

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	17 Magnolia Parkway, Chevy Chase	Meeting Date:	4/28/2021
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	4/21/2021
Applicant:	Kristine Gielow	Public Notice:	4/14/2021
Review:	HAWP	Tax Credit:	No
Permit Number:	947241	Staff:	Michael Kyne
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

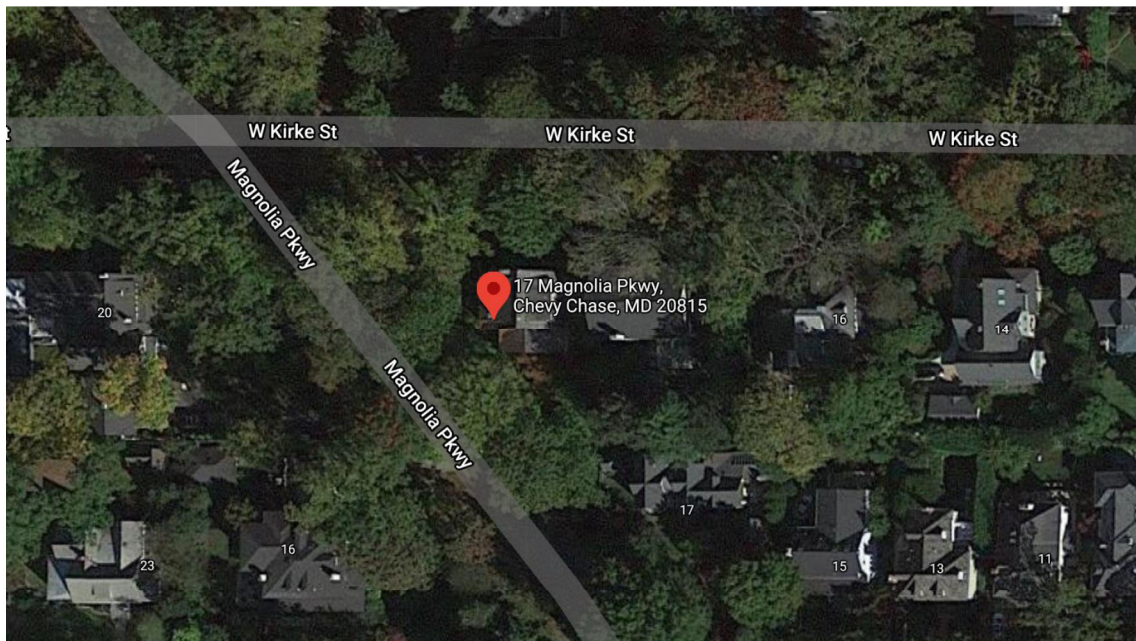


Fig. 1: Subject property.

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 in dust 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 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.
- 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.



FOR STAFF ONLY:
HAWP# 947241
DATE ASSIGNED _____

**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 M: 35-13

Is the Property Located within an Historic District? Chevy Chase Village Historic District
Yes/District Name _____
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: 17 Street: Magnolia Parkway
Town/City: Chevy Chase Nearest Cross Street: W. Kirke St.
Lot: P11 Block: 33 Subdivision: 0009 Parcel: 0000

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:

- | | | |
|--|---|---|
| <input type="checkbox"/> New Construction | <input checked="" type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input checked="" type="checkbox"/> Tree removal/planting |
| <input checked="" type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> 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

Date

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.

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

Back Entrance Materials and Railing Information

Gielow Residence
17 Magnolia Parkway

Existing Back Entrance



Existing Back Entrance





Sample Picture of Material and Color for Back Entrance

Trex Transcend with Traditional Railings

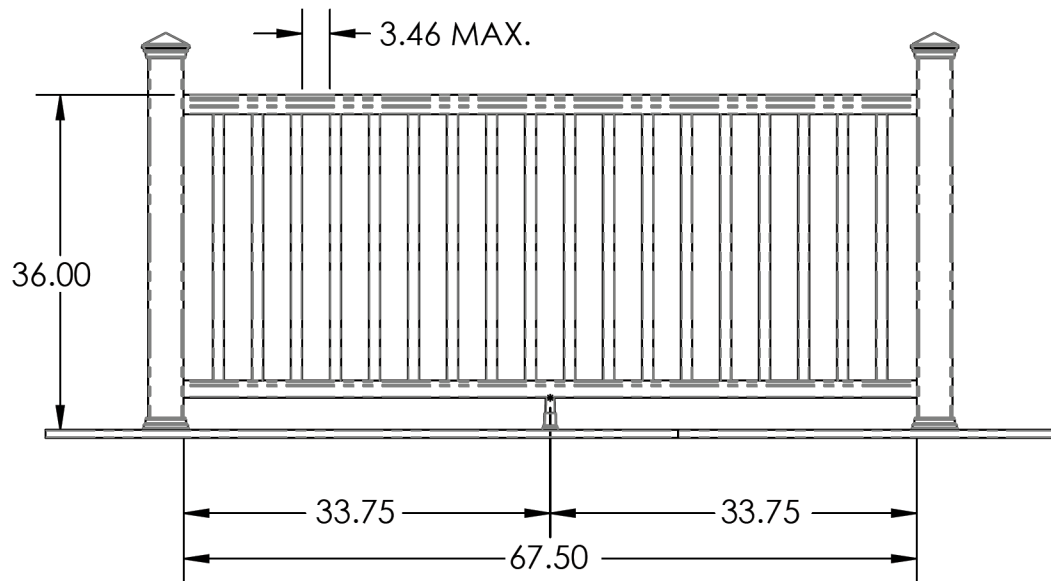
Color: Rope Swing

A

B

REVISION HISTORY

CDCO NUMBER	REV		DRAWN	APPR	DATE
CDCO-					
CDCO-					



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DECIMALS ANGULAR
XX ± .01 ± 0.5°
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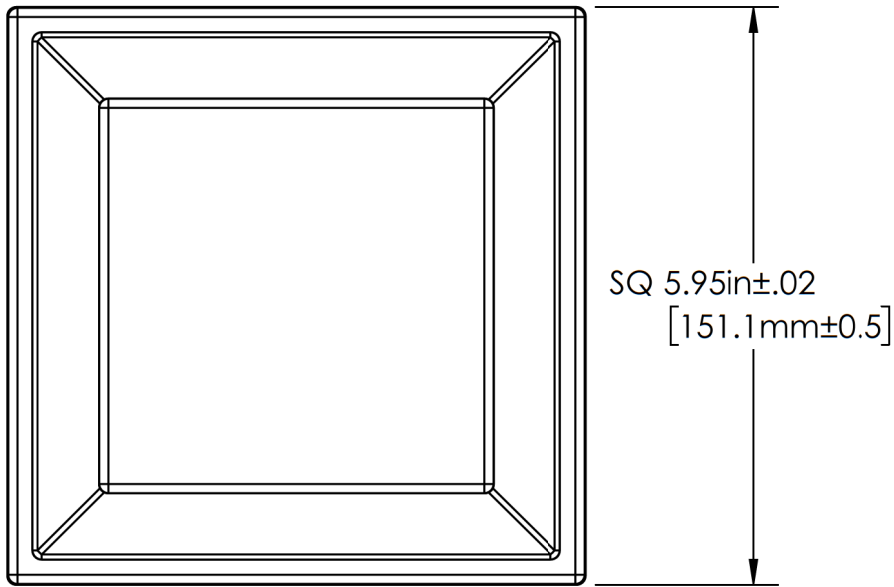


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TREX TRANSCEND 36" x 6'
STANDARD RAILING ASSY

