

2011 HAUF

20 Magnolia Pkwy.  
Cherry Chase Village MD

**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	20 Magnolia Parkway, Chevy Chase	<b>Meeting Date:</b>	11/15/11
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	11/8/11
<b>Applicant:</b>	Susan and Peter Keisler	<b>Public Notice:</b>	11/1/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-11GG	<b>Staff:</b>	Anne Fothergill

**PROPOSAL:** Addition and alterations to house, hardscape, deck and fencing

**STAFF RECOMMENDATION**

Staff recommends that the HPC approve the application.

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** 1916

**PROPOSAL**

The applicants are proposing to construct a 21 SF addition above an existing one story addition on the north (right) side of the house. The small projection will have a side gable roof, wood brackets, wood windows and wood siding to match the existing conditions. The applicants also propose to install a new double hung wood window located on the second floor east side behind the brick.

Additionally, the applicants propose a number of changes to the property including:

- Installation of pole light at the front walkway and lights along the path
- Installation of a wrought iron railing on the left side of the steps from the street to the sidewalk
- Installation of a 4'3" tall wooden gate between the driveway and the patio
- Relocation of an existing flagstone path from the side yard to the patio
- Extension of existing flagstone patio by 60 SF
- Construction of an 18" tall and 14' long stone sitting wall with bluestone cap
- Installation of bluestone steps from the patio to the path, new steps off the deck, and a 6" timber to accommodate minor changes from grading

**APPLICABLE GUIDELINES**

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter*

24A), and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

### ***Chevy Chase Village Historic District***

The Guidelines define a Contributing Resource as “A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

The *Guidelines* break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“**Lenient Scrutiny**” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“**Moderate Scrutiny**” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“**Strict Scrutiny**” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

Specifically, the *Guidelines* state:

- Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- Second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny, in view of the predominance of large scale houses in the Village. For outstanding resources, however, such additions or expansions should be subject to strict scrutiny if they are visible from the public right-of-way.
- Windows (including window replacement) should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny. Addition of compatible exterior storm windows should be encouraged, whether visible from the public right-of-way or not. Vinyl and aluminum windows (other than storm windows) should be discouraged. Addition of security bars should be subject to lenient scrutiny, whether visible from the public right-of-way or not.

### ***Montgomery County Code; Chapter 24A-8:***

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.

- (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 one 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 the Interior's Standards for Rehabilitation:***

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will 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 will 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 DISCUSSION**

The *Guidelines* state that second or third story additions or expansions which do not exceed the footprint of the first story should be subject to moderate scrutiny. This requires that the proposed second story expansion is reviewed for issues of massing, scale and compatibility and should be designed so that the altered structure still contributes to the district and the integrity of the resource is preserved. Staff finds that the small side addition on the second floor is approvable using this review criteria. Additionally, staff finds that the addition of a new window on the north side of the second story which will be partially obscured from the front by the brick chimney does not significantly lessen this house's integrity and, using the *Guidelines'* moderate scrutiny, staff supports this change. All of the other proposed changes to the

deck, patio, and site will not have an adverse impact on the historic house or streetscape and are recommended for approval. Overall, the proposal is in keeping with the *Standards* and *Guidelines* and staff recommends approval.

### **STAFF RECOMMENDATION**

Staff recommends that the Commission **approve** this HAWP application as being consistent with Chapter 24A-8(b)(1) & (2);

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 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 [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Email: suekeisler@gmail.com Contact Person: Susan Keisler  
Daytime Phone No.: 301-320-4490

Tax Account No.: \_\_\_\_\_

Name of Property Owner: Susan + Peter Keisler Daytime Phone No.: 301-320-4490

Address: 20 Magnolia Parkway Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: Thorne Rankin & Associates, LLC Phone No.: 202-537-0969

Contractor Registration No.: Spring's Landscape #043, Mattingly Fence #30624, Septa Stone #4613, Atlantic Irrigation #32903

Agent for Owner: Thorne Rankin Daytime Phone No.: 202-537-0969

**LOCATION OF BUILDING/PREMISE**

House Number: 20 Street: Magnolia Parkway

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

Lot: 6 Block: 39 Subdivision: 0009

Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ #11,350 for hardscaping and gate

1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_

2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

3A. Height 6 feet 6 inches retaining wall; 4' 6" gate; 12" timber retaining wall

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/easement

retaining walls  
Entirely on land of owner, gate

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.

Susan Keisler  
Signature of owner or authorized agent

Oct. 23, 2011  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Application/Permit No.: \_\_\_\_\_ Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>Susan + Peter Keisler                  20 Magnolia Parkway                  Chevy Chase, MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Thorne Rankin &amp; Associates LLC                  3801 Northampton St, NW. Suite 2                  Washington, DC 20015</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>Jay and Elissa Powell                  37 West Lenox Street                  Chevy Chase, MD 20815</p>	<p>Jonathan and Elizabeth Legg                  5921 Cedar Parkway                  Chevy Chase, MD 20815</p>
<p>Thomas and Melissa Dawn                  27 West Kirke Street                  Chevy Chase, MD 20815</p>	<p>Margot Humphrey                  25 West Kirke St.                  Chevy Chase, MD 20815</p>
<p>Mary Anne Tuohy                  29 West Kirke Street                  Chevy Chase, MD 20815</p>	<p>Dan and Kristy Coughlan                  20 West Lenox St.                  Chevy Chase, MD 20815</p>
<p>Brian Smith &amp; Donna Holverson                  35 West Lenox St.                  Chevy Chase, MD 20815</p>	

**WRITTEN DESCRIPTION OF PROJECT:**

*a. Description of existing structure and environmental setting, including their historical features and significance:*

20 Magnolia Parkway is a center hall colonial revival house that features a gabled roof, clapboard siding, six pane double hung windows, a portico with square columns, and an entry door flanked by sidelights.

The house sits back from the street in a corner lot, and is surrounded by large mature trees.

*b. General description of project and its effect on the historic resources, the environmental settings, and, where applicable, the historic district*

**1. Proposed second floor master bath remodel with small addition**

The proposed master bath 7'-0" x 3'-0" (21 SF) addition will blend in with the character of the existing house by duplicating its material, scale and style. The addition will sit on top of an existing one story addition on the right side of the house from the street and will not take up any new footprint.

**2. Addition of pole light at front walk way and path lights at front walk steps from street to sidewalk**

The addition of the pole light and path lights at front walk and steps are in response to the need for more lighting for safety. The closest street light to the left of the walk is down Magnolia Parkway; the closest to the right are down the street and around the corners on the adjacent street West Lenox. The steps from the street to the sidewalk are not well illuminated and a fall at the steps has already occurred. The owners wish to prevent possible further injury by adding small step lights at the steps and path and one pole light in the yard. Please see sheet 03, 08 and 10 for more details.

**3. Addition of railing at front walk steps from street to sidewalk**

The owners would like to add a wrought iron railing on the left side of the steps from the street to the sidewalk. These steps are used often by the owners and their guests and the addition of the railing is to help prevent falls. Please see sheet 03 and 11 for more details.

7



**20 MAGNOLIA PARKWAY**

Written Description of Project

01

SCALE: NTS

DATE: 10-24-11



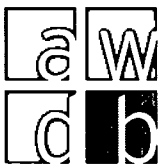
# Application for Historic Area Work Permit



For the Project at

20 Magnolia Parkway  
Chevy Chase MD, 20815

8



## 20 MAGNOLIA PARKWAY

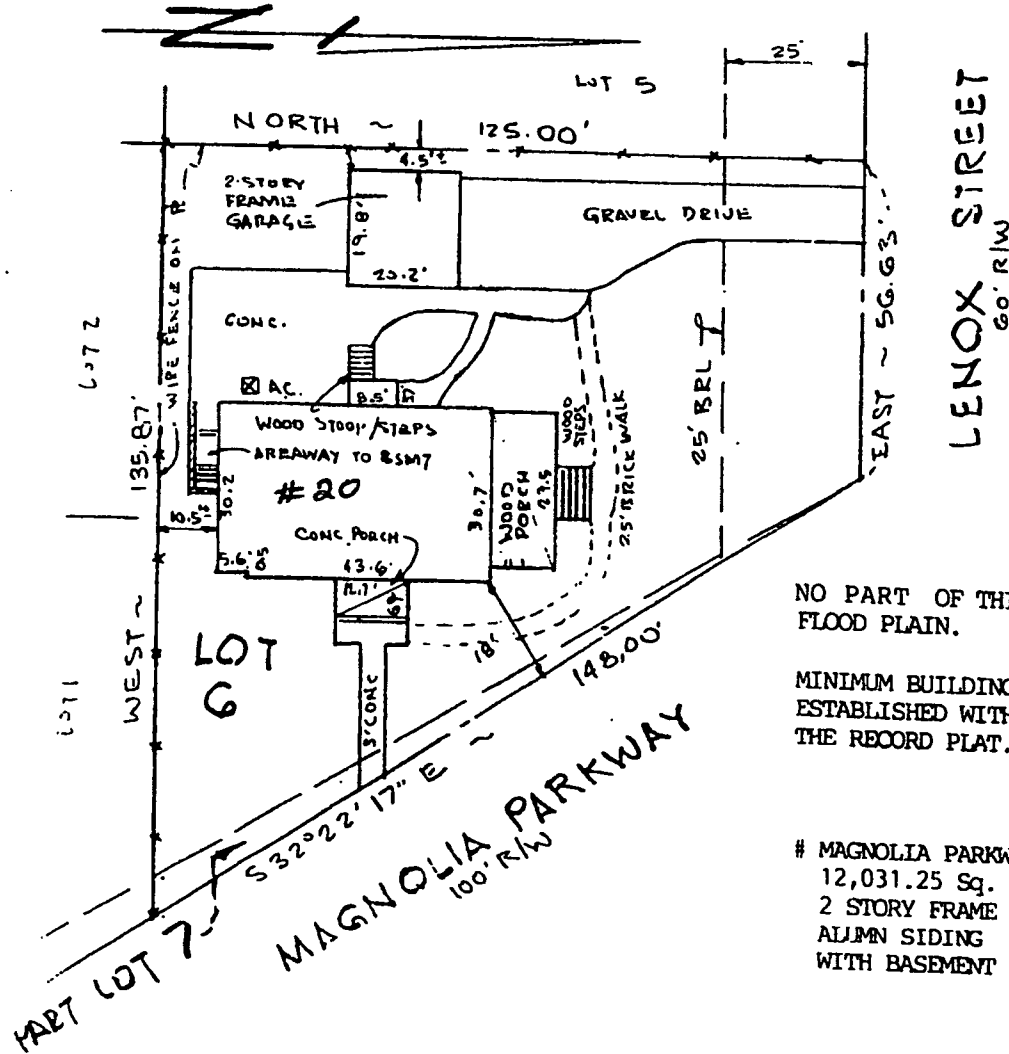
COVER SHEET

## CS

SCALE: NTS

DATE: 10-24-11

lot improvement survey  
 lot 6 and Part LOT 7  
 SECTION TWO BLOCK 39  
 CHEVY CHASE  
 Montgomery Co., Maryland



NO PART OF THIS LOT LIES WITHIN A FLOOD PLAIN.

MINIMUM BUILDING RESTRICTION LINES ESTABLISHED WITH THE RECORDATION OF THE RECORD PLAT.

# MAGNOLIA PARKWAY  
 12,031.25 Sq. Ft.  
 2 STORY FRAME DWELLING  
 ALUMN SIDING  
 WITH BASEMENT

**SURVEYORS CERTIFICATE**

I HEREBY CERTIFY THAT I HAVE CAREFULLY SURVEYED THE PROPERTY SHOWN AND DESCRIBED HEREON, IN ACCORDANCE WITH RECORD DESCRIPTION AND HAVE LOCATED ALL OF THE EXISTING IMPROVEMENTS THEREON BY A TRANSIT-TAPE SURVEY, AND THAT CORNERS HAVE BEEN FOUND OR PLACED AS SHOWN, AND THAT THERE ARE NO ENCROACHMENTS EITHERWAY ACROSS THE PROPERTY EXCEPT AS INDICATED

*Monroe G. Chew* 4th 6/7/86  
 MONROE G. CHEW 4TH PROPERTY LINE SURVEYOR, MD. 623

REFERENCE	CONSTRUCTION SURVEYS, INC.	
PLAT BOOK	MARYLAND D. C. VIRGINIA	
2	6327 GATEWAY BLVD. DISTRICT HEIGHTS, MD. 20747 TELEPHONE (301) 420-4310	
PLAT NO.	DRAWN BY <i>MONTG</i>	
106	CHECKED BY <i>MGC</i>	
LIBER	JOB NUMBER	
FOLIO	86-05-1365	
	SCALE 1"=30'	FILE NUMBER

