

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	23 Primrose Street, Chevy Chase	Meeting Date:	3/2/2022
Resource:	Contributing Resource (Chevy Chase Village Historic District)	Report Date:	2/23/2022
Applicant:	Pullen and Katie Daniel	Public Notice:	2/16/2022
Review:	HAWP	Tax Credit:	No
Permit Number:	982707	Staff:	Michael Kyne
PROPOSAL: New hardscape and fence			

STAFF RECOMMENDATION:

☒ Approve
☐ Approve with conditions

ARCHITECTURAL DESCRIPTION:

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: c. 1916-27

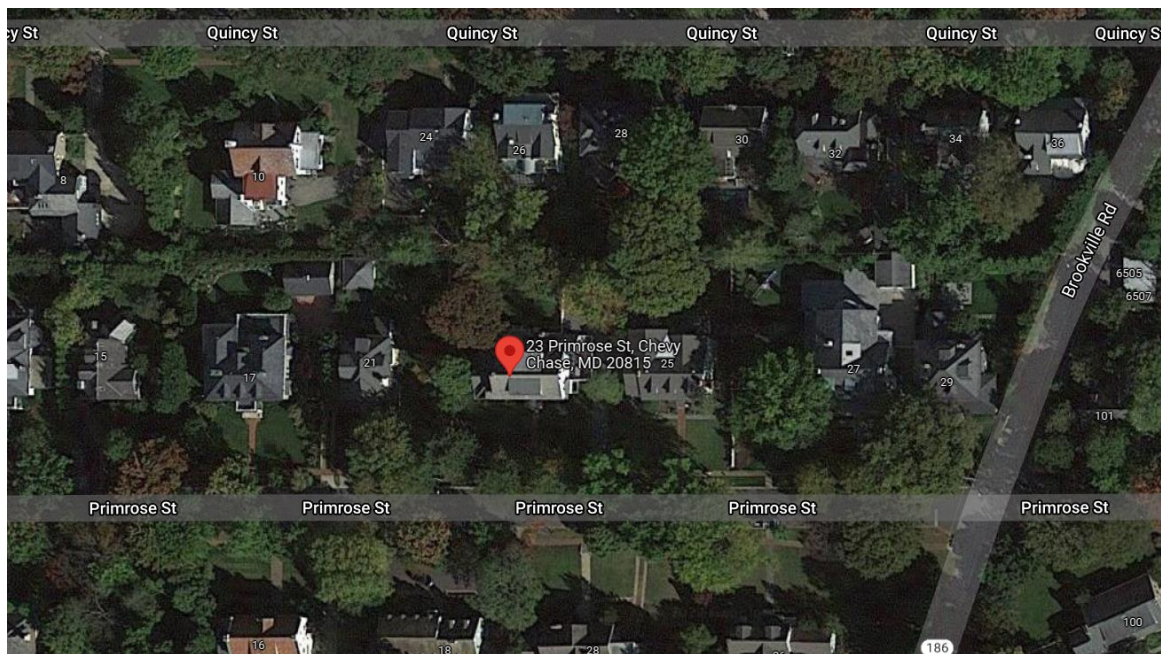


Fig. 1: Subject property.

PROPOSAL:

The applicant proposes new hardscaping and fence alterations at the subject property. Specific proposed work items include:

Hardscaping

- Removal of a brick walkway step at the front of the property, with slight regrading and a limestone landing to be installed in its place.
- Installation of a limestone border along the existing brick walkway at the front of the property.
- Construction of a new limestone landing at the base of the front porch.
- Addition of a concrete driveway apron at the front of the existing driveway.
- Milling and repaving the existing asphalt driveway.
- Repaving the non-historic/addition porch at the rear/right corner of the house with limestone to match the front porch (front porch paving approved by the HPC at the July 11, 2018 HPC meeting).¹
- Extension of the asphalt driveway to an existing gravel parking area at the rear/right side of the property.
- Addition of a brick apron at the base of the rear/right corner porch, connecting to a proposed walkway at the rear/left border of the existing driveway.
- Addition of a brick landing and walkway with stone border, going from the existing rear deck to the existing driveway.
- Construction of a limestone terrace with fireplace at the rear of the property.
- Addition of a gravel-paved seating area with brick border at the rear/left side of the property.
- Addition of limestone steppers from the proposed rear walkway to the proposed rear terrace.
- Addition of limestone steppers from the proposed rear walkway to the proposed gravel-paved seating area at the rear/left side of the property.