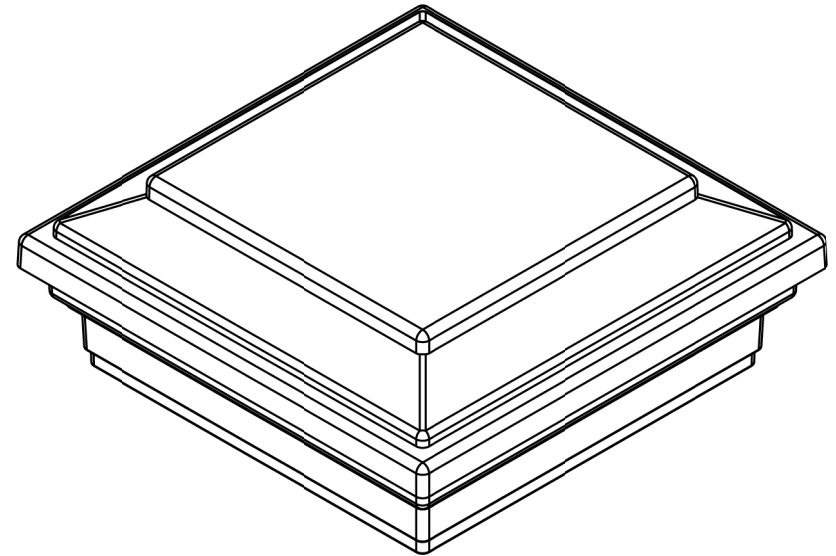
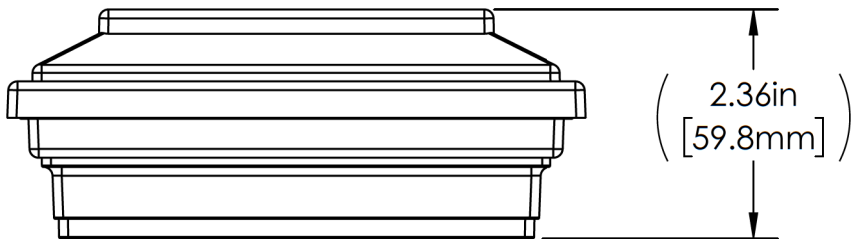
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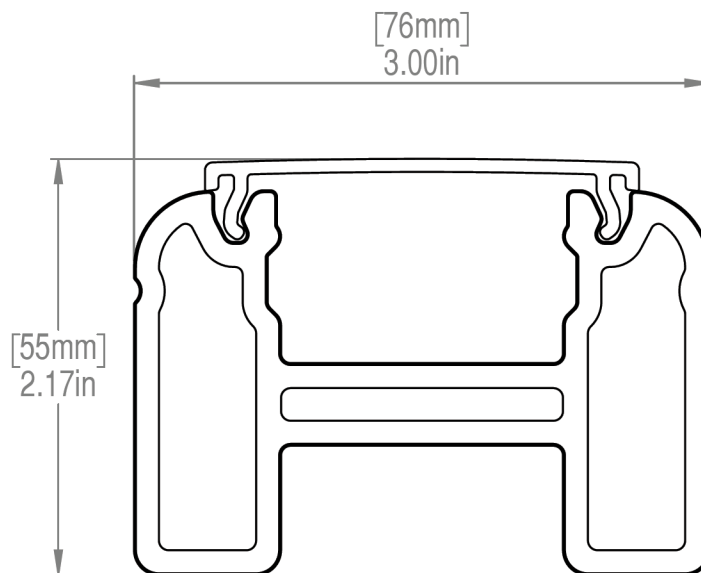
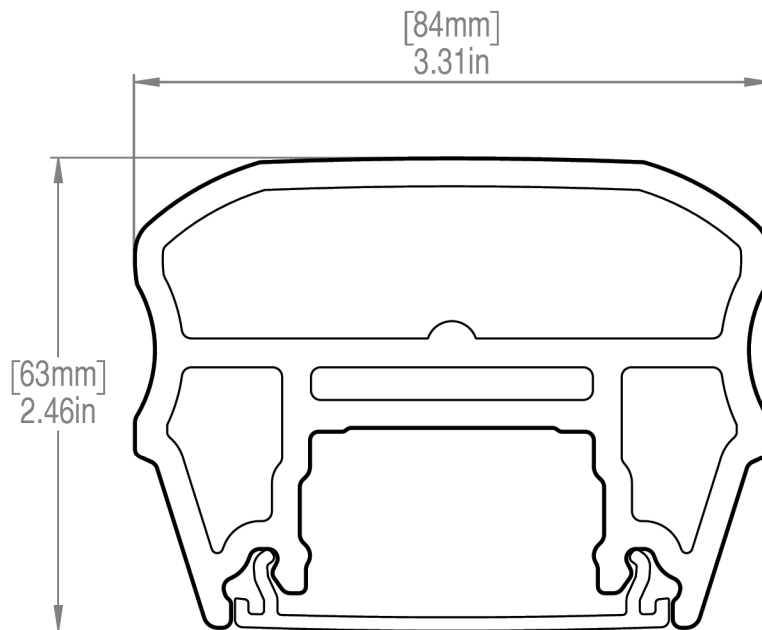
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Inside dimension (not shown) = 4.55in(116mm)



TRANSCEND 4X4 FLAT POST CAP



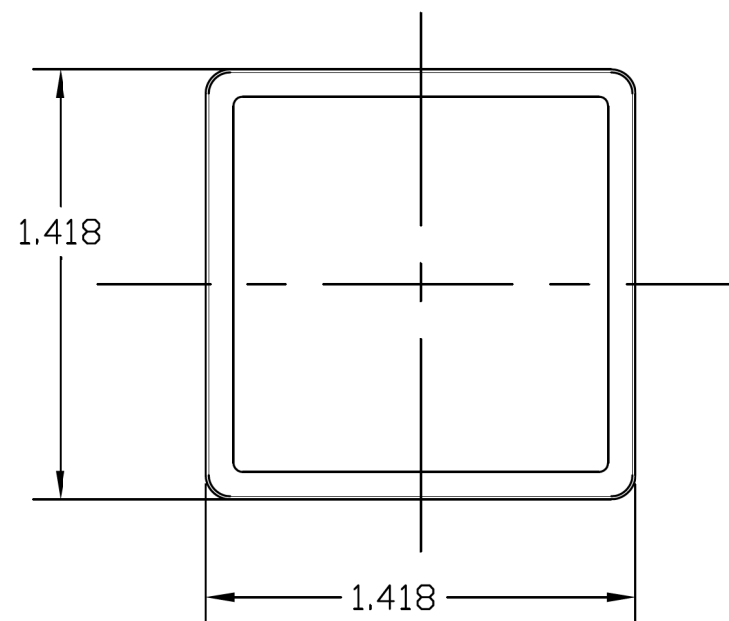
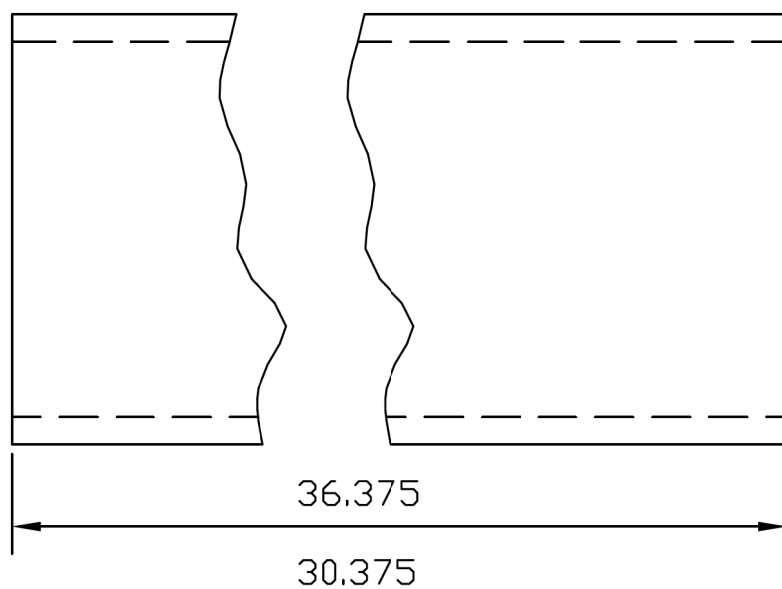
Trex Company, Inc.
www.trex.com
 1-800-BUY-TREX

