

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

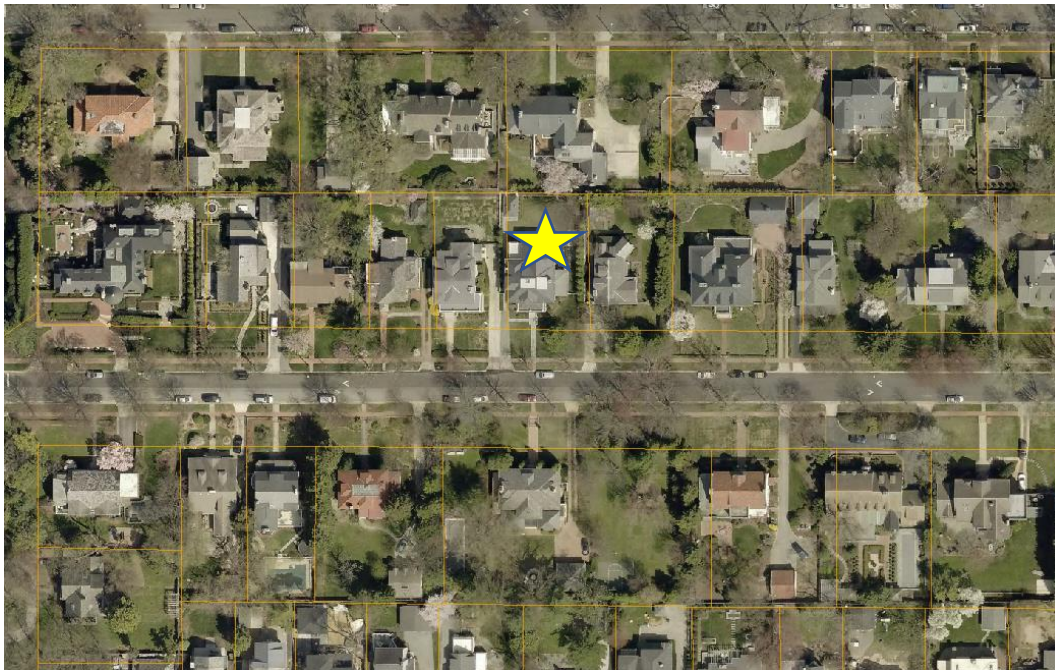


Figure 1: The driveway at 11 Primrose adjacent to the driveway of 9 Primrose.

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.

PERMIT DEPT.
TRACKING #:
879910



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-68

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Email: team@fendrickdesign.com 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
Street Number City State Zip Code
Contractor: Stone Works, Inc. Phone No.: 301 670 6155
Contractor Registration No.: MHIC-51508
Agent for Owner: Matt Cocozzella 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
Liber: 1171 Folio: 279 Parcel: _____

PART ONE: TYPE OF OPERATION/PROJECT

1A. CHECK ALL APPLICABLE:

☒ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☐ Install ☐ Wreck/Raze
☐ Revision ☐ Repair ☐ Revocable

CHECK ALL APPLICABLE:

☐ AC ☐ Stob ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Driveway

1B. Construction cost estimate: \$ \$20,000

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTENSION/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 FOR FENCE/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/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.

Waffenduel
Signature of owner or authorized agent

6.19.19
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

Edit 6/21/99

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 Marinos and their neighbor's 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:

- 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.

