

15 Magnolia Pkwy
Chem Chase

HAUP 35/13-08K



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Jef Fuller
Chairperson

Date: 05/15/08

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #483459 – basement window replacement

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 May 14, 2008 meeting.

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: Charles and Honor Ingersoll
Address: 15 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.





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: CHRIS SNOWBER

Daytime Phone No.: 202-332-5416

Tax Account No.: _____

Name of Property Owner: CHARLES + HONOR INGERSOLL Daytime Phone No.: 202-332-5416

Address: 15 MAGNOLIA PKWY CHEVY CHASE MD 20815-4206
Street Number City State Zip Code

Contractor: _____ Phone No.: _____

Contractor Registration No.: _____

Agent for Owner: CHRIS SNOWBER Daytime Phone No.: 202-332-5416

LOCATION OF BUILDING/PREMISE

House Number: 15 Street: MAGNOLIA PKWY

Town/City: CHEVY CHASE VILLAGE Nearest Cross Street: W IRVING ST

Lot: P5 Block: 27 Subdivision: 9

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: \$ 25,000.00

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 _____ 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]
Signature of owner or authorized agent

4.23.08
Date

Approved: [Signature] For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: [Signature] Date: 5-15-08

Application/Permit No.: 4-23-08-737 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:

The house is an early 20th century 2-story wood frame Colonial Revival home with a series of interconnecting dutch gambrel roofs. There is an exterior stairwell on the northwest facade that provides access to a full basement from the yard.

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

The project is a basement renovation and window replacement. Four existing windows will be replaced with matching windows in their existing openings. A single window at the exterior stairwell will be removed and a new double hung window will be installed, similar to the double hung windows of the existing house.

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.
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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.

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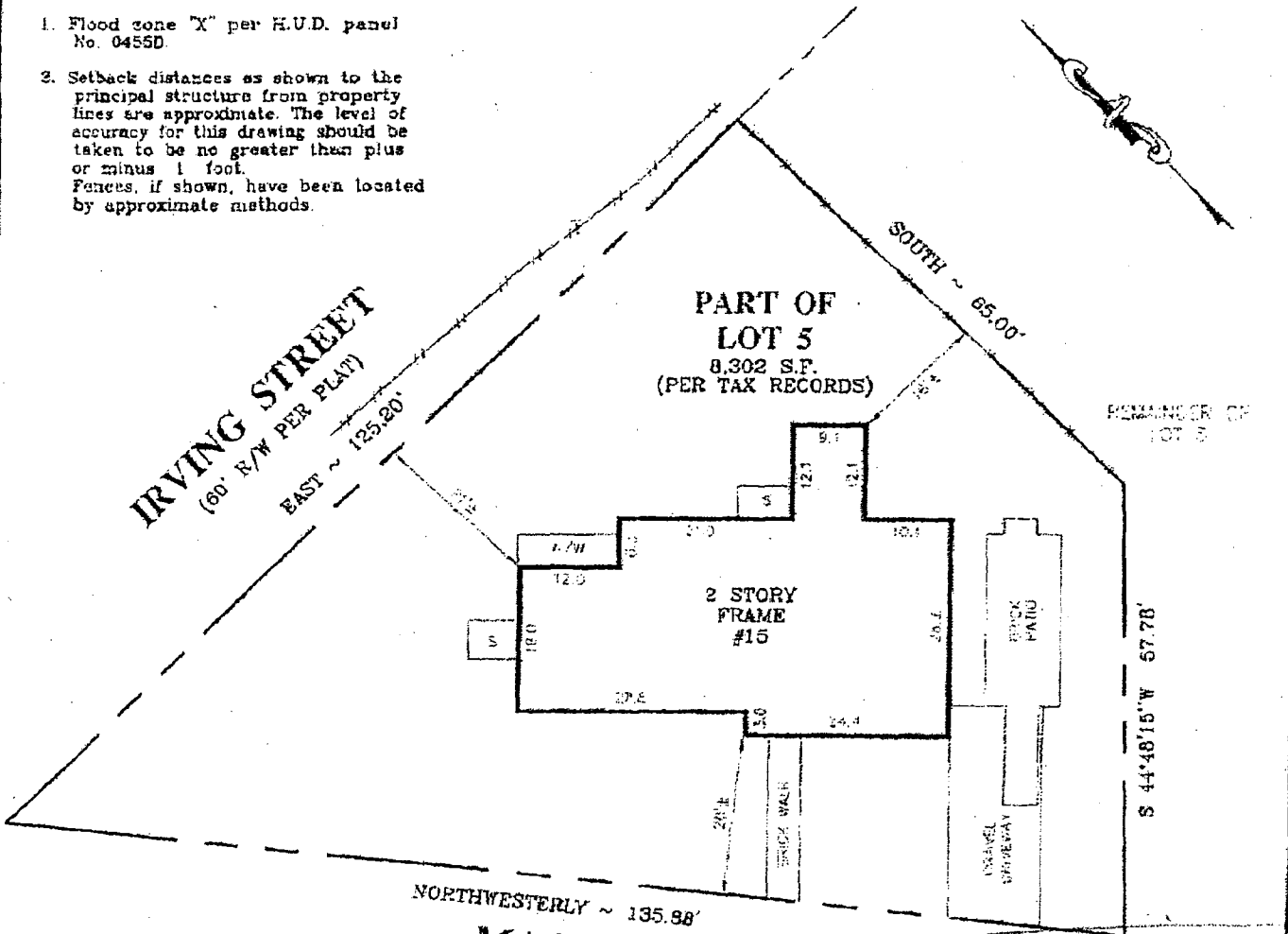
**PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.**

CONSUMER INFORMATION NOTES:

1. This plan is a benefit to a consumer insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plan is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
3. This plan does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or re-financing.
4. Building line and/or Flood Zone information is taken from available sources and is subject to interpretation of originator.
5. No Title Report furnished.

Notes


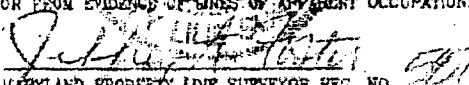
1. Flood zone "X" per H.U.D. panel No. 0455D.
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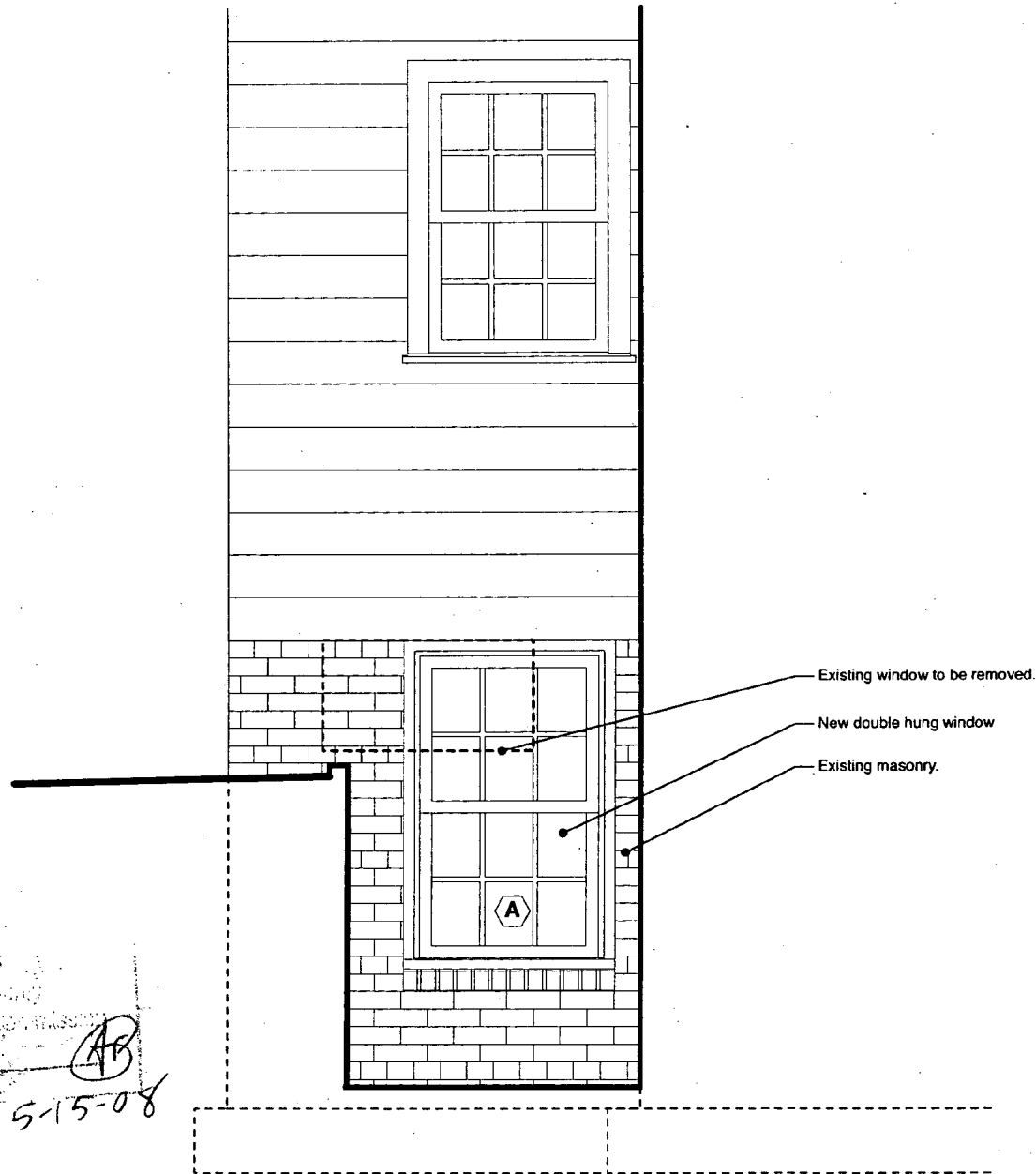