9



**20 MAGNOLIA PARKWAY**

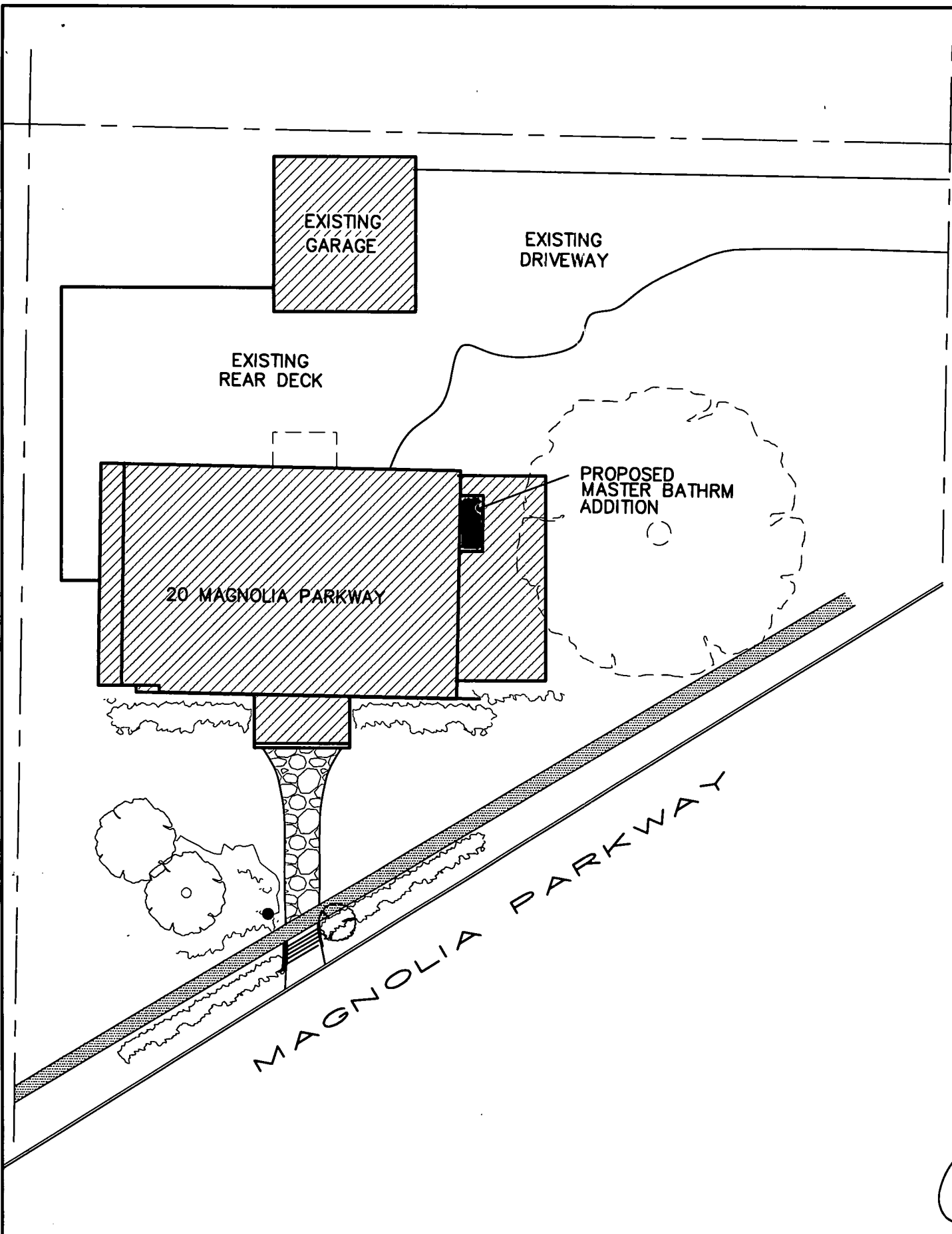
SITE PLAN - SURVEYORS PLAT

04

SCALE: NTS

DATE: 10-24-11

WEST LENOX STREET



20 MAGNOLIA PARKWAY

EXISTING GARAGE

EXISTING DRIVEWAY

EXISTING REAR DECK

PROPOSED MASTER BATHRM ADDITION

MAGNOLIA PARKWAY

10

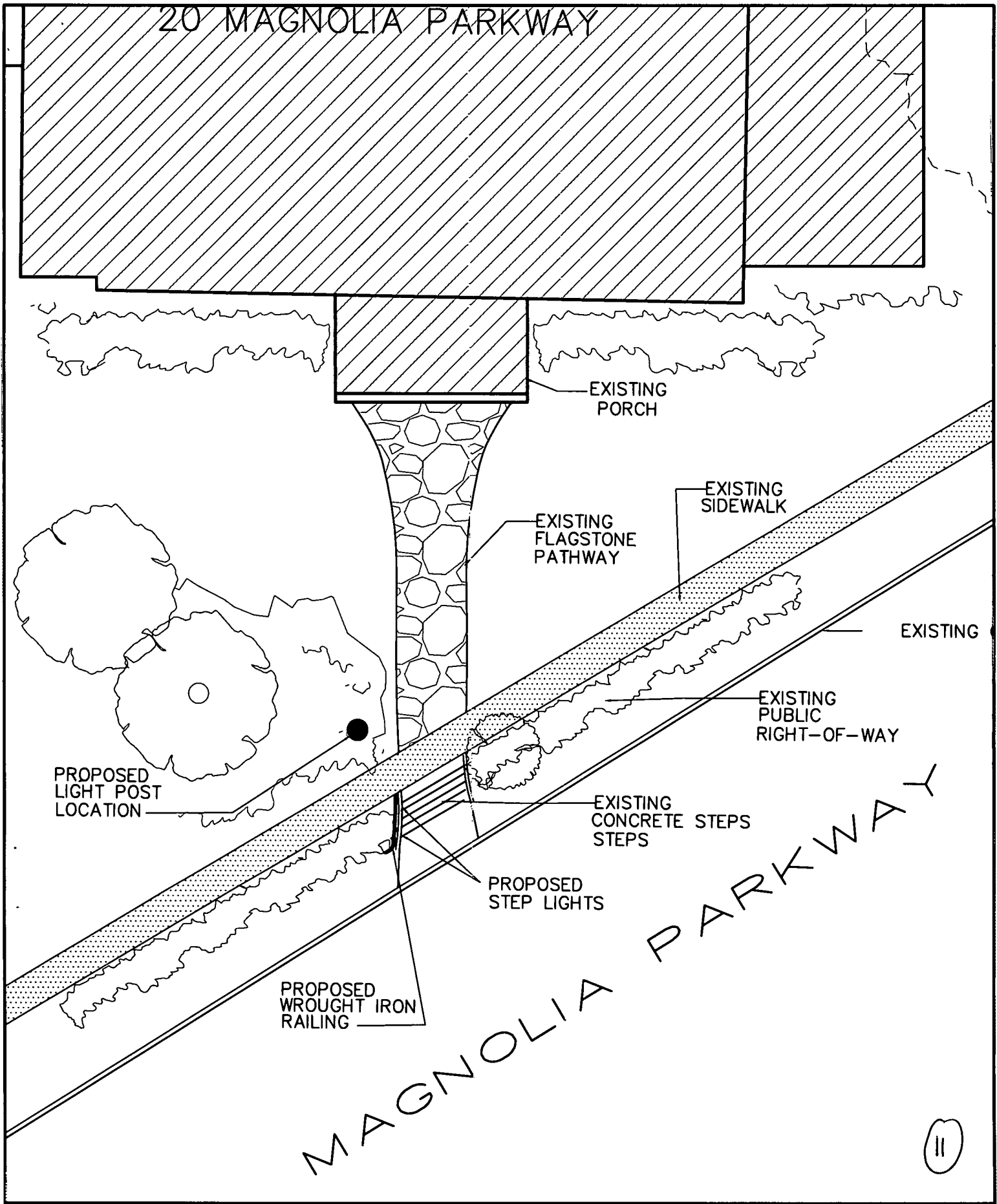


# 20 MAGNOLIA PARKWAY

SITE PLAN - LARGE SCALE

02

SCALE: NTS  
DATE: 10-24-11



11



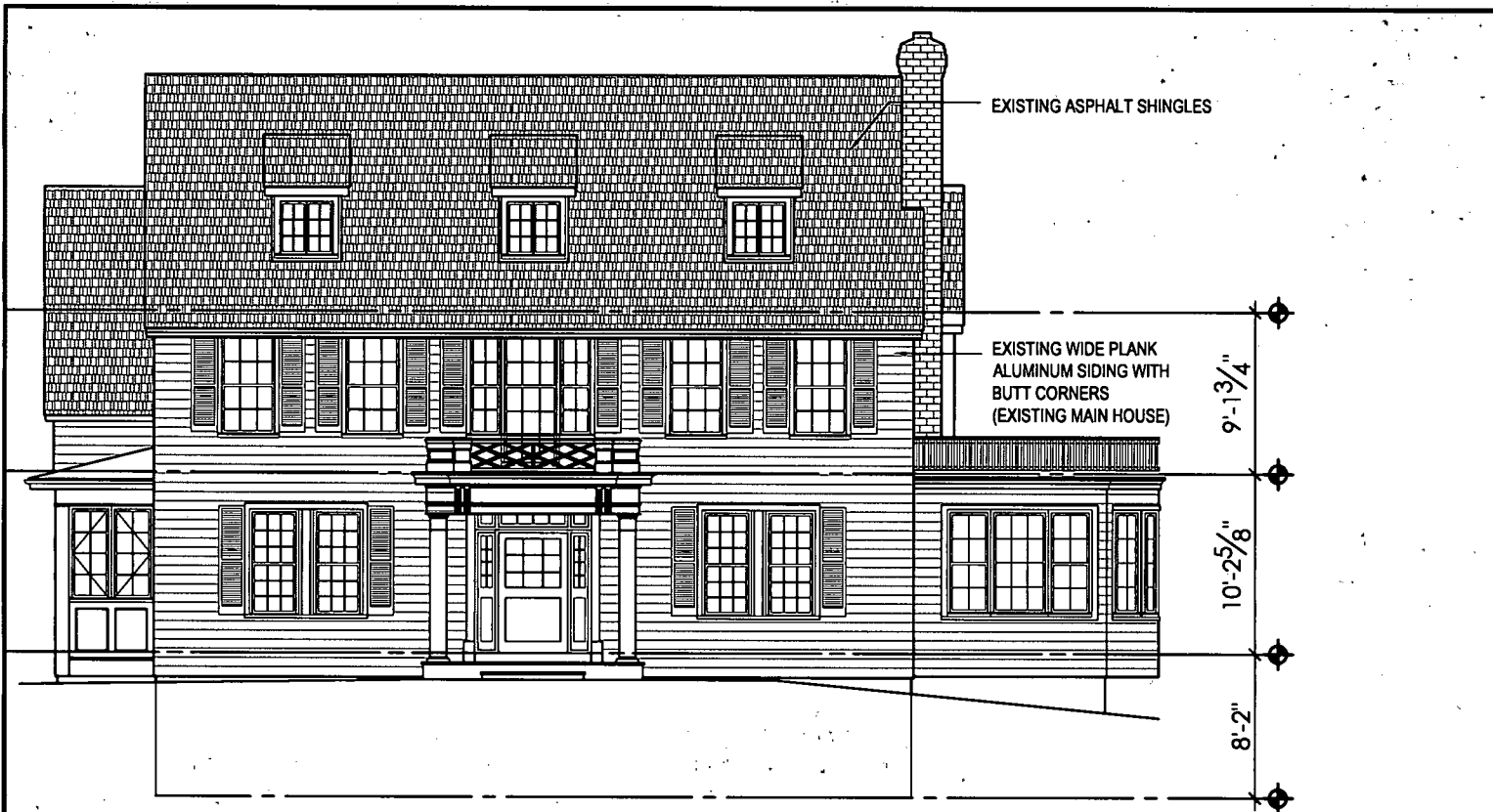
# 20 MAGNOLIA PARKWAY

SITE PLAN - DETAILED SCALE

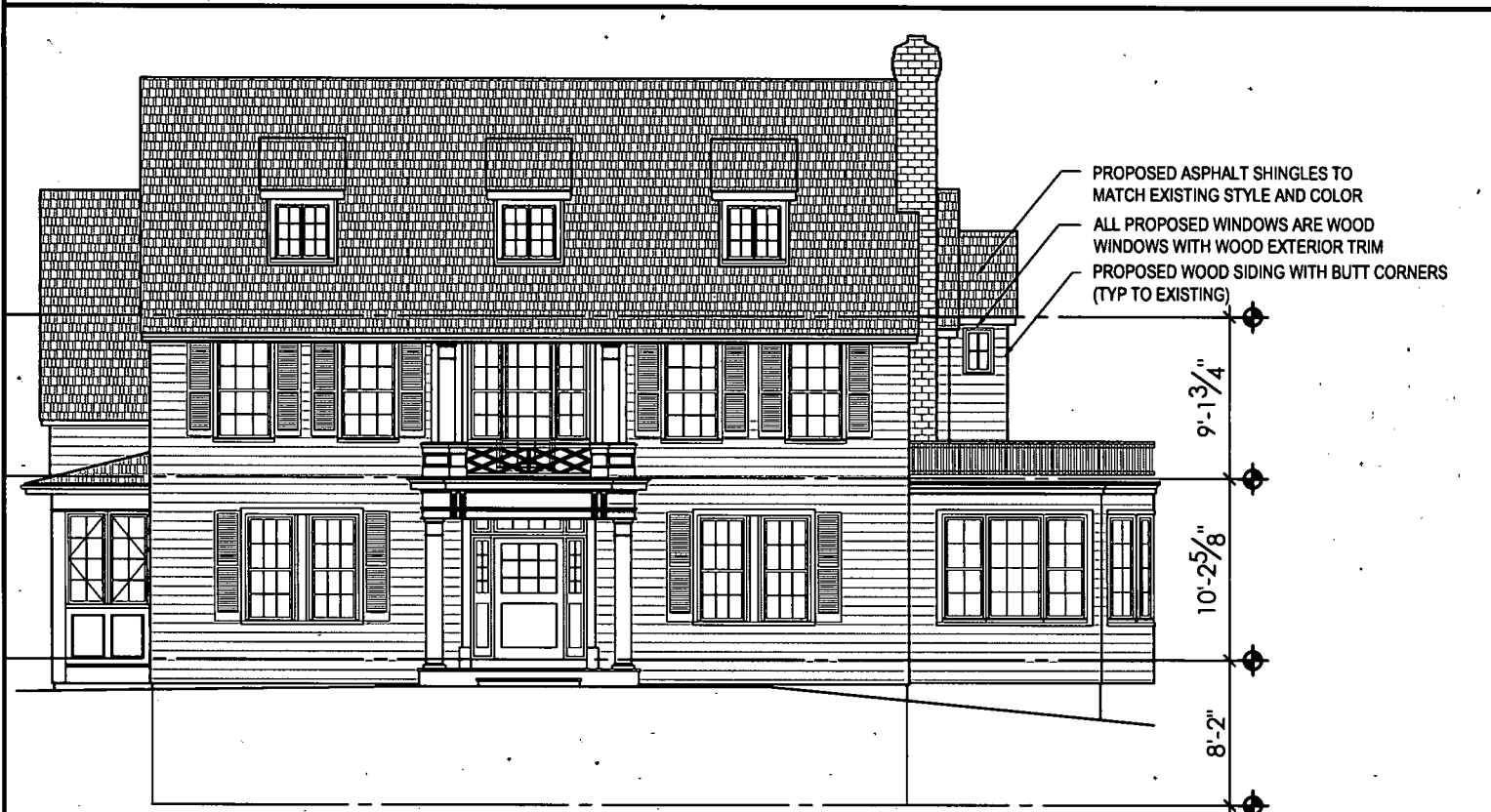
03

SCALE: NTS

DATE: 10-24-11



**EXISTING FRONT ELEVATION**



**PROPOSED FRONT ELEVATION**

12



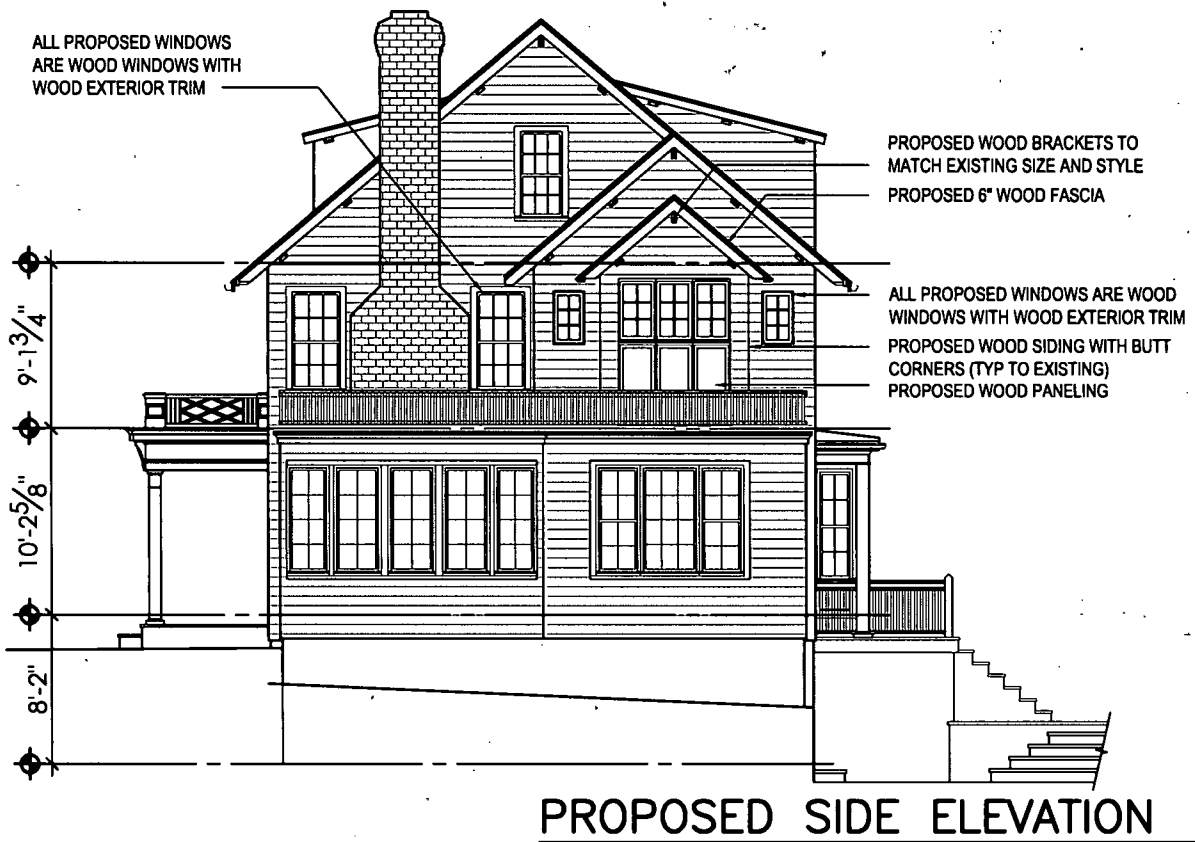
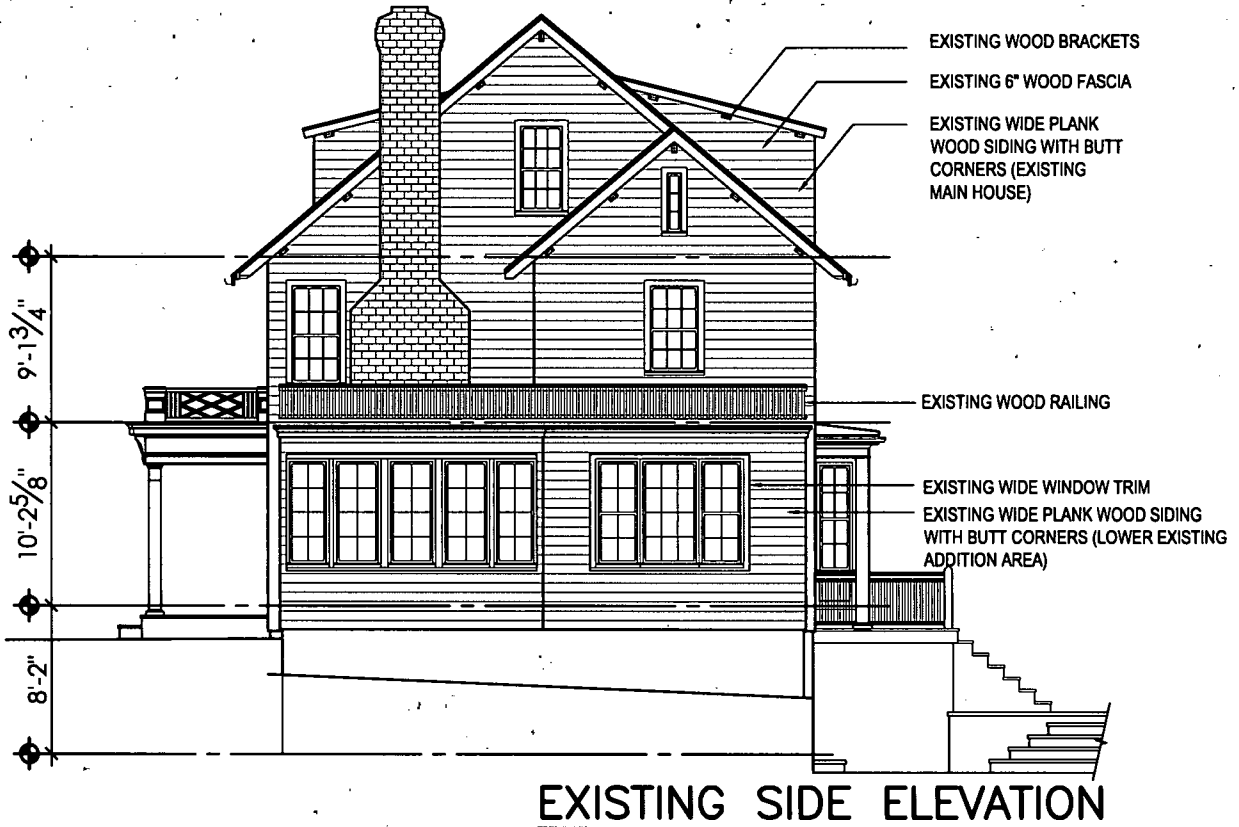
**20 MAGNOLIA PARKWAY**

