

35/13-00X 5 Primrose Street
(Chevy Chase Village Historic District)

TIE
Robin

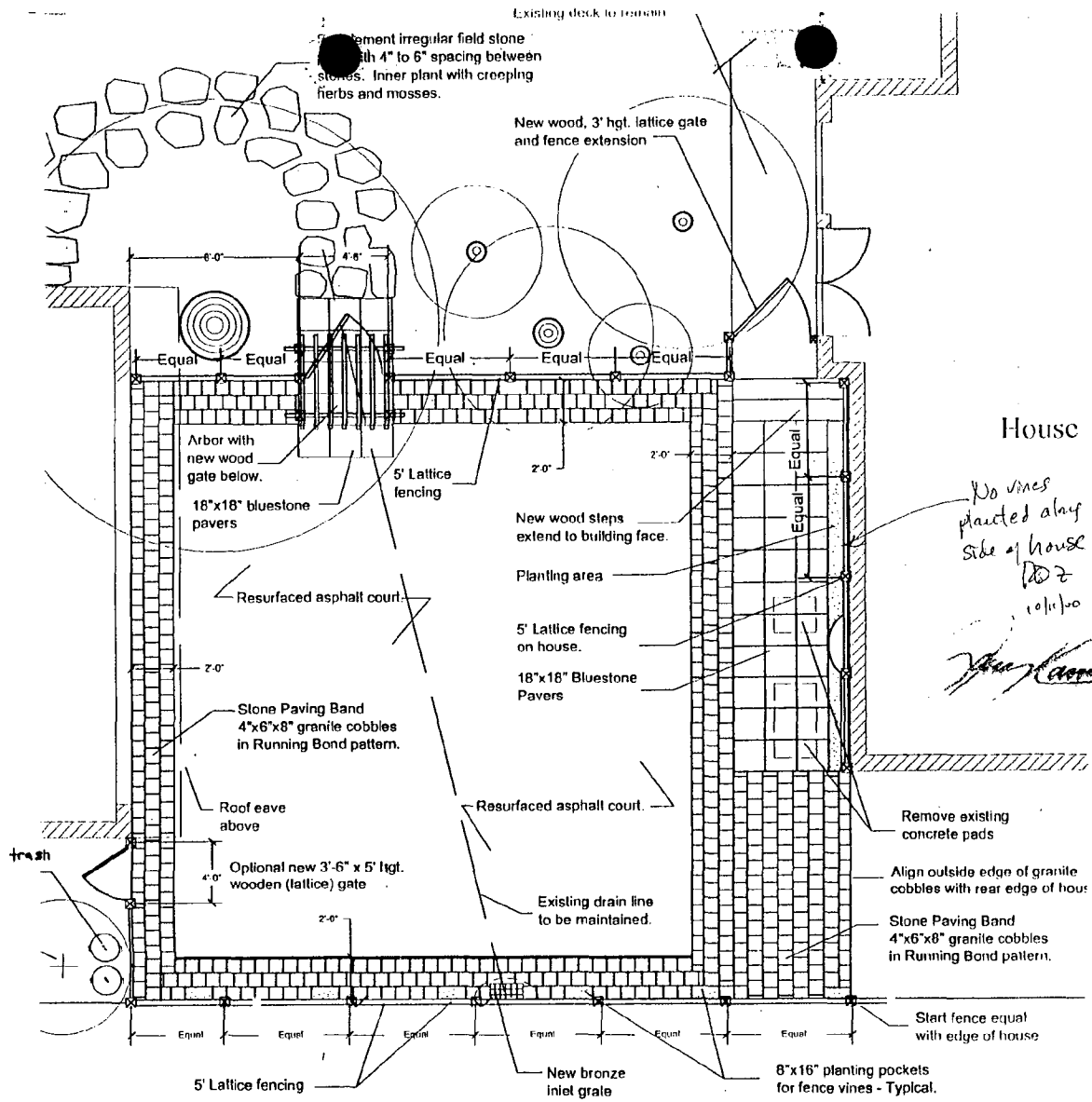
9852

Mr. Geller is supposed to
fax over a statement that he
wants the fence on the house
but will plant no vines to
grow up it -

Perry - As per Mr. Geller's
Statement, I'd revise
my staff conditions to
agree with his proposal.
RZ

He'll be in the audience, but
I told him we hoped to
expedite it! → give him back
his photos!

