I.

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 17 Primrose St., Chevy Chase  
Meeting Date: 10/24/2018

Resource: Contributing Resource  
(Chevy Chase Village Historic District)  
Report Date: 10/17/2018

Applicant: David and Nancy Morgan  
Public Notice: 10/10/2018

Review: HAWP  
Staff: Michael Kyne

Case Number: 35/13-18Y REVISION

PROPOSAL: Gate installation

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1892-1916

PROPOSAL:

The Commission approved with one (1) condition the applicants’ proposal for fence installation at the August 15, 2018 HPC meeting. The condition of approval stipulated that the proposed fence would be reduced to 4’ in height or be relocated to the rear plan of the historic house, with final review and approval delegated to staff.

The applicants have revised their application and now propose to install a 4’ high wooden picket gate at the front/southwest side of the property. The proposed gate will be installed across an existing walkway within a surrounding holly hedge.

APPLICABLE GUIDELINES:

Policy On Use of Expedited Staff Reports for Simple HAWP Cases

IV. The Expedited Staff Report format may be used on the following type of cases:

2. Modifications to a property, which do not significantly alter its visual character.

10. Construction of fences that are compatible with historic site or district in terms of material, height, location, and design.
Montgomery County Code; Chapter 24A-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.

(c) It is not the intent of this chapter to limit new construction, alteration or repairs to any period or architectural style.

(Ord. No. 9-4, § 1; Ord. No. 11-59.)

STAFF RECOMMENDATION:

Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1) & (2) and having found that the proposal 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 Standard for Rehabilitation #2 and 9;

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.
AMENDED APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Nancy Morgan
Contact Email: ncmorgan1@arl.com
Daytime Phone No.: 301-401-5724

Tax Account No.: 00458 411
Name of Property Owner: David Morgan
Daytime Phone No.: 240-401-7724
Address: 17 Primrose St, Chevy Chase, MD 20815
Home Owner: As Above

Agent for Owner: 
Daytime Phone No.: 240-401-7724

LOCATION OF BUILDING/PERMIT

House Number: 17
Street: Primrose Street
Town/City: Chevy Chase Village
Nearby Cross Street: Connecticut Ave.
Lot: 17
Block: 58
Subdivision: Chevy Chase Section 2
Section: 1
Parcel: 319

PART ONE: THE PROJECET AND USE

1A. CHECK ALL APPLICABLE:

☐ Construct ☐ Extant ☐ Alter/Rehab
☐ Move ☐ Install ☐ Wreck/Pile
☐ Revision ☐ Repair ☐ Removeable
☐ AC ☐ LID ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☐ Other: Gate

1B. Construction cost estimate: $2,000

1C. If this is a revision of a previously approved active permit, see Permit # 844279

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSIONS

2A. Type of sewage disposal: ☐ WSSC ☐ Septic ☐ Other:

2B. Type of water supply: ☐ WSSC ☐ Well ☐ Other:

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 0 inches

3B. Indicates 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: 8/27/18

Approved: Name of Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: Data Filed: Data 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:
      Construct a 4' high gate across stepping-stone path to permit access to side yard (west) of house. Once holly hedge is planted, gate will be constructed of wood and painted white.
   b. General description of project and its effect on the historic resource(s), the environmental setting, and, where applicable, the historic district:
      Proposed gate will conform to existing gate in front of house at sidewalk. There will be no effect on historic resource, environmental setting or historic district.

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, seepages, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS
   You must submit 2 sets 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, contour. 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.
Amended Elevation - 17 Primrose Street
Proposed 4' gate

6' existing side yard fence on property line

hedge

4' high picket gate

3' 1

hedge
17 Primrose St, Chevy Chase

AMENDED SITE PLAN for Proposed Gate
SCALE 1/4" = 1'

Fence west side of yard

Hedge

Gate

Hedge

APPROX 2'