

15 PRIMROSE STREET
CHEVY CHASE M.D.

35/13
2010 HAMP



HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Thomas Jester
Chairperson

Date: 4/15/10

MEMORANDUM

TO: Carla Reid, Director
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #533638—garden wall

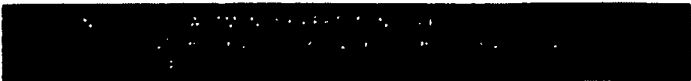
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on April 14, 2010.

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: Susan and David Jones
Address: 15 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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

#533638

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES
Daytime Phone No.: 202 - 332 - 1200

Tax Account No.: 00457597
Name of Property Owner: SUZAN & DAVID JONES Daytime Phone No.: 202 - 332 - 1200
Address: 15 PRIMROSE ST. CHEVY CHASE MD 20815
Street Number City Street Zip Code

Contractor: _____ Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: _____ Daytime Phone No.: _____

LOCATION OF BUILDING/PREMISE

House Number: 15 PRIMROSE Street _____
Town/City: CHEVY CHASE Nearest Cross Street: CONN. AVE.
Lot: 18+ PART LOT 1 Block: 58 Subdivision: SECTION 2 CHEVY CHASE
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: \$ 4,000
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 5 feet 6 inches MAX.
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.

David Jones
Signature of owner or authorized agent

3-18-10
Date

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 4/15/10
Application/Permit No.: _____ Date Filed: _____ 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:

CONTRIBUTING RESOURCE IN THE CHEVY CHASE
VILLAGE HISTORIC DISTRICT, BUILT IN 1918.

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

NEW STUCCO GARDEN WALL ALONG WEST PROPERTY
LINE. WALL TO MATCH EXISTING AT FRONT
WALL OF THE HOUSE, NEW WALL TO EXTEND
BACK AS FAR AS EXISTING SHED.

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**

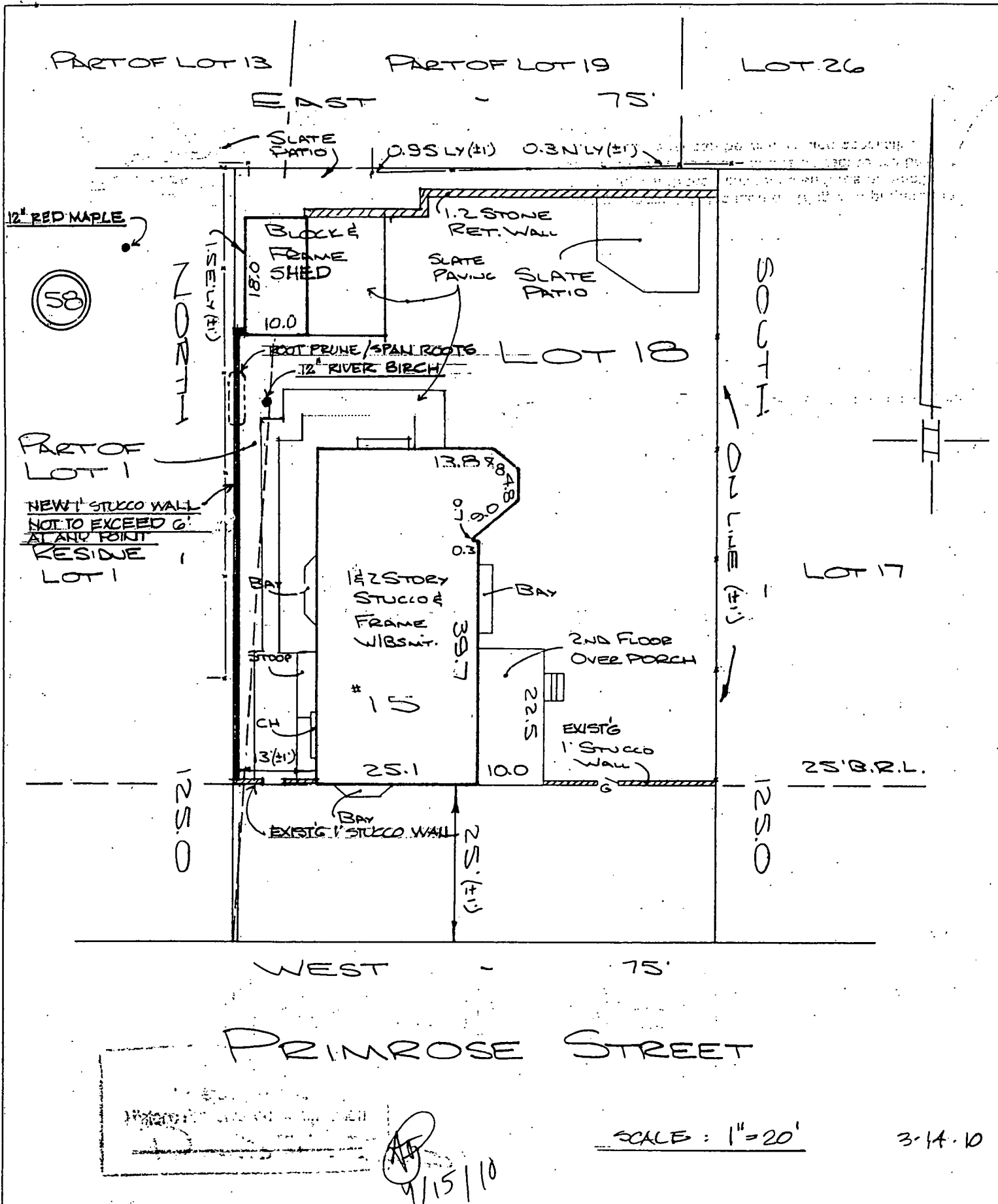
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

