

13 Magnolia Parkway
Cherry Chase H.D.

35/13-09I HAMP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

David Rotenstein
Chairperson

Date: 4/08/09

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 #507120—Walkway 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 April 7, 2009 HPC 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: Richard Gluck and Mary Hwang
Address: 13 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 or anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6270

DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Mary M. Hwang
Daytime Phone No.: (301) 654-3161

Tax Account No.: 00458342
Name of Property Owner: Richard D. Gluck, Mary M. Hwang Daytime Phone No.: (301) 654-3161
Address: 13 Magnolia Pkwy., Chevy Chase, MD 20815
Street Number City Street Zip Code
Contractor: Designer Landscapes, Inc. Phone No.: (301) 854-5821
Contractor Registration No.: 23580
Agent for Owner: owner Daytime Phone No.: (301) 654-3161

LOCATION OF BUILDING/PREMISE

House Number: 13 Street: Magnolia Parkway
Town/City: Chevy Chase Nearest Cross Street: Hesketh Street
Lot: P4 Block: 27 Subdivision: 009
Liber: _____ Folio: _____ Parcel: _____

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: walkway

1B. Construction cost estimate: \$ 5000.-

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.

M. M. Hwang Signature of owner or authorized agent 3/16/09 Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 4/8/09
Application/Permit No.: 507125 Date Filed: 3/17/09 Date Issued: _____

RECEIVED
Division of
Case/Work Management

A

**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:

Deteriorating walkway from front stoop
to street.

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

Replace deteriorating brick walkway from
front door stoop to street. Propose to replace
brick with flagstone. Propose to add landing
at bottom of stoop and landing at end of
walkway, at street curb.

2. SITE PLAN (attached)

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 (attached)

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 (attached)

- 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 dripline 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

(see attached sheet)

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).

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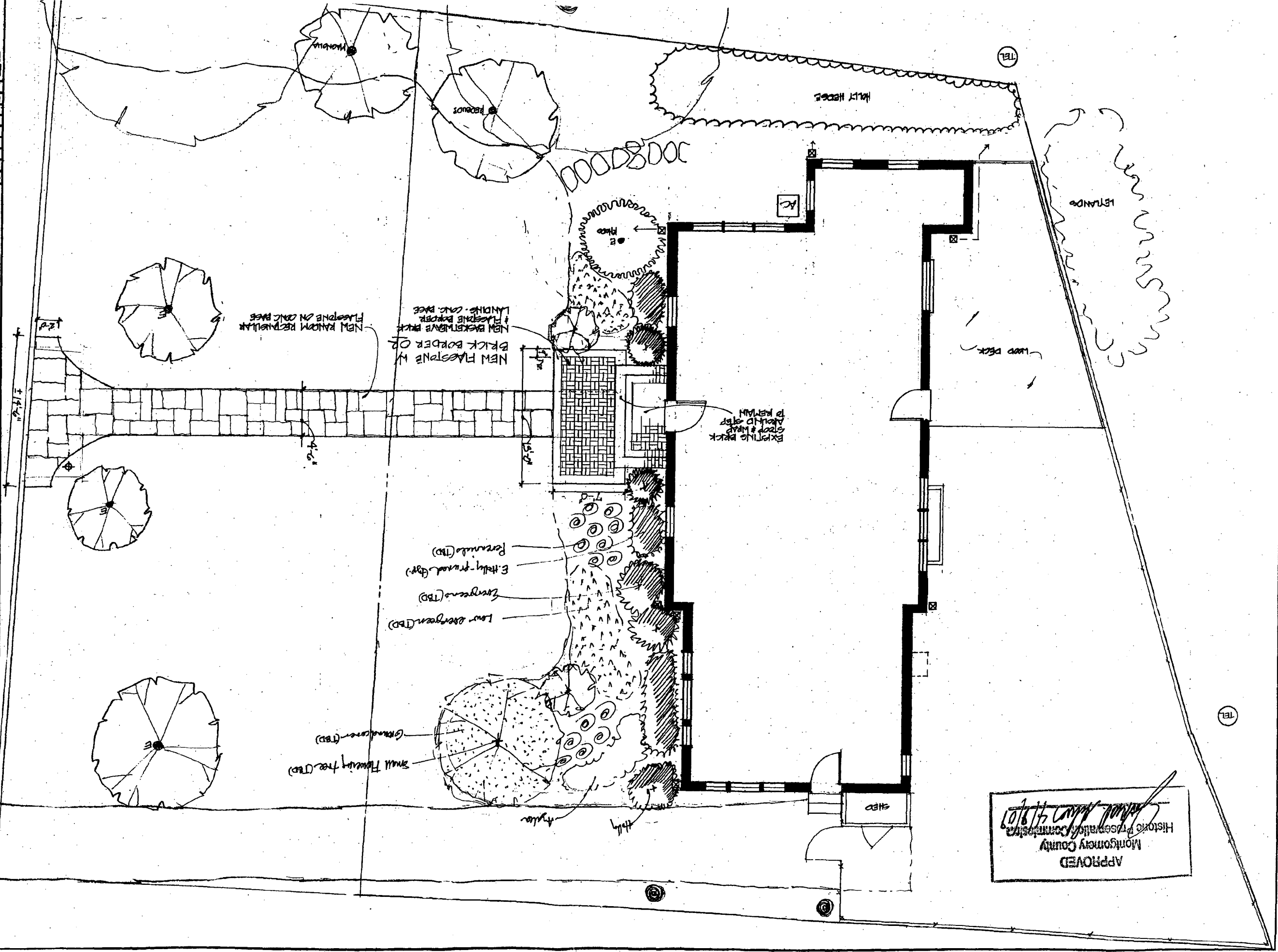
REVISION	DATE	DESCRIPTION

