

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

| | | | |
|---------------------|---|-----------------------|---------------|
| Address: | 5 Primrose St., Chevy Chase | Meeting Date: | 8/15/18 |
| Resource: | Contributing Resource Chevy Chase Village Historic District | Report Date: | 8/8/18 |
| Review: | HAWP | Public Notice: | 8/1/18 |
| Case Number: | 35/13-18P | Tax Credit: | None |
| Applicant: | David and Hayley Meadvin | Staff: | Dan Bruechert |
| Proposal: | Expansion of Deck, Pergola Construction, and Fence replacement/construction | | |

STAFF RECOMMENDATION:

Staff recommends that the HPC **approve** the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-1927



Figure 1: 5 Primrose is shown as a red dot.

PROPOSAL:

The applicant proposes to make several alterations to the rear of the property primarily to the rear privacy fence and rear deck. The changes will not be visible from the public right-of-way and Staff is using an expedited Staff Report under Policy #7 which states: Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way.

This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.

The applicant proposes to construct a 6' (six foot) tall board on board fence surrounding the rear of the property. This fence is in conformance with the HPC's standard fence guidance.

The applicant proposes to construct an expansion to the rear deck. The expansion will be 15' x 15' (fifteen feet by fifteen feet). The deck will be framed out of pressure treated wood and have Trex decking. And will be obscured by the house and will not be visible from the public right-of-way. Because of the deck's height, the applicant must construct a rail and is proposing to construct a 36" (thirty-six inch) tall open picket railing. Staff has confirmed with the applicant that the railing post will be pressure treated wood with wood top and bottom rails and pickets – not composite as the drawings are labeled. Staff will ensure the permit drawings identify wood rails and pickets in the permit drawings. Lastly, the applicant proposes to construct a pergola over the new section of deck. The pergola will be 15' x 15' (fifteen feet by fifteen feet) and will be 11' (eleven feet) tall. The pergola will be constructed out of pressure treated wood and will not be visible from the right-of-way.

STAFF RECOMMENDATION:

- Approval**
- Approval with conditions.

Approval is based on the following criteria from Chapter 24A of the Montgomery County Code, Section 8(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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR
HISTORIC AREA WORK PERMIT

840342

RECEIVED
JUN 7 2018

Contact Email: jerry@hugheslandscaping.com Contact Person: Jerry Fyock
Daytime Phone No.: 301-674-4577

Tax Account No.: _____
Name of Property Owner: David + Hayley Meadvin Daytime Phone No.: 917-309-7859
Address: 5 Primrose ST. CHEVYCHASE MD 20815
Street Number City Street Zip Code

Contractor: HUGHES LANDSCAPING INC. Phone No.: 301-330-4949
Contractor Registration No.: N/A
Agent for Owner: Jerry Fyock Daytime Phone No.: 301-6744577

LOCATION OF BUILDING/PREMISE

Part of 3-4

House Number: 5 Street: Primrose ST.
Town/City: Chevy Chase Nearest Cross Street: CONNECTICUT
Lot: 18 Block: 18 Subdivision: 2
Liber: _____ Folio: _____ Parcel: 0000

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: \$ \$40,000.00
1C. If this is a revision of a previously approved active permit, see Permit # _____

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENS/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 _____ 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

5/31/18
Date

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

Install 6' tall "board on board" pressure treated privacy fence. Install expanded 36" tall pressure treated picket railings. Install expanded area of deck approximately 15' x 15' and to be covered by a pressure treated pergola

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

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 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**

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.

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.

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

| Owner's mailing address | Owner's Agent's mailing address |
|--|---|
| 5 Primrose ST. Chevy Chase, MD 20815 | HUGHES LANDSCAPING AND SUPPLY CO., INC. 16111 MORROW ROAD POOLESVILLE, MD 20837-8714 |
| Adjacent and confronting Property Owners mailing addresses | |
| 7 Primrose St Chevy Chase, MD 20815 | 3 Primrose St. Chevy Chase, MD 20815 |
| | |
| | |

