



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Robert K. Sutton
Chairman

Date: March 9, 2022

MEMORANDUM

TO: Mitra Pedoeem
Department of Permitting Services

FROM: Michael Kyne
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit # 982707: New hardscape and fence

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** at the March 2, 2022 HPC meeting.

The HPC staff has reviewed and stamped the attached construction drawings.

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE ABOVE APPROVED HAWP CONDITIONS AND MAY REQUIRE APPROVAL BY DPS OR ANOTHER LOCAL OFFICE BEFORE WORK CAN BEGIN.

Applicant: Pullen and Katie Daniel
Address: 23 Primrose Street, Chevy Chase

This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made. Once work is complete the applicant will contact Michael Kyne at 301.563.3403 or michael.kyne@montgomeryplanning.org to schedule a follow-up site visit.





**APPLICATION FOR
HISTORIC AREA WORK PERMIT**
HISTORIC PRESERVATION COMMISSION
301.563.3400

FOR STAFF ONLY:
HAWP# _____
DATE ASSIGNED _____

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 _____
No/Individual Site No. _____

Is there an Historic Land Trust/Environmental Easement map of the easement, and documentation from the Easement Holder? REVIEWED
By Michael Kyne at 11:20 am, Mar 09, 2022

Are other Planning and/or Hearing Examiner Approvals /Reviews Required (Conditional Use, Variance, Record Plat, etc.?) If YES, include 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

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 Montgomery County
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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.

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Historic Preservation Commission



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:

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**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	*	*	*	*	*		*

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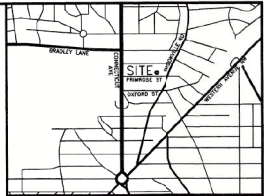
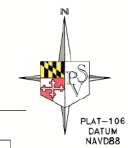
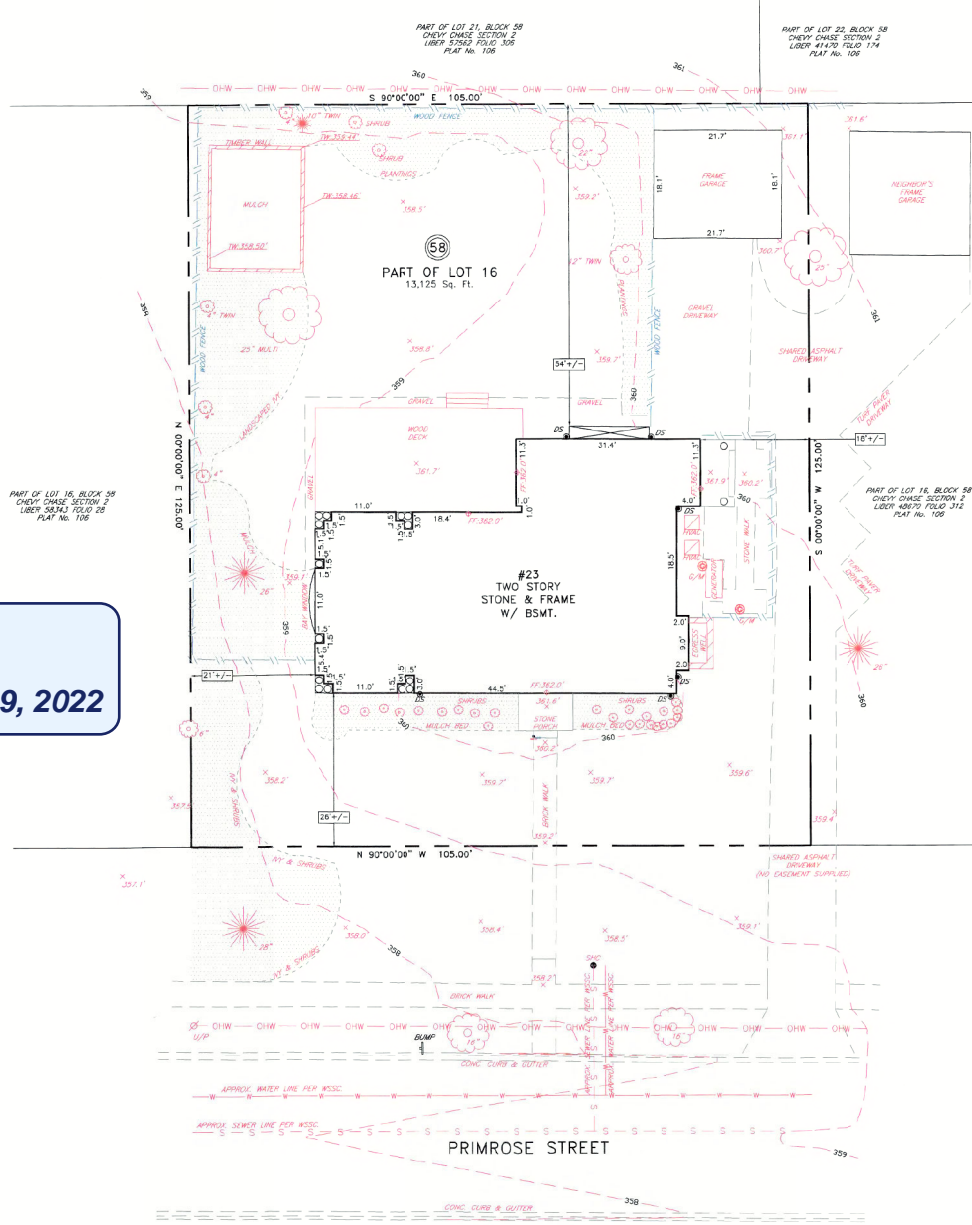
GENERAL NOTES