REVISION 02-01
 FOR APPROVAL 01-07

LANDSCAPE PLAN
 SCHEME

GLUCK-HWANG RES.
 13 MAGNOLIA PARKWAY
 CHEVY CHASE, MD 20815

Katherine Roberts
 Landscape Design
 1401 Chain Bridge Rd
 #300
 McLean, Virginia 22101
 P: 703-455-4652
 F: 703-734-7723
 krlandscape@comcast.net



APPROVED
 Historic Preservation Commission
 Montgomery County
[Signature]
 10/14/07

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	13 Magnolia Parkway, Chevy Chase	Meeting Date:	4/07/09
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/01/09
Applicant:	Richard Gluck and Mary Hwang	Public Notice:	3/25/09
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-09I	Staff:	Anne Fothergill
Proposal:	Walkway replacement		

STAFF RECOMMENDATION

- Approval**
 Approval with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1926

PROPOSAL

The applicants are proposing to replace their existing deteriorated brick walkway with a flagstone walkway. The new walkway will have the same dimensions but with slightly enlarged landings at each end. The existing brick stoop will remain intact.

APPLICABLE GUIDELINES

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 1 period or architectural style.
 - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 to schedule a follow-up site visit.



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[Signature] 3/16/09
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: 507120 Date Filed: 3/17/09 Date Issued: _____