Thanks —



No vines
planted along
side of house.
10/11/00
[Signature]

Geller Residence - Entry Court

Scale: 1/4" = 1'-0"

APPROVED
Montgomery County
Historic Preservation Commission
[Signature]
10/11/00

M-NCPPC



MONTGOMERY COUNTY DEPARTMENT OF PARK & PLANNING

THE MARYLAND-NATIONAL CAPITAL
PARK AND PLANNING COMMISSION

8787 Georgia Avenue
Silver Spring, Maryland 20910-3760

Date: Oct. 23, 2000

MEMORANDUM

TO: Robert Hubbard, Director
Department of Permitting Services

FROM: *GW* Gwen Wright, Coordinator
Historic Preservation

SUBJECT: Historic Area Work Permit

The Montgomery County Historic Preservation Commission has reviewed the attached application for an Historic Area Work Permit. This application was:

 Approved

Approved with Conditions: (1) Applicant shall not plant/grow any vines on the lattice fencing attached to the house.

and HPC Staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS; and

THE BUILDING PERMIT FOR THIS PROJECT SHALL BE ISSUED CONDITIONAL UPON ADHERENCE TO THE APPROVED HISTORIC AREA WORK PERMIT (HAWP).

Applicant: Alan Coelker

Address: 5 Promise St., Chevy Chase, MD. 20815

and subject to the general condition that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the Montgomery County DPS Field Services Office at 240-777-6210 prior to commencement of work and not more than two weeks following completion of work.



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

APPLICATION FOR
HISTORIC AREA WORK PERMIT

Contact Person: Alan Geller
Daytime Phone No.: 301-951-3210
Tax Account No.: 45-5862
Name of Property Owner: Alan Geller
Daytime Phone No.: 301-951-3210
Address: 5 Primrose Street 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: 5 Street: Primrose
Town/City: Nearest Cross Street: Connecticut Avenue
Lot: P3 Block: 58 Subdivision: Chevy Chase Village -- Section 2
Liber: 9524 Folio: 827 Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct Extend Alter/Renovate A/C Slab Room Addition Porch Deck Shed
Move Install Wreck/Raze Solar Fireplace Woodburning Stove Single Family
Revision Repair Revocable Fence/Wall (complete Section 4) Other: Repair Driveway
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 5 feet 0 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 of authorized agent: Alan B. Geller
Date: 9/18/10

Approved: [Signature] For Chairman, Historic Preservation Commission
Disapproved: [Signature] Date: 10/11/10
Application/Permit No.: 230464 Date Filed: 9/21/10 Date Issued:

Alan B. Geller
5 Primrose Street
Chevy Chase, MD 20815
301-654-4702

October 11, 2000

BY FAX: 301-563-3412

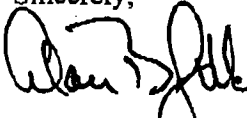
Ms. Robin Zeek
Historical Preservation Committee

RE: 5 Primrose Street
Chevy Chase, MD

Dear Ms. Zeek:

Based on your comments on the Staff Report for the above referenced application, I hereby agree that there will be no vines planted on the lattice fence installed on the siding at the rear of my home. The planting in front of the wall will be limited to ground cover and/or evergreen shrubs.

Sincerely,



Alan B. Geller



HEARTHSTONE - VANGUARD GROUP

To: Robin Zeek **Fax:** 301-563-3412
From: Alan Geller **Date:** 10/11/00
Re: 5 Primrose St. **Pages:** 2 incl. cover
Chevy Chase, MD.
CC:

- Hard Copy to Follow via: US MAIL FEDEX Scheduled Express
 Urgent For Review Please Comment Please Reply Please Recycle

Notes:
Attached you will information pertinent to my home
in Chevy Chase for the meeting tonight. Please call
if any additional information is needed.

