the village, this house is representative of the architecture that prevails throughout Chevy Chase Village.

The front door is the original and the side-lites are the same design and size of the originals. Although the front porch was enlarged, the new brackets were designed to imitate the original ones that were moved to the terrace to a more prominent position. The original handrails remain on the front porch.

All original pine floors were left in tact and matching antique pine floor boards were acquired to patch into certain areas.

The original living room was left in tact, but now is used as the entrance foyer. Its original coffered ceiling was stripped and stained to return it to its original appearance. The original fireplace, hearth and ornamental eagle emblem above the mantel remain in original condition.

All original lighting fixtures were re-wired, stripped of paint and polished and then reused. All additional interior and exterior lighting purchased is antique, period lighting. There are NO recessed lights in this house. [An aside: there are 2 stained glass hanging fixtures hand made by Edwin Morse, who was the nephew ~~(we think nephew)~~ of Samuel Morse.]

All heat registers have antique decorative grills.

The French doors that led to the original ~~(screen porch)~~ <sup>was</sup> (to the left of the house ~~was~~ replaced by the current new living room) were moved to the attic bedroom suite. (All exterior glass needed to be double-paned.) <sup>FR DOORS</sup>

All original door hardware was removed, restored and reused on natural wood panel doors similar to the originals that had been painted many times over the years.

The new ceiling in the kitchen and dining room were coffered to match the original ceiling in the foyer (former living room) which was retained.

The original bath tub was re-porcelained for the guest bath and pedestal sinks (antique reproductions) were used in the guest bath and powder room.

# 16

#### Scope of Work:

##### Re-roof all flat roofs

On the rear of our house (South facing), and on the West side of our house are two flat roofs that have developed leaks that are allowing water to enter the house in several places. The walls in the laundry room are stained from water leaking in from the flat roof on the West side of the house. The larger flat roof at the rear/South face of the house leaks into the pool – there are stains on the white trim boards of the pool room, and also there are leaks on the kitchen window & around the through-the-roof drain on the East wall of the covered terrace. Water is ponding on the large roof. Pls refer to the attached photos.

The original roofing material is referred to as a "built-up" roof, onto which small white gravel was added as a sun reflector. This type of roof covering is not available to us, and would be both a fire hazard and a safety concern according to our roofing contractor.

They will remove all of this gravel and tar, down to the plywood sheathing, and then apply a rolled type of roofing: TPO which is solid white to reflect the sunlight. There is no need for the gravel on the new roof material.

##### Removal and elimination of the 4-pod skylight

For 23 years, I have patched the skylight over the pool with silicone on smaller cracks, and silicone plus duct tape on the larger breaks, and it is time to replace it. As you can see from the attached photos, it is a horrible eyesore. My neighbor has an enormous walnut tree in her back yard that has dropped walnuts and branches onto our roof and onto the skylight for the past 23 years. The solid walnuts are like missiles when tossed by high winds, and there is no way for us to prevent this from happening. Two years ago, at great expense to us, (and with our neighbor's permission), we had a very large limb removed to eliminate the fear of the entire branch from this ancient tree falling onto the house and causing great damage. It is not possible to replace this skylight with an exact replica. After many years of consultations with roofers and skylight manufacturers, we have concluded that our only choice is to remove the skylight permanently and cover the opening with a solid flat roof that will match the new roof on the flat roof deck surrounding the skylight.

Our carpenter plans to remove the four skylight pods, and then build a solid deck over the opening with 3/4 inch plywood with a slight slope for drainage onto the surrounding flat roof deck. The roofing contractor will then be able to run the new roll of TPO roofing material continuously up and over the raised area where the skylight currently resides. There is about a 4 inch raised curb surrounding the skylight opening onto which the skylight frame was installed. The curb will remain. Therefore, the new proposed flat roof over the current skylight opening will be about 5 inches higher than the surrounding roof deck, but lower than the current skylight height.

BRAVERMAN

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The flat roofs and the skylight were new construction when the house was renovated in 1991 (all renovations were completed before Chevy Chase Village became a historic district); these are not historic features.

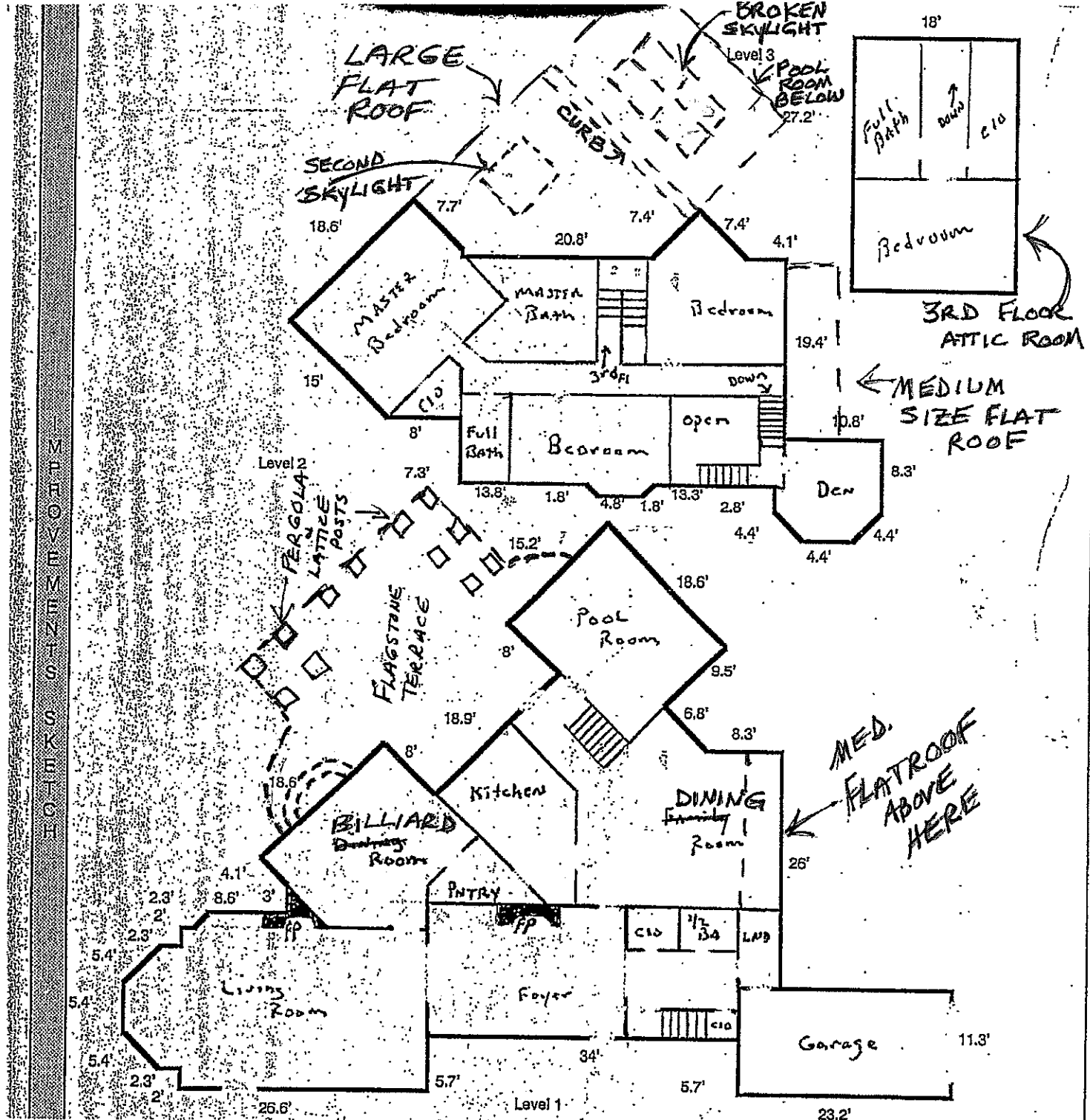
None of this area is visible from the street in front of our house: Magnolia Parkway. And since it is lower than the current height of the skylight, it will not be visible from the views of the neighbors' houses as it will be behind the small 4 – 5" parapet wall or curb that surrounds the entire roof, and it will blend into the appearance of the entire roof.

