EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 17 Magnolia Parkway, Chevy Chase  
Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Applicant: Kristine Gielow  
Review: HAWP  
Permit Number: 947241

PROPOSAL: Hardscape and rear landing alterations

STAFF RECOMMENDATION:

✓ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

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

Fig. 1: Subject property.
PROPOSAL:

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

- Regrade and install surface drains to collect water and direct it away from the house's foundation and driveway retaining walls.
- Replace the existing non-historic concrete stoop and metal handrail at the east side (rear) of the house with a composite deck and handrail.
- Install a new flagstone patio at the east (rear) and southeast (rear/right, as viewed from the public right-of-way of Magnolia Parkway) sides of the property.
- Replace the existing paver path at the west side (front) of the property, connecting the existing front walkway to the driveway. The new path will consist of field stones set in dust.
- Install a new flagstone paver garden path at the southwest (front/right) property line.
- Relocate ornamental plantings at the southwest (front/right) property line to be a minimum of 6” from the curb.

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.

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 located 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 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. \(\text{Ord No. 9-4, §1; Ord No. 11:59}\)

**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.

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.

**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, as modified by the condition, 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, #9, and #10;

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 301-563-3400 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: Kristine Gielow
Address: 17 Magnolia Parkway
Daytime Phone: 920-242-1182
E-mail: kristinedax@hotmail.com
City: Chevy Chase
Zip: 20815
Tax Account No.: 00454787

AGENT/CONTACT (if applicable):
Name: __________________________
Address: _________________________
Daytime Phone: ____________________
E-mail: __________________________
City: _____________ Zip: ___________
Contractor Registration No.: __________

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _______________________
Chevy Chase Village Historic District

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.

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: __________ Street: Magnolia Parkway
Town/City: Chevy Chase Nearest Cross Street: W. Kirke St.
Lot: __________ Block: ________ Subdivision: __________ Parcel: __________

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.

/s/ Kristine Gielow 03/30/2021
Signature of owner or authorized agent
Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

The property is located in the Chevy Chase Village Historical District, marked as "2" (corresponding to designation as a contributing resource). The home is a 1924 stone and stucco bungalow. The stone used on the lower portion of the home is carried through to the below-grade garage (with basement entry) and two retaining walls on both sides of the driveway.

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

Seeing the immediate need to address the current water drainage problem on the property, we contacted a landscape architect, who developed a plan for landscaping, hardscaping, and replacing the existing landing/steps off the dining room sliding door (non-original to the home). The contractor would address grading and drainage (to include installing a surface drain/piping) so that water is directed away from the home and original retaining wall, add some new plant material, install a patio, install a new walkway in a slightly different location, install stepping stones, and replace the existing landing and steps off the dining room sliding doors.
Work Item 1: Landscaping/Grading/Drainage/Planting

Description of Current Condition: There is a severe problem with water drainage on the property, causing water infiltration into the garage through the garage wall, and causing the retaining wall to bow.

Proposed Work: The landscape architect would have the contractor redistribute a portion of the existing soil to make sure surface water flows away from the home, preventing water from entering through the foundation and reducing the amount of pressure along the driveway retaining wall to increase the longevity of the wall. The contractor would also add some surface drains to help collect the water and pipe it away from the house and release it in an area on the property with water loving plant material so that it can slowly dissipate.

Work Item 2: Hardscaping

Description of Current Condition: Currently, improper drainage results in much of the yard being waterlogged after precipitation. There are currently only stepping stones throughout a small portion of the yard. The existing walkway abuts to the driveway retaining wall, causing one to have to step over the retaining wall to reach the driveway.

Proposed Work: The landscape architect would have the contractor install a patio with appropriate sloping toward W. Kirke Street, install stepping stones, and create a new walkpath from the driveway in a new location (varying only slightly from the existing path) so that one does not have to step over the retaining wall to get to the home from the driveway.

Work Item 3: Replacement of landing/steps

Description of Current Condition: There is an existing cement slab landing and steps off the dining room sliding doors. It does not appear to be original to the home (stone, not brick, is used for the rest of the home's exterior features and underneath is a basement window and dryer vent). Although functional, there was a concern that the brick piers/pillars holding up the concrete may be deteriorating somewhat.

Proposed Work: The landscape architect would have the contractor replace the current stoop with a landing and steps using decking materials, which would allow for the window/dryer vent to be accessed. She suggested the use of Trex composite decking in a color closely proximating the existing trim throughout the home exterior. The landing and steps would be freestanding and would have railings, as well.
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Back Entrance
Materials and Railing Information

Gielow Residence
17 Magnolia Parkway
Existing Back Entrance
Sample Picture of Material and Color for Back Entrance
Trex Transcend with Traditional Railings
Color: Rope Swing
Inside dimension (not shown) = 4.55in (116mm)

SQ 5.95in ±.02
[151.1mm ± 0.5]

2.36in
[59.8mm]

TRANSCEND 4X4 FLAT POST CAP
TRANSCEND BALUSTER

36.375
30.375

1.418
1.418
Transcend® Crown & Universal Rails

[84mm] 3.31in

[63mm] 2.46in

[76mm] 3.00in

[55mm] 2.17in
TRANSCEND BALUSTER
SECTION A-A

- Internal Thread 1
- Post Sleeve
- Internal Thread 2
- Base
- Mount
PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermelastic composite lumber (WTCL) boards with an integrated shell that covers the boards on the top surface and sides. The integrated shell consists of a proprietary surface formulation that produces a natural, wood-like grain pattern finish. An alternative to naturally durable hardwood lumber, Transcend Decking and Fascia are ICC-ES SAVE-certified to be a minimum of 95.4% recycled content of wood fiber and polyethylene by weight.

