

35/13-04P 6 Primrose Street
Chevy Chase Historic District



THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

Date: May 27, 2004

MEMORANDUM

TO: Robert Hubbard, Director

FROM: Anne Fothergill, Planner *AF*
Historic Preservation

SUBJECT: Historic Area Work Permit # 342572 and 34366

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached applications for Historic Area Work Permits (HAWP). Both of these applications were **APPROVED**. The HPC staff will review and stamp the construction drawings prior to the applicant's applying for a building permit with DPS.

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

Applicant: Clarke and Naomi Camper

Address: 6 Primrose Street, Chevy Chase, MD 20815

This HAWP approval is 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 or online at <http://permits.emontgomery.org> 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

RECEIVED

MAY 05 2004

Dept. of Permitting Services

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Dianne Seiffert, agent

Daytime Phone No.: 301/652-1288

Tax Account No.: 00455920

Name of Property Owner: CAMPBELL, CLARKED & NAOMI G. Daytime Phone No.: 202/224-4234 (NAOMI)

Address: 6 Primrose Street Chevy Chase MD 20815-4229

Contractor: EVERETT Landscaping - driveway + walls City Washington State DC Zip Code 20005
Halpote Woodworkers, Inc - fencing Phone No.: 103/433-9929

Contractor Registration No.: _____

Agent for Owner: Dianne Seiffert Landscape Design Daytime Phone No.: 301/652-1288

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: Primrose
Town/City: Chevy Chase Village Nearest Cross Street: Connecticut Avenue
Lot: 10 Block: 57 Subdivision: Chevy Chase Section 2
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:

<input checked="" type="checkbox"/> Construct	<input checked="" type="checkbox"/> Extend	<input type="checkbox"/> Alter/Renovate	<input type="checkbox"/> A/C	<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Room Addition	<input type="checkbox"/> Porch	<input type="checkbox"/> Deck	<input type="checkbox"/> Shed
<input type="checkbox"/> Move	<input checked="" type="checkbox"/> Install	<input checked="" type="checkbox"/> Wreck/Raze	<input type="checkbox"/> Solar	<input type="checkbox"/> Fireplace	<input type="checkbox"/> Woodburning Stove	<input type="checkbox"/> Single Family		
<input type="checkbox"/> Revision	<input type="checkbox"/> Repair	<input type="checkbox"/> Revocable	<input checked="" type="checkbox"/> Fence/Wall (complete Section 4)			<input checked="" type="checkbox"/> Other: <u>Lamppost</u>		

1B. Construction cost estimate: \$ \$25,000

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 6 feet 6 inches max. fence; 2'-0" retaining wall 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, driveway, fence + retaining wall On public right of way/easement retaining wall & lamp post

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.

Dianne Seiffert
Signature of owner or authorized agent

May 4, 2004
Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: Julia O'Malley AP Date: 5-27-04

Application/Permit No.: 343366 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:

The 2-1/2 story residence, with original portion built in 1908, is of Colonial Revival style architecture with Georgian, Federal and Dutch influences. It has stucco exterior, symmetrical rectangular form, columned one-story front porch, center front door with fan oval transom, and gambrel roof. The relatively level 8400 sf landscaped lot also contains a stuccoed detached 1-car garage and in-ground swimming pool at the rear. A weeping mulberry tree in the front yard is the only notable plant and will not be affected by the proposed work.

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

The proposed work is for landscape-related construction only of 4 types: 1. remove narrow, unused concrete aggregate driveway and replace with lawn and mixed shrub planted border; 2. construct two low stone retaining walls to a) extend existing front wall across frontage of removed driveway, and b) replace existing timber wall bounding swimming pool; 3. replace existing steel fences with Walpole Woodworkers wood fences, gates and arbors; and D. add a Walpole Woodworkers lamppost with house number plaque in r.o.w. portion of lawn to illuminate existing steps into yard from public sidewalk. The work will reinforce the architectural character of house and district, enhance the environmental setting without adverse impact, provide needed privacy, and improve both functional and aesthetic enjoyment of the property by the owners. To deny the permit would cause undue hardship to the owners by depriving them of improvements of needed privacy and best enjoyment of their property, which are consistent with similar improvements granted to nearby properties in the historic district.