Front Yard



Back Yard



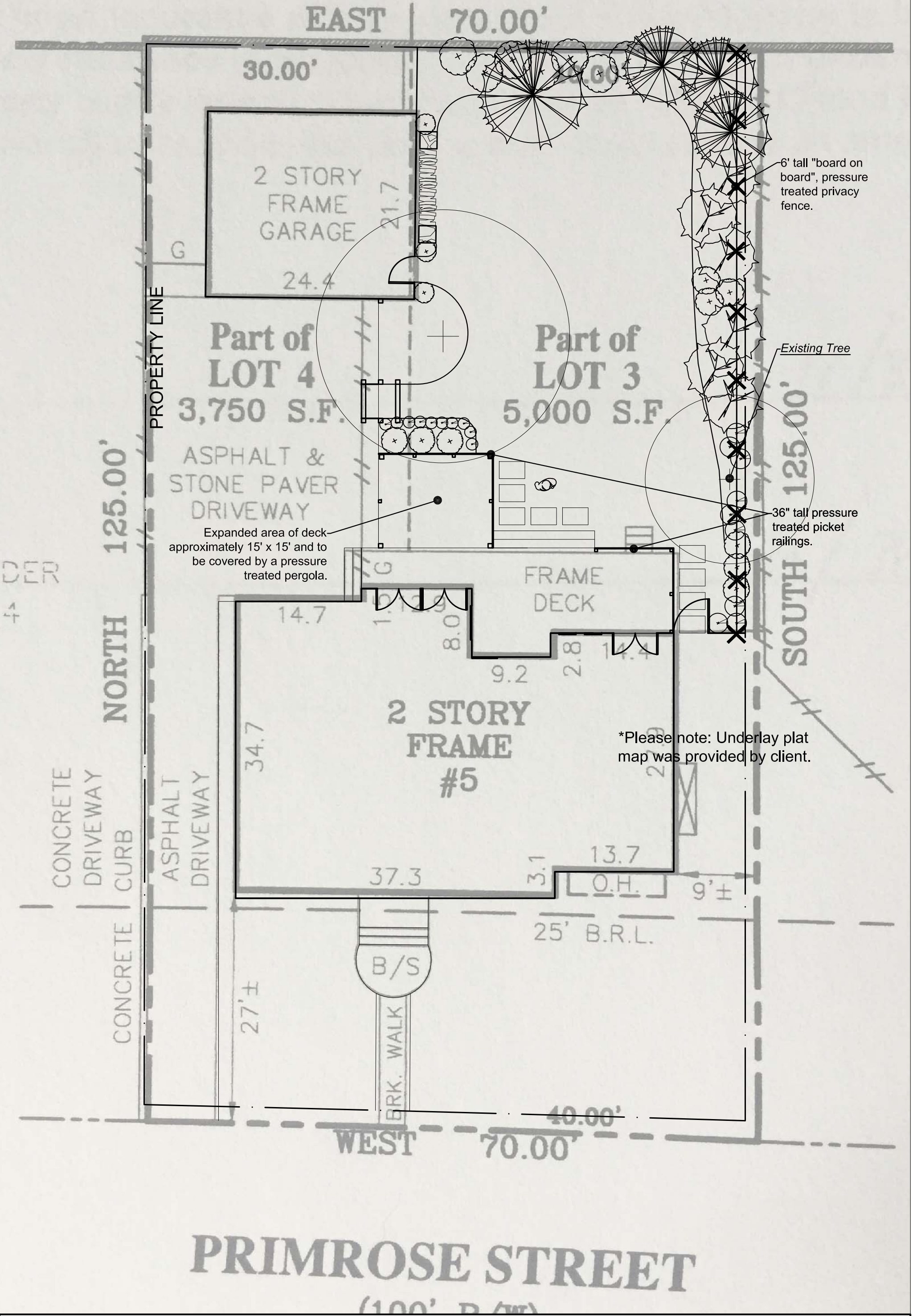
Jerry Fyock

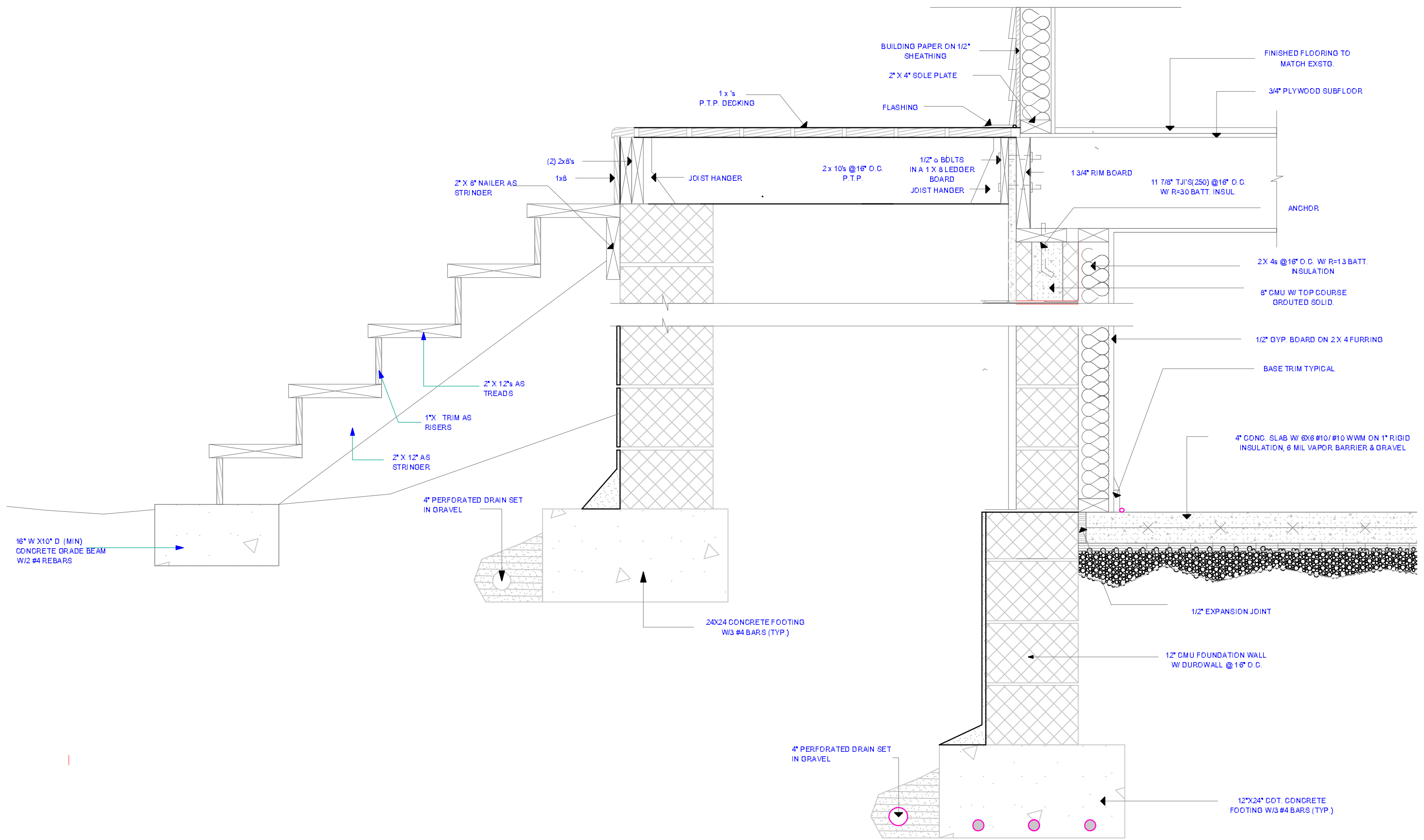
From: Jerry Fyock <jerryfyock@gmail.com>
Sent: Wednesday, November 08, 2017 10:56 AM
To: Jerry Fyock
Subject: Fence Pic