LOCATION DRAWING
PART OF LOT 5
BLOCK 27, SECTION No.2
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

APPROVED
Montgomery County
Historic Preservation Commission

5-15-08

SURVEYOR'S CERTIFICATE		REFERENCES			SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1288		
THE INFORMATION SHOWN HEREON HAS BEEN BASED UPON THE RESULTS OF A FIELD INSPECTION PURSUANT TO THE DEED OR PLAT OF RECORD. EXISTING STRUCTURES SHOWN HAVE BEEN FIELD LOCATED BASED UPON MEASUREMENTS FROM PROPERTY MARKERS FOUND OR FROM EVIDENCE OF LINES OF APPARENT OCCUPATION.		PLAT BK.	2		DATE OF LOCATIONS		SCALE: 1" = 20'
		PLAT NO.	108		WALL CHECK:		DRAWN BY: J.M.
 MARYLAND PROPERTY LINE SURVEYOR REG. NO. 507		LIBER	19007	HSE LOC.: 03-13-07		JOB NO.: 07-1263	
		FOLIO	772				



APPROVED
 Montgomery County
 Historic Preservation Commission

AB

5-15-08

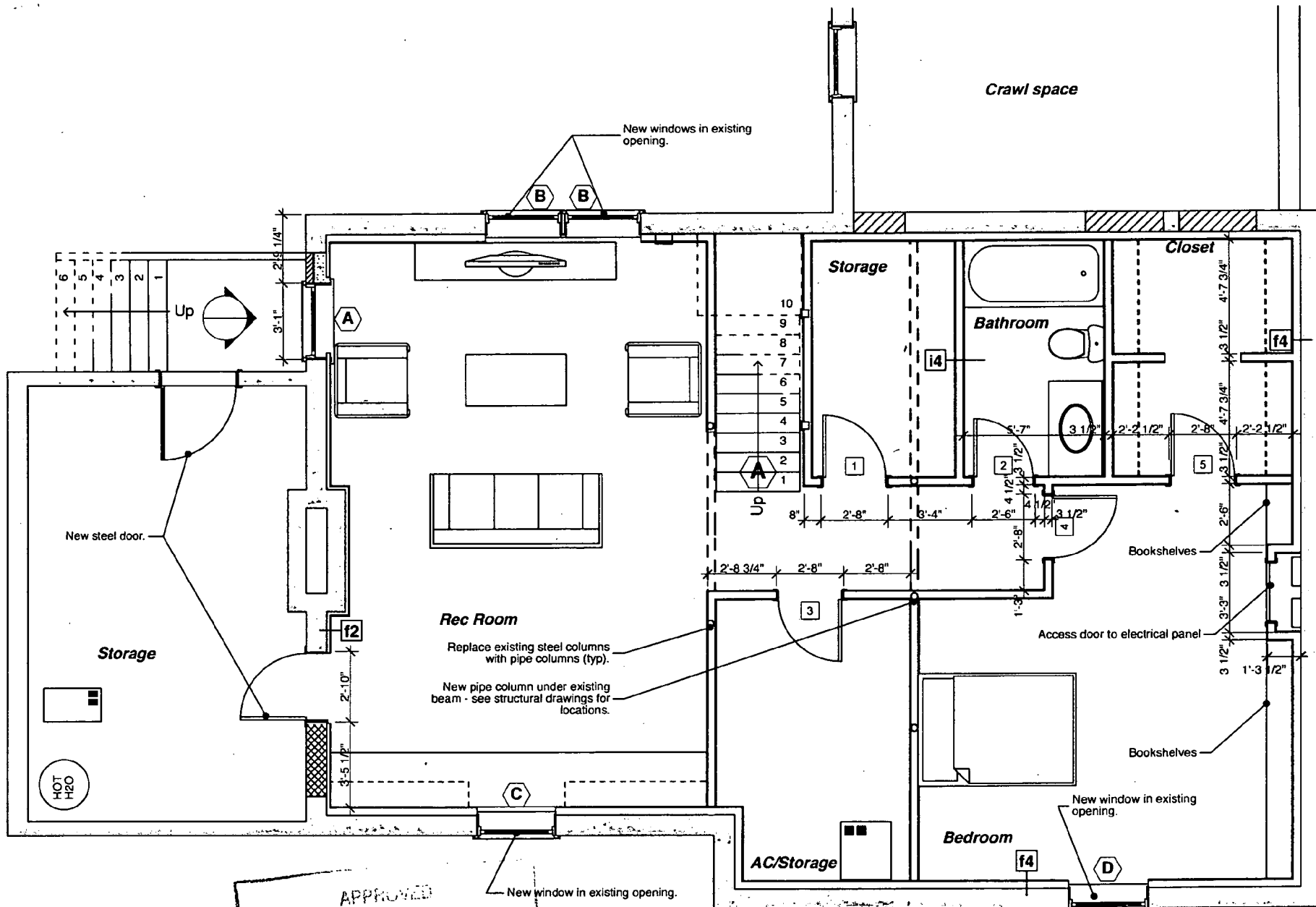
HAMILTON
 SNOWBER

Architects

Elevation at Exterior Stairwell

Ingersoll Residence
 15 Magnolia Parkway
 Chevy Chase, MD

April 23, 2008
 3/8" = 1'-0"



