

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Primrose St., Chevy Chase	Meeting Date:	11/15/2017
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	11/8/2017
Applicant:	Alice and Peter Keating (Lila Fendrick, Agent)	Public Notice:	11/1/2017
Review:	HAWP	Tax Credit:	N/A
Case Number:	35/13-17LL	Staff:	Michael Kyne
PROPOSAL:	Fence installation		

STAFF RECOMMENDATION:

- ☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village District
STYLE: Craftsman-Foursquare
DATE: 1892-1916

PROPOSAL

The applicants propose to install a board-on-board fence with lattice top at the rear/left side of the subject property. The proposed fence will have a single gate return to the rear left corner of the house. The proposed fence and gate will be a maximum of 6' tall. An existing 4' tall board-on-board fence and gate will be removed to accommodate the proposed new fence and gate.

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:

10. Construction of fences that are compatible with the historic site or district in terms of material, height, location, and design.

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans;

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.

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.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-28

**APPLICATION FOR
HISTORIC AREA WORK PERMIT**

Contact Person: LILA FENDRICK
Daytime Phone No.: 301 907 7700 x15

Tax Account No.: _____
Name of Property Owner: ALICE + PETER KEATING Daytime Phone No.: _____
Address: 9 CHEVY CHASE PRIMROSE ST. 20815
Street Number City State Zip Code
Contractor: McNAMARA BROTHERS Phone No.: 301 589 3767
Contractor Registration No.: 16824
Agent for Owner: ROBERT McNAMARA Daytime Phone No.: 301 674 2867

LOCATION OF BUILDING/PREMISE

House Number: 9 Street: PRIMROSE ST
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AV.
Lot: P1 Block: 58 Subdivision: 0009
Libr: 42672 Folio: 289 Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Remove
☐ 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: \$ 20,000

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 6 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]
Signature of owner or authorized agent

9/18/17
Date

Approved: _____ For Chairperson, Historic Preservation Commission

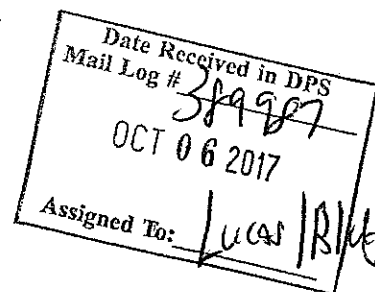
Disapproved: _____ Signature: _____ Date: _____

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

Edn 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

816001



(4)

**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:

SEE ATTACHED

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

SEE ATTACHED

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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

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 Text Description: Keating Residence

A. Description of existing structure(s) and environmental setting:

An unpainted wood fence with flat board-on-board panels extends from the North-West corner of the house and crosses over the West property line, to run parallel to the shed/garage of the 7 Primrose (neighbor to the West). This fence is approximately 4'-0" tall. Remains of a 24" high lattice topper are lying near the fencing. The fence and gate on the 9 Primrose property are in poor condition and unsightly.

B. General description:

To provide more privacy near the rear dining terrace, a 6'-0" tall max. board on board fence with lattice top is proposed along the West property line. The fence will be pulled inside the West property line; and will match the original design of the West neighbor's fence. The fence and a single gate will return to the NW corner of the house. The overall height of the fence will be lowered, as needed, to accommodate the branches of existing mature apple trees.

KEATING RESIDENCE

GENERAL NOTES

TOPOGRAPHIC AND BOUNDARY SURVEY BY
GEORGE W. BARNES, INC.
 100 WILKINSON AVENUE, SUITE 100
 WILKINSON, MISSISSIPPI 39201
 (601) 372-7777 OR LOG ON TO
 WWW.GWBARNES.COM
 FOR LOCATION OF UTILITIES CALL "NEED UTILITY"
 1-800-251-2777 OR LOG ON TO
 WWW.NEEDUTILITY.ORG
 48 HOURS IN ADVANCE
 FOR ANY WORK IN THIS VARIETY, THE EXCAVATOR
 MUST NOTIFY ALL PUBLIC UTILITY COMPANIES
 WITHIN THE WORKING AREA. THE AREA OF
 UNDISCOVERED EXCAVATION AND HAVE THESE
 UTILITIES LOCATED BY THE UTILITY COMPANIES
 PRIOR TO COMMENCING EXCAVATION. THE
 EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE
 WITH THE REQUIREMENTS OF THE LOCAL
 JURISDICTION.
 ALL SURFACEPIPES TO BE RIGID PVC PIPE.