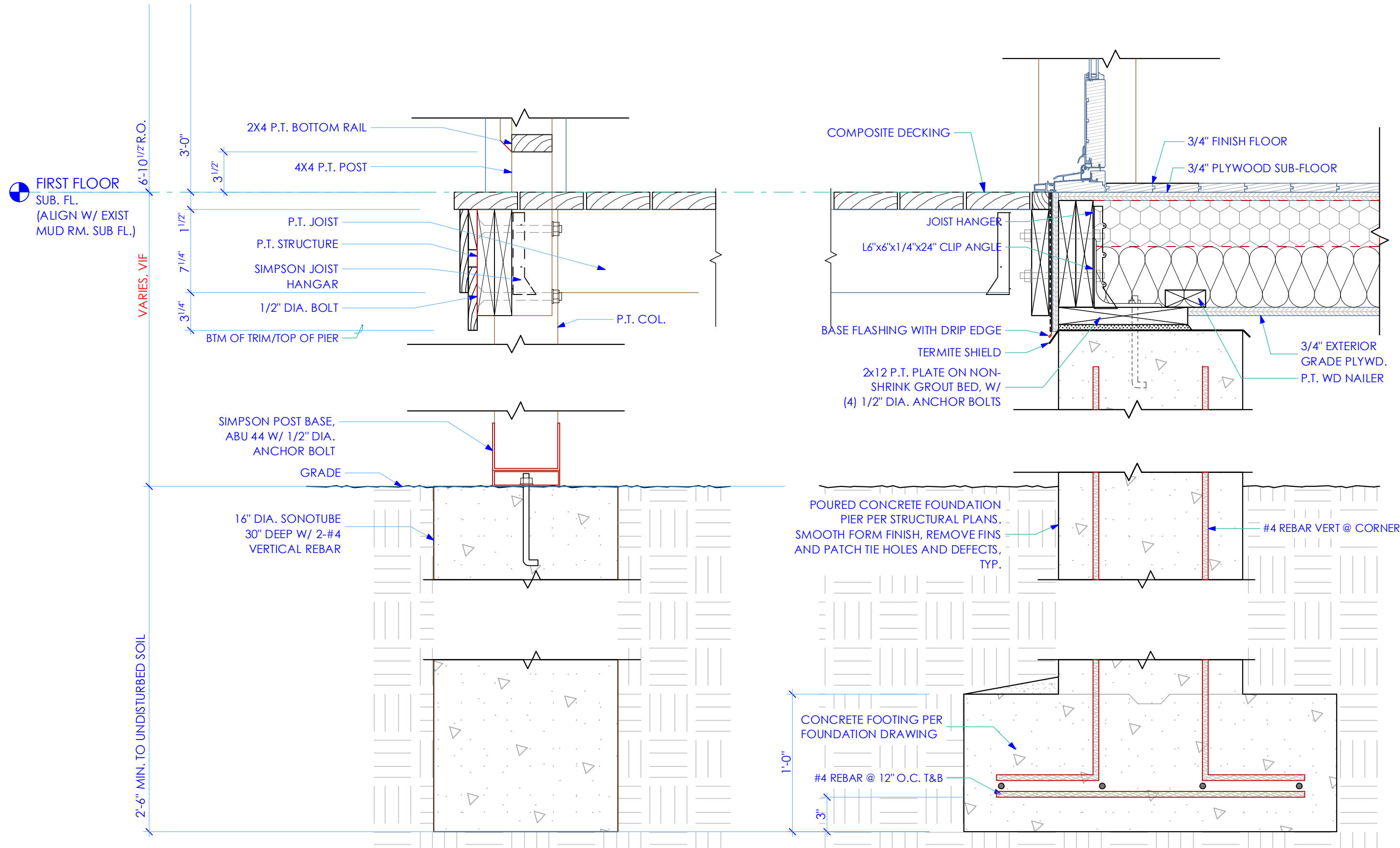