**ELEVATIONS - EXISTING AND PROPOSED**

**07**

SCALE: NTS

DATE: 10-24-11



13



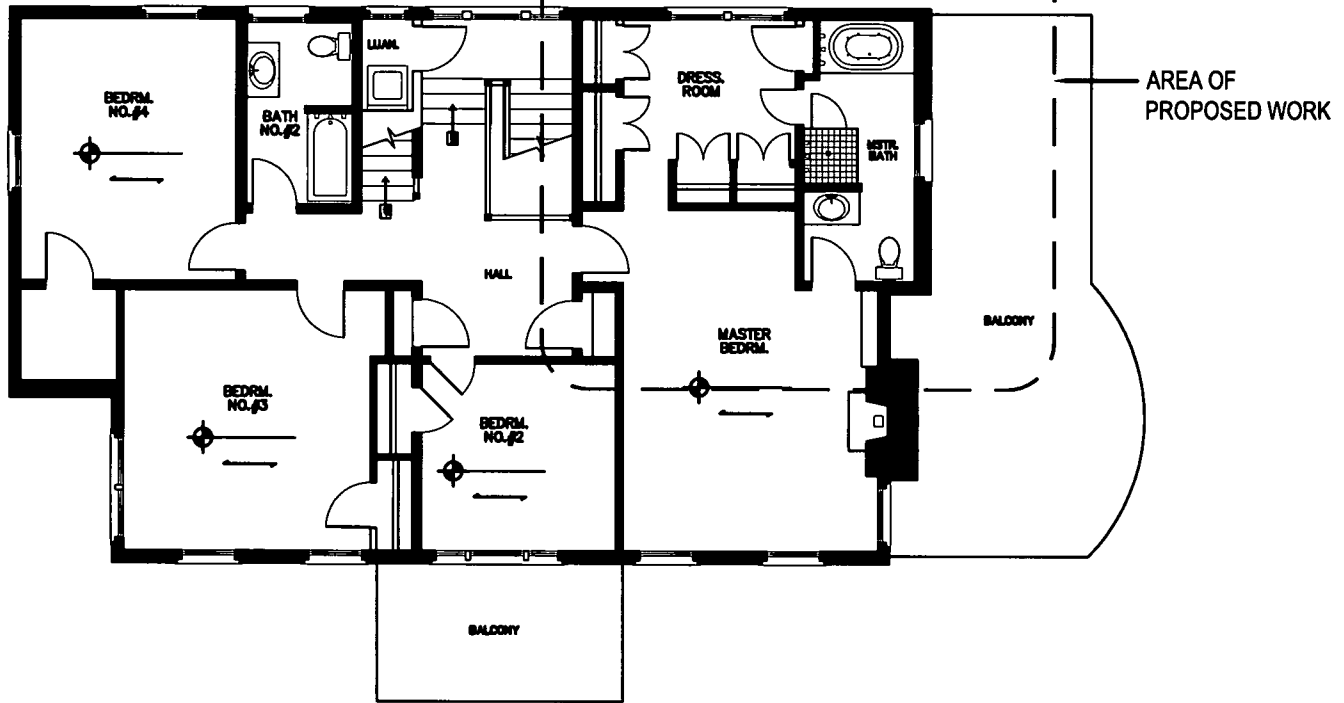
**20 MAGNOLIA PARKWAY**

ELEVATIONS - EXISTING AND PROPOSED

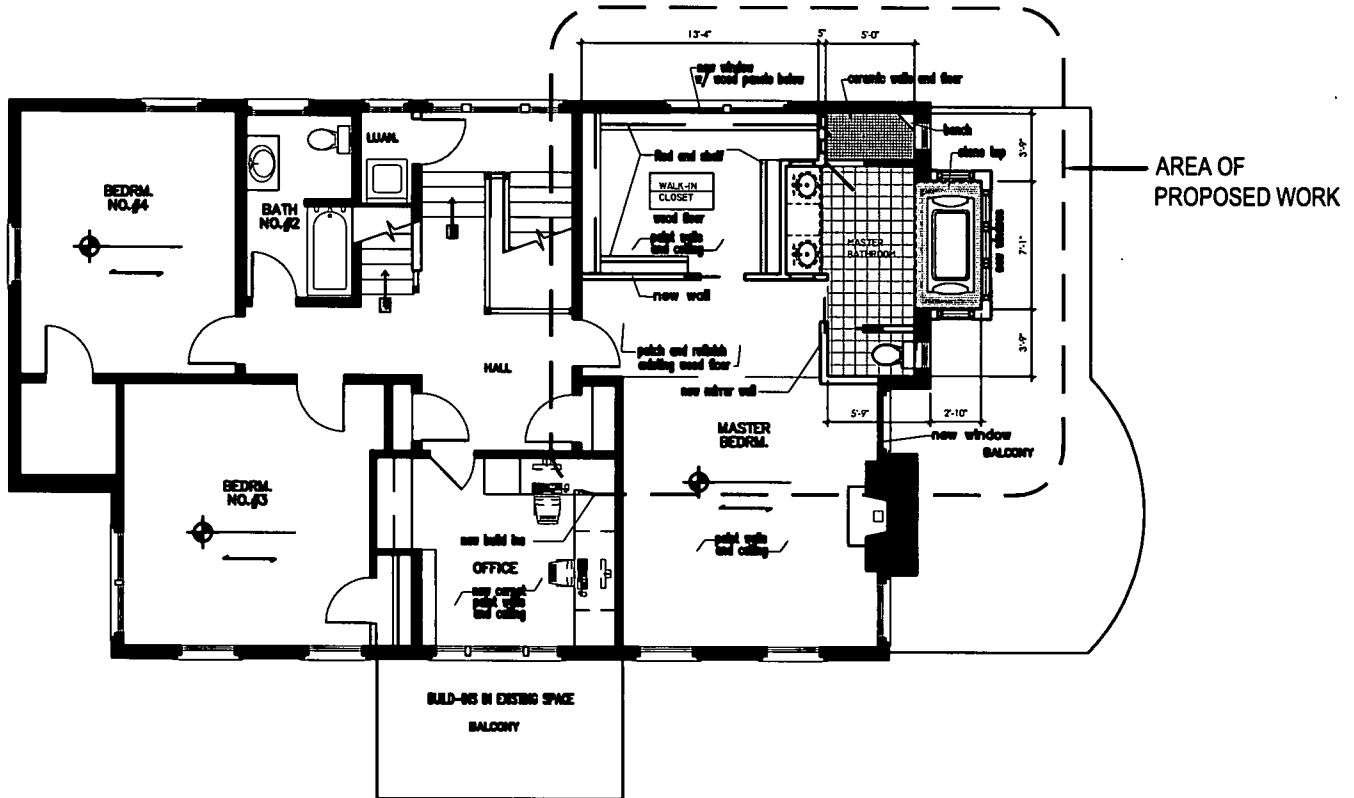
06

SCALE: NTS

DATE: 10-24-11



EXISTING 2ND FLOOR PLAN



PROPOSED 2ND FLOOR PLAN

14



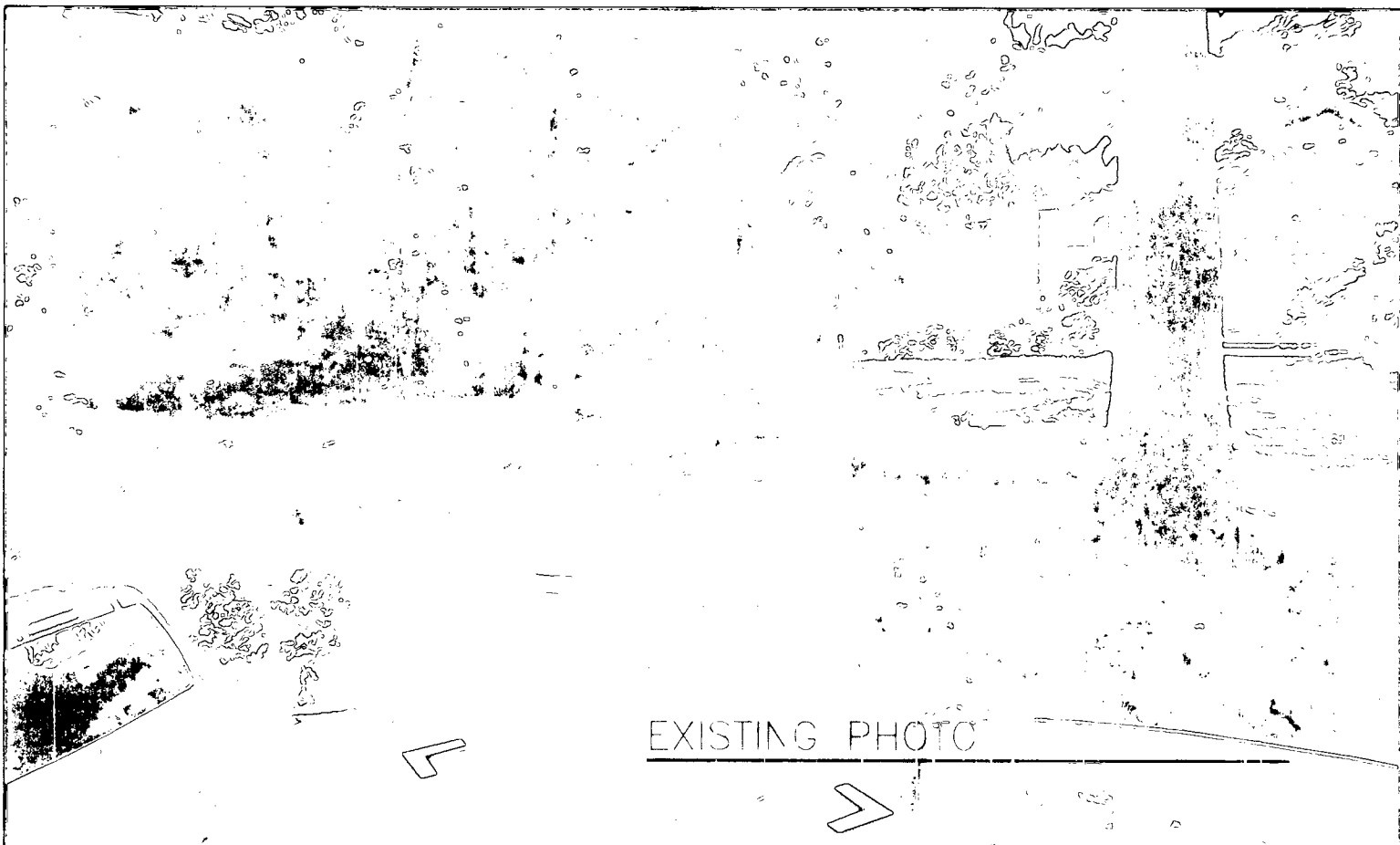
20 MAGNOLIA PARKWAY

PLANS - EXISTING AND PROPOSED

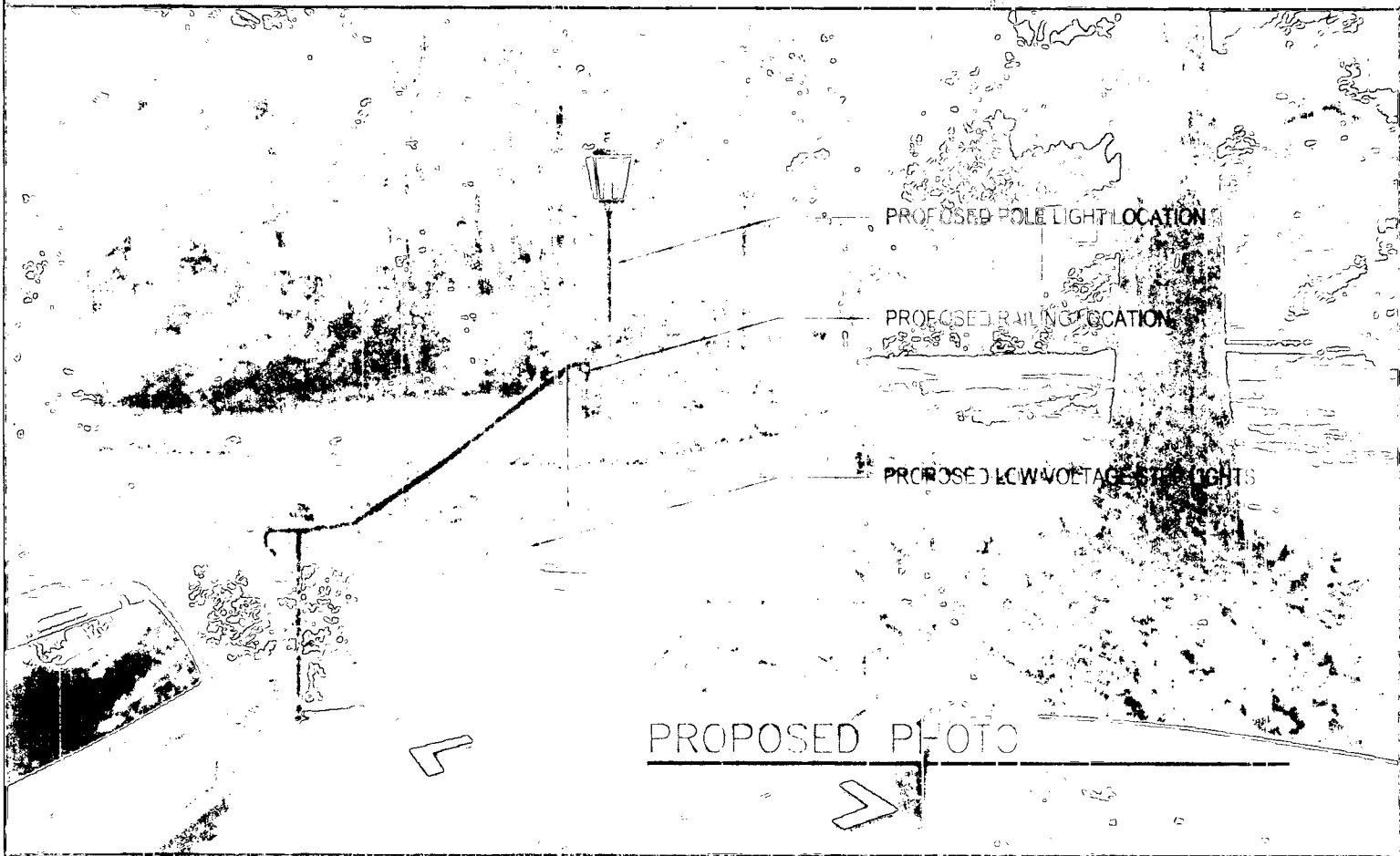
05

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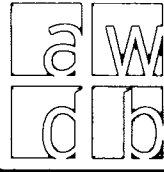
DATE: 10-24-11



EXISTING PHOTO



PROPOSED PHOTO



# 20 MAGNOLIA PARKWAY

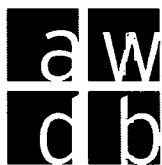
STEP AND POLE LIGHT

08 (15)

SCALE: NTS

DATE: 10-24-11





20 MAGNOLIA PARKWAY

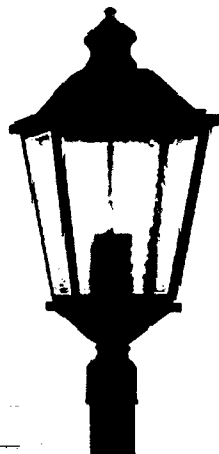
EXISTING PHOTO PROPOSED RENDERING

09 (16)

SCALE: NTS

DATE: 10-24-11

**OL5708--Woodside Hills Outdoor Post Lamp**  
By Murray Feiss



Part #: 3144135

Price: \$359.99

Finish: Black

Glass: Seeded

Light Bulb: (4)60w B10 Cand F Incand

**Dimensions**

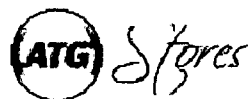
Width: 12" - Length: 12" - Height: 26.75"

**Description**

The Woodside Hills Collection These simple yet substantial rustic lanterns compliment virtually every style home. The seeded glass creates a gentle, clean welcoming light.

**POLE LIGHT**

**LEDMDS - LED MiniDisc Scoop Light**  
By National Specialty Lighting



Part #: 5969689

Price: \$47.00

Finish: Aluminum

Light Bulb: (1)0.5w LED Diode

Bulb Color: Warm White

**Dimensions**

Length: 3.25" - Diameter: 2"

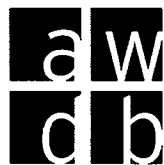
**Description**

LED MINIDISC SCOOP LIGHT: APPLICATIONS  
STEPS AISLES PATHS DIRECTION LIGHTING  
DECORATIVE LIGHTING MERCHANDISING  
LANDSCAPE ACCENTS FEATURES 60,000 hour  
LED life Low energy requirements of 0.54 watt per

fixture UL listed for in-wall, in-floor, outdoor wet, and outdoor burial applications Up to 100 fixtures per power supply 4 cover colors: Aluminum, Black, White, Bronze 6 LED colors: Warm White, Cool White, Blue, Green, Red, Amber Fits in any 1" diameter hole, 3-1/2" long Safe 12 volt, Class 2 power supply (not included)

**STEP LIGHT**

17



**20 MAGNOLIA PARKWAY**

**LIGHT SPECS**

**10**

SCALE: NTS

DATE: 10-24-11

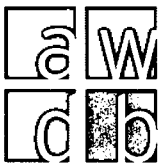


EXAMPLE OF FREE STANDING  
WROUGHT IRON RAILING