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

Owner's mailing address

Carissa and Andrew Marino
 11 Primrose Street
 Chevy Chase, MD 20815

Owner's Agent's mailing address

Lila Fendrick Landscape Architects
 6904 West Avenue
 Chevy Chase, MD 20815

Adjacent and confronting Property Owners mailing addresses

Alice and Peter Keating
 9 Primrose Street
 Chevy Chase, MD 20815

13 Primrose Street
 Chevy Chase, MD 20815

Stuart and Sandy Bainum
 12 Primrose Street
 Chevy Chase, MD 20815



View #1



View #2

Marino



View #3



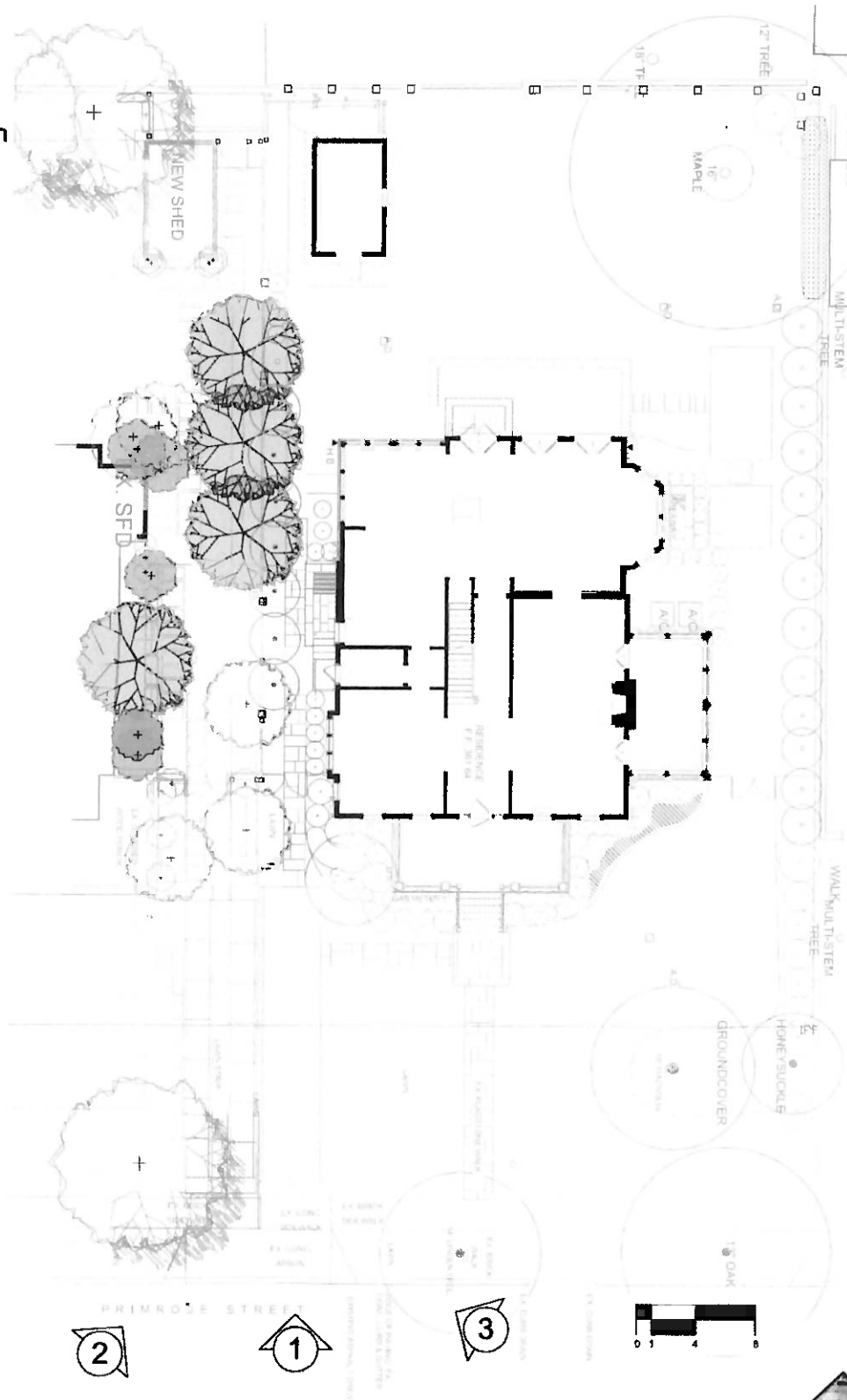
