EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 28 Primrose St., Chevy Chase  
Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Applicant: Kathleen Lindsay  
Review: HAWP  
Case Number: 35/13-17C  
PROPOSAL: Replacement of retaining wall

Meeting Date: 2/8/2017  
Report Date: 2/1/2017  
Public Notice: 1/25/2017  
Tax Credit: No  
Staff: Michael Kyne

STAFF RECOMMENDATION:

☑ Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: c. 1916-27

PROPOSAL:

The applicant is proposing to replace a failing 30-40" tall brick retaining wall at the right side of the subject property. The entire wall to be replaced is at the rear of the property. The proposed replacement wall will be a stone retaining wall of the same approximate height. The proposed replacement wall will match existing stone site walls at the rear of the property.

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:

12. Construction or repair of retaining walls where the new walls are compatible in material, location, design and height with the visual character of the historic site or district.

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 under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d) having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines, and therefore 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 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 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 to schedule a follow-up site visit.
APPLICATION FOR 
HISTORIC AREA WORK PERMIT

Contact Person: Kate Lindsay  
Daytime Phone No.: 703 393 2916

Tax Account No.: Name of Property Owner: Kathleen Lindsay  
Daytime Phone No.: 703 932 9000

Address: 28 Primrose St., Chevy Chase, MD 20815  
Street: Primrose St.
City: Chevy Chase
State: MD
Zip Code: 20815

Contractor: Eddie Serra  
Phone No.: 201 986 1850

Agent for Owner:  
Daytime Phone No.: 201 986 1850

LOCATION OF WORK

House Number: 28  
Street: Primrose St.

Town/City: Chevy Chase  
Nearest Cross Street: Briceville Rd./Primrose

Lot: 37 28  Block: 57  
Subdivision: Sec 2 Chevy Chase, Md., Co.

PART ONE: THE FOLLOWING INFORMATION

1A. CHECK ALL APPLICABLE:  
- Construct  
- Extend  
- Alter/Renovate  
- New  
- Move  
- Install  
- Wreck/Raze  
- Alter/Renovate  
- Removeable  
- Yes  
- No

1B. Construction cost estimate:  

1C. If this is a revision of a previously approved permit, see Permit #

PART TWO: CODES FOR NEW CONSTRUCTION AND EXTENSIONS/ADDITIONS

2A. Type of sewage disposal:  
- WSSC  
- Septic  
- Other

2B. Type of water supply:  
- WSSC  
- Well  
- Other

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height: 6.4 feet (6'6")

3B. Indicate whether the fence or retaining wall is to be constructed one of the following locations:

- On property line/property line  
- Entirely on land of owner  
- On public right of way/assessment

I hereby certify that I have the authority to make the following 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.

Kathleen Lindsay  
Signature of owner or authorized agent

Date: 11/9/2017

Approved:  
For Chairperson, Historic Preservation Commission

Disapproved:  
Signature:  
Date:

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

SEE REVERSE SIDE FOR INSTRUCTIONS
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:

   Red brick retaining wall between two properties. Wall supports plantings and soil from one property to other. Existing soil/yard is approx. 18"-20" high.

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

   Replace crumbling, bowed red brick retaining wall between two properties with a 30" stone wall to match existing walls on yard of 28 Primrose St.

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, where appropriate, contours. 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 PHOTOCOPYED DIRECTLY ONTO MAILING LABELS.
Lindsey Residence

Brick or stone cap

8" CMU with #4 rebar every 16" O/C

24"x12" concrete footing with (2) #4 rebar and cross-plates and 4's every 16" O/C
We hereby propose to furnish all materials and perform all the necessary labor for the completion of:

<table>
<thead>
<tr>
<th>Description of Work</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>NOTES:</td>
<td></td>
</tr>
<tr>
<td>-All stone veneer to match existing.</td>
<td></td>
</tr>
<tr>
<td>-Winter protection to continue work may be done for an extra charge.</td>
<td></td>
</tr>
<tr>
<td>-Colors of material to be matched will be with closest standard stock materials provided by vendors. Exact matches will require additional cost.</td>
<td></td>
</tr>
<tr>
<td>-Stable soil conditions are assumed in this price. Serra Stone is not responsible for unstable sub-grade soil.</td>
<td></td>
</tr>
<tr>
<td>-Portable John if needed will be provided at a rate of $200 per month.</td>
<td></td>
</tr>
</tbody>
</table>

EXCLUSIONS (unless otherwise noted in estimate):
-All tree and plant removal.
-All drain tile and drainage systems.
-Any sleeves.
-All permits.

All material is guaranteed to be as specified, and the above work is to be performed and completed in a substantial workmanlike manner for the sum of: $31,505.00

Payments are to be made by Check Only as follows: 30% deposit due upon acceptance of proposal, 65% of total to be paid in installments according to progress of work, remainder due upon completion.

The Provisions specified in the attached "Exhibit A" dated 13 July 2012 are expressly incorporated into this agreement.

BY: SERRA STONE CORPORATION

**Contract**

Contract No.: 16746
Prepared by: Eduardo Serra
Date: 11/23/2016

Maryland Home Improvement License #4613
Virginia Home Improvement License #A-032395
District of Columbia Home Improvement License #39107605
### HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING

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

<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maureen Lindsay</td>
<td></td>
</tr>
<tr>
<td>28 Primrose St.</td>
<td></td>
</tr>
<tr>
<td>Chevy Chase, Md. 20815</td>
<td></td>
</tr>
</tbody>
</table>

**Adjacent and confronting Property Owners mailing addresses**

| Mr. Robert Stillman     |                                 |
| 22 Primrose St.         |                                 |
| Chevy Chase, Md. 20815  |                                 |