Please Return Call:

7200 WISCONSIN AVE
SUITE 312
BETHESDA, MARYLAND
20814
(301) 951-3210
(301) 951-3241 fax

CONFIDENTIAL

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 5 Primrose Street Meeting Date: 10/11/00
 Applicant: Alan Geller Report Date: 10/4/00
 Resource: Chevy Chase Village Historic District Public Notice: 9/27/00
 Review: HAWP Tax Credit: No
 Case Number: 35/13-00X Staff: Robin D. Ziek

PROPOSAL: Replace existing fencing; remove existing storage structure; install landscape pavers around rear driveway court and retop court with asphalt; replace non-original wood shingle roof with asphalt shingles.

RECOMMEND: Approval w/Conditions

PROJECT DESCRIPTION

RESOURCE: Contributing Resource in the Chevy Chase Village Historic District
 STYLE: Colonial Revival
 DATE: 1916-1927

The 2-story wood frame house has a side-gable roof which was covered with green asphalt shingles in 1971 when the applicant purchased the house (see Circle 9). About 15 years ago, the owner replaced the asphalt shingles with wood cedar shingles. These have not been durable and are currently deteriorated. The property includes a driveway on the left side of the house, leading back to an existing two-car garage. The yard area between the back of the house and the garage has been paved with asphalt and is used for parking and for basketball. There is an existing wood deck at the rear of the house. There is a chain link fence along part of the west property line along the driveway/parking area, and a board fence on the east property line.

PROPOSAL

The applicant proposes to remove the existing chain link fencing along the west property line and replace it with a wood and lattice fence (see Circle 6, 7) which is 5' high (the lattice work is 4'-8" high). Fencing is proposed around the asphalt parking area with several gates, to separate this part of the back yard from the rest of it which is landscaped. The applicant is also proposing to install some of this fencing on the rear of the house adjacent to a small planting area. The existing asphalted area will be resurfaced in kind, with the addition of a 2' perimeter of stone pavers (see Circle 6).

(1)

STAFF DISCUSSION

The proposed alterations are in-keeping with the resource, and with the overall district. All of the alterations are at the rear. Staff has some concern, however, from a maintenance point of view, with the proposed installation of the fencing on or adjacent to the back of the house. If plants and vines are encouraged to grow on this lattice fencing, they will introduce and hold moisture against the wood siding, promoting an environment for possible insect infestation and wood rot. It is apparently a design consideration, to fully enclose the rear parking court, but perhaps the applicant could achieve this by holding the fencing away from the house (approximately 1'), or by moving the fencing to the opposite side of the bluestone walkway adjacent to the house which leads up to the gate at the deck.

STAFF RECOMMENDATION

Staff recommends, **with the following conditions**, the Commission find this proposal consistent with the purposes of Chapter 24A-8(b)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;

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

CONDITIONS:

1. The design will be adjusted to provide at least 1 foot (1' - 00") spacing between the siding on the house and any fencing/latticework to permit the siding to dry and breathe. Applicant to work with staff on the design adjustment.

and subject to the general condition that **the applicant shall present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for building permits (1 set for HPC files)** and that, after issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant arrange for a field inspection by calling the DPS Field Services Office at (301) 217-6240 prior to commencement of work and not more than two weeks following completion of work.



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

DPS - #8

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Tax Account No.: 45-5862

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Street Number City State Zip Code

Contractor: Phone No.:

Contractor Registration No.:

Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 5 Street: Primrose

Town/City: Nearest Cross Street: Connecticut Avenue

Lot: P3 Block: 58 Subdivision: Chevy Chase Village -- Section 2

Liber: 9524 Folio: 827 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: Repair Driveway

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 5 feet 0 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.