View of erosion behind front fence



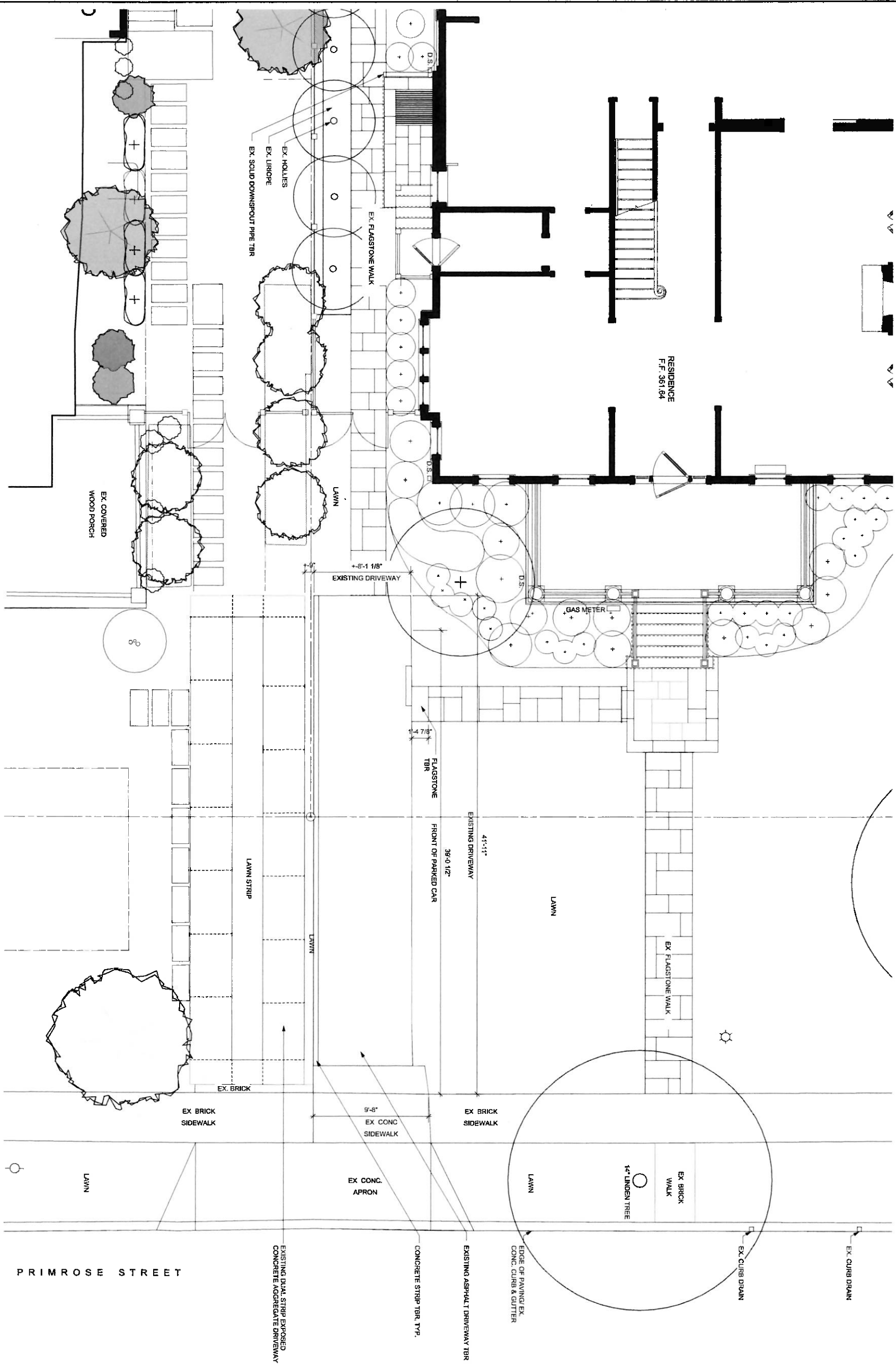
View of erosion between driveways

Marino


Site Plan



Shade portion to indicate North

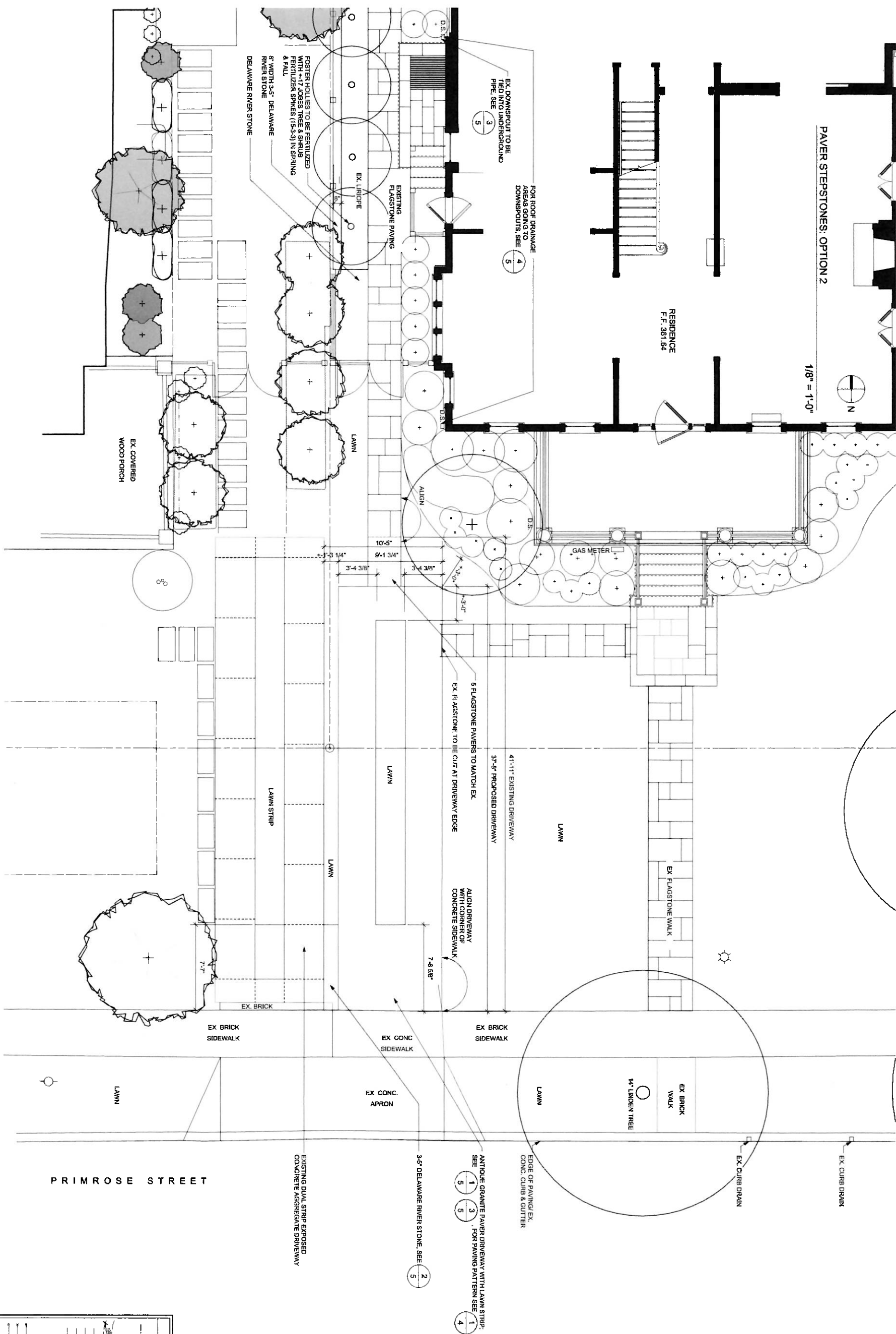
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<p>General Notes</p> <p>1. For location of surface, call "Water Utility" at 1-800-253-7777, or log on to www.interncitysewer.org or log on to any work in this Utility. The excavation under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to excavating the excavation. The contractor is responsible for compliance with the following:</p> <p>2. All subsurface pipes to be rigid PVC pipe.</p>	<p>Draw Title</p>
<p>Existing Conditions</p>	<p>Draw Title</p>
<p>Date: 2019-06-11</p> <p>Scale: 1/4" = 1'-0"</p> <p>Sheet No.</p>	<p>Sheet No.</p>

	<p>North</p>
<p>No. Date Revision Notes</p>	<p>A 6/11/2019 10 STELLER SANDS</p>
<p>Prepared by</p> <p>LANDMARK, 2011-10-20</p>	

MARINO RESIDENCE
 11 PRIMROSE STREET, CHEVY CHASE, MD 20815

LILA FENDRICK landscape architecture & garden design
 6904 West Avenue Chevy Chase, Maryland 20815 (301) 907-7700