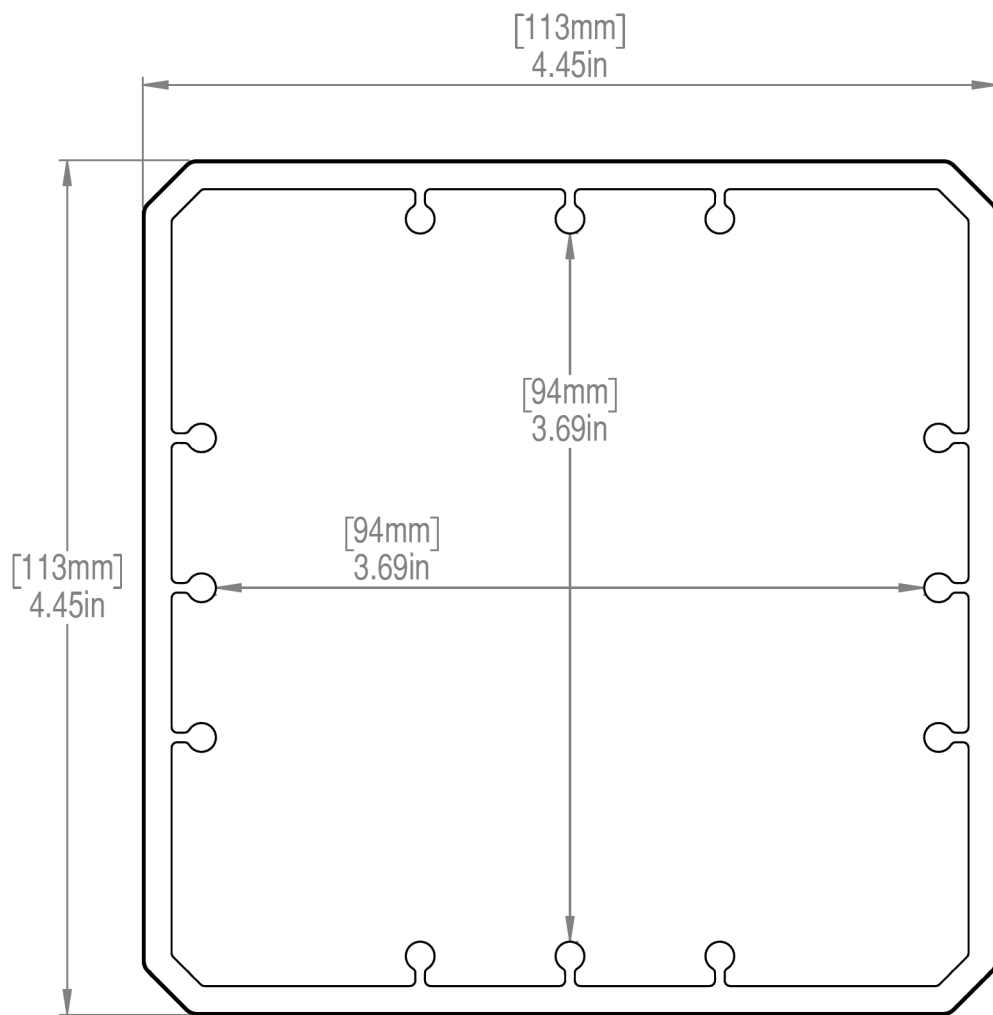


Transcend® Crown & Universal
 Rails

SCALE 1:1 DIMENSIONS SHOWN ARE NOMINAL.

TRANSCEND BALUSTER



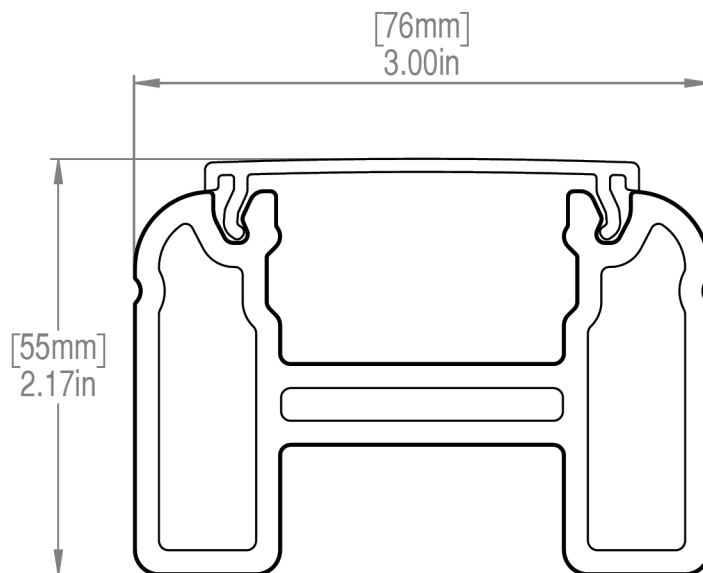
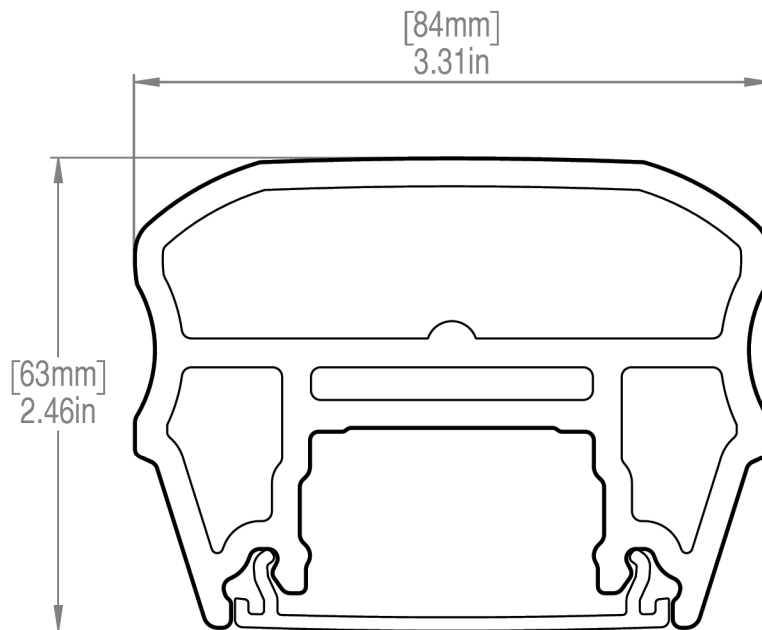


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4x4 Post Sleeve

SCALE 1:1 DIMENSIONS SHOWN ARE NOMINAL.