Fence Alterations

- Relocate an existing fence and arbor at the right side of the house to the rear/right yard.

Other

- Construction of a wooden trash enclosure at the rear/right corner of the house (against the rear wall plane).

APPLICABLE GUIDELINES:

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. Requests for fences higher than 48" to be located in the front yard of a property will not be reviewed using an Expedited Staff Report.

¹ Link to July 11, 2018 staff report: <https://montgomeryplanning.org/wp-content/uploads/2018/07/I.C-23-Primrose-Street-Chevy-Chase.pdf>

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 ensure 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 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

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” The *Standards* are as follows:

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.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF RECOMMENDATION:

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b), (1), (2) & (d), having found that the proposal is consistent with the *Chevy Chase Village Historic District Guidelines*, 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 *Secretary of the Interior's Standards for Rehabilitation* #2 and #9;

and with the general condition that the applicant shall present an electronic set 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.



FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: Pullen & Katie Daniel
Address: 23 Primrose Street
Daytime Phone: 843-810-3998

E-mail: pullendaniel@gmail.com
City: Chevy Chase Zip: 20815
Tax Account No.: 00455667

AGENT/CONTACT (if applicable):

Name: Adam Sexton
Address: 4856 33rd Road N
Daytime Phone: 804-647-4140

E-mail: adam@jrichardsonla.com
City: Arlington Zip: 22207
Contractor Registration No.: _____

LOCATION OF BUILDING/PREMISE: MIHP # of Historic Property _____

Is the Property Located within an Historic District? Yes/District Name Chevy Chase
No/Individual Site Name _____

Is there an Historic Preservation/Land Trust/Environmental Easement on the Property? If YES, include a map of the easement, and documentation from the Easement Holder supporting this application.

Are other Planning and/or Hearing Examiner Approvals /Reviews Required as part of this Application? (Conditional Use, Variance, Record Plat, etc.?) If YES, include information on these reviews as supplemental information.

Building Number: 23 Street: Primrose
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: P16 Block: 58 Subdivision: 009 Parcel: _____

TYPE OF WORK PROPOSED: See the checklist on Page 4 to verify that all supporting items for proposed work are submitted with this application. Incomplete Applications will not be accepted for review. Check all that apply:

- | | | |
|---------------------------------------------|---------------------------------------------------------|----------------------------------------------------------|
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Deck/Porch | <input type="checkbox"/> Shed/Garage/Accessory Structure |
| <input type="checkbox"/> Addition | <input checked="" type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input checked="" type="checkbox"/> Hardscape/Landscape | <input type="checkbox"/> Tree removal/planting |
| <input type="checkbox"/> Grading/Excavation | <input type="checkbox"/> Roof | <input type="checkbox"/> Window/Door |
| | | <input type="checkbox"/> Other: _____ |

I hereby certify that I have the authority to make the foregoing application, that the application is correct and accurate and that the construction will comply with plans reviewed and approved by all necessary agencies and hereby acknowledge and accept this to be a condition for the issuance of this permit.

Adam D Sexton

2/7/2022

Signature of owner or authorized agent

Date

5

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

Owner's mailing address 23 Primrose St, Chevy Chase MD 20815	Owner's Agent's mailing address 4856 33rd Road N, Arlington VA
Adjacent and confronting Property Owners mailing addresses	
25 Primrose St, Chevy Chase MD 20815	21 Primrose St, Chevy Chase MD 20815
22 Primrose St, Chevy Chase MD 20815	28 Primrose St, Chevy Chase MD 20815
28 Quincy Street, Chevy Chase	26 Quincy Street, Chevy Chase

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

Exg. 3-story traditional home circa 1911 w. non-historic rear 1-story and detached 2-car garage. Site has an shared asphalt driveway with adjacent neighbor, brick walkways, limestone porch paving and traditional white picket fence along side property. Previous garage door revisions approved as part of case # 35/13-18K in 2018.