EXAMPLE OF WROUGHT IRON  
RAILING WITH SWEEP END AND  
LAMBS TONGUE. SIMILAR DETAILS  
TO THE PROPOSED RAILING.

14



# 20 MAGNOLIA PARKWAY

RAILING EXAMPLE PHOTOS

11

SCALE: NTS

DATE: 10-24-11

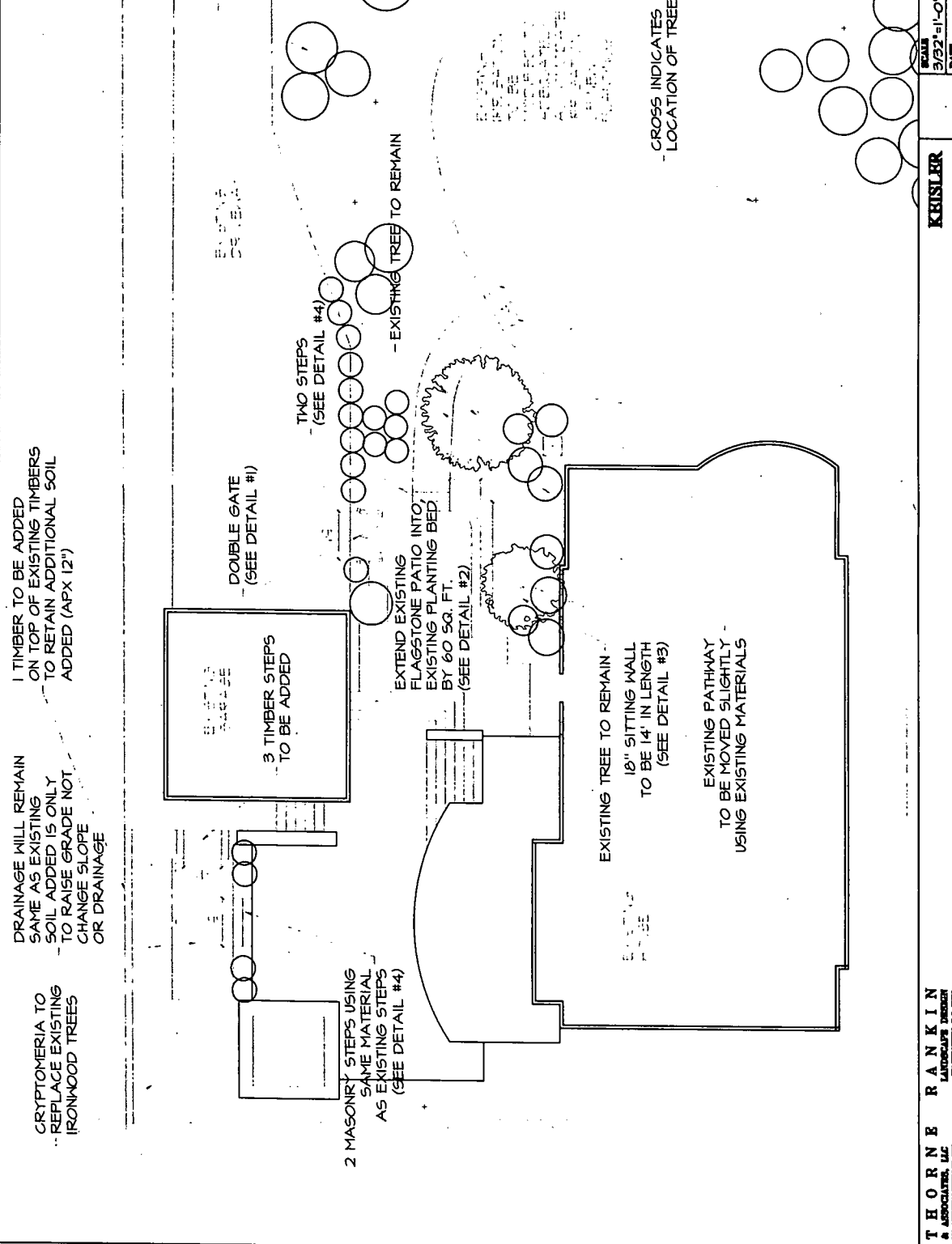
1. Written Description of Project:

a. *Description of existing structure and environmental setting, including their historical features and significance:*

20 Magnolia Parkway is a center hall colonial revival house that features a gabled roof, clapboard siding, six pane double hung windows, a portico with square columns, and an entry door flanked by sidelights. It is located on a corner lot, surrounded by mature trees.

b. *General description of project and its effect on the historic resource, the environmental setting, and, where applicable, the historic district:*

1. Addition of a 4' 3" high gate between the driveway and patio.
2. To add privacy for the side yard, we propose to supplement the existing bushes along the driveway and along the edge of the yard on the Lenox Street side with additional shrubs. New shrubs will fill in gaps in the existing shrubs, some of which are caused by shrubs having died.
3. We propose to modify the existing irrigation to accommodate the new plantings.
4. We propose to shift the existing flagstone path which leads from the driveway to the side yard. We would like to redirect it from the side yard to the back patio.
5. We propose to add to the back patio a 14' long 18" high sitting wall, which will retain the garden there and end at the newly located path into the side yard.
6. We propose to raise the level of the dirt in the small section of back yard that lies between the existing patio and the back fence. Additional dirt will raise the level of that area by 12" at the fence and by 18" at the patio. Two steps will be added from the patio to the newly elevated area and 3 steps will be added from the newly elevated area to the path at the back of the garage. A 6" timber will be added to existing timbers that run along the back of the yard to retain the extra dirt. Drainage will not change, only the level of soil.
7. We propose to remove the four existing ironwood trees along the back of the yard, next to the back fence and replace them with cryptomeria. The ironwood trees being removed have a trunk diameter of 4 1/2" at a height of 4'.



