

35/13-05F 4 Magnolia Parkway
Chevy Chase Historic District



HISTORIC PRESERVATION COMMISSION

Douglas M. Duncan
County Executive

Julia O'Malley
Chairperson

April 29, 2005

Stephen And Helene Sachs
4 Magnolia Parkway
Chevy Chase, MD 20815

Dear Mr. & Mrs. Sachs,

Enclosed please find your design specs for the proposed fence at 4 Magnolia Parkway. This design satisfies the conditions of your Historic Area Work Permit -- you may proceed with construction.

If you have any questions, do not hesitate to contact us at (301) 563-3400.

Sincerely,

Abigail Grier Thompson
Historic Preservation Office






THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: April 14, 2005

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Michele Oaks, Senior Planner
Historic Preservation Section 

SUBJECT: Historic Area Work Permit # 377604, for fences at 4 Magnolia Parkway,
Chevy Chase Village

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **APPROVED with condition**. The condition of approval was:

- The design of the 4' high wood fence along Hesketh Street will be semi-open and not solid. The final design is to be approved by HPC staff.

The HPC staff will review and stamp the any construction drawings prior to the applicant's applying for a building permit with DPS.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Stephen and Helene Sachs

Address: 4 Magnolia Parkway, Chevy Chase Village Historic District

This HAWP approval is subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 or online at <http://permits.emontgomery.org> prior to commencement of work and not more than two weeks following completion of work



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
340/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DANIEL LAW
Daytime Phone No.: 301-924-4131

Tax Account No.: _____
Name of Property Owner: STEPHEN & HELENE SACKS Daytime Phone No.: _____
Address: 4 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: GARDEN GATE LANDSCAPING Phone No.: 301 924 4131
Contractor Registration No.: 4400 MHIC
Agent for Owner: DANIEL LAW Daytime Phone No.: 301 924 4131

LOCATION OF BUILDING/PREMISE
House Number: 4 Street: MAGNOLIA PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: PART of 1,3 Block: 2B Subdivision: SUBDIVISION 2 CHEVY CHASE
Liber: _____ Folio: _____ Parcel: _____
PLAT BOOK 2 PLAT NO. 106

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE:
 Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
 Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
 Revision Repair Revocable Fence/Wall (complete Section 4) Other: _____
1B. Construction cost estimate: \$ _____
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 4 feet 0 inches AND 6 Feet 0 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.
Daniel Law Signature of owner or authorized agent March 19, 2005 Date

Approved: X W/CONDITION For Chairman, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 4/14/05
Application/Permit No.: 377604 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING LEAD WALK IS 36" WIDE CONCRETE IN DISREPAIR.
IT IS UN LEVEL AND UNSAFE.
EXISTING FENCE AT WEST PROPERTY LINE IS STOCKADE IN
DISREPAIR AND NEEDS TO BE REPLACED.

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

1. - CONSTRUCT NEW LEAD WALK FROM FRONT PORTICO TO
MEET PUBLIC SIDEWALK ALONG MAGNOLIA PARKWAY.
NEW WALK WITH MATCH DESIGN/PAVING DETAIL OF PUBLIC WALK
2. - REPLACE FENCE ALONG WEST PROPERTY LINE WITH 6' HT BOARD FENCE
- ADD SECTION OF 6' BOARD FENCE AT SOUTH EDGE OF "SECTION 3".
- NEW 4' HT BOARD FENCE ALONG SOUTH SIDE OF PROPERTY - LOCATED 5' FROM PUBLIC
WALK