BRAVERMAN

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SITE PLAN

#2

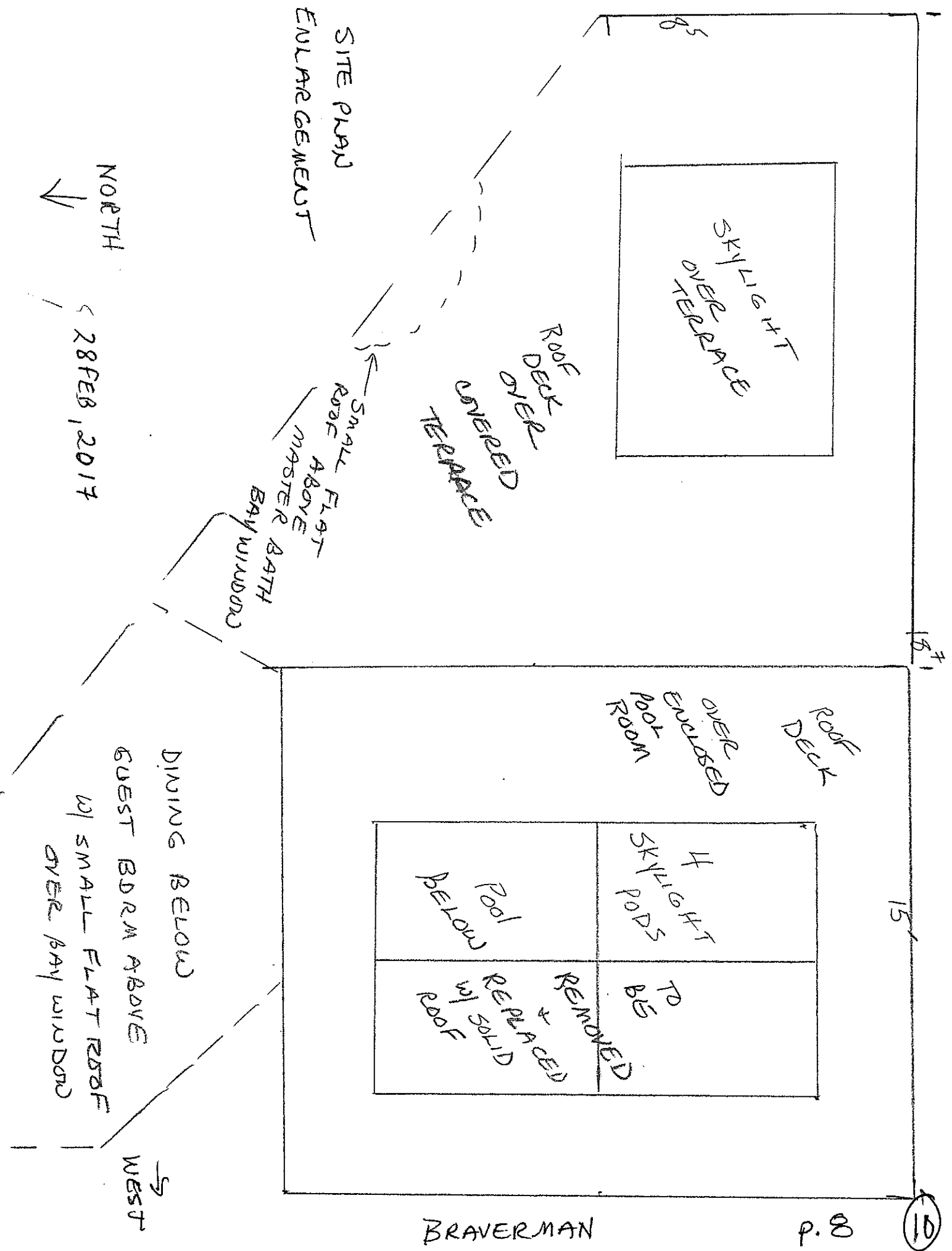
28 FEB, 2017

BRAVERMAN

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1" = 15'

9



BRAVERMAN

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ALL TYPES OF  
CARPENTRY & ROOFING

3409 Windom Road  
Brentwood, MD 20722  
(301) 864-8398 (800) 443-6356

REMODELING  
ALL TYPES

#4

MD Lic. # 125165

DATE: 12/16/2016

TO: Kathleen Meredith

2 Magnolia Pkwy

Chevy Chase MD 20815

HOME \_\_\_\_\_

WORK \_\_\_\_\_

CELL 202-368-7169

We hereby submit Specifications and Estimate for:

1. Remove existing 4 rear and side flat roofs down to wood deck, replace any bad wood at additional cost to owner of \$2.75 per lin ft.
2. Furnish and install a 1" layer of ISO insulation to cover entire roof deck using screws and plates to secure to roof.
3. Furnish and install a mechanically attached GAF.060 TPO, secure to insulation. *12" x 12" fully adhered w/ glue*
4. Furnish and install all flashing and counter flashings to provide a water tight roofing system, heat welded and fused together.
5. Furnish and install a 12" TPO base flashing, heat welded along parapet walls.
6. Furnish and install a TPO drip edge primed, heat welded and integrated into roofing system.
7. Clean up and remove all debris from job.

Warranty 20 years limited liability by GAF and 12 years on labor by Harry & Sons.

EXTRAS INCLUDED IN THE PRICE OF THE JOB

1. Replace the 3 through wall scupper drains with new 4"x6" scupper drains using 24 gauge galvanized steel.
2. Furnish and install new wall coping over parapet walls using .032 baked white aluminum.
3. Replace both built in drains with new PVC drains.
4. Furnish and install 1/4" tapers in drain field using poly ISO insulation.
5. Remove gutters and downspouts on side flat roof. Furnish and install new 6" K style seamless gutters with 3"x4" downspout and beige enamel finish. Gutter will be fastened to fascia using commercial grade hidden screw hangers every 24". Remove downspout on rear shingle roof which flows onto rear flat roof. Cap off outlet opening then install on rear gutter and mount to corner window trim.

*AT REAR OF MASTER BDRM*

*CONTRACTOR FIRST WILL REMOVE SKYLIGHT & BUILD DECK OVER OPENING  
3/4" PLYWOOD ON SLOPE - READY FOR ROOFING*

ANY PERSON or Object installed on this job without the supervision of HARRY AND SONS, will void this contract.

We hereby propose to install the above complete in accordance with the above specifications for

the sum of Fifteen thousand five hundred seventy five Dollars (\$15,575.00).

Payments to be made as follows: Deposit of 40% (\$6230.00) and balance due upon completion

All material in this contract is guaranteed to be as specified. The entire job is to be done in a neat and substantial manner.

Any alteration or deviation from specifications herein agreed upon involving extra cost of labor and material will be executed only upon written order from your authorized agent and will become an extra charge over the sum mentioned in this contract.

DATE 12/16/16

BY *Harry & Sons*

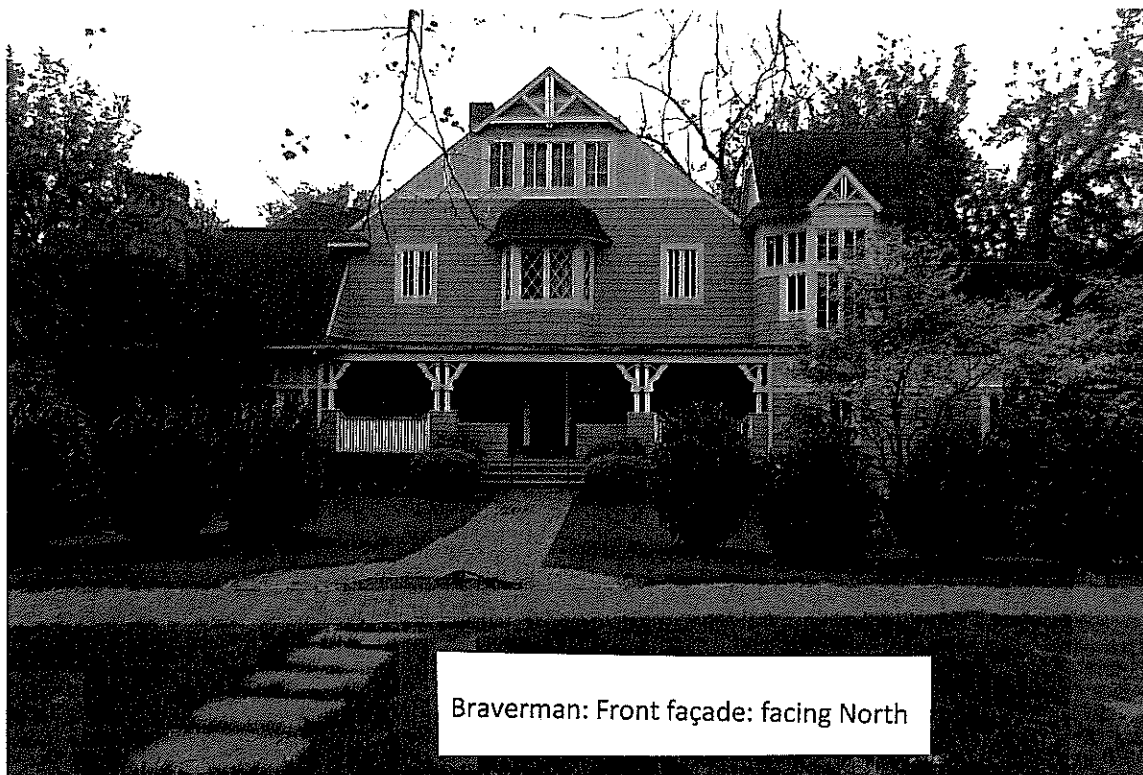
ACCEPTANCE OF ESTIMATE

*BRAVERMAN P.9*

The foregoing terms, specifications and conditions are satisfactory and the same are hereby accepted and agreed to and hereby authorize you to execute same.