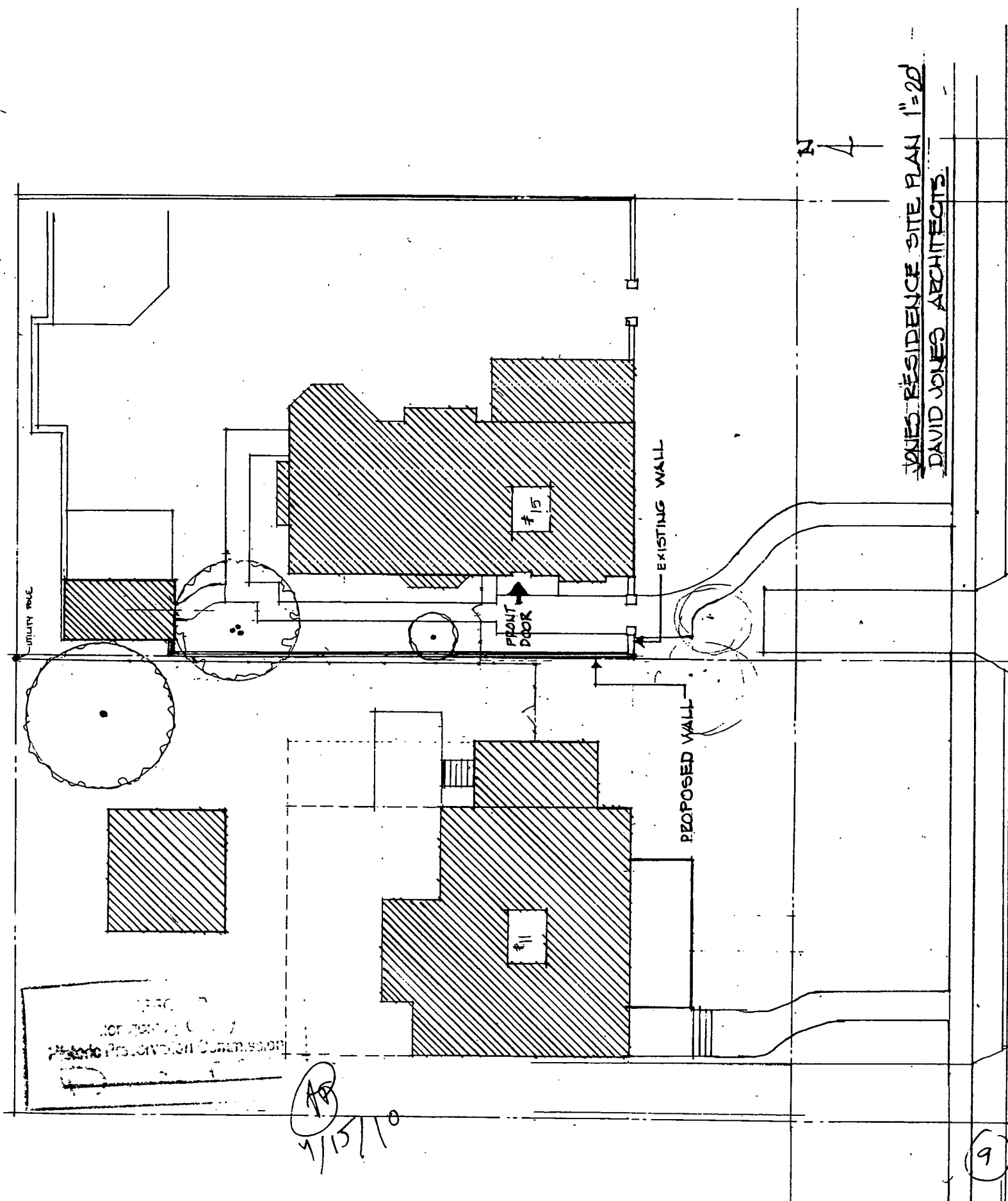
6. **TREE SURVEY**

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.

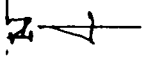
7. **ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS**

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).





