

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Primrose St., Chevy Chase	Meeting Date:	2/8/2017
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	2/1/2017
Applicant:	Alice and Peter Keating (Lila Fendrick, Agent)	Public Notice:	1/25/2017
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-17D	Staff:	Michael Kyne
PROPOSAL: Hardscape alterations and fence installation			

STAFF RECOMMENDATION:

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

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource
 STYLE: Craftsman/4-Square
 DATE: c. 1892-1916

PROPOSAL:

The applicants propose the following work items at the subject property:

- Replacement of front walkway
- Replacement of front porch steps
- Replacement of front porch cheek wall caps
- Replacement of existing driveway
- Installation of stepping stone paths
- Fence installation
- Replacement of basement stairs
- Installation/replacement brick piers
- Reduction of rear hardscaping
- Replacement of seat wall
- Shed installation

APPLICABLE GUIDELINES:

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code*

Chapter 24A (Chapter 24A), and the Secretary of the Interior's Standards for Rehabilitation (Standards). The pertinent information in these documents is outlined below.

Sec. 24A-8. Same-Criteria for issuance.

- (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; [emphasis added] 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*)

Secretary of the Interior's Standard's for Rehabilitation:

#2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alterations of features, spaces, and spatial relationships that characterize a property will be avoided.

Chevy Chase Village Historic District Guidelines

The guidelines break down specific projects into three levels of review – Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal

interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale and compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to insure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

The Guidelines state three basic policies that should be adhered to, including:

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

Alterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.

The specific *Guidelines* that pertain to this project are as follows:

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Porches should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

Sheds should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

STAFF DISCUSSION:

The applicants propose the following work items at the subject property:

- Replacement of front walkway
- Replacement of front porch steps
- Replacement of front porch cheek wall caps
- Replacement of existing driveway
- Installation of stepping stone paths

- Fence installation
- Replacement of basement stairs
- Installation/replacement brick piers
- Reduction of rear hardscaping
- Replacement of seat wall
- Shed installation

Front Walkway

Staff supports the replacement of the front concrete walkway with a bluestone and flagstone walkway. Bluestone and flagstone walkways are a common feature in the Chevy Chase Village Historic District, making the proposal a compatible alteration that will not detract from the streetscape.

Front Steps & Cheek Wall Caps

Staff supports the proposal to replace the existing concrete front porch steps with granite risers and bluestone treads. Bluestone treads are a common feature in the Chevy Chase Village Historic District and the proposed granite risers are consistent with the existing granite cheek walls on the front porch. Likewise, staff supports the proposed to replace the existing concrete cheek wall caps with bluestone caps. Although the proposal will result in a highly visible alteration at the front of the property, staff finds that the impact to the streetscape will be negligible and will not detract from the surrounding historic district.

Driveway

Staff fully supports the proposal to replace the existing concrete driveway with a shorter ribbon driveway. The proposed new driveway will decrease the amount of parking surface at the subject property, enhancing the Village's park-like characteristics.

Path

New stepping stone paths are proposed from the driveway to the front walkway and at the right side/rear of the subject property. While the proposed stepping stone walkways will increase the amount of hardscaping in the front, side, and rear yards, the proposed stepping stones are ornamental and complimentary to the existing and proposed landscaping. With the reduction in parking surface, staff suggests that, overall, there will be a net decrease in hardscaping at the subject property, despite the proposed stepping stones walkways.

Fence

The proposed new fence will be a 4'-10" tall cedar fence, which will run parallel to the neighbor's (11 Primrose Street) fence along the right-side property line. The proposed fence will be the same height as the neighbor's fence. A 4'-10" tall double gate will also be installed at the end of the proposed new driveway between the front porch and right-side fence. The proposed fence will be the same height as the existing fence at 11 Primrose Street.

While the Commission generally requires fences to be no taller than 4' tall forward of the rear plane of the historic house, the proposed fence will match the height of an existing fence that it will run parallel to, diminishing its potential to impact the open, park-like characteristics of the historic district. Due to the gate's picket design and setback from Primrose Street, its impact to the streetscape will be minimal.

Shed

A 16' x 10' shed is proposed at the rear/right corner of the subject property. Due to its proposed location, the shed will be minimally visible from the public right-of-way. In accordance with the *Guidelines*, the proposed shed should be reviewed with moderate scrutiny. The proposed shed will have stucco siding, a wooden door, and a slate-covered hipped roof, all of which are compatible with the characteristics of the historic house.

Other

In addition to the previously discussed work items, the applicants propose the following at the rear of the subject property:

- The existing basement access stairs and hatch doors will be removed and replaced with a wider landing and new steps to the rear kitchen door. The proposed new steps will have brick risers and bluestone treads.
- The existing brick fretwork below the kitchen will be removed and replaced with continuous brickwork and new brick piers with a stucco finish.
- The existing flagstone paving will be reconfigured at the rear, reducing the amount of hardscaping and increasing the amount of lawn space.
- An existing railroad tie seat wall will be replaced with a stone seat wall along the rear property line.

The proposed work items are entirely at the rear of the subject property and/or at grade, where they will not be at all visible from the public right-of-way. The *Guidelines* state “[d]esign review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.” In addition, the *Guidelines* state “[a]lterations to the portion of a property that are not visible from the public right-of-way should be subject to very lenient review. Most changes to rear of the properties should be approved as a matter of course.”

In accordance with the *Guidelines*, staff supports the proposed alterations, finding that they will not detract from the subject property or the Chevy Chase Village Historic District.

After full and fair consideration of the applicant’s submission staff finds the proposal as being consistent with the Criteria for Issuance in Chapter 24A-(b) 1 and 2, having found the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation and Chevy Chase Village Historic District Guidelines outlined above.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), having found that the proposal is consistent with the Chevy Chase Village Historic District Guidelines identified above, 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.