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

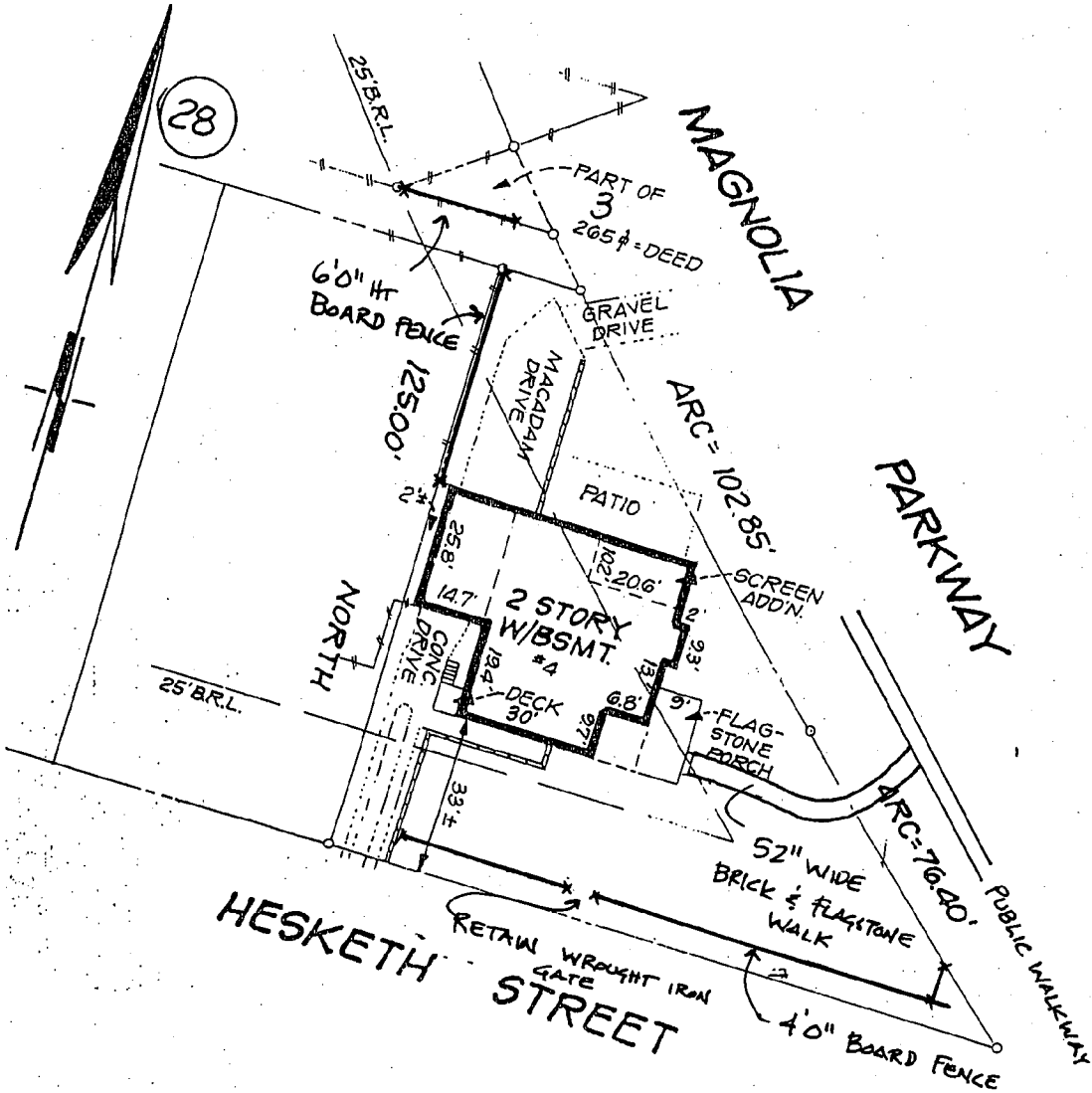
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

L VDTECH ASSOCIATES INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740

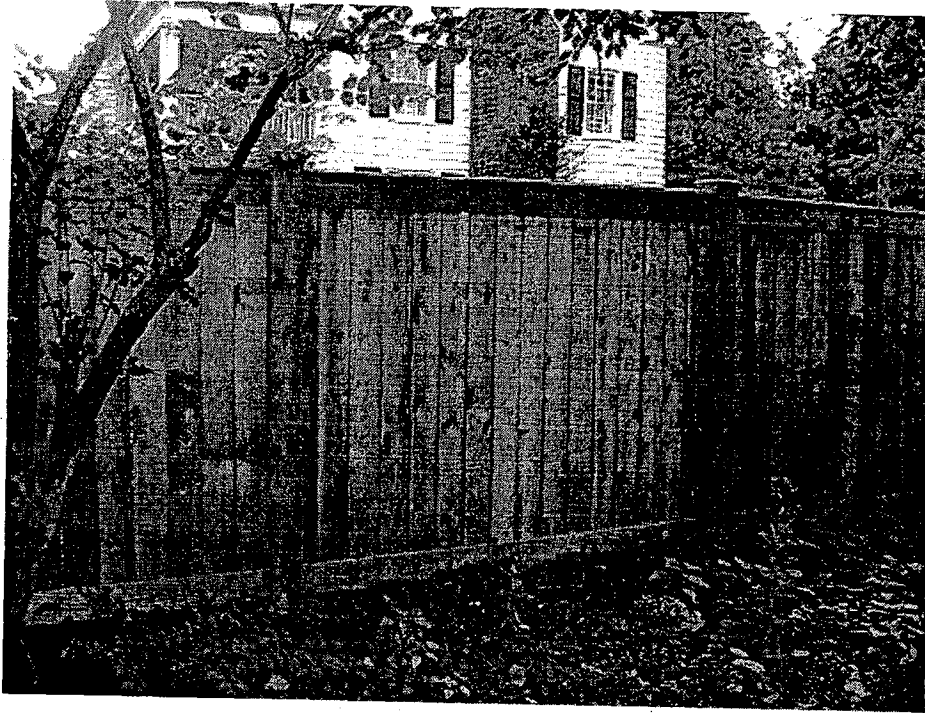


NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 4 MAGNOLIA PARKWAY SUBDIVISION SECTION 2 CHEVY CHASE MONTGOMERY COUNTY, MARYLAND	LOT: PART OF 1,3	BLOCK: 28
	PLAT BOOK: 2	PLAT NO: 106
	DATE: 7-4-89	SCALE: 1"=30'
	CASE NO: 15375	FILE NO: RC 89088

CERTIFICATION: I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit tape survey and that unless otherwise shown there are no encroachments. This is not a property line survey and should not be used as such.