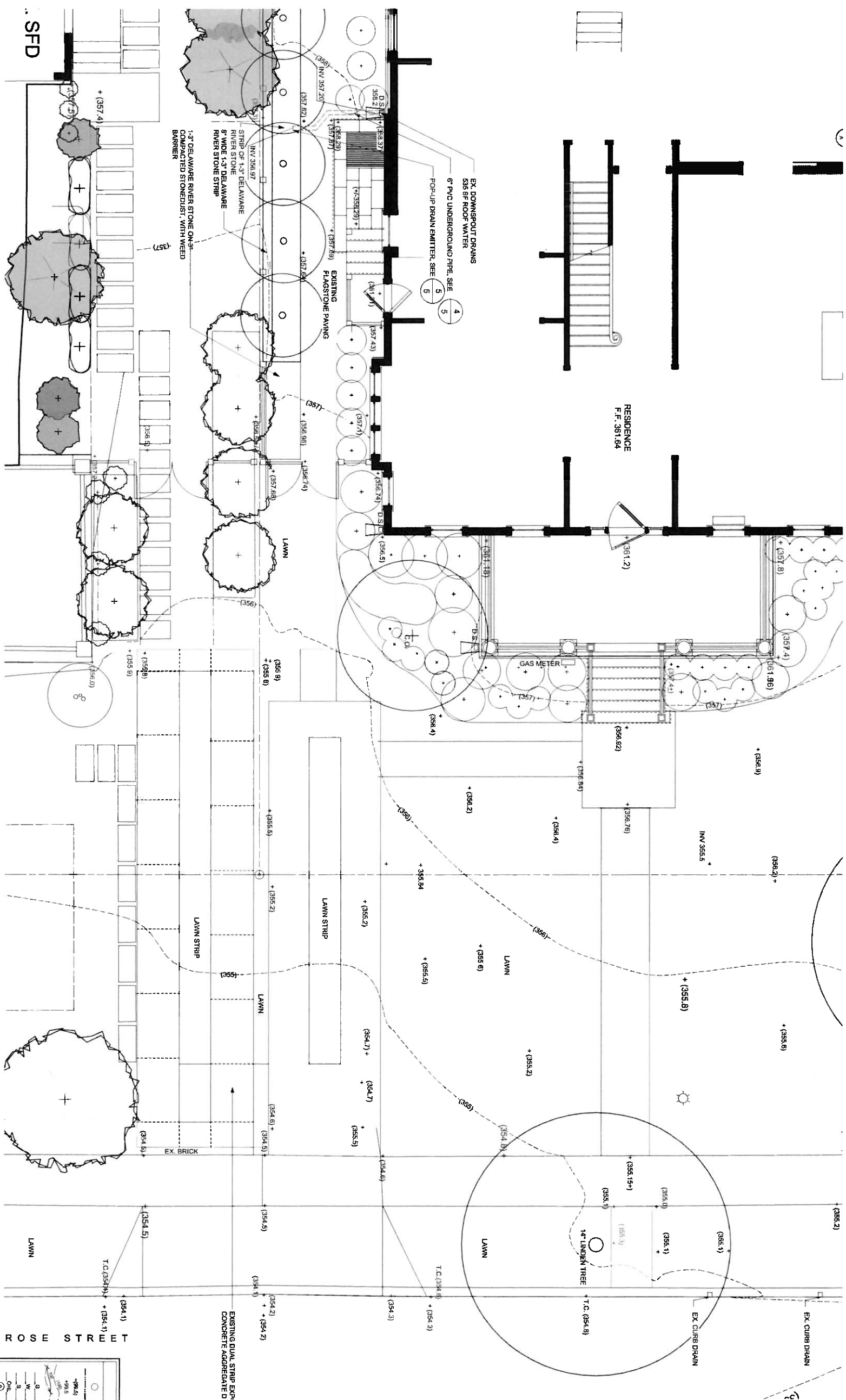
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Landmark, 2011-10-20

No.	Date	Revised Notes
A	6/11/2019	TO ELLEN SANDS

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11 PRIMROSE STREET, CHEVY CHASE, MD 20815

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No.	Date	Revision Notes
A	6/11/2019	TO ELLEN SANDS