RECEIVED
MAR 17 2009
Division of
Casework Management

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4

GLUCK Page 2

Adjacent Properties

Charles and Honor Ingersoll
15 Magnolia Parkway
Chevy Chase, MD 20815

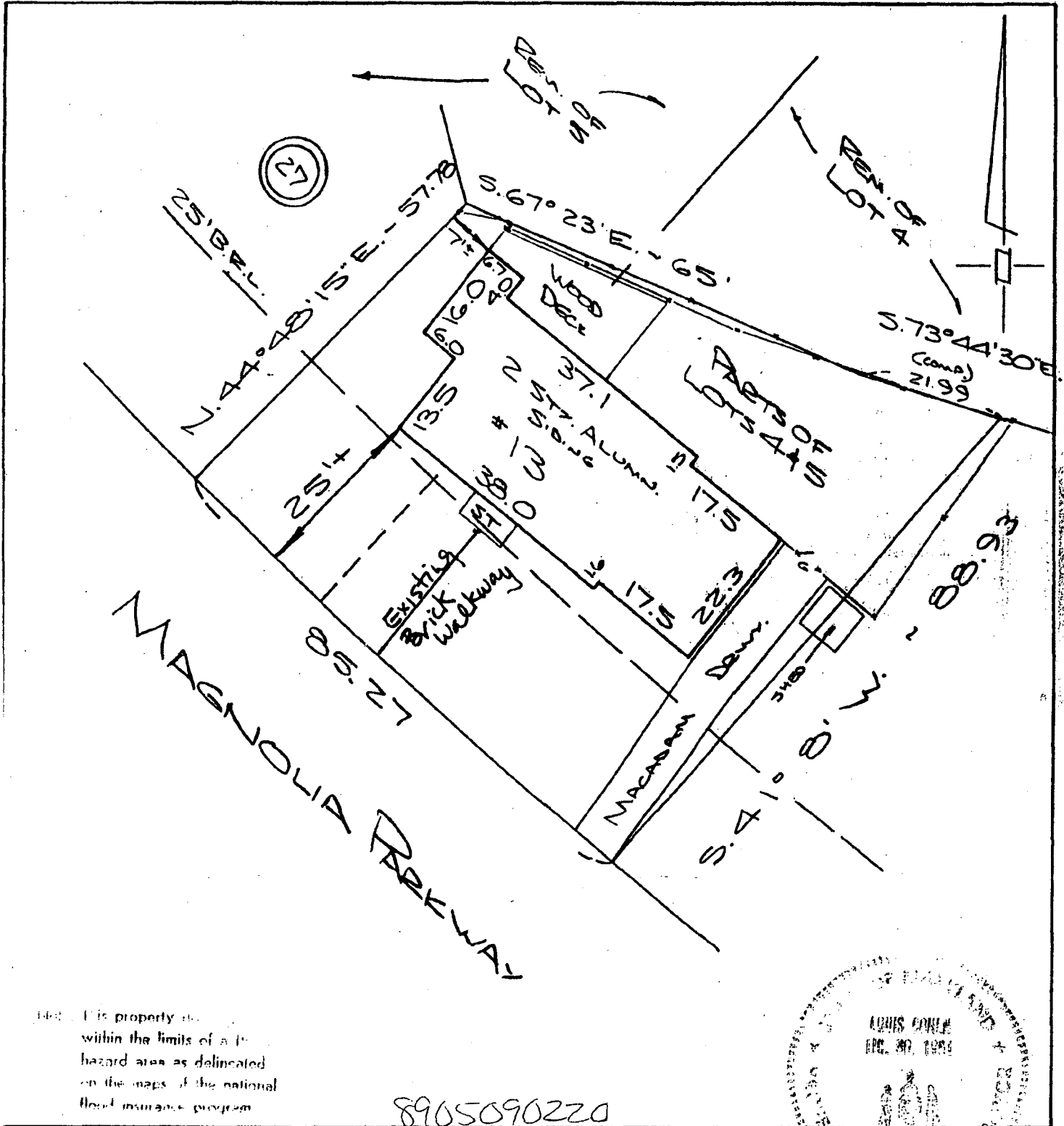
Ralph and Betsy Stephens
11 Magnolia Parkway
Chevy Chase, MD 20815

Christopher and Patricia Abell
14 West Irving Street
Chevy Chase, MD 20815

Michael Fistere and Nancy Drvis
12 West Irving Street
Chevy Chase, MD 20815

Confronting Property

Stephen and Helene Sacks
4 Magnolia Parkway
Chevy Chase, MD 20815



This property is within the limits of a hazard area as delineated on the maps of the national flood insurance program.

8905090220



CAPITOL SURVEYS

NOTE: This drawing is not intended to establish property lines nor is the existence of corner markers guaranteed. All information shown hereon taken from the land records of the county or city in which the property is located.

HOUSE LOCATION
 PARTS OF LOT 4 & 5 BLOCK 27
 SECTION No. 2
CHEVY CHASE
 MONTGOMERY COUNTY, MARYLAND
 Recorded in Flat Book 2 Plat 106 Scale 1" = 20'

I hereby certify that the position of all of the existing improvements on the above described property have been established by a transit tape measurement and that unless otherwise shown there are no visible encroachments.