Braden A. Rogers
 BRADEN A. ROGERS - PROP. S. MD. LIC. NO. 119



PROPOSED FENCE STYLE

~~NEAR~~ WEST PROPERTY LINE @ 6'0"

SOUTH SIDE @ 4'0"

- 6X6" POSTS WITH CEDAR CAPS
- 1X6" CEDAR BOARDS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4 Magnolia Parkway, Chevy Chase **Meeting Date:** 04/13/05
Resource: Contributing Resource **Report Date:** 04/06/05
 Chevy Chase Village Historic District
Review: HAWP **Public Notice:** 03/30/05
Case Number: 35/13-05C **Tax Credit:** None
Applicant: Stephen and Helene Sachs **Staff:** Michele Oaks
 (Dan Law, Agent)

Proposal: Fence and walkway installation

Recommendation: Approval with condition

*Caroline
 Steven 2nd.
 Watkins
 Anathar.*

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

1. The design of the 4' high wood fence along Hesketh Street will be semi-open and not solid. The final design is to be approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman/Four square
PERIOD OF SIGNIFICANCE: 1892-1916

PROPOSAL

The applicants are proposing to:

1. Remove existing front walkway and replace it with a 4'4" wide brick and flagstone walkway commencing at the public walkway and leading to the front entry as shown on the attached plan.
2. Install a new 4' high solid board fence inside the existing Arborvitae hedgerow, which faces Hesketh Street.
3. Install a new 6' high solid board fence at the rear of the house – locations shown on the attached plan.

APPLICABLE GUIDELINES

When reviewing alterations to contributing resources 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 *Chevy Chase Village Historic District*

Master Plan – Expansion, approved and adopted in August 1997 and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* that pertain to this contributing resource are as follows:

Fences should be subject to strict scrutiny if they detract significantly from the existing 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.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalk pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the

historic district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

STAFF DISCUSSION

Staff feels that the subject proposal meets the criteria outlined in the Chevy Chase Village Guidelines, however, is concerned with the use of a solid board fence along Hesketh Street. We do note that the applicant's intent is to place the fence inside the existing Arborvitae hedgerow and thus, will be very minimally visible from the streetscape. However, the Commission has a policy to only approve fences along streetscapes that are more open in design, such as a picket fence. Therefore, staff is recommending approval with the condition that the design of the 4' high wood, fence along Hesketh Street be semi-open and not solid, with the final fence design to be approved by staff.

STAFF RECOMMENDATION:

Staff recommends that the Commission *approve with the above stated condition* the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter

and with the *Chevy Chase Village Guidelines*, adopted April 1998.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DANIEL LAW
Daytime Phone No.: 301-924-4131

Tax Account No.: _____
Name of Property Owner: STEPHEN & HELENE SACHS Daytime Phone No.: _____
Address: 4 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: GARDEN GATE LANDSCAPING Phone No.: 301 924 4131
Contractor Registration No.: 1400 MHIC
Agent for Owner: DANIEL LAW Daytime Phone No.: 301 924 4131

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: MAGNOLIA PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: PART of 1,3 Block: 28 Subdivision: SUBDIVISION 2 CHEVY CHASE
Liber: _____ Folio: _____ Parcel: _____
PLAT BOOK 2 PLAT NO. 106

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

CHECK ALL APPLICABLE:

- | | | | | | | | | |
|------------------------------------|----------------------------------|---|--|------------------------------------|--|--|-------------------------------|-------------------------------|
| <input 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/Teaze | <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 type="checkbox"/> Fence/Wall (complete Section 4) | | <input type="checkbox"/> Other: _____ | | | |

1B. Construction cost estimate: \$ _____

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 4 feet 0 inches **AND 6 Feet 0 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.

Daniel Law
Signature of owner or authorized agent

March 19, 2005
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 377604 Date Filed: _____ Date Issued: _____

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. **WRITTEN DESCRIPTION OF PROJECT**

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

EXISTING LEAD WALK IS 36" WIDE CONCRETE IN DISREPAIR.
IT IS UN LEVEL AND UNSAFE.

EXISTING FENCE AT WEST PROPERTY LINE IS STOCKADE IN
DISREPAIR AND NEEDS TO BE REPLACED.

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

1. - CONSTRUCT NEW LEAD WALK FROM FRONT PORTICO TO
MEET PUBLIC SIDEWALK ALONG MAGNOLIA PARKWAY.
NEW WALK WITH MATCH DESIGN/PAVING DETAIL OF PUBLIC WALK
2. - REPLACE FENCE ALONG WEST PROPERTY LINE WITH 6' HT BOARD FENCE
- ADD SECTION OF 6' BOARD FENCE AT SOUTH EDGE OF "SECTION 3".
- NEW 4' HT BOARD FENCE ALONG SOUTH SIDE OF PROPERTY - LOCATED 5' FROM PUBLIC WALK

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. **PLANS AND ELEVATIONS**

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. **MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. **PHOTOGRAPHS**