Topographic Survey by
LANDMARK, 2011-10-20

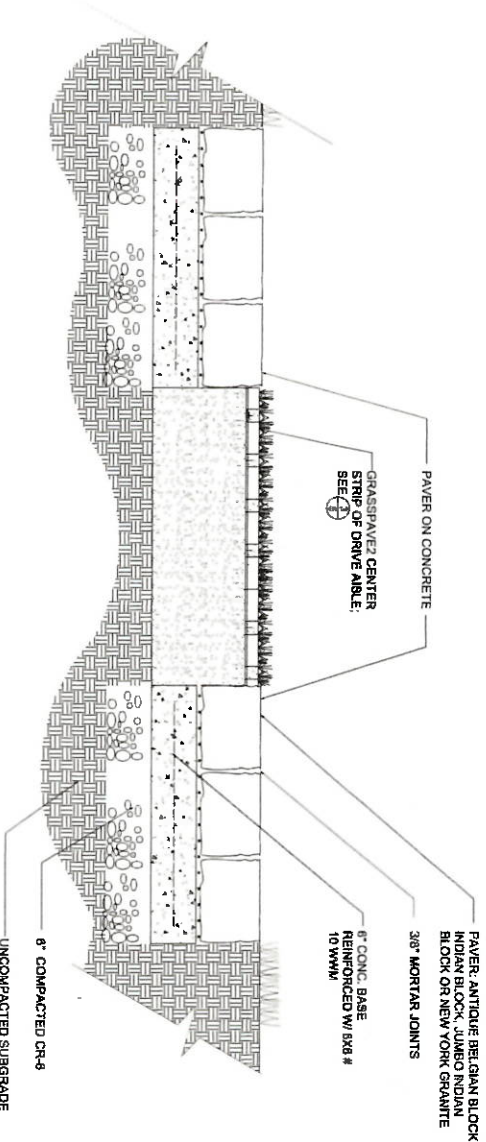
KEY	EXTENDING TRUSS
	PRIORITY LINE
	EXISTING BELLY LINE
	PROPOSED DEVIATION
	EXISTING CONTROL
	PROPOSED CONTROL
	GLASS LINE
0	
W	WATER LINE
S	SEWER LINE
OH	OVERHEAD LINE

I For location of utilities, call "Miss Utility" at 1-800-257-2777 or log on to www.missutility.org. Dig no more than 6 feet in any work in the vicinity of the water meter. Most utility companies will now notify all public utility companies within 100 ft of your excavation site in the case of proposed excavations and have those facilities located by the utility companies prior to commencing each job. The excavator is responsible for compliance with the requirements of the local jurisdiction.

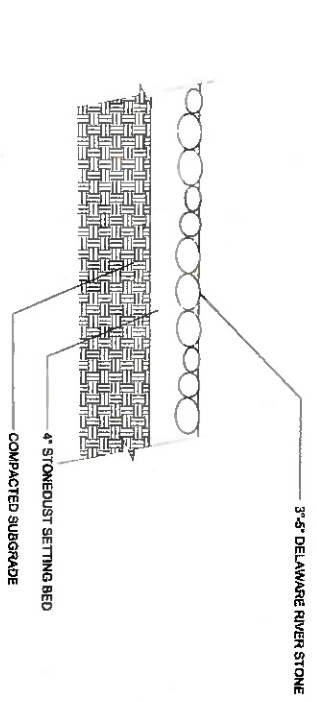
2. All subsurface pipes to be rigid PVC pipe.

