

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

<b>Address:</b>	17 Primrose St., Chevy Chase	<b>Meeting Date:</b>	10/24/2018
<b>Resource:</b>	Contributing Resource (Chevy Chase Village Historic District)	<b>Report Date:</b>	10/17/2018
<b>Applicant:</b>	David and Nancy Morgan	<b>Public Notice:</b>	10/10/2018
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	N/A
<b>Case Number:</b>	35/13-18Y REVISION		
<b>PROPOSAL:</b>	Gate installation		

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**STAFF RECOMMENDATION:**

- Approve  
 Approve with conditions

**ARCHITECTURAL DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Colonial Revival  
**DATE:** c. 1892-1916

**PROPOSAL:**

The Commission approved with one (1) condition the applicants' proposal for fence installation at the August 15, 2018 HPC meeting. The condition of approval stipulated that the proposed fence would be reduced to 4' in height or be relocated to the rear plan of the historic house, with final review and approval delegated to staff.

The applicants have revised their application and now propose to install a 4' high wooden picket gate at the front/southwest side of the property. The proposed gate will be installed across an existing walkway within a surrounding holly hedge.

**APPLICABLE GUIDELINES:****Policy On Use of Expedited Staff Reports for Simple HAWP Cases**

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.
10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design.

**Montgomery County Code; Chapter 24A-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.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.  
(Ord. No. 9-4, § 1; Ord. No. 11-59.)

**STAFF RECOMMENDATION:**

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) and having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district and the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standard for Rehabilitation #2 and 9*;

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 final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the Commission as a revised HAWP application at staff's discretion;

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 [michael.kyne@montgomeryplanning.org](mailto:michael.kyne@montgomeryplanning.org) to schedule a follow-up site visit.

844279 Revision 8/15/18



DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

AMENDED APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: ycnan109@aol.com Contact Person: Nancy or David Morgan
Tax Account No.: 00458411 Daytime Phone No.: 301 466-5164
Name of Property Owner: David & Nancy Morgan Daytime Phone No.: 240 401-7724
Address: 17 Primrose St. Chevy Chase MD 20815
Contractor: home owner Phone No.: as above
Contractor Registration No.:
Agent for Owner: Daytime Phone No.: 240 401-7724

LOCATION OF BUILDING/PREMISE

House Number: 17 Street: Primrose Street
Town/City: Chevy Chase Village Nearest Cross Street: Connecticut Ave.
Lot: 17 Block: 58 Subdivision: Chevy Chase Section 2
Liber: 5818 Folio: 319 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, Other: gate
1B. Construction cost estimate: \$ < \$1000
1C. If this is a revision of a previously approved active permit, see Permit #: 844 279

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC, 02 Sepic, 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
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
On party line/property line, Entirely on land of owner, On public right of way/easement

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: David B Morgan Nancy Morgan Date: 8/22/18

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:

Construct a 4' high gate across stepping-stone path to permit access to side yard (west) of house once holly hedge is planted. Gate will be constructed of wood and painted white.

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

Proposed gate will conform to existing gate in front of house at sidewalk. There will be NO effect on historic resource, environmental setting or historic district.