Description of Work Proposed: Please give an overview of the work to be undertaken:

Existing fencing to be removed from side yard and/or location adjusted along edge of driveway.

Proposed hardscape (brick) to replace ex gravel section of driveway and ex asphalt will be milled and repaved where needed.

Proposed hardscape (limestone) to be added to ex brick walkway in front, in terms of the addition of a border and landings.

Proposed hardscape walkway (brick) to be added leading from driveway to ex rear deck.

Low, brick fireplace and hardscape patio (limestone) to be added to rear yard.

Work Item 1: _____	
Description of Current Condition:	Proposed Work:
Work Item 2: _____	
Description of Current Condition:	Proposed Work:
Work Item 3: _____	
Description of Current Condition:	Proposed Work:

HISTORIC AREA WORK PERMIT CHECKLIST OF APPLICATION REQUIREMENTS

	Required Attachments						
Proposed Work	I. Written Description	2. Site Plan	3. Plans/ Elevations	4. Material Specifications	5. Photographs	6. Tree Survey	7. Property Owner Addresses
New Construction	*	*	*	*	*	*	*
Additions/ Alterations	*	*	*	*	*	*	*
Demolition	*	*	*		*		*
Deck/Porch	*	*	*	*	*	*	*
Fence/Wall	*	*	*	*	*	*	*
Driveway/ Parking Area	*	*		*	*	*	*
Grading/Excavation/ Landscaping	*	*		*	*	*	*
Tree Removal	*	*		*	*	*	*
Siding/ Roof Changes	*	*	*	*	*		*
Window/ Door Changes	*	*	*	*	*		*
Masonry Repair/ Repoint	*	*	*	*	*		*
Signs	*	*	*	*	*		*

GENERAL NOTES

SURVEY:

- HORIZONTAL DATUM BASED ON MONTGOMERY COUNTY PLAT #106
- VERTICAL DATUM BASED ON NAVD88
- TOPOGRAPHY BASED ON FIELD PLAN SURVEY PERFORMED OCT. 2021.
- THE PROPERTY LINES ON THIS PLAN ARE SHOWN "BEST FIT". IF IMPROVEMENTS ARE TO BE PLANNED FOR THIS PROPERTY A BOUNDARY SURVEY SHOULD BE PERFORMED TO INSURE ENCROACHMENTS INTO THE BUILDING RESTRICTION LINES DO NOT OCCUR.
- NO TITLE REPORT WAS FURNISHED FOR THIS PLAN

UTILITIES:

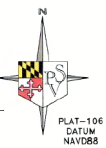
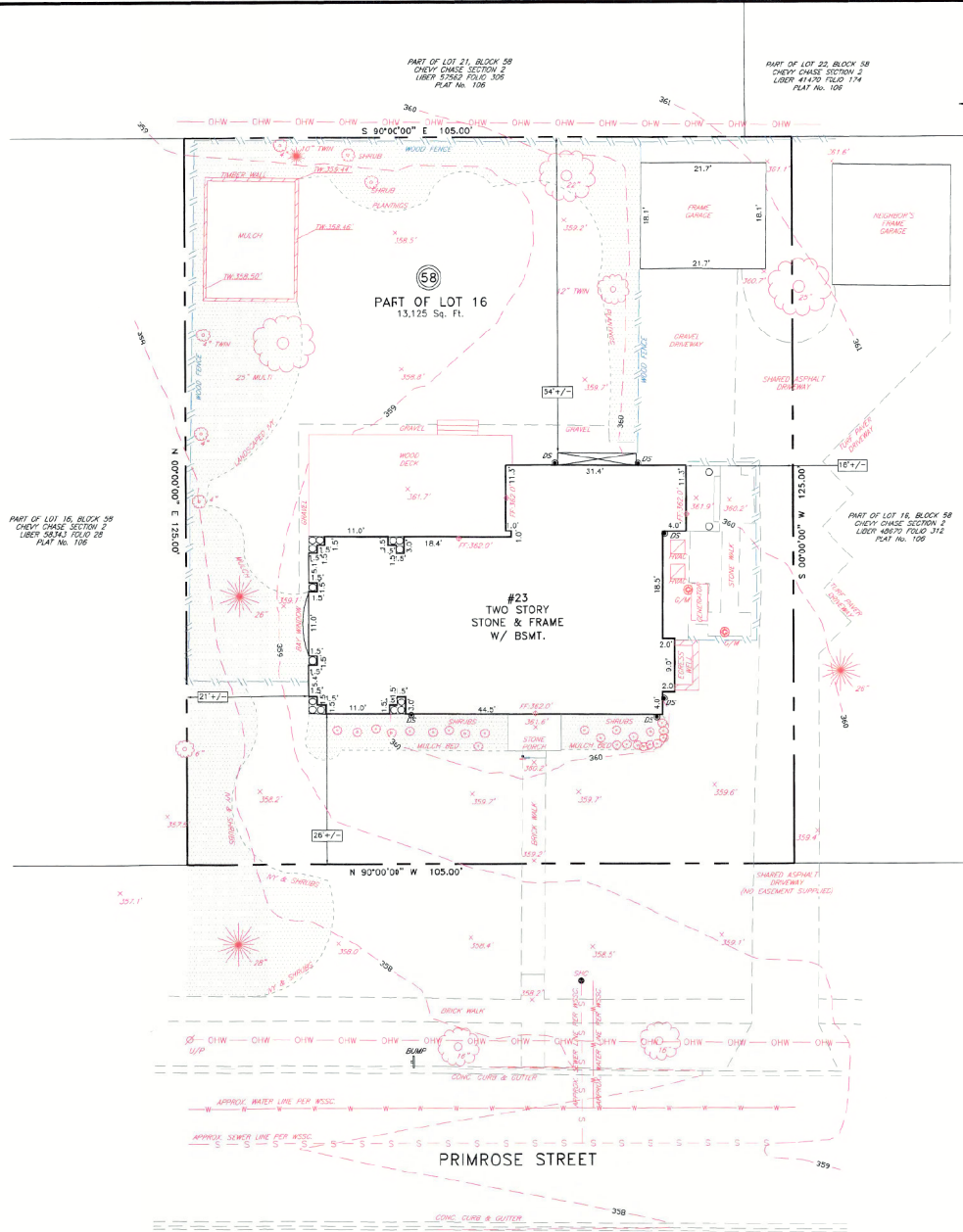
- THE LOCATION OF UTILITIES AS SHOWN HEREON WERE PLOTTED BY USING ABOVE GROUND EVIDENCE, POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

UTILITY NOTE:

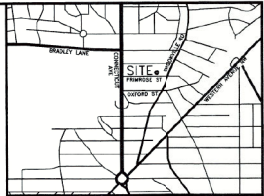
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON WERE PLOTTED BY ABOVE GROUND EVIDENCE. POTOMAC VALLEY SURVEYS, LLC MAKES NO GUARANTEES THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. EXISTING UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY THE OWNER OR CONTRACTOR BY PERFORMING BORING/TEST PITS TO VERIFY EXACT LOCATION.

MISS UTILITY:

- FOR LOCATION OF UTILITIES, CALL "MISS UTILITY" AT 1-800-227-7777 OR LOG ON TO WWW.MISSUTILITY.COM 48 HOURS IN ADVANCE OF ANY WORK IN THIS VICINITY. THE EXCAVATOR MUST NOTIFY ALL PUBLIC UTILITY COMPANIES WITH UNDERGROUND FACILITIES IN THE AREA OF THE PROPOSED EXCAVATION AND HAVE THOSE FACILITIES LOCATED BY THE UTILITY COMPANIES PRIOR TO COMMENCING EXCAVATION. THE EXCAVATOR IS RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF CHAPTER 23A OF THE MONTGOMERY COUNTY CODE, POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.