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FOR REVIEW AND PRICING ONLY, NOT FOR CONSTRUCTION

KEATING RESIDENCE

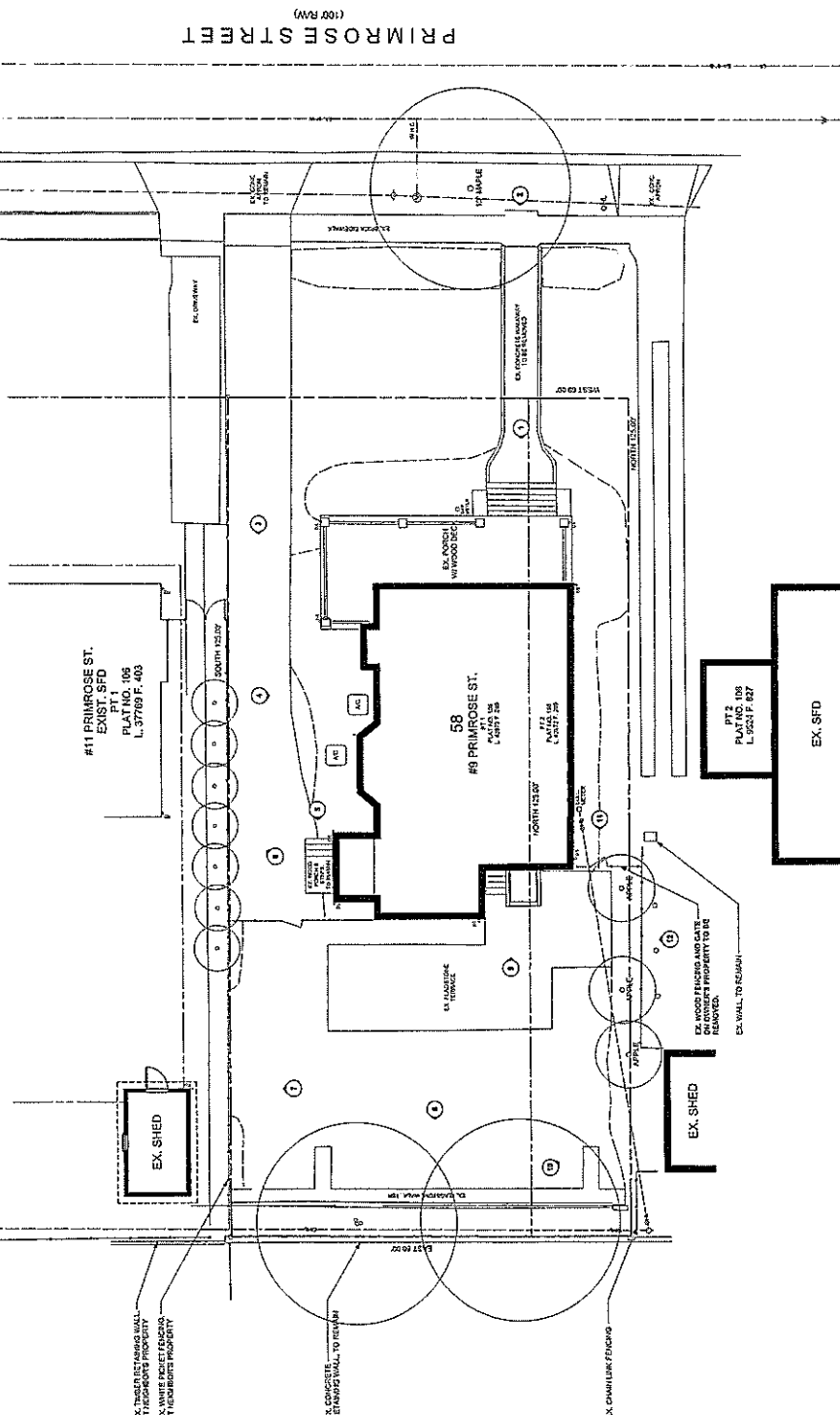
GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY BY LAND SURVEY ENGINEERING, 1101215
FOR LOCATION OF UTILITY, CALL "MSS UTILITY"
FOR A SUMMARY OF RESULTS. 40 HOURS IN ADVANCE
OF ANY WORK IN THE VEINITY. THE EXCAVATOR
MUST TELL ALL PUBLIC UTILITY COMPANIES
WITH UNDERGROUND FACILITIES IN THE AREA OF
PROPOSED EXCAVATION AND HAVE THOSE
COMPANIES PRIOR TO COMMENCING EXCAVATION.
WITH THE REQUIREMENTS OF THE LOCAL
MUNICIPALITY.

KEY

[illegible]

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PRIMROSE STREET
(100' RWY)

#11 PRIMROSE ST.
EXIST. SFD
PT 1
PLAT NO. 106
L. 37769 F. 403

58
PRIMROSE ST.

PT 2
PLAT NO.