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 1-800-297-7777 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 21A OF THE MONTGOMERY COUNTY CODE, POTOMAC VALLEY SURVEYS, LLC SUBMITTED A MISS UTILITY DIG REQUEST.



VICINITY MAP
NOT TO SCALE

LEGEND

- RETAINING WALLS= [Symbol]
- CONTOURS = 100 [Symbol]
- SPOT GRADE = 1100.0' [Symbol]
- TOP WALL = TW 100.0' [Symbol]
- OVERHEAD WIRE = OHW - OHW [Symbol]
- GAS LINE = GAS [Symbol]
- SEWER LINE = S - S - S [Symbol]
- WATER LINE = W [Symbol]
- EDGE OF CONCRETE & ASPHALT [Symbol]
- WOOD FENCE [Symbol]
- UTILITY POLE [Symbol]
- DOWNSPOUT [Symbol]
- CONIFEROUS TREE [Symbol]
- DECIDUOUS TREE [Symbol]
- LANDSCAPED AREA [Symbol]
- COLUMN [Symbol]

REVIEWED
 By Michael Kyne at 11:17 am, Mar 09, 2022

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[Signature]

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
 MARYLAND PROFESSIONAL LAND SURVEYOR #21131
 EXPIRATION/RENEWAL DATE 06/30/2025

REVISIONS

DATE:	DATE:

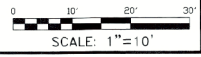
THIS PLAN PREPARED FOR:
 JOSEPH RICHARDSON LANDSCAPE ARCHITECTURE
 23 PRIMROSE STREET
 CHEVY CHASE, MD 20815
 202-672-4405
 ATTN: JOSEPH RICHARDSON
 jrs221@chardsonjg.com

