



HISTORIC PRESERVATION COMMISSION

Marc Elrich
County Executive

Karen Burditt
Chair

Date: March 4, 2025

MEMORANDUM

TO: Rabbiah Sabbakhan
Department of Permitting Services

FROM: Laura DiPasquale
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #1106592 – Installation of electric car-charging station

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **Approved** by HPC staff.

The HPC staff has reviewed and stamped the attached submission materials.

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: Jeanne Ruesch; Dustin Hergert, Agent.
Address: 1 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 Laura DiPasquale at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.





HISTORIC PRESERVATION COMMISSION

HAWP #: _____ at: _____

submitted on: _____

has been reviewed and determined that the proposal fits into the following category/categories:

Repair or replacement of a masonry foundation with new masonry materials that closely match the original in appearance;

Installation of vents or venting pipes in locations not visible from the public right-of-way;

New gutters and downspouts;

Removal of vinyl, aluminum, asbestos, or other artificial siding when the original siding is to be repaired and/or replaced in kind;

Removal of accessory buildings that are not original to the site or non-historic construction;

Repair or replacement of missing or deteriorated architectural details such as trim or other millwork, stairs or stoops, porch decking or ceilings, columns, railings, balusters, brackets shutters, etc., with new materials that match the old in design, texture, visual characteristics, and, where possible materials, so long as the applicant is able to provide one extant example, photographic evidence, or physical evidence that serves as the basis for the work proposed;

Construction of wooden decks that are at the rear of a structure and are not visible from a public right-of-way;

Roof replacement with -compatible roofing materials, or with architectural shingles replacing 3-Tab asphalt shingles;

Installation of storm windows or doors that are compatible with the historic resource or district;

Repair, replacement or installation of foundation-level doors, windows, window wells, and areaways, or foundation vents, venting pipes, or exterior grills that do not alter the character-defining features and/or the historic character of the resource;

Construction of fences that are compatible with the historic site or district in material, height, location, and design;

Fence is lower than 48" in front of rear wall plane;

Construction of walkways, parking pads, patios, driveways, or other paved areas that are not visible from a public right-of-way and measure no more than 150 square feet in size;

Replacement of existing walkways, parking pads, patios, driveways, or other paved areas with materials that are compatible with the visual character of the historic site and district and that are no greater than the dimensions of the existing hardscape;

Construction of small accessory buildings no larger than 250 square feet in size that are not visible from the public right-of-way;

Installations of skylights on the rear of a structure that will not be visible from the public right-of-way, and would not remove or alter character-defining roof materials;

Installation of solar panels and arrays in locations that are not readily visible from the public right-of-way or that are designed so as to have a minimal impact on the historic resource or the historic district (e.g., systems that are ground-mounted in areas other than the front or side yard of a corner lot, located on accessory or outbuildings, on non-historic additions, or on rear facing roof planes);

Installation of car charging stations in any location on a property or in the right-of-way;

Installation of satellite dishes;

Removal of trees greater than 6" in diameter (d.b.h.) that are dead, dying, or present an immediate hazard.

Removal of trees greater than 6" in diameter (d.b.h.) in the rear of the property that will not impact the overall tree canopy of the surrounding district or historic site;

Replacement tree required as a condition; and,

Other minor alterations that may be required by the Department of Permitting Services post-Commission approval that would have no material effect on the historic character of the property.

Staff finds the proposal complies with Chapter 24A, the Secretary of the Interior's Standards for Rehabilitation, and any additional requisite guidance. Under the authority of COMCOR No. 24A.04.01, this HAWP is approved by Laura D. Paquale on _____. The approval memo and stamped drawings follow.