Alan B. Geller
Signature of owner or authorized agent

9/18/10
Date

Approved: For Chairperson, Historic Preservation Commission

Disapproved: Signature: Date:

Application/Permit No.: 230464 Date Filed: 9/21/10 Date Issued:

Edit 6/21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

35/13.00X

3

Description of Project:

Item 1: – a and b

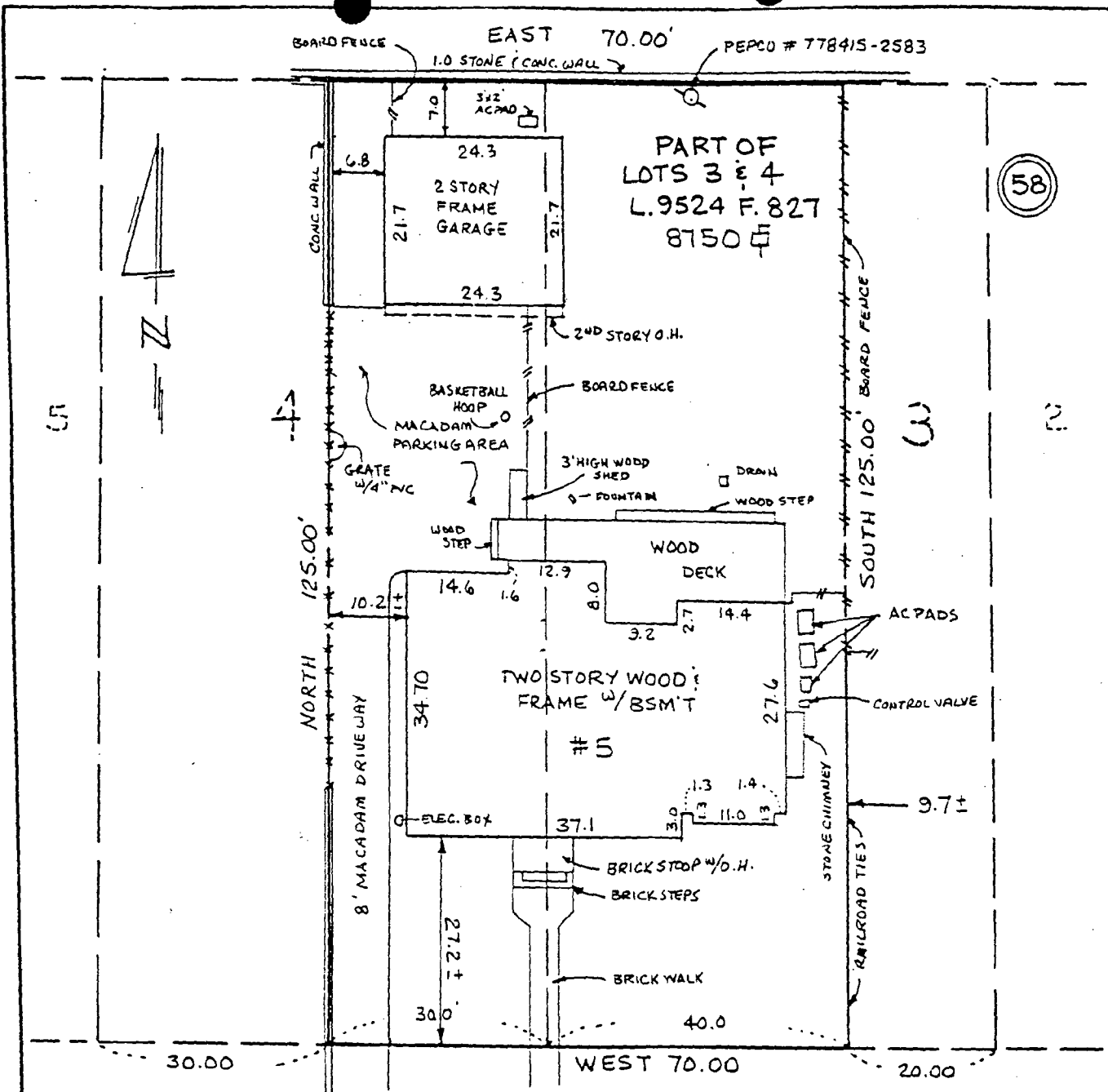
1. Replace existing chain link fence on adjoining party/line property line (side yard) with wood lattice fence as designed (see attached plan).
2. Replace existing fence on property between driveway and garden. Install arbor gateway and remove trash storage bin structure (see attached plan).
3. Install Belgian Block pavers as a border around rear driveway courtyard and retop driveway with asphalt paving (see attached plan).
4. Replace deteriorated cedar shake roofing on main house and family room wing with asphalt shingle to replicate cedar shake aesthetics. The asphalt shingle color to blend with the existing cedar shake shingle on the detached garage which roof will remain.