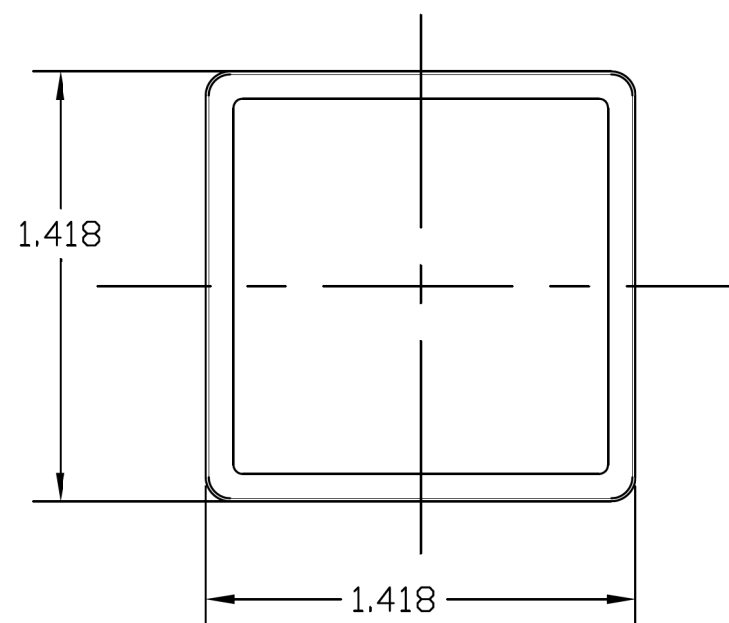
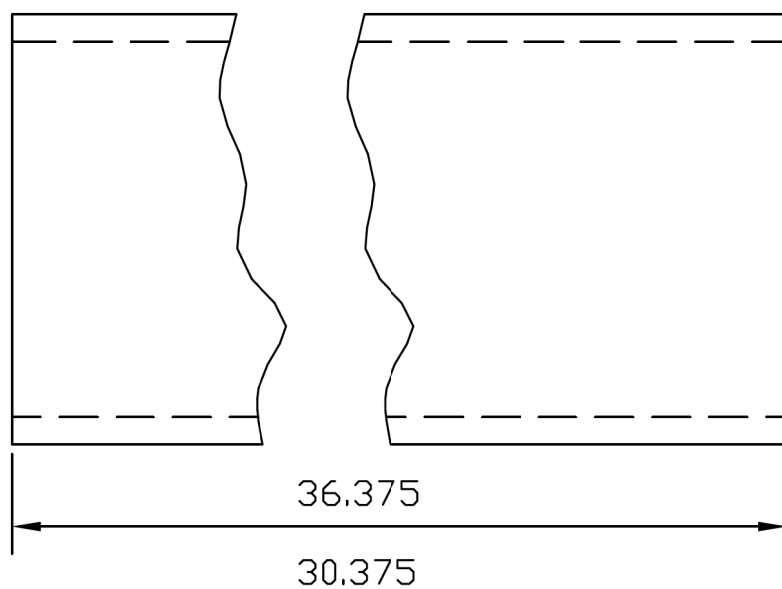
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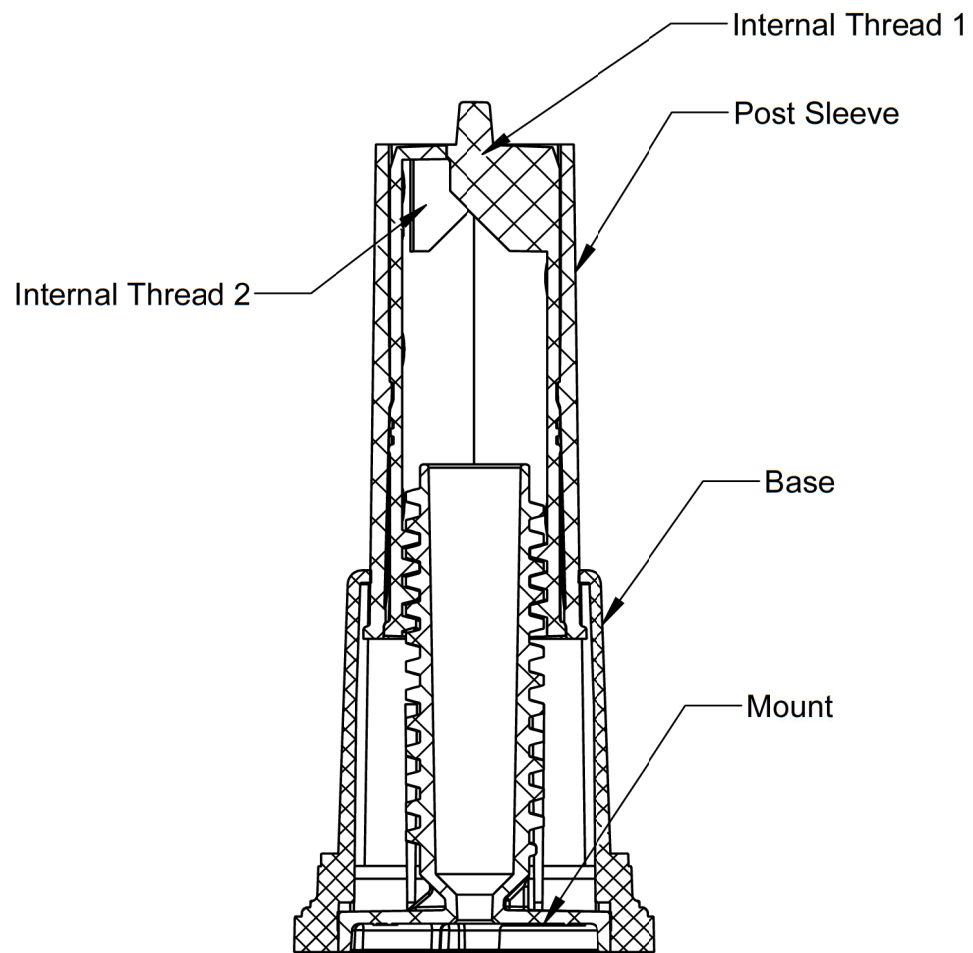


Transcend® Crown & Universal
 Rails

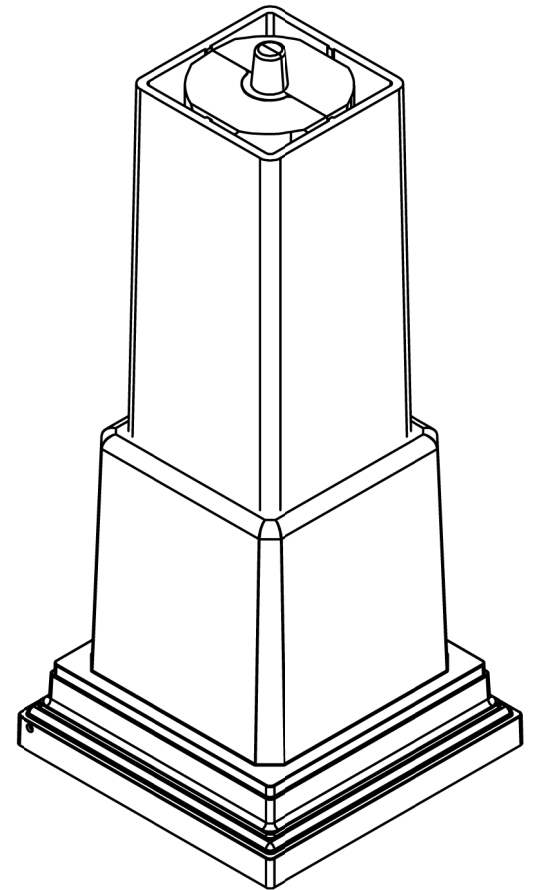
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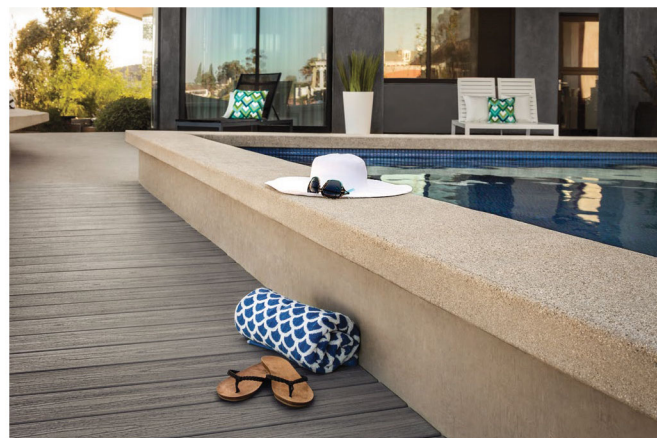
TRANSCEND BALUSTER





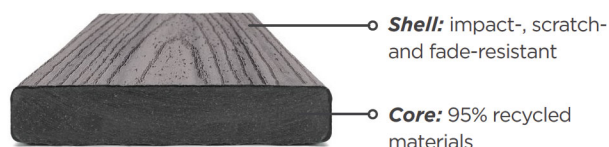
SECTION A-A





PREMIUM HIGH-PERFORMANCE DECKING & FASCIA

Trex Transcend® decking and Trex® Fascia are wood thermoplastic 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 ESR-1314 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

