

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	9 Primrose St., Chevy Chase	Meeting Date:	8/14/2019
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	8/7/2019
Applicant:	Alice and Peter Keating	Public Notice:	7/31/2019
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-19II	Staff:	Dan Bruechert
PROPOSAL:	Driveway Alterations		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Historic District
STYLE: Craftsman/Four Square
DATE: c.1892-1916



Figure 1: 9 Primrose St. is located in the middle of the block between Connecticut Ave. and Brookeville Rd.



Figure 2: Front of 9 Primrose St. (left) with the existing driveway.

PROPOSAL

The applicant proposes to remove a section of the grass strip of their ribbon driveway and replace it with granite cobbles.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within the Chevy Chase Village Historic District several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include *Montgomery County Code Chapter 24A (Chapter 24A)*, the *Chevy Chase Historic District Design Guidelines (Guidelines)*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Chevy Chase Village Historic District Guidelines

The *Guidelines* break down specific projects into three levels of review - Lenient, Moderate and Strict Scrutiny.

“Lenient Scrutiny” means that the emphasis of the review should be on issues of general massing and scale, and compatibility with the surrounding streetscape, and should allow for a very liberal interpretation of preservation rules. Most changes should be permitted unless there are major problems with massing, scale or compatibility.

“Moderate Scrutiny” involves a higher standard of review than “lenient scrutiny.” Besides issues of massing, scale and compatibility, preserving the integrity of the resource is taken into account. Alterations should be designed so that the altered structure still contributes to the district. Use of compatible new materials, rather than the original building materials, should be permitted. Planned changes should be compatible with the structure’s existing design, but should not be required to replicate its architectural style.

“Strict Scrutiny” means that the planned changes should be reviewed to ensure that the integrity of the significant exterior architectural or landscaping features and details is not compromised. However, strict scrutiny should not be “strict in theory but fatal in fact” i.e. it does not mean that there can be no changes but simply that the proposed changes should be reviewed with extra care.

“The following principles are not intended to cover all possible types of exterior alterations, changes, and/or additions. HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles identified above – fostering the Village’s shared commitment to evolving eclecticism while maintaining its open park-like character”

Driveways should be subject to strict scrutiny only with regard to their impact on landscaping, particularly mature trees. In all other respects, driveways should be subject to lenient scrutiny. Parking pads and other paving in front yards should be discouraged.

- The *Guidelines* state five basic policies that should be adhered to, including:
 - Preserving the integrity of the Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.
 - Preserving the integrity of contributing structures. Alterations to should be designed in such a way that the altered structure still contributes to the district.
 - Maintaining the variety of architectural styles and the tradition of architectural excellence.
 - Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.
 - Alterations to the portion of a property that are not visible from the public-right-of-way should be subject to a very lenient review. Most changes to the rear of the properties should be approved as a matter of course.

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
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
- (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 Interior's Standards for Rehabilitation

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

STAFF DISCUSSION

The work proposed for this HAWP is a minor alteration at the front of the driveway. The existing driveway at the subject property is a ribbon drive with a grass strip running in the middle. Due to the development of ruts in the grass strip at the front of the driveway the applicants propose to replace a 2'6" × 5' (two-foot six inch by five foot) section of grass with granite pavers. Note: the driveway does not extend beyond the front wall plane of the house.



Figure 3: Close-up image of the driveway with the boundaries of the proposal outlined.

Chevy Chase Village Historic District Design Guidelines state that alterations to driveways that do not affect the landscaping or trees are to be reviewed under lenient scrutiny. Under this standard, Staff finds that the proposed alteration will not affect the scale and massing of the driveway. Staff supports approval of this HAWP.

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in *Chapter 24A-8(b)(1)(2), (c), and (d)*, having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the district, the *Chevy Chase Village Historic District Design Guidelines*, and the purposes of *Chapter 24A*;

and with the *Secretary of the Interior's Standards for Rehabilitation #2*,

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 dan.bruechert@montgomeryplanning.org to schedule a follow-up site visit.