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. **TREE SURVEY**

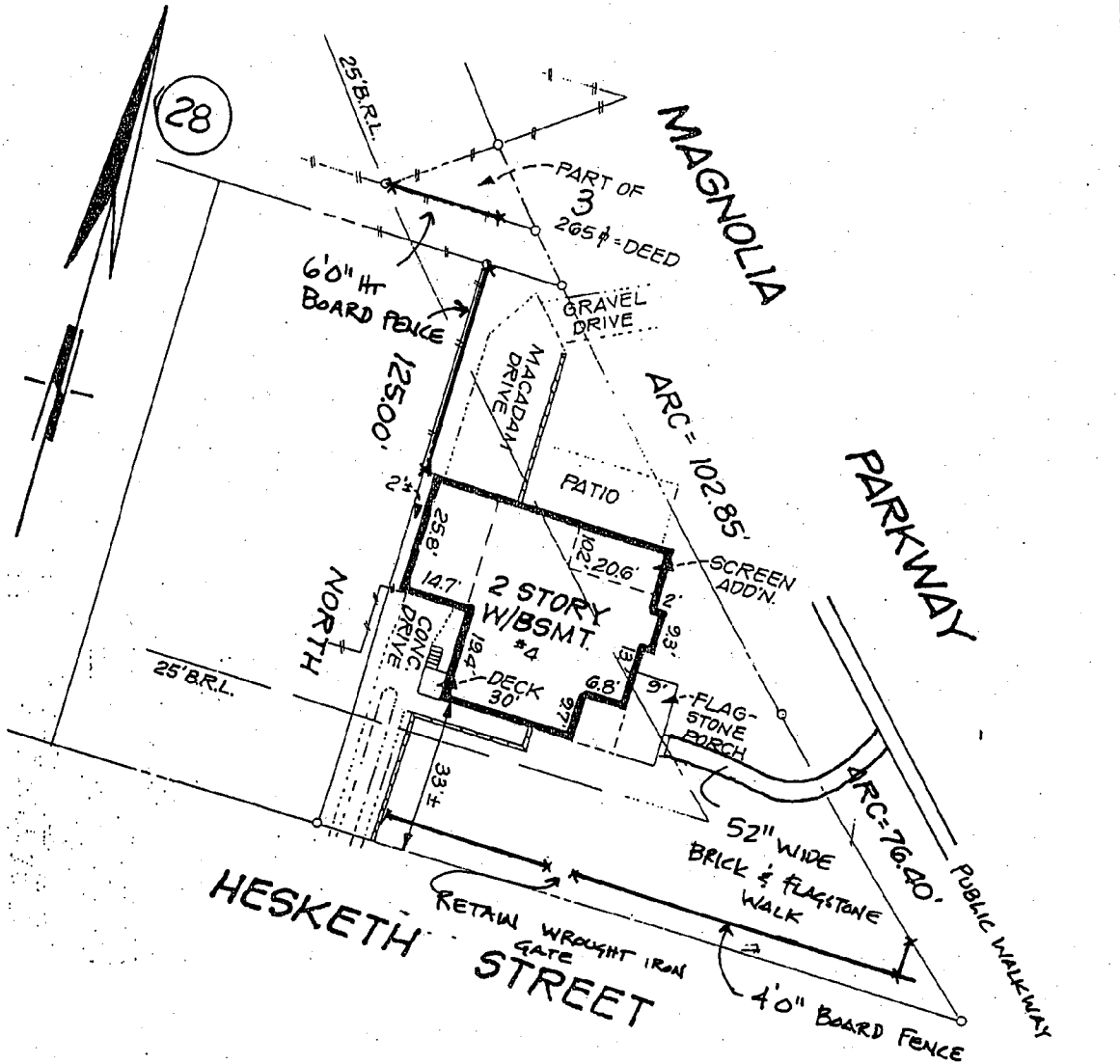
If you are proposing construction adjacent to or within the decline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

L VDTECH ASSOCIATES INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF
 4 MAGNOLIA PARKWAY

SUBDIVISION SECTION 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

LOT: PART OF 1,3
 PLAT BOOK: 2
 DATE: 7.4.89
 CASE NO: 15375

BLOCK: 28
 PLAT NO: 106
 SCALE: 1" = 30'
 FILE NO: RC 89088

CERTIFICATION: I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit tape survey and that unless otherwise shown there are no encroachments. This is not a property line survey and should not be used as such.

BRADEN A. ROGERS - PROP. L. S. MD. LIC. NO. 119

6



EXISTING LEAD WALK TO BE REMOVED - FILL VOID WITH
TOP SOIL AND SEED / SOD DISTURBED AREA



LAYOUT FOR PROPOSED LEAD WALK TO MATCH PUBLIC
WALK - FLAGSTONE WITH BRICK BORDER - OVER STONE
DUST BASE - TO MINIMIZE DAMAGE TO TREE.

(7)



EXISTING PUBLIC WALK ALONG
MAGNOLIA PARWAY.