PLAT-106
DATUM
NAVD88



VICINITY MAP
NOT TO SCALE

LEGEND

RETAINING WALLS=	~~~~~
CONTOURS	100
SPOT GRADE	100.0'
TOP WALL	TH 100.0'
OVERHEAD WIRE	— OHW — OHW —
GAS LINE	— GAS —
SEWER LINE	— S — S — S —
WATER LINE	— W — W — W —
EDGE OF CONCRETE & ASPHALT	—
WOOD FENCE	—
UTILITY POLE	Ø 4"/
DOWNSPOUT	Ø 5"
CONIFEROUS TREE	⊙
DECIDUOUS TREE	⊙
LANDSCAPED AREA	~~~~~
COLUMN	○

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND WAS OBTAINED BY ME OR OTHERS UNDER MY SUPERVISION IN ACCORDANCE WITH COMAR 09-13-06-12 AND THAT THE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DAVID P. MOWATT
MONTGOMERY COUNTY, MARYLAND
DATE: 11-08-21
EXPIRATION/RENEWAL DATE: 11-08-24

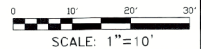
REVISIONS

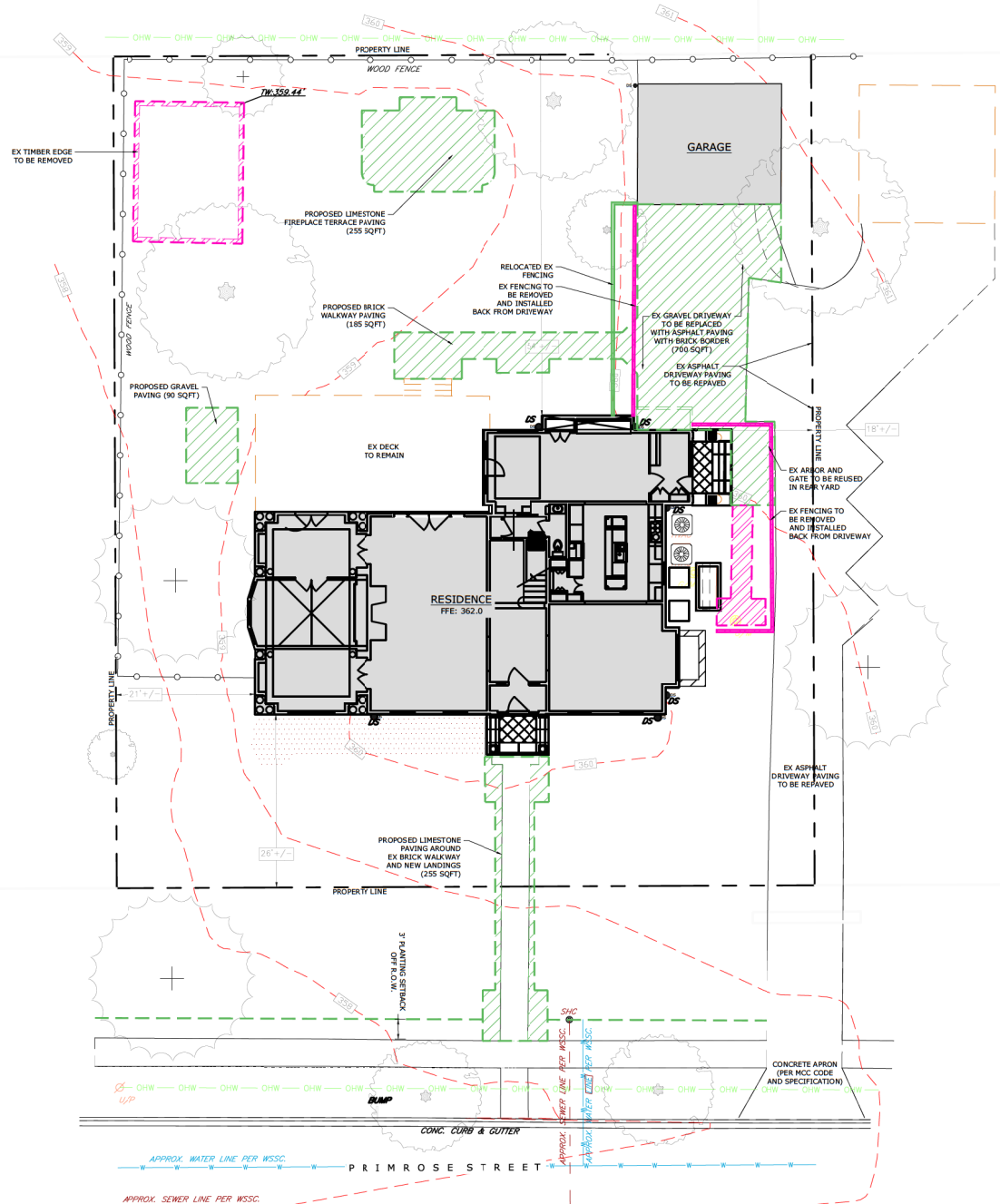
DATE:	
DATE:	
DATE:	