DRAINAGE WILL REMAIN SAME AS EXISTING SOIL ADDED IS ONLY TO RAISE GRADE NOT TO CHANGE SLOPE OR DRAINAGE

CRYPTOMERIA TO REPLACE EXISTING IRONWOOD TREES

2 MASONRY STEPS USING SAME MATERIAL AS EXISTING STEPS (SEE DETAIL #4)

3 TIMBER STEPS TO BE ADDED

DOUBLE GATE (SEE DETAIL #1)

EXTEND EXISTING FLAGSTONE PATIO INTO EXISTING PLANTING BED BY 60 SQ. FT. (SEE DETAIL #2)

EXISTING TREE TO REMAIN 18" SITTING WALL TO BE 14' IN LENGTH (SEE DETAIL #3)

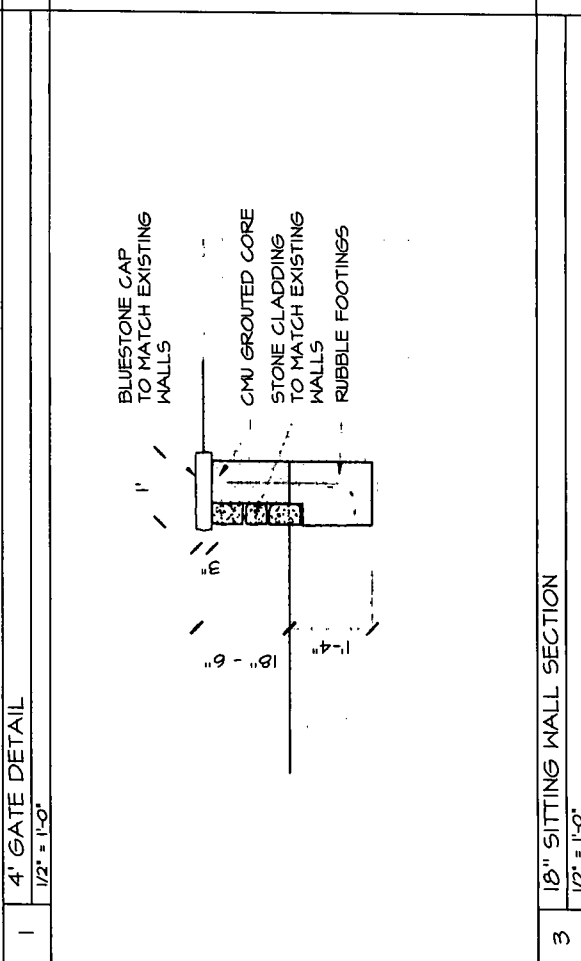
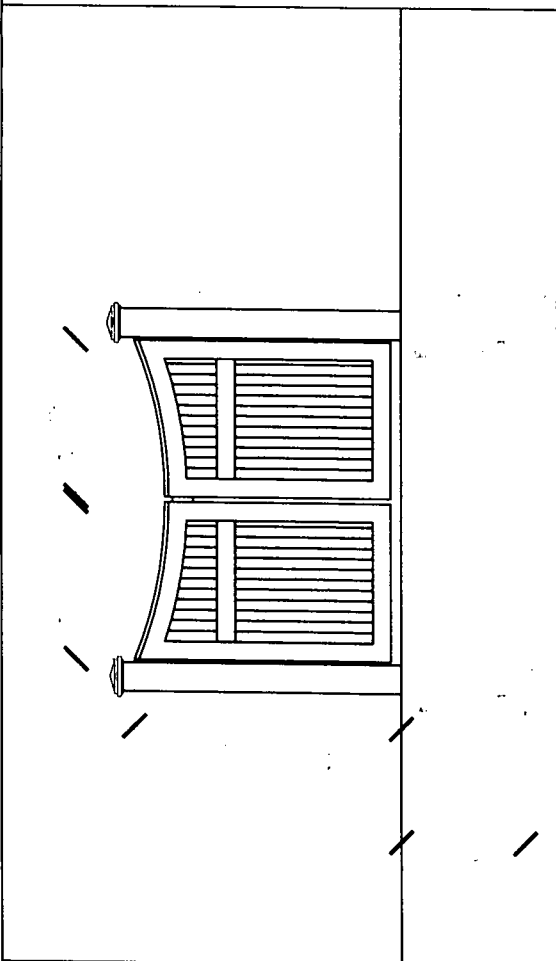
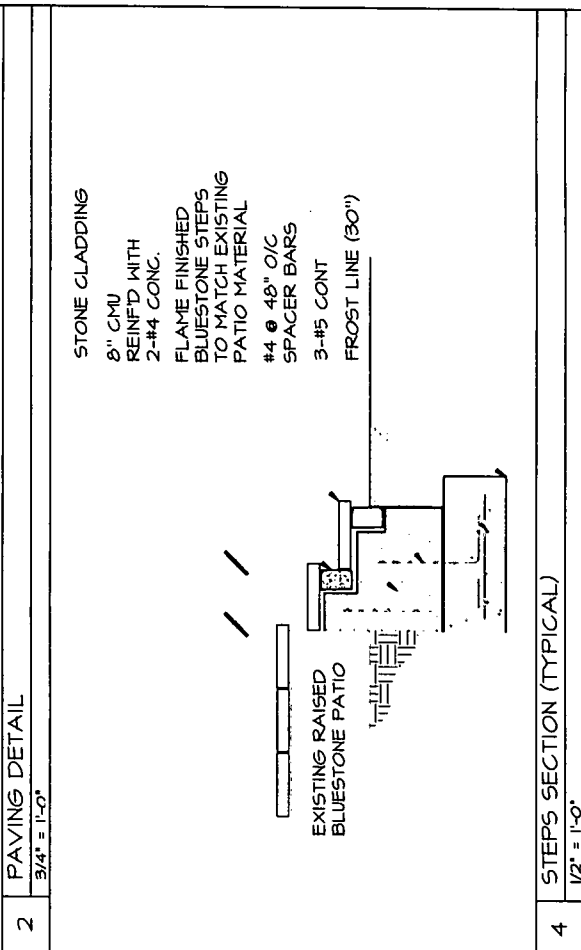
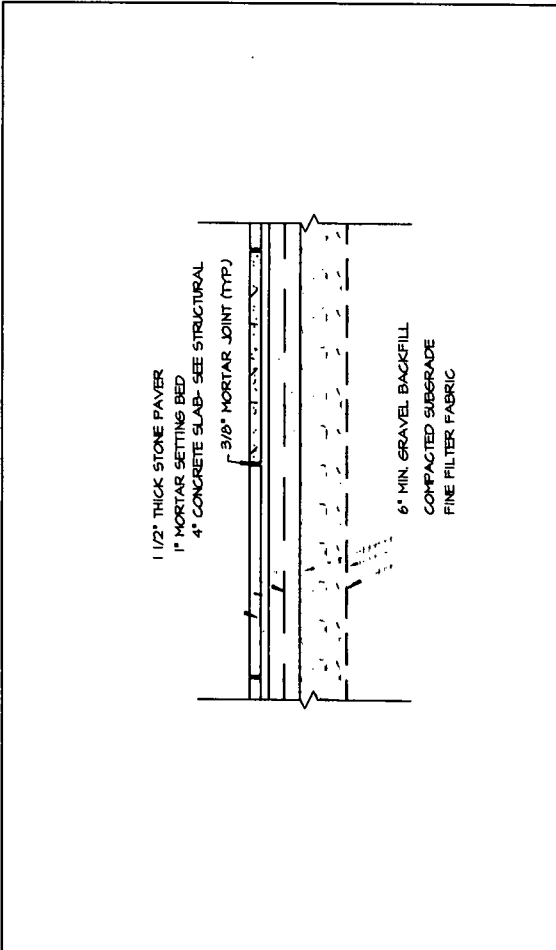
EXISTING PATHWAY TO BE MOVED SLIGHTLY USING EXISTING MATERIALS

CIRCLES INDICATE NEW PLANTINGS

CROSS INDICATES LOCATION OF TREES

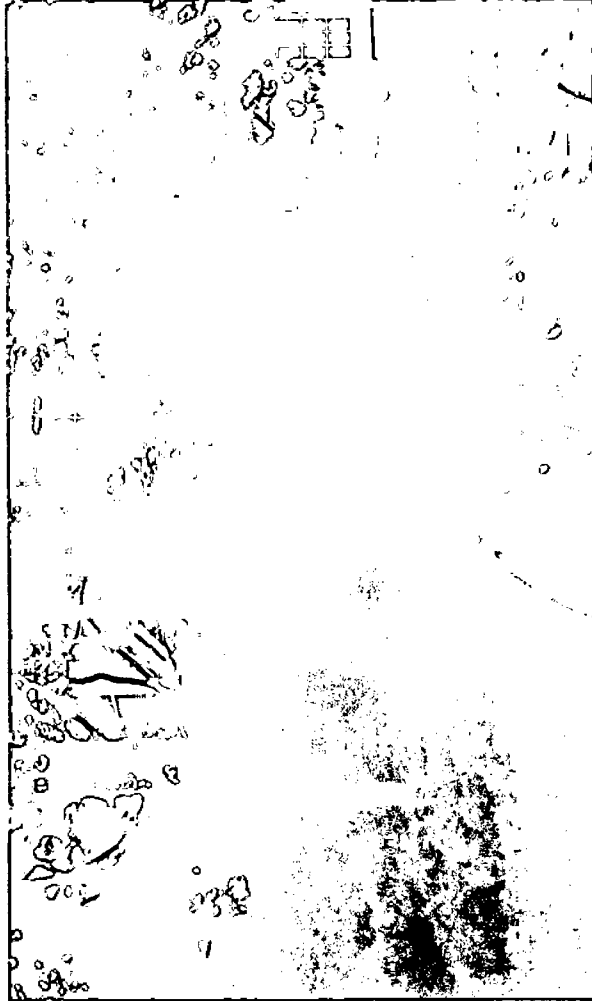
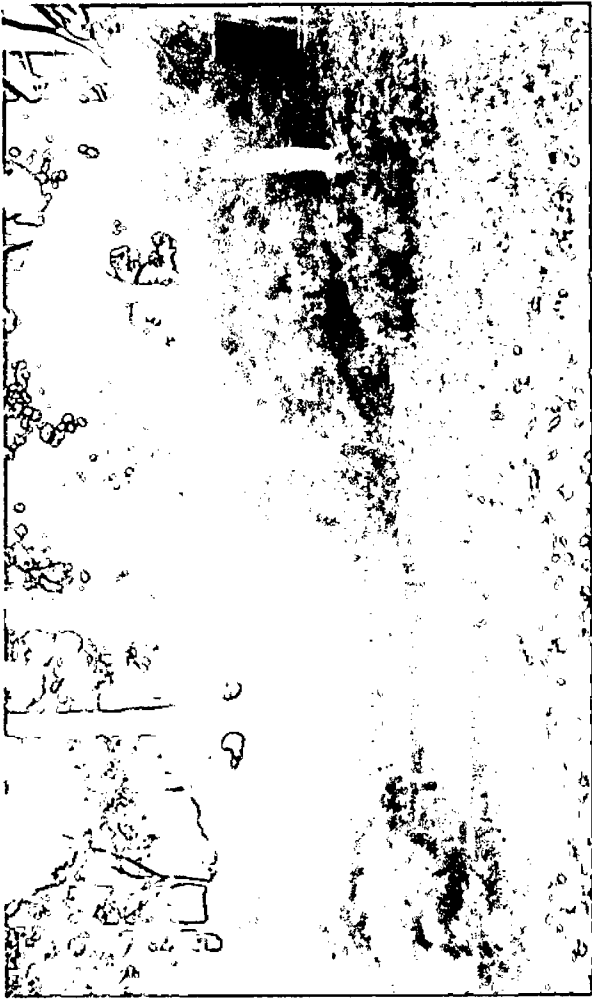
DRAWING NO. <b>A1</b>	REVISIONS DRAWING NO.	SCALE 3/32"=1'-0"
	PROJECT NO.	DATE 10/24/11
DESIGNER <b>KRISLER</b>		SHEET NO. <b>SITE PLAN</b>
DATE		