EX. SFD

EX, SHED

EX. SHED

EX. TIGER RETAINING WALL -
AT NEIGHBORS' PROPERTY

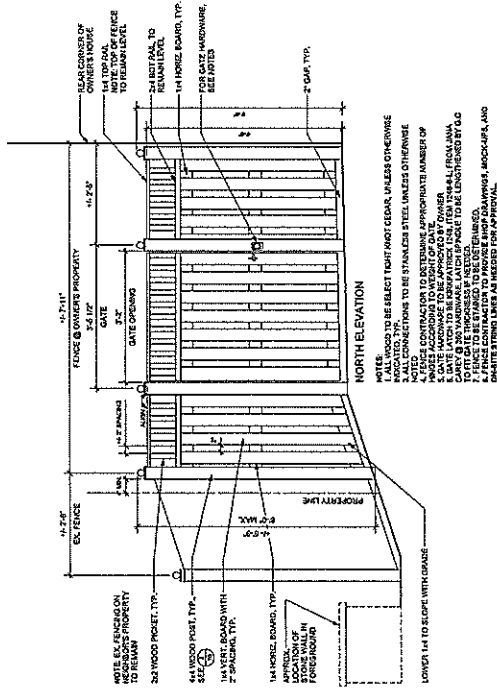
EX. CONCRETE
RETAINING WALL TO REMAIN

EX. CHARLIE FENCING —

DO NOT ALLOW FROM RETURNING TO
- SLAYS ONE ONCE IN ROOM

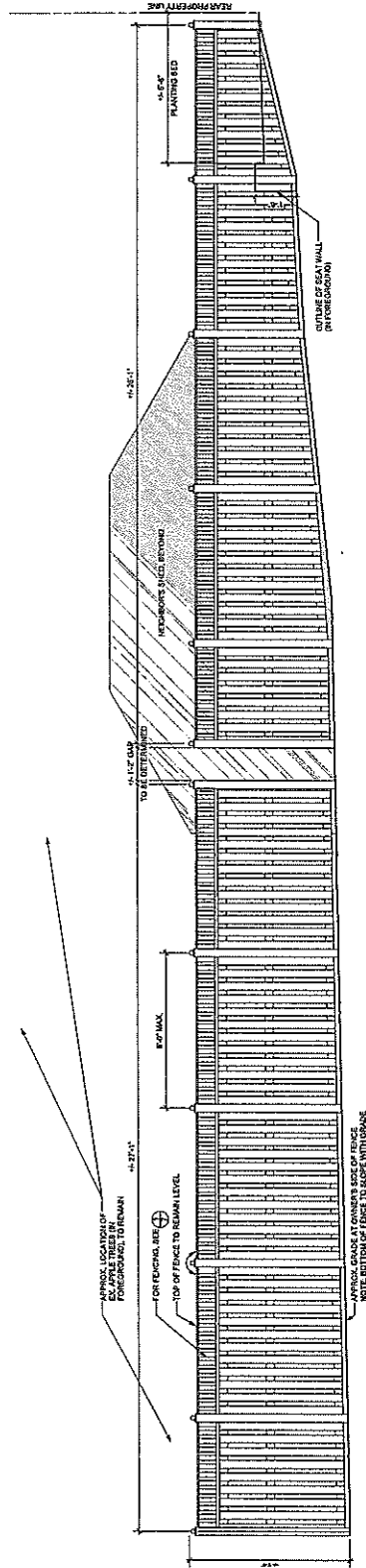
ALL WALL TO REMAIN -

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1 WEST FENCING
7 NORTH ELEVATION / SECTION

3/4" = 1'-0"



2 WEST FENCING
7 ELEVATION (AS SEEN FROM OWNER'S SIDE)

1/2" = 1'-0"

FOR REVIEW AND PRICING ONLY, NOT FOR CONSTRUCTION

Existing Property Condition Photographs (duplicate as needed)

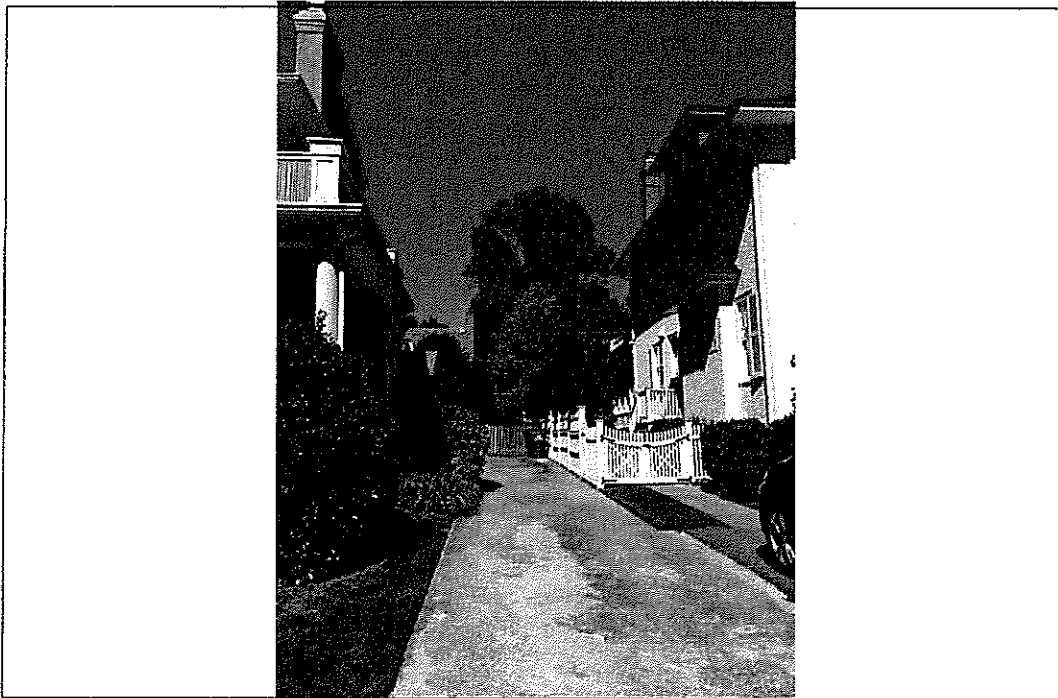


Detail: IMG 1 - Front Facade



Detail: IMG 2 - Front Facade at Primrose Street

Existing Property Condition Photographs (duplicate as needed)

