EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address: 11 Primrose St., Chevy Chase
Meeting Date: 7/10/2019

Resource: Contributing Resource
Chevy Chase Village Historic District
Report Date: 7/3/2019

Applicant: Carissa Marino
Public Notice: 6/26/2019

Review: HAWP
Tax Credit: n/a

Case Number: 35/13-19CC
Staff: Dan Bruechert

PROPOSAL: Driveway Replacement

STAFF RECOMMENDATION:

☑ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource to the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1908

Figure 1: The driveway at 11 Primrose adjacent to the driveway of 9 Primrose.
PROPOSAL
The applicant proposes removing the existing asphalt driveway and installing a cobbled ribbon driveway with a grass strip. To address drainage issues, the applicant is proposing to install three sections of river stones:

- Between the two driveways – 3-5” (three to five inches wide);
- Along the picket fence dividing 11 Primrose from 9 Primrose – 6” (six inches) wide; and
- Behind the picket fence in a 3’ × 7’ (three foot by seven foot) bed.

Staff finds that the proposed driveway and stonework is compatible with the house and surrounding district.

APPLICABLE GUIDELINES
The Expedited Staff Report format may be used on the following type of cases:

11. Construction or replacement of walkways, parking areas, patios, driveways or other paved areas that are not readily visible from a public right-of-way and/or are compatible in material, location, and design with the visual character of the historic site or district.

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 […]

(d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59)

Secretary of the Interior’s Standards for Rehabilitation
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.

STAFF RECOMMENDATION
Staff recommends that the Commission approve the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2) and (d), having found that the proposal is consistent with the Secretary of the Interior’s Standards for Rehabilitation (specifically, Standard 2), and therefore 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 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.
APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact/Person: Carla Ellern
Daytime Phone No.: 301 907 7700 ext 16

Tax Account No.:

Name of Property Owner: Carissa Marino
Daytime Phone No.:

Address: 11 Primrose Street Chevy Chase MD 20815

Contractor: Stone Works, Inc.
Contractor Registration No.: MHIC-51508

Agent for Owner: Matt Cocozella
Daytime Phone No.: 301 670 6155

LOCATION OF BUILDING/PROJECT

House Number: 11
Street: Primrose
Town/City: Chevy Chase
Nearest Cross Street: Connecticut Avenue
Lot: 1
Block: 58
Subdivision: 0009

SCHEDULE FOR CONSTRUCTION AND USE

1A. Check all applicable:

- Construct
- Alter/Renovate
- Move

1B. Construction cost estimate: $20,000

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

PART TWO: COMPLETE ONLY IF CONSTRUCTING A RETAINING WALL

3A. Height: 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/maintenance

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

6.19.19

For Chairperson, Historic Preservation Commission

Approved: 
Disapproved: 
Application/Permit No.: 
Date Filled: 
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:

   The house is a beautiful property on Primrose Street. The existing asphalt driveway is cracked, in poor condition and is not historically appropriate to the house.

   There are some runoff issues down the north side of the garden which is inhibiting ground cover growth under a row of foster hollies.

   Both the Marinios and their neighbors the Keatings are driving over the portion of lawn between the 2 driveways closest to the sidewalk creating a muddy and unsightly situation when it rains.

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

   The proposed project is to remove and replace the existing asphalt driveway with materials more appropriate to the historic character of the house. The asphalt will be replaced with a dual strip antique cobble driveway with a lawn panel down the middle. This is an improvement to the historic district. The grass strip will reduce impervious surface area.

   The runoff issues will be addressed by a 6" wide bed of Delaware River stones along a 60 foot length of existing white picket fence. The stones will lead to a 3" x 7" Delaware River stone area behind the existing white picket gate.

2. SITE PLAN
   A strip of Delaware River Jacks 7'-9" back from the sidewalk will be installed to prevent cars from tearing up the lawn.

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

   a. the scale, north arrow, and lots;
   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 8.5" 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, contact. All materials and fixtures proposed for the structure 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 parcel which adjoin the parcel in question, as well as the owner(s) of lots 1 or parcel(s) which lie directly along 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 BORDERS OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY INTO 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>Carissa and Andrew Marino</td>
<td>Lila Fendrick Landscape Architects</td>
</tr>
<tr>
<td>11 Primrose Street</td>
<td>6904 West Avenue</td>
</tr>
<tr>
<td>Chevy Chase, MD 20815</td>
<td>Chevy Chase, MD 20815</td>
</tr>
</tbody>
</table>

### Adjacent and confronting Property Owners mailing addresses

<table>
<thead>
<tr>
<th>Alice and Peter Keating</th>
<th>13 Primrose Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>9 Primrose Street</td>
<td>Chevy Chase, MD 20815</td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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<table>
<thead>
<tr>
<th>Stuart and Sandy Bainum</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>12 Primrose Street</td>
<td></td>
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<tr>
<td>Chevy Chase, MD 20815</td>
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View #3

View of erosion behind front fence
Marino

View of erosion between driveways
Site Plan

Applicant: Marino

Shade portion to indicate North