2. **SITE PLAN**

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

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

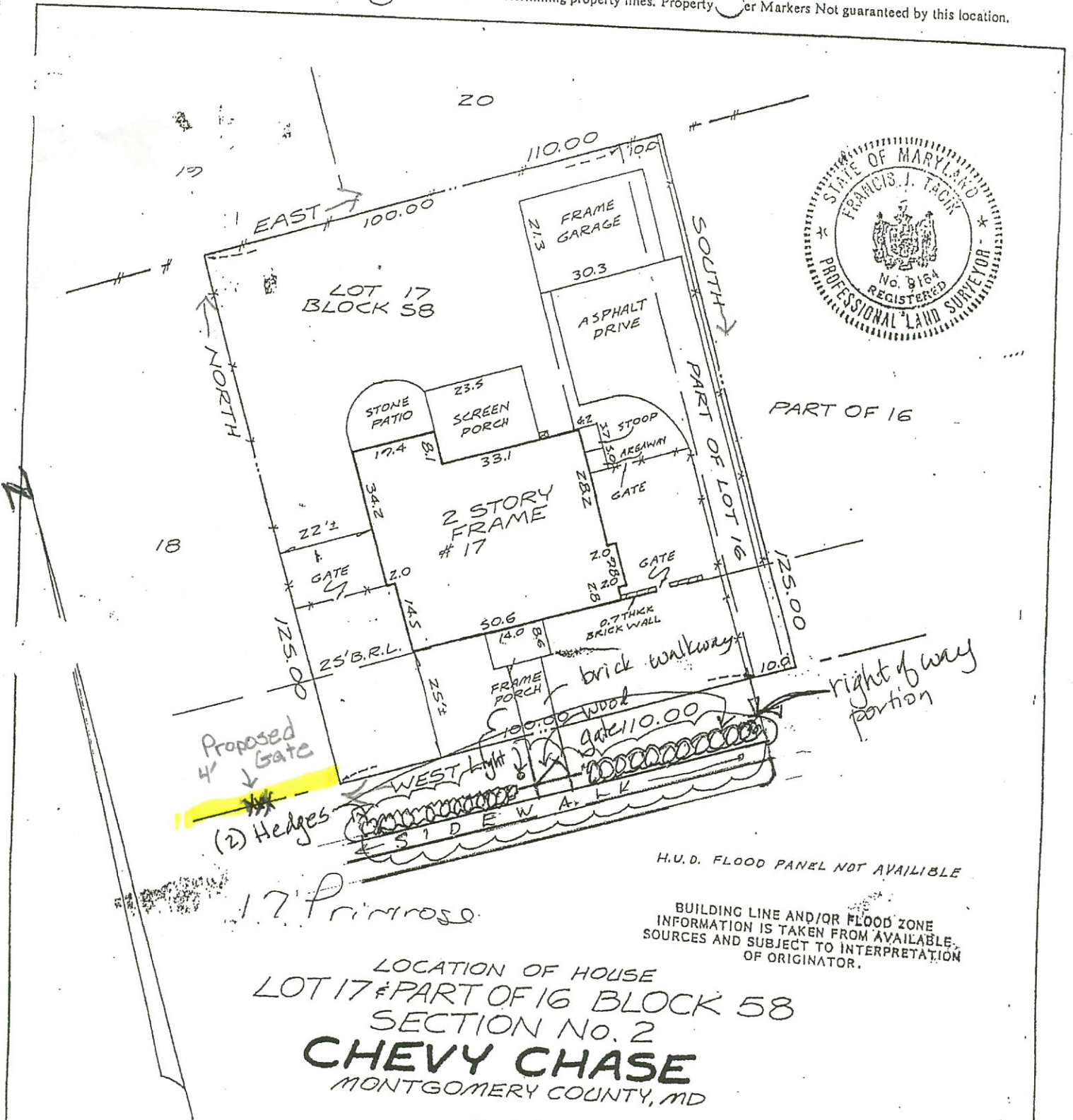
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

NOTE: This location for title purposes only, not to be used for determining property lines. Property Corner Markers Not guaranteed by this location.



H.U.D. FLOOD PANEL NOT AVAILABLE

BUILDING LINE AND/OR FLOOD ZONE INFORMATION IS TAKEN FROM AVAILABLE SOURCES AND SUBJECT TO INTERPRETATION OF ORIGINATOR.