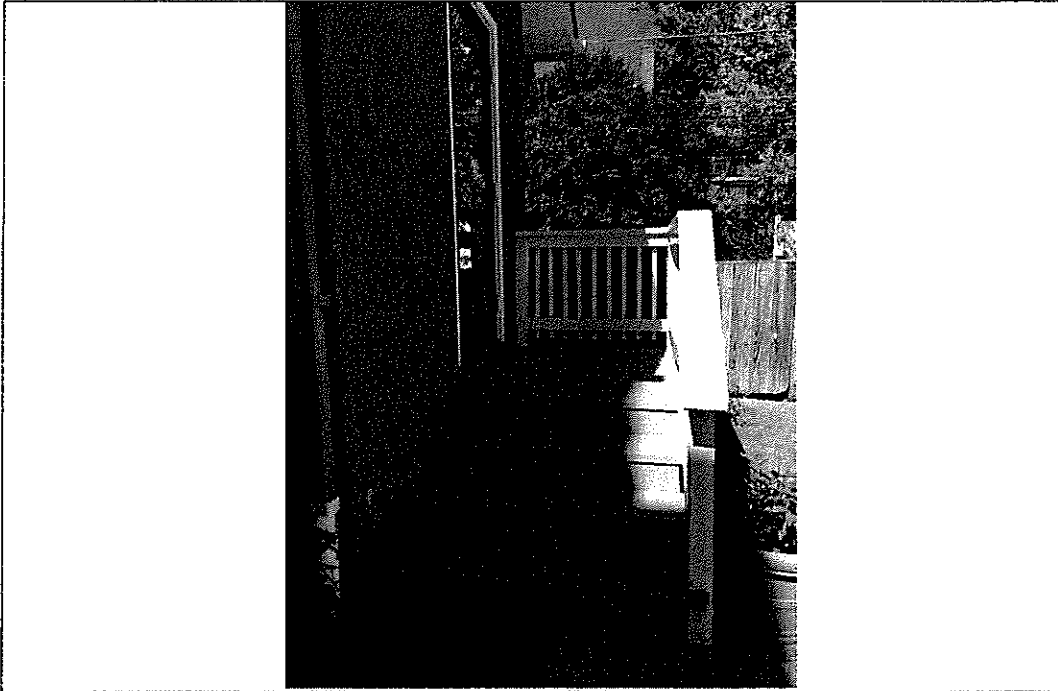


Detail: IMG 3 - View between 9 Primrose and 11 Primrose



Detail: IMG 4 - East Facade of House

Existing Property Condition Photographs (duplicate as needed)