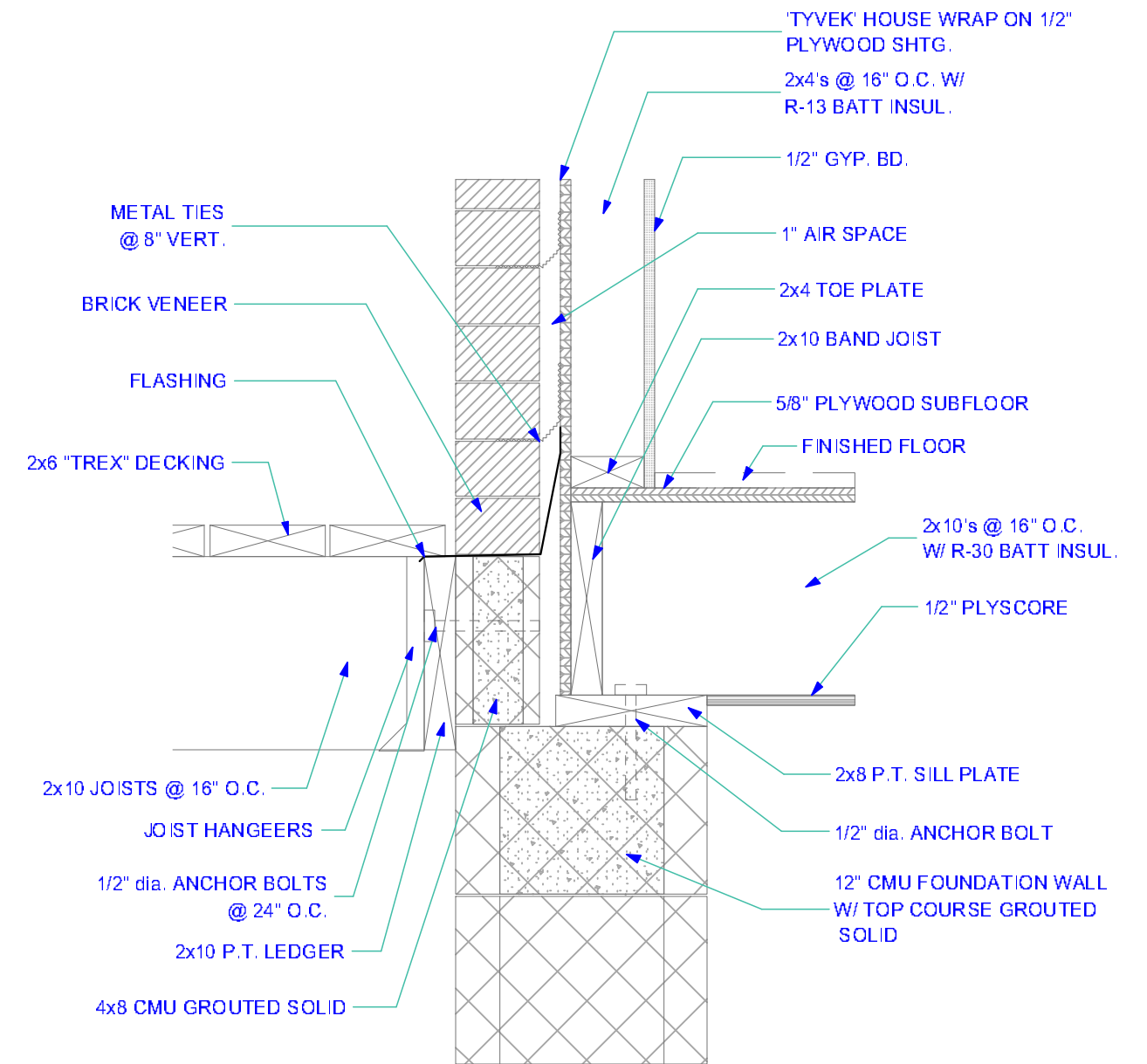
Sent from my iPhone

Fence Style



