

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Magnolia Parkway, Chevy Chase	Meeting Date:	10/23/2019
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	10/16/2019
Applicant:	Cynthia and Joel Rosenberg (Adele O'Dowd, Agent)	Public Notice:	10/9/2019
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-19PP	Staff:	Michael Kyne
PROPOSAL:	Hardscape alteration and tree removal		

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916-27

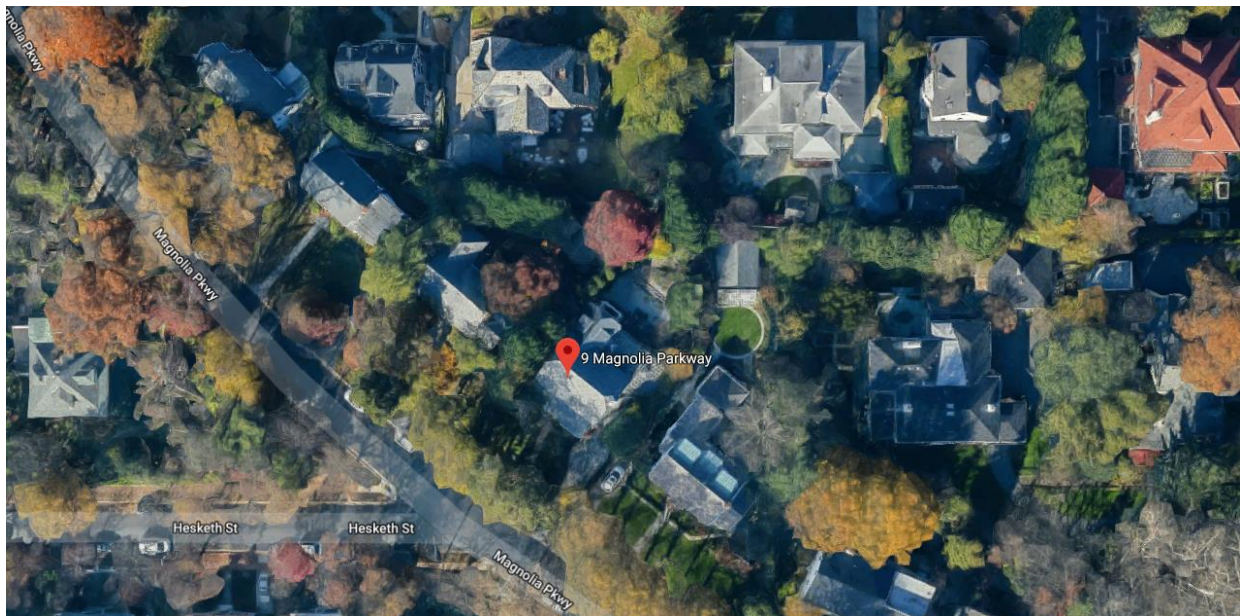


Fig. 1: Subject property.

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replace the existing brick front walkway with a new brick front walkway of the same width (3'-9"), adding a wider section of bluestone on dust (10' wide x 16' long).
- Remove a portion of the existing asphalt driveway (northwestern edge), installing/extending brick edging to match an existing brick walkway at the southeast side of the house in its place.
- Remove one Japanese Honeysuckle tree from the front of the property.

APPLICABLE GUIDELINES:

IV. The Expedited Staff Report format may be used on the following type of cases:

10. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.
15. Landscaping, or the removal or modification of existing planting, that is compatible with the visual character of the historic site or 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

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

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, and therefore 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;

and with the general condition that the applicant shall present the **3 permit sets 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 301-563-3400 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.



DPB - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Email: adele.odowd@gmail.com Contact Person: Adele Medina O Dowd
Daytime Phone No.: 202-255-0728
Tax Account No.: _____
Name of Property Owner: Cynthia and Joel Rosenberg Daytime Phone No.: 301-461-6488 (cell)
Address: 9 Magnolia Parkway, Chevy Chase, 20815
Street Number City State Zip Code
Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: Adele Medina O Dowd, Willow Landscape Design, Daytime Phone No.: 202-255-0728
designer and ISA certified arborist

LOCATION OF BUILDING/PROJECT

House Number: 9 Street: Magnolia Pkwy
Town/City: Chevy Chase Nearest Cross Street: Hesketh
Lot: _____ Block: _____ Subdivision: _____
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PROJECT/ACTIVITY**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: Front Walk on grade

1B. Construction cost estimate: \$ TBD

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

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/easement

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

Cynthia B Rosenberg
Signature of owner or authorized agent

9/18/2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

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

1. WRITTEN DESCRIPTION OF PROJECT

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

9 Magnolia Pkwy is a residence built in 1923 in the historically designated section of Chevy Chase Village, with an existing, open concrete front porch, an aging and less than gracefully crafted brick front walk and a newer asphalt and brick driveway. The existing landscaping of the front yard is somewhat naturalistic and informal, with an amoeba shaped front lawn and an invasive honeysuckle and some aging plantings. The front of the property provides a great deal of screening. There is a tagged Linden tree belonging to the village at the front North of the yard, in the CCV right of way near the street.

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

Project goals are to retain and improve upon the existing naturalistic setting and character of the front yard, protect the existing canopy trees, retain screening from the street, improve the front walk, update plantings to include some natives, and remove the lawn in favor of more pervious ground cover plant material and pea gravel. Replace a small section of existing, odd angled asphalt driveway with brick to match and extend existing, to refine the driveway bed edge.

2. SITE PLAN

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

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

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question.