### DECKING
- **1" Grooved edge**
- **1" Square edge**
- **2" Square edge**

### FASCIA
- **8" or 12" Widths**

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<th>FEATURES</th>
<th>DECKING BOARDS</th>
<th>FASCIA BOARDS</th>
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<tr>
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<td>1&quot; x 6&quot;</td>
<td>2&quot; x 6&quot;</td>
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<tr>
<td>Actual Dimensions - Standard</td>
<td>.94&quot; x 5.5&quot;</td>
<td>1.3&quot; x 5.5&quot;</td>
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<td>Actual Dimensions - Metric</td>
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<td>365 cm, 487 cm, 609 cm</td>
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<td>Square Edge</td>
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<td>Transcend Coastal Tones</td>
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<tr>
<td>Weight per Lineal Foot</td>
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<td>3.6 lbs</td>
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## PHYSICAL & MECHANICAL PROPERTIES

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<th>TEST</th>
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<th>VALUE</th>
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<td>Flame Spread</td>
<td>ASTM E 84</td>
<td>70</td>
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<tr>
<td>Thermal Expansion</td>
<td>ASTM D 1037</td>
<td>1.9 x 10^-5 in/in/degreeF</td>
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<tr>
<td>Moisture Absorption</td>
<td>ASTM D 1037</td>
<td>&lt;1%</td>
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<td>Screw Withdrawal</td>
<td>ASTM D1761</td>
<td>558 lbs/in</td>
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<tr>
<td>Fungus Resistance</td>
<td>ASTM D1413</td>
<td>Rating – no decay</td>
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<td>Termite Resistance</td>
<td>AWPA C1-72</td>
<td>Rating = 9.6</td>
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<th>TEST</th>
<th>ULTIMATE (TYPICAL) VALUES*</th>
<th>DESIGN VALUES</th>
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<td>Compression Parallel</td>
<td>1588 psi</td>
<td>540 psi</td>
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<td>Compression Perpendicular</td>
<td>1437 psi</td>
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<tr>
<td>Bending Strength</td>
<td>3280 psi</td>
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<td>Shear Strength</td>
<td>1761 psi</td>
<td>360 psi</td>
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<tr>
<td>Modulus of Elasticity</td>
<td>412,000 psi</td>
<td>200,000 psi</td>
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<tr>
<td>Modulus of Rupture</td>
<td>3280 psi</td>
<td>500 psi</td>
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*Ultimate strength values are not meant for design analysis. Design values are for temperatures up to 125°F (52°C).

## COLORS

- **Tropicals (multi-tonal)**
  - Island Mist
  - Tiki Torch
  - Havana Gold
  - Spiced Rum
  - Lava Rock

- **Earth Tones (monochromatic)**
  - Gravel Path
  - Rope Swing
  - Tree House
  - Vintage Lantern
  - Fire Pit

## FASTENERS

**Trex Hideaway® Hidden Fastening System**
Self-gapping, glass-filled nylon fastener with your choice of preset screws:
- 304 grade stainless steel, sharp point screw for wood framing
- 410 grade stainless steel, drill point screw for steel framing or 304 grade stainless steel drill point screw for aluminum framing

**Other Approved Fasteners**
- Color-matched composite deck screw or matching composite plug
- Color-coordinated fascia screw
- Uncoated stainless steel fascia screw

For a full list of approved fasteners, download our Installation Guide at trex.com/literature

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Hardscaping Materials

Gielow Residence
17 Magnolia Parkway
Patio

PA Flagstone on Concrete Base – Random Rectangular Pattern
Patio

PA Flagstone on Concrete Base – Random Rectangular Pattern
Informal Garden Paths

Old Colonial Steppers will be placed and set on/within existing soil.
Informal Garden Paths

Material: PA Flagstone used for stepping stone path

Stone sizes: 2’ x 2’ and 18” x 18” set

Re-purpose some flagstones from the existing stepping flagstone path.

Flagstone will be placed and set on/within existing soil.
Site Plan:
FREE STANDING LANDING WITH STEPS TO EXIT BACK OF HOUSE
- Replacing existing concrete landing & steps with composite deck material
- Hand rails to be replaced
- Height of landing 30" high
- Montgomery County residential deck details will be used in lieu of construction plans.

17 MAGNOLIA PARKWAY CHEVY CHASE
SCALE 1/8" = 1'-0"
MARCH 0, 2021
Boundary Survey:

NOTE:
- original lot II recorded in Liber 2, Folio 106.
- Deed dates: Liber 4108, Folio 774.

LOCATION SURVEY OF 17 MAGNOLIA PARKWAY
SUBDIVISION SECTION 11 2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

CERTIFICATION: I, the undersigned, certify that the property has been surveyed, described, and delineated, including all attachment locations as shown on the survey. There are no encroachments and the survey is true and correct.

[Signature]
[Date]
Site Plan (includes hardscaping plan, and patio dimensions):
Boundary Survey:
Site Plan (landscaping plans, including in ROW):

GIELOW RESIDENCE

Move black eye susan (20G2) perennials to be planted at a minimum of 6' from curb.

Please note: The vanadium closest to the street is shown on the plan at the approximate location of the gutter. During construction and installing, we will modify the placement of this shrub to be planted at a minimum of 6' distance from curb.
Yard opposite Magnolia Pkwy *Please note that we would like to designate this as the side yard as this is a corner lot
Standing water in yard opposite W. Kirke St:
Bowing retaining wall:
Front walkway path from driveway towards house:
Front walkway path looking towards driveway