EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

<table>
<thead>
<tr>
<th>Address:</th>
<th>20 Magnolia Parkway, Chevy Chase</th>
<th>Meeting Date:</th>
<th>11/18/2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resource:</td>
<td>Contributing Resource (Chevy Chase Village Historic District)</td>
<td>Report Date:</td>
<td>11/11/2020</td>
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<tr>
<td>Review:</td>
<td>HAWP</td>
<td>Tax Credit:</td>
<td>No</td>
</tr>
<tr>
<td>Case Number:</td>
<td>35/13-20GG</td>
<td>Staff:</td>
<td>Michael Kyne</td>
</tr>
</tbody>
</table>

PROPOSAL: Hardscape alterations

STAFF RECOMMENDATION:

- [x] Approve
- [ ] Approve with conditions

ARCHITECTURAL DESCRIPTION:

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

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Fig. 1: Subject property.
PROPOSAL:

The applicant proposes the following work items at the subject property:

- Minimal regrading (6” fill within an approximately 175 sf area) and landscaping at the north (right, as viewed from the public right-of-way of Magnolia Parkway) side of the subject property.
- Construct a low (12” high max) semi-circular stacked stone retaining wall/informal seat at the north (right) side of the subject property.
- Installation of three 6’ L x 1’ W x 3” H bluestone steps into grade in the existing slope at the north (right) side of the subject property. Each of the proposed steps will be separated by approximately 5’ of turf.

APPLICABLE GUIDELINES:

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

2. Modifications to a property, which do not significantly alter its visual character.

11. 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.

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height 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.

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.

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 #9;

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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT
HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Susan Keisler
E-mail: suekeisler@gmail.com

Address: 20 Magnolia Pkwy
City: Chevy Chase
Zip: 20815

Daytime Phone: 301-320-4490
Tax Account No.: 07-00457826

AGENT/CONTACT (if applicable):

Name: Adele O'Dowd
E-mail: adele.odowd@gmail.com

Address: 4702 Derussey Pkwy
City: Chevy Chase
Zip: 20815

Daytime Phone: 202-255-0728
Contractor Registration No.: 

LOCATION OF BUILDING/PREmise:

MIHP # of Historic Property: 20 Magnolia Pkwy, Chevy Chase, MD

Is the Property Located within an Historic District? Yes/District Name: Chevy Chase Village 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.

Unknown

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: 20
Street: Magnolia Parkway

Town/City: Chevy Chase
Nearest Cross Street: West Lenox St.

Lot: 6
Block: 39
Subdivision: 0009
Parcel: 0000
Section 2

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:

- New Construction
- Deck/Porch
- Shed/Garage/Accessory Structure
- Addition
- Fence
- Solar
- Demolition
- Hardscape/Landscape
- Tree removal/planting
- Grading/Excavation
- Roof
- Window/Door
- 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.

Signature of owner or authorized agent
Date

October 27, 2020
# 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>
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<tbody>
<tr>
<td>20 Magnolia Pkwy</td>
<td>4702 Derussey Pkwy</td>
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<tr>
<td>Chevy Chase, MD</td>
<td>Chevy Chase, MD</td>
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<td>20815</td>
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<th>Adjacent and confronting Property Owners mailing addresses</th>
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<tr>
<td>Elissa Leonard and Jerome Powell</td>
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<tr>
<td>37 W. Lenox St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Dan and Kristy Coughlan</td>
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<td>20 W. Lenox St.</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Erin Graefe and Patrick Dorton</td>
</tr>
<tr>
<td>5921 Cedar Parkway</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

2.5 story Center Hall Colonial, circa 1920 on a corner lot with West Lenox

Center of the north side yard within existing lawn area, where a dangerous tree has already been removed (by separate CCV permit)

Please note: Tree Survey is included on project plan

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

Improve look and usefulness of side yard's central area, build low wall that can be used as informal seat, slightly reduce lawn on NW corner to make better lawn shape, add lawn "steps" (individual 6’ x 1’ x 3” pavers separated by 5’ turf between) to promote "sense of place".
# HISTORIC AREA WORK PERMIT

## CHECKLIST OF APPLICATION REQUIREMENTS

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* indicates required attachment
Work Item 1: Low Wall

Description of Current Condition:
Current Condition: long, gentle-sloped and lumpy lawn area where a dangerous, diseased large white oak was removed and stump ground, which used to be a central feature of the yard (previously permitted through CCV)

Proposed Work: Add a semi-circular, low retaining wall (informal seat) 12’ at its center and tapering down to existing grade on the ends. Top of Wall on retaining uphill (east) side to be consistent with existing grade, and on downhill (west) side, the area below wall will be cut within semi-circle to meet existing central lawn grade.

MODEL (but without tree)

Materials: Foggy Bottom, stacked stone

Work Item 2: Landscaping: reduce lawn / expand bed

Description of Current Condition:
NW corner

Unused, awkwardly shaped lawn corner that dips

Proposed Work:
Total lawn size to be reduced (see plan), existing lawn area at lower NW corner to be filled to raise 6”. Existing planting bed on that corner to be expanded, planted with native shrubs, perennials and grass

Work Item 3: Lawn “Steps”

Description of Current Condition:
lawn near foundation bed

Proposed Work:
Add three 6’ x 1’ x 3” set into grade in existing slope, separated by approximately 5’ turf between

Materials: PA Bluestone, natural cleft,