EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 9 Magnolia Parkway, Chevy Chase
Resource: Contributing Resource
(Chevy Chase Village Historic District)
Applicant: Cynthia and Joel Rosenberg
(Adele O’Dowd, Agent)
Review: HAWP
Case Number: 35/13-19PP
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.
I.D

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.
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

Contractor: __________________________________________________________
Contractor Registration No.: ________________________________________

Agent for Owner: Adele Medina O Dowd, Willow Landscape Design
Designer and ISA Certified Arborist
Daytime Phone No.: 202-255-0728

LOCATION OF BUILDING PERMIT

House Number: 9
Street: Magnolia Pkwy
Nearest Cross Street: Heshekh

Lot: __________  Block: ________  Subdivision: ________
Unit: ________  Floor: ________  Parcel: ________

PART A. TYPE OF WORK TO BE DONE:

1A. CHECK ALL APPLICABLE:
☐ Construct  ☐ Extend  ☐ Alter/Remodel  ☐ A/C  ☐ Stb  ☐ Room Addition
☐ Move  ☐ Install  ☐ Wheelchair Access  ☐ Solar  ☐ Fireplace  ☐ Woodburning Stove
☐ Revision  ☐ Repair  ☐ Renovatable  ☐ 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 B: SPECIFY DATE FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal: 01 ☐ WSSC 02 ☐ Septic 03 ☐ Other: ________

2B. Type of water supply: 01 ☐ WSSC 02 ☐ Well 03 ☐ Other: ________

PART C. REQUESTED WEIGHTED WALL OR FENCE:

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.

__________________________________________  ____________________________
Signature of owner or authorized agent  Date: 9/18/2019

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 large 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 sidewalks, driveways, fencelines, 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 17" x 22". Plans on 8 1/2" x 11" paper are allowed.
   a. Schematic construction plans, with marked dimensions, indicating location, sizes and general type of walls, windows and door openings, and other fixed features of both the existing 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 finishes 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. MATERIAL 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(s) 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 diameter.

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]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| Cynthia and Joel Rosenberg  
9 Magnolia Parkway  
Chevy Chase, MD 20815 | Adele Medina O'Dowd, designer  
Willow Landscape Design, LLC  
4626 Hunt Ave  
Chevy Chase, MD 20815 |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
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</thead>
</table>
| 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)

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).

Cynthia Rosenberg (Adele Medina O'Dowd - agent)
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

Applicant: Cynthia Rosenberg (Adela Medina O'Dowd - agent)
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 hambina 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.

Applicant: Cynthia Rosenberg (Adle Medina O'Dowd - agent)
Inspirational images

Chanticleer Estate Garden

Detail:

Chanticleer Estate Garden

Applicant: Cynthia Rosenberg (Adele Medina O'Dowd - agent)