Note: Original house had asphalt shingles which was replaced by me a little over 15 years ago. Cedar shake is not standing up to the weather. The roof pitch and landscaping limits the roof exposure to the public. therefore, change to asphalt will not be noticeable.

Photos of original asphalt roof when house was purchase in 1971, the current roof, and current fencing is enclosed.

Item 7: Adjacent Property Owners

Mr. & Mrs. David Granger:	8 Primrose Street
Mr. & Mrs. Richard Klien:	7 Primrose Street
Mr. & Mrs. Otto Reusch:	3 Primrose Street
Mr. & Mrs. John Bilotta:	6 Primrose Street



HOUSE LOCATION

PRIMROSE STREET (100' R/W)

PART OF LOTS 3 & 4
BLOCK 58

CHEVY CHASE
SECTION 2

PROPERTY REFERENCE: L.9524 F.827
MONTGOMERY COUNTY, MARYLAND

REFERENCE: PB. 3 P. 106
DATE: 6/13/91 SCALE: 1" = 20'
CLIENT: THE ARTERY ORGANIZATION, INC.

I HEREBY CERTIFY TO THE CLIENT LISTED ABOVE THAT THE INFORMATION SHOWN HEREON IS CORRECT IN ACCORDANCE WITH THE INSTRUMENTS OF RECORD, THAT THE LOCATIONS OF IMPROVEMENTS HAVE BEEN ESTABLISHED BY ACCEPTED SURVEY STANDARDS AND THAT, UNLESS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

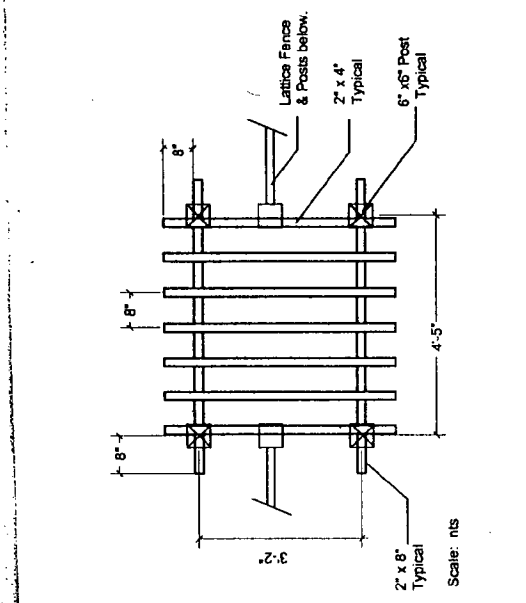
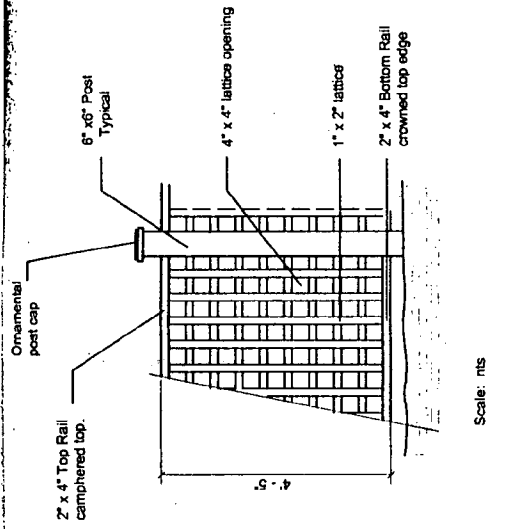
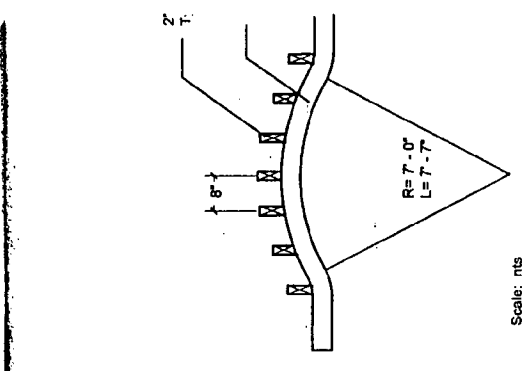
THIS PLAT HAS BEEN PREPARED FOR THE BENEFIT OF A TITLE REPORT AND TO SHOW THE LOCATIONS TO DEPICT THE PROPERTY IMPROVEMENT LOCATIONS AS OF THE DATE SHOWN HEREON. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS NOT TO BE USED IN ESTABLISHING BOUNDARY LINES.