**THORNE RANKIN & ASSOCIATES, LLC**  
 LANDSCAPE DESIGN  
 1000 W. 10TH STREET, SUITE 100  
 WASHINGTON, DC 20004  
 WWW.TORNERANKIN.COM



1	2	3	4
PAVING DETAIL 3/4" = 1'-0"		STEPS SECTION (TYPICAL) 1/2" = 1'-0"	
4' GATE DETAIL 1/2" = 1'-0"		18" SITTING WALL SECTION 1/2" = 1'-0"	
THORNE RANKIN LANDSCAPE ARCHITECTS 1000 W. 10TH AVENUE DENVER, CO 80202 303.733.8800		KEISLER SECTIONS DETAILS	
SCALE		SCALE	
DATE		DATE	
PROJECT NO.		PROJECT NO.	
DRAWING NO.		DRAWING NO.	
A2		A2	

12



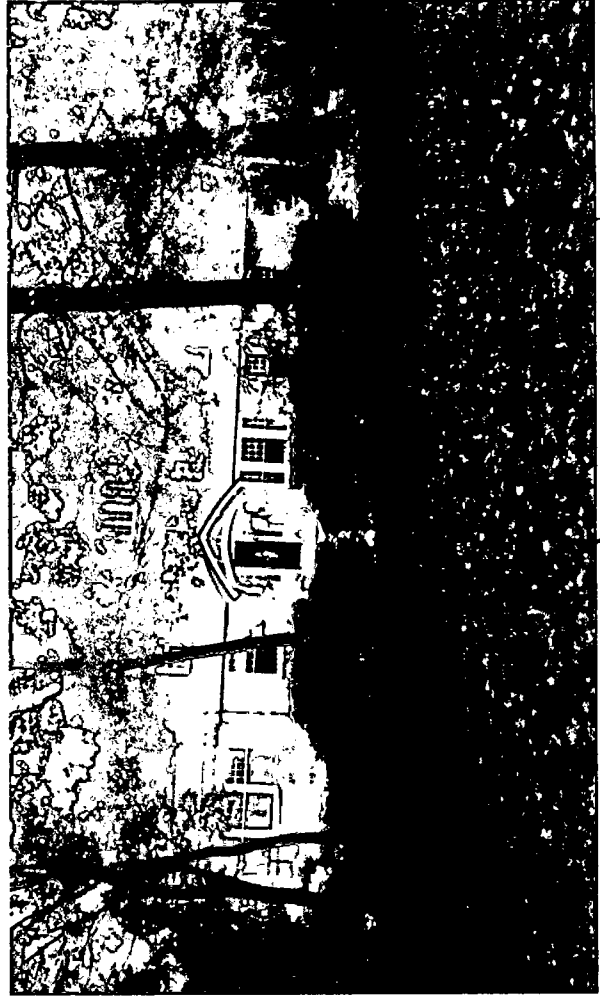
IMAG0300

WALL SHIFTED TO RIGHT

IMAG0299 HERE

WALL SHIFTED R

GATE



IMAG0301

PLANTS

IMAG0302

View across West Leman Street to neighbors' house

PLANTS photos 6



PLANTS ADDED  
(CAMELLIA, IMAG0303  
DUARFENGLUKH LAUREL)

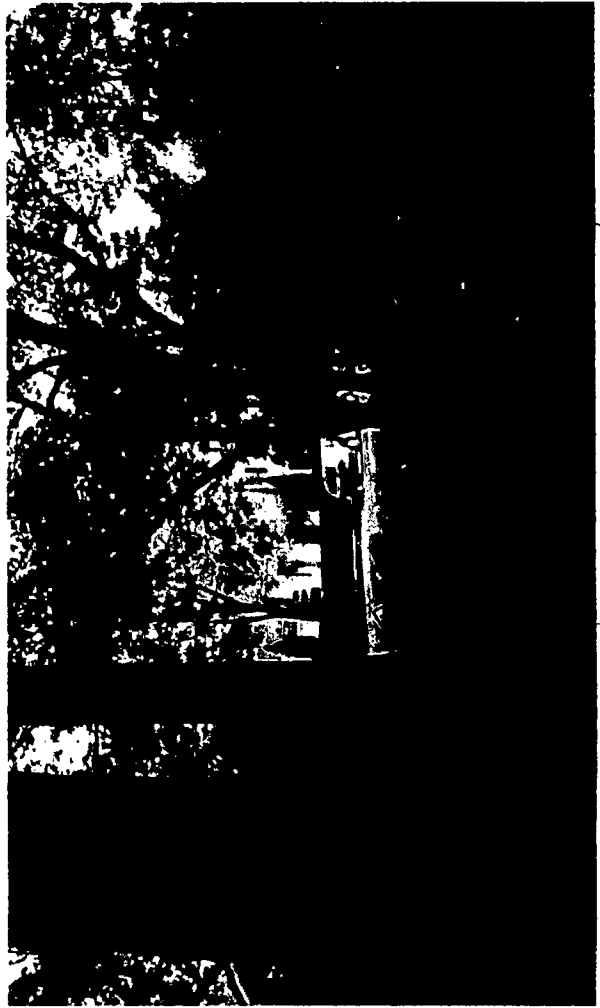
West Lenox St.



PLANTS ADDED  
(HYDRANGEA, DUARF  
ENGLISCH LAUREL)

West Lenox Street

IMAG0304



West Lenox Street  
IMAG0305

Magnolia Parkway



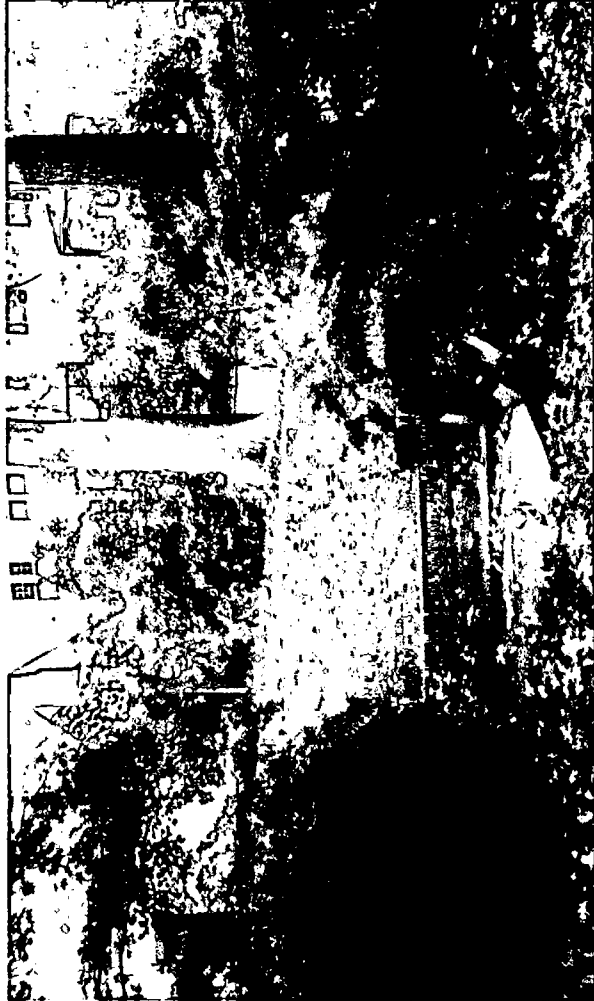
driveway West Lenox St.  
IMAG0306  
Photos 5





JAPANESE MAPLE  
10 FEET

TRANSPLANTED  
ANUELANCHIER



SHIFT WALL  
IMAG0307



location of proposed gate  
IMAG0310



NEW 18" SETTING  
WALL ADDED

TATEO  
IMAG0309  
TO EXPAND  
TO 18" WALL

PHOTOS 4



ironwood trees to be replaced with  
IMAG0312 cryptomeria



soil added (2-10')

IMAG0311

2 STEPS  
ADDED  
TO ACCESS AREA  
LOWER



LOW  
HEDGE ADDED  
(YOUNG)

DOUBLE GATE  
ADDED  
(SEE DETAIL)

Photos 3

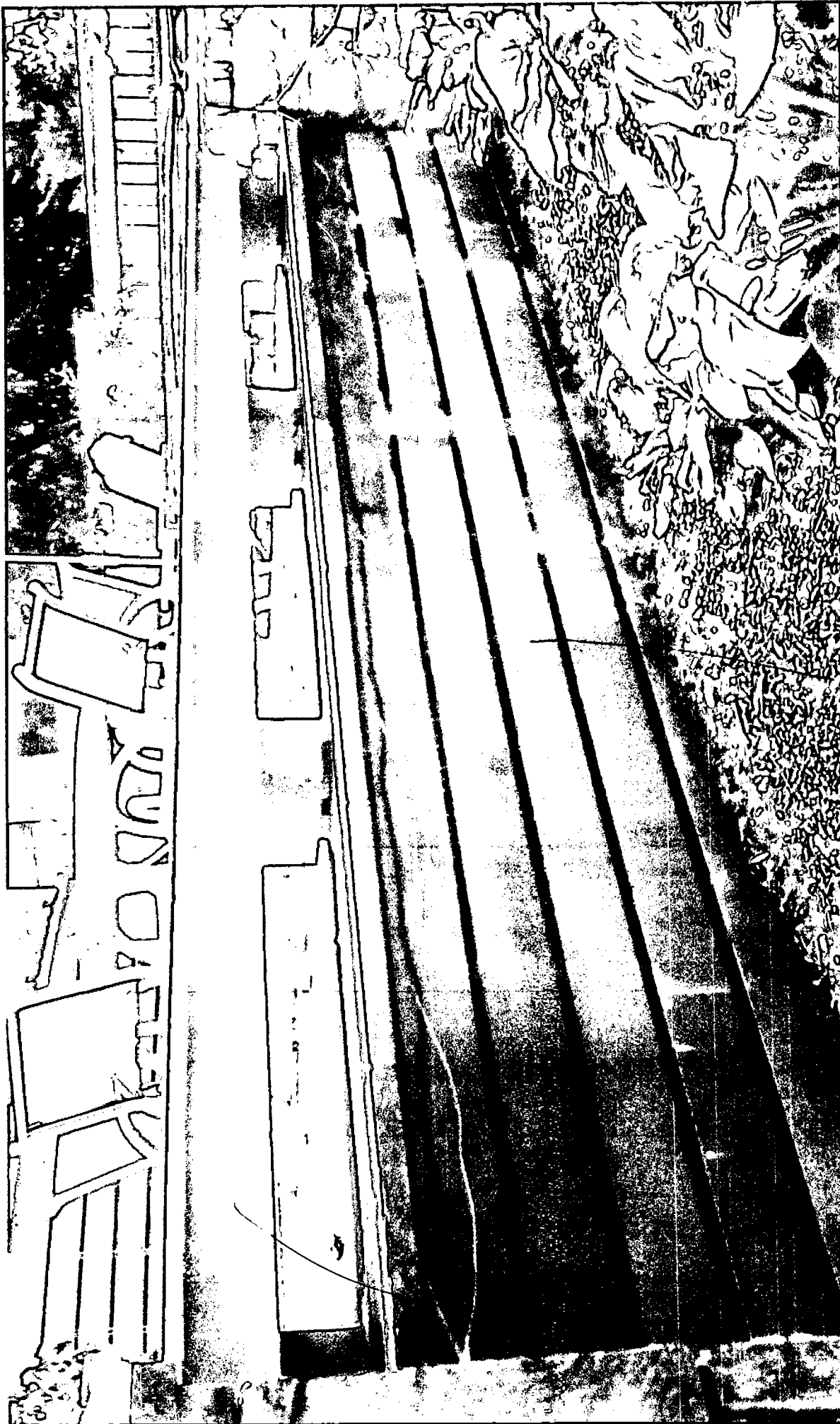


BRUSH REMOVED

IMAG0313

ROBINOODS REPLACED  
WITH CRYPTOMERIA

25



✓ BENCH REMOVED

✓ 18" SOIL ADDED

✓ 2 STRIPS (3 BARS = 18") ADDED @ 5' IN WIDTH.