DPS-#8

HISTORIC PRESERVATION COMMISSION
301/563-3400APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com Contact Person: LILA FENDRICK
Daytime Phone No.: BOVM 301 907 7700 x 15
Tax Account No.: _____
Name of Property Owner: ALICE + PETER KEATING Daytime Phone No.: _____
Address: 9 CHEVY CHASE PRIMROSE ST. 20815
Street Number City Street Zip Code
Contractor: FRONTIER CONSTRUCTION CO. Phone No.: 301 231 7385
Contractor Registration No.: MHIC-7380
Agent for Owner: CRAIG BECRAFT Daytime Phone No.: 301 370 5153

LOCATION OF BUILDING/FEATURE

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

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

- ☒ Construct ☐ Extend ☒ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Reze
☐ 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: \$ 115,000

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 4 feet 10 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

JAN 9, 2017

Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

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

Edit 5/21/99

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:

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 plot. 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 Text Description: Keating Residence

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

9 Primrose Street, Chevy Chase Village, is a contributing structure in a historic district set within a garden of lawn and boxwood.

The site elements are simple in design and made with simple materials. A concrete walkway with raised concrete curbs leads to a set of existing concrete porch steps bordered by chunky granite cheek walls. The top of the cheek walls are capped with painted concrete. The concrete walkway at the base of the front porch steps has cracked and settled, resulting in the lowest step being taller than the other steps. This creates a hazardous step condition.

A concrete pad serves as the driveway and abuts the concrete driveway of 11 Primrose Street, the property to the east. The concrete driveway extends the entire length of the east side of the house, eliminating the usability of the side garden.

At the rear of the house, flagstone pavers form a terrace behind the kitchen. This terrace is contiguous with a metal hatch over wood steps leading to a lower level areaway which accesses the basement. The kitchen appears to have been built on the foundation of a historic porch, and is primarily supported by brick piers. Some of the piers have brick 'fretwork' between them. Currently, 4"x4" wood posts support the rear kitchen door, rather than brick piers. The wood steps off the kitchen are narrow at 3'-0" wide, lack a proper landing outside the door, and do not provide a comfortable connection to the rear garden.

At the rear property line, a tall, stucco faced concrete retaining wall, supports a higher garden at the rear neighbor's property. At the base of the stucco faced retaining wall is a railroad tie curb/wall that retains a low planting bed. The railroad tie curb/wall is deteriorating and needs to be replaced.

To the east of the property, a white painted fence with square pickets encloses the garden at 11 Primrose Street. This fence varies in height, but is about 5'-4" tall maximum (as measured from the lowest elevation). At the west of the property, an unpainted wood fence with flat pickets extends from the corner of the kitchen and crosses over the west property line, to run parallel to the shed/garage of 7 Primrose (neighbor to west). This fence is approximately 4'-0" tall.

Plantings at the property appear to have been planted some years ago. The front boxwood hedge at the sidewalk separates the front garden from neighborhood activity, while front foundation boxwood plantings appear "heavy" and old fashioned to the owners. Large Japanese aucuba shrubs at the east of the property are effective at shielding the air conditioners but appear overgrown to the owners.

There are three mature, fruit bearing apple trees along the west rear property line. Two crape myrtle trees and various shrubs are located in a planting bed above the rear low railroad tie curb/wall.

Overall, the garden appears to be relatively unchanged for decades, and contains elements which are deteriorating or are potentially hazardous. The garden also contains other elements which could be updated for more contemporary use.

B. General description:

To complement the historic character of the house, several site improvements are proposed to link the house with the site and improve amenity spaces, while also maintaining the original character of the property. The site work improvements include proposals to address safety, improved access to the house, and the overall appeal of the property.

At the front entry, the concrete walkway will be replaced with a bluestone and flagstone walkway; it will be laid in a manner which will eliminate the sunken area at the bottom of the front porch steps. The existing concrete porch steps will be demolished and replaced with bluestone treads and granite risers. The new granite risers will match and tie into the existing granite cheek walls; reflecting the original construction of the house foundation. The painted concrete caps on the granite cheek walls will be replaced with bluestone caps.

The length of the existing concrete driveway will be greatly shortened to increase garden space on the east side of the house. It will be replaced by two strips of exposed concrete aggregate paving with a grass strip in the middle. We believe this paving detail will be more historically appropriate for an early 20th century home.

A step stone path will cross the front lawn from the driveway to the primary front walkway, to provide access from the front door to the parking area.

A new square picket fence will be installed behind the shorter driveway and will extend the line of the neighbor's fence at 11 Primrose. The design and color of the new fence will match that of the neighbor's fence. The top of the fence will align with the top of the neighbor's fence.

The tall hedge at the sidewalk will be replaced with a low boxwood hedge to frame the front garden. Small, native, flowering trees planted on the outside of the boxwood hedge will provide seasonal color. Front foundation plantings will be more diverse and textured than existing planting material.

In the rear garden, the basement access stairs and metal hatch will be removed in order to provide a wider landing and stairs from the kitchen. The new steps will be built with bluestone treads and painted brick risers. The steps will be approximately 6'-11 1/2" wide to create a more inviting link between the house and the rear garden. Removing the hatch steps allows space for a planting bed and grill area at the base of the rear kitchen wall.

New brick piers will be added below the kitchen door, and the existing brick "fretwork" will be replaced with continuous brick walls to support the kitchen floor. The continuous brick walls will have a painted stucco finish to match that on the house. The walls will have vents in them per code.

The existing rear flagstone paving will be lifted and reconfigured to reduce the amount of paving. The reduced amount of paving will provide additional lawn space for play. A flagstone path will connect the rear of the house with a proposed garden shed, to the east side of the mudroom, and to the new driveway. The proposed garden shed is designed by Jones & Boer Architects.

The rear railroad tie wall will be replaced with a new 18" high stone seat wall. The seat wall will be built of local Carderock stone.

The fence and gate at the west side of the property will remain. The fencing that runs parallel to the West property line will also remain.

New white flowering crape myrtle trees will be planted above the stone seat wall along the rear property line. Lattice panels or wires will be installed on the west side of the shed to provide support for flowering vines.

In summary, the proposed improvements to the property, such as replacing the concrete driveway, front walk and steps with more varied and historically appropriate materials and detail will have a positive impact on the historical resources of the project setting. Reducing the extents of the driveway and rear terrace and replacing them with more planting area improves the overall site permeability and landscaping of the property. The design will use locally sourced materials, match existing materials, and reuse existing materials. The design will enhance the usability and enjoyment of the property with wider access to the rear of the house, paths around the property, and connecting the proposed shed with the overall design.

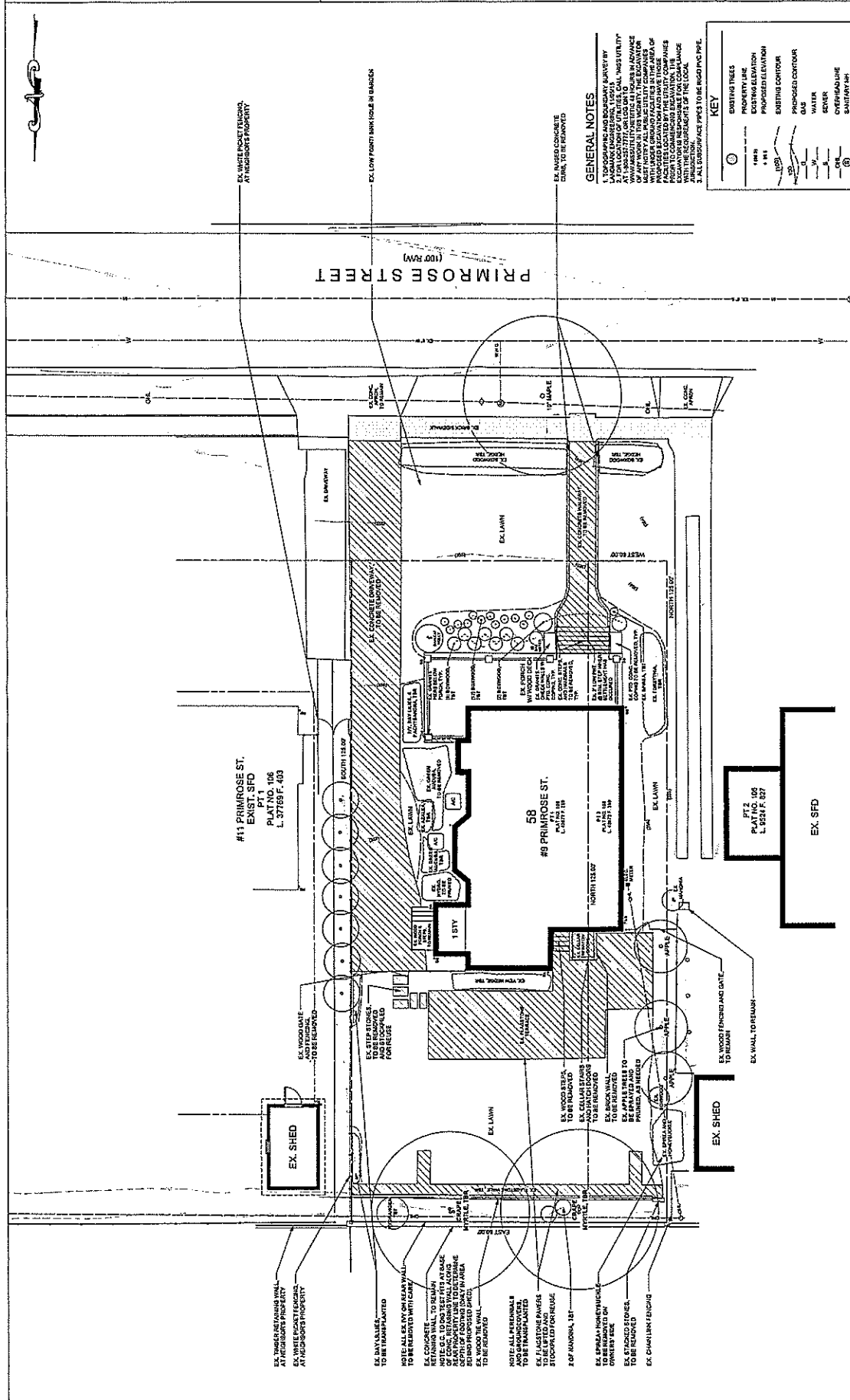
KEY

EXISTING TREES
PROPERTY LINE
EXISTING ELEVATION
PROPOSED ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
DRAIN
OVERHEAD LINE
SANITARY IN
POWER POLE
LIGHT POLE
ELECTRICAL FENCE
PROP. WOOD FENCE
TO BE REMOVED
LANDSCAPE CONTRACTOR
GENERAL CONTRACTOR
CONFINEMENT
EXISTING

The site plan shows a property with several features. A north arrow is in the top left. A scale bar indicates 0, 10, and 20 feet. The plan includes existing and proposed contours, a drainage system with a culvert, and various structures like trees, fences, and poles. A legend on the right explains the symbols used.

GENERAL NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY BY LANDMARKS ENGINEERING, 11/8/91.
2. FOR LOCATION OF UTILITIES, CALL "MASS UTILITY" AT 1-800-327-0877 OR TO 617-889-7200. ADVANCE 24 HOURS BEFORE WORK TO BE DONE.
3. FOR ANY WORK IN THIS VICINITY, THE EXCAVATION MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATION SHALL BE RESPONSIBLE FOR OBTAINING THE REQUIRED PERMITS FOR THE LOCAL JURISDICTION.
4. ALL SUBSURFACE SPECS TO BE RIGID PVC PIPE.

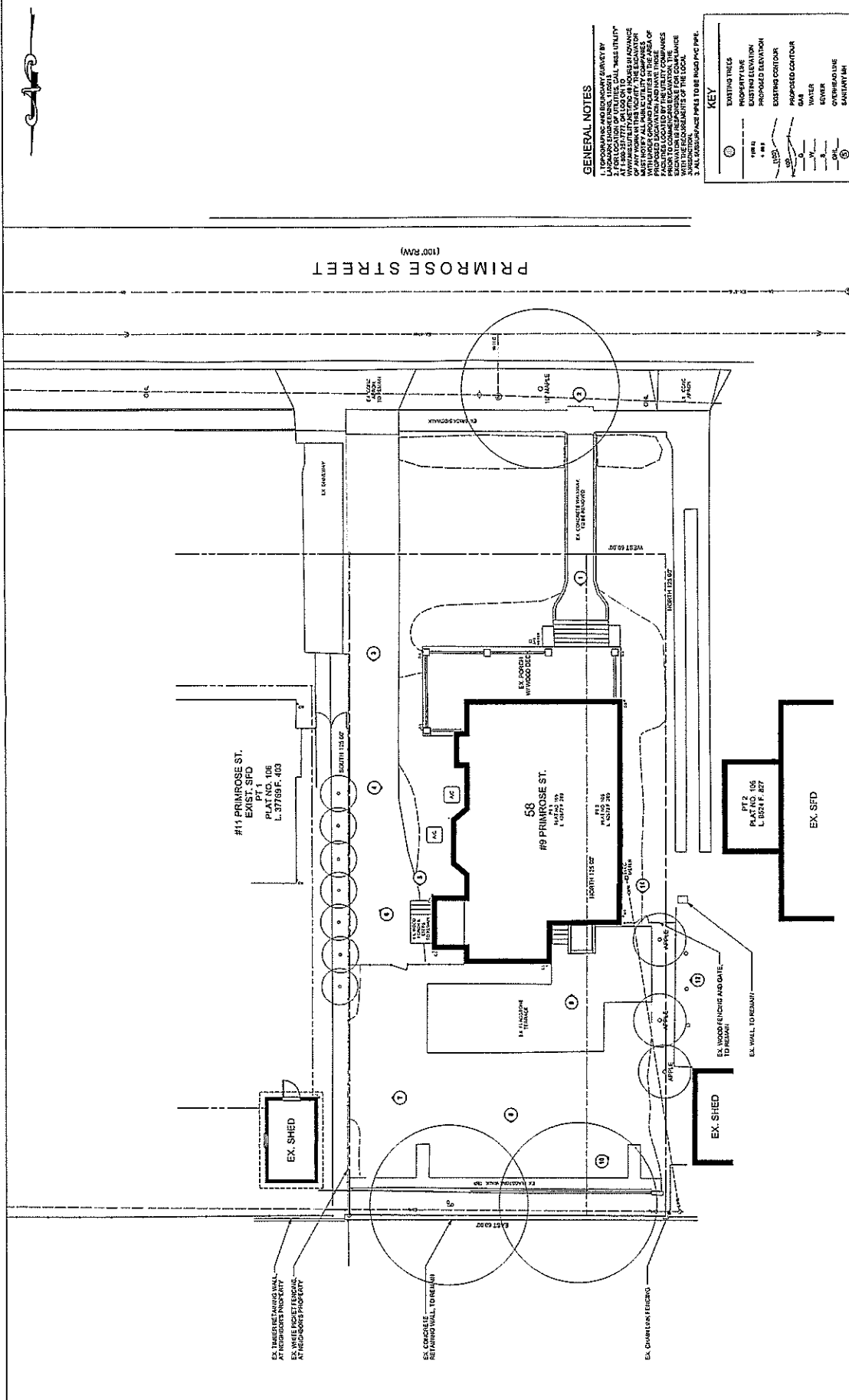


9 PRIMROSE STREET, CHEVY CHASE, MD 20815

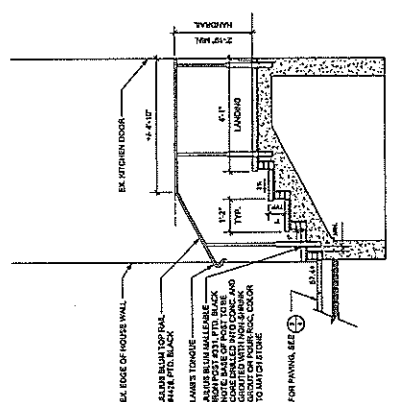
LILA FENDRICK landscape architecture & garden design
6904 West Avenue Chevy Chase, Maryland 20815 (301) 507-7700

GENERAL NOTES

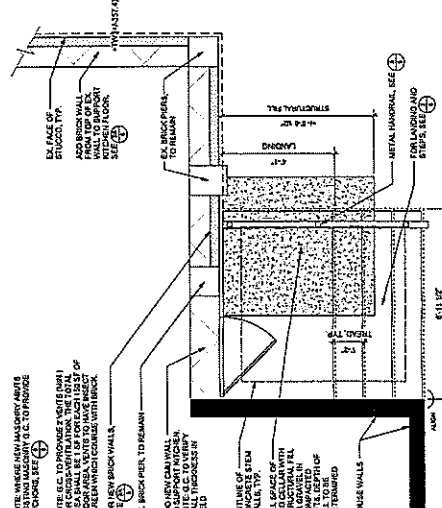
1. TOPOGRAPHIC AND BOUNDARY SURVEY BY LANDMARK ENGINEERING, 11/20/21.
2. LOCATION OF UTILITIES, CALL "GAS UTILITY" FOR ALL UTILITIES.
3. VARIATIONS IN UTILITY DEPTHS OR LOCUS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATION MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATION SHALL BE RESPONSIBLE FOR OBTAINING PERMITS WITH THE RESPONSIBILITIES OF THE LOCAL JURISDICTION.
4. ALL ASSURANCE PHELS TO BE IN GD PVC PIPE.

[illegible]

3 HANDRAIL @ LANDING & STEPS
5 SECTION 1/2"=1'-0"



NOTE: Q.C. TO VERIFY WALL THICKNESS IN FIELD

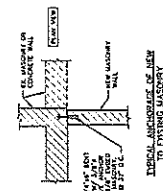


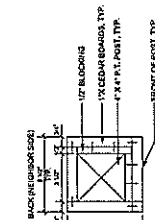
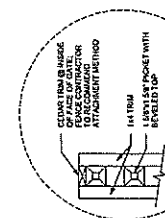
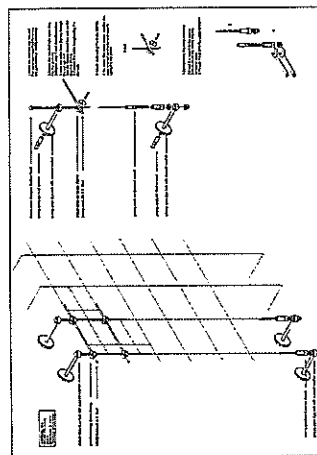
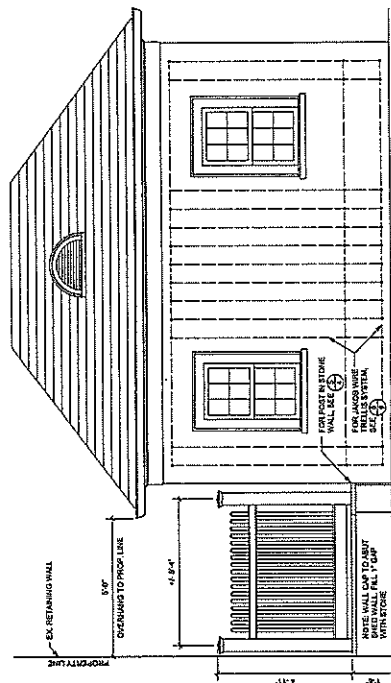
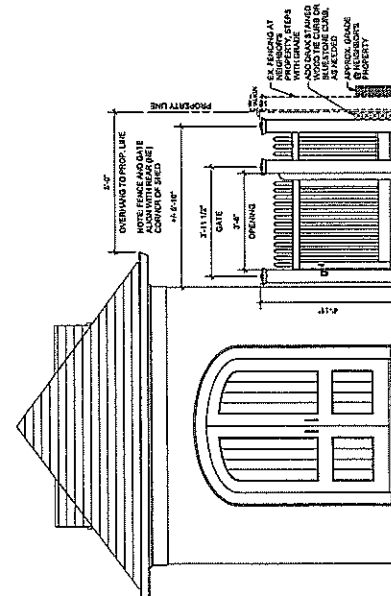
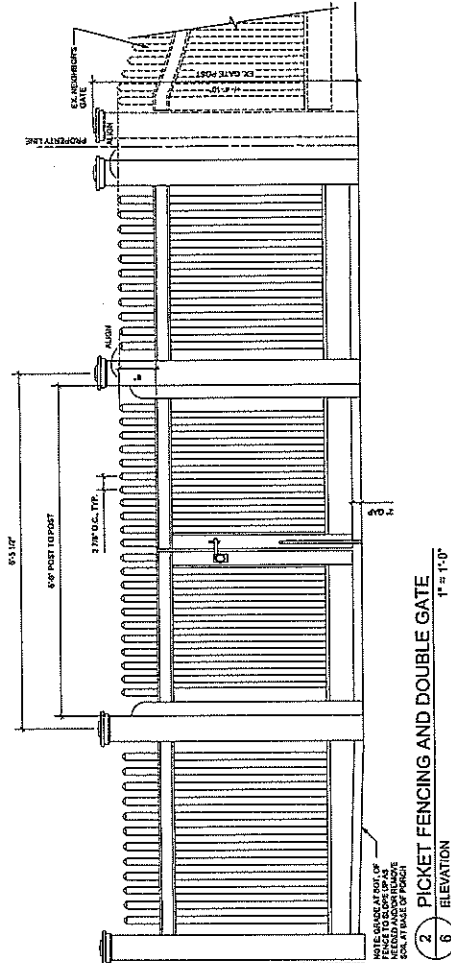
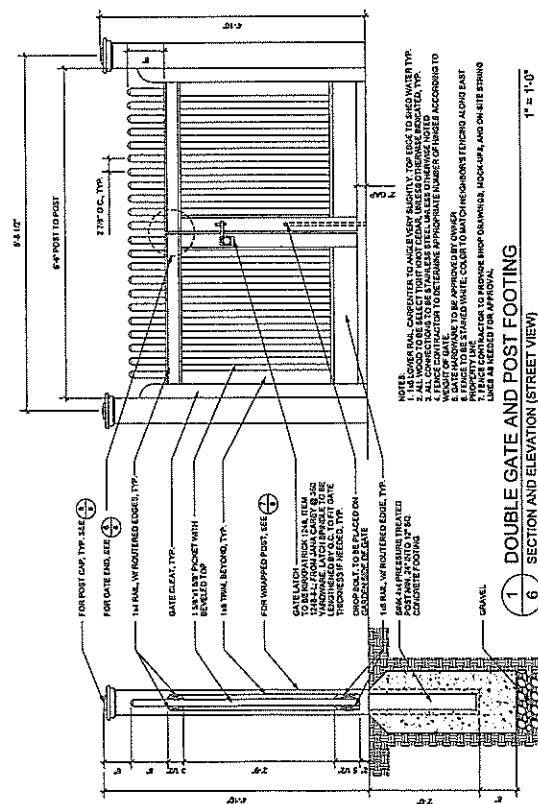
15-2 14"

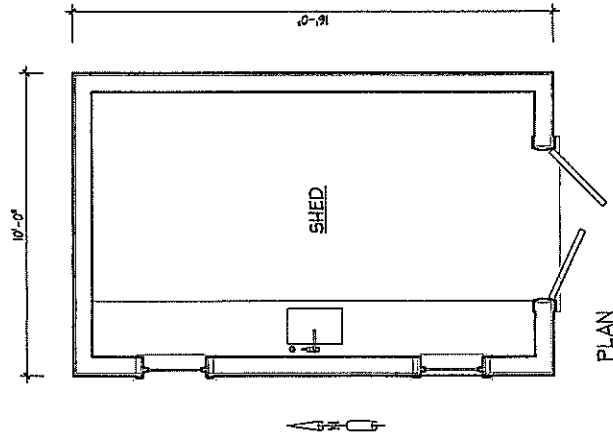
4 EX. CONDITIONS @ REAR OF KITCHEN

15-2 14"

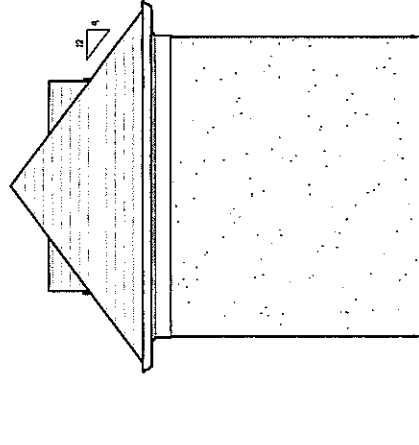
DIAM



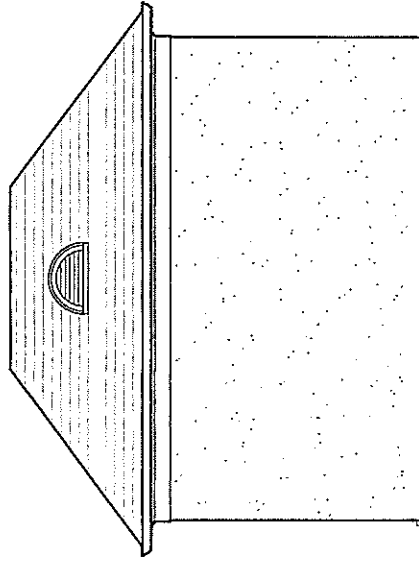




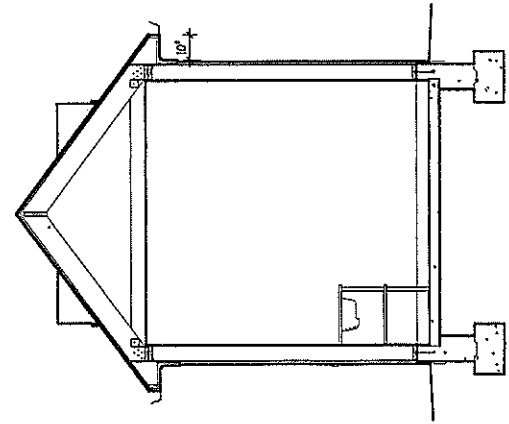
PLAN



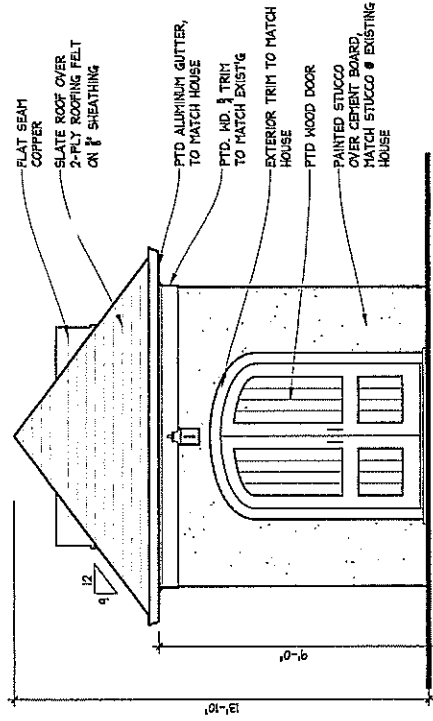
NORTH ELEVATION



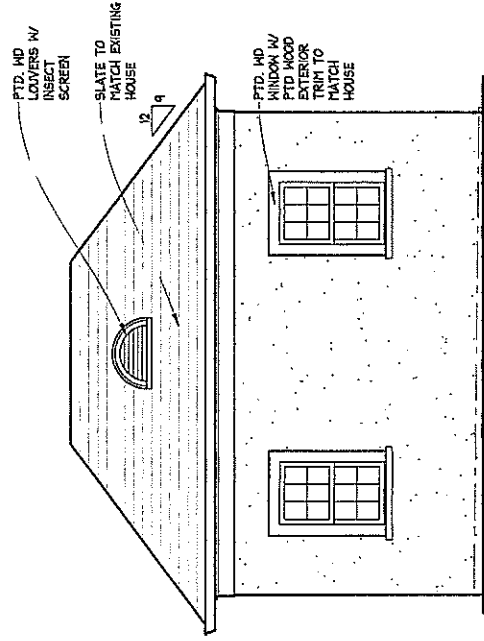
EAST ELEVATION



SECTION



SOUTH ELEVATION



WEST ELEVATION

Existing Property Condition Photographs (duplicate as needed)