THIS PLAN PREPARED FOR: JOB No. 21-254
23 PRIMROSE STREET
CHEVY CHASE, MD 20815
DATE: 11-08-21
ATTN: JOSEPH RICHARDSON
232-670-4405
DRAWN BY: SCP
88827@richardsonsg.com
SHEET: 1 of 1

TOPOGRAPHIC SURVEY
23 PRIMROSE STREET
CHEVY CHASE SECTION 2
PART OF LOT 16, BLOCK 58
PLAT No. 106
MONTGOMERY COUNTY, MARYLAND

POTOMAC VALLEY SURVEYS
20010 FISHER AVENUE, SUITE F
POOLESVILLE, MARYLAND
1-888-349-5090





PROJECT NARRATIVE:

The scope of work at 23 PRIMROSE is to include the following:
Existing fencing to be removed from side yard and/or location adjusted along edge of driveway.

Proposed hardscape (brick) to replace ex gravel section of driveway and ex asphalt will be milled and repaved where needed.

Proposed hardscape (limestone) to be added to ex brick walkway in front, in terms of the addition of a border and landings.

Proposed hardscape walkway (brick) to be added leading from driveway to ex rear deck.

Low, brick fireplace and hardscape patio (limestone) to be added to rear yard.

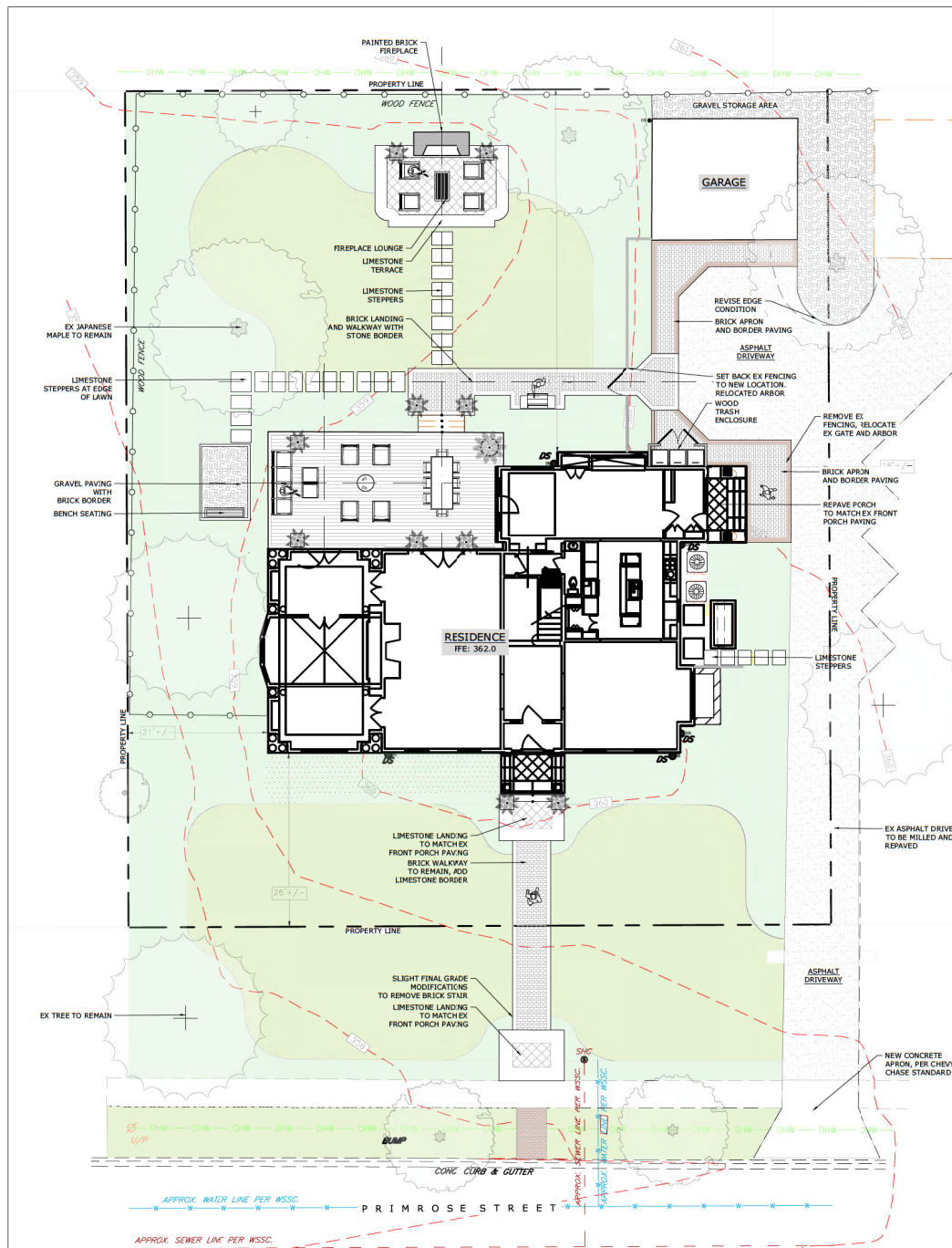
JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202.675.4462 / OFFICES@JRICHDON.COM

REVISIONS

DANIEL RESIDENCE
23 PRIMROSE STREET, CHEVY CHASE, MARYLAND
EXISTING CONDITIONS & DEMOLITION PLAN

DATE: FEBRUARY 2022
SCALE:
SHEET NUMBER:
LD.101





LAUREL HEDGE AT SIDEWALK AND LAWN



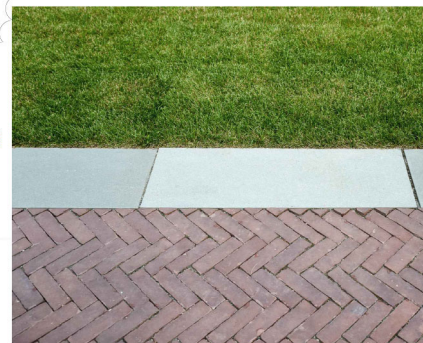
ASPHALT DRIVEWAY WITH BRICK BORDER



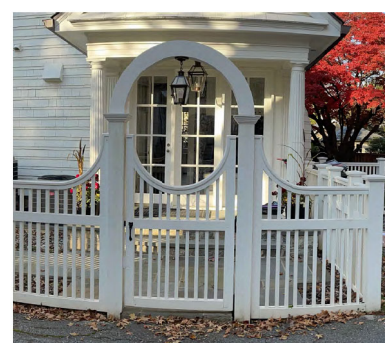
LIMESTONE PAVING TO MATCH EX FRONT PORCH



WHITE-WASHED BRICK FIREPLACE LOUNGE



INTRODUCE LIMESTONE BORDER ALONG EX BRICK WALKWAY



EX FENCING AND ARBOR/GATE TO BE REUSED



STONE STEPPERS THROUGH LAWN



GRAVEL PAVING WITH BRICK BORDER

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 676-4857 / OFFICES@JRICHARDSON.COM

REVISIONS

DANIEL RESIDENCE
23 PRIMROSE STREET, CHEVY CHASE, MARYLAND
SITE PLAN

DATE: FEBRUARY 2022

SCALE:

SHEET NUMBER

L.101