Grading and Drainage Plan

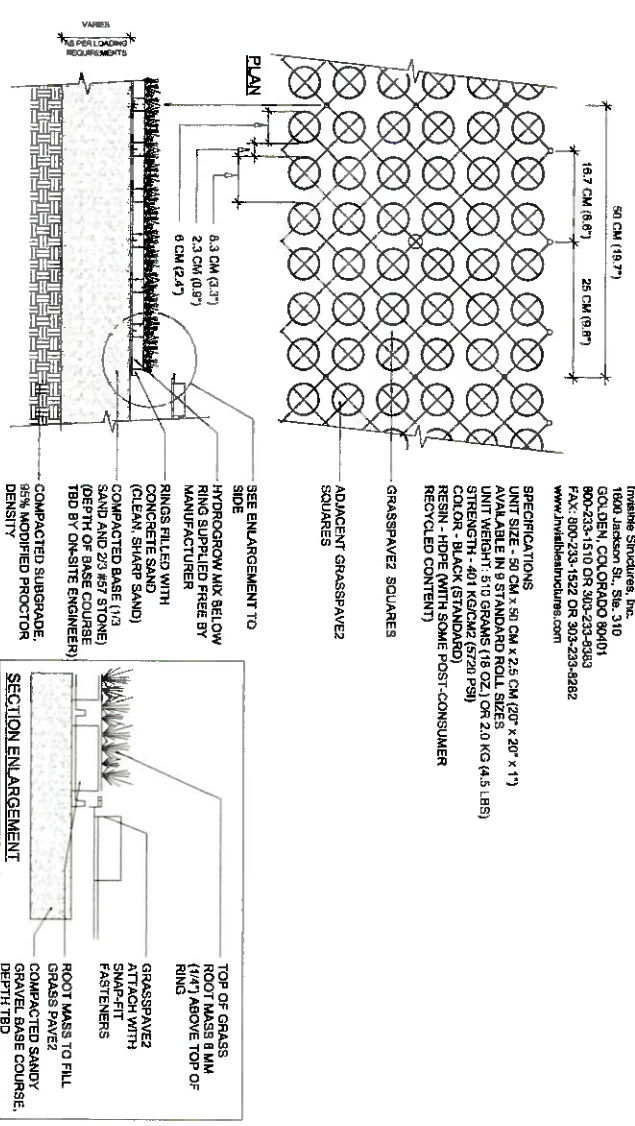
2019-06-11	Scale
1/4"=1'-0"	
	Sheet No.



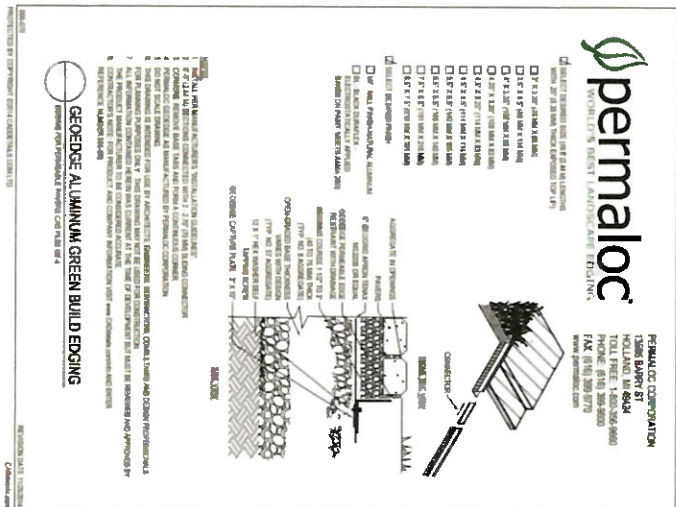
1 GRANITE PAVERS AND GRASS STRIP DRIVEWAY
5 SECTION
1" = 1'-0"



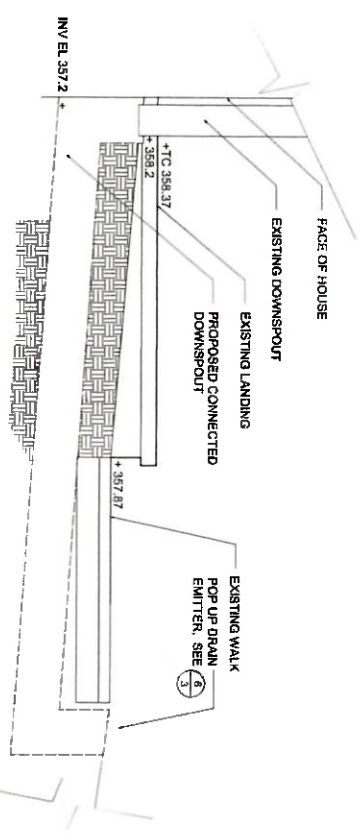
2 DELAWARE RIVER STONE ON STONEDUST
5 SECTION
1" = 1'-0"



3 TYPICAL GRASSPAVE2 DETAIL
5 SECTION
NTS



4 PERMALOC
5 SECTION
NTS



5 DOWNSPOUT AT STEP
5 SECTION
1" = 1'-0"



6 NDS POP UP DRAIN EMITTER
5 CUT SHEET
NOT TO SCALE