HAMILTON
SNOWBER

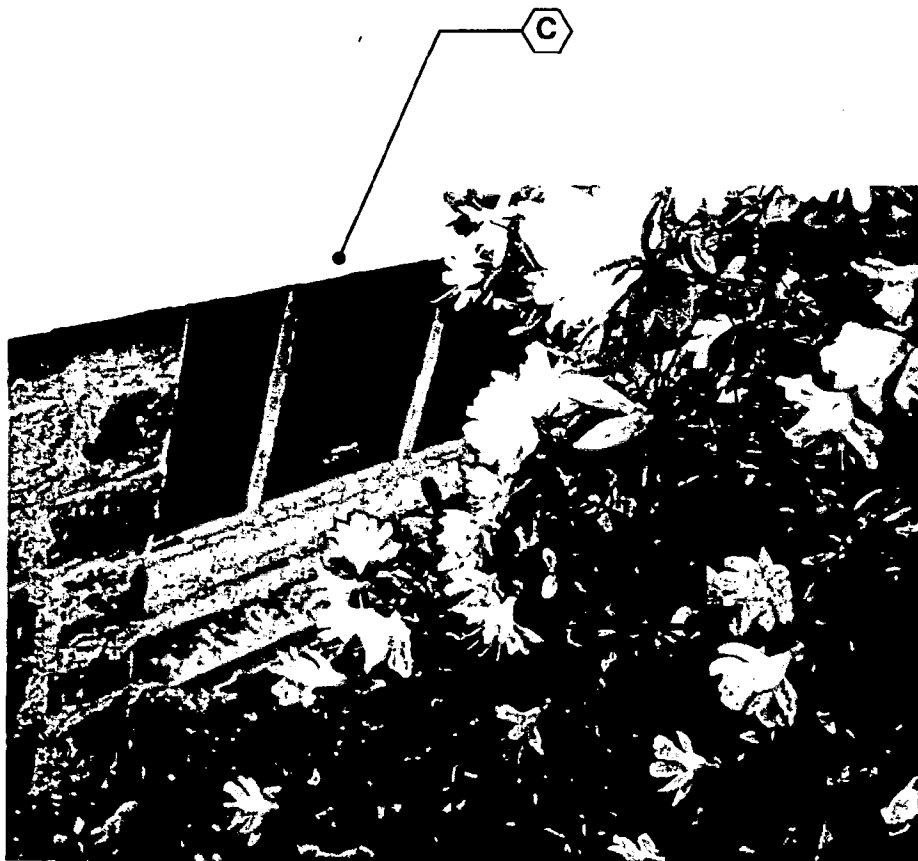
Architects

APPROVED
Mandatory Comm.
Historic Preservation Commission
[Signature]
5-15-08

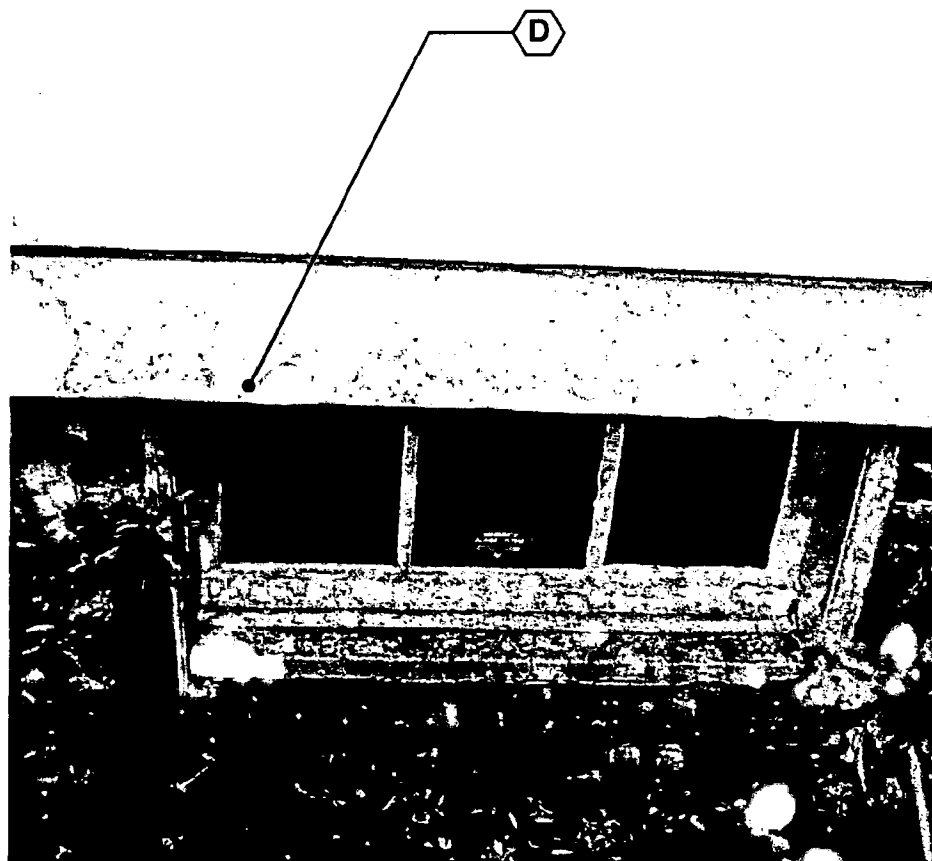
Proposed Basement Plan

Ingersoll Residence
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008
3/16" = 1'-0"