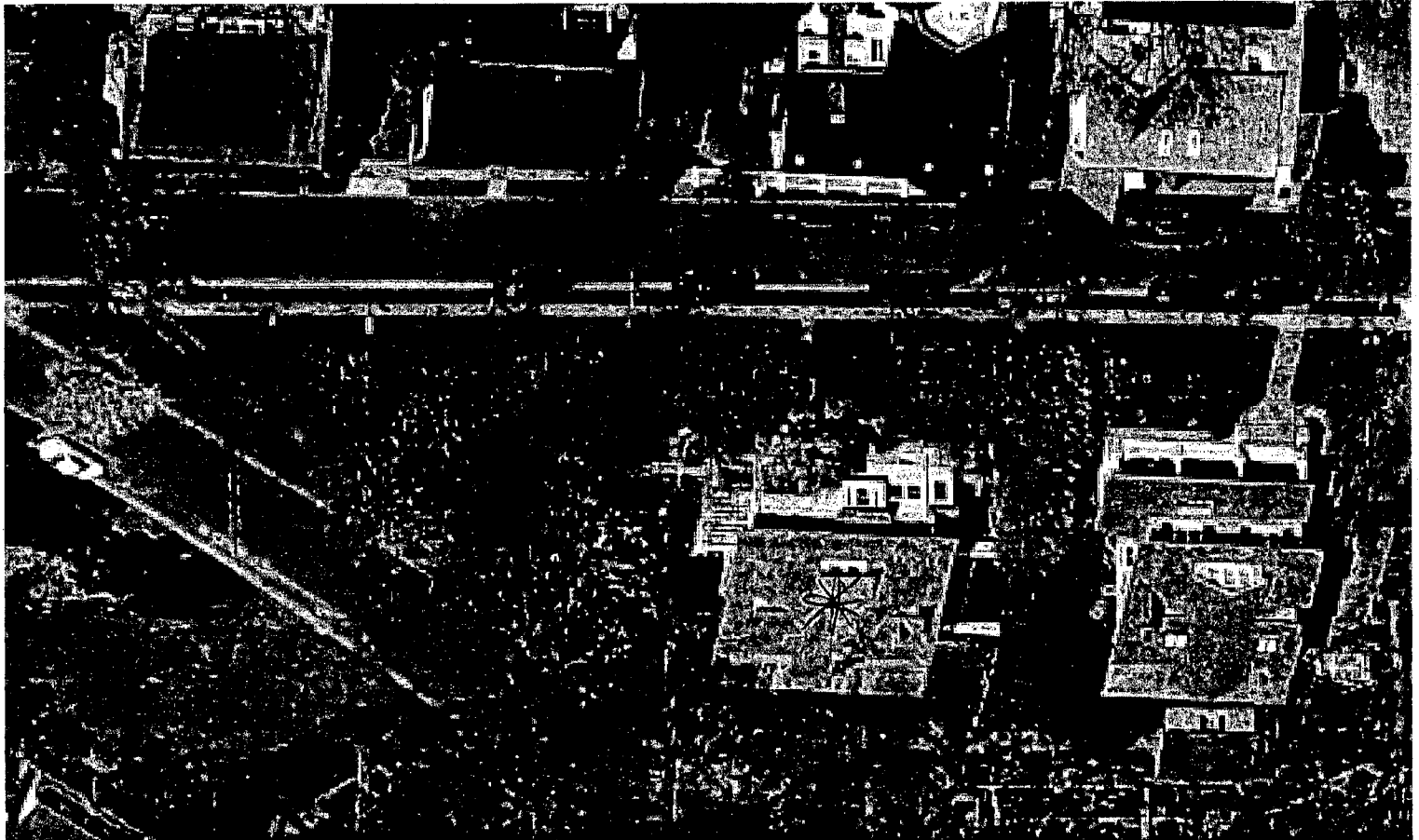


PROPOSED FENCE STYLE

~~TOP~~ WEST PROPERTY LINE @ 6'0"

SOUTH SIDE @ 4'0"

- 6X6" POSTS WITH CEDAR CAPS
- 1X6" CEDAR BOARDS



HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 4 Magnolia Parkway, Chevy Chase **Meeting Date:** 04/13/05

Resource: Contributing Resource **Report Date:** 04/06/05
Chevy Chase Village Historic District

Review: HAWP **Public Notice:** 03/30/05

Case Number: 35/13-05C **Tax Credit:** None

Applicant: Stephen and Helene Sachs **Staff:** Michele Oaks
(Dan Law, Agent)

Proposal: Fence and walkway installation

Recommendation: Approval with condition

RECOMMENDATION: Staff recommends that the Commission approve this HAWP application with the condition that:

1. The design of the 4' high wood fence along Hesketh Street will be semi-open and not solid. The final design is to be approved by staff.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource
STYLE: Craftsman/Four square
PERIOD OF SIGNIFICANCE: 1892-1916

PROPOSAL

The applicants are proposing to:

1. Remove existing front walkway and replace it with a 4'4" wide brick and flagstone walkway commencing at the public walkway and leading to the front entry as shown on the attached plan.
2. Install a new 4' high solid board fence inside the existing Arborvitae hedgerow, which faces Hesketh Street.
3. Install a new 6' high solid board fence at the rear of the house – locations shown on the attached plan.

APPLICABLE GUIDELINES

When reviewing alterations to contributing resources 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 *Chevy Chase Village Historic District*

Master Plan – Expansion, approved and adopted in August 1997 and the *Montgomery County Code Chapter 24A (Chapter 24A)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Master Plan

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.

The *Guidelines* that pertain to this contributing resource are as follows:

Fences should be subject to strict scrutiny if they detract significantly from the existing 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.

Sidewalks should be subject to strict scrutiny with regard to their impact on landscaping, particularly mature trees. In addition, sidewalk pertaining to outstanding resources should be subject to strict scrutiny. In all other respects, sidewalks should be subject to moderate scrutiny.