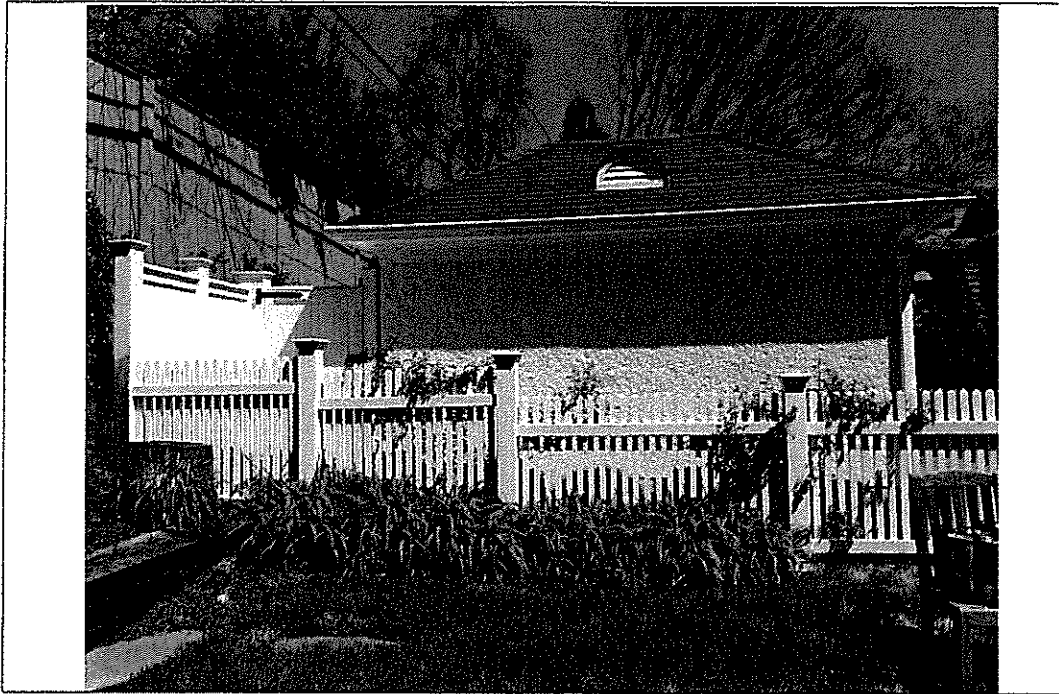


Detail: IMG 5 - View at Mudroom steps and landing

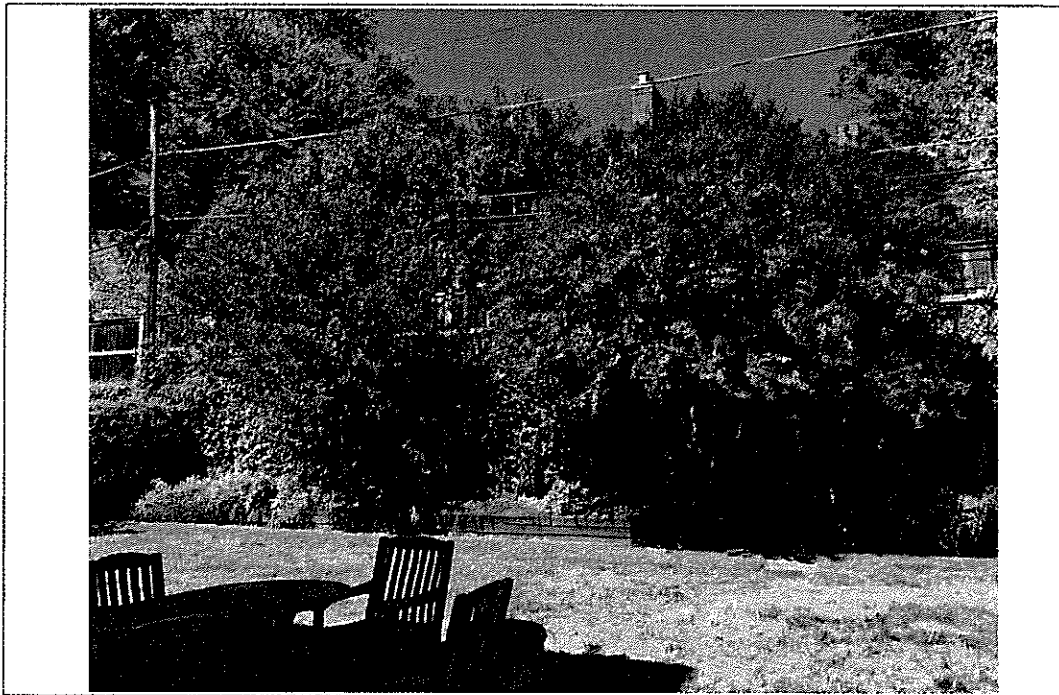


Detail: IMG 6 - View towards neighbor's (11 Primrose) fence line

Existing Property Condition Photographs (duplicate as needed)



Detail: IMG 7 - View towards neighbor's (11 Primrose) rear fence line

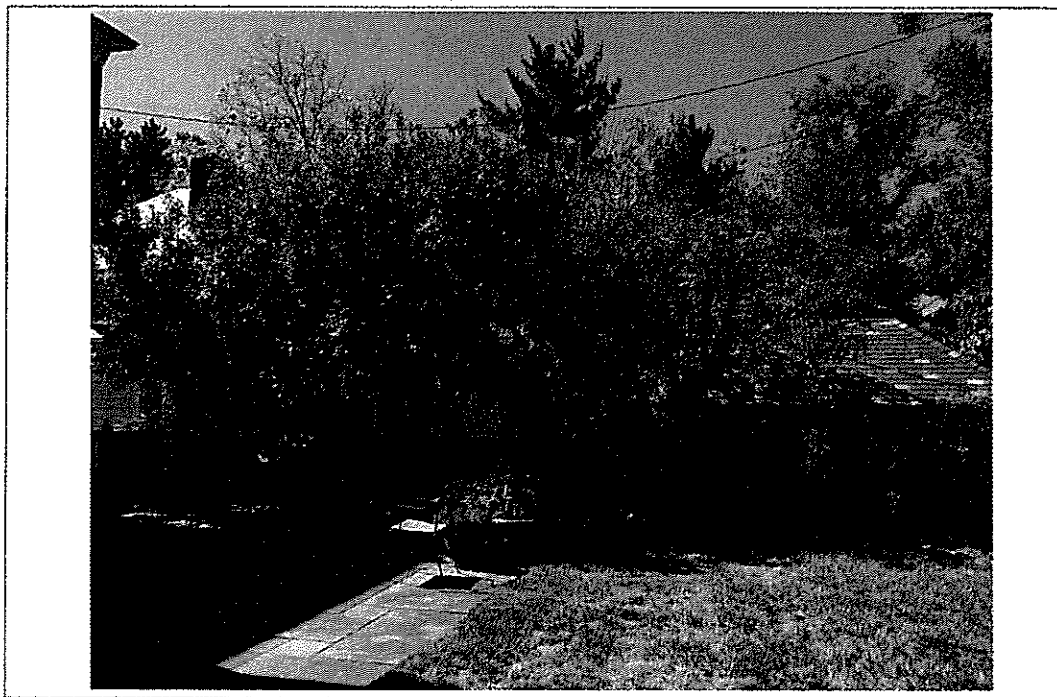


Detail: IMG 8 - View towards rear property line

Existing Property Condition Photographs (duplicate as needed)