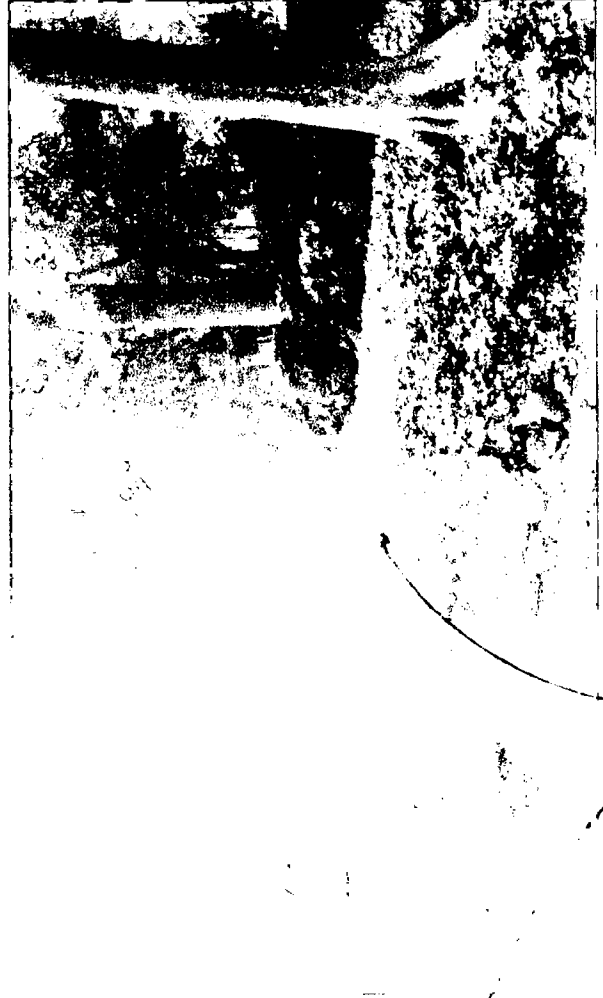
IMAG1912



IMAG0316

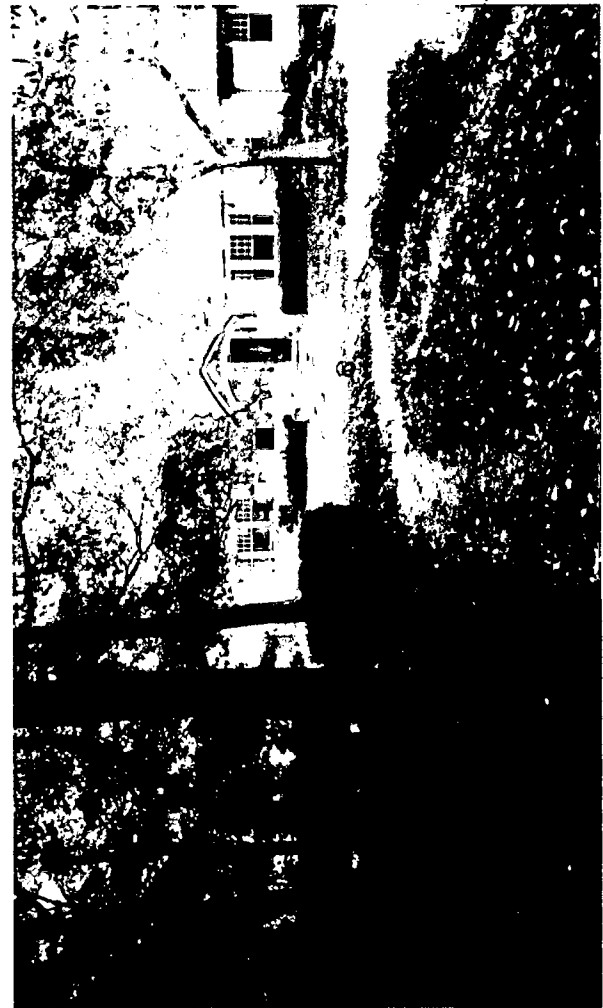


IMAG0315



ARTEFACTS  
IMAG0318  
TRANSPLANTED  
TO HERE

Photos



Corner of West Leno St  
and Magnolia Parkway

IMAG0317



PATHWAY TO BE SHIFTED TO RIGHT. NEW PATH WILL REUSE  
EXISTING FLAGSTONE MATERIALS. PLANTINGS WILL BE ADDED  
IN-BETWEEN BOXWOODS ALONG BED IN BACKGROUND

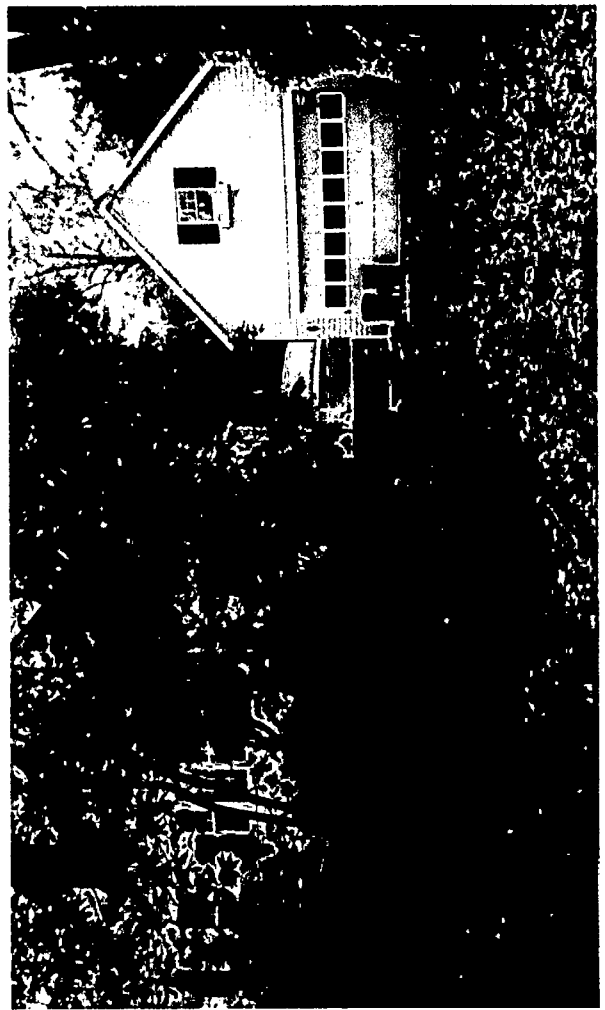


IMAG0323

Views of side yard from West Lenoxx St.



IMAG0324



IMAG0325

View of garage and side yard from end of drive way, where it meets West Lenoxx St.



W LENOX ST

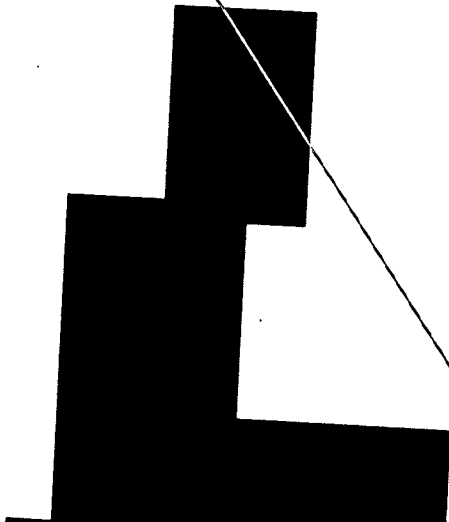
W LENOX ST

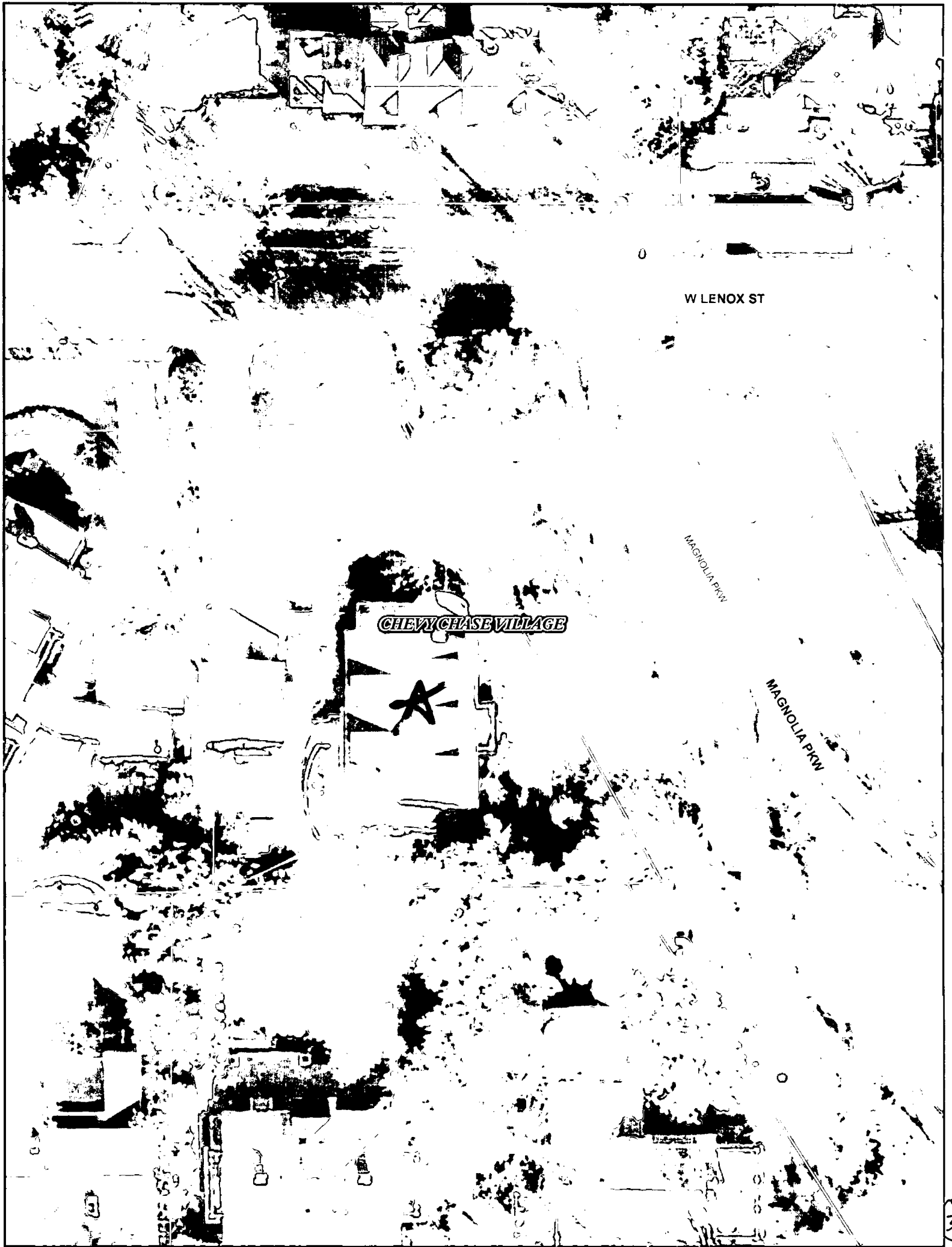
*CHEVY CHASE VILLAGE*

20

MAGNOLIA PKW

MAGNOLIA PKW





W LENOX ST

**CHEVYCHASE VILLAGE**

MAGNOLIA PRW

MAGNOLIA PRW



# 20 Magnolia Pkwy



(c) Copyright 2008, Pictometry International



Front of house.



Front of house. Photo taken from right side.



Right side of house and side yard. Photo taken from end of driveway.



Right side of house. Photo taken from side yard.



Back of house. Photo taken from back fence.



View of back yard. Photo taken from side.





Back yard. Photo taken from back deck looking out toward back fence and the Legg's house.



Driveway and garage. Photo taken from end of driveway.





## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 11/16/11

### MEMORANDUM

TO: Diane Schwartz Jones, Director  
Department of Permitting Services

FROM: Anne Fothergill   
Planner Coordinator  
Historic Preservation Section-Planning Department  
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #582920 and 582921—addition and alterations to house and landscape

---

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was approved by the HPC on November 15, 2011.

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 and Peter Keisler  
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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: suekeisler@gmail.com Contact Person: Susan Keisler  
Daytime Phone No.: 301-320-4490

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Susan + Peter Keisler Daytime Phone No.: 301-320-4490

Address: 20 Magnolia Parkway Chevy Chase, MD 20815  
Street Number City Street Zip Code

Contractor: Thorne Rankin & Associates, LLC Phone No.: 202-537-0969

Contractor Registration No.: Spring's Landscape #043, Mottishly Fence #30624, Seppa Stone #4613, Atlantic Irrigation #32903  
Agent for Owner: Thorne Rankin Daytime Phone No.: 202-537-0969

**LOCATION OF BUILDING/PREMISE**

House Number: 20 Street: Magnolia Parkway  
Town/City: Chevy Chase Nearest Cross Street: West Lenox St.  
Lot: 6 Block: 39 Subdivision: 0009  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

- 1A. CHECK ALL APPLICABLE:
- |   |                                  |   |   |                                    |  |  |                               |                               |
|---|----------------------------------|---|---|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input checked="" type="checkbox"/> Construct | <input type="checkbox"/> Extend  | <input type="checkbox"/> Alter/Renovate | <input type="checkbox"/> A/C  | <input type="checkbox"/> Slab      | <input type="checkbox"/> Room Addition     | <input type="checkbox"/> Porch         | <input type="checkbox"/> Deck | <input type="checkbox"/> Shed |
| <input type="checkbox"/> Move                 | <input type="checkbox"/> Install | <input type="checkbox"/> Wreck/Raze     | <input type="checkbox"/> Solar                                      | <input type="checkbox"/> Fireplace | <input type="checkbox"/> Woodburning Stove | <input type="checkbox"/> Single Family |                               |                               |
| <input type="checkbox"/> Revision             | <input type="checkbox"/> Repair  | <input type="checkbox"/> Revocable      | <input checked="" type="checkbox"/> Fence/Wall (complete Section 4) |                                    | <input type="checkbox"/> Other: _____      |  |                               |                               |
- 1B. Construction cost estimate: \$ #11,350 for hardscaping and gate
- 1C. If this is a revision of a previously approved active permit, see Permit # \_\_\_\_\_

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

- 2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_
- 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

- 3A. Height 6 feet 6 inches retaining wall; 4' 6" gate; 12" timber retaining wall
- 3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
- |  |   |  |
|--|---|--|
| <input type="checkbox"/> On party line/property line | <input checked="" type="checkbox"/> Entirely on land of owner | <input type="checkbox"/> On public right of way/easement |
|  | <u>retaining walls</u>  |  |
|  | <u>Entirely on land of owner, gate</u>                        |  |

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.