FOR STAFF ONLY:

HAWP# _____

DATE ASSIGNED _____

APPLICATION FOR HISTORIC AREA WORK PERMIT

HISTORIC PRESERVATION COMMISSION
301.563.3400

APPLICANT:

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Tax Account No.: _____

AGENT/CONTACT (if applicable):

Name: _____

E-mail: _____

Address: _____

City: _____ Zip: _____

Daytime Phone: _____

Contractor Registration No.: _____

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

Is the Property Located within an Historic District? Yes/District Name Chevy Chase Village,
Montgomery County
____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: _____ Street: _____

Town/City: _____ Nearest Cross Street: _____

Lot: _____ Block: _____ Subdivision: _____ 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 type="checkbox"/> Fence | <input type="checkbox"/> Solar |
| <input type="checkbox"/> Demolition | <input 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.

Signature of owner or authorized agent

Date

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

Owner's mailing address

Owner's Agent's mailing address

Adjacent and confronting Property Owners mailing addresses

REVIEWED

By Laura DiPasquale at 1:15 pm, Mar 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

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

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

REVIEWED

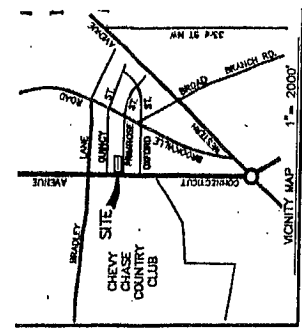
By Laura DiPasquale at 1:15 pm, Mar 04, 2025

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Montgomery County

Historic Preservation Commission

Karen Benoit



TAX MAP No. HN342

SECTION 2
CHEVY CHASE
P.B. 58 P.No. 11172

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CHEVY CHASE
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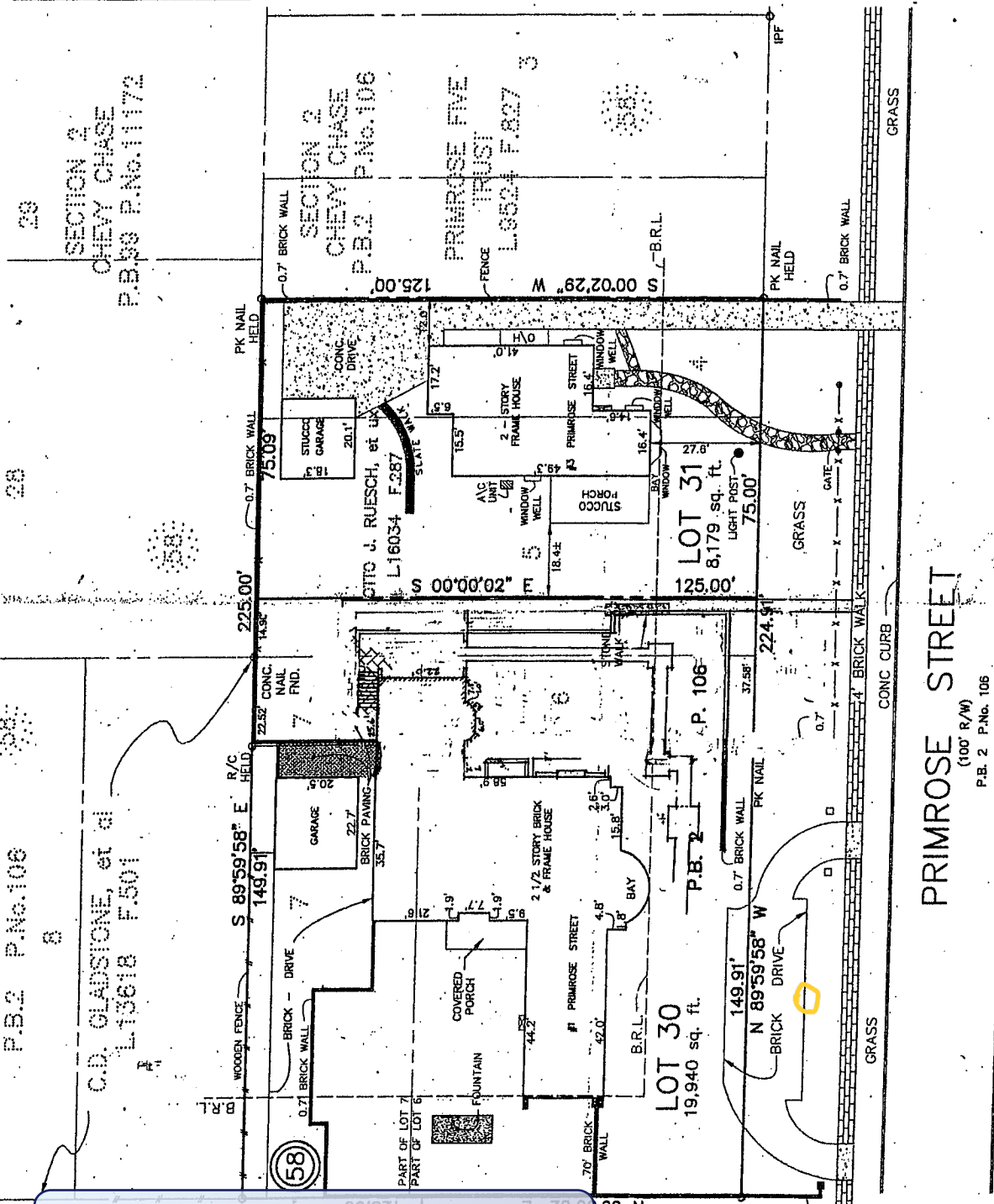
C.D. GLADSTONE, et al
L13618 F.501

REVIEWED
By Laura DiPasquale at 1:16 pm, Mar 04, 2025

APPROVED
Montgomery County
Historic Preservation Commission

PLAT 106 DATUM

64.9'



PLAT

HOUSE LOCATION SURVEY
PROPOSED LOTS 30 & 31, Block 58
SECTION-2
CHEVY CHASE
Election District No. 7
Montgomery County, Maryland

Macris, Hendricks & Glascock, P.A.
Engineers • Planners • Surveyors
Suite 120
9220 Wightman Road
Montgomery Village, Maryland
(301) 670-0840
FAX (301) 948-0893

Drawn	MSE	Scale
Designed	N/A	Date
DEC.1998	1"= 20'	Job No.
98-387	1 of 1	

PRIMROSE STREET
(100' R/W)
P.B. 2 P.No. 106

CONC CURB

LEGEND:
B.R.L. = Building Restriction Line
NOTES:
Existence of property corner markers not guaranteed by this survey, unless indicated herein.
No title report furnished. Not to be used for the compilation of fences or other improvements.
This survey was prepared by Douglas H. Rapp, a Professional Land Surveyor, State of Maryland.
All interior dimensions are shown in feet and inches (ft. in.).
All interior dimensions are shown in feet and inches (ft. in.).

APR 21 2000

DOUGLAS H. RAPP
Professional Land Surveyor, Md. No. 10712

STATE OF MARYLAND
DOUGLAS H. RAPP
PROFESSIONAL LAND SURVEYOR

I hereby certify that the survey shown herein is correct and the property is all or parts of Lots 6 and 7, Block 58 as delineated on a Plat of Subdivision entitled "Section 2 Chevy Chase" recorded among the Land Records of Montgomery County, MD, in P.B. 2, P.No. 106. The improvements are shown as they exist on the date of the survey and are not to be construed as a guarantee of title or as a warranty of any kind.

The trench and wire will be completely underground. The landscaper will dig deep enough to place the wire below ground level on both sides of the wall, ensuring that no wire will be visible.



REVIEWED

By Laura DiPasquale at 1:16 pm, Mar 04, 2025

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Karen Bunkle

The trench will be dug
in a straight line from
the house to and
beyond the brick wall



REVIEWED

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Montgomery County

Historic Preservation Commission

Karen Benoit



All plants will be removed and then replaced during work. Trench will be dug by professional landscaper who has tended all the plants for years.

REVIEWED

By Laura DiPasquale at 1:16 pm, Mar 04, 2025

APPROVED

Montgomery County

Historic Preservation Commission

Karen Benoit

Product information sheet

Mercedes-Benz Wallbox with fixed charging cable, ECE

black, Mercedes-Benz

Item number

A0009063412



Description

Pre-installation for Remote Online services in the Mercedes me App**

Charging processes can be easily controlled using the smartphone and the Mercedes me App. You receive information on the state of charge as well as a transparent overview of your charging history. For this, the wallbox is simply connected to the Internet using the customer's own WLAN or LAN.