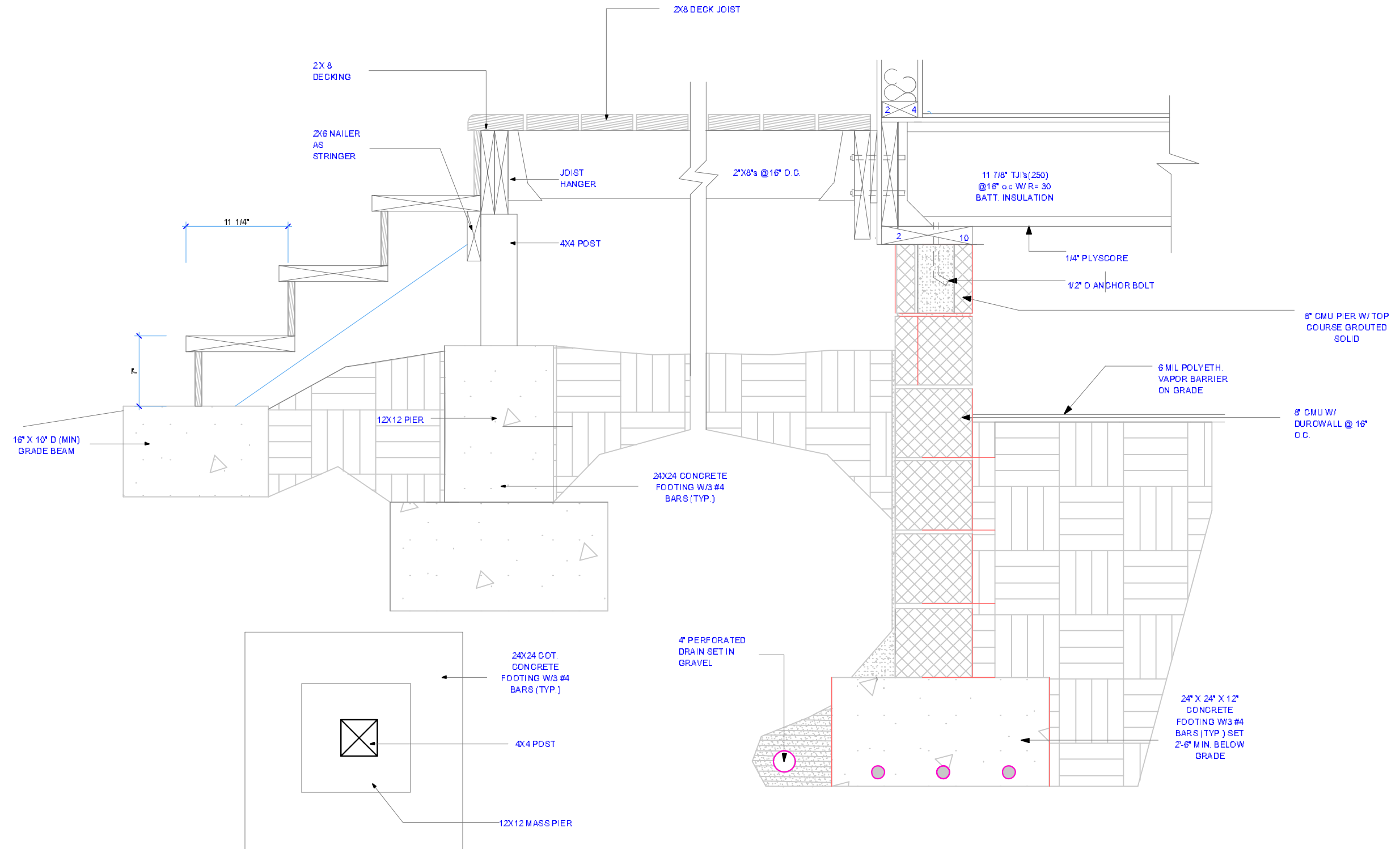


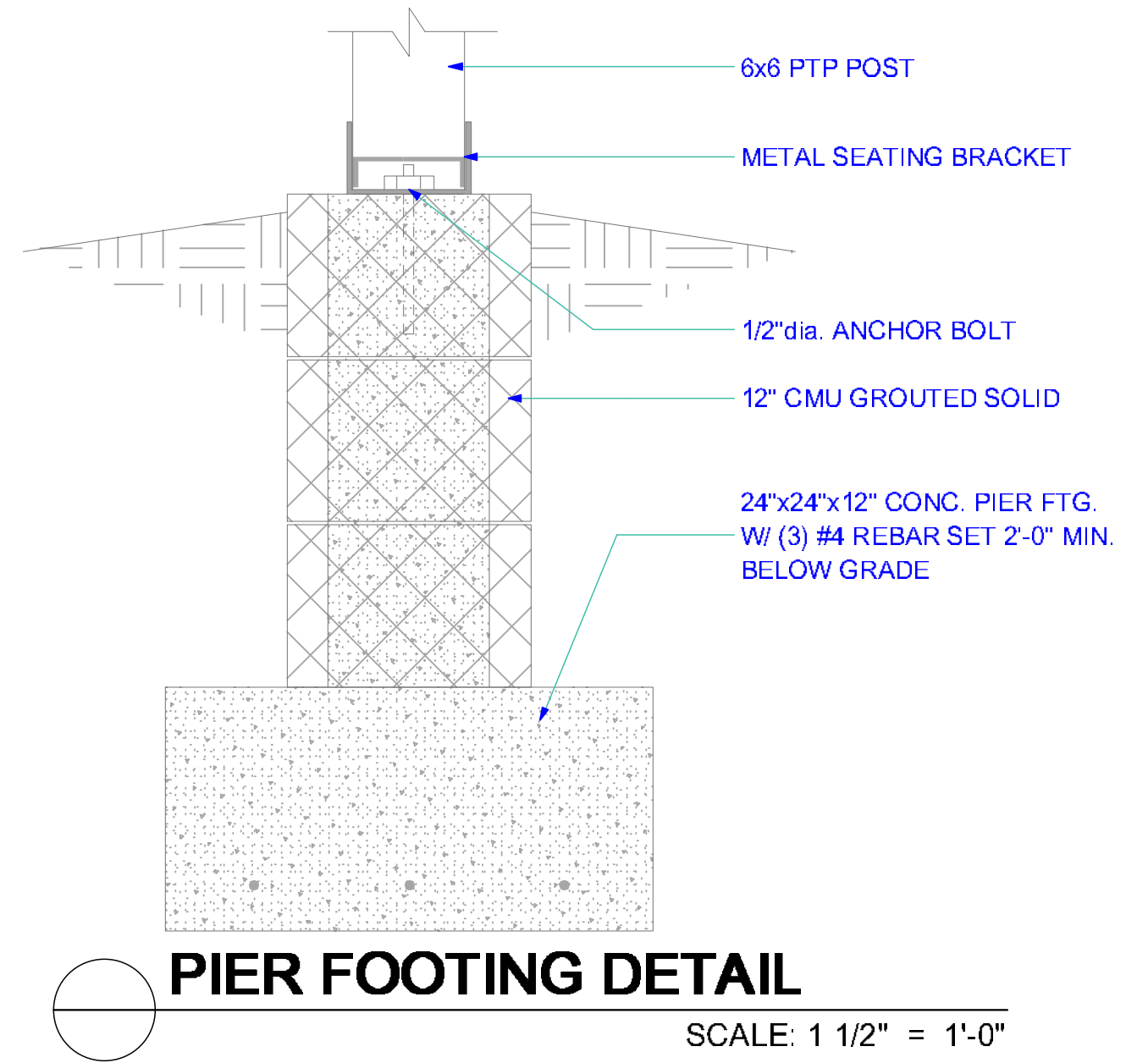