JONES RESIDENCE SITE PLAN 1"=20'
DAVID JONES ARCHITECTS



UTILITY POLE

EXISTING WALL

PROPOSED WALL

FRONT DOOR

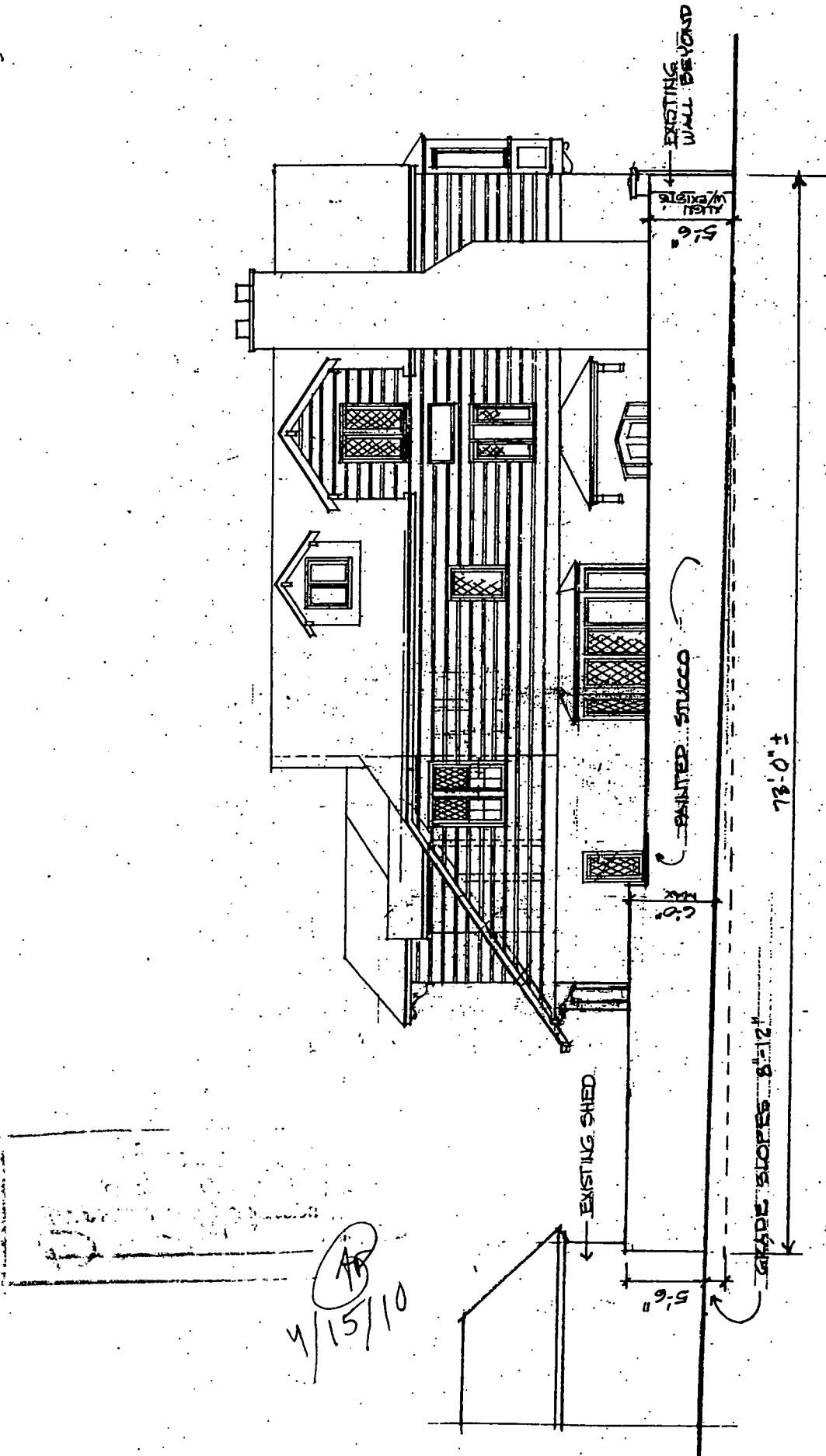
#15

#11

1980
Historic Preservation Commission

AD
4/15/10

9



4/15/10
 AR

JONES RESIDENCE · GARDEN WALL ELEVATION @ 8'-10" · DAVID JONES ARCHITECTS 3-14-10 REVISED

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	15 Primrose Street, Chevy Chase	Meeting Date:	4/14/10
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	4/7/10
Applicant:	Susan and David Jones	Public Notice:	3/31/10
Review:	HAWP	Tax Credit:	None
Case Number:	35/13-10C	Staff:	Anne Fothergill
PROPOSAL: Extension of garden wall			

STAFF RECOMMENDATION

Staff recommends that the HPC approve the HAWP application.

PROPERTY DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Tudor Revival
DATE: 1918

PROPOSAL

The applicants are proposing to extend the existing garden wall along the west side of the property back to an existing shed. The wall will be stucco and 5'6" tall and 1' thick to match the existing wall located at the front plane of the house. See proposed site plan and elevation in Circles 8-10.

The adjacent neighbors on the west side support this proposal.

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 the historic preservation review guidelines in the approved and adopted amendment for the *Chevy Chase Village Historic District (Guidelines)*, *Montgomery County Code Chapter 24A (Chapter 24A)*, 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

The *Guidelines* define a Contributing Resource as "A resource which contributes to the overall character of the district and its streetscape, but which is of secondary architectural and historical significance. A resource may be classified as contributing if it is a common or ubiquitous example of an architectural style that is important to the

historic district, or if it was an outstanding resource that, while still identifiable as a specific architectural style, has lost some degree of its architectural integrity due to alterations. Contributing resources add to the overall streetscape due to their size, scale, and architectural character.”

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 insure 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.

Specifically, the *Guidelines* state:

Fences should be subject to strict scrutiny if they detract significantly from the existing open streetscape. Otherwise, fences should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.

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 one 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 the Interior's Standards for Rehabilitation:

#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.

#10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Generally the HPC recommends locating taller privacy fences or walls toward the rear of the property where they are less visible and therefore would have less impact on the streetscape. However, the HPC reviews each application on a case-by-case basis and has made exceptions for taller fencing toward the front of the house. After discussing this height and visibility concern with the applicants, they reduced the proposed wall's height one foot from 6'6" to 5'6" to match the height of the existing wall that extends 13' from the front left corner of the house. The existing 5'6" wall does not adversely impact the streetscape, and there are other houses on the block and in the historic district that have tall privacy fences along the sides of houses. Additionally, the applicants have noted that their primary entrance is not on the front but on the west side of the house and they desire some privacy for their entry which would be provided by the wall extension (this was previously provided by a hedge in this location that was recently destroyed).

With the height of the wall reduced and for these additional reasons, staff finds that extending the existing stucco wall down the side property line of this house will not have an adverse impact on the historic house or district and is in keeping with the *Guidelines* and is approvable.

STAFF RECOMMENDATION

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

and with the *Secretary of the Interior's Standards for Rehabilitation*;

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 the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



HISTORIC PRESERVATION COMMISSION
301/563-3400

533638

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: DAVID JONES
Daytime Phone No.: 202-332-1200

Tax Account No.: 00457597
Name of Property Owner: SUZAN & DAVID JONES Daytime Phone No.: 202-332-1200
Address: 15 PRIMROSE ST., CHEVY CHASE MD 20815
Street Number City State Zip Code

Contractor: _____ Phone No.: _____
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Lot: B+ PART Block: 58 Subdivision: SECTION 2 CHEVY CHASE
LOT 1.
Liber: _____ Folio: _____ Parcel: _____

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David Jones _____
Signature of owner or authorized agent Date: 3-18-10

Approved: _____ For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: _____
Application/Permit No.: _____ Date Filed: _____ Date Issued: _____

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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.