Susan Keisler Oct. 23, 2011  
Signature of owner or authorized agent Date

Approved:  For Chairman, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: [Signature] Date: 11/16/11  
Application/Permit No.: 582920 Date Filed: 10-24-11 Date Issued: \_\_\_\_\_



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: Maria@AnthonyWilder.com Contact Person: Maria Fanjul or George Bott  
 Daytime Phone No.: 301 907 0100  
 Tax Account No.: 00457826  
 Name of Property Owner: Susan + Peter Keisler Daytime Phone No.: 301 320 4490  
 Address: 20 Magnolia Pky Chevy Chase MD 20815  
Street Number City State Zip Code  
 Contractor: Anthony Wilder Phone No.: 301 907 0100  
 Contractor Registration No.: \_\_\_\_\_  
 Agent for Owner: Maria Fanjul Daytime Phone No.: 301 907 0100

**LOCATION OF BUILDING/PREMISE**

House Number: 20 Street: Magnolia Pky  
 Town/City: Chevy Chase Nearest Cross Street: W. Lenox Street  
 Lot: G Block: 39 Subdivision: 0009  
 Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:

- Construct
- Extend
- Alter/Renovate
- Move
- Install
- Wreck/Raze
- Revision
- Repair
- Revocable

CHECK ALL APPLICABLE:

- A/C
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: \_\_\_\_\_

1B. Construction cost estimate: \$ \_\_\_\_\_

1C. If this is a revision of a previously approved active permit, see Permit # N/A

**PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS**

2A. Type of sewage disposal: 01  WSSC 02  Septic 03  Other: \_\_\_\_\_  
 2B. Type of water supply: 01  WSSC 02  Well 03  Other: \_\_\_\_\_

**PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL**

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/easement

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

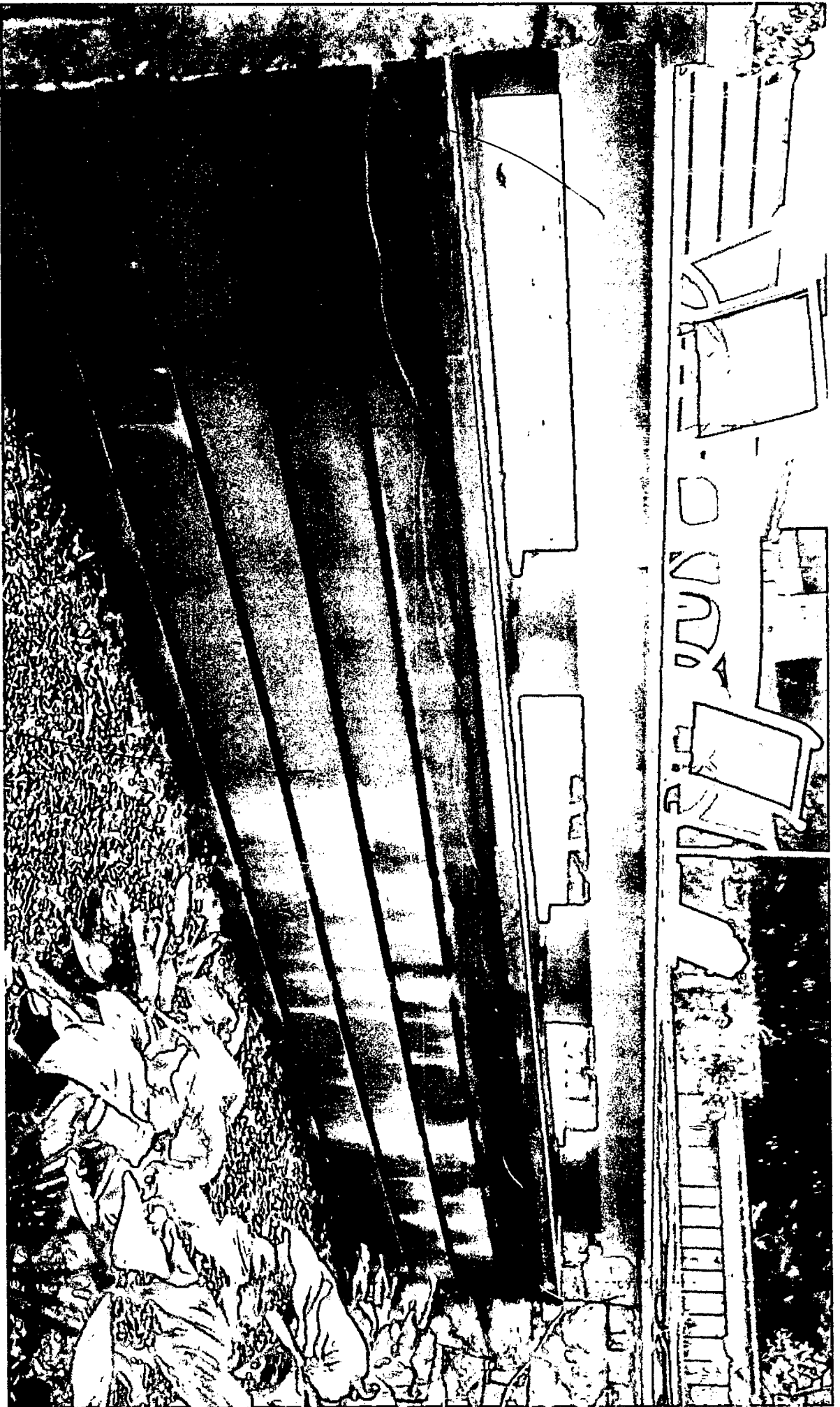
Approved:  For: Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 11/16/11

Application/Permit No.: 582921 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Front of house.





✓ BRICK REMOVED

✓ 18" SOIL ADDED

✓ 2 STRIPS (3 RISES = 18")  
@ 5' IN WIDTH. TO BE ADDED

IMAG1912

Photo 1



PATHWAY TO BE SHIFTED TO RIGHT. NEW PATH WILL REUSE  
EXISTING FLAGSTONE MATERIALS. PLANTINGS WILL BE ADDED  
IN-BETWEEN BOXWOODS ALONG BED IN BACKGROUND





↓ STEPS  
ADDED  
TO ACCESS AREA

↓ SILT ROSED (D-10")

IMAG0311



↑ removed trees to be replaced with  
cryptomeria

IMAG0312



↓ GRASS REMOVED

IMAG0313

↑ BARKWOODS REPLACED  
WITH SPYRAMEPIA



Low  
HERBAGE ROSED  
(Yell)

↑ DOUBLE GUTTER  
ROSED  
(SEE DETAIL)

IMAG0314



SHIFT WALL

IMAG0307



JAPANESE MAPLE  
WEST

TRANSPLANTED  
AUREA YUCCER



TRANS  
TO EXISTING  
TO 18" WALL

MOVED 18" STINK  
WALL ABOVE



location of proposed gate

IMAG0310

photos 4



PLANTS ADDED  
(CAMELLIA, IMA G0303  
DWARF SENGKAI LAUREL)

West Lenox St.



PLANTS ADDED  
(HYDRANGEA, DUNEAT  
EUCALYPT LAUREL)

West Lenox Street



West Lenox Street  
IMA G0305

Maguelia Parkway



IMA G0306

Driveway West Lenox St.

Plants 5



WALL SHIFTED TO  
IMAG0299 HERE

GATE



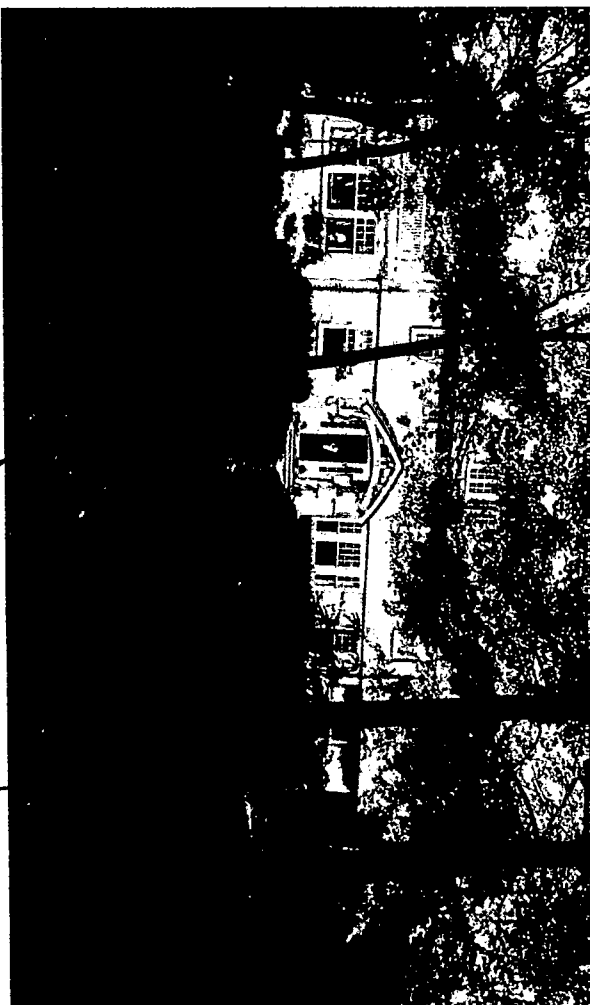
WALL  
SHIFTED  
TO RIGHT

IMAG0300



WALLS

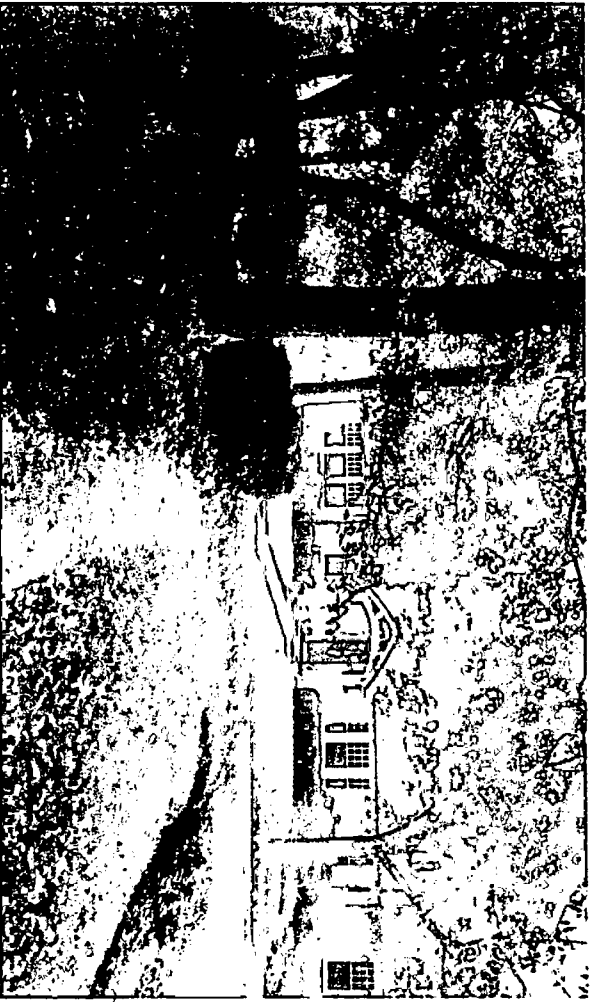
IMAG0301



VIEW ACROSS  
WEST LEONARD STREET  
TO NEIGHBORS' HOUSE

WALLS  
IMAG0302

WALLS  
WALLS



IMAG0317

Corner of West Lewis St  
and Magnolia Parkway



IMAG0315

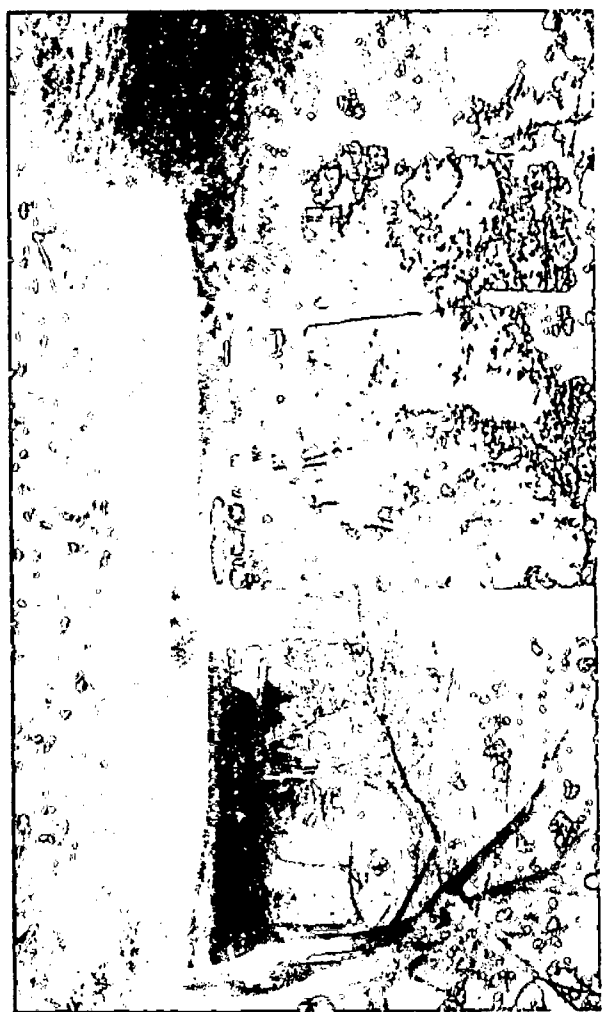


ARZUAKHTER  
TRANSPARENT  
IMAG0318



TO HERE

Photos 7



IMAG0316

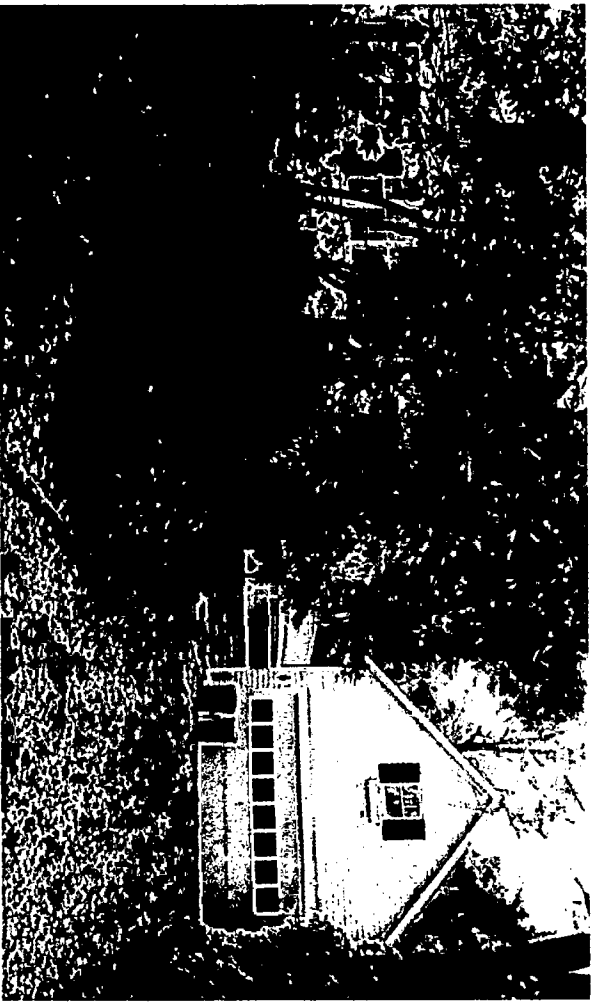


IMAG0323

Views of side yard from West Lenoix St.



IMAG0324



IMAG0325

View of garage and side yard from end of drive way, where it meets West Lenoix St.