Safety has top priority

The integrated components (6 mA DC residual current detector) provide additional protection for the vehicle, the house wiring installation and the wallbox during charging. As additional protection against unauthorised use, the Mercedes-Benz Wallbox can be unlocked or locked using the app or the RFID card.***

Over-the-Air updates

The Mercedes-Benz Wallbox has the technology to receive "Over-the-Air" software updates using the customer's own WLAN or LAN. For example, in future, you will be able to receive new functions for integrating the wallbox into an energy management system. To receive "Over-the-Air" updates, you must agree to the respective update in the Mercedes me App or give your general consent in the Mercedes me App to receive all future updates.**

Installation

You can use our Mercedes-Benz Wallbox Pre-Check now. If you are interested in arranging for professional installation in your country, please contact your local Mercedes-Benz dealer. Installation is not included in the purchase price of the wallbox. Installation costs from our installation partner, who will arrange the installation, can be installed. An Internet connection through LAN or WLAN is required for the wallbox to be installed. For more information after purchasing the wallbox or from your local dealer, please contact your local Mercedes-Benz dealer.

REVIEWED*By Laura DiPasquale at 1:16 pm, Mar 04, 2025***APPROVED****Montgomery County****Historic Preservation Commission**A handwritten signature in black ink, reading "Karen B. Smith".

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wallbox
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Please note: Installation of the Mercedes-Benz Wallbox must be carried out exclusively by persons with the appropriate technical qualifications and it is not intended for installation by the end user. Please also observe here local specifications and regulations.

Compatibility

The Mercedes-Benz Wallbox has been tested for compatibility and function with all current Mercedes-Benz models. The wallbox was developed according to the official IEC 61851-1 standard and can therefore also be used with other vehicles that adhere to this standard.

Delivery package Mercedes-Benz Wallbox, Owner's Manual, Assembly Instructions, Wall Mounting, Screws, RFID Card with corresponding Quick Guide

Electrical output

Maximum charging capacity: up to 22 kW

Maximum output: 1- or 3-phase, 230–400 V, 6–32 A

Charging mode: Mode 3 (IEC 61851)

Interfaces

Connections: Type 2 fixed cable (6 m)

Measurement and connectivity

Measurement: Accuracy $\pm 2\%$

Connectivity: Ethernet, WLAN, LTE-M****

Communication protocol: OCPP 2.0.1

Safety devices

Electrical safety 6-mA DC leakage detection

Environmental properties

Water protection classification: IP55/IK10

Physical properties

Mounting: Wall or mast

Housing: Polycarbonate

Product dimensions: 250 × 366 × 176 mm (W × H × D)

Product weight: 6.6 kg

REVIEWED

By Laura DiPasquale at 1:16 pm, Mar 04, 2025

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Historic Preservation Commission

* 22 kW charging may require corresponding special equipment “alternating current charging system (AC charging 22 kW)”, depending on the manufacturer and the vehicle involved. If this is not the case, the vehicle is automatically charged by the wallbox with the optimal charging power. The maximum charging power of the charging station must be adapted to the upstream installation (cable cross-section and fuse protection).