DAVID JONES ARCHITECTS

1739 CONNECTICUT AVE. NW, WASHINGTON, DC 20009 FAX: 202-332-7044 TEL: 202-332-1200

Jones Residence
15 Primrose Street
Chevy Chase MD 20815

Abutting and Confronting Properties:

David and Nancy Morgan
17 Primrose Street
Chevy Chase, MD 20815

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

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

Gael and Patricia Delaney
8 Quincy Street
Chevy Chase, MD 20815

Edmund & Kathy Wellington
10 Quincy Street
Chevy Chase, MD 20815

31 March 2010

Historic Preservation Commission
Maryland- National Capital Park and Planning Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Re: New garden wall
15 Primrose Street
Chevy Chase, MD 20815

Dear Commissioners:

My wife Susan and I would like to extend an existing 5'-6" high garden wall that is at the front plane of our house along the west property line and connect with our garden shed at the rear. We have lived in this house for ten years. During all of that time there has been a 30 feet high evergreen hedge along the west property line, extending from the front wall of our houses to our garden shed at the rear. The winter storms of 2010 destroyed that hedge, leaving our two properties exposed to each other.

Our house is unique in that the front door is actually not on the front of the house, but rather on the side. This arrangement has worked well for us – the front garden wall, the hedge and the shed at the rear formed an intimate entry court. With the hedge gone, everything has changed. We now open our front door and look at the side of a house just 25 feet away. By comparison, all our neighbors on our street open their front doors and look at the front of a house across the street, some 160 feet away. To further exacerbate the situation, the first floor of the neighboring house is about 3 feet higher than our entry level.

With the hedge now gone, we would like to recreate that courtyard feel, and give us some protection from the house to the west. Our neighbors to the west, Carissa and Andrew Marino, are in support of our application. I have enclosed some additional photographs, an explanatory site plan showing the proximity of the two houses, our front door location and the proposed wall, and a revised elevation of the wall showing our house beyond.

Sincerely,



David Jones AIA

enclosures



EXISTING GARDEN WALL



EXISTING GARDEN WALL WITH ENTRY BEYOND



VIEW OF SHED FROM GARDEN WALL



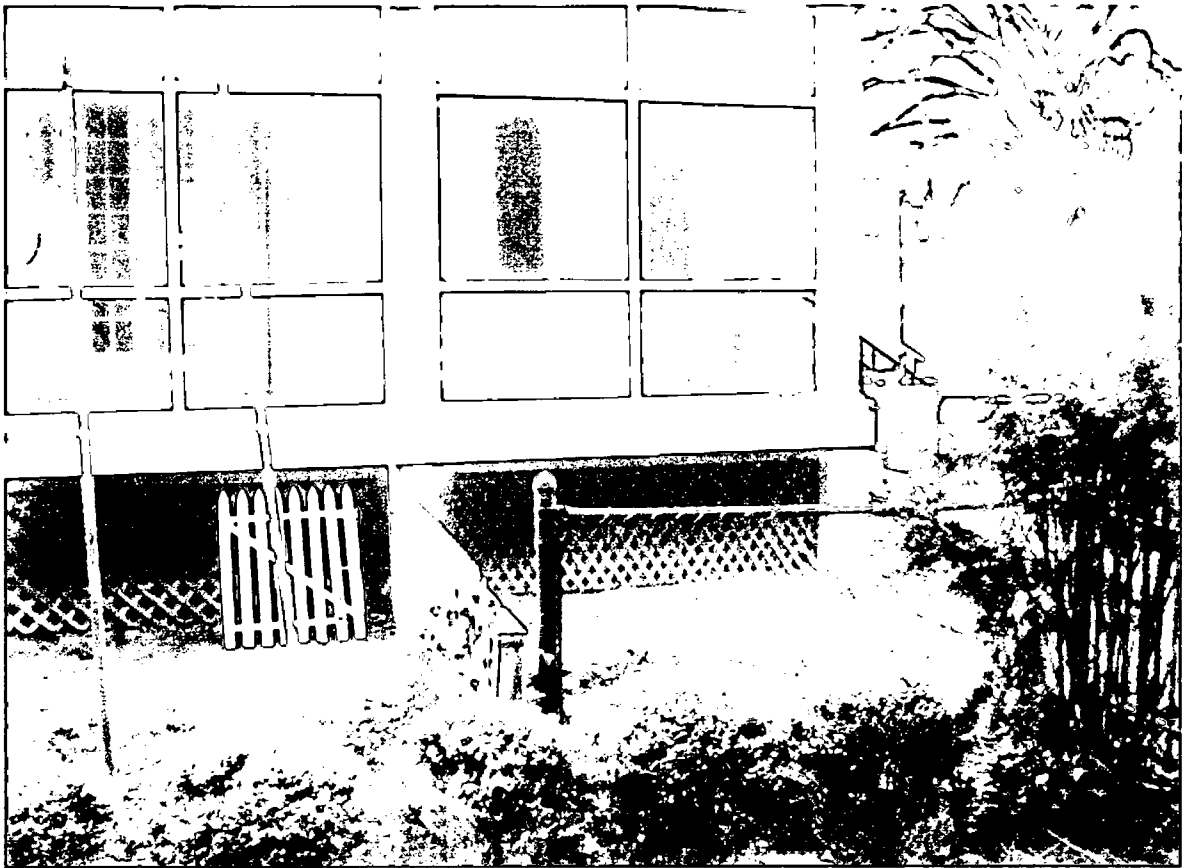
VIEW OF SIDE OF HOUSE WITH FAMILY ROOM BAY.



VIEW FROM FRONT DOOR



VIEW FROM FRONT DOOR



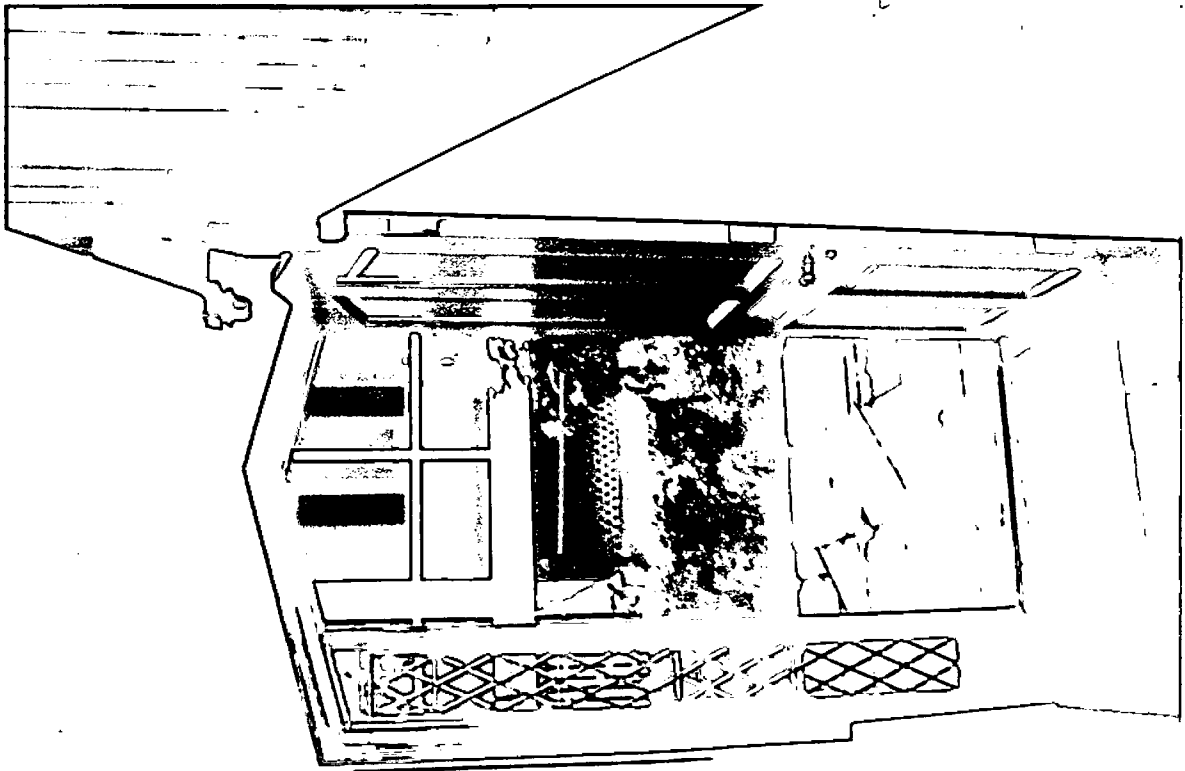
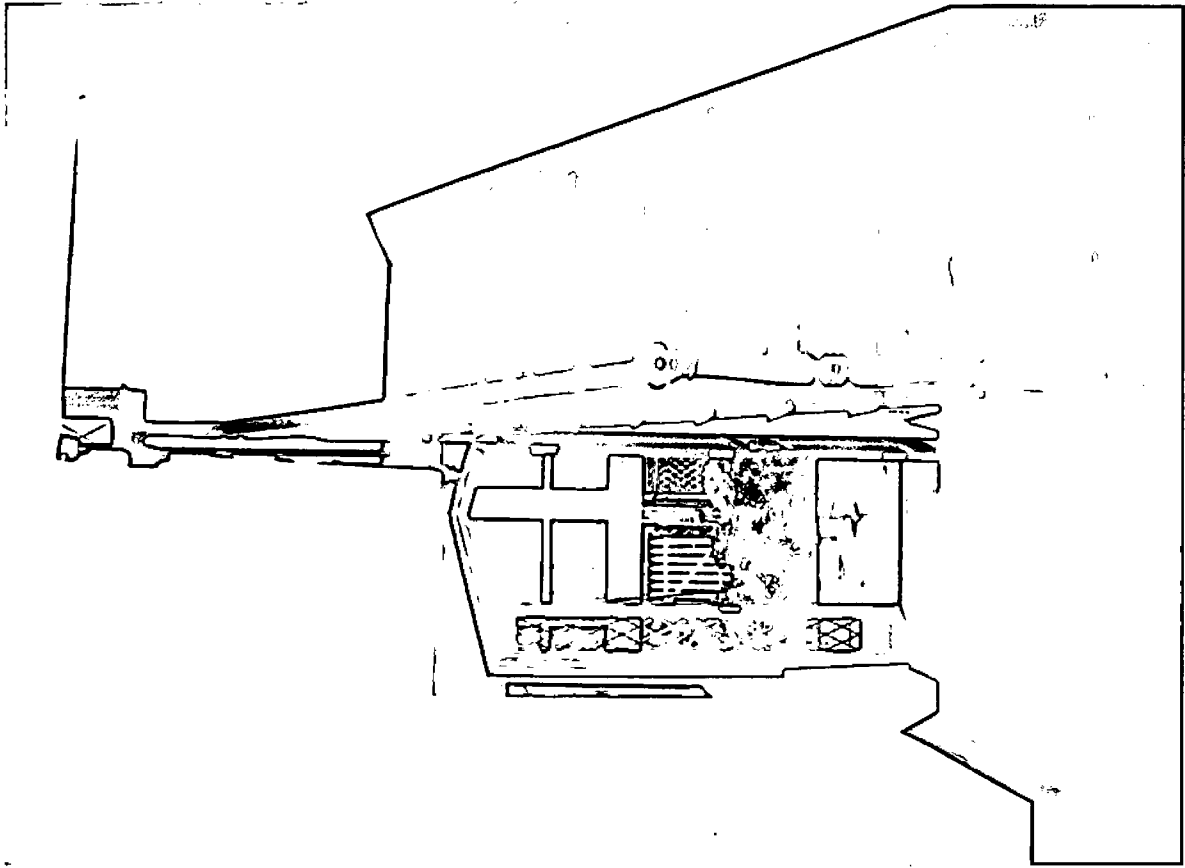
VIEW FROM FRONT DOOR



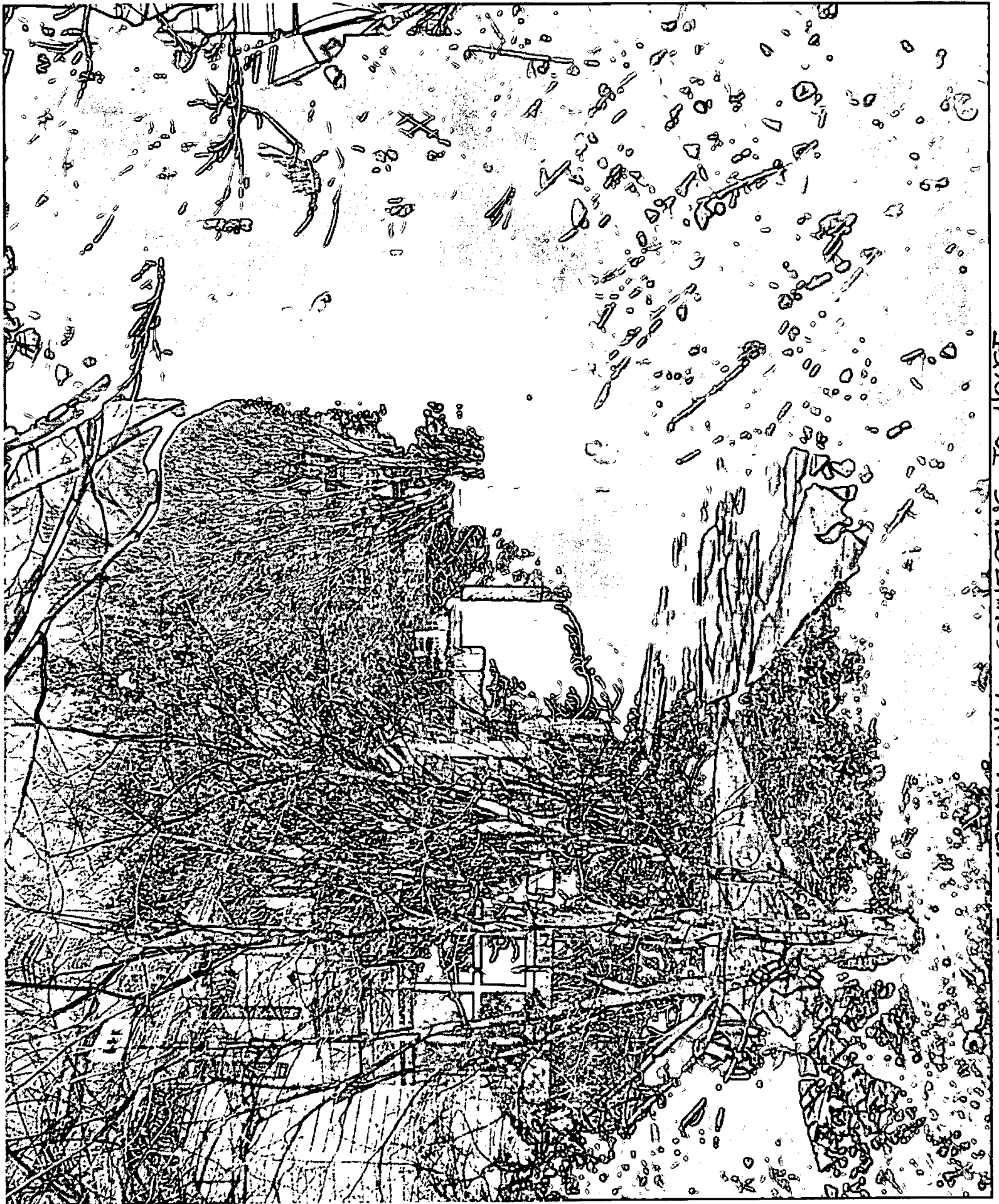
VIEW FROM FRONT DOOR



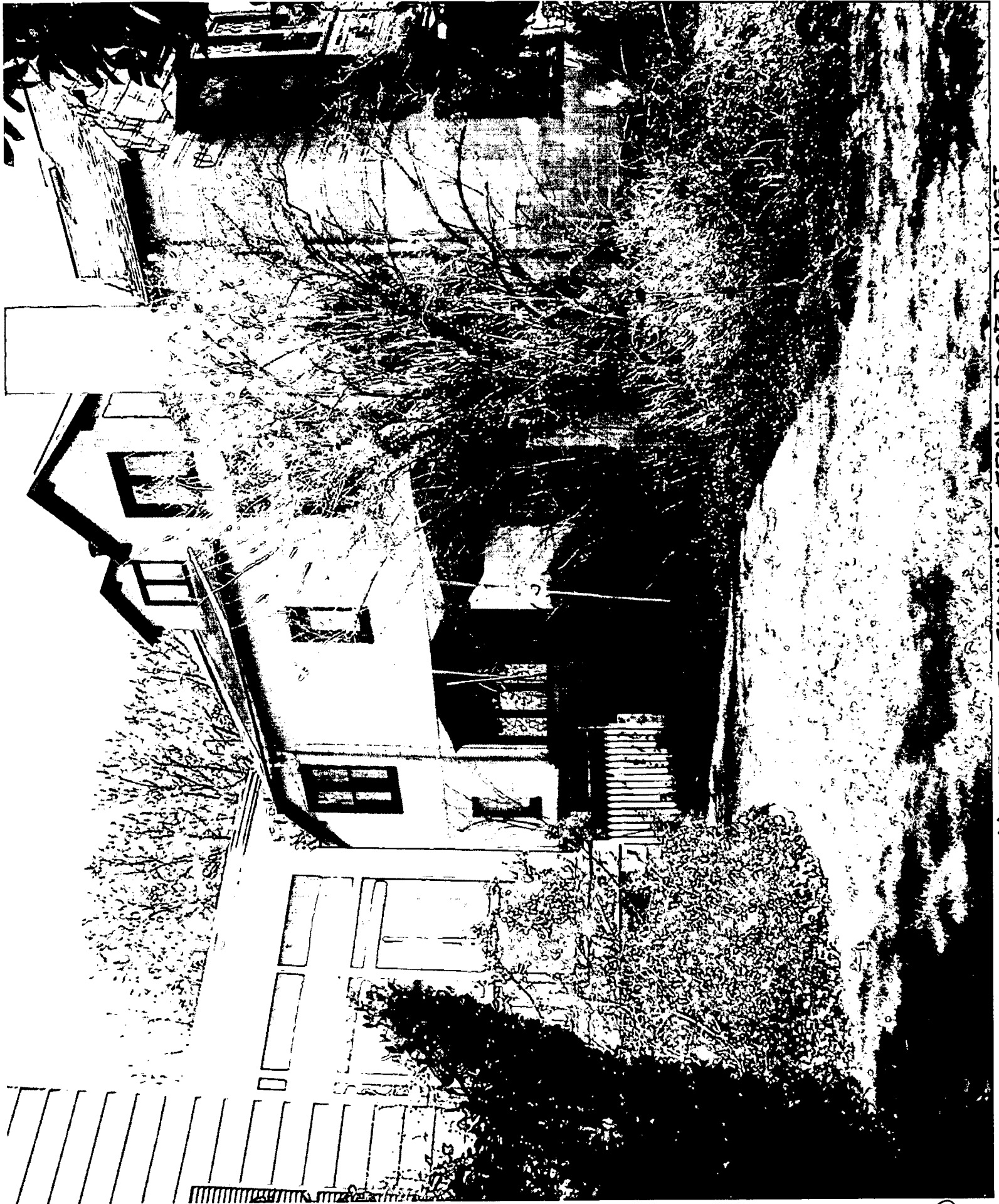