FEATURES	DECKING BOARDS		FASCIA BOARDS	
	1" x 6"	2" x 6"	8"	12"
Actual Dimensions - Standard	.94" x 5.5"	1.3" x 5.5"	.56" x 7.25"	.56" x 11.375"
Actual Dimensions - Metric	24 mm x 140 mm	33 mm x 140 mm	14 mm x 184 mm	14 mm x 288 mm
Available Lengths - Standard	12', 16', 20'	12', 16', 20'	12'	12'
Available Lengths - Metric	365 cm, 487 cm, 609 cm	365 cm, 487 cm, 609 cm	365 cm	365 cm
Grooved Edge	X			
Square Edge	X	X	X	X
Transcend Tropicals	X	X	X	X
Transcend Earth Tones	X		X	X
Weight per Lineal Foot	2.4 lbs	3.6 lbs	2.0 lbs	3.3 lbs

PHYSICAL & MECHANICAL PROPERTIES

TEST	TEST METHOD	VALUE	
Flame Spread	ASTM E 84	70	
Thermal Expansion	ASTM D 1037	1.9 x 10 ⁻⁵ in/in/degreeF	
Moisture Absorption	ASTM D 1037	< 1%	
Screw Withdrawal	ASTM D1761	558 lbs/in	
Fungus Resistance	ASTM D1413	Rating – no decay	
Termite Resistance	AWPAE1-72	Rating = 9.6	
		ULTIMATE (TYPICAL) VALUES*	DESIGN VALUES
Compression Parallel	ASTM D198	1588 psi	540 psi
Compression Perpendicular	ASTM D143	1437 psi	540 psi
Bending Strength	ASTM D198	3280 psi	500 psi
Shear Strength	ASTM D143	1761 psi	360 psi
Modulus of Elasticity	ASTM D4761	412,000 psi	200,000 psi
Modulus of Rupture	ASTM D4716	3280 psi	500 psi

*Ultimate strength values are not meant for design analysis. Design values are for temperatures up to 125°F (52°C).

COLORS

Tropicals (multi-tonal)



Earth Tones (monochromatic)



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

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

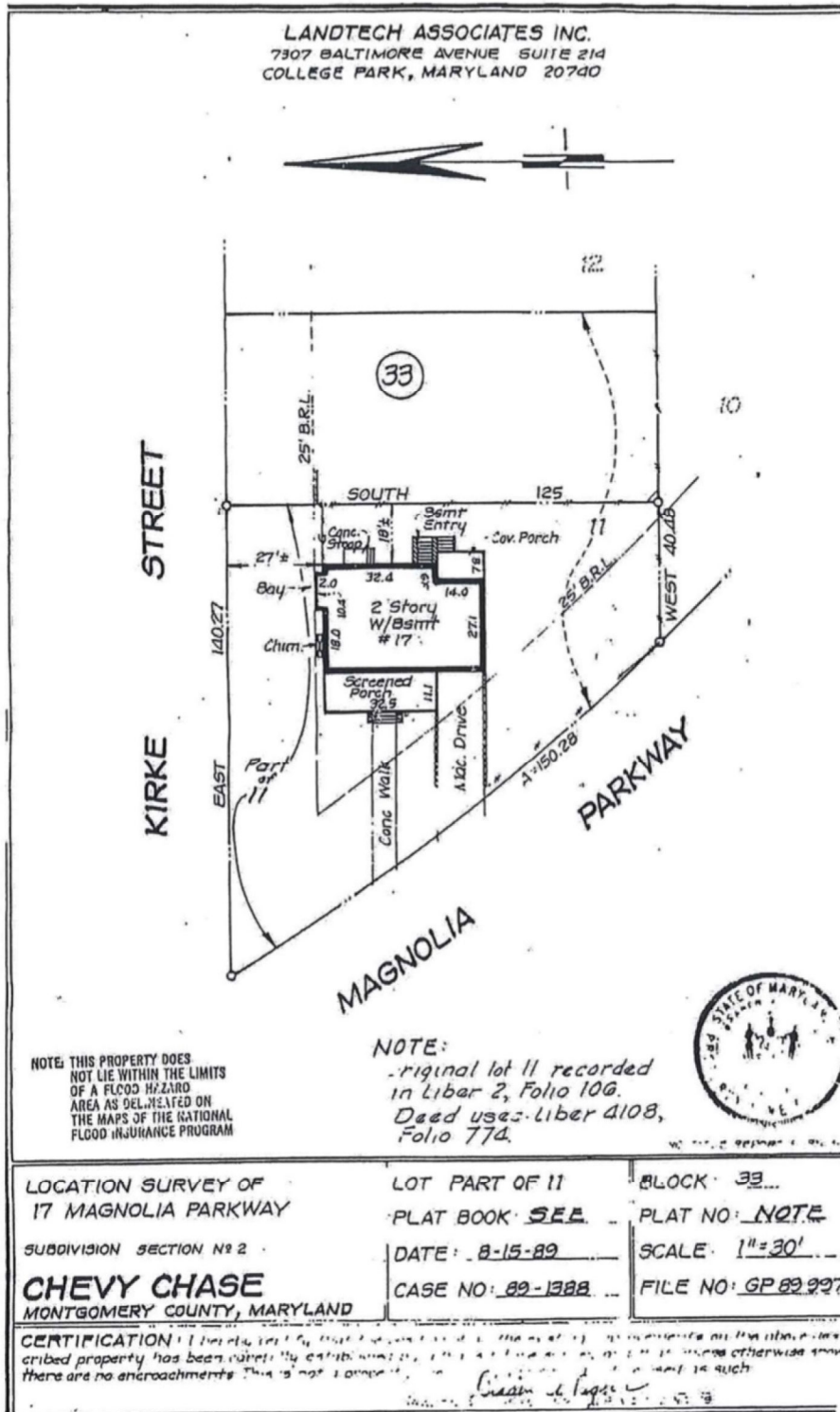
Re-purpose some flagstones from the existing stepping flagstone path.

Flagstone will be placed and set on/within existing soil.



Boundary Survey:

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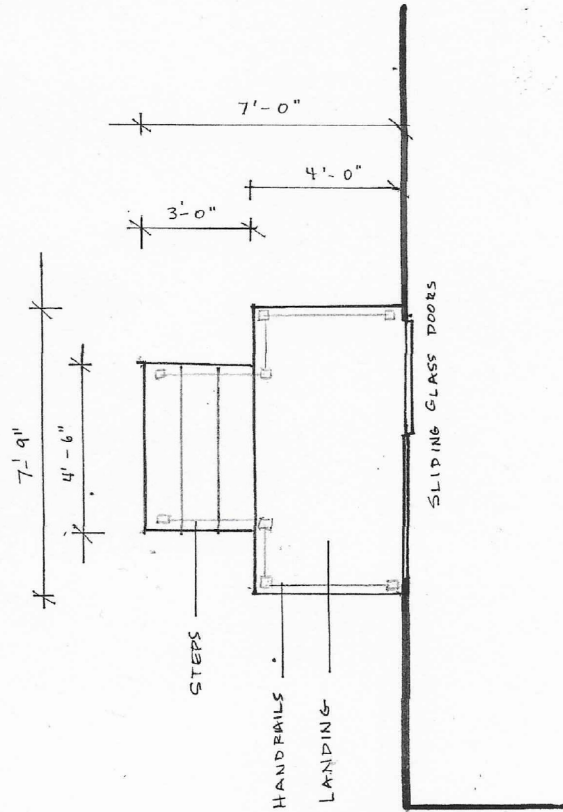
Hand-drawn Floor Plan Details:

- Overall Dimensions:** 140.27 (width) x 14.0 (depth).
- Rooms and Features:**
 - Front Porch:** 27' x 2.0'.
 - Screened Porch:** 32.5' x 11.1'.
 - Bay Window:** 10.4' x 2.0'.
 - Chimney:** 18.0' x 10.4'.
 - 2 Story w/ Entry:** 32.4' x 14.0'.
 - Entry:** 7.8' x 14.0'.
 - Landing:** 18' x 18'.
 - Staircase:** 18' x 18'.
 - Driveway:** 11.1' x 14.0'.
- Handwritten Notes (Red Ink):**
 - * REPLACING EXISTING CONCRETE LANDING AND STEPS WITH NEW LANDING & STEPS.
 - * COMPOSITE DECKING MATERIAL
 - * LANDING 4'6" x 12" EACH STEP (3 TOTAL)
 - * NEW STEPS (3)
 - * NEW LANDING
 - * FREE STANDING LANDING

Building Plans and specifications:

FREE STANDING LANDING W/ STEPS
TO EXIT BACK OF HOUSE

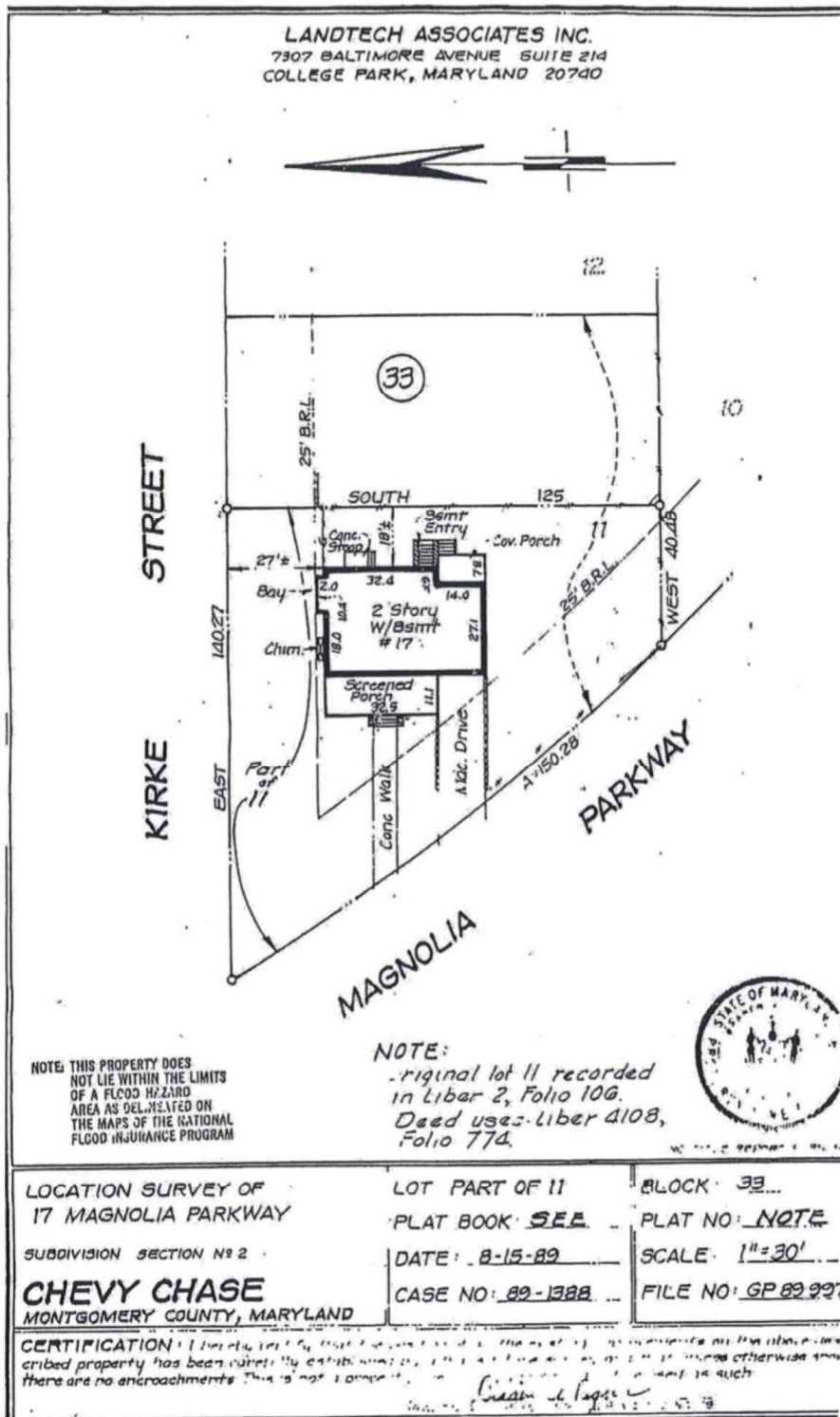
- REPLACING EXISTING CONCRETE LANDING & STEPS WITH COMPOSITE DECK MATERIAL
- HANDRAILS TO BE REPLACED
- HEIGHT OF LANDING 30" HIGH
- MONTGOMERY COUNTY RESIDENTIAL DECK DETAILS WILL BE USED IN LIEU OF CONSTRUCTION PLANS.



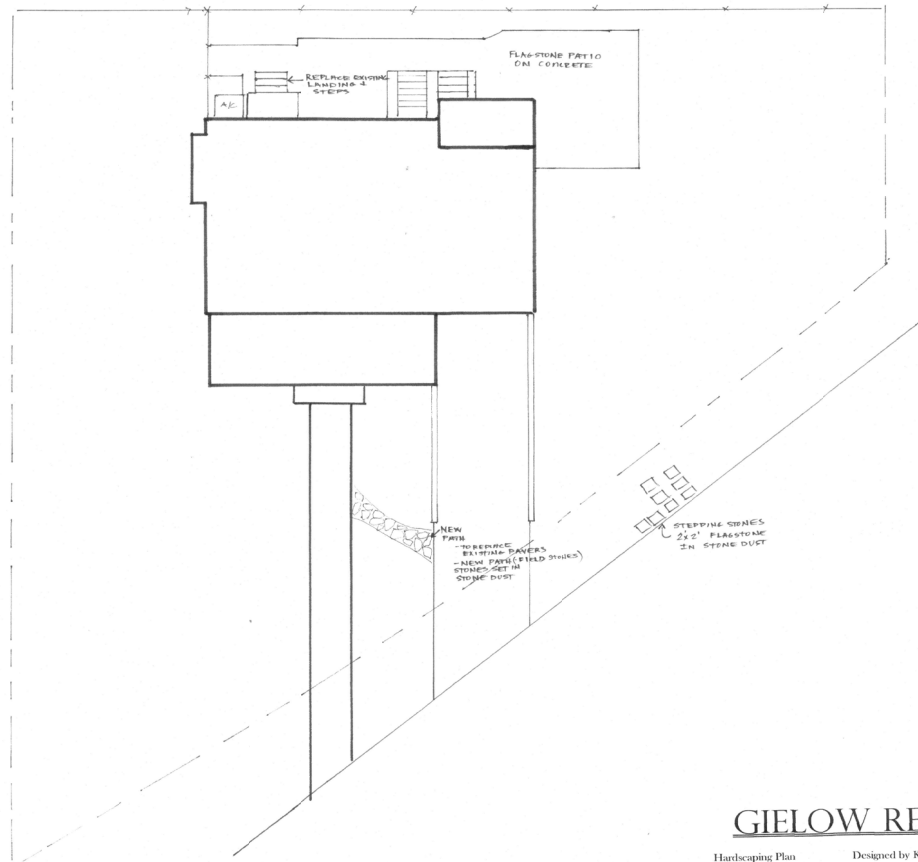
17 MAGNOLIA PARKWAY, CHENYCHASE
SCALE 1/4" = 1'-0"
1202, 10, 2021
MARCH 10, 2021

Boundary Survey:

Authentisign ID: 1C494E34-EC0C-4512-8FD9-95D727AFDECD



Site Plan (includes hardscaping plan, and patio dimensions):