HISTORIC PRESERVATION COMMISSION
301/563-3400

DPS-#8

88173

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: Alice and Peter Keating Daytime Phone No.: _____
Address: 9 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: 9 Street: Primrose
Town/City: Chevy Chase Nearest Cross Street: Connecticut Avenue
Lot: P1 Block: 58 Subdivision: 0009
Liber: 42672 Folio: 289 Parcel: _____

PART TWO: TYPE OF CONSTRUCTION AND USE

1A. CHECK ALL APPLICABLE:

- ☐ Construct ☐ Extend ☐ Alter/Renovate
☐ Move ☒ Install ☐ Wreck/Retain
☐ Revision ☐ Repair ☐ Reversible

CHECK ALL APPLICABLE:

- ☐ A/C ☐ Stab ☐ Room Addition ☐ Porch ☐ Deck ☐ Shed
☐ Solar ☐ Fireplace ☐ Woodburning Stove ☐ Single Family
☐ Fence/Wall (complete Section 4) ☒ Other: Paving

1B. Construction cost estimate: \$ _____

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

\$1500

PART THREE: COMPLETION OF 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: COMPLETION OF 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/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.

via Fendrick
Signature of owner or authorized agent

July 2, 2019
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 881726 Date Filed: 7/8/19 Date Issued: _____

Edn 5/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

b
p

**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 driveway is a relatively new (4 years old) concrete aggregate dual strip driveway with a lawn panel in between. It is a very attractive driveway in keeping with the historic character of the house. The issue is that car tires create ruts in the lawn panel closest to the sidewalk.

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

The proposal is to add a rectangle of antique granite pavers to a piece of lawn 2'-6" x 5'-0" in size. The paving would end approximately 7'-8" back from the sidewalk. This would prevent the tire ruts from forming where the car tires turn in to the driveway.

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 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.

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

Owner's mailing address

Alice and Peter Keating
 9 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

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

Richard Kline
 7 Primrose Street
 Chevy Chase, MD 20815

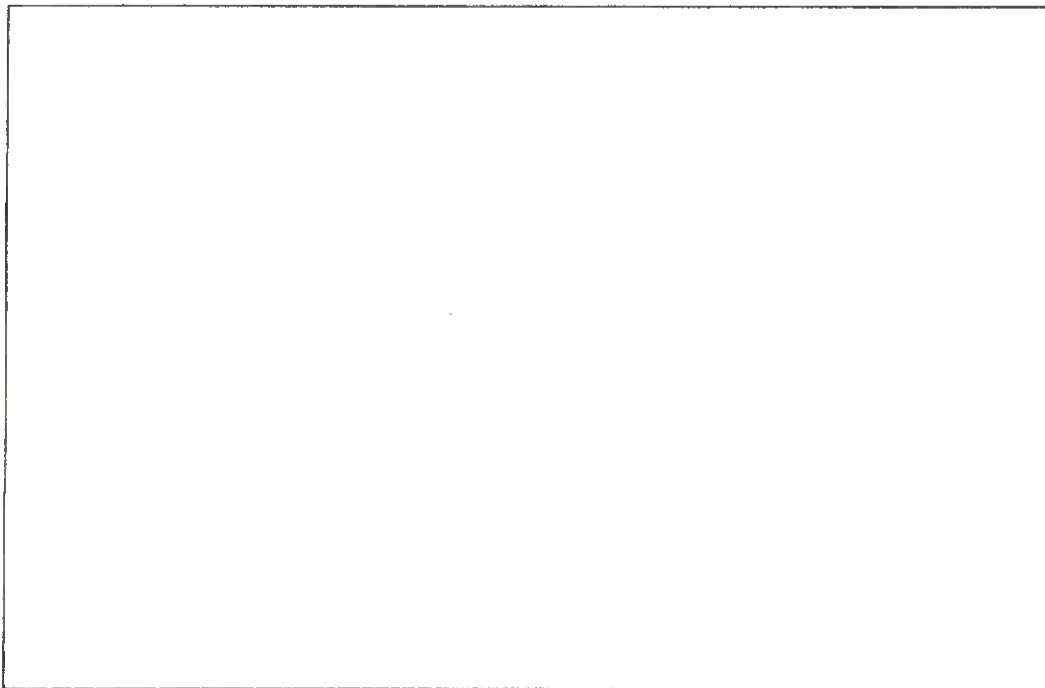
Stuart and Sandy Bainum
 12 Primrose Street
 Chevy Chase, MD 20815

David Granger
 8 Primrose Street
 Chevy Chase, MD 20815

Existing Property Condition Photographs (duplicate as needed)