Montgomery County Code; Chapter 24A

- A HAWP permit should be issued if the Commission finds that:
 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the

historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

STAFF DISCUSSION

Staff feels that the subject proposal meets the criteria outlined in the Chevy Chase Village Guidelines, however, is concerned with the use of a solid board fence along Hesketh Street. We do note that the applicant's intent is to place the fence inside the existing Arborvitae hedgerow and thus, will be very minimally visible from the streetscape. However, the Commission has a policy to only approve fences along streetscapes that are more open in design, such as a picket fence. Therefore, staff is recommending approval with the condition that the design of the 4' high wood, fence along Hesketh Street be semi-open and not solid, with the final fence design to be approved by staff.

STAFF RECOMMENDATION:

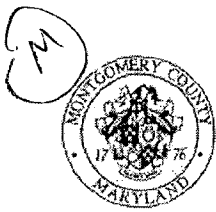
Staff recommends that the Commission *approve with the above stated condition* the HAWP application as being consistent with Chapter 25A-8(b) 1 & 2:

The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.

The proposal is compatible in character and nature with the historical, archaeological, architectural or cultural features of the historic site or district in which a historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter

and with the *Chevy Chase Village Guidelines*, adopted April 1998.

with the general conditions applicable to all Historic Area Work Permits that the applicant shall also present three (3) permit sets of drawings to HPC staff for review and stamping prior to submission for building permits or the commencement of the project and shall arrange for a field inspection by the Montgomery County Department of Permitting Services (DPS), Field Services Office, if applicable, five days prior to commencement of work, and within two weeks following completion of work.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DANIEL LAW
Daytime Phone No.: 301-924-4131

Tax Account No.:
Name of Property Owner: STEPHEN & HELENE SACHS
Address: 4 MAGNOLIA PARKWAY CHEVY CHASE MD 20815
Contractor: GARDEN GATE LANDSCAPING Phone No.: 301 924 4131
Contractor Registration No.: 4400 MHIC
Agent for Owner: DANIEL LAW Daytime Phone No.: 301 924 4131

LOCATION OF BUILDING/PREMISE

House Number: 4 Street: MAGNOLIA PARKWAY
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE
Lot: Part of 1,3 Block: 28 Subdivision: SUBDIVISION 2 CHEVY CHASE
Liber: PLAT BOOK 2 Folio: PLAT NO. 106

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, AAC, Slab, Room Addition, Porch, Deck, Shed, Move, Install, Wreck/Raze, Solar, Fireplace, Woodburning Stove, Single Family, Revision, Repair, Revocable, Fence/Wall (complete Section 4), Other.

1B. Construction cost estimate: \$

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 4 feet 0 inches AND 6 Feet 0 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.

Daniel Law
Signature of owner or authorized agent

March 19, 2005
Date

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 377604 Date Filed: Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.**

1. WRITTEN DESCRIPTION OF PROJECT

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

EXISTING LEAD WALK IS 36" WIDE CONCRETE IN DISREPAIR.
IT IS UN LEVEL AND UNSAFE.
EXISTING FENCE AT WEST PROPERTY LINE IS STOCKADE IN
DISREPAIR AND NEEDS TO BE REPLACED.

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

1. - CONSTRUCT NEW LEAD WALK FROM FRONT PORTICO TO
MEET PUBLIC SIDEWALK ALONG MAGNOLIA PARKWAY.
NEW WALK WITH MATCH DESIGN/PAVING DETAIL OF PUBLIC WALK
2. - REPLACE FENCE ALONG WEST PROPERTY LINE WITH 6' HT BOARD FENCE
- ADD SECTION OF 6' BOARD FENCE AT SOUTH EDGE OF "SECTION 3".
- NEW 4' HT BOARD FENCE ALONG SOUTH SIDE OF PROPERTY - LOCATED 5' FROM PUBLIC
WALK

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- a. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 8 1/2" x 11" paper are preferred.