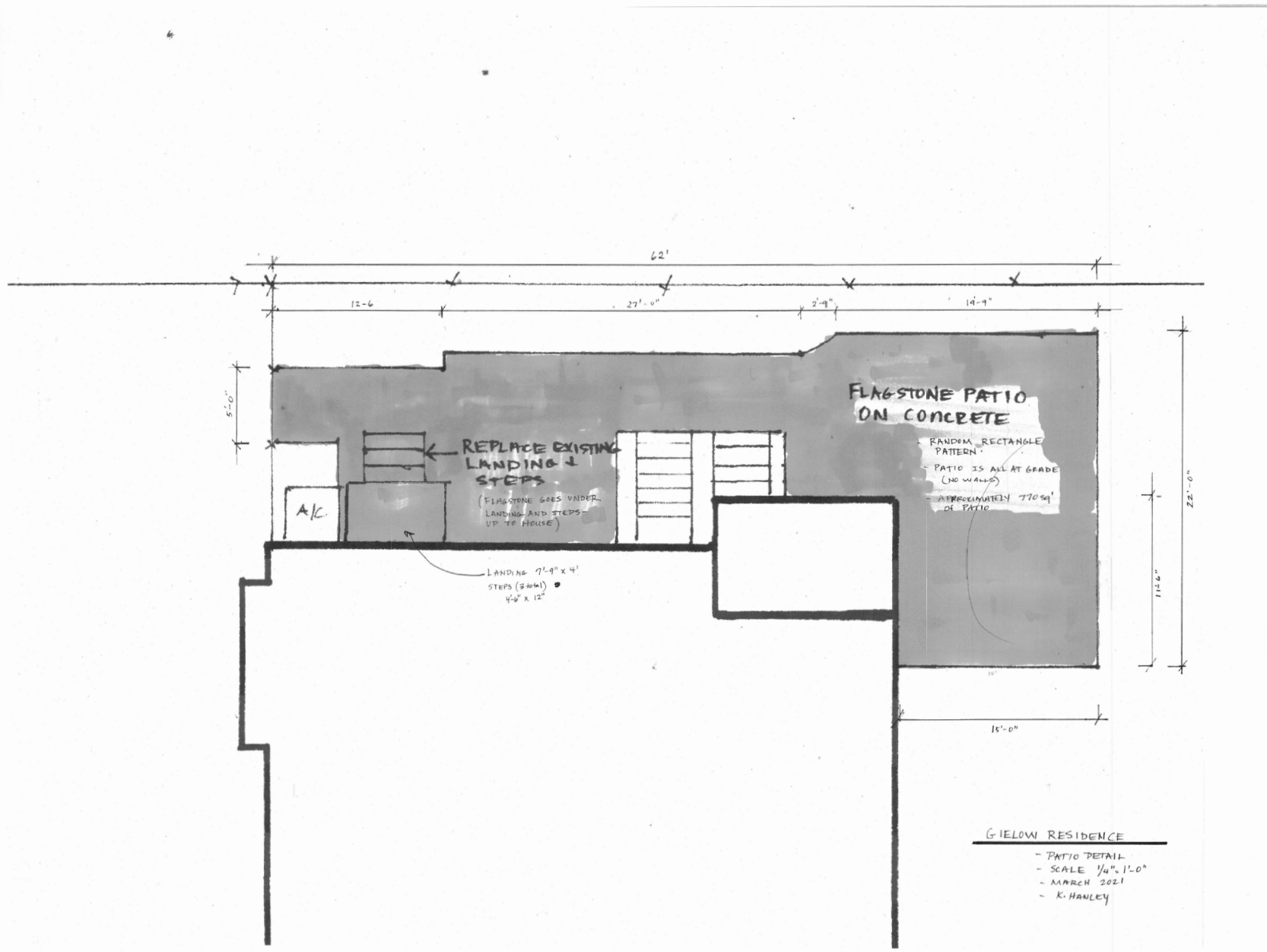


GIELOW RESIDENCE

Landscape Plan

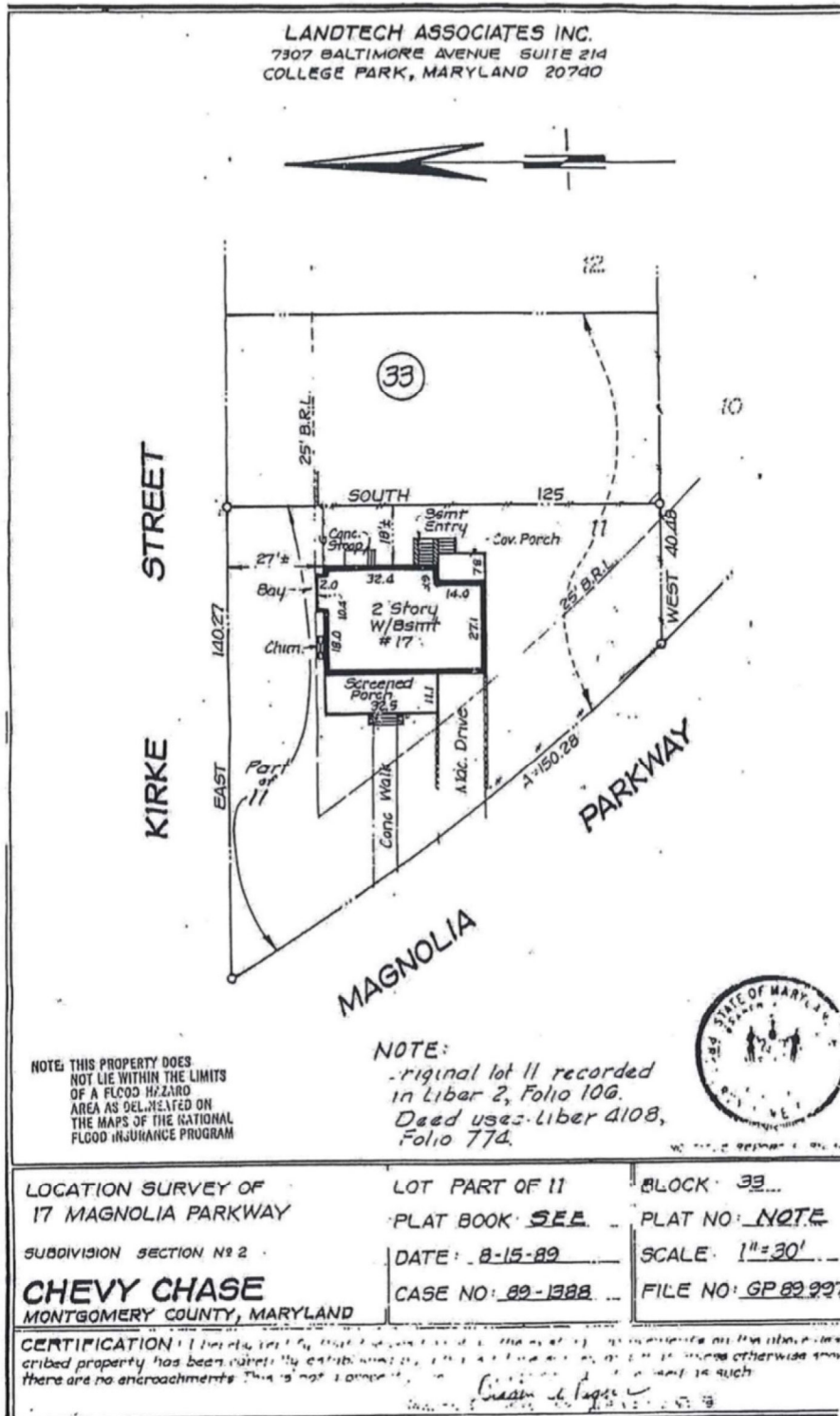
Designed by K. Hanley
Scale 1" = 10'