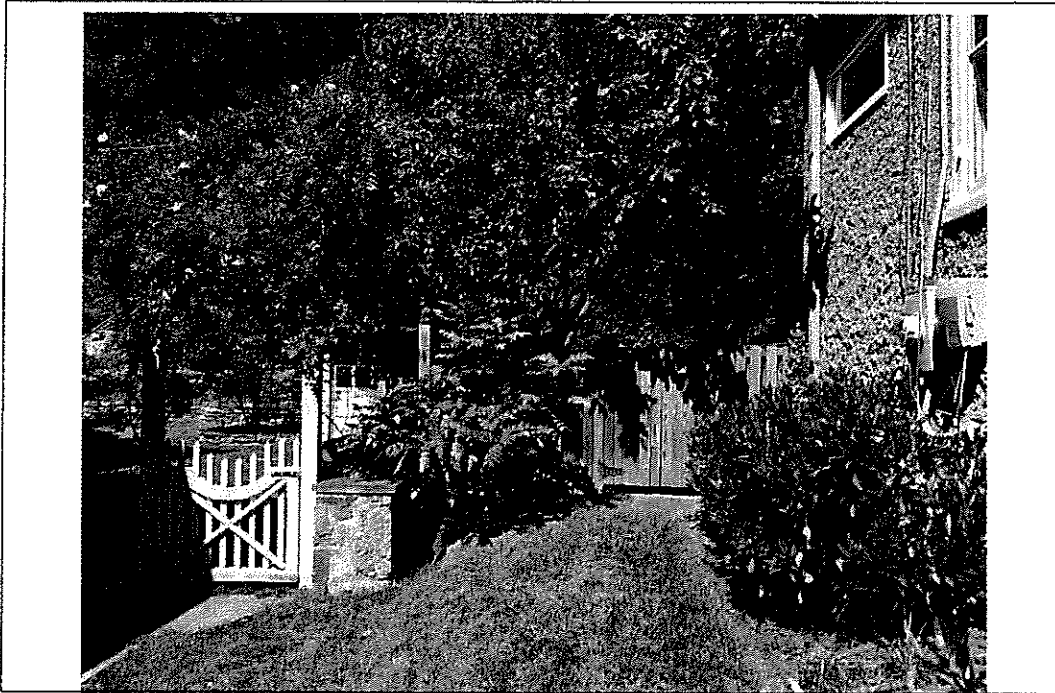


Detail: IMG 9 - Rear Facade of House at Kitchen door

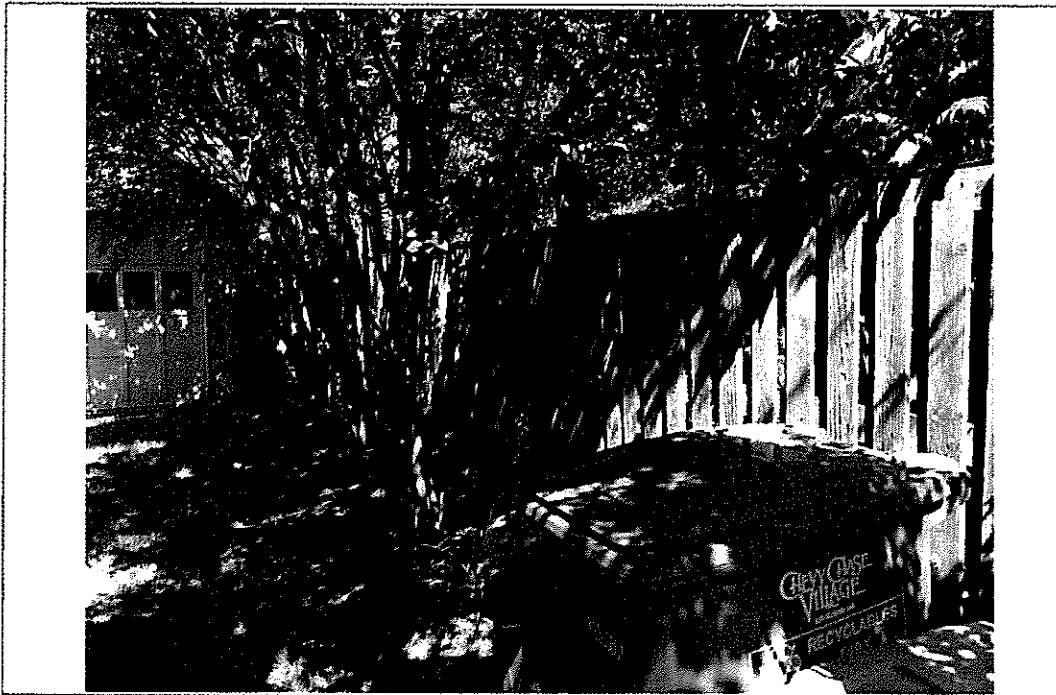


Detail: IMG 10 - View towards neighbor's (7 Primrose) fence line

Existing Property Condition Photographs (duplicate as needed)