S. F. PIERCE
LAND SURVEYING IN MARYLAND
P.O. Box 1282
Frederick, Maryland 21702-0282

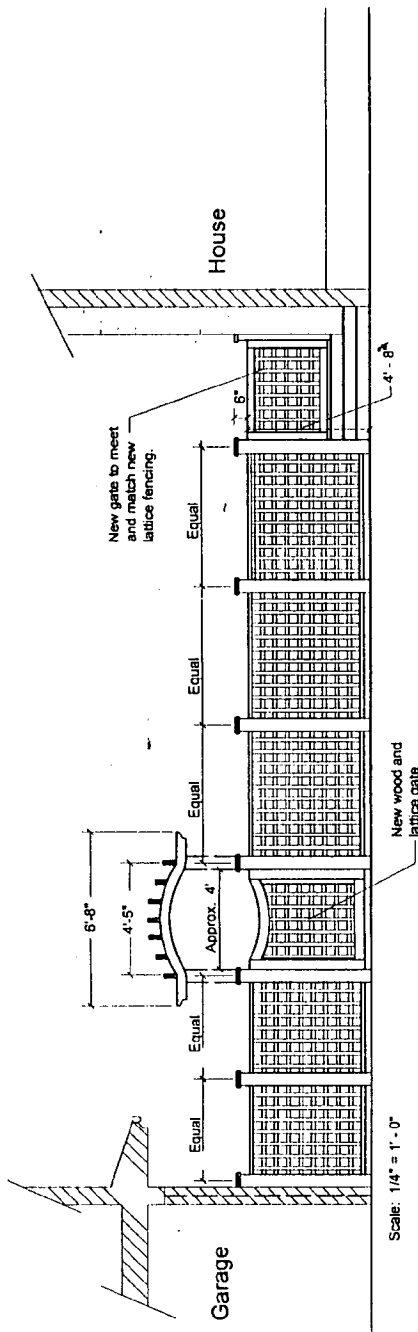
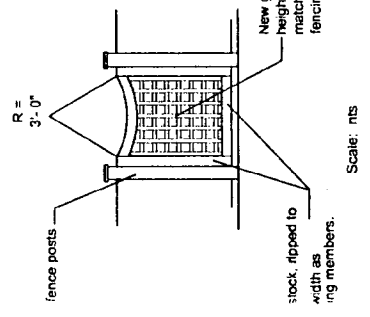
STEVEN F. TEEB
MONTGOMERY COUNTY, MARYLAND SURVEYOR #502