Louis Cohen
 LOUIS COHEN
 Registered Land Surveyor
 Maryland No. 1981

DATE: AUGUST 19, 1988

CASE: 1193-88

FILE: 31282

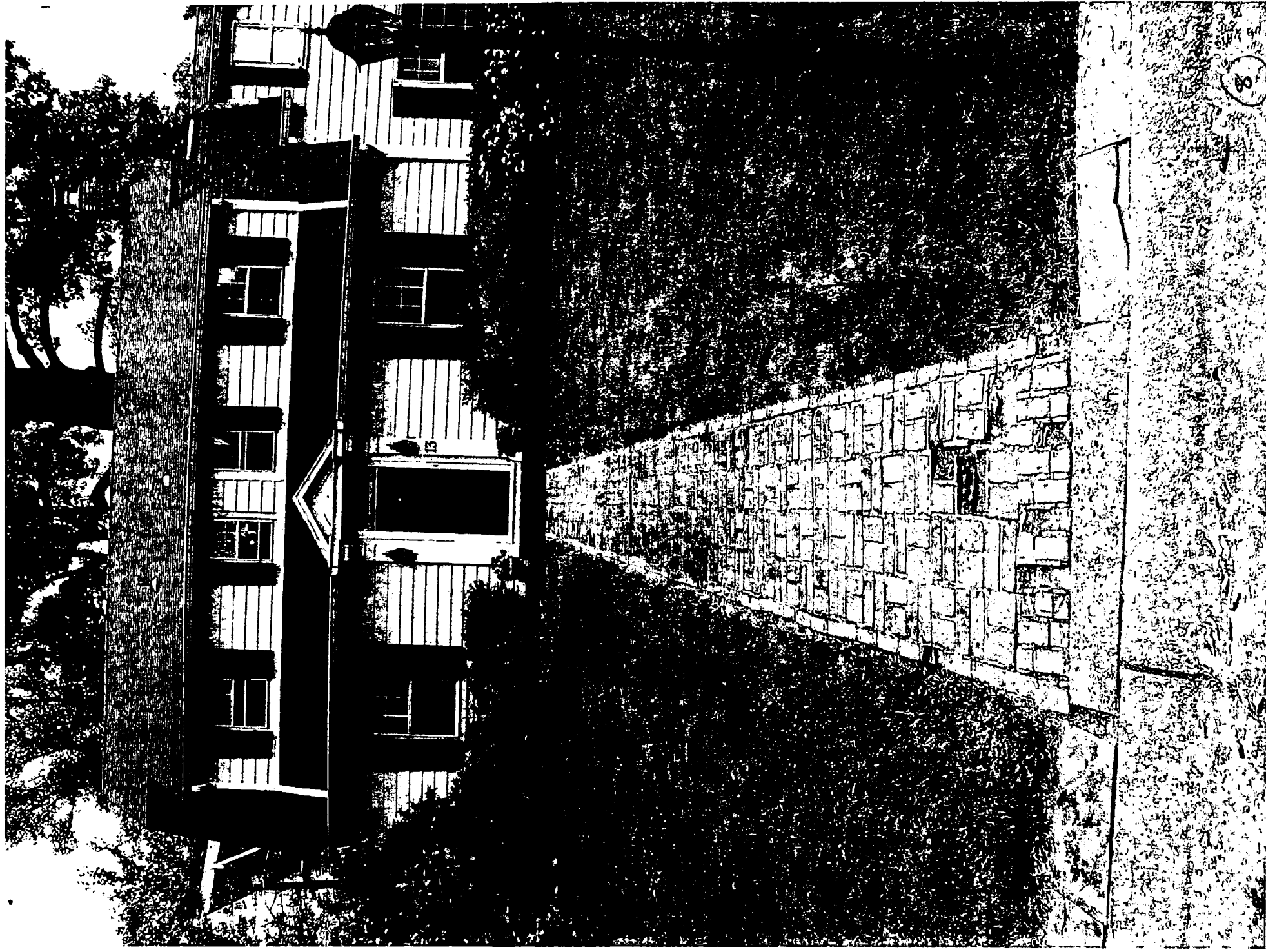