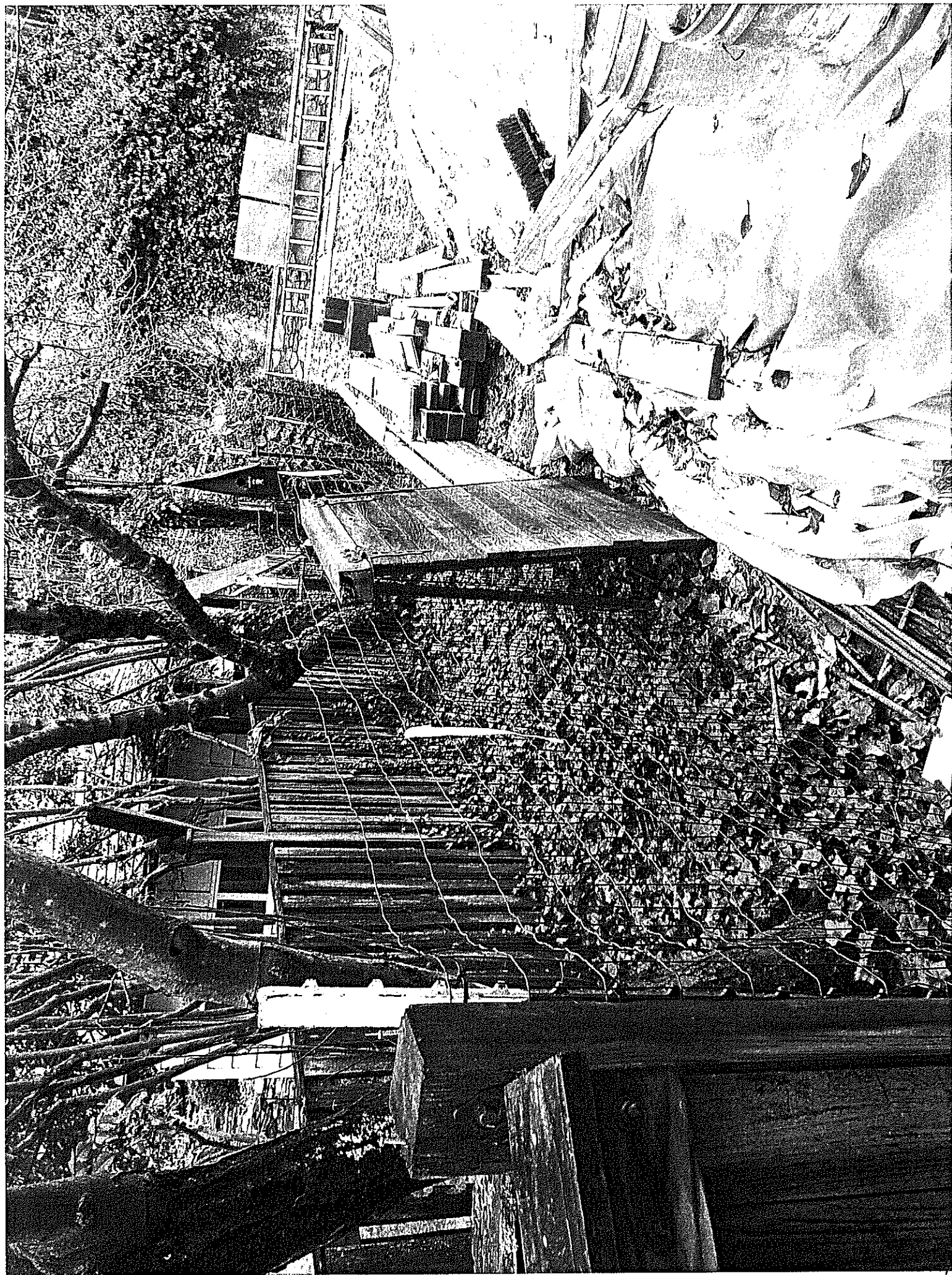
Detail: IMG 11 - View towards fencing on West side of House

