



## HISTORIC PRESERVATION COMMISSION

Marc Elrich  
*County Executive*

Sandra I. Heiler  
*Chairman*

Date: November 24, 2020

### MEMORANDUM

TO: Mitra Pedoeem  
Department of Permitting Services

FROM: Michael Kyne  
Historic Preservation Section  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #931436: Hardscape alterations

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the November 18, 2020 HPC meeting.

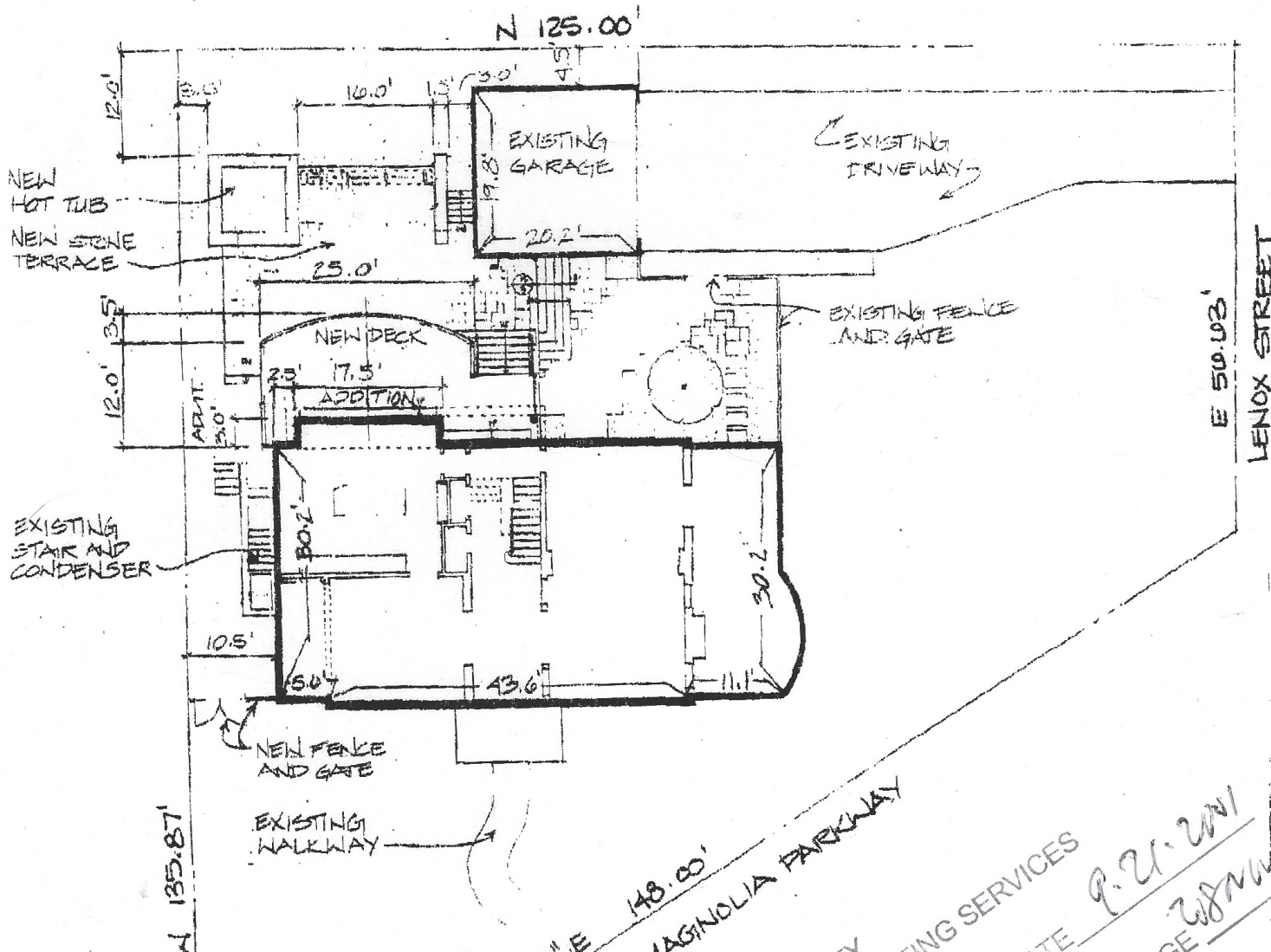
The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Susan Keisler (Adele O'Dowd, Agent)  
Address: 20 Magnolia Parkway, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.



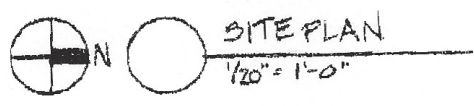


**REVIEWED**  
 By Michael Kyne at 10:36 am, Nov 24, 2020

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Sandra L. Heiler*

Lot 6 & part of Lot 7 -  
 Section 2 Block 39  
 Chevy Chase  
 Montgomery County, MD

MONTGOMERY COUNTY  
 DEPARTMENT OF PERMITTING SERVICES  
 APPROVED *[Signature]* DATE 9-21-2011  
 ZONING CLASS R-60 PAGE 2/2  
 BOARD OF APPEALS CASE COM 1101, DEC, 1107



**REVIEWED**

By Michael Kyne at 10:36 am, Nov 24, 2020

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Sandra L. Heiler*



Pruning by Design  
4702 DeRussey Parkway  
Chevy Chase MD 20815  
Adele O'Dowd, landscape designer  
Annika Hakkar, principal  
202.255.0728  
pruningbydesign@gmail.com  
www.pruningbydesign.com