Photo A - 12 Magnolia Parkway, Clark Co

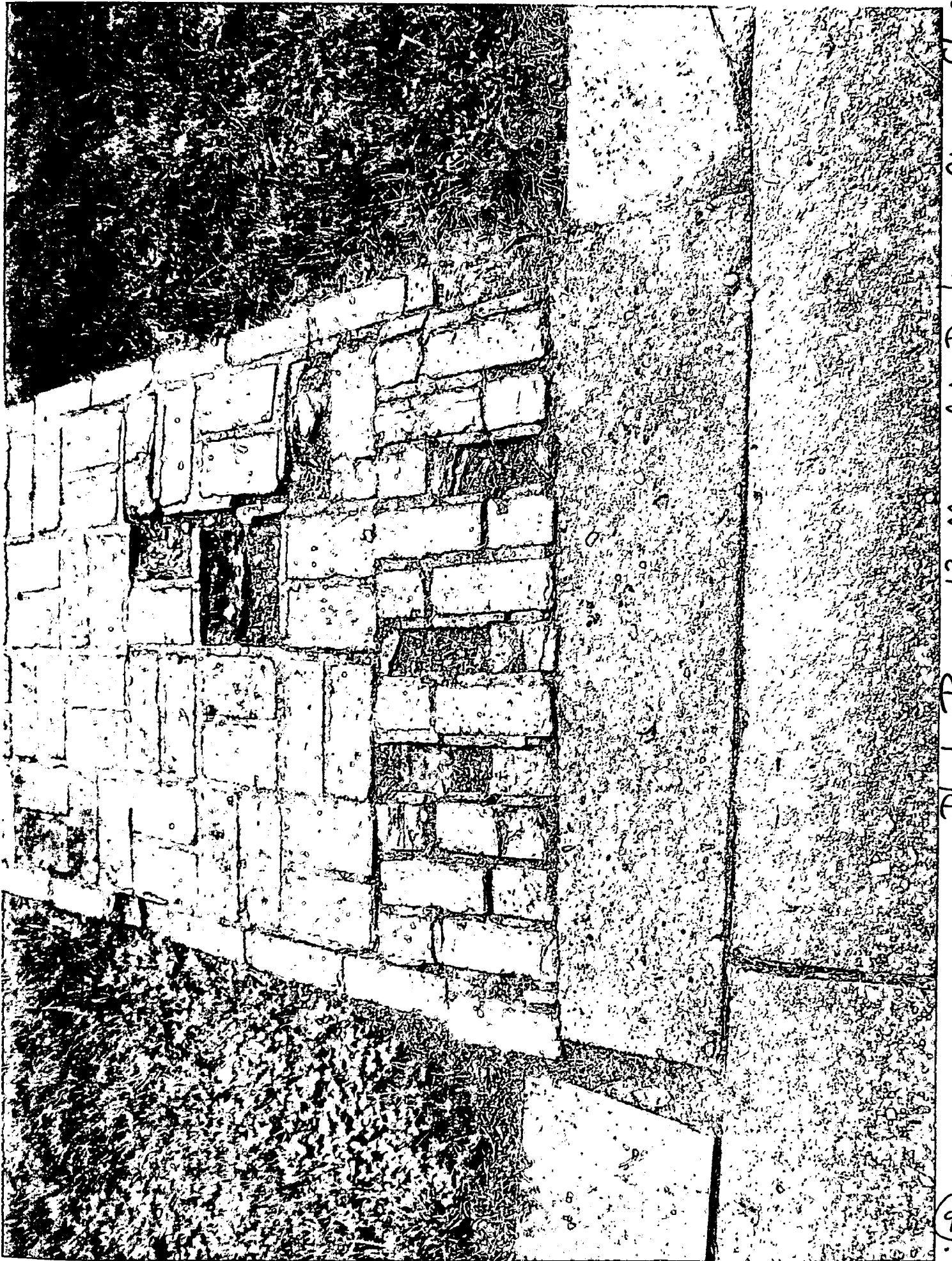


Photo B - 12 M. C. A. S. D. L. A. S. C. A. S. C. A. S.