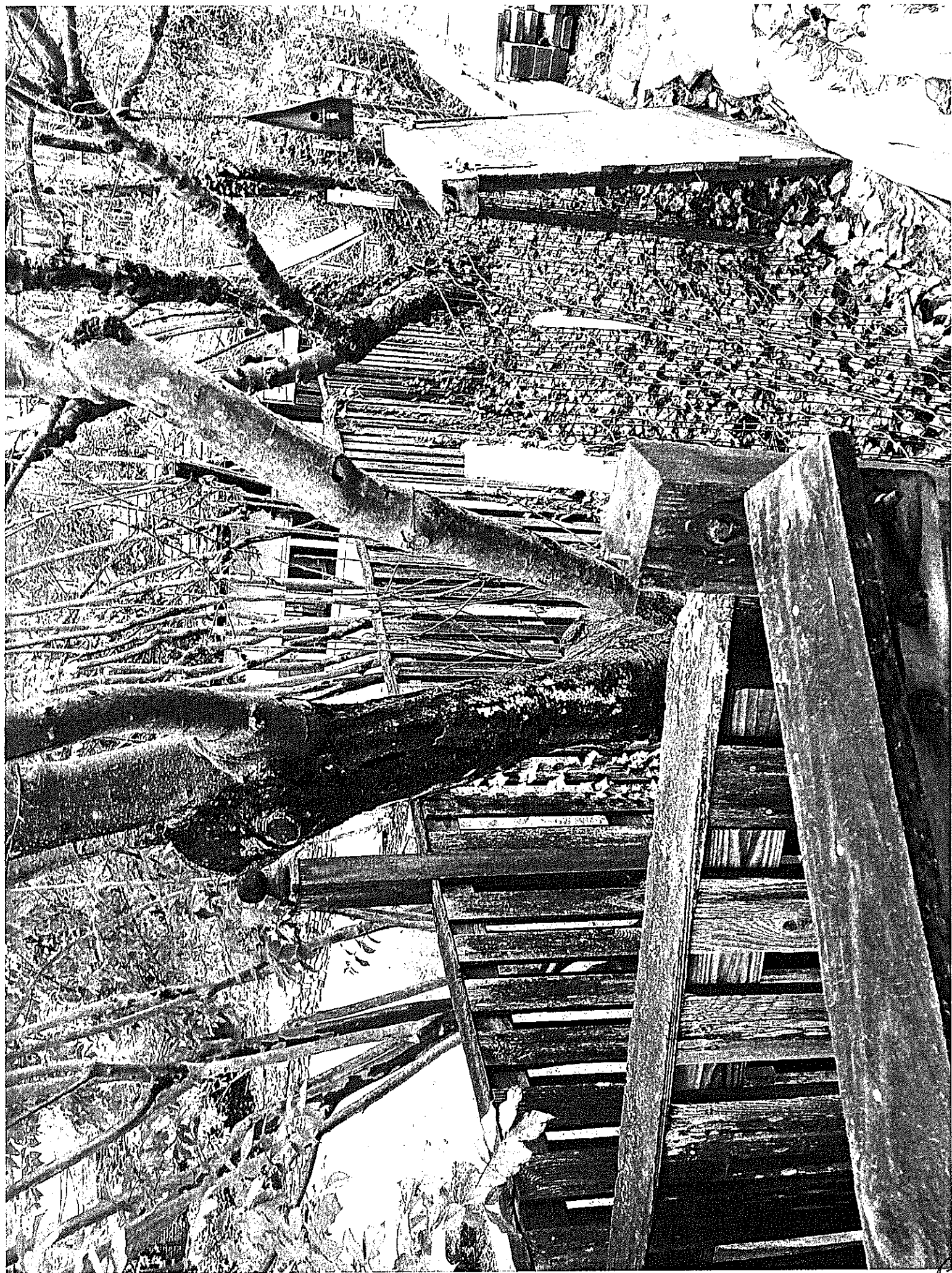


Detail: IMG 12 - View towards neighbor's (7 Primrose) fence line











**Municipality Letter for
Proposed Construction Project**

Subject Property: 9 Primrose Street, Chevy Chase, MD 20815
Property Owner: Alice & Peter Keating
Project Manager/Contractor: Lila Fendrick Landscape Architects
Proposed Work: Install new fence in the west side yard

9/20/2017

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

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MINH LE
Assistant Secretary

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Assistant Treasurer

RICHARD M. RUDA
Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK

LEGAL COUNSEL
SUELLEN M. FERGUSON

LILA FENDRICK

landscape architecture & garden design

Attn

MONTGOMERY COUNTY
DEPARTMENT OF PERMITTING SERVICES

Date

10/5/17

To

255 ROCKVILLE PIKE, 2nd FLOOR
ROCKVILLE, MD 20850

TRANSMITTAL

Project KEATING (9 PRIMROSE ST)

Via

FEDEX

We Transmit

☐ Herewith

☐ In Accordance With Your Request

☐ Under Separate Cover

For Your

☒ Approval

☐ Record

☐ Use

☐ Review & Comment

☐ Distribution to Parties

☐ Other

The Following

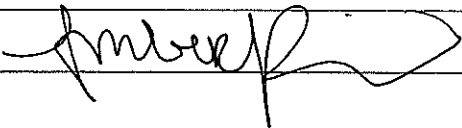
Copies	Date	Description
1	9-18-17	HAWP APPLICATION
1	9-20-17	MUNICIPALITY LETTER FROM CHEVY CHASE VILLAGE
1	9-20-17	HAWP SITEPLAN AND DETAILS BY LFLA

Remarks

PLEASE CONTACT AMBER PHAIRE (301-907-7700 x 16) OR

LILA FENDRICK (301-907-7700 x 15) WITH QUESTIONS

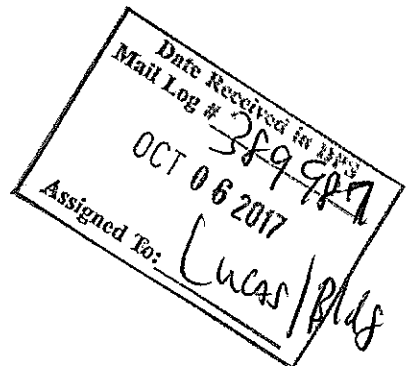
By



Copies to

With Enclosures

- ☐
- ☐
- ☐
- ☐
- ☐



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

Owner's mailing address ALICE + PETER KEATING 9 PRIMROSE STREET CHEVY CHASE, MD 20815	Owner's Agent's mailing address LILA FENDRICK LAND. ARCHITECTURE & GARDEN DESIGN 6904 WEST AVENUE CHEVY CHASE, MD 20815
Adjacent and confronting Property Owners mailing addresses	
XXXXXX CARISSA + ANDREW MARINO 11 PRIMROSE STREET CHEVY CHASE, MD 20815	STEWART BAINUM 12 PRIMROSE STREET CHEVY CHASE, MD 20815
RICHARD KLINE 7 PRIMROSE STREET CHEVY CHASE, MD 20815	PATRICK REGAN 6 QUINCY STREET CHEVY CHASE, MD 20815
DAVID GRANGER 8 PRIMROSE STREET CHEVY CHASE, MD 20815	