VIEW FROM ENTRY WITH FRONT DOOR OPEN



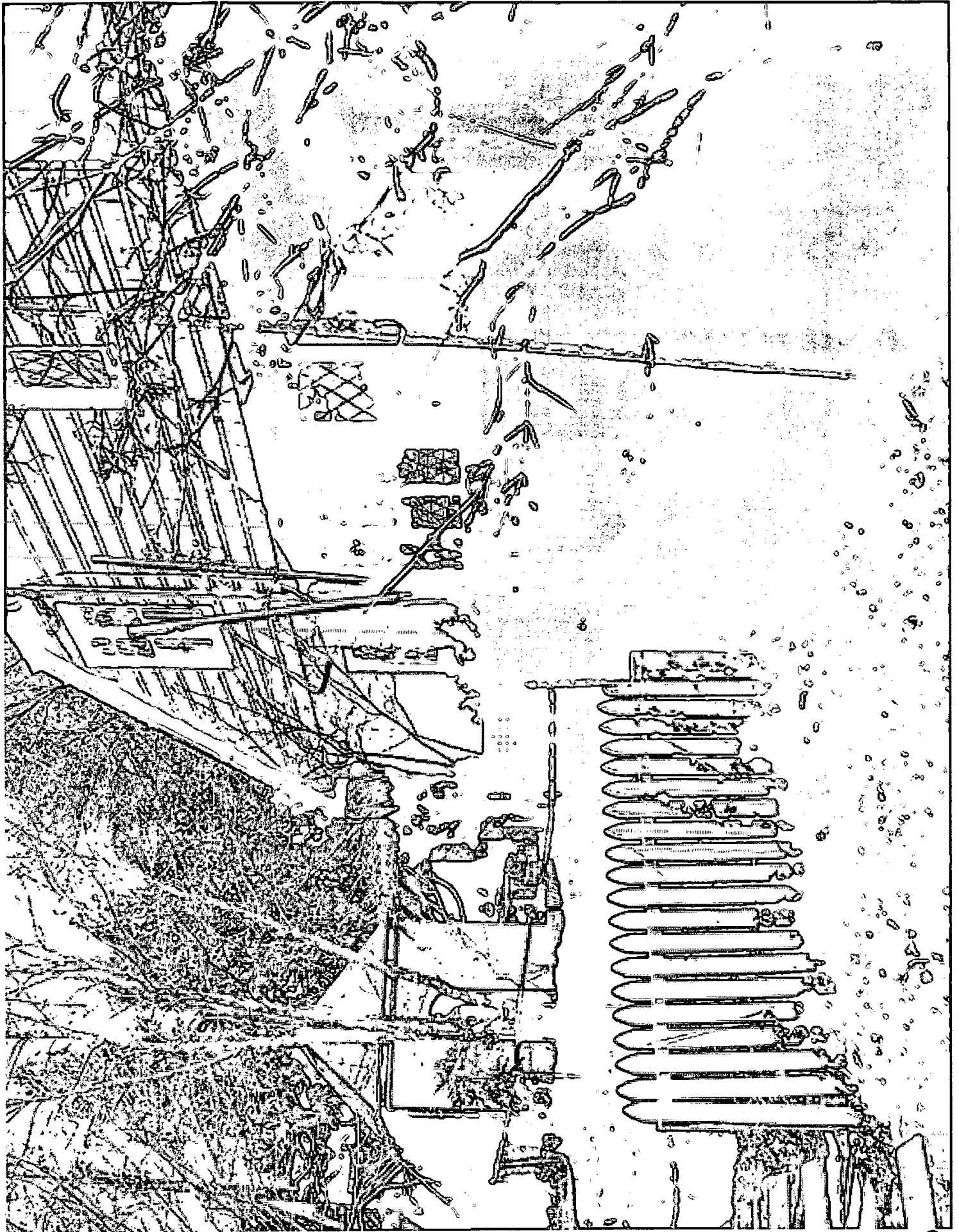
VIEWS FROM LIVING ROOM WITH FRONT DOOR OPEN