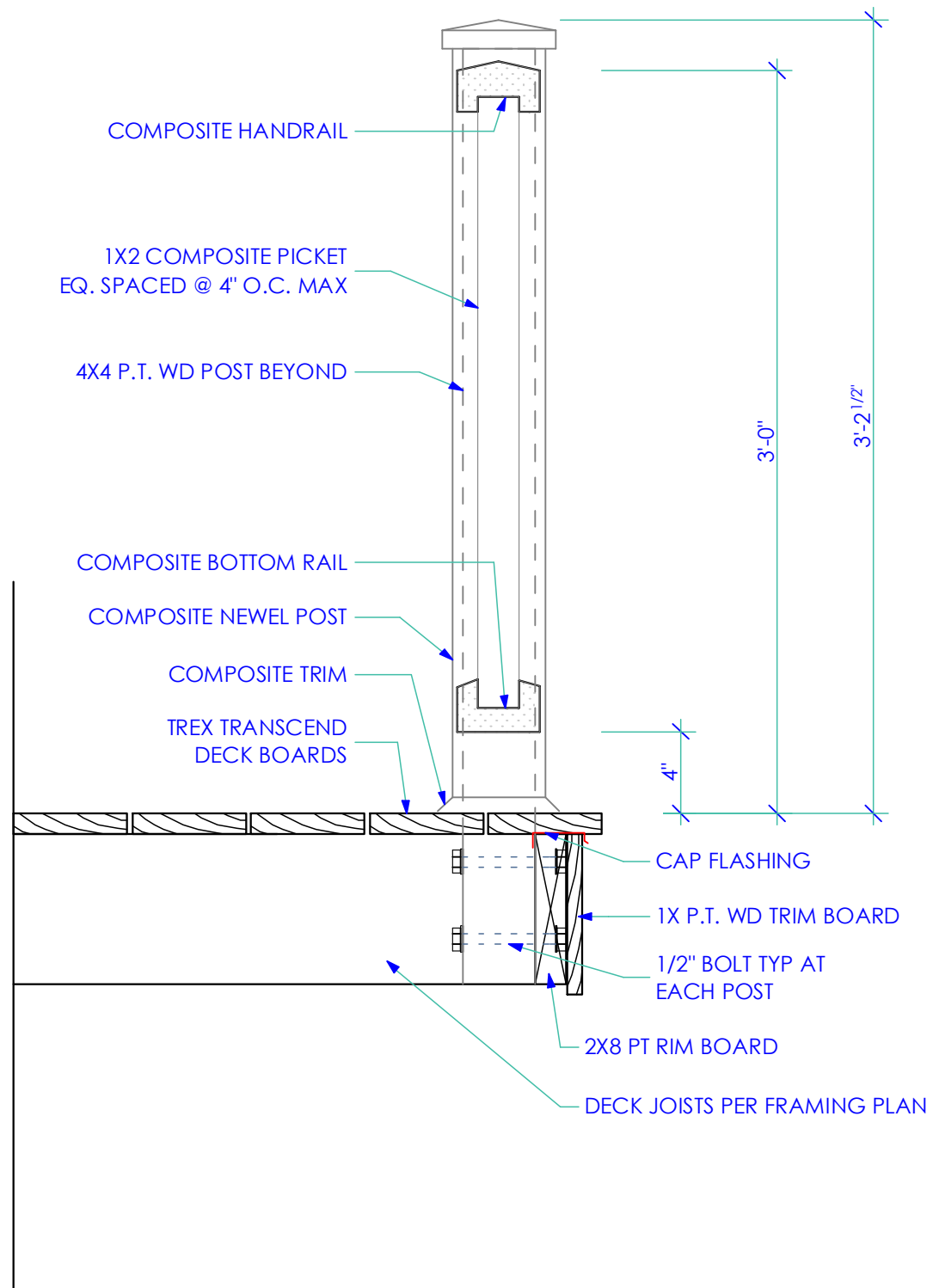