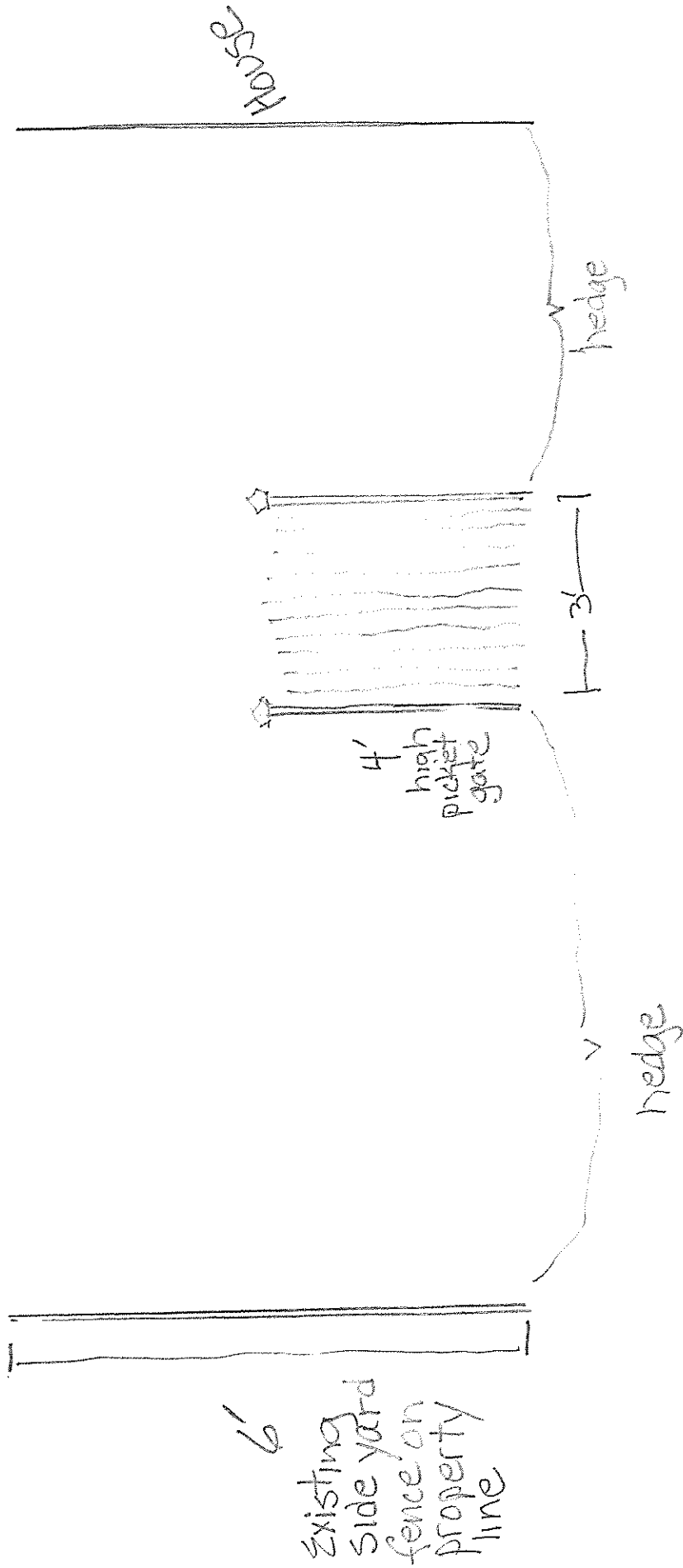
LOCATION OF HOUSE  
 LOT 17 & PART OF 16 BLOCK 58  
 SECTION No. 2  
**CHEVY CHASE**  
 MONTGOMERY COUNTY, MD

