

EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:	22 Primrose St., Chevy Chase	Meeting Date:	6/13/18
Resource:	Non-Contributing Resource Chevy Chase Village Historic District	Report Date:	6/6/18
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

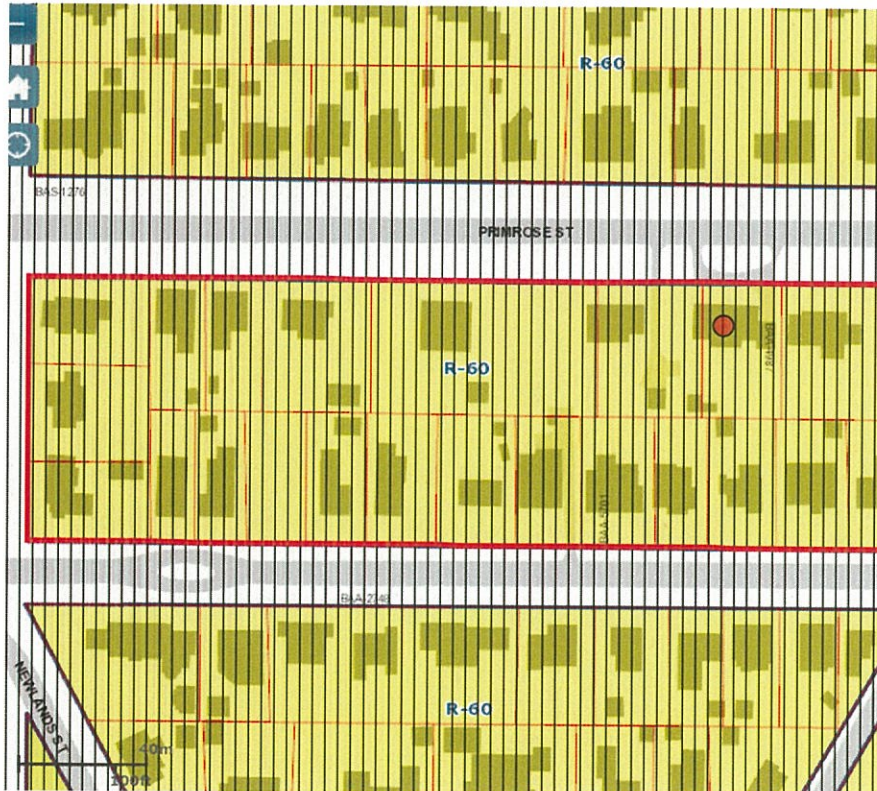




Figure 1: Front elevation of building, path to the right to access the rear.

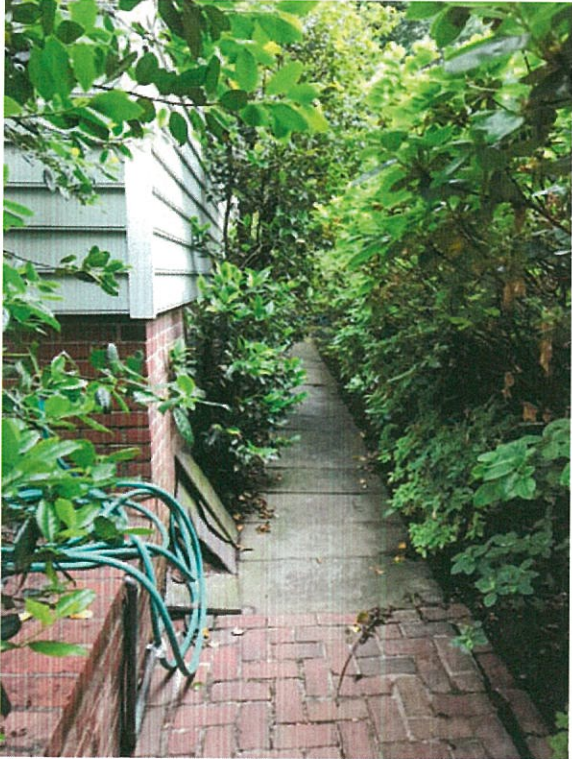


Figure 2: Narrow pathway to access the rear yard. Fence will not impact the surrounding streetscape.

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
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: BOBSTIL@AOL.COM Contact Person: ROBERT J. STILLMAN
 Tax Account No.: _____ Daytime Phone No.: 240-475-4408
 Name of Property Owner: ROBERT D. STILLMAN Daytime Phone No.: 240-475-4408
 Address: 22 PRIMROSE ST CHEVY CHASE MD 20815
Street Number City State Zip Code
 Contractor: LONG FENCE CO. Phone No.: 301-257-8157
 Contractor Registration No.: _____
 Agent for Owner: N/A Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 22 Street: PRIMROSE ST
 Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT AV / BROOKVILLE RD
 Lot: 36 Block: 57 Subdivision: SECTION 2
 Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input type="checkbox"/> Construct	<input type="checkbox"/> Extend	<input checked="" type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input type="checkbox"/> Stab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input type="checkbox"/> Install	<input type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable.	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)		<input type="checkbox"/> Other: _____			

1B. Construction cost estimate: \$ _____
 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 _____ 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] _____ Date: 1/22/18
Signature of owner or authorized agent

Approved: _____ For Chairperson, Historic Preservation Commission
 Disapproved: _____ Signature: _____ Date: _____
 Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

**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 AROUND 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:

REPLACE IN IDENTICAL LOCATION WITH WOOD BOARD ON BOARD FENCE

2. **SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plot. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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**