Revised March 2021

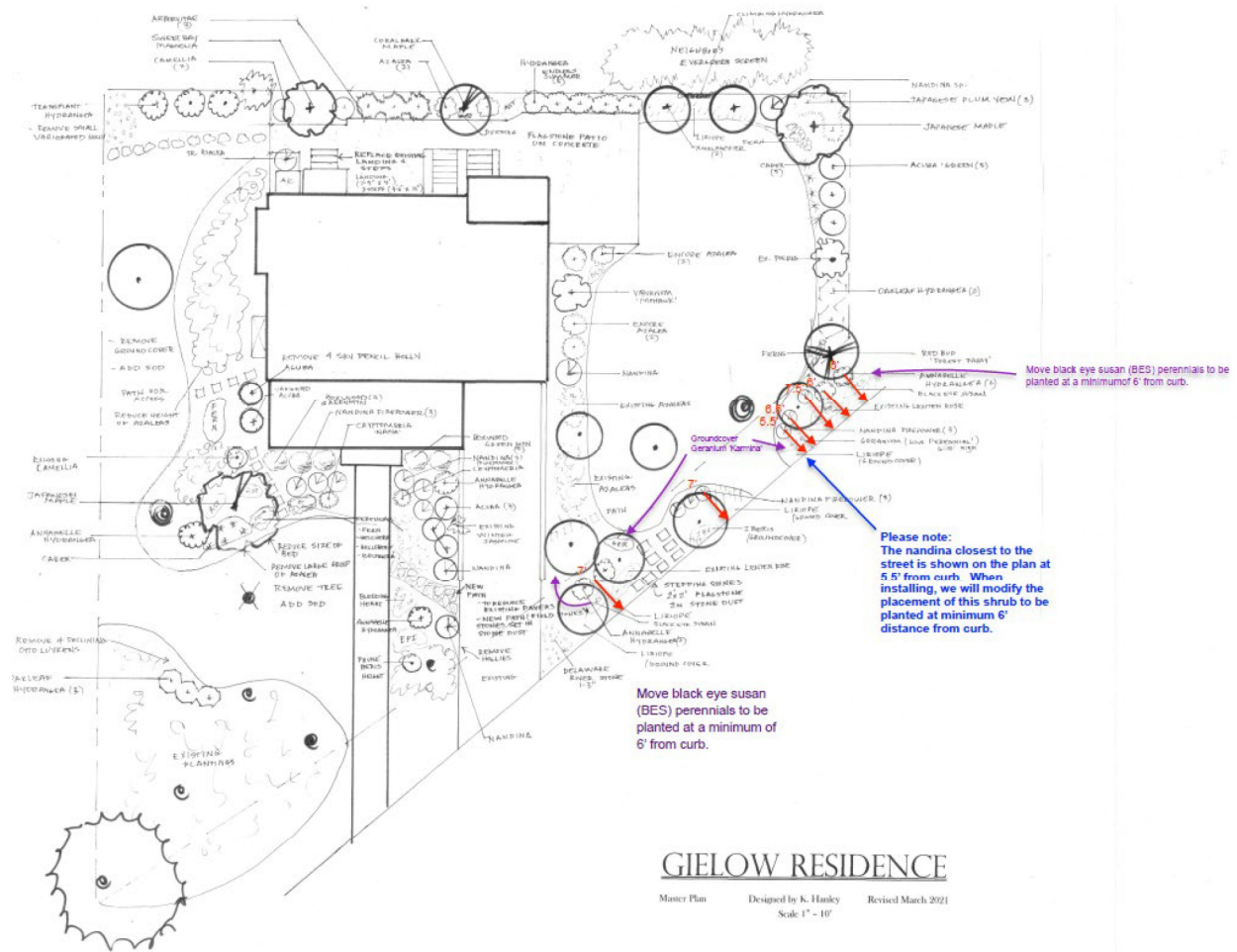


Boundary Survey:

Authentisign ID: 1C494E34-EC0C-4512-8FD9-95D727AFDECD



Site Plan (landscaping plans, including in ROW):



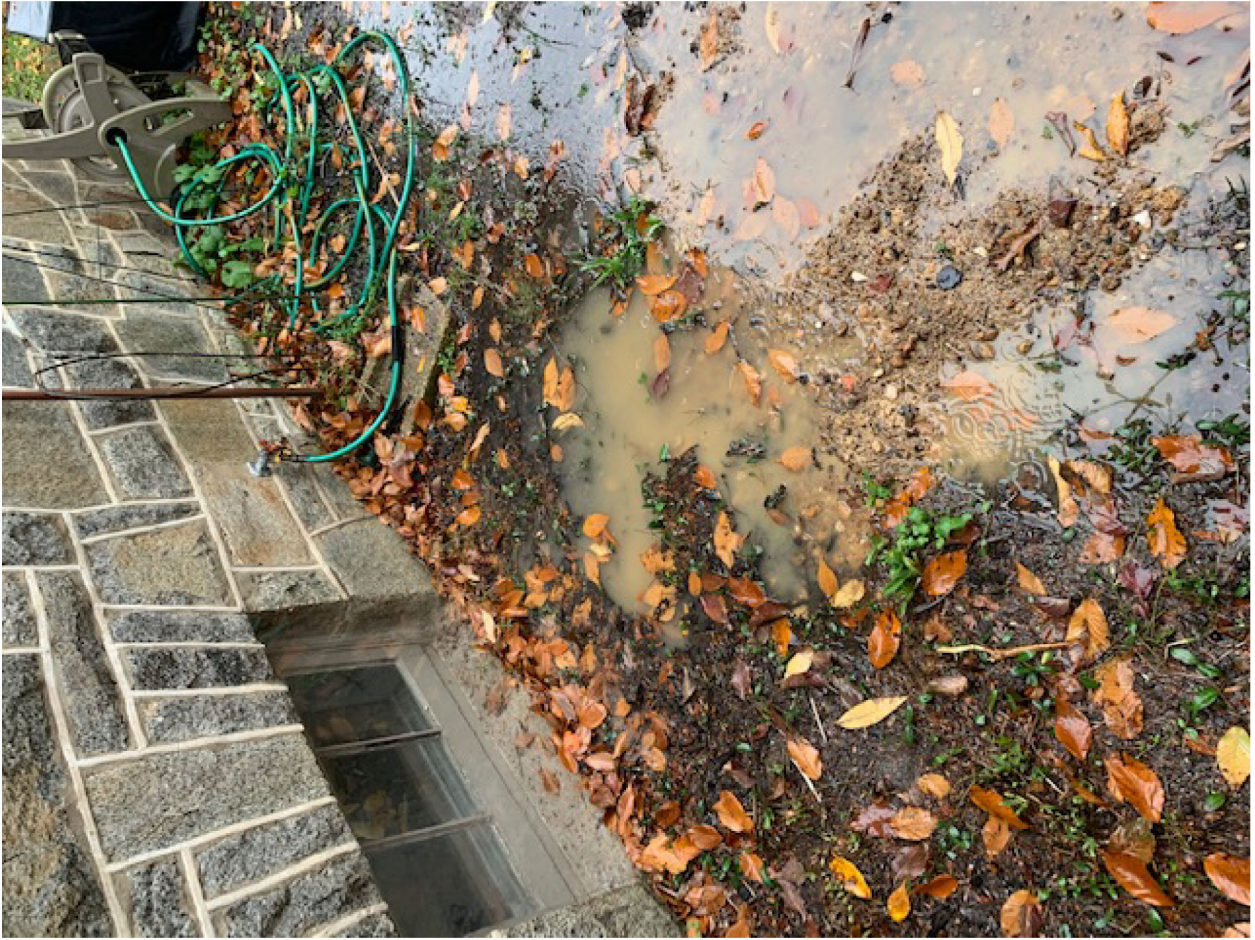
Yard opposite Magnolia Pkwy [*Please note that we would like to designate this as the side yard as this is a corner lot](#)





Standing water in yard opposite W. Kirke St:









Bowing retaining wall:







Front walkway path from driveway towards house:



Front walkway path looking towards driveway