5



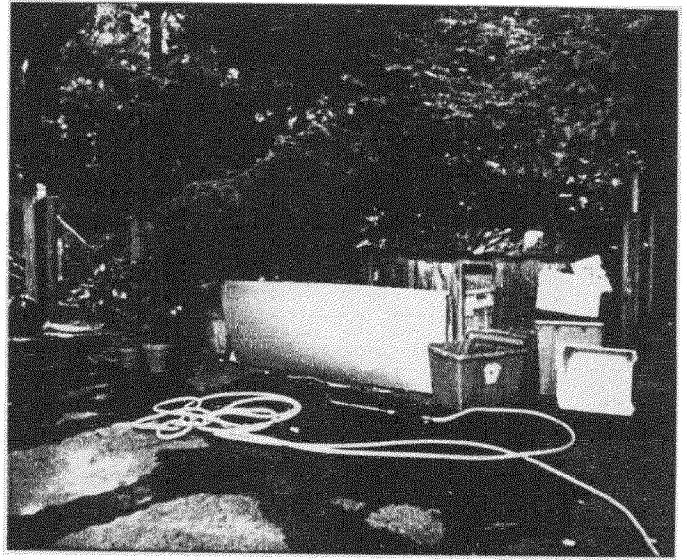
Notes:
 All construction hardware to be galvanized.
 All wood to be pressure treated for ground contact.
 Coordinate with owner for paint colors.



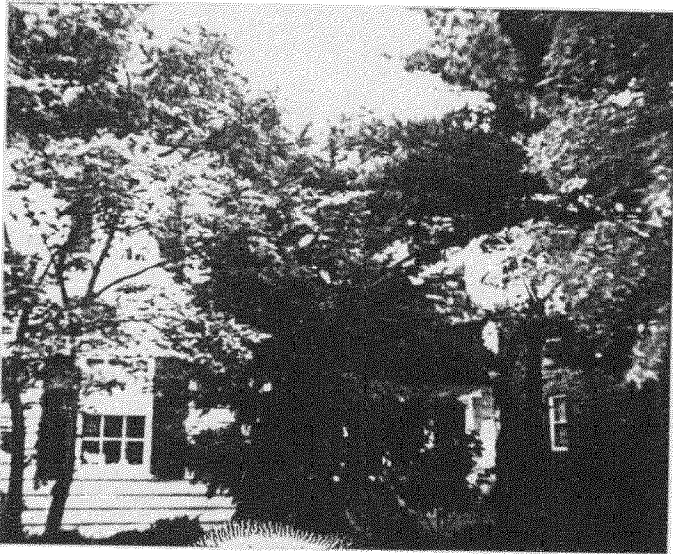
Fence Section



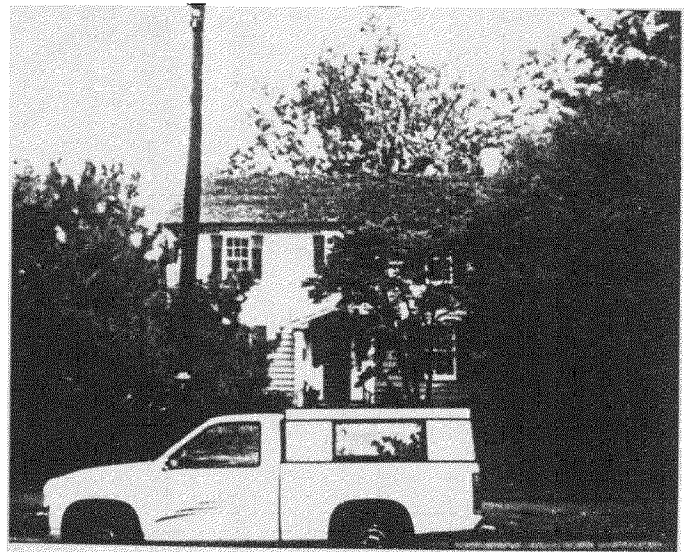
Party/Property Line Fence



Fence - Driveway/Garden
Trash Bin



Front View - Family Room Wing



Front View from Across Street

5 Primrose Street, Chevy Chase, MD



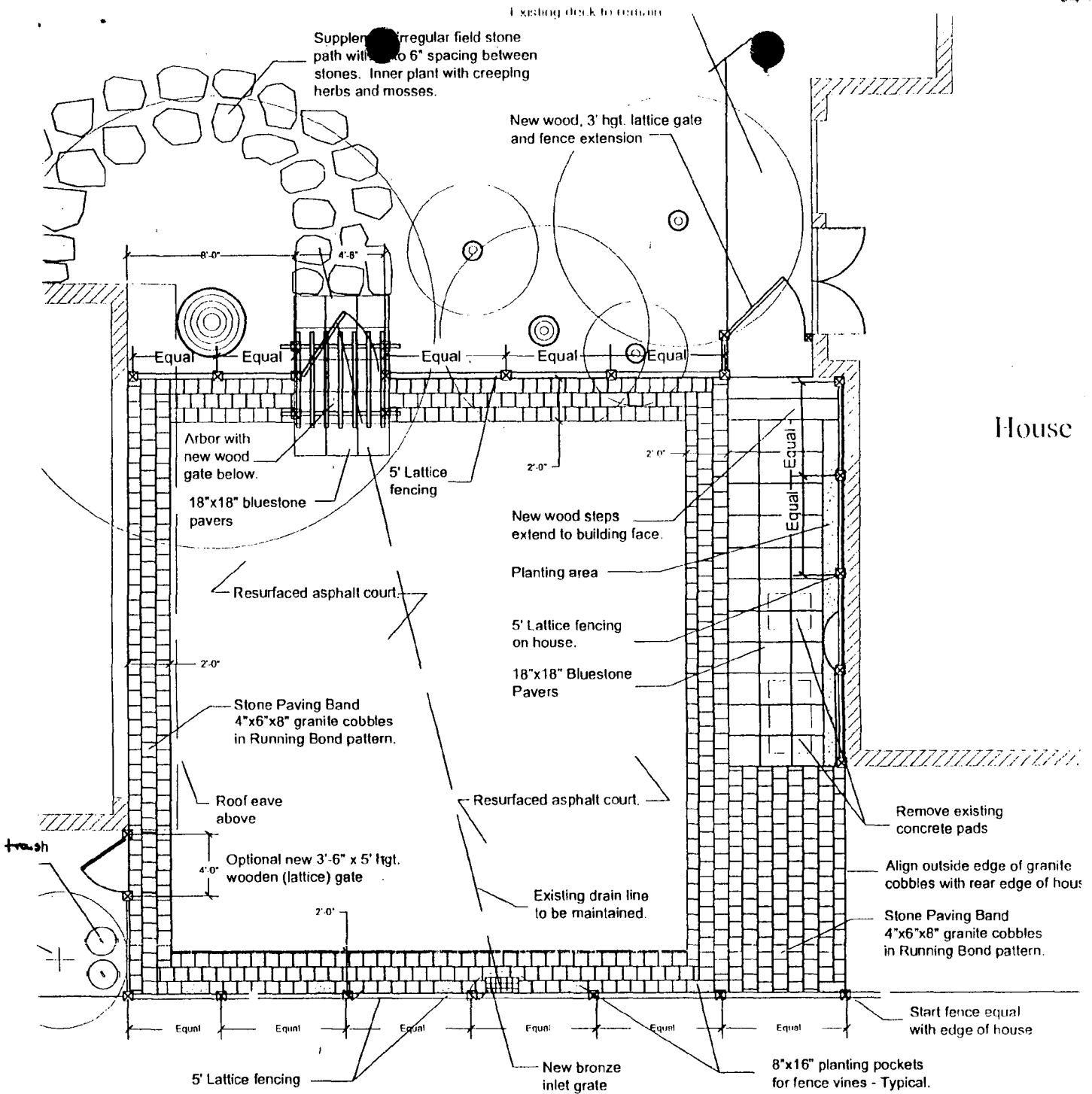


— Original Roof - Asphalt Shingles —



— Front View - Left Side of House —

5
P
R
I
M
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O
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Geller Residence - Entry Court

Scale: 1/4" = 1'-0"