EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 100 Primrose St., Chevy Chase  Meeting Date: 10/25/17
Resource: Non-Contributing Resource  Report Date: 10/18/17
Chevy Chase Village Historic District
Review: HAWP  Public Notice: 10/11/17
Case Number: 35/13-17KK  Tax Credit: N/A
Applicant: William & Helen Mills  Staff: Dan Bruechert
Proposal: Shutter Installation

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing to the Chevy Chase Village Historic District
STYLE: Split-Level
DATE: 1955

PROPOSAL:
The applicant is proposing to install two pairs of composite shutters on the side elevation of the house (see circle R). The shutters will match the shutters installed on the front elevation in size, materials, and appearance.

STAFF RECOMMENDATION:

__X__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:

__x__1. The proposal will not substantially alter the exterior features of an historic site, or historic resource within an historic district; or

__x__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

Contact Name: William Mills
Contact Person: William Mills

Daytime Phone No: 301-656-4970

Tax Account No: William/Helen Mills

Name of Property Owner: William/Helen Mills

Daytime Phone No: 301-656-4970

Address: 100 Primrose St. Chevy Chase MD 20815

Street Name: Primrose St.
City: Chevy Chase

Zip Code: 20815

Contractor: Self - very small job

Phone No: 301-656-4970

Contractor Registration No:

Agent for Owner:

Daytime Phone No:

LOCATION OF BUILDING PREMISES

House Number: 100

Street Name: Primrose St.

Town/City: Chevy Chase Village

Nearest Cross Street: Brookville Road

Lot: 

Block: 

Subdivision:

Lot:

Parcel:

PART ONE: TYPE OF PERMIT ACTIVITY AND USE

1A. CHECK ALL APPLICABLE: 

☐ Construct ☐ Move ☐ Alter/Renovate
☐ Add/Extend ☐ Install ☐ A/C ☐ Room Addition
☐ A/C ☐ Slab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Install ☐ Wreck/Raze ☐ Solar ☐ Fireplace
☐ Replacing ☐ Repair ☐ Woodburning Stove ☐ Single Family
☐ Renovate ☐ Fence/Wall (complete Section 4)
☒ Other: Window Shutters

18. Construction cost estimate: $ 2,600.00 - 28,400.00

10. If this is a request for a previously approved active permit, see Permit 

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTERIOR ADDITIONS

2A. Type of sewerage disposal: ☑ 01 02 WSSC ☑ 03 Septic ☑ Other:

2B. Type of water supply: ☑ 01 ☑ 02 WSSC ☑ 03 Well ☑ Other:

PART THREE: COMPLETE ONLY FOR FIRE/RETAINING WALL

3A. Height feet inches

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

☐ Entirely on land of owner ☐ On public right of way/basement

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.

William Mills
Signature of owner or authorized agent

9/16/2017

Date

Approved: ________________________________ For Chairperson, Historic Preservation Commission

Disapproved: ________________________________ 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:

      "House constructed 1954, you might call it ranch, built of brick. The windows on the front are framed log shutters, the windows on the East side have no shutters. We wish to add shutters to the windows on the east side of the house."

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

      "Our house is described as contributing in the historic district. I think adding the shutters would complete the intended design. I think the shutters would have been used originally as an economy"

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 plan, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resources and the proposed work.
   b. Elevations (façades), 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 façade 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 façade 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]

<table>
<thead>
<tr>
<th>Owner’s mailing address</th>
<th>Owner’s Agent’s mailing address</th>
</tr>
</thead>
</table>
| William Mills, Helen Mille
100 Primrose St.
Chevy Chase MD 20815 |                                 |

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
</table>
| Richard C. & Lisa White
101 Primrose St.
Chevy Chase MD 20815                                      |
| Craig & Kathy Ulman
104 Primrose St.
Chevy Chase MD 20815                                      |
| Roland & Sarah Brodsky-Miller
105 Primrose St.
Chevy Chase Md 20815                                     |
Detail: Shutters are wood and accented with wood moulding

Detail:

William and Helen Mills
Applicant: 100 Primrose Street

Page: 1
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William and Helen Mills
Applicant: 100 Primrose Street
Detail: The shutters would copy in material, wood, and technique of construction the shutters on the front.

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