EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 22 Primrose St., Chevy Chase  
Meeting Date: 6/13/18

Resource: Non-Contributing Resource  
Report Date: 6/6/18
Chevy Chase Village Historic District

Review: HAWP  
Public Notice: 5/30/18

Case Number: 35/13-18N  
Tax Credit: None

Applicant: Robert Stileman  
Staff: Dan Bruechert

Proposal: Fence Replacement

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Non-Contributing to the Chevy Chase Village Historic District
STYLE: Dutch Colonial
DATE: 1965
Figure 1: Front elevation of building. Path to the right to access the rear.

Figure 2: Narrow pathway to access the rear yard. Fence will not impact the surrounding streetscape.
PROPOSAL:
The applicant is proposing to remove the existing wood fence in the rear yard and install a new 60” (sixty inch) board on board fence with a lattice insert at the top in the same location. The fence on the right side extends in front of the rear wall plane by approximately 2’ (two feet) and Staff feels that this is a de minimis violation of the HPC’s standard fence guidance. Additionally, the narrow side setback and slope up from grade lessen the visual impact of the fence from the public right-of-way.

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:

___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.
HISTORIC PRESERVATION COMMISSION
301/663-3400
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Email: Bobetie@Aol.com
Contact Person: ROBERT D. SPICERMAN
Dwning Phone No.: 301-280-4168

Text Account No.: ____________________________

Name of Property Owner: ROBERT D. SPICERMAN
Dwning Phone No.: 301-280-4168

Address: 22 PRIMROSE ST
CHEVY CHASE, MD 20815

Street Number

City: CHEVY CHASE

Postal Code: 20815

Contractor: LONG FENCING
Phone No.: 301-257-8157

Contractor Registration No.: ____________________________

Agent for Owner: N/A
Daytime Phone No.: ____________________________

LOCATION OF BUILDING/PREMISES

House Number: 22

Street: PRIMROSE ST

Town/City: CHEVY CHASE

Nearest Cross Street: CONNECTICUT AV / LADBROOKE RD

Lot: 28
Block: 27
Subdivision: SECTION 2

Use: Fences/Parcels

PART ONE: TYPE OF PERMIT/ACCOUNT AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extend ☐ Alter/Remodel ☐ A/C ☐ Sidewalk ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Move ☐ Install ☐ Wreck/Serialize ☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Revision ☐ Repair ☐ Remodel/Complete ☐ Fence/Wall (complete Section 4) ☐ Other:

1B. Construction cost estimate: $ ____________________________

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

PART TWO: COMPLETE ONLY FOR CONSTRUCTION AND WATER 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, __________ 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/estate

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: ____________________________ Date: 3/2/18

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:

   **REAR YARD (NOT VISIBLE FROM STREET):**

   **EXISTING WOOD PICKET FENCE ALONG PERIMETER OF REAR YARD**

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

   **PERMISSIVE IN TERTIAL LOCATION WITH WOOD BOARD ON BOARD FENCE**

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 data;
   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 (facade(s)), with marked dimensions, clearly indicating proposed work in relation to existing construction and, where appropriate, contact: 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 site, location, and species of each tree 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/property 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 INTO MAILING LABELS.
LOCATION DRAWING
LOT 26, BLOCK 57
SECTION NO. 2
CHEVY CHASE
MONTGOMERY COUNTY, MD

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE POSITION OF THE EXISTING
IMPROVEMENTS ON THE ABOVE DESCRIBED PROPERTY HAS BEEN
CAREFULLY ESTABLISHED BY ACCEPTED FIELD PRACTICES TO THE
BEST OF MY KNOWLEDGE AND ABILITY.

STEPHEN P. BARBER
PROPERTY LINE SURVEYOR, MARYLAND # 565

REFERENCES

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<tr>
<td>PLAT BK.</td>
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<tr>
<td>PLAT NO.</td>
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<td>LIBER:</td>
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ANDJON ASSOCIATES, INC.
7 BROOKES AVENUE
GAITHERSBURG, MD 20877
(301) 840-9010

DATE: 5-5-97
SCALE: 1" = 30'
<table>
<thead>
<tr>
<th>Owner's mailing address</th>
<th>Owner's Agent's mailing address</th>
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<tbody>
<tr>
<td>22 Primrose St</td>
<td>C.R. - David Smith</td>
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<tr>
<td>Chevy Chase MD</td>
<td>28 Primrose St</td>
</tr>
<tr>
<td>20815</td>
<td>Chevy Chase MD</td>
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| Chris Gallagher         | Chip - Kathleen               |
|                        | 28 Primrose St                |
| LEF Joseph             | Chevy Chase MD                |
| 6 Primrose St          | 20815                         |
| Chevy Chase MD         |                               |

| Robert Pauk, Todd      |                               |
| 21 Primrose St         |                               |
| Chevy Chase MD         |                               |
| 2084                   |                               |