Detail: View #1

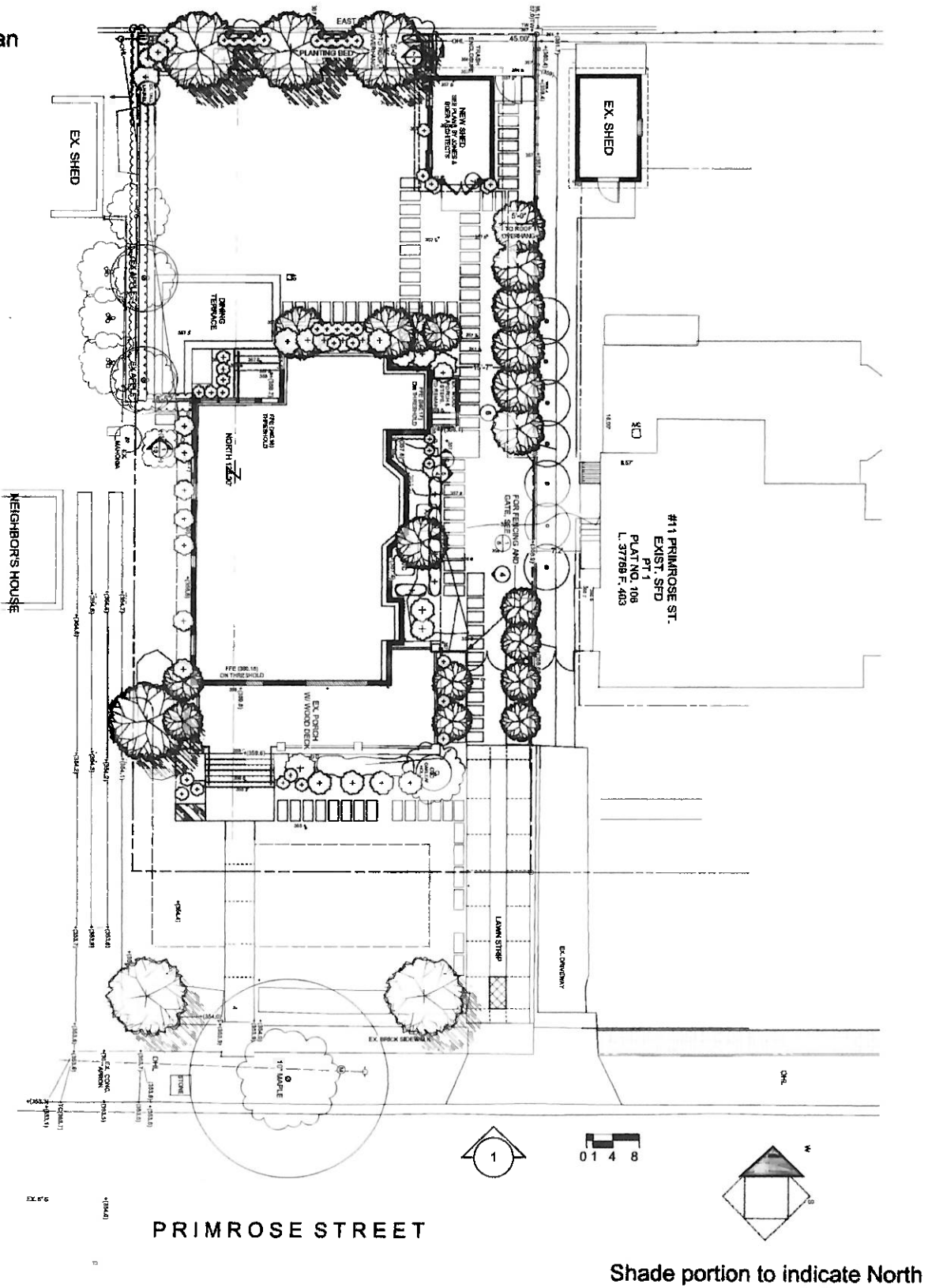


Detail: _____

Applicant: _____

Page: _____

Site Plan



Applicant: Keating

Page: 10

LILA FENDRICK

landscape architecture & garden design

Attn

Date

7/8/19

To

Kevin Manarolla
255 Rockville Pike, 2nd fl.
Rockville, MD 20850

TRANSMITTAL

Project

Via

HEATING
COURIER

We Transmit

☒ Herewith

☐ In Accordance With Your Request

☐ Under Separate Cover

For Your

☐ Approval

☐ Record

☐ Use

☒ Review & Comment

☐ Distribution to Parties

☐ Other

The Following

Copies	Date	Description
1	7/8/19	HAND APPLICATION

Remarks

By

Carla Ellen

Copies to

With Enclosures

- ☐
- ☐
- ☐
- ☐
- ☐



**Municipality Letter for
Proposed Construction Project**

Subject Property: 9 Primrose Street
Property Owner: Alice Keating
Project Manager/Contractor: Lila Fendrick Landscape Architects
Proposed Work: Modifications to the driveway

6/20/2019

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,

Shana R. Davis-Cook
Chevy Chase Village Manager

CHEVY CHASE VILLAGE
5906 Connecticut Avenue
Chevy Chase, Maryland 20815
Phone (301) 654-7300
Fax (301) 907-9721
ccv@montgomerycountymd.gov
www.chevychasevillagemd.gov

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