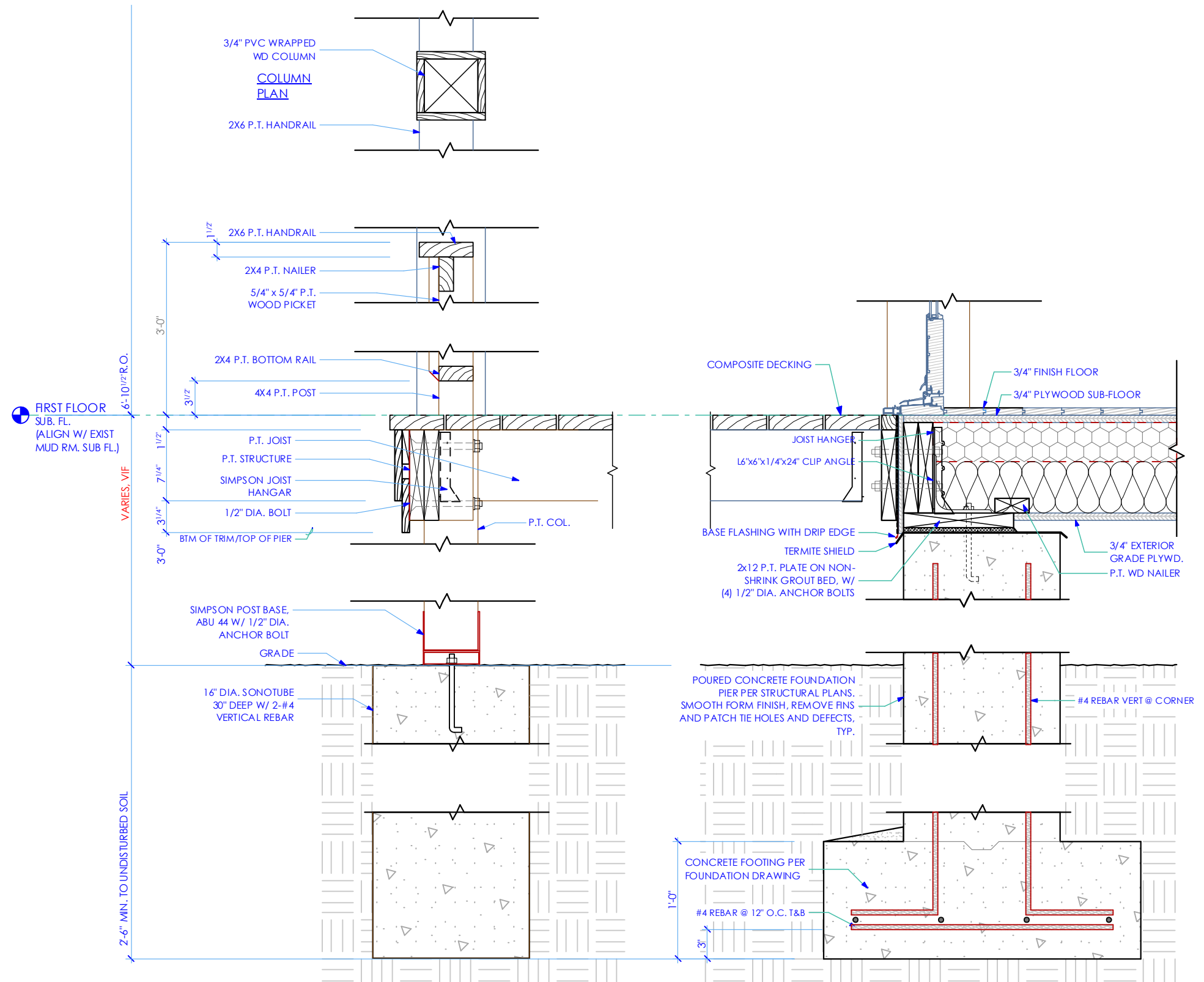


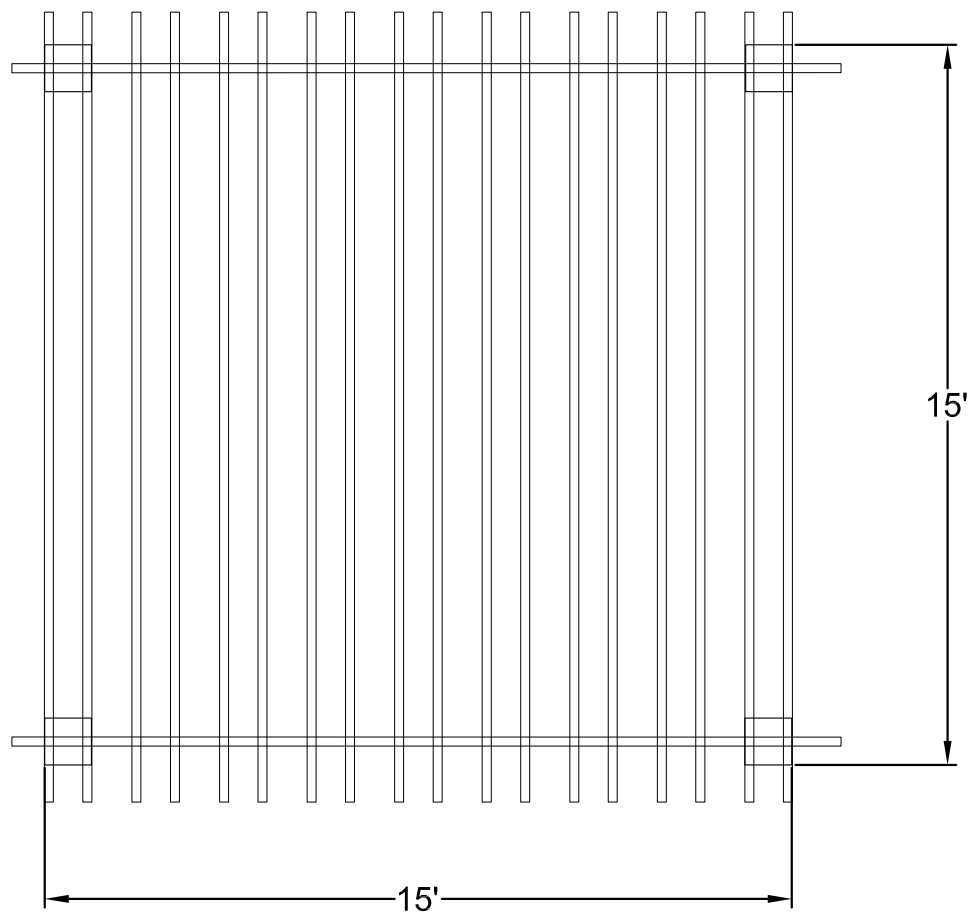
DECK DETAIL @ HOUSE

SCALE: 1 1/2" = 1'-0"

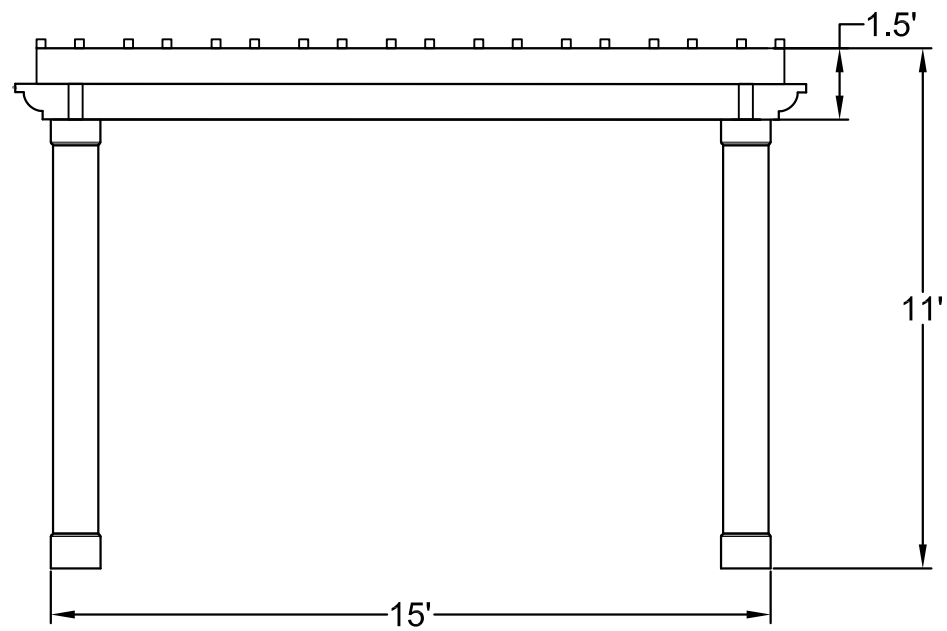








1 | PRESSURE TREATED LUMBER PERGOLA - PLAN VIEW
SCALE: NTS



2 | PRESSURE TREATED LUMBER PERGOLA - ELEVATION
SCALE: NTS



**Municipality Letter for
Proposed Construction Project**

Subject Property: 5 Primrose Street, Chevy Chase, MD 20815
Property Owner: David Meadvin
Project Manager/Contractor: Hughes Landscaping
Proposed Work: Install fencing; expand deck

6/6/2018

Diane R. Schwartz Jones, Director
Department of Permitting Services of Montgomery County
255 Rockville Pike, 2nd floor
Rockville, MD 20850

Dear Ms. Jones,

This letter is to inform your department that the above homeowner/contractor has notified Chevy Chase Village that he or she plans to apply for both county and municipal permits for the above summarized construction project. Chevy Chase Village will not issue any municipal building permit(s) for this proposed project until Montgomery County has issued all necessary county permits and the applicant has provided Chevy Chase Village with copies of county-approved and stamped plans. We have advised the homeowner/contractor that a permit from Montgomery County does not guarantee a permit from this municipality unless the project complies with all our municipal rules and regulations.

If this homeowner/contractor later applies for an amended county permit, please do not approve that application until you have received a Municipality Letter from us indicating that the homeowner/contractor has notified us of that proposed amendment to the permit.

If you have any questions about this proposed project and the municipal regulation of it by Chevy Chase Village, do not hesitate to have your staff contact my office. The Village Permitting Coordinator can be reached by phone at 301-654-7300 or by e-mail at ccvpermitting@montgomerycountymd.gov.

Sincerely,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

BOARD OF MANAGERS

MICHAEL L. DINGER
Chair

ELISSA A. LEONARD
Vice Chair

DAVID L. WINSTEAD
Secretary

MINH LE
Assistant Secretary

GARY CROCKETT
Treasurer

ROBERT C. GOODWIN, JR.
Assistant Treasurer

RICHARD M. RUDA
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON