

100 Primrose St.
Chevy Chase H.D.

2010 HAWP
35/13



HISTORIC PRESERVATION COMMISSION


Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 5/27/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

FROM: Anne Fothergill 
Planner Coordinator
Historic Preservation Section-Planning Department
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #536946—Fence installation

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on May 26, 2010.

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: William and Helen Mills
Address: 100 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 the work is completed the applicant will contact the staff person assigned to this application at 301-563-3400 to schedule a follow-up site visit.





RETURN TO: DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE, 2nd FLOOR, ROCKVILLE, MD 20850
240/777-6370

DPS - #8

HISTORIC PRESERVATION COMMISSION

301/563-3400

#536946

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: William and Helen Mills

Daytime Phone No.: 301-656-4490
301-279-3551

Tax Account No.: 469686

Name of Property Owner: William and Helen Mills Daytime Phone No.: 301-656-4490

Address: 100 Primrose St Chevy Chase Street Number City Slab Zip Code 20815

Contractor: Clinton Fence Co Phone No.: 301-843-1108

Contractor Registration No.: AC545792

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 100 Primrose St Street
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd
Lot: 4E5 Block: E Subdivision: Chevy Chase Village
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Install, Wreck/Raze, Revision, Repair, Revocable, Fence/Wall (complete Section 4), Other.
CHECK ALL APPLICABLE: A/C, Slab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family.
1B. Construction cost estimate: \$
1C. If this is a revision of a previously approved active permit, see Permit #

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/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 ONLY FOR FENCE/RETAINING WALL

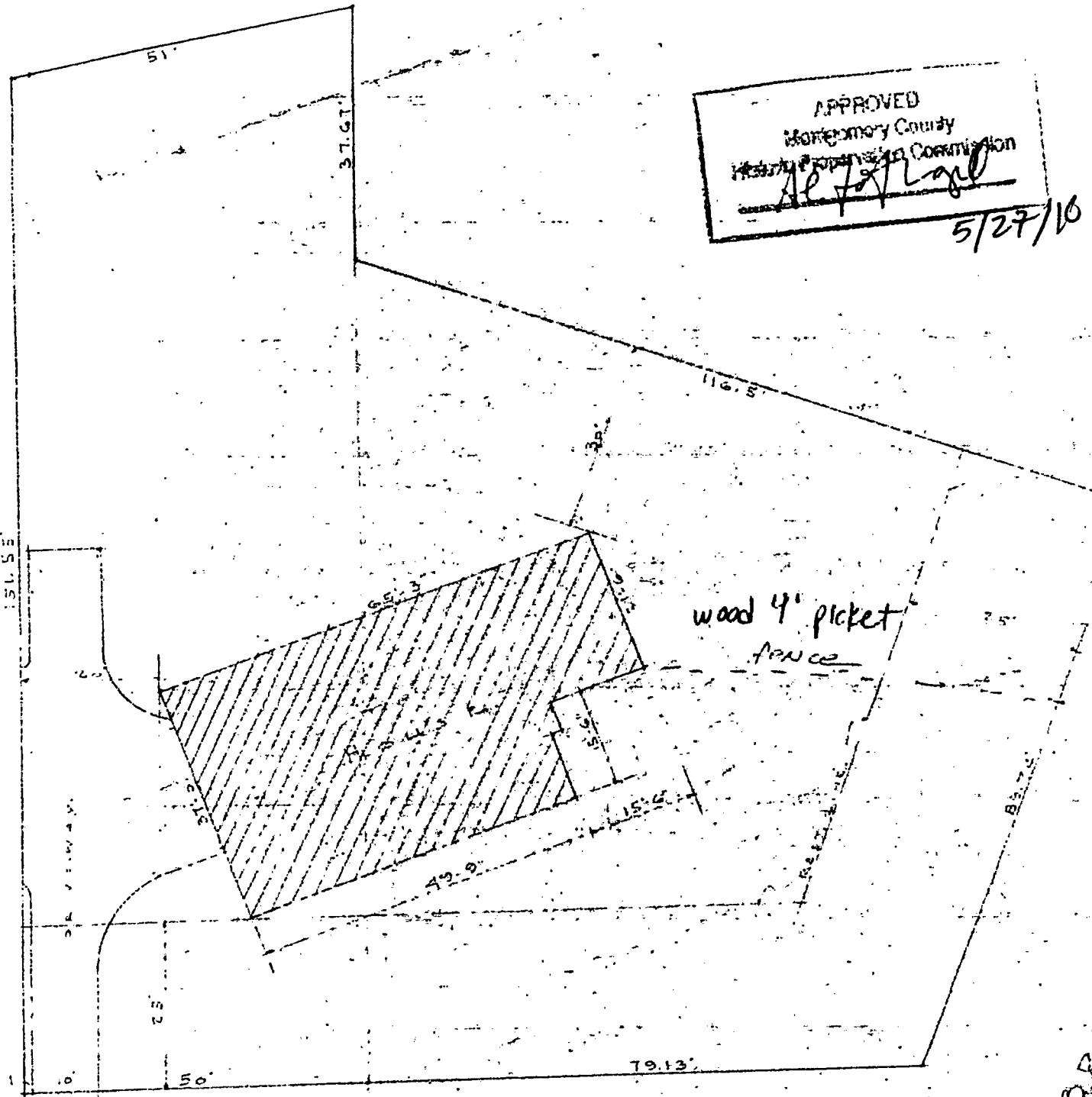
3A. Height 4 feet inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
 On party line/property line Entirely on land of owner On public right of way/easement

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.

Signature of owner or authorized agent: William Mills Date: 5/1/2010

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Signature: [Signature] Date: 5/27/10
Application/Permit No.: 536946 Date Filed: 5/4/2010 Date Issued:

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
5/27/10



PRIMROSE ST

AT PLAN
E.P. 20-0

D.P.

Fothergill, Anne

Subject: FW: LAP comments for HPC 5/26/10: 100 Prim; 3 Quincy; 27 Quincy

LAP Comments—Cases I-B, I-C, and I-F

From: Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]

Sent: Wednesday, May 26, 2010 2:21 PM

To: Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua

Cc: Bob Elliott; ChCh Village file (CCV@montgomerycountymd.gov); FeldmanGS@aol.com; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); Stephens, Betsy; Wellington, P. (ccv)

Subject: LAP comments for HPC 5/26/10: 100 Prim; 3 Quincy; 27 Quincy

The following are the comments from the Chevy Chase Village LAP for items under review at the 5/26/10 HPC hearing:

B. 100 Primrose

Mills residence, Non-contributing resource

4' wooden fence installation

Staff recommends approval and LAP concurs with Staff recommendation. We also commend Staff for using "expedited" review process.

C: 3 Quincy

Jarrett residence; Non-Contributing Resource

Stair and field stone retaining wall in front/side yard, retroactive review

Staff recommends approval and LAP concurs with Staff

F: 27 Quincy

Landau residence; Contributing Resource

Alterations to garage (at rear of property) and driveway and patio and pergola install

Staff recommends approval and LAP concurs with Staff recommendation

Submitted on behalf of the LAP by Tom Bourke, Chair

originals

EXPEDITED
MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

| | | | |
|----------------------|--|-----------------------|-----------------|
| Address: | 100 Primrose Street, Chevy Chase | Meeting Date: | 5/26/10 |
| Resource: | Non-Contributing Resource Chevy Chase Village Historic District | Report Date: | 5/19/10 |
| Applicant: | William and Helen Mills | Public Notice: | 5/12/10 |
| Review: | HAWP | Tax Credit: | None |
| Case Numbers: | 35/13-10H | Staff: | Anne Fothergill |
| Proposal: | Fencing installation | | |

STAFF RECOMMENDATION

- Approval
 Approval with conditions

PROPERTY DESCRIPTION

SIGNIFICANCE: Non-Contributing Resource within the Chevy Chase Village Historic District
STYLE: Modern Ranch
DATE: 1955

PROPOSAL

The applicants are proposing to install 4' tall wood picket fencing across the west side of their yard. The rest of the yard is already fenced and this would enclose the yard.

APPLICABLE GUIDELINES

Montgomery County Code; Chapter 24A-8

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (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
 - (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.)

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application as being consistent with Chapter 24A-8(b), (1) and (2):

and with the general condition that the applicant shall present the **3 permit sets of drawings 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 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 anne.fothergill@mncppc-mc.org to schedule a follow-up site visit.



RETURN TO DEPARTMENT OF PERMITTING SERVICES
255 ROCKVILLE PIKE 2nd FLOOR ROCKVILLE MD 20850
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LOCATION OF BUILDING/PREMISE

House Number: 100 Primrose St Street

Town/City: Chevy Chase Nearest Cross Street: Brookville Rd

Lot: 4 & 5 Block: E Subdivision: Chevy Chase Village

Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

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

CHECK ALL APPLICABLE:

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

1B. Construction cost estimate: \$

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

PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS

2A. Type of sewage disposal: 01 WSSC 02 Septic 03 Other:

2B. Type of water supply: 01 WSSC 02 Well 03 Other:

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3A. Height 4 feet inches

3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:

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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.

William Mills
Signature of owner or authorized agent

5/1/2010
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 536946 Date Filed: 5/4/2010 Date Issued:

**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:

My home, 100 Primrose St is considered non contributing
even though I am in the historic district.

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

My yard is fenced on three sides, I want to enclose
the fourth - we have a grand child visiting and
we own a couple of dogs.

2. SITE PLAN

Site and environmental setting, drawn to scale. You may use your plat. 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. You can obtain this information from the Department of Assessments and Taxation, 51 Monroe Street, Rockville, (301/279-1355).

Addresses Next to and Across the Street From 100 Primrose St.

Uhlman, Craig & Kathy

104 Primrose Street

Chevy Chase MD 20815

Baschuk, Bruce R & Kate M

36 Primrose Street

Chevy Chase MD 20815

Kalish, Carol

6401 Brookville Road

Chevy Chase MD 20815

Harris, James F

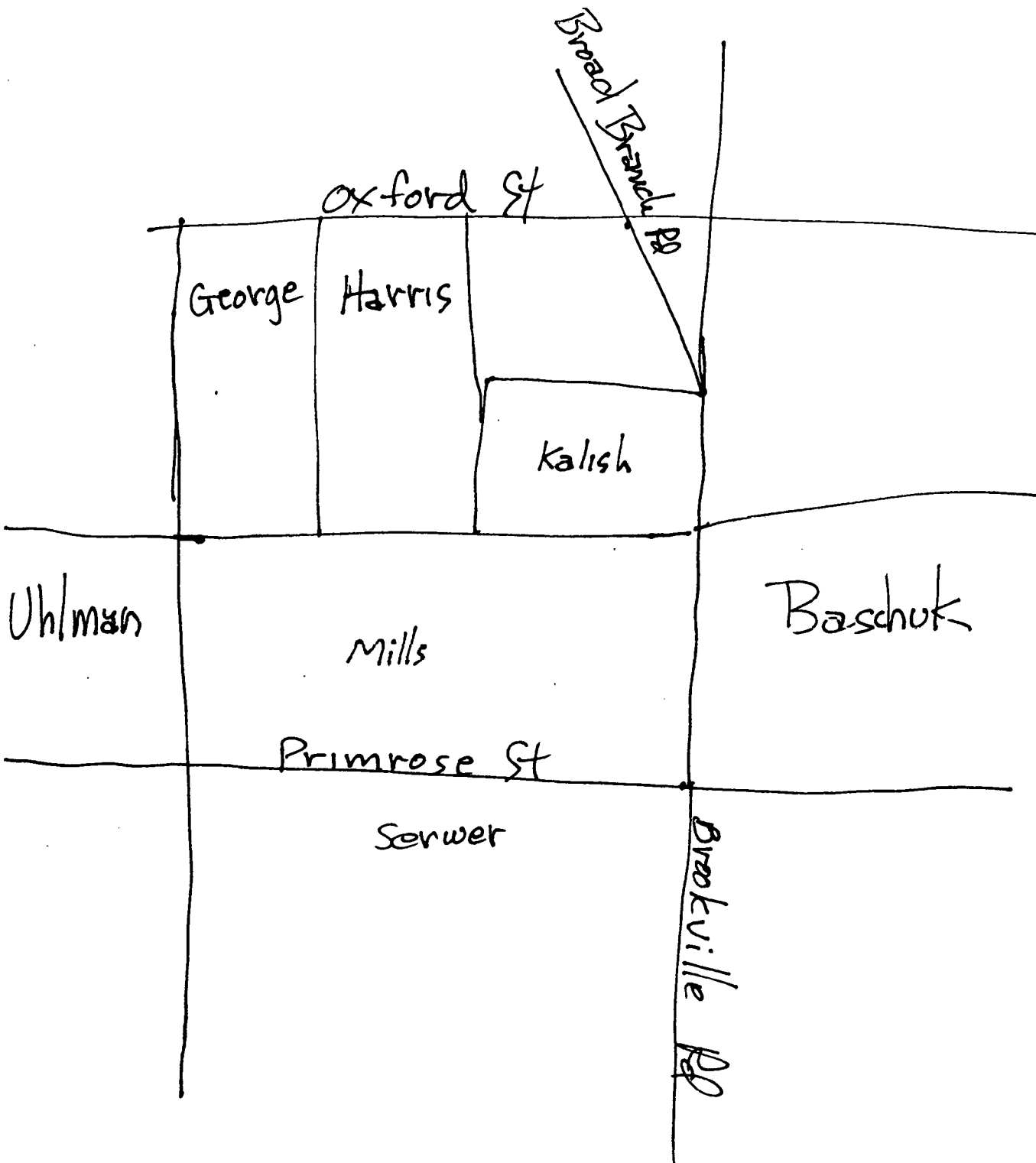
103 Oxford Street

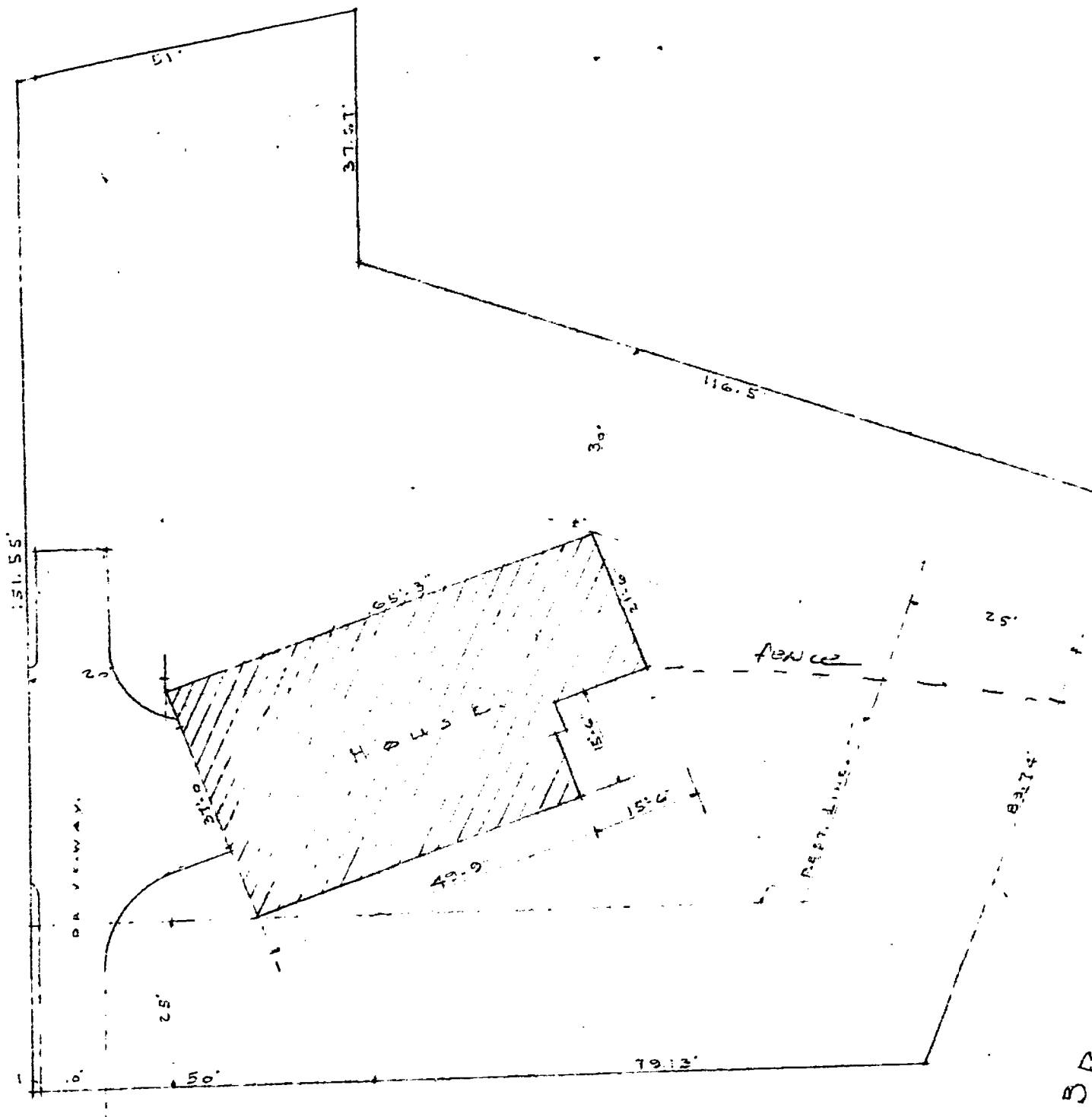
Chevy Chase MD 20815

George, Kenneth and Carolyn

105 Oxford Street

Chevy Chase MD 20815

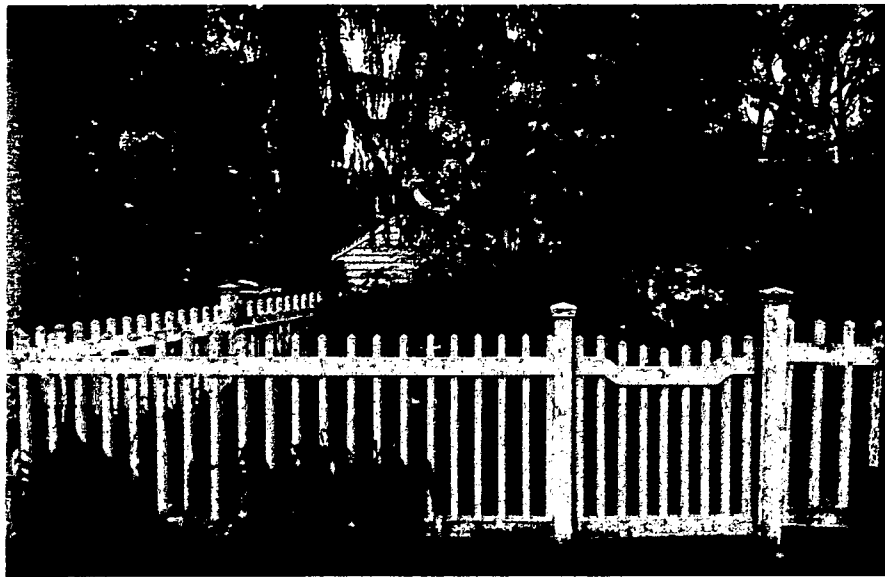




PRIMROSE ST.

A.T. PLAN
 1" = 20'-0"

5P-



SAMPLE fence
already bordering my yard



SAMPLE fence

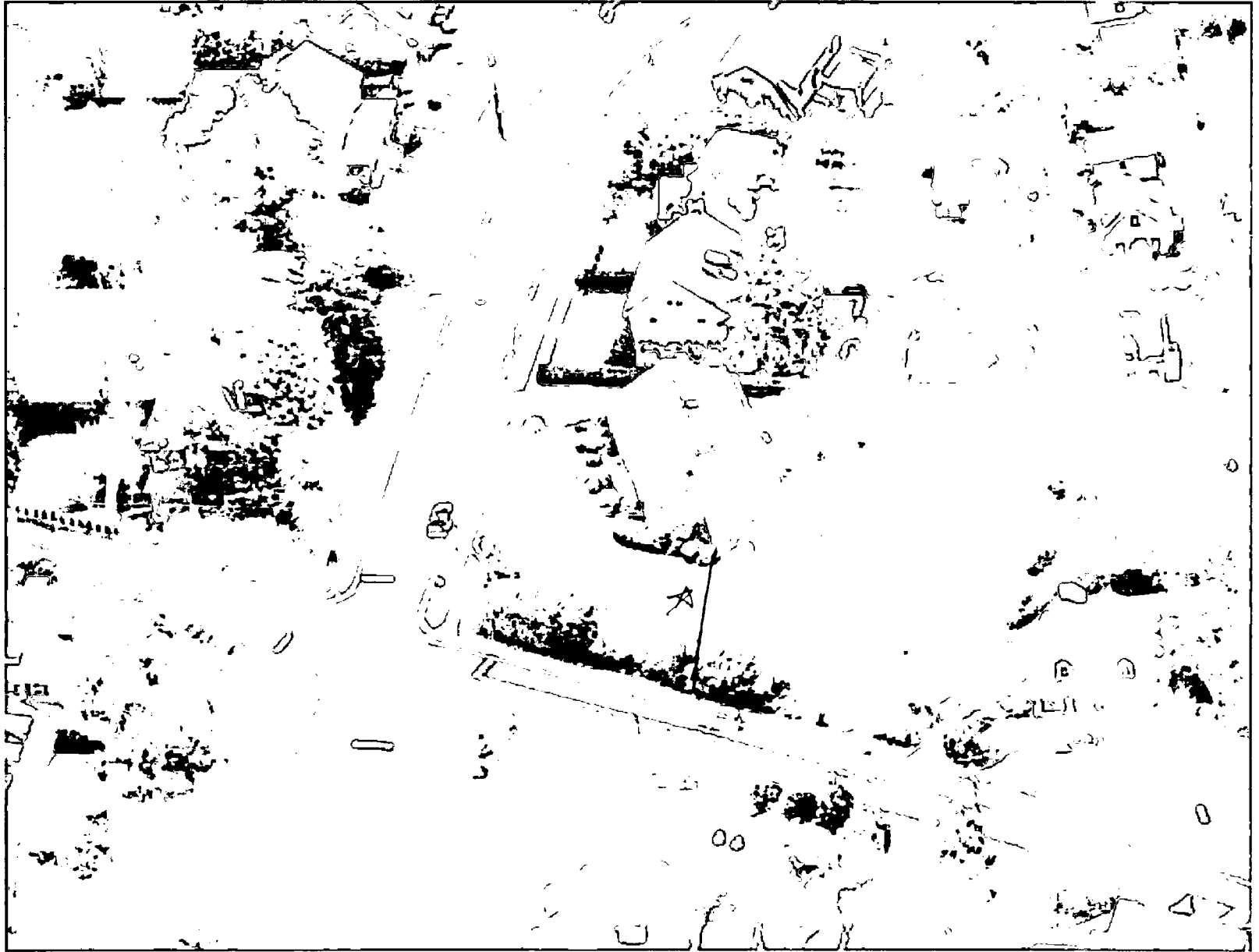


side yard where fence



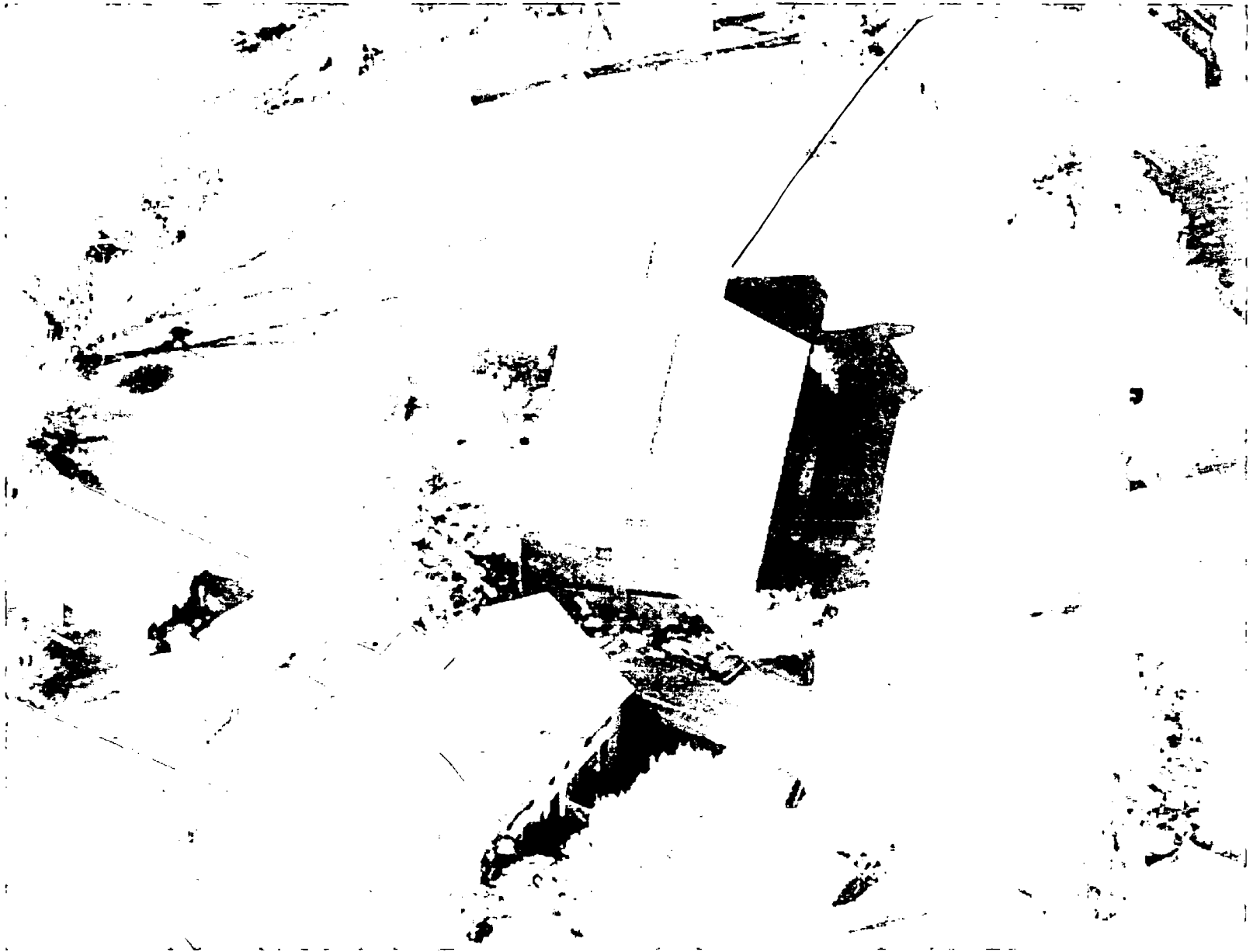
Comb View of 100 Primrose





(c) Copyright 2006, Pictometry International

* = approximate fence location



(c) Copyright 2008, Pictometry International



Address **102 Primrose St**

Address is approximate

Save trees. Go green!

Download Google Maps on your phone at google.com/gmm

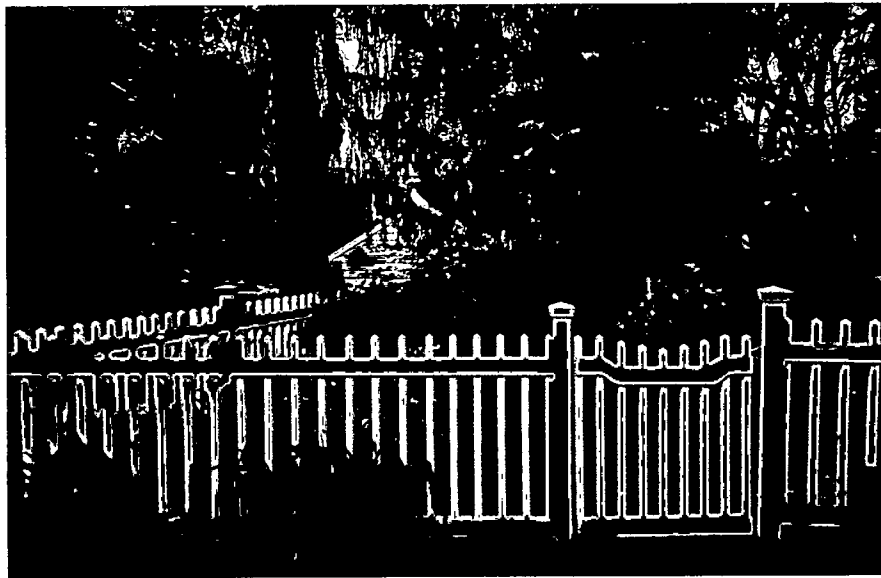




sample fence



comb view of 100 Primrose



sample fence
already bordering my yard



side yard where fence