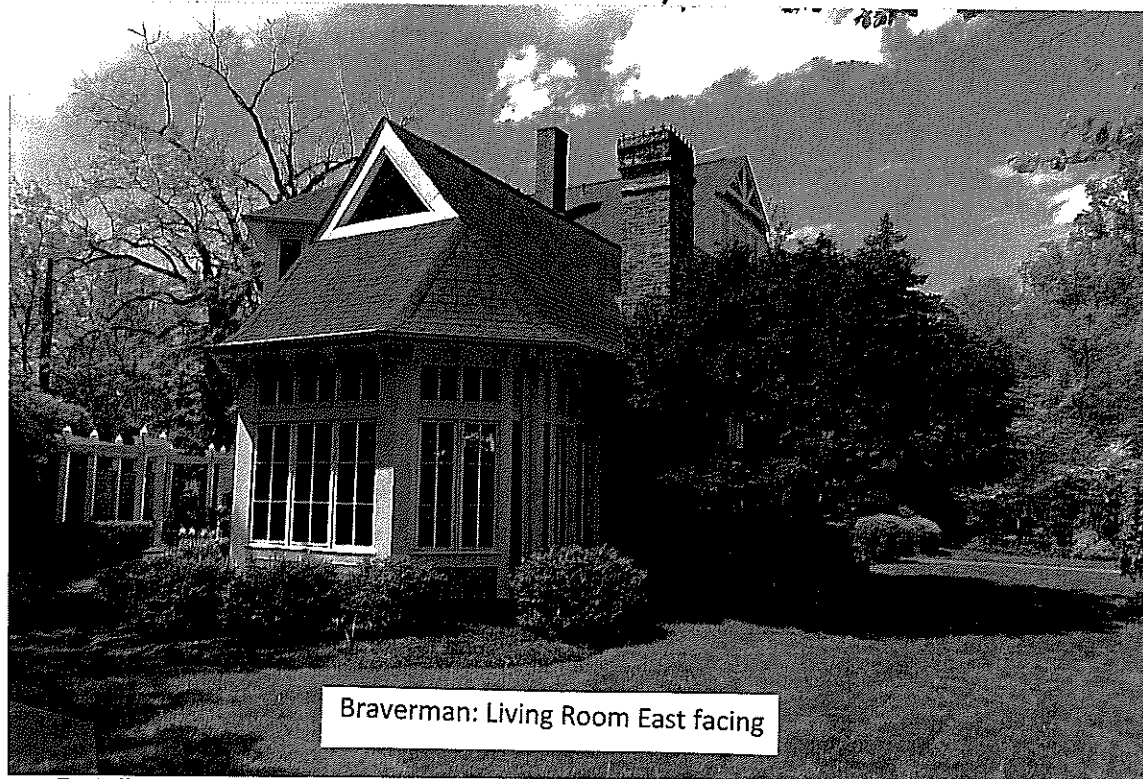
11

Existing Property Condition Photographs (duplicate as needed)



Braverman: Front façade: facing North

Detail: 2 MAGNOLIA PARKWAY



Braverman: Living Room East facing

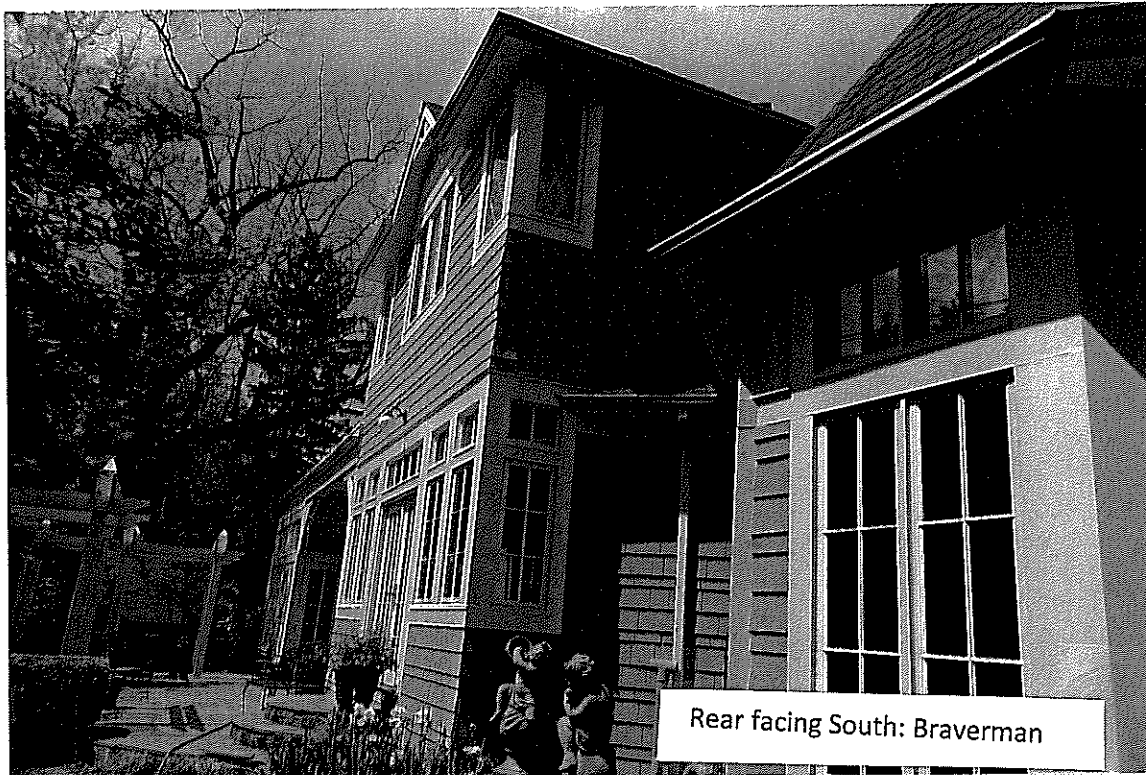
Detail: LIV. RM BAY WINDOW

Applicant: BRAVERMAN, BURT

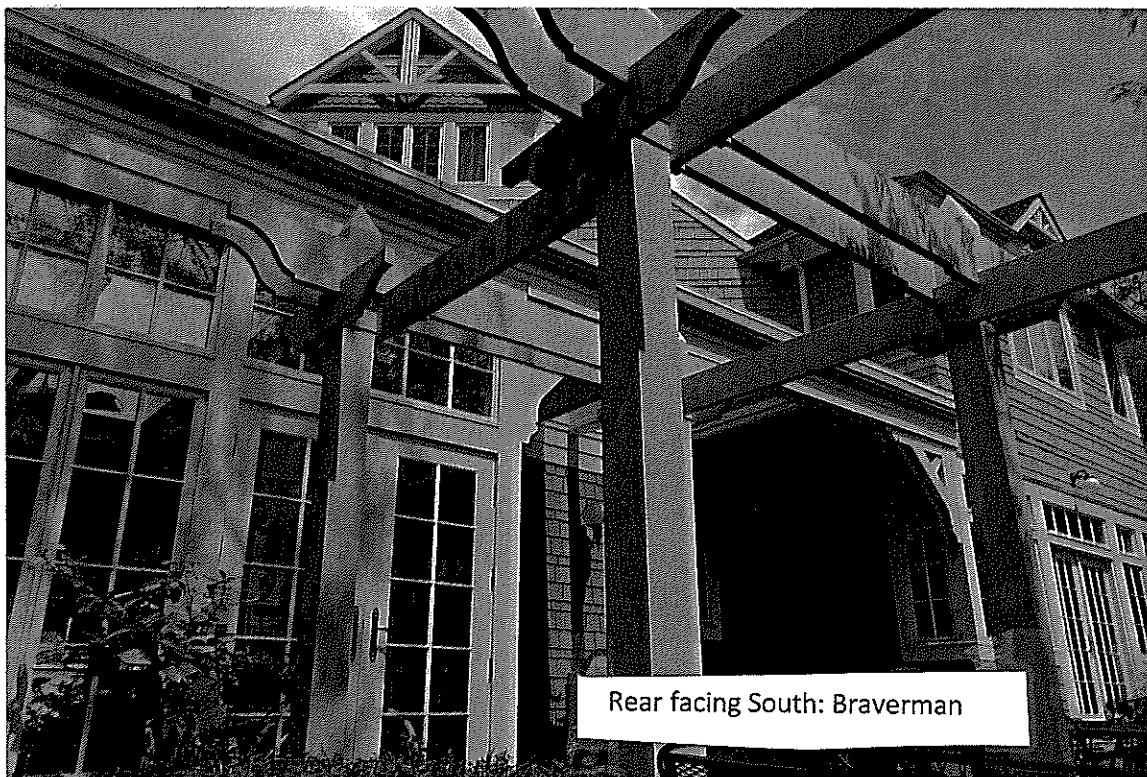
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⑫

Existing Property Condition Photographs (duplicate as needed)