RECERTIFIED 6-10-87

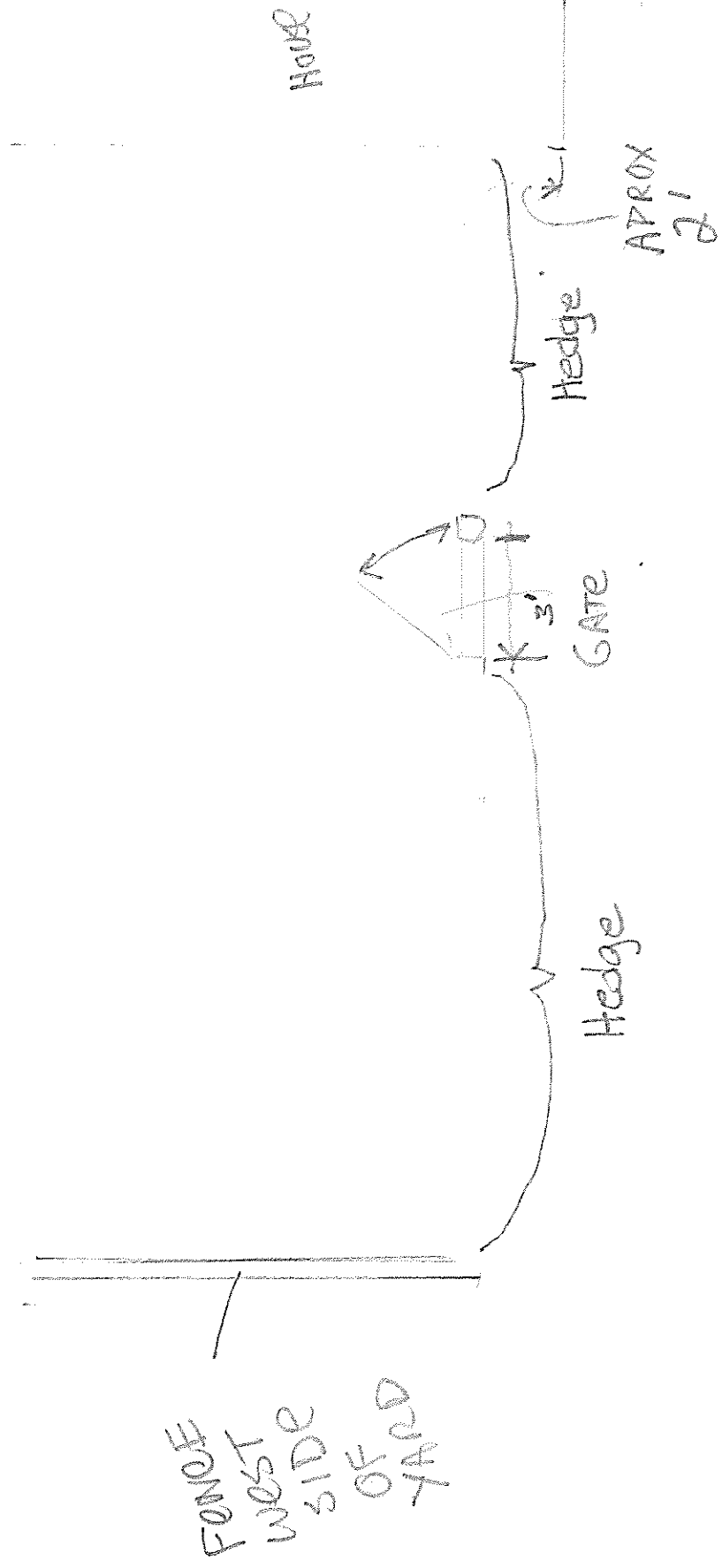
<b>SURVEYOR'S CERTIFICATE</b> THE PLAN SHOWN HEREON IS PREPARED FROM FIELD MEASUREMENTS OF EXISTING STRUCTURES AND DIMENSIONS, TO THE BEST OF MY KNOWLEDGE AND AS SHOWN OR DESCRIBED IN PLAT NO. 106, AS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MD. REGISTERED LAND SURVEYOR MD # 9164	<b>REFERENCES</b> PLAT BK. Z PLAT NO. 106 LIBER 5818 FOLIO 319	SNIDER, BLANCHARD, LAUGHLAND & TACIK, INC. SURVEYORS - ENGINEERS LAND PLANNING CONSULTANTS 341 W. Patrick Street Frederick, MD 21701 (301) 694-5544	2 Professional Dr., Suite 216 Gaithersburg, MD 20879 (301) 948-5100
	DATE OF LOCATIONS WALL CHECK: HSE. LOC.: 7-22-86 BOUNDARY:	SCALE: 1"=30' DRAWN BY: J.S. JOB NO.: 86-6505	

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Amended Elevation - 17 Primrose Street  
Proposed 4' gate



17 Primrose St, Chevy Chase  
 AMENDED SITE PLAN for Proposed Gate  
 SCALE  $\frac{1}{4}'' = 1'$



17 PRIMROSE ST.