13 magnolia

existing
walkway





Photo A - 13 Magnolia Parkway, Chazy Chase

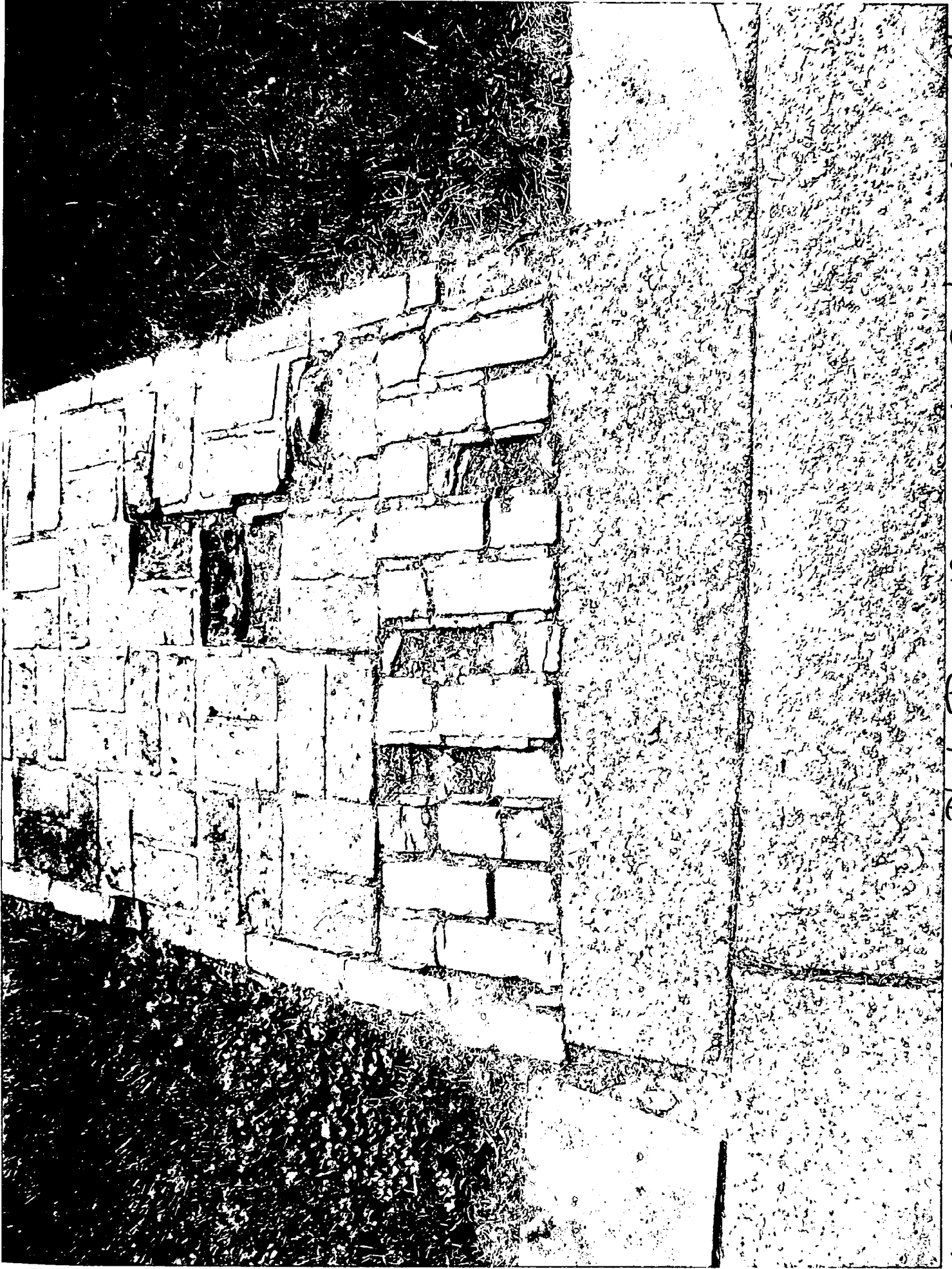


Photo B - 13 Magnolia Parkway, Chevy Chase

CHEVY CHASE VILLAGE

5906 CONNECTICUT AVENUE

CHEVY CHASE, MD 20815

Telephone (301) 654-7300

Fax (301) 907-9721

ccv@montgomerycountymd.gov

GEOFFREY B. BIDDLE

Village Manager

DAVID R. PODOLSKY

Legal Counsel

BOARD OF MANAGERS

DOUGLAS B. KAMEROW

Chair

DAVID L. WINSTEAD

Vice Chair

SUSIE EIG

Secretary

GAIL S. FELDMAN

Treasurer

BETSY STEPHENS

Assistant Treasurer

PETER M. YEO

Board Member

ROBERT L. JONES

Board Member

3/13/2009

Property Owner Name: Mary Hwang Gluck

Contractor Name: TBD

Location of Requested Building Permit:

Address: 13 Magnolia Parkway

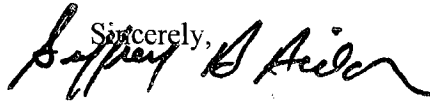
City, State, Zipcode Chevy Chase, MD 20815

Proposed Scope of Work: Replace existing brick walkway with flagstone walkway. Add landing in front of existing stoop. Add landing at the end of walkway, at curb.

Dear Department of Permitting Services:

The above homeowner/contractor has notified Chevy Chase Village that they are planning to apply for both County and Municipal permits for the above summarized construction project. We have supplied them with a full set of the appropriate regulations, and they fully understand that a permit from the County does not guarantee a permit from this municipality, unless they comply with all the rules and regulations given to them with this letter. They have been provided with this information and the appropriate instructions to file for a Building Permit and/or variance form from this municipality.

Sincerely,



Geoffrey Biddle

RECEIVED

MAR 17 2009

Division of
Casework Management