Detail: REAR OF BILLIARD



Detail: \_\_\_\_\_

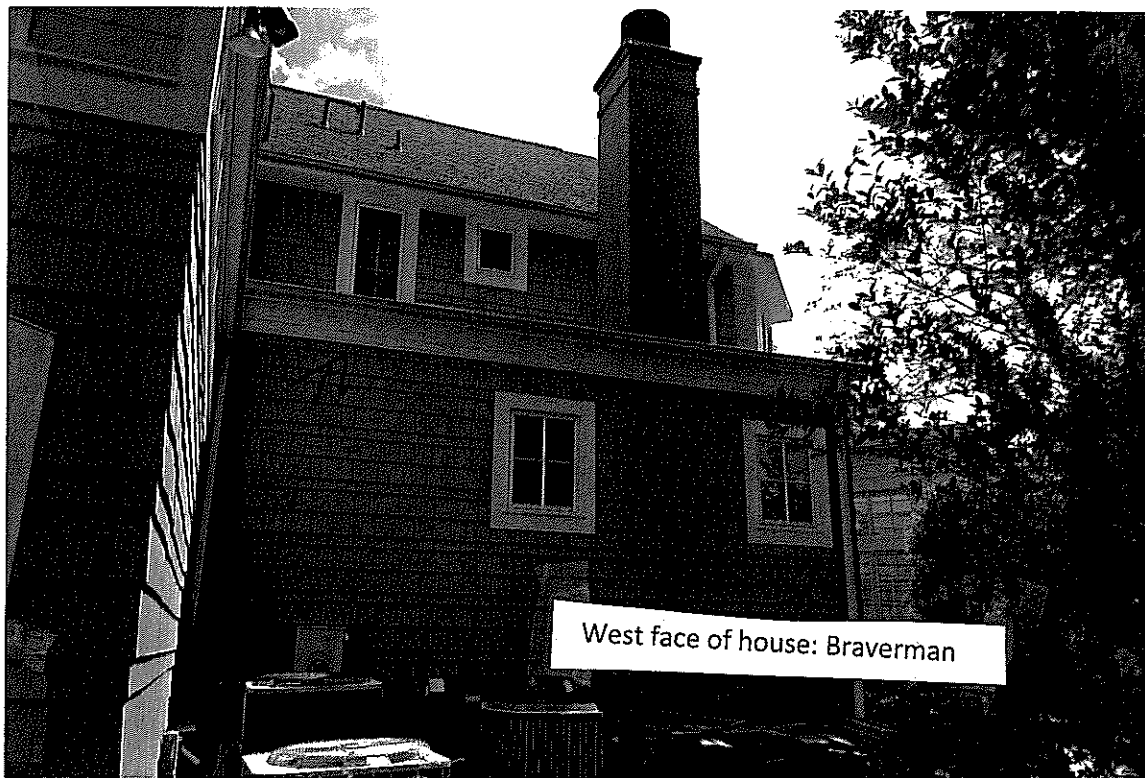
POOL RM ON LEFT - LG FLAT ROOF ABOVE

Applicant: BRAVERMAN, BURT

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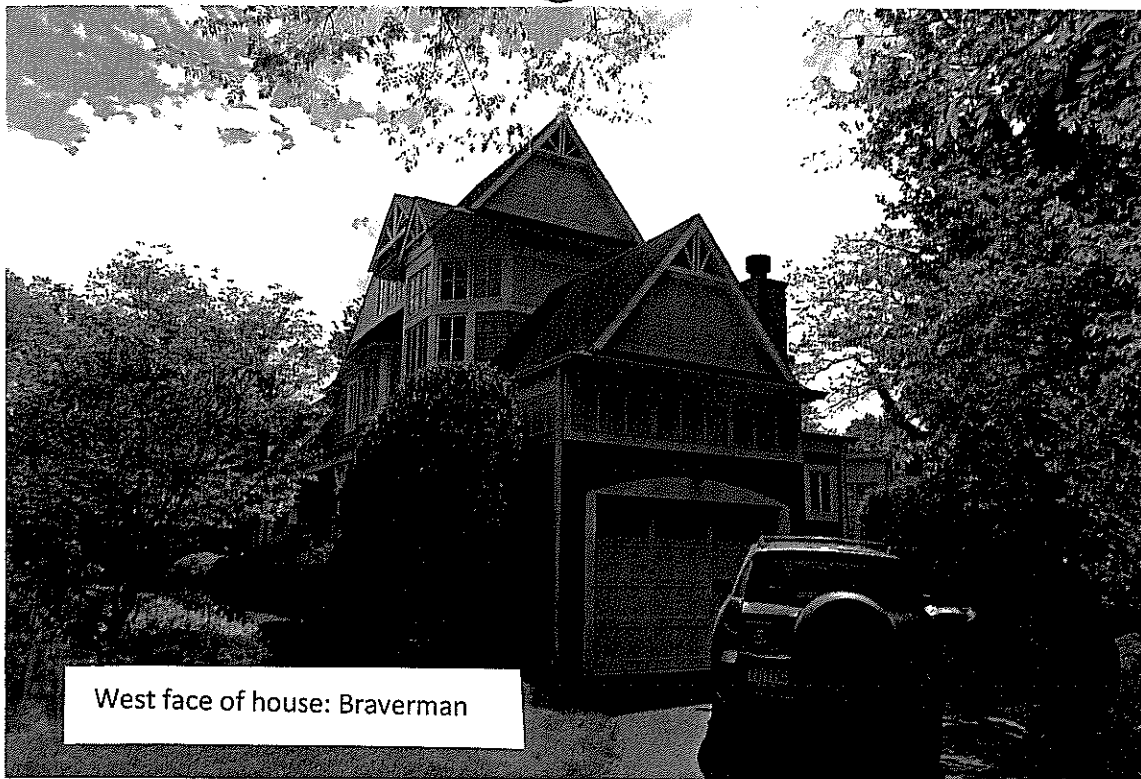
(13)

Existing Property Condition Photographs (duplicate as needed)



West face of house: Braverman

Detail: FLAT ROOF OVER LAUNDRY & DINING



West face of house: Braverman

Detail: \_\_\_\_\_

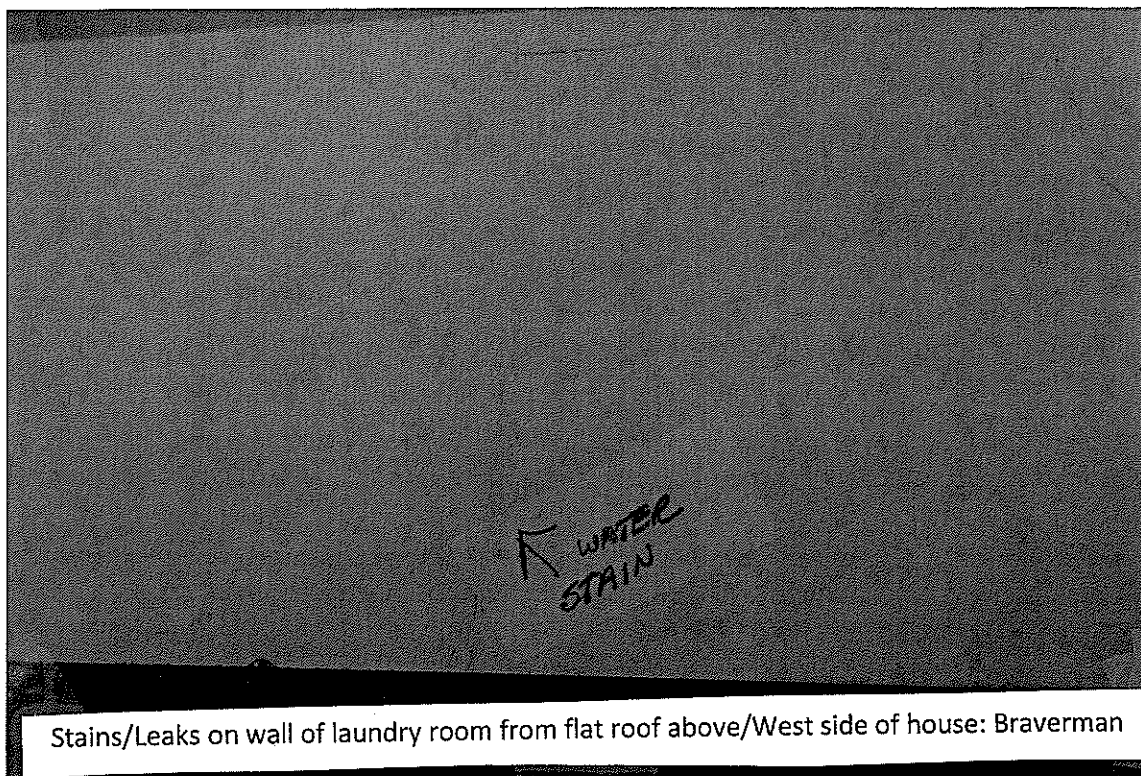
Applicant: BRAVERMAN, BURT

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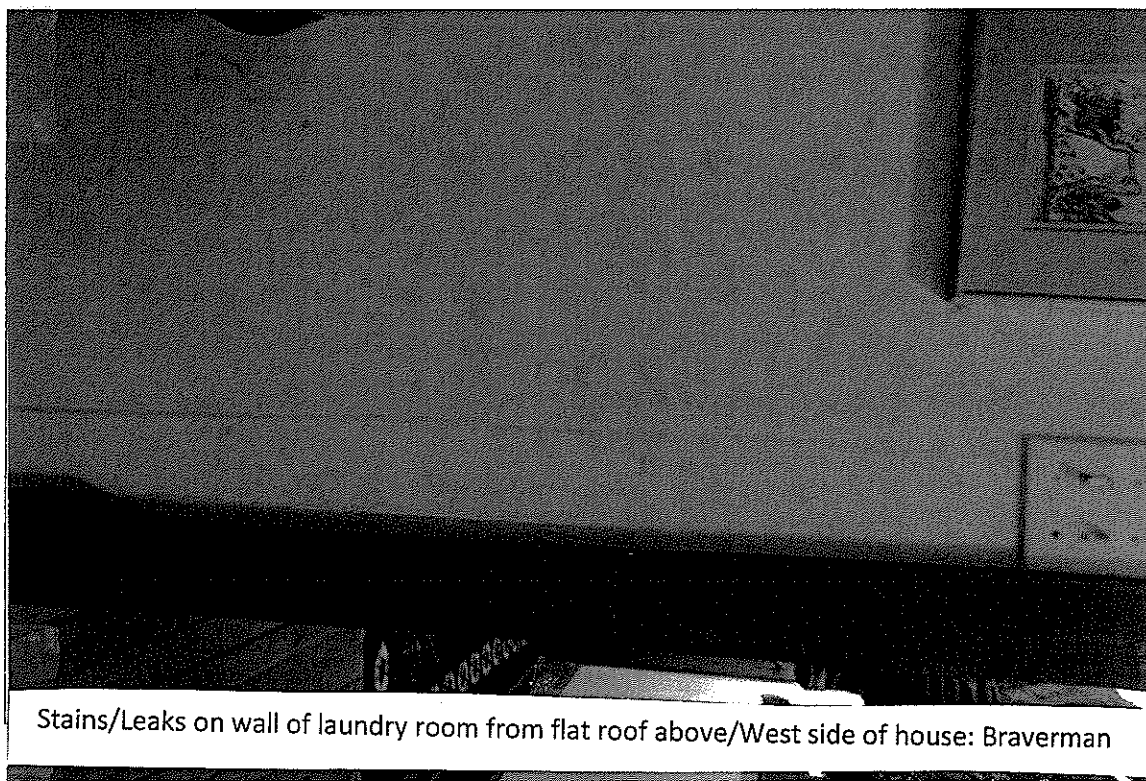


Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

WATER LEAK  
STAIN →

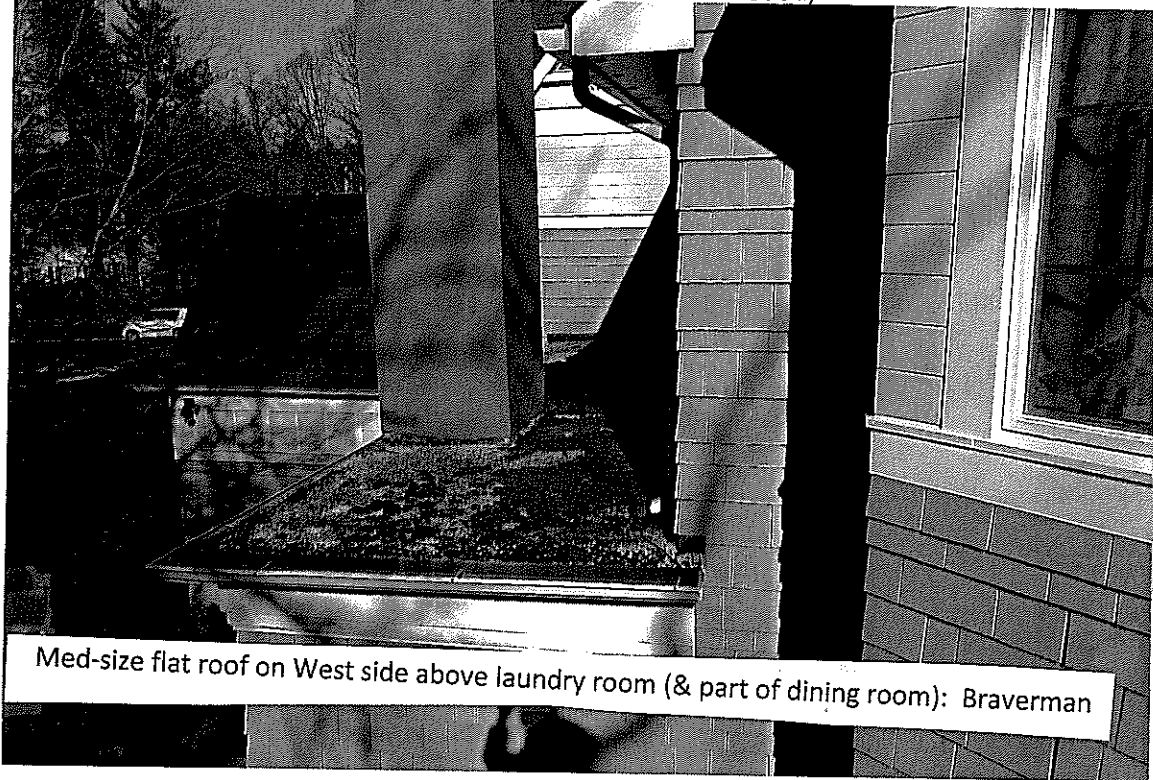


Applicant: BRVERMAN, BURT

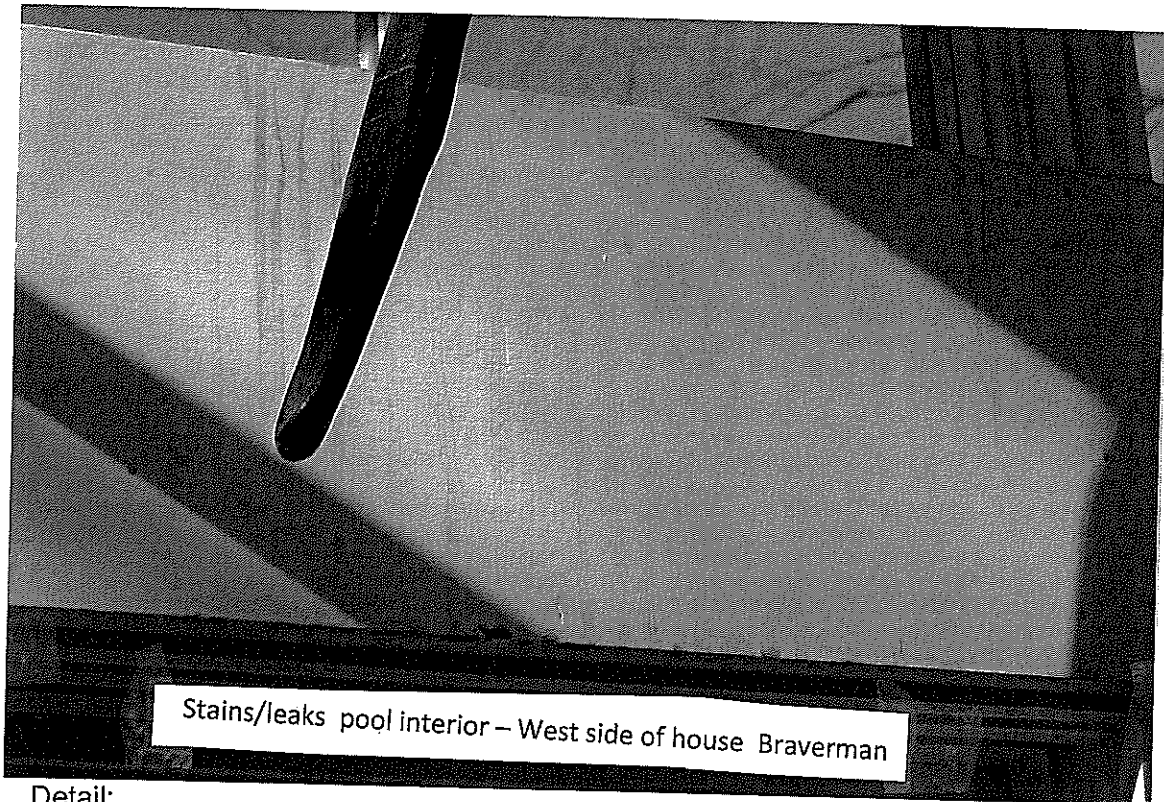
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Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Detail: \_\_\_\_\_