**KEISLER RESIDENCE**  
20 MAGNOLIA PARKWAY, CHEVY CHASE, MD 20815

**NORTH SIDE PLAN**  
1/4" = 1'-0"  
[North Arrow]

Date	SIGN OFF
06/13/2020	
09/28/2020	
10/01/2020	
10/15/2020	

GARAGE

DRIVEWAY

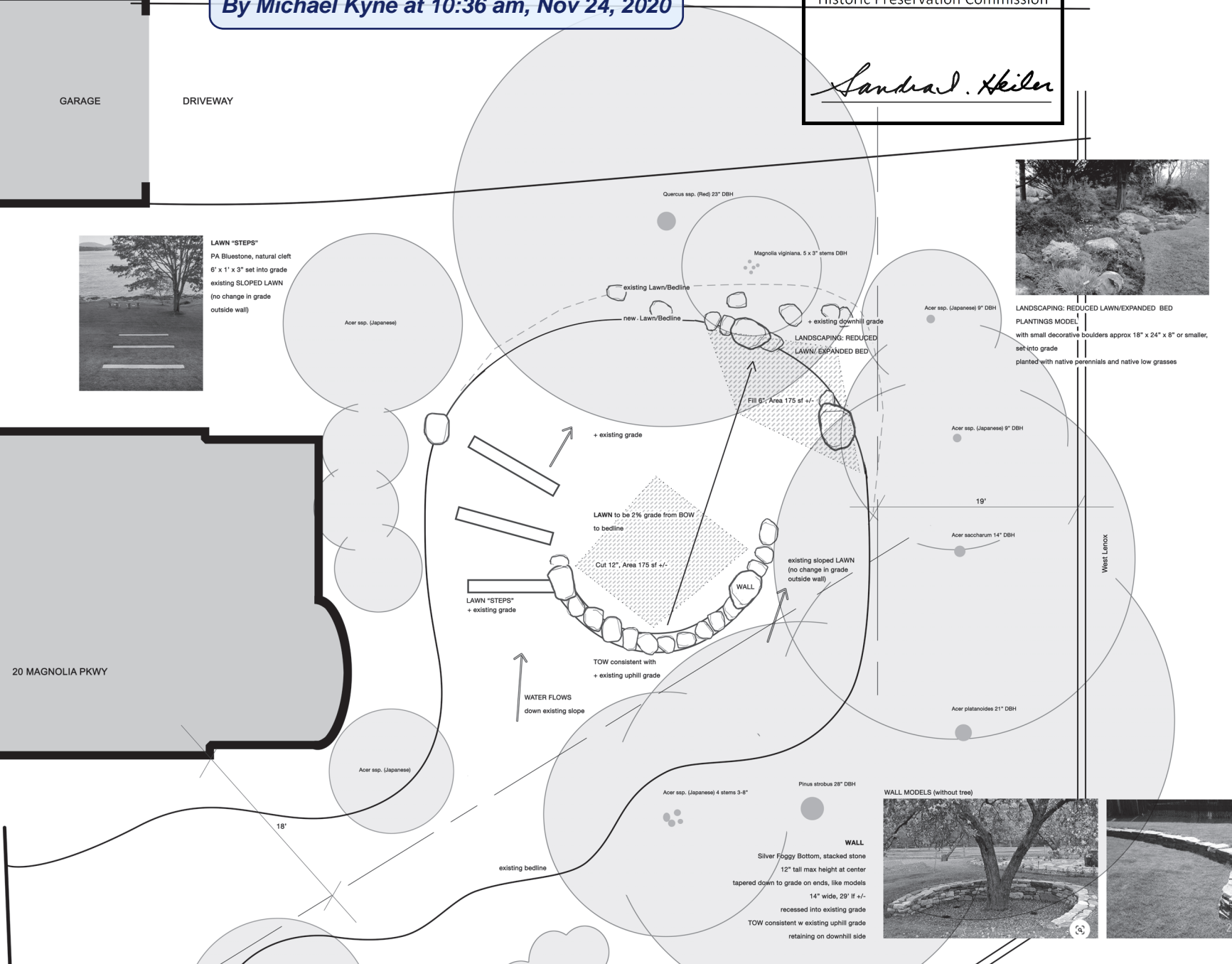


**LAWN "STEPS"**  
PA Bluestone, natural cleft  
6' x 1' x 3" set into grade  
existing SLOPED LAWN  
(no change in grade  
outside wall)

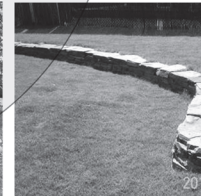


**LANDSCAPING: REDUCED LAWN/EXPANDED BED**  
**PLANTINGS MODEL**  
with small decorative boulders approx 18" x 24" x 8" or smaller,  
set into grade  
planted with native perennials and native low grasses

20 MAGNOLIA PKWY



**WALL MODELS (without tree)**



**WALL**

Silver Foggy Bottom, stacked stone  
12" tall max height at center  
tapered down to grade on ends, like models  
14" wide, 29" if +/-  
recessed into existing grade  
TOW consistent w existing uphill grade  
retaining on downhill side

**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



↑  
NW corner

**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

**REVIEWED**

*By Michael Kyne at 10:36 am, Nov 24, 2020*

APPROVED

Montgomery County

Historic Preservation Commission

*Sandra J. Heiler*

**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,