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

4. MATERIALS SPECIFICATIONS

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

5. PHOTOGRAPHS

- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

6. TREE SURVEY

If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

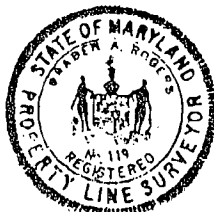
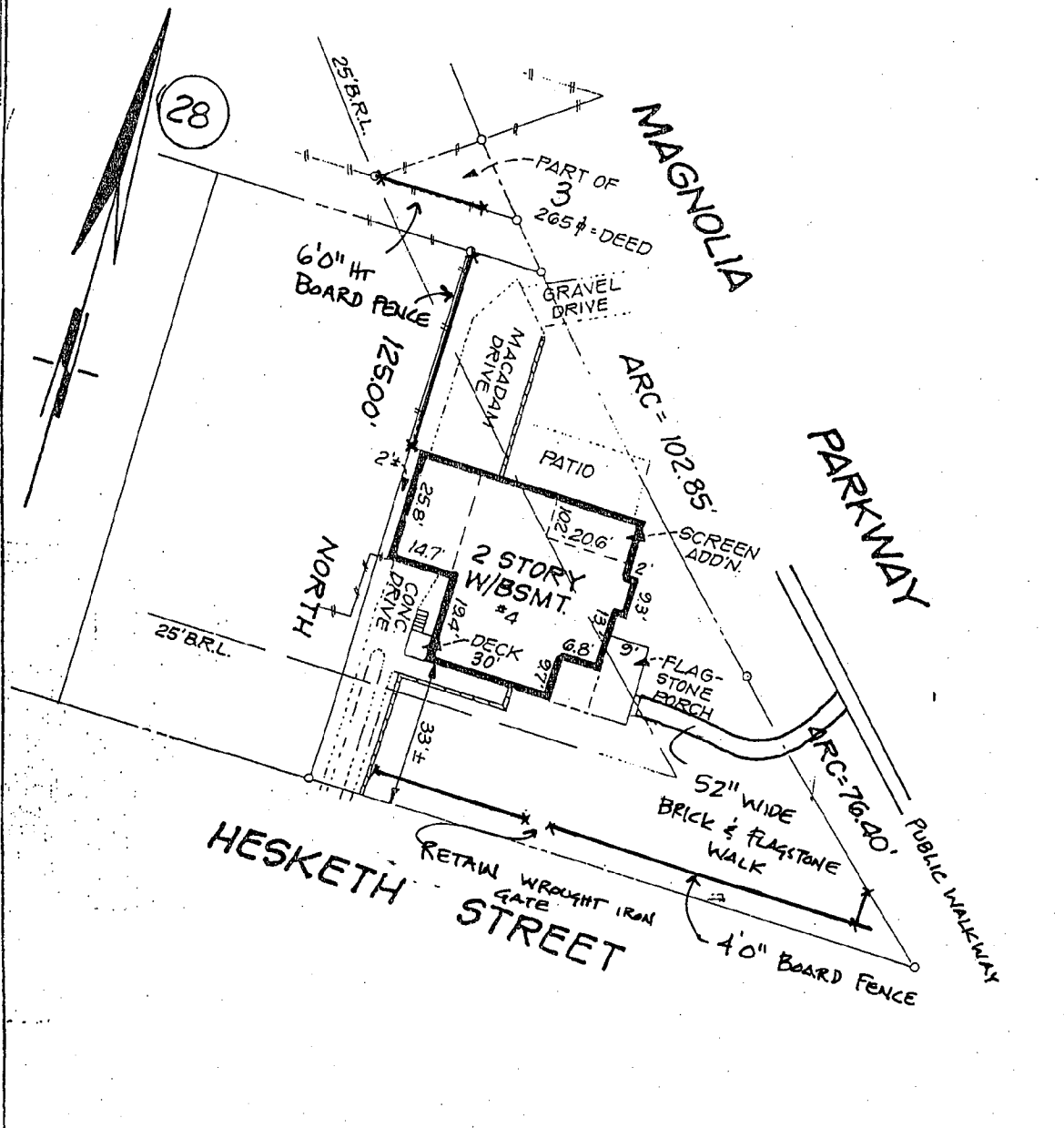
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highway from the parcel in question. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301)279-1355).

PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

5

L VDTECH ASSOCIATES INC.
 7307 BALTIMORE AVENUE SUITE 214
 COLLEGE PARK, MARYLAND 20740



NO TITLE REPORT FURNISHED

LOCATION SURVEY OF 4 MAGNOLIA PARKWAY	LOT: PART OF 1,3	BLOCK: 28
SUBDIVISION SECTION 2 CHEVY CHASE MONTGOMERY COUNTY, MARYLAND	PLAT BOOK: 2	PLAT NO: 106
	DATE: 7.4.89	SCALE: 1" = 30'
	CASE NO: 15375	FILE NO: RC 89088

CERTIFICATION: I hereby certify that the position of all the existing improvements on the above described property has been carefully established by a transit tape survey and that unless otherwise shown there are no encroachments. This is not a property line survey and should not be used as such.