Chevy Chase Village

Tree Inspection Request Form

Property Address: 1 Primrose St Chevy Chase MD, 20815
Date this form submitted to Village office: 2/21/25
Resident Name: Jeanne Ruesch Phone: 2022639443 - Dustin Hergert Property Manager/Resident E-mail: dhergert@rueschfamilyfoundation.com
This request initiated by: <input type="checkbox"/> Village office staff. <input checked="" type="checkbox"/> Resident/property owner
<input type="checkbox"/> Inspect tree(s) ¹ requested for removal -- are any of conditions in Village Code Sec. 17-3(a) met? <input checked="" type="checkbox"/> Inspect trees ¹ on property to determine if a Tree Protection Plan (TPP) is needed for proposed project ² . <input type="checkbox"/> Pursuant to a Village Bldg Permit application ² , prepare TPP for trees ¹ on property [\$250 fee] <input type="checkbox"/> Verify that a TPP has been implemented for Village Building Permit # _____. <input type="checkbox"/> Follow up on an existing TPP -- is it OK to remove TPP? <input type="checkbox"/> Village right-of-way/park <input type="checkbox"/> Other: _____ <small>¹ Show location of tree(s) on a plat or site plan (or on diagram on reverse, but only if plat unavailable). ² Attach full description of proposed project.</small>

Sections below must be completed by Village Arborist:

Tree #1: ☐ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.

Assessment: _____

Tree #2: ☐ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____

Assessment: _____

Tree #3: ☐ Private Property ☐ Village right-of-way

Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R

DBH*=_____ Species:_____

Assessment: _____

(For more trees, please check here ☐ and attach pages: # of extra _____)

Arborist assessment: Does tree meet any of the conditions in

Removal Approved

Denied

*Is permit required? (i.e, trunk circumference ≥ 24 "?) Y N

Tree #1

☐☐

Tree #1

☐☐

Tree #2

☐☐

Tree #2

☐☐

Tree #3


☐☐

Tree #3

☐☐

Arborist/Staff Signature _____

Date _____

<p align="center">APPROVED</p> <p align="center">Montgomery County</p> <p align="center">Historic Preservation Commission</p> <p align="center"></p>

Tree #4: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #5: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #6: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #7: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #8: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #9: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

Tree #10: ☐ Private Property ☐ Village right-of-way
 Location: ☐ Rear ☐ Front ☐ Side-L ☐ Side-R
 DBH*=_____ Species:_____ Tag#:_____ ☐ n/a: no tag.
 Assessment: _____

(For more trees, please check here ☐ and attach pages: # of extra trees____; # of extra pages____.)

Arborist assessment: Does tree meet any of the conditions in Village Code 17-3 to qualify for removal?

Removal Approved	Denied	*Is permit required? (i.e, trunk circumference ≥ 24 "?)	Y	N
Tree #4 <input type="checkbox"/>	<input type="checkbox"/>	Tree #4	<input type="checkbox"/>	<input type="checkbox"/>
Tree #5 <input type="checkbox"/>	<input type="checkbox"/>	Tree #5	<input type="checkbox"/>	<input type="checkbox"/>
Tree #6 <input type="checkbox"/>	<input type="checkbox"/>	Tree #6	<input type="checkbox"/>	<input type="checkbox"/>
Tree #7 <input type="checkbox"/>	<input type="checkbox"/>	Tree #7	<input type="checkbox"/>	<input type="checkbox"/>
Tree #8 <input type="checkbox"/>	<input type="checkbox"/>	Tree #8	<input type="checkbox"/>	<input type="checkbox"/>
Tree #9 <input type="checkbox"/>	<input type="checkbox"/>	Tree #9	<input type="checkbox"/>	<input type="checkbox"/>
Tree #10 <input type="checkbox"/>	<input type="checkbox"/>	Tree #10	<input type="checkbox"/>	<input type="checkbox"/>

Arborist/Staff Signature _____ **Date** _____

Diagram for Tree Inspection/Reforestation Recommendation

(use this diagram *ONLY* if a plat or site survey is unavailable)

Instructions for Arborist (or) Notes from Arborist:

The trench will be placed on right side of the front of house to come out and across driveway. Post will be placed on street side of driveway in the direct middle. The location on the house is under window behind Japanese maple tree. Will come out in a straight line, through brick wall and out until direct line to location.

Arborist Reforestation Recommendation:

Species(s) (in Order of Preference)

Location (in Order of Preference)

REVIEWED

By Laura DiPasquale at 1:16 pm, Mar 04, 2025

Rear of house

APPROVED

Montgomery County

Historic Preservation Commission

Karen Buntz

Side-Left

Side-Right

Street