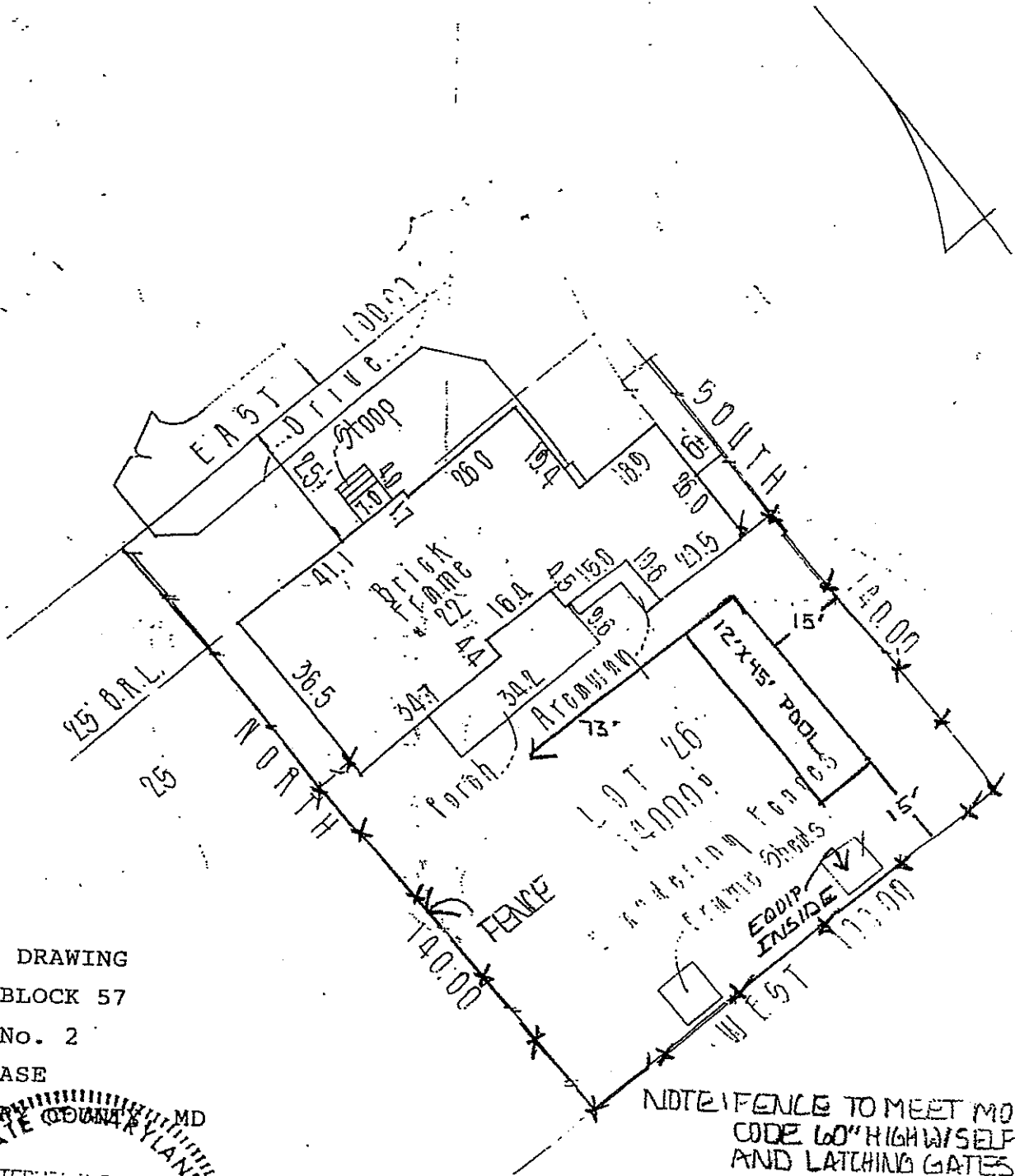
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

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.

... required by a lender, a title insurance company or its agent in connection with contemplated transfer, financing or upon for the establishment or location of fences, garages, buildings, or other existing or future improvements; and this plat does not provide hereon is not in a flood plain per existing records unless otherwise indicated. Accuracy = 1/4"



LOCATION DRAWING
 LOT 26, BLOCK 57
 SECTION No. 2
 CHEVY CHASE
 MONTGOMERY COUNTY, MD

NOTE: FENCE TO MEET MD. CO
 CODE 60" HIGH W/ SELF CLOSE
 AND LATCHING GATES.

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 BELIEF.

STEPHEN P. BARBER
 PROPERTY LINE SURVEYOR, MARYLAND # 565

REFERENCES

PLAT BK. 2
 PLAT NO. 106
 LIBER:
 FOLIO:

ANDJON ASSOCIATES, INC.
 7 BROOKES AVENUE
 GAITHERSBURG, MD 20877
 (301) 840-9010

DATE: 5-5-97
 SCALE: 1" = 30'
 JOB NO: 2507



Lauryn
Forest

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

Owner's mailing address

22 PRIMROSE ST
 CHEVY CHASE MD
 20815

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

CHRIS GALLAGHER/
 DEB JOSEPH
 16 PRIMROSE ST
 CHEVY CHASE MD
 20815

CHIP + KATE LINDSAY
 28 PRIMROSE ST
 CHEVY CHASE MD
 20815

ROBERT + PAULA TOTI
 21 PRIMROSE ST
 CHEVY CHASE MD
 20815