Braden A. Rogers
 BRADEN A. ROGERS - PROP. S. MD. LIC. NO. 119

6

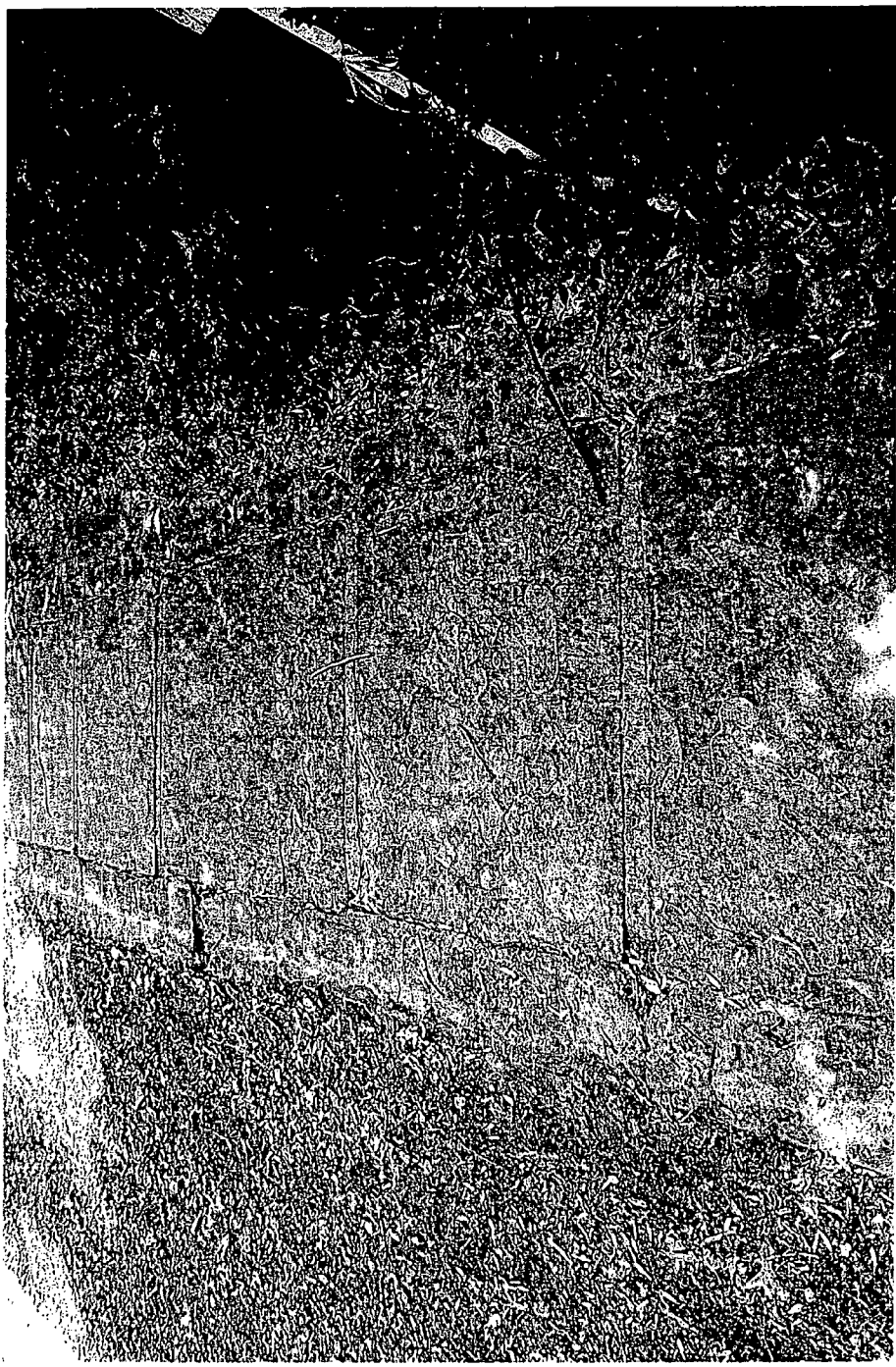


EXISTING LEAD WALK TO BE REMOVED - FILL VOID WITH TOP SOIL AND SEED / SOD DISTURBED AREA

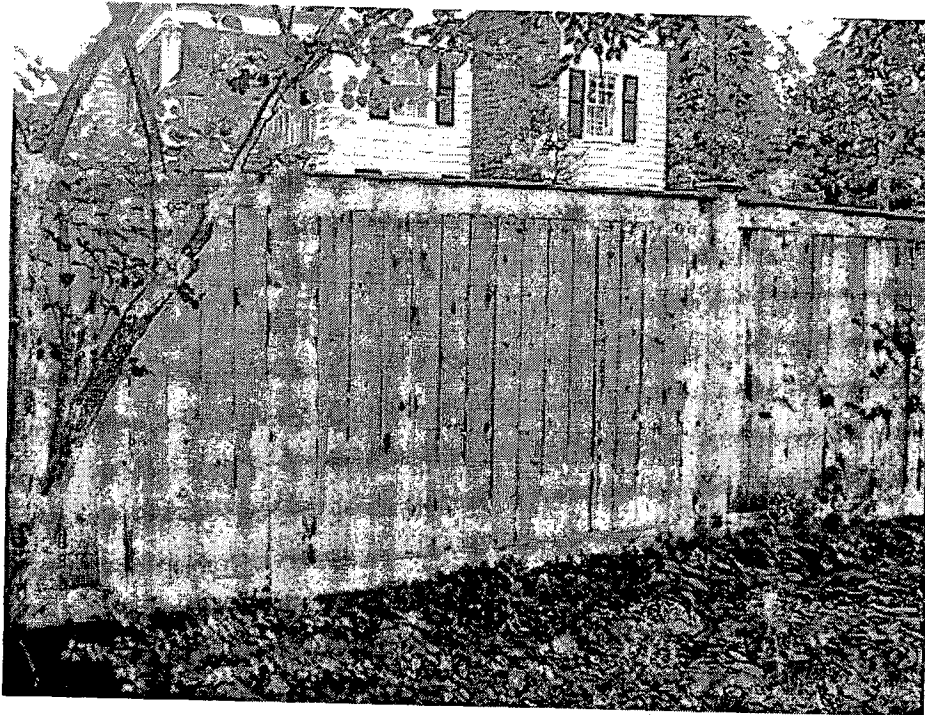


LAYOUT FOR PROPOSED LEAD WALK TO MATCH PUBLIC WALK - FLAGSTONE WITH BRICK BORDER - OVER STONE DUST BASE - TO MINIMIZE DAMAGE TO TREE.

(7)



EXISTING PUBLIC WALK ALONG
MAGNOLIA PARWAY.



PROPOSED FENCE STYLE

~~HOR~~ WEST PROPERTY LINE @ 6'0"

SOUTH SIDE @ 4'0"

- 6X6" POSTS WITH CEDAR CAPS
- 1X6" CEDAR BOARDS