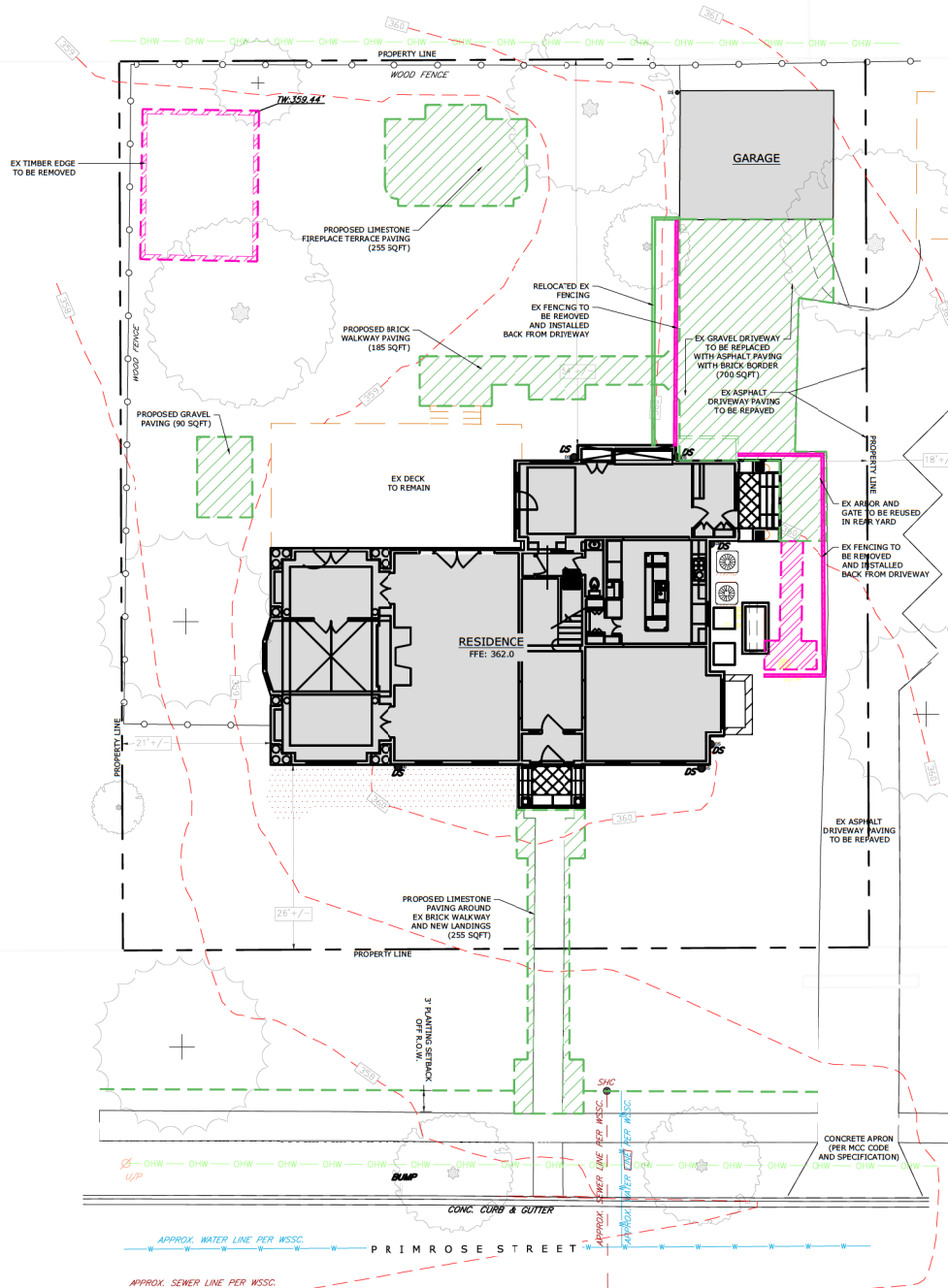
JOB No. 21-204
 DATE: 11-08-21
 DRAWN BY: SGP
 SHEET: 1 of 1

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
 FOLDSVILLE, 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. It 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.

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Montgomery County
Historic Preservation Commission

Ronald H. Potter

JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202-678-4467 / OFFICE@RICHARDSONJA.COM