FRONT GARDEN WALL CONNECTING TO HOUSE



WEST SIDE SHOWING FRONT DOOR TO HOUSE



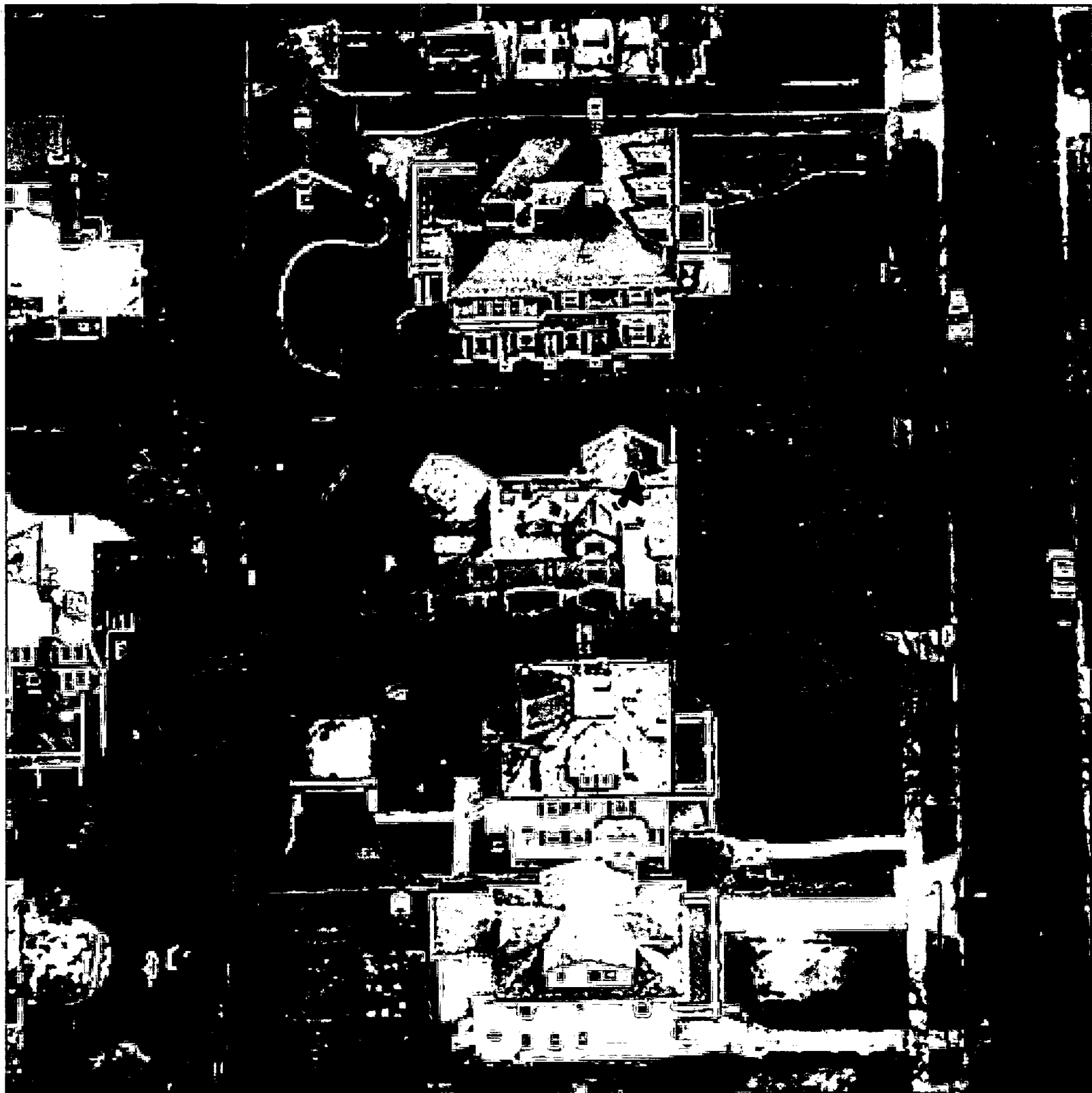
WEST SIDE OF HOUSE SHOWING SHED.



VIEW OF SIDE WITH SHED BEYOND - BEFORE PRIVACY HEDGE REMOVED.



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(c) Copyright 2006, Pictometry International

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I-F

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

April 13, 2010

Historic Preservation Commission
8787 Georgia Avenue
Silver Spring, MD 20910

Dear Commissioners,

As owners of 11 Primrose Street in Chevy Chase Village, we are writing in support of Susan and David Jones' request to erect a garden wall between our properties. This winter's snow storms destroyed a tall Leland Cypress hedge on our property that had provided a large degree of privacy for both homes. We believe the stucco garden wall, as proposed by Susan and David Jones, will help restore privacy in a manner that is complimentary to and consistent with both of our properties.

Sincerely,

Carissa and Andrew Marino