EXPEDITED
HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5 Primrose St., Chevy Chase  Meeting Date: 8/15/18
Resource: Contributing Resource  Report Date: 8/8/18
Chevy Chase Village Historic District
Review: HAWP  Public Notice: 8/1/18
Case Number: 35/13-18P  Tax Credit: None
Applicant: David and Hayley Meadvin  Staff: Dan Bruechert
Proposal: Expansion of Deck, Pergola Construction, and Fence replacement/construction

STAFF RECOMMENDATION:

Staff recommends that the HPC approve the HAWP application.

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1916-1927

Figure 1: 5 Primrose is shown as a red dot.

PROPOSAL:
The applicant proposes to make several alterations to the rear of the property primarily to the rear privacy fence and rear deck. The changes will not be visible from the public right-of-way and Staff is using an expedited Staff Report under Policy #7 which states: Construction of wooden decks that are at the rear of a structure and are not readily visible from a public right-of-way.
This applies to all categories of resources: Outstanding, Contributing, Individually Designated Sites, or Non-contributing.

The applicant proposes to construct a 6’ (six foot) tall board on board fence surrounding the rear of the property. This fence is in conformance with the HPC’s standard fence guidance.

The applicant proposes to construct an expansion to the rear deck. The expansion will be 15’× 15’ (fifteen feet by fifteen feet). The deck will be framed out of pressure treated wood and have Trex decking. And will be obscured by the house and will not be visible from the public right-of-way. Because of the deck’s height, the applicant must construct a rail and is proposing to construct a 36” (thirty-six inch) tall open picket railing. Staff has confirmed with the applicant that the railing post will be pressure treated wood with wood top and bottom rails and pickets – not composite as the drawings are labeled. Staff will ensure the permit drawings identify wood rails and pickets in the permit drawings. Lastly, the applicant proposes to construct a pergola over the new section of deck. The pergola will be 15’ × 15’ (fifteen feet by fifteen feet) and will be 11’ (eleven feet) tall. The pergola will be constructed out of pressure treated wood and will not be visible from the 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:

___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.
APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Jerry Fyock
Contact Email: jerry@hugheslandscaping.com
Daytime Phone No.: 301-674-4577

Tax Account No.:
Name of Property Owner: David Hayley Meadwin
Daytime Phone No.: 917-309-7859
Address: 5 Primrose St. Chevy Chase MD 20815
City: Chevy Chase
State: Maryland
Zip Code: 20815

Contractor: HUGHES LANDSCAPING INC.
Contractor Registration No.: N/A
Agent for Owner: Jerry Fyock
Daytime Phone No.: 301-674-4577

LOCATION OF BUILDING PROJECT:
House Number: 5
Street: Primrose St.
Town/City: Chevy Chase
Nearest Cross Street: Connecticut
Lot: 48
Block: 2
Subdivision: 2
Parcel: 6060

PART ONE: TYPE OF PERMIT ACTION AND USE
1A. CHECK ALL APPLICABLE: Construct
1B. Construction cost estimate: $40,000.00

PART TWO: COMPLIANCE FOR NEW CONSTRUCTION AND EXTENSIONS/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: COMPLIANCE FOR REVOCABLE STANDING WALL
3A. Height: 6 feet
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/assessment

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: 5/31/18

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:
   Install 6' tall "board on board" pressure treated privacy fence.
   Install expanded 36" tall pressure treated picket railings.
   Install expanded area of deck approximately 15' x 15' and to be covered by a pressure treated pergola.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:

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 a complete 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 lots 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>
<tbody>
<tr>
<td>5 Primrose St.</td>
<td><strong>HUGHES LANDSCAPING</strong></td>
</tr>
<tr>
<td>Chevy Chase, MD</td>
<td><strong>AND SUPPLY CO., INC.</strong></td>
</tr>
<tr>
<td>20815</td>
<td><strong>16111 MORROW ROAD</strong></td>
</tr>
<tr>
<td></td>
<td><strong>POOLESVILLE, MD 20837-8714</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Adjacent and confronting Property Owners mailing addresses</th>
</tr>
</thead>
<tbody>
<tr>
<td>7 Primrose St.</td>
</tr>
<tr>
<td>Chevy Chase, MD</td>
</tr>
<tr>
<td>20815</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
Front Yard
Fence Style
Part of LOT 4
3,750 S.F.

Part of LOT 3
5,000 S.F.

2 STORY FRAME GARAGE

Existing Tree

36" tall pressure treated picket railings.

Expanded area of deck approximately 15' x 15' and to be covered by a pressure treated pergola.

*Please note: Underlay plat map was provided by client.
POURED CONCRETE FOUNDATION PIER PER STRUCTURAL PLANS. SMOOTH FORM FINISH, REMOVE FINS AND PATCH TIE HOLES AND DEFECTS, TYP.

CONCRETE FOOTING PER FOUNDATION DRAWING

3/4" EXTERIOR GRADE PLYWD.
P.T. WD NAILER

#4 REBAR VERT @ CORNER

3/4" FINISH FLOOR
3/4" PLYWOOD SUB-FLOOR

3/4" FINISH FLOOR
3/4" EXTERIOR GRADE PLYWD.

P.T. WD NAILER

3/4" EXTERIOR GRADE PLYWD.
'TYVEK' HOUSE WRAP ON 1/2" PLYWOOD SHEET.
2x4's @ 16" O.C. W/R-13 BATT INSUL.
12" CYP. BD
1" AIR SPACE
2x4 TOE PLATE
2x10 BAND JOIST
5/8" PLYWOOD SUBFLOOR
FINISHED FLOOR

2x 10's @ 16" O.C. W/R-30 BATT INSUL.
1/2" PLYSCORE
2x10 P.T. SILL PLATE
1/2" dia. ANCHOR BOLT
12" CMU FOUNDATION WALL W/TOP COURSE GRouted SOLID

2x10's @ 16" C.C.
JOIST HANGERS
1/2" dia. ANCHOR BOLTS @ 24" O.C.
2x10 P.T. LEDGER

2x6 CMU GROUNTED SOLID

2x8 P.T. SILL PLATE
1/2" dia. ANCHOR BOLT
12" CMU FOUNDATION WALL W/TOP COURSE CIRCUTED SOLID

DECK DETAIL @ HOUSE

SCALE: 1 1/2" = 1'-0"
POURED CONCRETE FOUNDATION
PIER PER STRUCTURAL PLANS.
SMOOTH FORM FINISH, REMOVE FINS AND PATCH TIE HOLES AND DEFECTS, TYP.
CONCRETE FOOTING PER FOUNDATION DRAWING

3/4" FINISH FLOOR
3/4" PLYWOOD SUB-FLOOR
BASE FLASHING WITH Drip EDGES
TERMITE SHIELD
COMPOSITE DECKING

4X4 P.T. POST
2X4 P.T. BOTTOM RAIL
2X4 P.T. NAILER
2X6 P.T. HANDRAIL
5/4" x 5/4" P.T. WOOD PICKET

SIMPSON POST BASE
ABU 44 W/ 1/2" DIA. ANCHOR BOLT
GRADE

2" DEEP H/ 3-#4 VERTICAL REBAR

CONCRETE FOOTING PER FOUNDATION DRAWING

4X4 HW VERT @ CORNER
Municipality Letter for
Proposed Construction Project

Subject Property: 5 Primrose Street, Chevy Chase, MD 20815
Property Owner: David Meadvin
Project Manager/Contractor: Hughes Landscaping
Proposed Work: Install fencing; expand deck

6/6/2018

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,

[Signature]

Shana R. Davis-Cook
Chevy Chase Village Manager