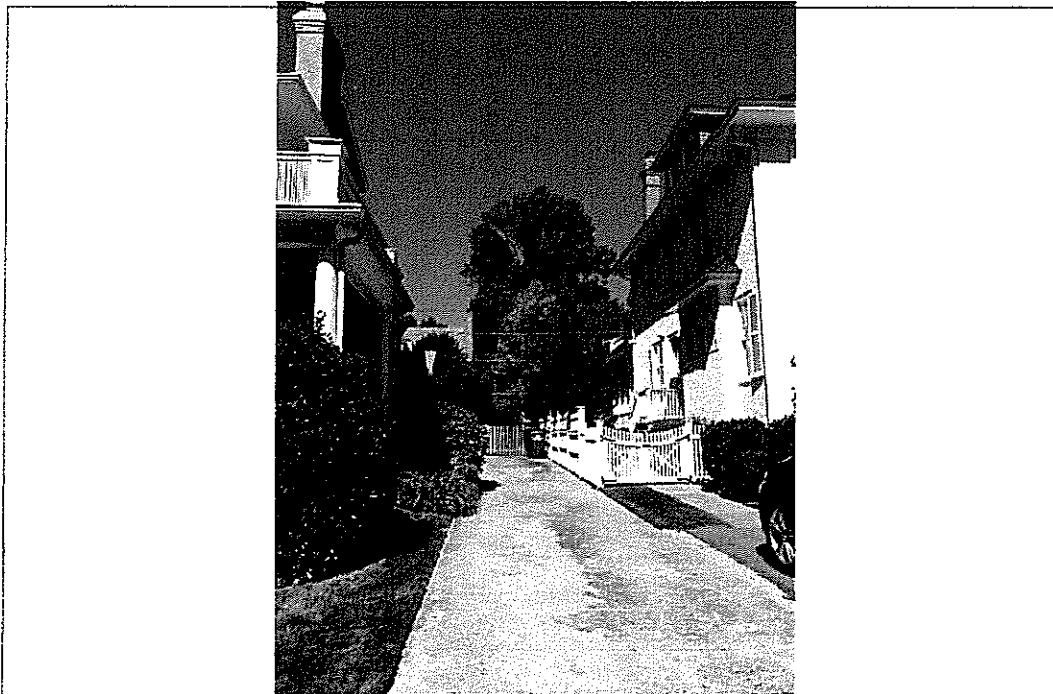


Detail: IMG 1 - Front Facade



Detail: IMG 2 - Front Facade at Primrose Street

Existing Property Condition Photographs (duplicate as needed)

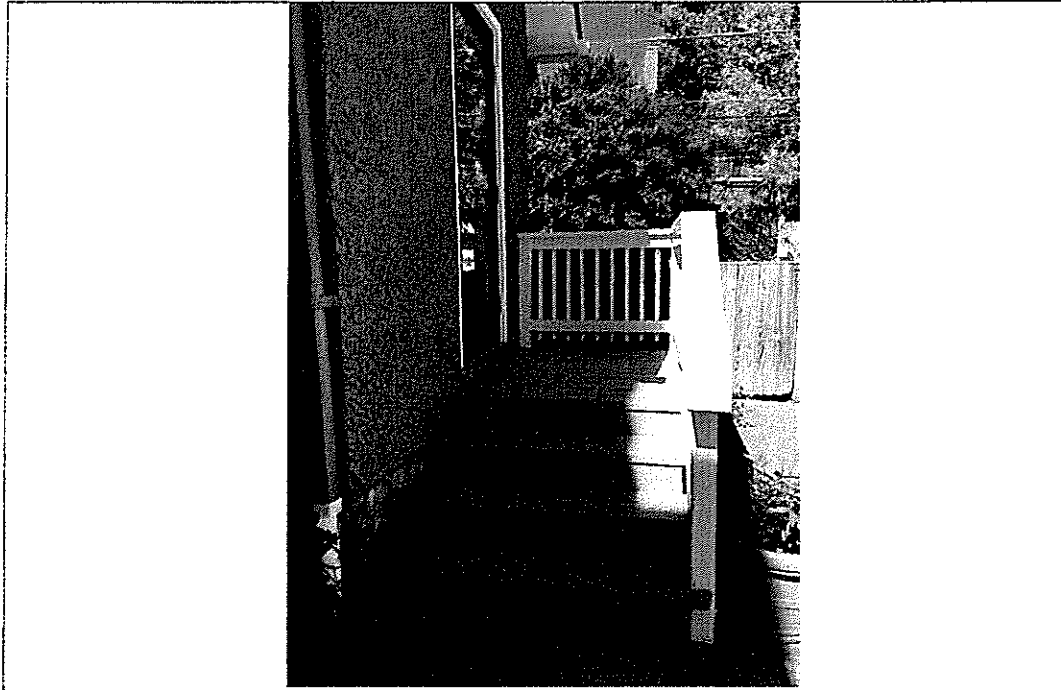


Detail: IMG 3 - View between 9 Primrose and 11 Primrose



Detail: IMG 4 - East Facade of House

Existing Property Condition Photographs (duplicate as needed)

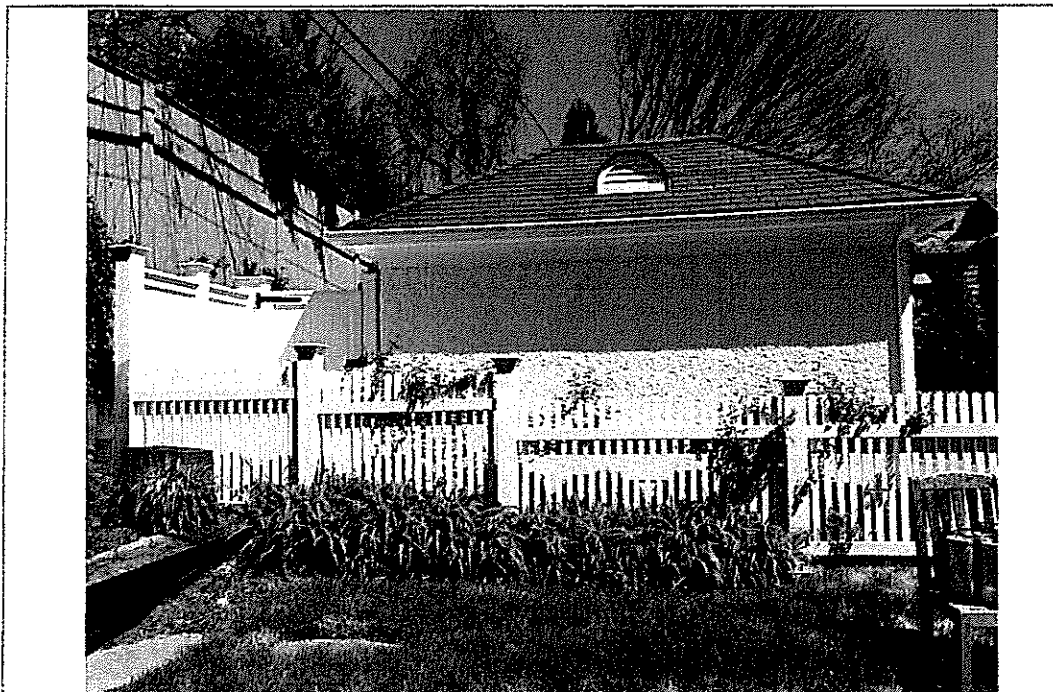


Detail: IMG 5 - View at Mudroom steps and landing



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)