NO.	DATE	DESCRIPTION

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

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

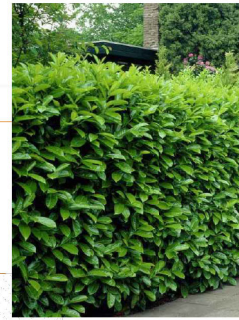
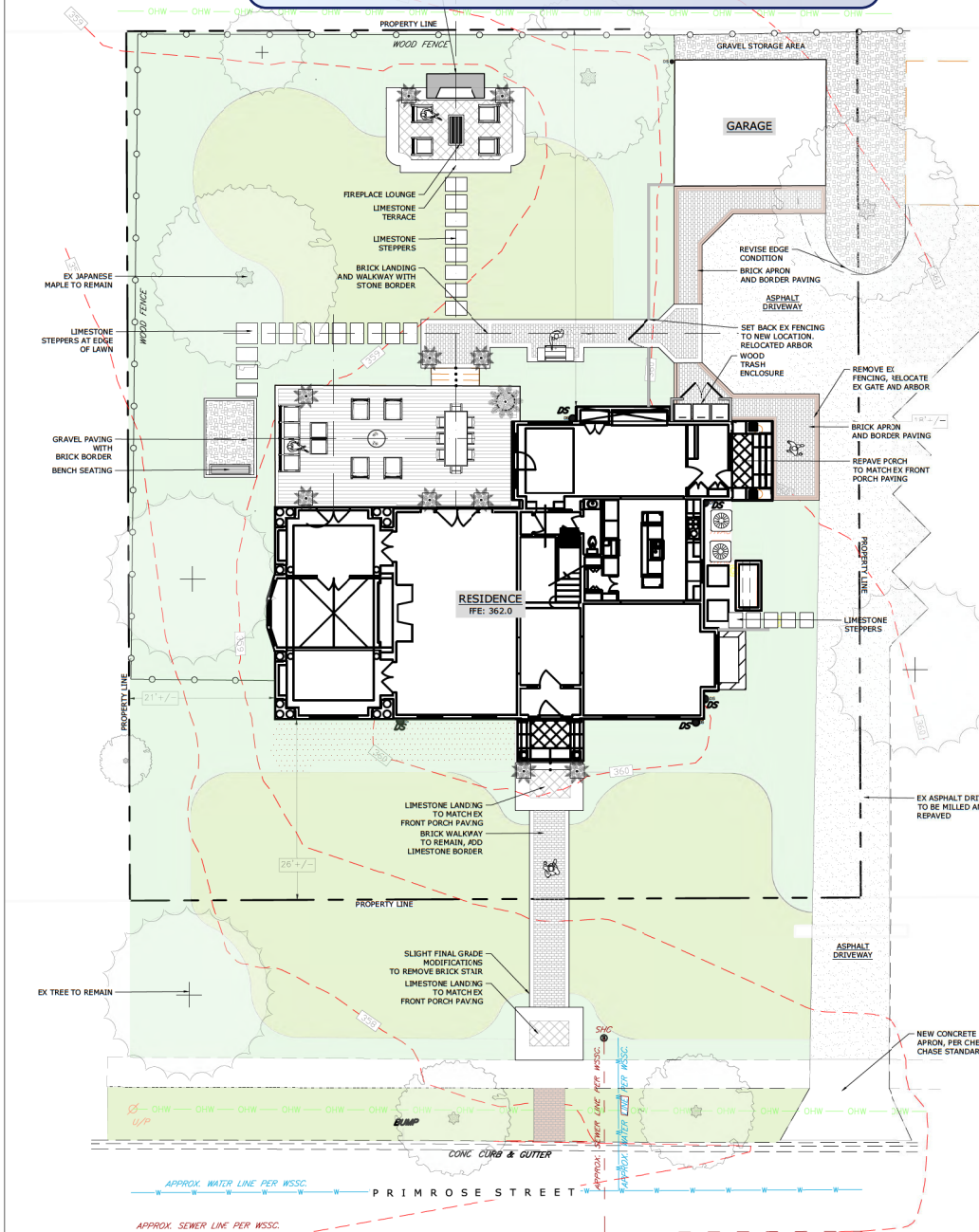


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JOSEPH RICHARDSON
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202-678-4457 / OFFICE@RICHARDSONLA.COM



LAUREL HEDGE AT SIDEWALK AND LAWN



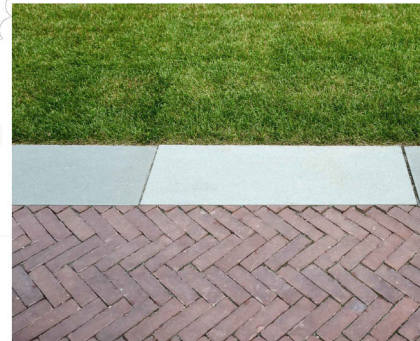
ASPHALT DRIVEWAY WITH BRICK BORDER



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

REVISIONS

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

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



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