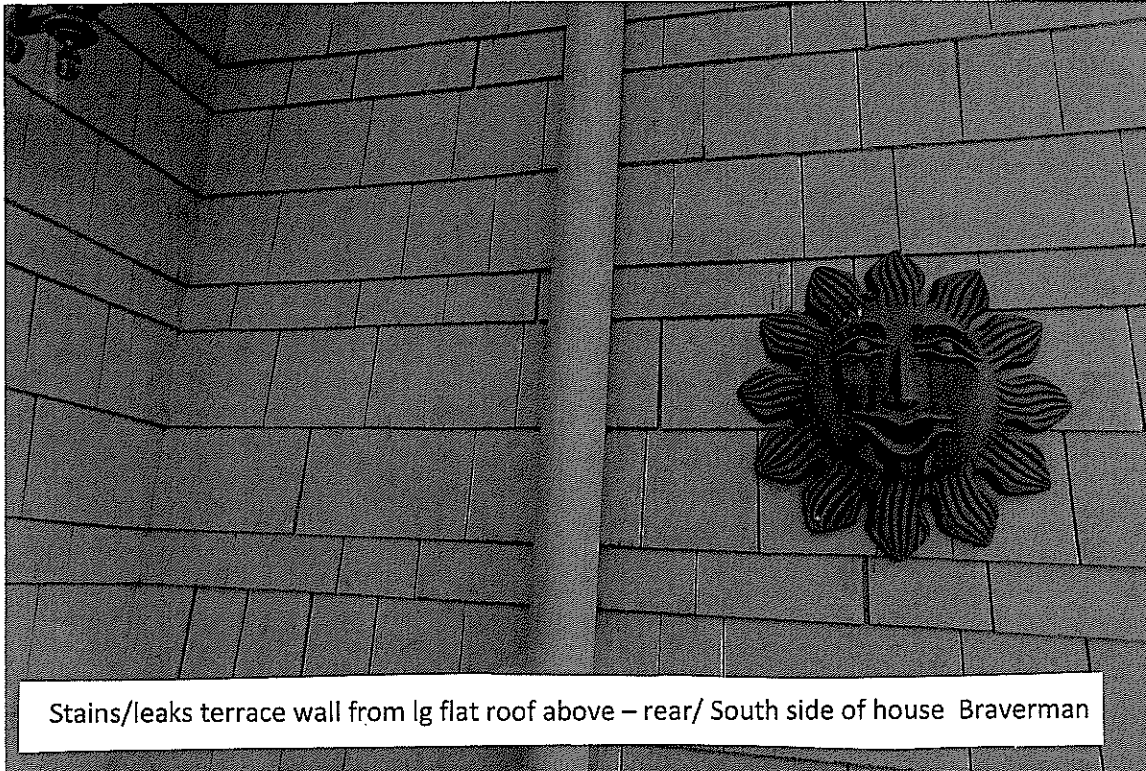
Applicant: BRAYMAN, BURT

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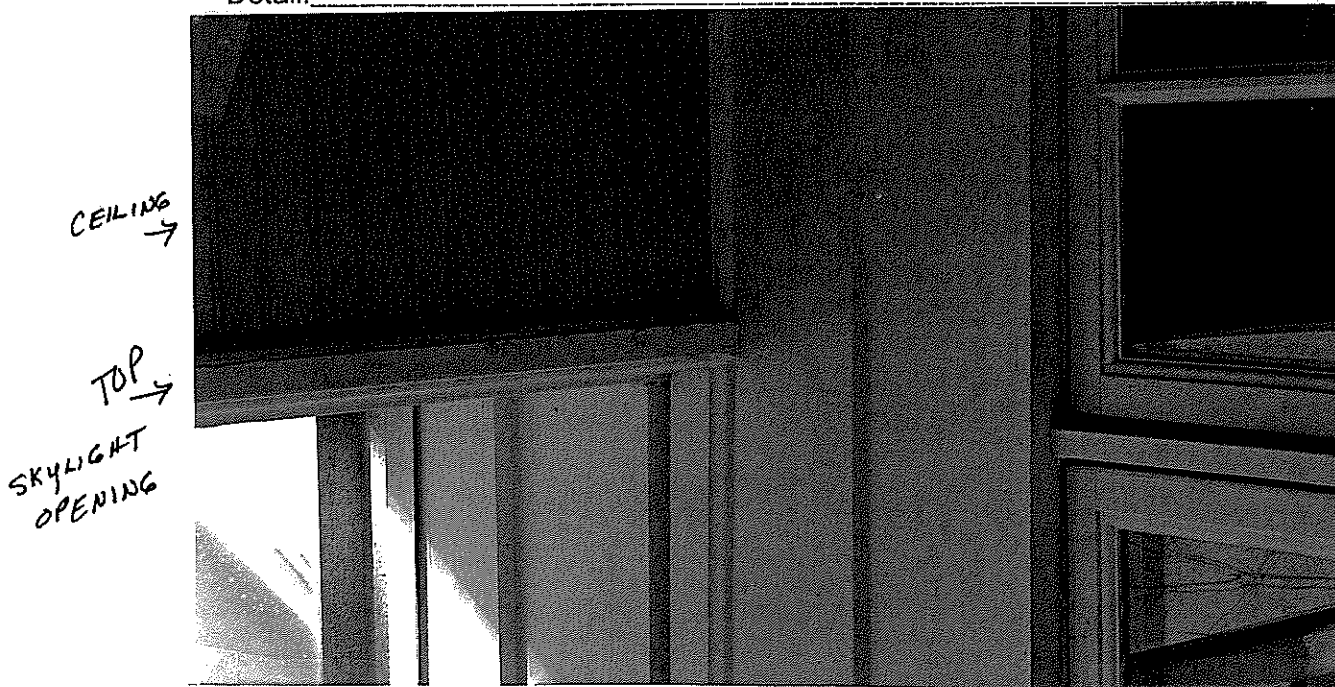
16



Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_



Stains/leaks on ceiling trim of 2<sup>nd</sup> skylight - terrace from lg flat roof above – South/rear of house

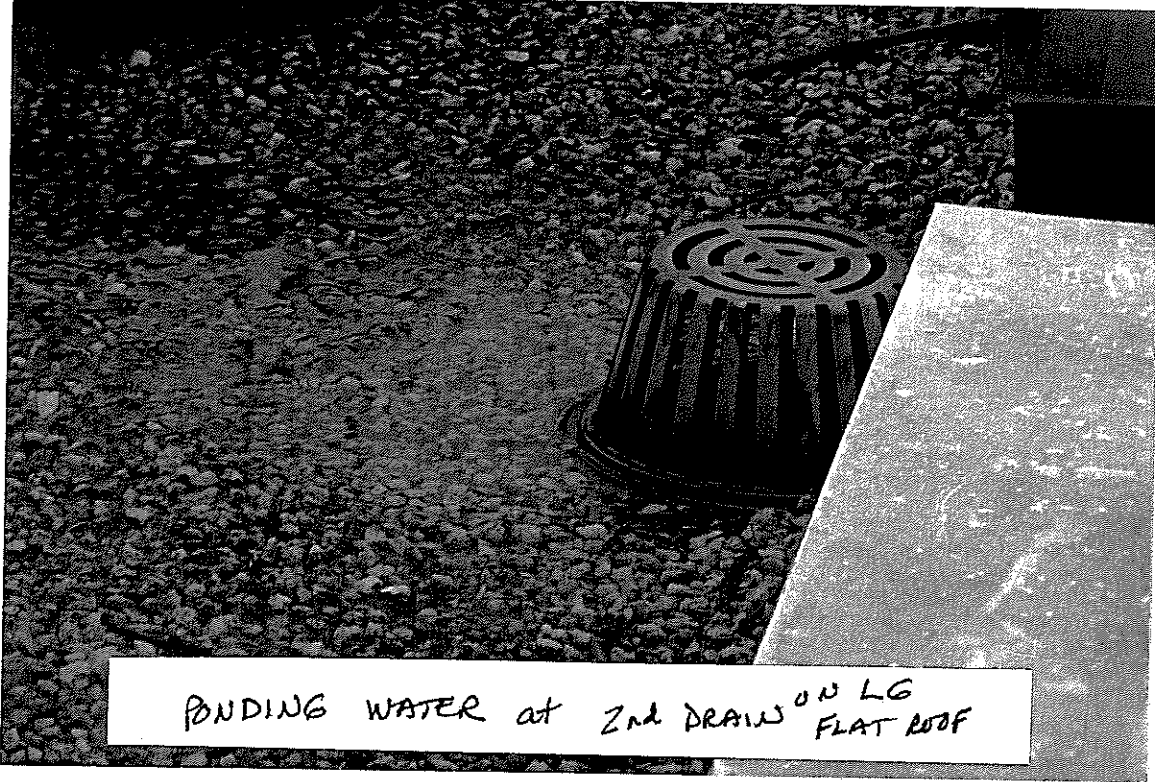
Braverman

Applicant: BRAYERMAN, BURT

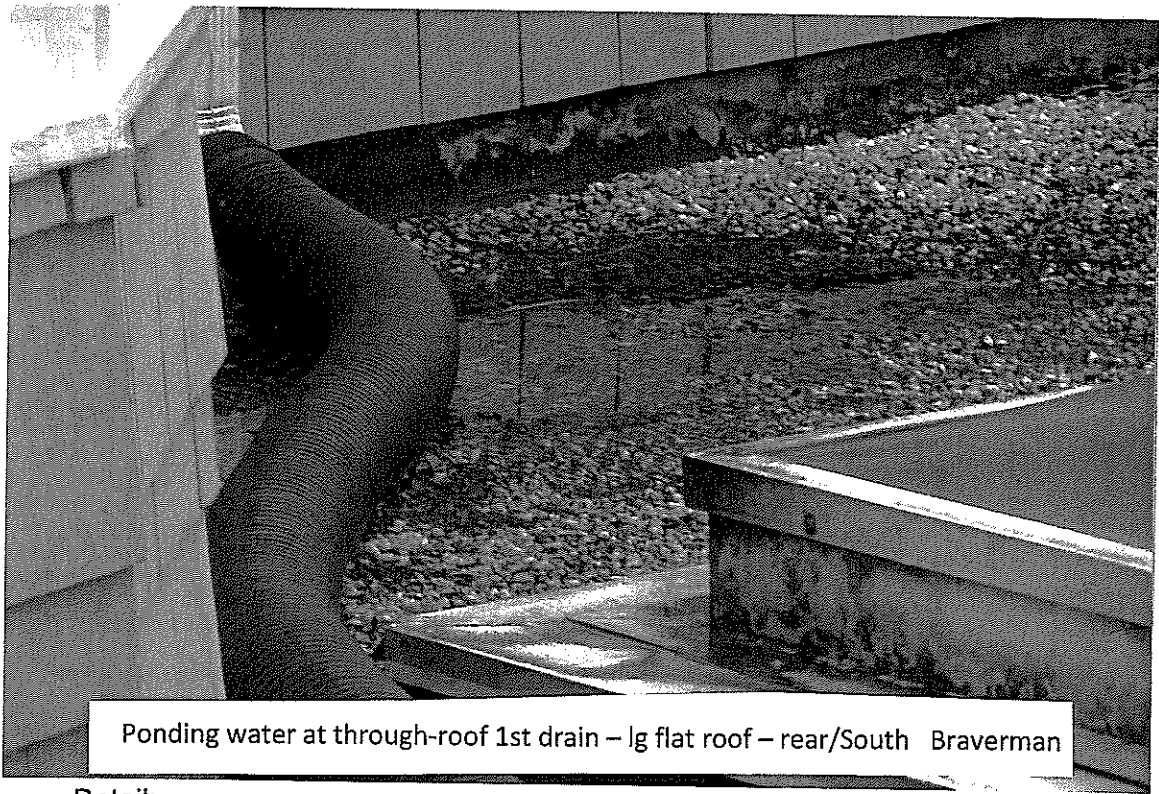
Page: 15

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Existing Property Condition Photographs (duplicate as needed)