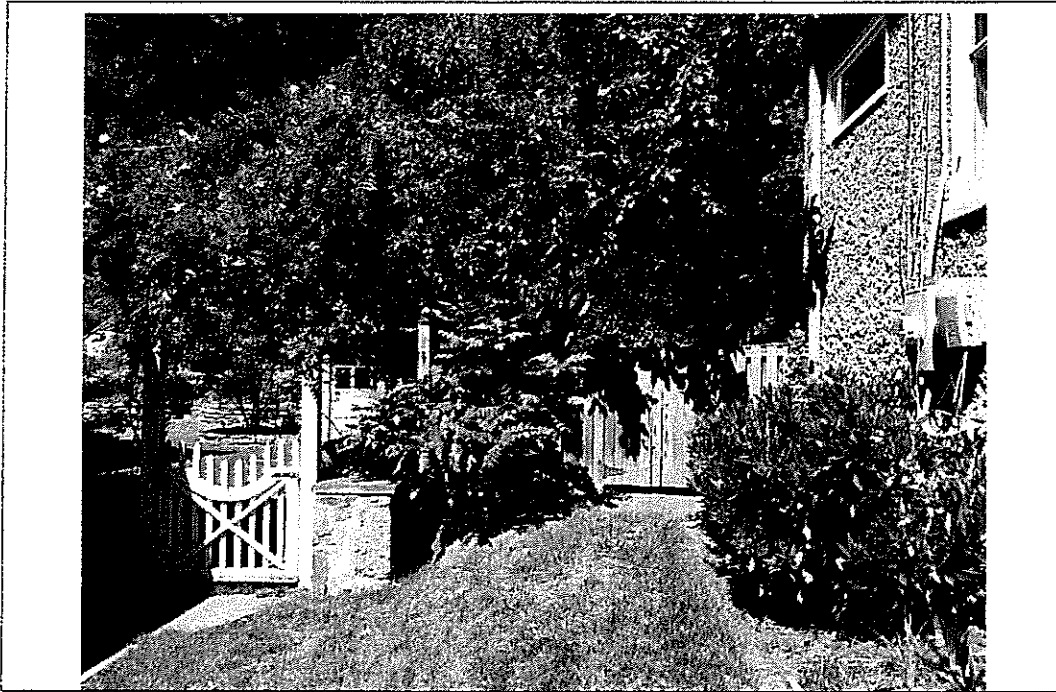


Detail: IMG 9 - Rear Facade of House at Kitchen door

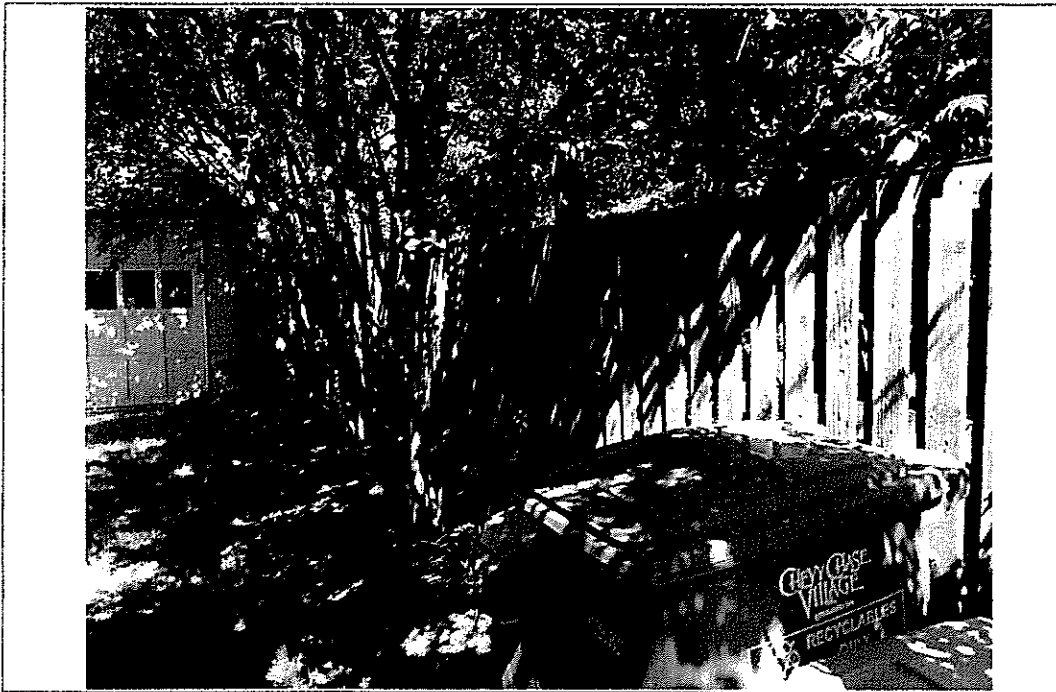


Detail: IMG 10 - View towards neighbor's (7 Primrose) fence line

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/Frontier Construction
Proposed Work: Construct new shed, fence and wall; rebuild front and rear steps and driveway; install new patio and walkways

1/3/2017

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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Chair

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Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELLEN M. FERGUSON

LILA FENDRICK

landscape architecture & garden design

Attn

Date

1-12-17

DEPT. OF PERMIT SERVICES
To 255 ROCKVILLE PIKE
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

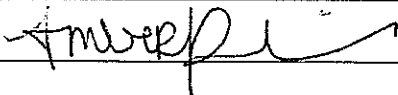
Copies	Date	Description
1	1/9/17	HAWP APPLICATION (SIGNED)
1	-	HAWP TEXT DESCRIPTION (incl. w/ application)
1	-	HAWP EX. PROPERTY CONDITIONS PHOTOS (incl w. application)
1	1/3/17	CHEVY CHASE VILLAGE MUNICIPALITY LETTER

Remarks

2 10/24/16 PROPOSED SHED PLANS BY JBA
2 9/23/16 HAWP SITE PLANS BY LFLA

PLEASE CONTACT OUR OFFICE WITH ANY QUESTIONS.

By



Copies to

With Enclosures

- ☐
☐
☐
☐
☐

HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFING
 [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	
XXXXXXXX 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	