Window Replacement @ SouthWest Elevation



Window Replacement @ SouthWest Elevation

APPROVED
Montgomery County
Historic Preservation Commission



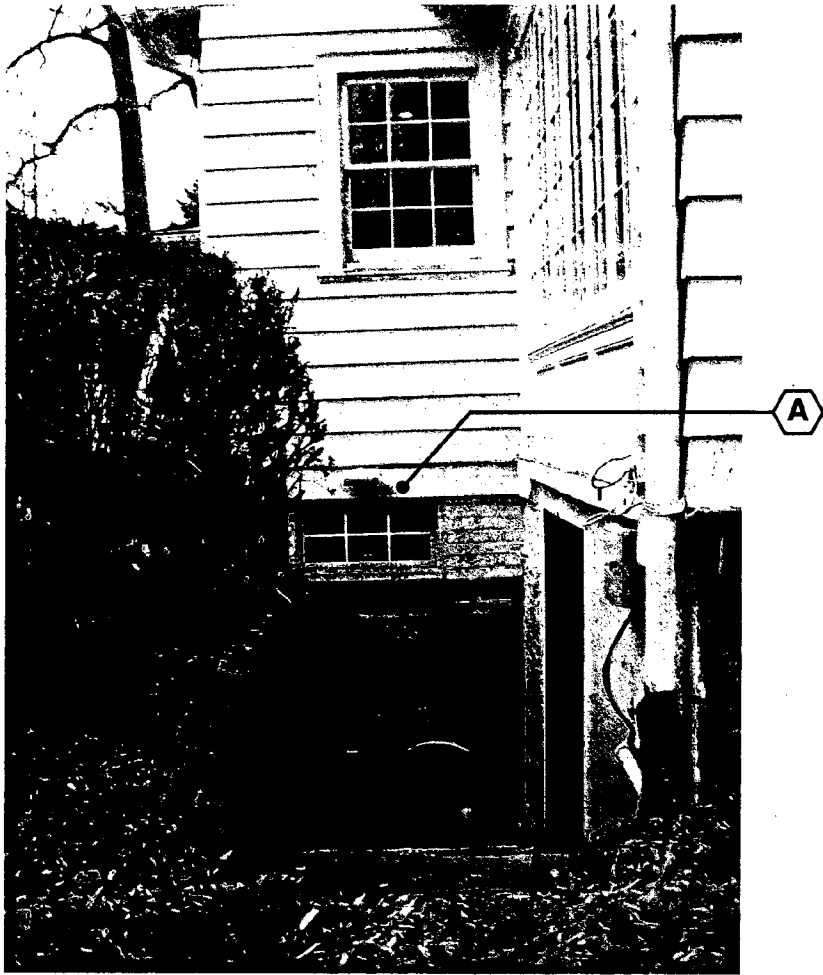
HAMILTON
SNOWBER

Architects

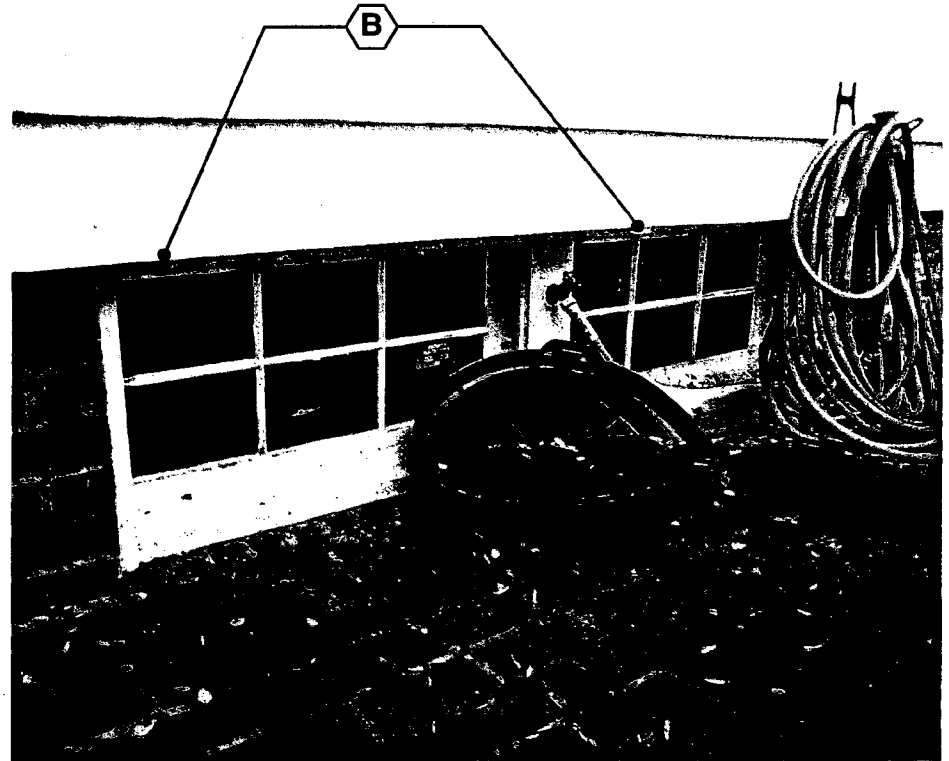
Window Replacements C and D

Ingersoll Residence
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008



Stairwell Window Replacement @ NorthWest Elevation



Window Replacement @ NorthEast Elevation

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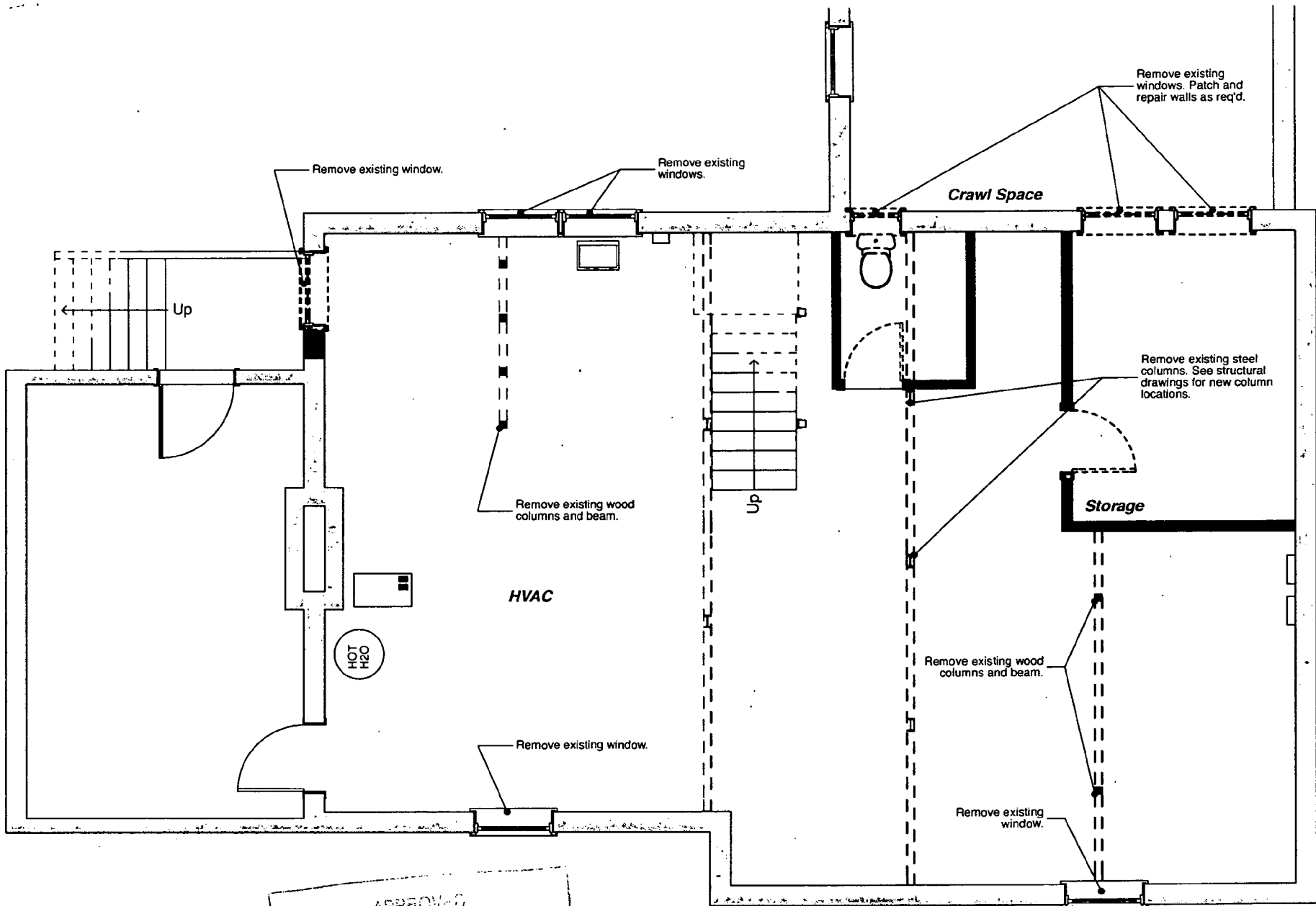
Window Replacements A and B

APPROVE
Montgomery County
Historic Preservation Commission

5-15-08

Ingersoll Residence
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008



APPROVED
 Montgomery County
 Historic Preservation Commission

Existing Basement Plan

515-04

HAMILTON
 SNOWBER
 Architects

Ingersoll Residence
 15 Magnolia Parkway
 Chevy Chase, MD

April 23, 2008
 3/16" = 1'-0"

Window & Exterior Door Schedule

Mark	Item	Order No.	Rough Opening	Jamb	Qty.	Remarks
A	Double Hung Bedroom	WUDH3026	3'-0 3/8" x 5'-1 1/2"	4 9/16"	3	Lite: 3w2h/3w2h
B	Awning Rec Room	Replacement	V.I.F.	Match Existing	2	Lite: 3w2h
C	Awning Rec Room	Replacement	V.I.F.	Match Existing	1	Lite: 3w2h
D	Awning Bedroom	Replacement	V.I.F.	Match Existing	1	Lite: 3w2h

Exterior Door and Window Schedule Notes:

- All exterior windows by Marvin (double-hung). Glazing System: 7/8" simulated divided lites w/ grilles-between-the-glass, insulated clear Low E II w/ argon; Hardware: color: white. Screens: white. Double hungs: No integral plow in sashes. Jamb liners: white. Provide custom sill extensions (w/ drip edge) for windows as required (see details). Provide extended sill horns as required.
- Contractor and window supplier to review schedule for conflicts between order numbers and specified sizes and notify Architect of any discrepancies. Contractor to provide Architect window supplier's order form for review prior to confirming purchase.

HAMILTON
SNOWBER

Architects

Window Schedule

[Handwritten signature and date]
5-15-08

Ingersoll Residence
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 15 Magnolia Parkway, Chevy Chase **Meeting Date:** 5/14/08
Resource: Contributing Resource **Report Date:** 5/07/08
 Chevy Chase Village Historic District
Applicant: Charles and Honor Ingersoll (Chris Snowber, Architect) **Public Notice:** 4/30/08
Review: HAWP **Tax Credit:** None
Case Number: 35/13-078K **Staff:** Anne Fothergill
PROPOSAL: Basement window replacement

STAFF RECOMMENDATION

Staff recommends that the HPC approve this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1923

PROPOSAL

The applicants are proposing to remove the windows in their basement. In four of the existing openings they will install wood awning windows with simulated divided lights and the other three openings will be patched to match existing siding. They are also proposing to replace one window in the stairwell with a new, larger double hung wood window with simulated divided lights.

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:

- 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.

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.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

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.