Detail: \_\_\_\_\_

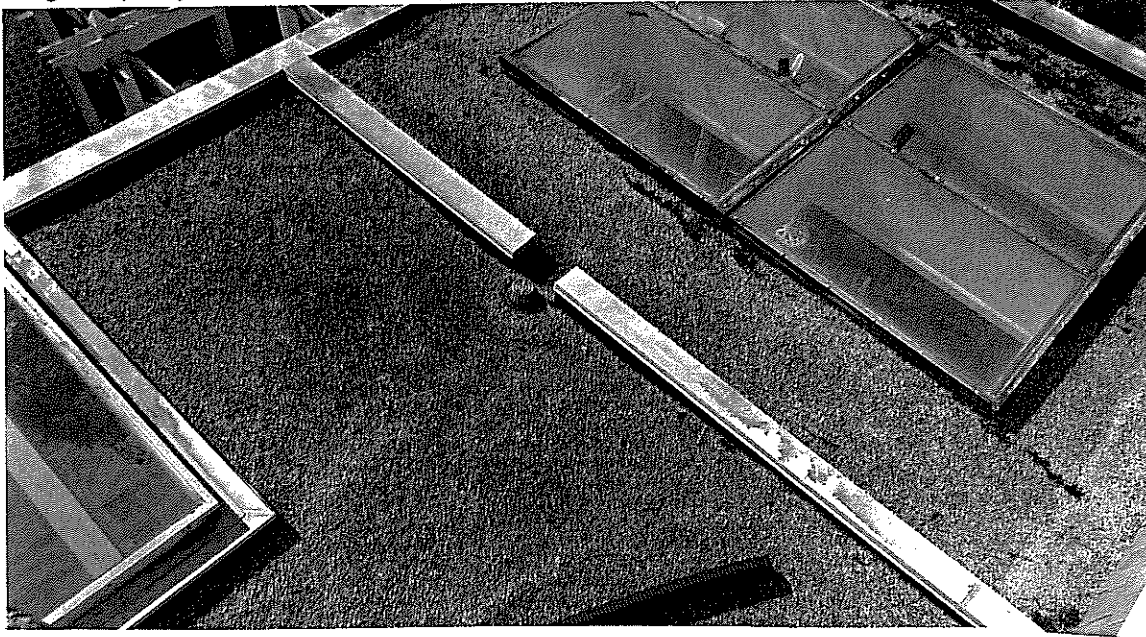


Detail: \_\_\_\_\_

Applicant: BRAVERMAN, BURT

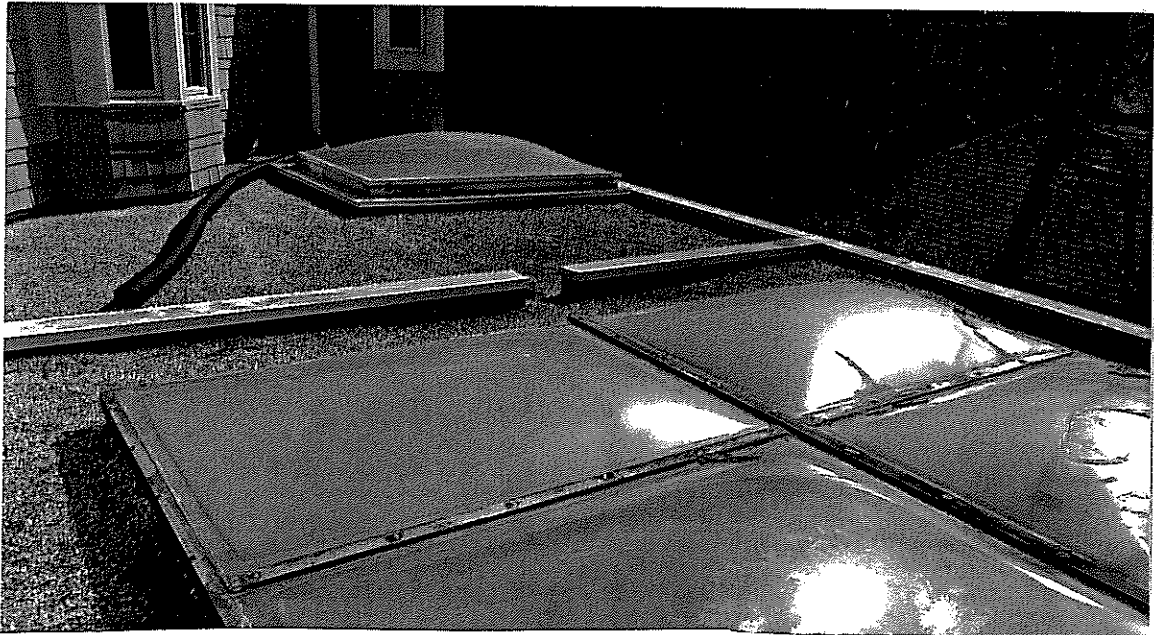
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Existing Property Condition Photographs (duplicate as needed)



Lg flat roof rear/South side: broken skylight on far right (to be replaced). 2<sup>nd</sup> drain in center  
Braverman                      skylight on left (not being replaced) Braverman

Detail: \_\_\_\_\_



Lg flat roof - standing on West edge of roof looking East to Master bdrm & Master bath bay window  
Braverman

Detail: \_\_\_\_\_

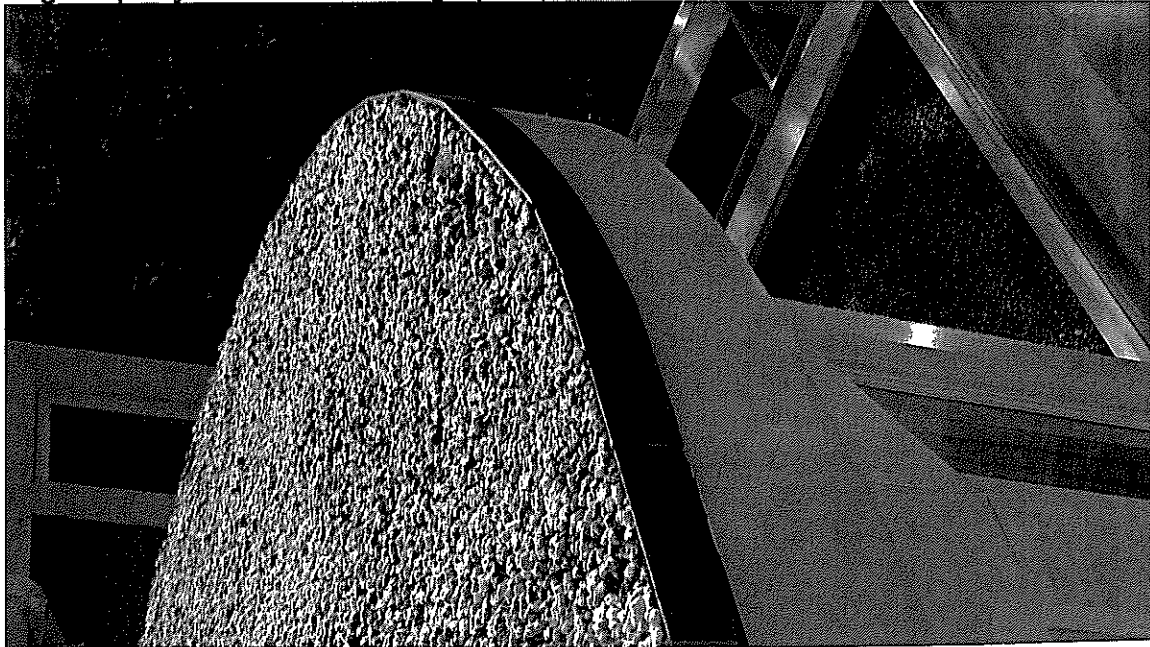
Applicant: BRAVERMAN, BURT

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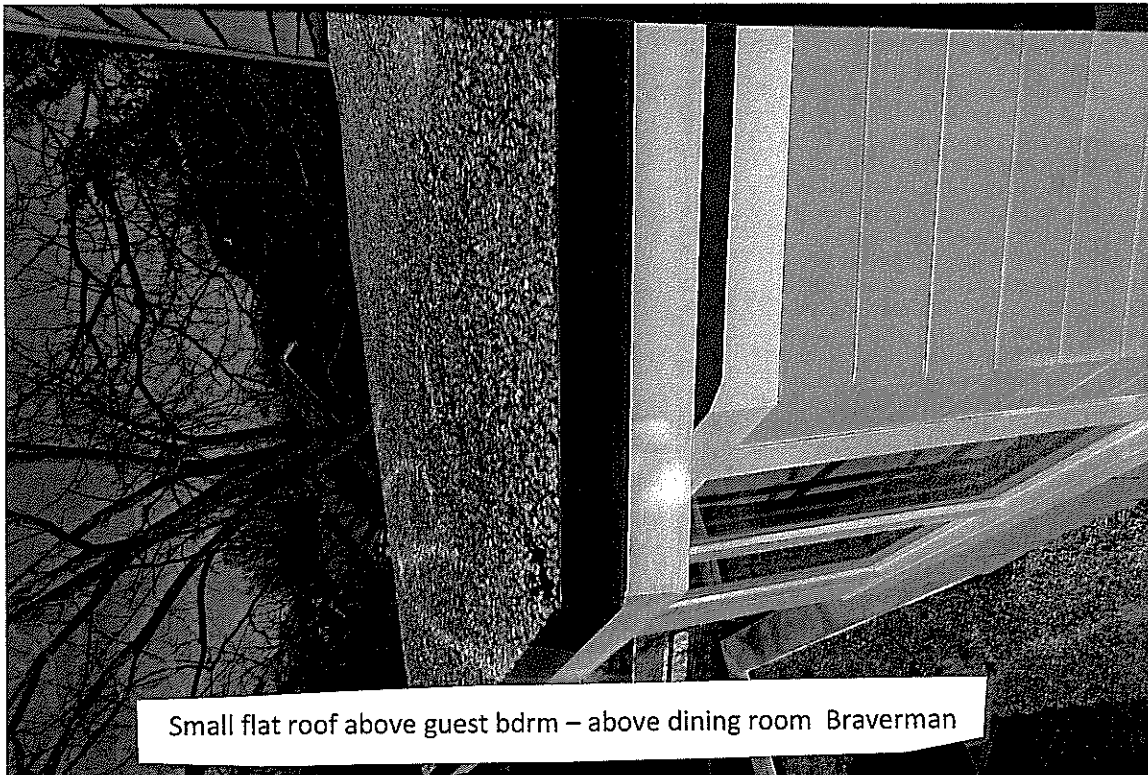


Existing Property Condition Photographs (duplicate as needed)



FACING SO.  
SM FLAT ROOF ABOVE MASTER BATH BAY WINDOW BRAVERMAN

Detail: \_\_\_\_\_



Small flat roof above guest bdrm – above dining room Braverman

Detail: \_\_\_\_\_

Applicant: BRAVERMAN, BURT

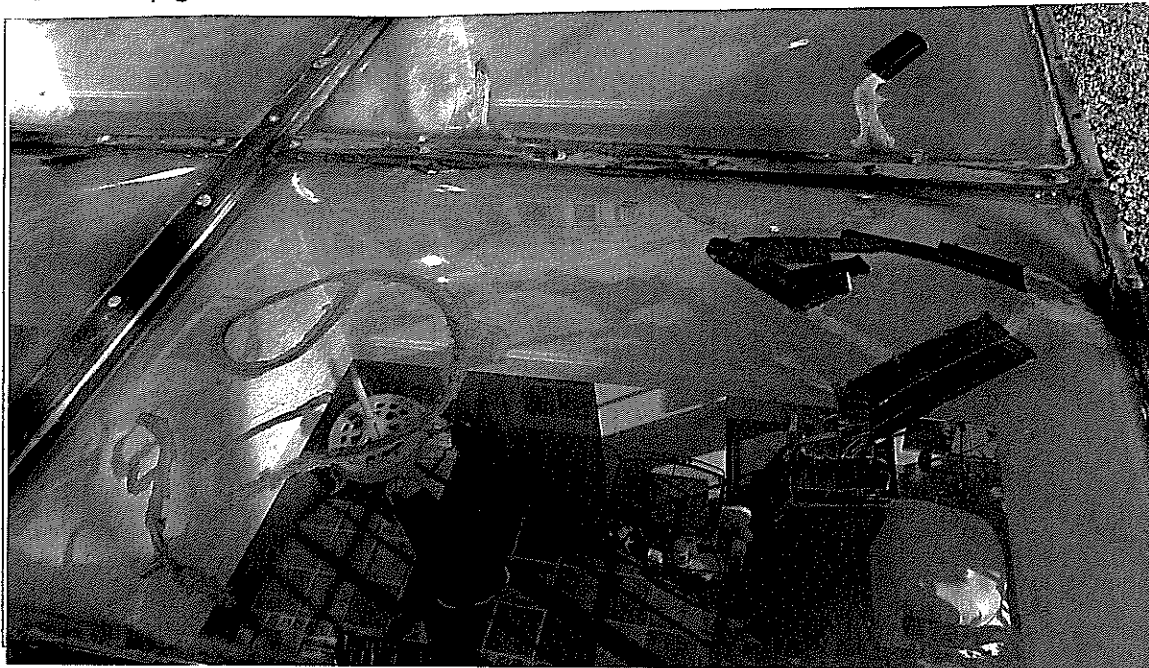
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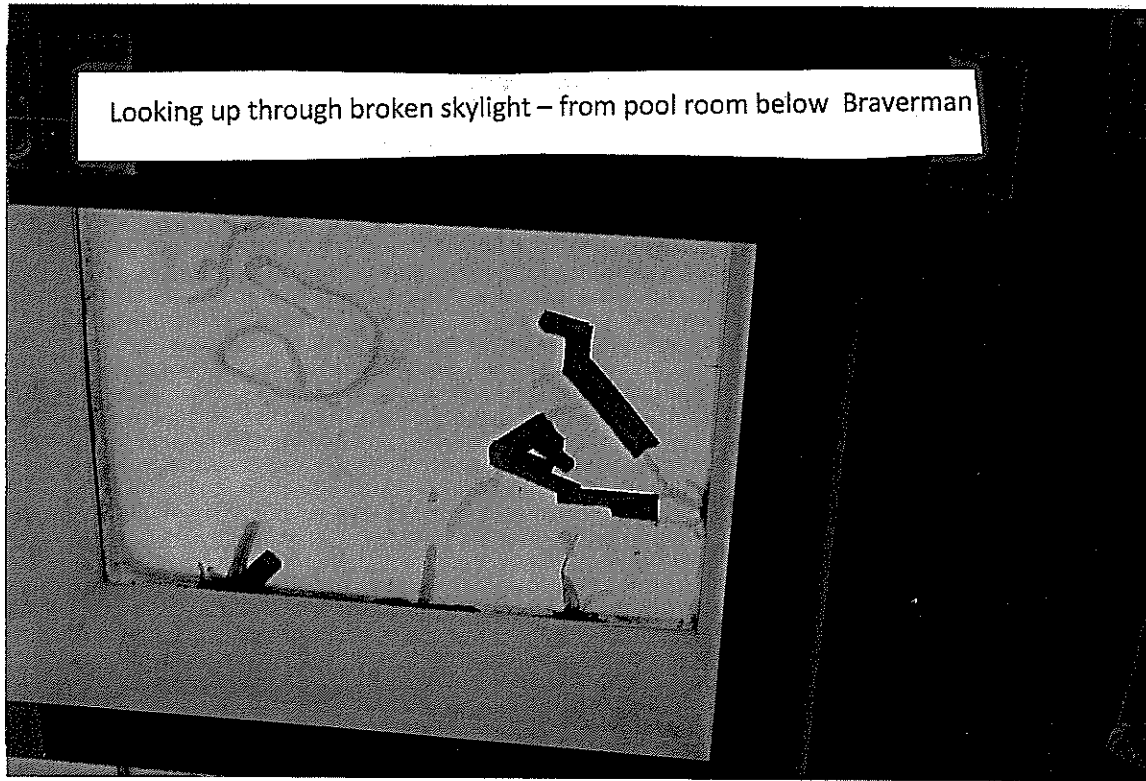
**Existing Property Condition Photographs (duplicate as needed)**

Broken skylight w/ silicone and duct tape patches– looking down into pool room Braverman



Detail: \_\_\_\_\_

Looking up through broken skylight – from pool room below Braverman



Detail: \_\_\_\_\_

Applicant: BRAVERMAN, BURT

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**Existing Property Condition Photographs** (duplicate as needed)



View from rear neighbor's fence to flat roof & skylight area — skylight is not visible from their property Braverman



Detail: \_\_\_\_\_



View from Magnolia Parkway NW corner of property using telephoto lens — skylight not visible from street or neighbor's houses Braverman



Detail: \_\_\_\_\_

Applicant: BRAYMAN, BURT

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HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING [Owner, Owner's Agent, Adjacent and Confronting Property Owners]	
Owner's mailing address BURT BRAVERMAN 2 MAGNOLIA PARKWAY CHEVY CHASE, MD 20815	Owner's Agent's mailing address KATHLEEN MEREDITH ← SAME 2 MAGNOLIA PKWY CHEVY CHASE, MD 20815
Adjacent and confronting Property Owners mailing addresses	
Heather & Richard Cass  7 Magnolia Parkway  Chevy Chase, MD 20815	Cynthia & Joel Rosenberg  9 Magnolia Parkway  Chevy Chase, MD 20815
Heidi & William Maloni  5 Chevy Chase Circle  Chevy Chase, MD 20815	Abigail Wenner  2 Hesketh Street  Chevy Chase, MD 20815
Geraldine & Robert Josephs  3 Grafton Street  Chevy Chase, MD 20815	Leslie & Richard Perle  5 Grafton Street  Chevy Chase, MD 20815

BRAVERMAN, BURT

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