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

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

Owner's mailing address

Cynthia and Joel Rosenberg
 9 Magnolia Parkway
 Chevy Chase, MD 20815

Owner's Agent's mailing address

Adele Medina O'Dowd, designer
 Willow Landscape Design, LLC
 4628 Hunt Ave
 Chevy Chase, MD 20815

Adjacent and confronting Property Owners mailing addresses

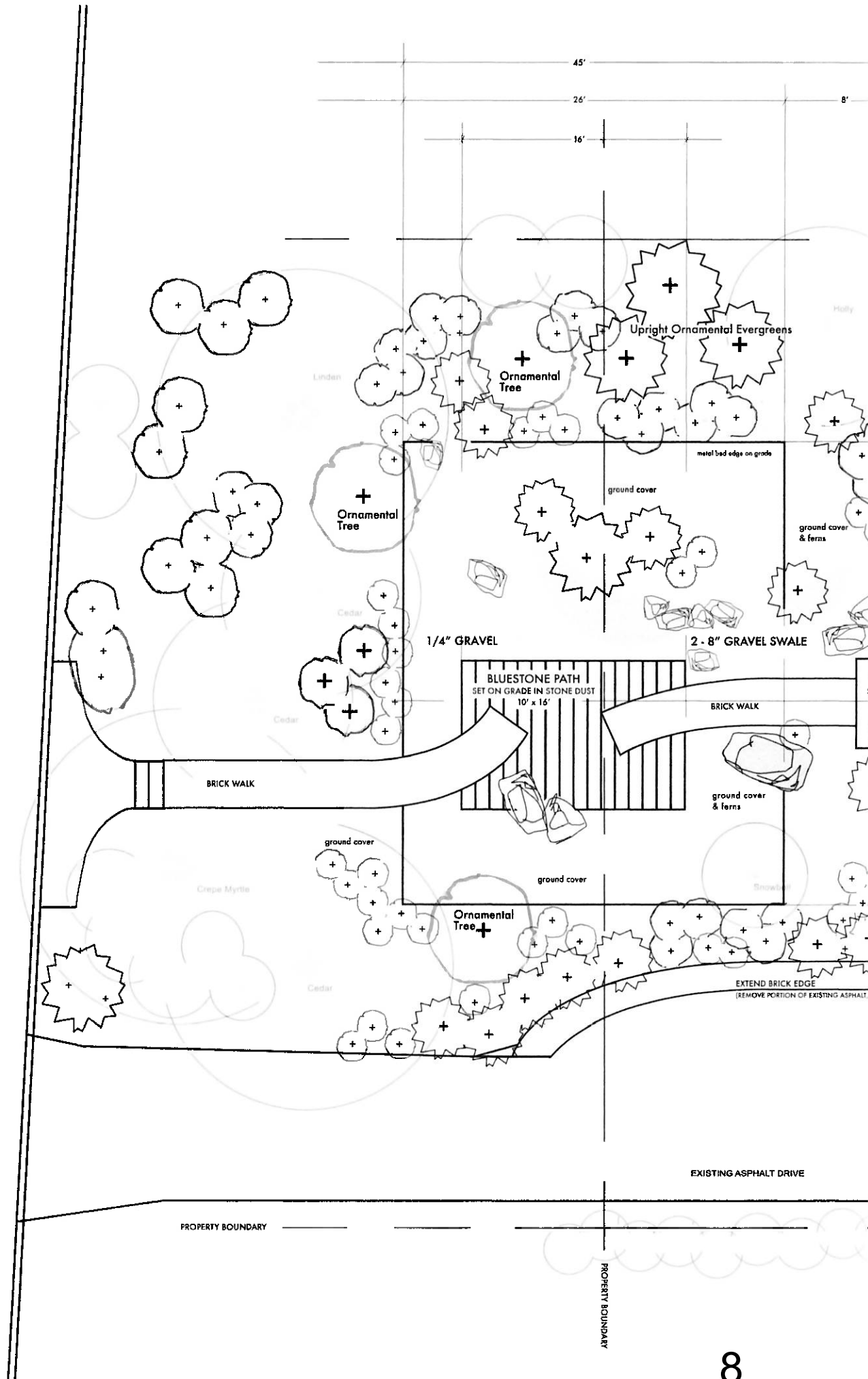
Heather and Richard Cass
 7 Magnolia Parkway
 Chevy Chase, MD 20815

Betsy and Ralph Stevens
 11 Magnolia Parkway
 Chevy Chase, MD 20815

Stephen & Helene Sacks
 4 Magnolia Parkway
 Chevy Chase, MD 20815

Burt Braverman & Kathleen Meredith
 2 Magnolia Pkwy
 Chevy Chase, MD 20815





Existing Property Condition Photographs (duplicate as needed)

Japanese
Honeysuckle



Lawn

Aging front walk

Detail: Front Walk to be rebuilt with combination of brick and bluestone on grade. The brick will be laid in the existing width (3' - 9") and a wider area of bluestone will be set in stone dust centrally in the yard with brick partially inset. Front Walk to be ON GRADE



Detail: All turf will be replaced with pervious plant material ground cover and low growing junipers, planted in pea gravel with a subtle, decorative swale using larger gravel and a few boulders (see plan).

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Existing Property Condition Photographs (duplicate as needed)



Detail: existing facade from public right of way



Detail: Similar property with naturalistic plantings, minimal lawn, at the corner of Magnolia Parkway and West Kirke

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Existing Property Condition Photographs (duplicate as needed)



Detail: Existing canopy trees will be preserved. Naturalistic character of plantings will be improved and expanded upon (some cherry laurels and nandina to be removed). Native plant materials to be included in additional plantings. Existing street screening will remain.



Detail: Remove narrow portion of existing angled asphalt, and replace with brick to match and extend from existing. Brick will be laid to create a smooth curve and slightly reduce paved edge of driveway. Features to be ON GRADE.

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Inspirational images



Detail: _____



Chanticleer Estate Garden



Detail: _____

Chanticleer Estate Garden

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