STAFF DISCUSSION

The windows to be removed are at the basement level and barely, if at all, visible from the street and the proposed replacement windows are appropriate for this resource. The proposed alterations will not adversely impact the house or historic district. Staff recommends that the HPC approve this application.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the 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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
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DPS - #8

A

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: CHRIS SNOWBER
Daytime Phone No.: 202-332-5416

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Street Number City State Zip Code

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Liber: _____ Folio: _____ Parcel: _____

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[Signature] 4.23.08
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 483459 Date Filed: _____ Date Issued: _____

(4)

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE
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(5)

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

[Owner, Owner's Agent, Adjacent and Confronting Property Owners]

Addresses may be acquired from "Real Property Data Search" online: <http://www.dat.state.md.us/>

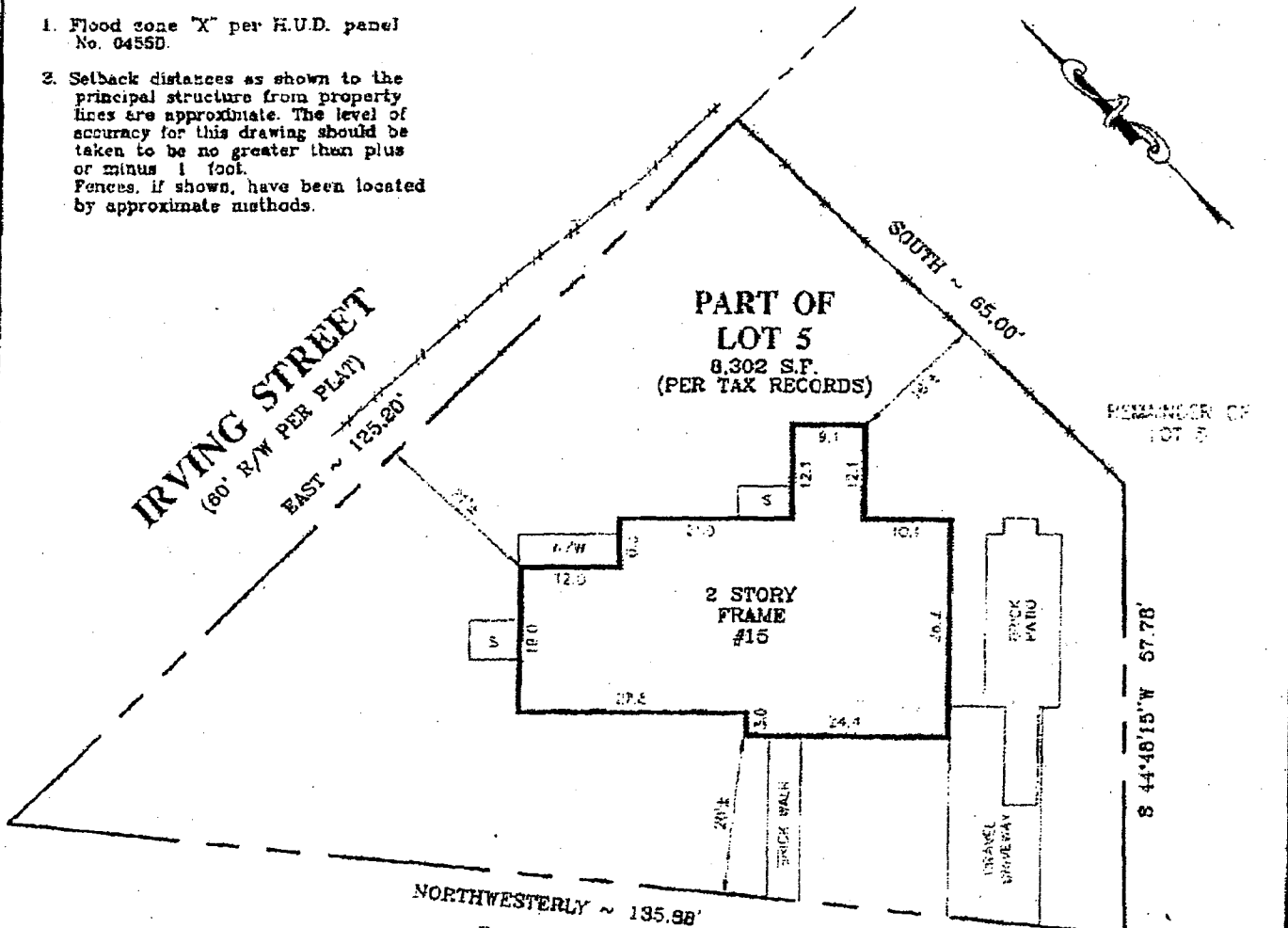
Owner's mailing address	Owner's Agent's mailing address
CHARLES + HONOR INGERSOLL 15 MAGNOLIA PRWY CHEVY CHASE, MD 20815	CHRIS SNOWER 2741 WOODLEY PLACE NW WASHINGTON, DC 20008
Adjacent and confronting Property Owners mailing addresses	
JUDITH ELLIOTT 17 W IRVING ST CHEVY CHASE MD 20815	THOMAS BUCKWALTER 15 W IRVING ST CHEVY CHASE MD 20815
HENRY DUDLEY 13 W IRVING ST CHEVY CHASE MD 20815	DAVID BRALOVE 11 W IRVING ST CHEVY CHASE MD 20815
FREDERICK + BARBARA BISSINGER 9 W IRVING ST CHEVY CHASE MD 20815	RICHARD GLUCK 13 MAGNOLIA PRWY CHEVY CHASE MD 20815
CHRISTOPHER ABELL 8 MAGNOLIA PRWY CHEVY CHASE MD 20815	STEPHEN SACKS 4 MAGNOLIA PRWY CHEVY CHASE MD 20815

CONSUMER INFORMATION NOTES:


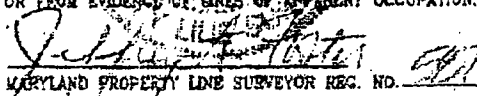
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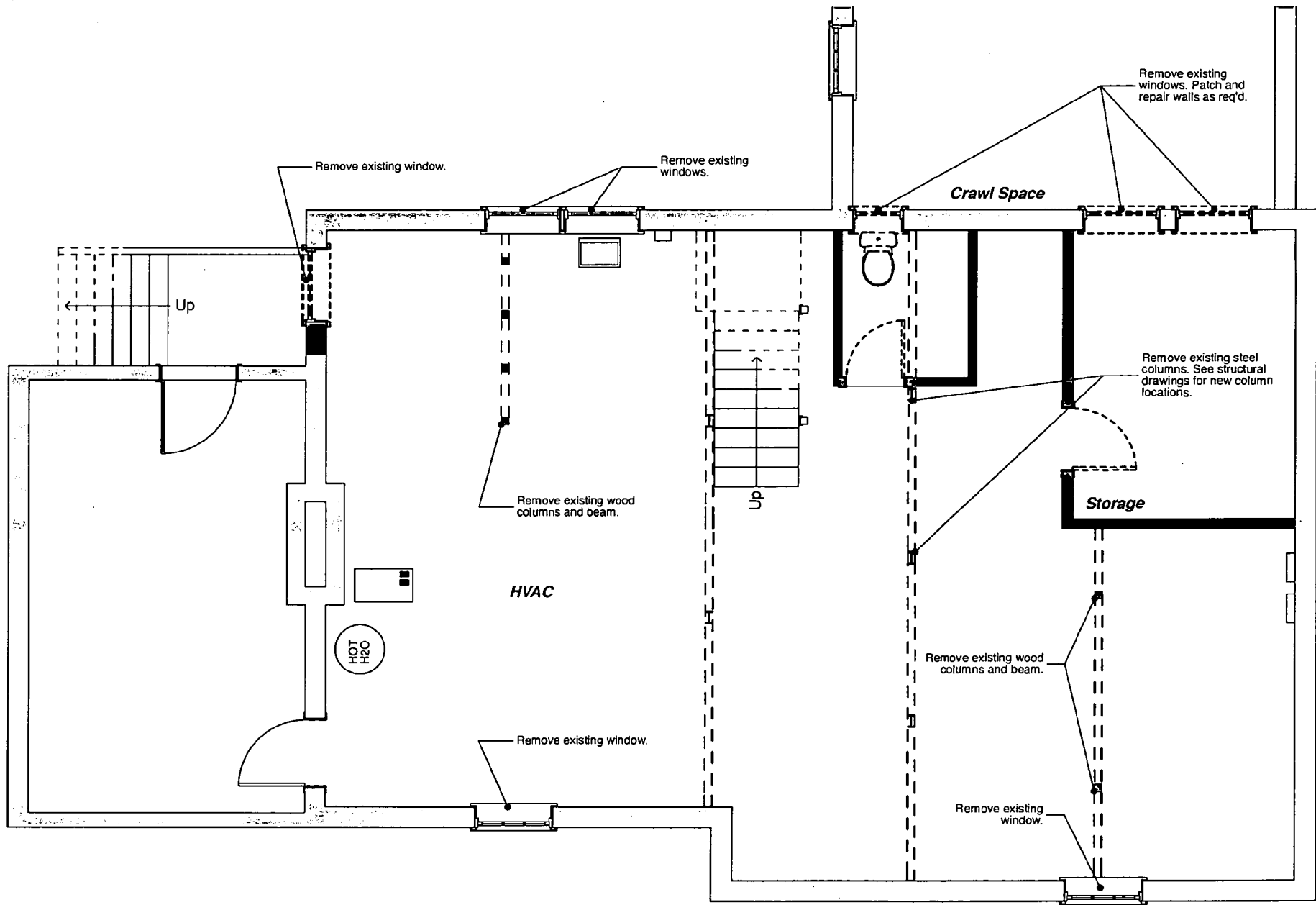
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 BLOCK 27, SECTION No.2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND

SURVEYOR'S CERTIFICATE		REFERENCES	 SNIDER & ASSOCIATES SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 20270 Goldenrod Lane, Suite 110 Germantown, Maryland 20878 301/948-5100, Fax 301/948-1266
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 MARYLAND PROPERTY LINE SURVEYOR REG. NO.		LIBER 19007 FOLIO 772	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 03-13-07
			SCALE: 1" = 20' DRAWN BY: J.M. JOB NO.: 07-1263



HAMILTON
SNOWBER



Architects

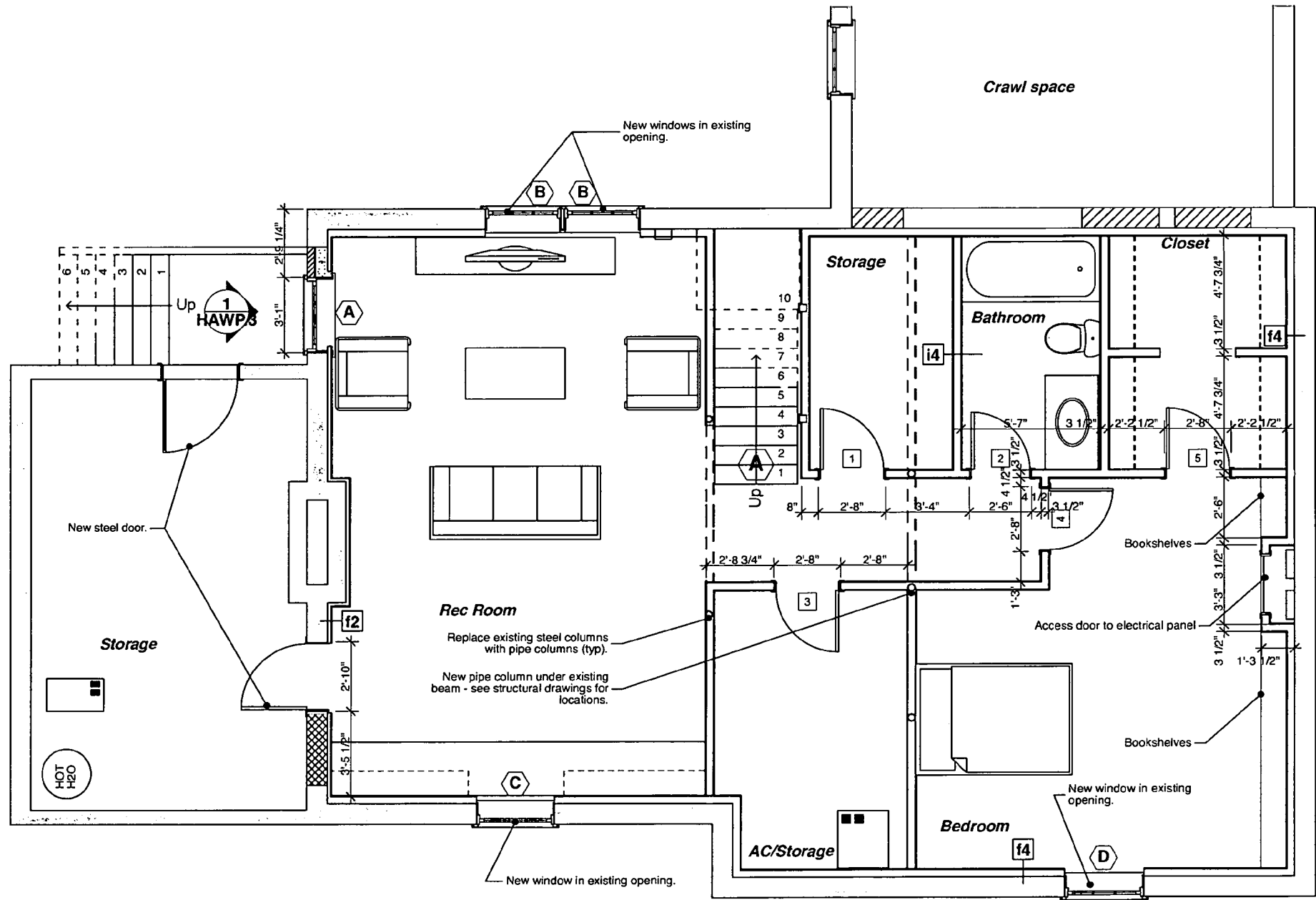
Existing Basement Plan

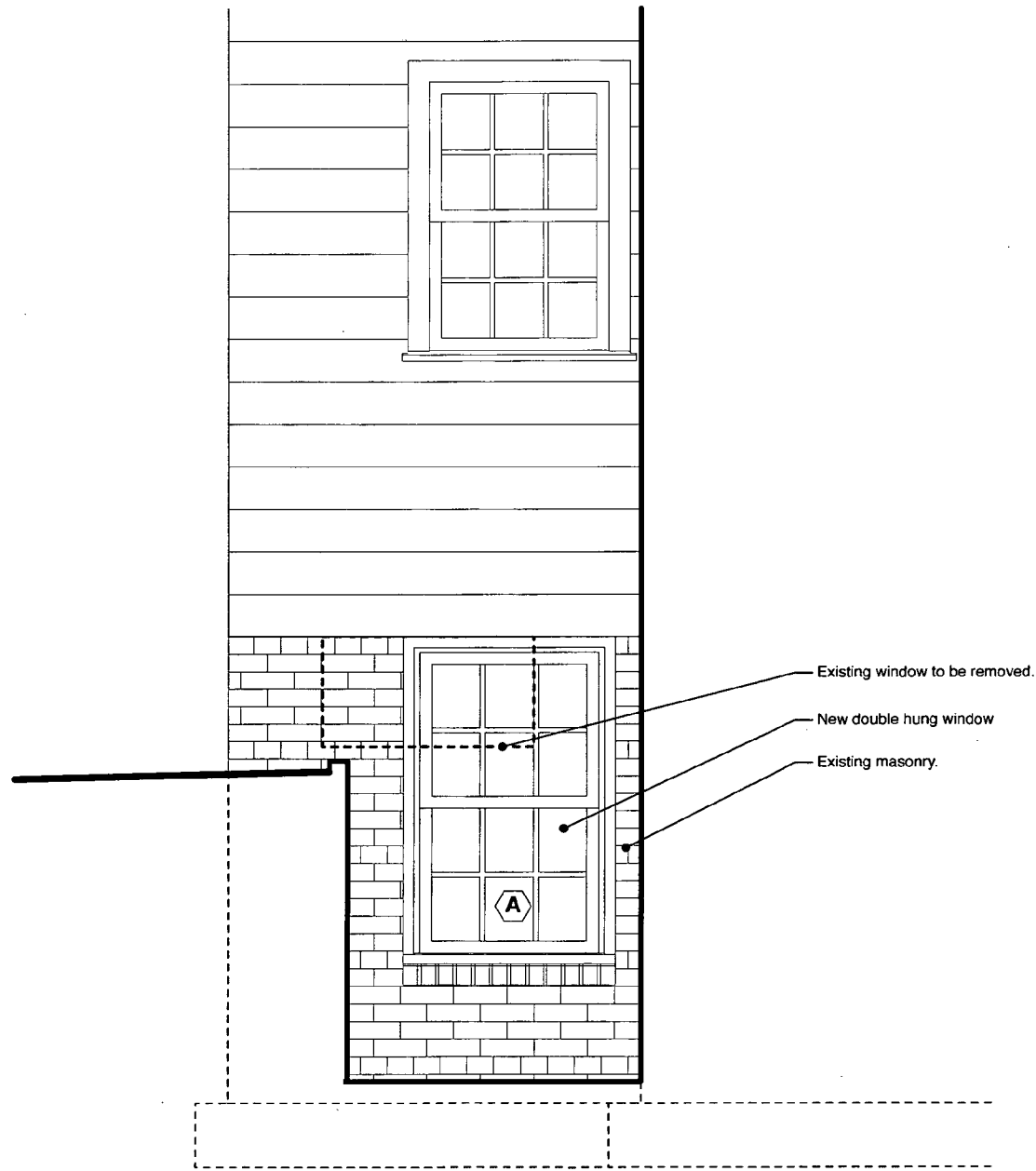
Ingersoll Residence

15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008

3/16" = 1'-0"





Elevation at Exterior Stairwell

HAMILTON
SNOWBER



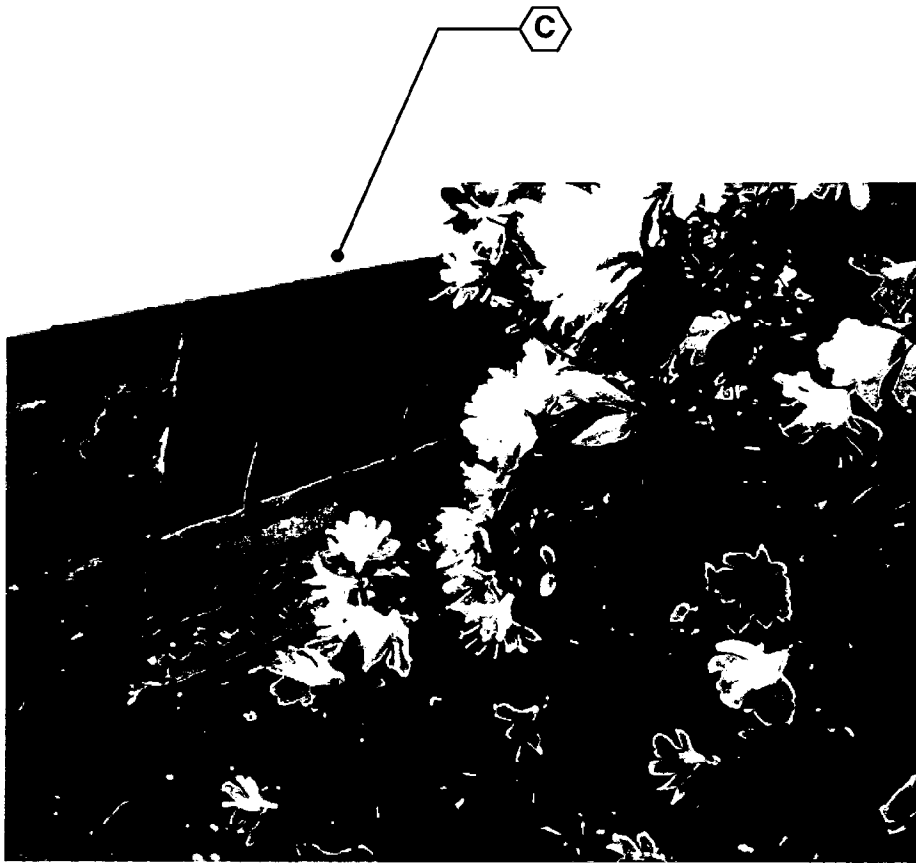
Architects

Ingersoll Residence

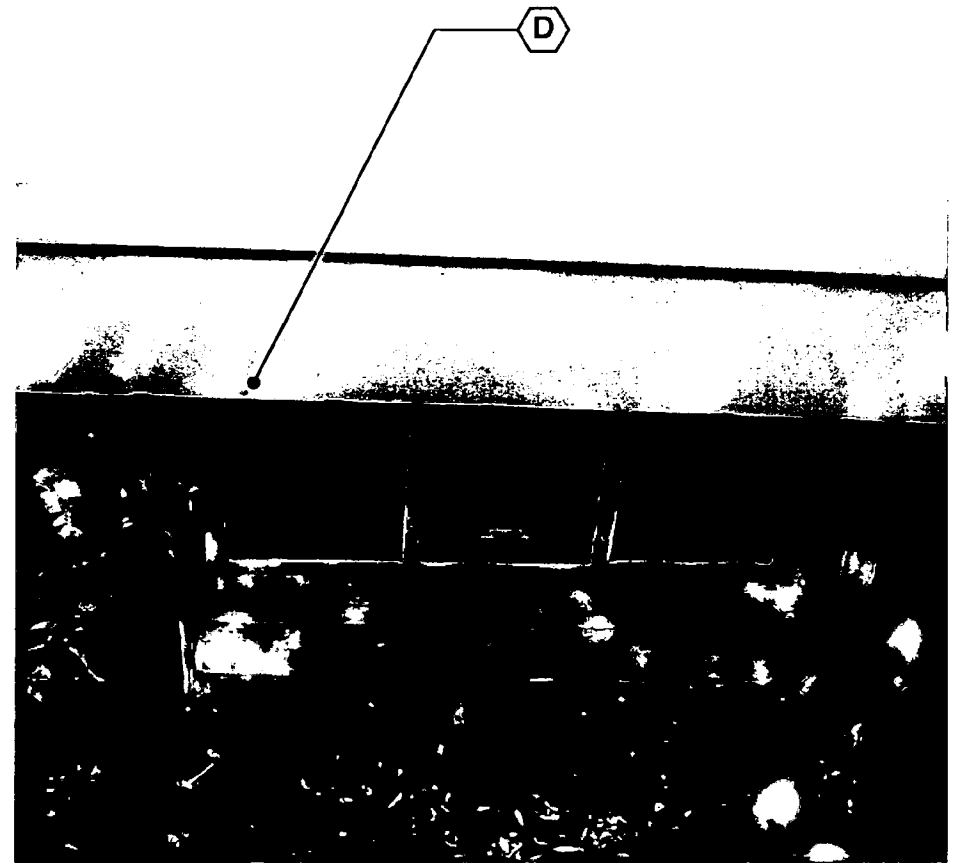
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008

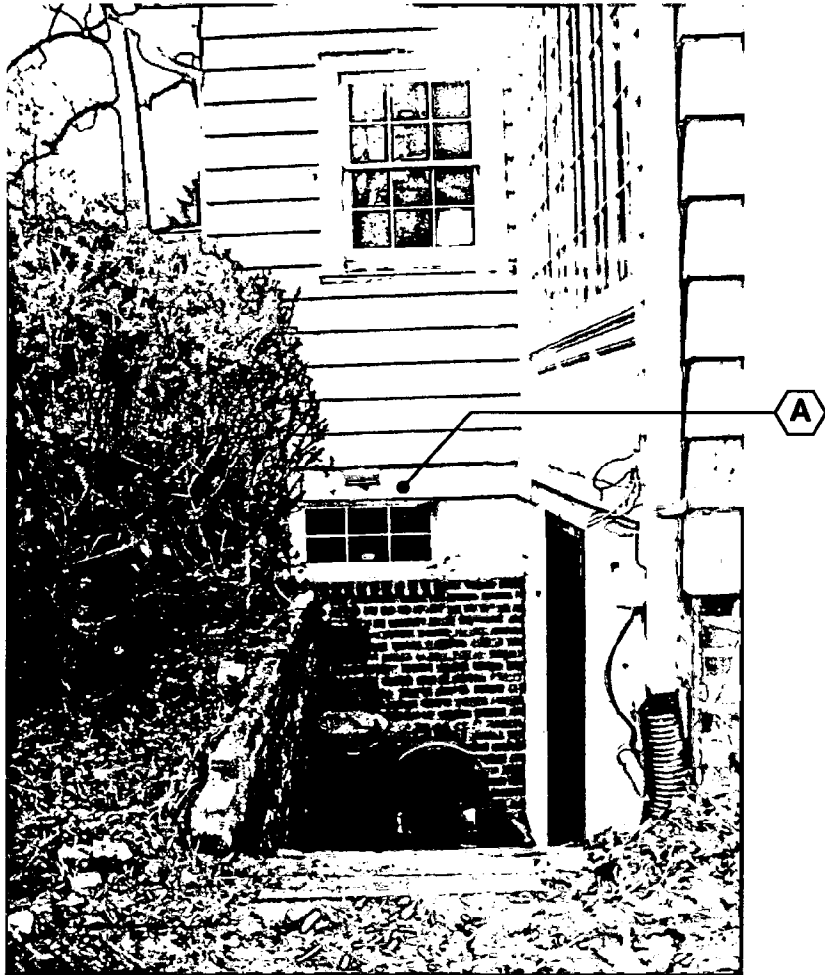
3/8" = 1'-0"



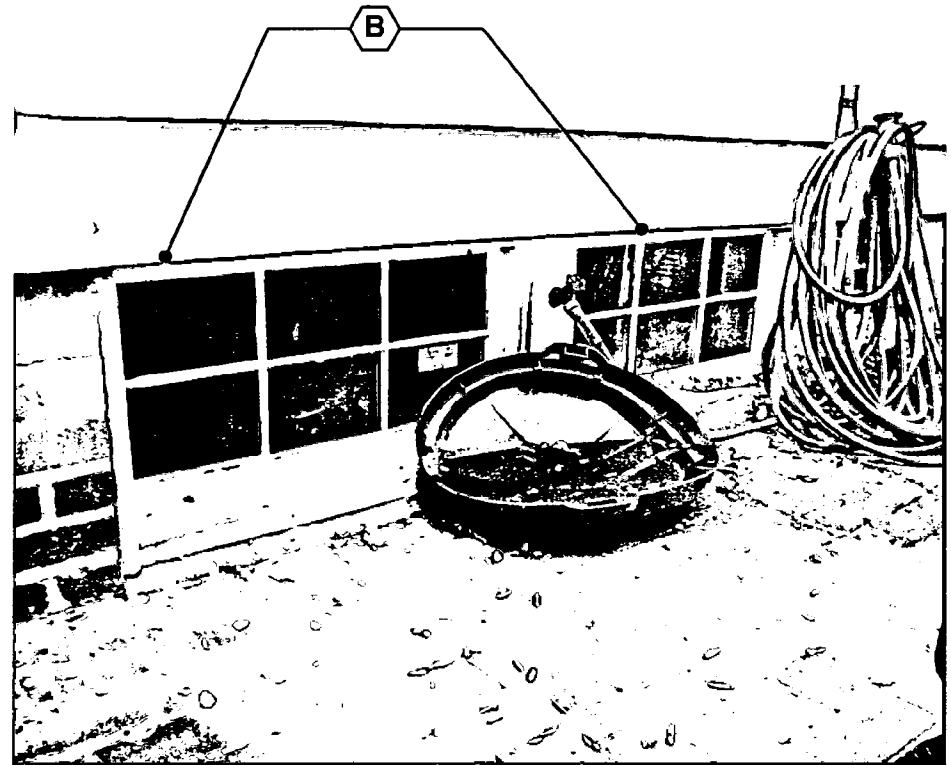
Window Replacement @ SouthWest Elevation



Window Replacement @ SouthWest Elevation



Stairwell Window Replacement @ NorthWest Elevation



Window Replacement @ NorthEast Elevation

Window & Exterior Door Schedule

Mark	Item	Order No.	Rough Opening	Jamb	Qty.	Remarks
A	Double Hung Bedroom	WUDH3026	3'-0 3/8" x 5'-1 1/2"	4 9/16"	3	Lite: 3w2h/3w2h
B	Awning Rec Room	Replacement	V.I.F.	Match Existing	2	Lite: 3w2h
C	Awning Rec Room	Replacement	V.I.F.	Match Existing	1	Lite: 3w2h
D	Awning Bedroom	Replacement	V.I.F.	Match Existing	1	Lite: 3w2h

Exterior Door and Window Schedule Notes:

- All exterior windows by Marvin (double-hung). Glazing System: 7/8" simulated divided lites w/ grilles-between-the-glass, insulated clear Low E II w/ argon; Hardware: color: white. Screens: white. Double hungs: No integral plow in sashes. Jamb liners: white. Provide custom sill extensions (w/ drip edge) for windows as required (see details). Provide extended sill horns as required.
- Contractor and window supplier to review schedule for conflicts between order numbers and specified sizes and notify Architect of any discrepancies. Contractor to provide Architect window supplier's order form for review prior to confirming purchase.



Window Schedule

Ingersoll Residence

15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008

Existing Property Condition Photographs (duplicate as needed)



Detail: South West Elevation



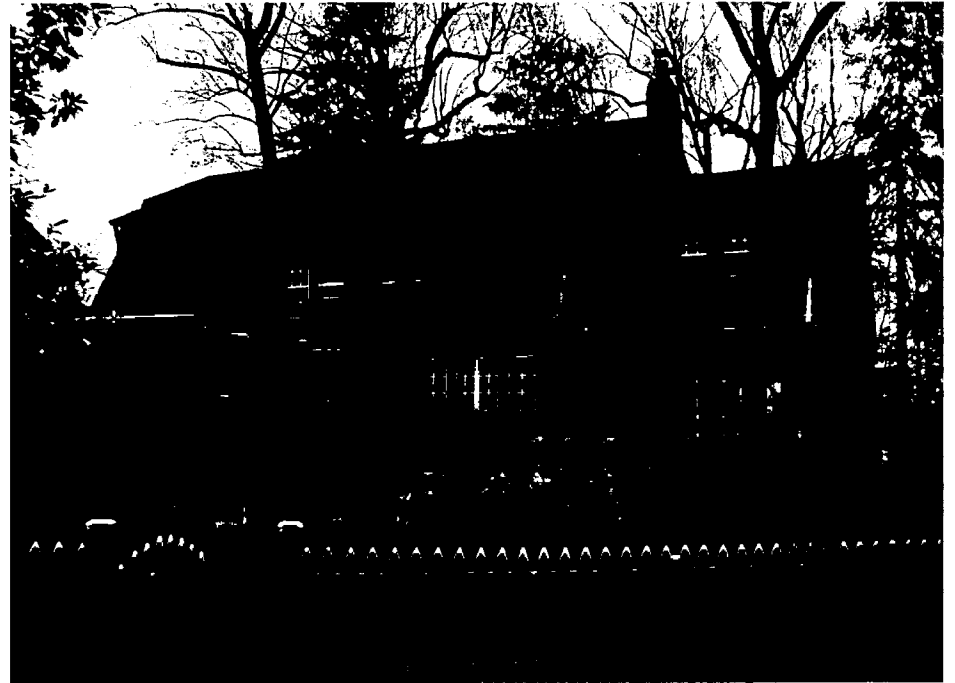
Detail: North East Elevation

Applicant: CHRIS SNOWBER

Page:



SouthWest Elevation



NorthEast Elevation

HAMILTON
SNOWBER



Architects

Existing Conditions

Ingersoll Residence
15 Magnolia Parkway
Chevy Chase, MD

April 23, 2008

15 Magnolia Park



15 Magnolia Pkwy