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).

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.



RETURN TO: DEPARTMENT OF PERMITTING/SEI
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: DIANNE SEIFFERT
Daytime Phone No.: 301/652-1288

Tax Account No.: _____
Name of Property Owner: CLARKE CAMPER Daytime Phone No.: 301/652-1288
Address: 6 PRIMROSE ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: WALPOLE WOODWORKERS Phone No.: _____
Contractor Registration No.: _____
Agent for Owner: DIANNE SEIFFERT Daytime Phone No.: 301/652-1288

LOCATION OF BUILDING/PREMISE

House Number: 6 Street: PRIMROSE STREET
Town/City: CHEVY CHASE Nearest Cross Street: CONNECTICUT
Lot: 10 Block: 57 Subdivision: CHEVY CHASE SECTION TWO
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: w/ Arbor.
1B. Construction cost estimate: \$ 20,000
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 6 feet 6 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.

Clarke Camper owner
by Dianne Seiffert agent
Signature of owner or authorized agent Date: 4/28/04

Approved: For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: Julia O'Malley Date: 5-27-04
Application/Permit No.: 342572 Date Filed: 4/28/04 Date Issued: _____
EMC

**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:

ERECT CLASSIC WHITE PAINTED WOOD FENCES
AT EXISTING EARLY 1900'S RESIDENCE,

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

FENCES WILL PROVIDE NECESSARY PRIVACY
IN KEEPING WITH ARCHITECTURAL PERIOD
OF HOUSE + PROPERTY. REPLACES EXISTING
STEEL PICKET FENCES THAT ARE NOT AS IN
KEEPING WITH ARCH STYLE + DO NOT PROVIDE
NEEDED PRIVACY. CONSTRUCTION + DESIGN

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.

INCLUDE
FENCES,
GATES +
ARBORS.

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.

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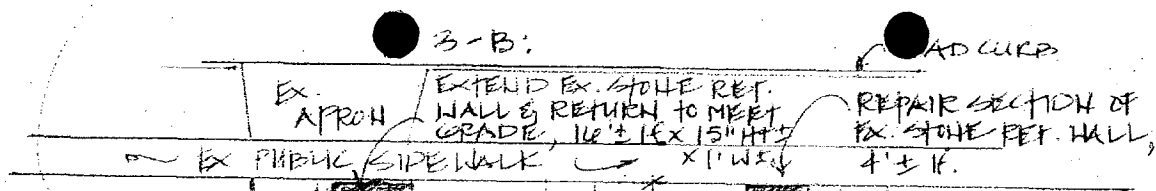
6. TREE SURVEY

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7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

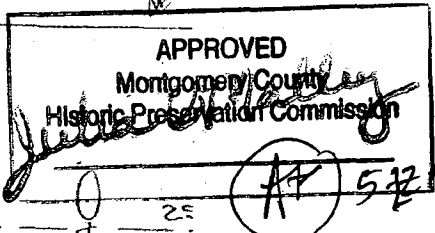
For **ALL** projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well as the owner(s) of lot(s) or parcel(s) which lie 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).

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PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.



3-A: REMOVE CONCRETE DRIVEWAY & CREATE PLANTED BED AT GRADE.

3-D: NEW WOOD LAMPOST (ELEV.), W/ HSE. NUMBER, 7' ± HT.



3-C-2: NEW WOOD FENCE GATE & ARBOR TO MATCH SAMBONT EAST SIDE. 5' HT PER POOL CODE MIN.

3-C-1: NEW FLATBOARD PICKET FENCE W/ LATTICE TOPPER @ 6 1/2' HT, SET INSIDE EX. PARTY FENCE

REMOVE STEEL PICKET GATE & FENCE SECTION.

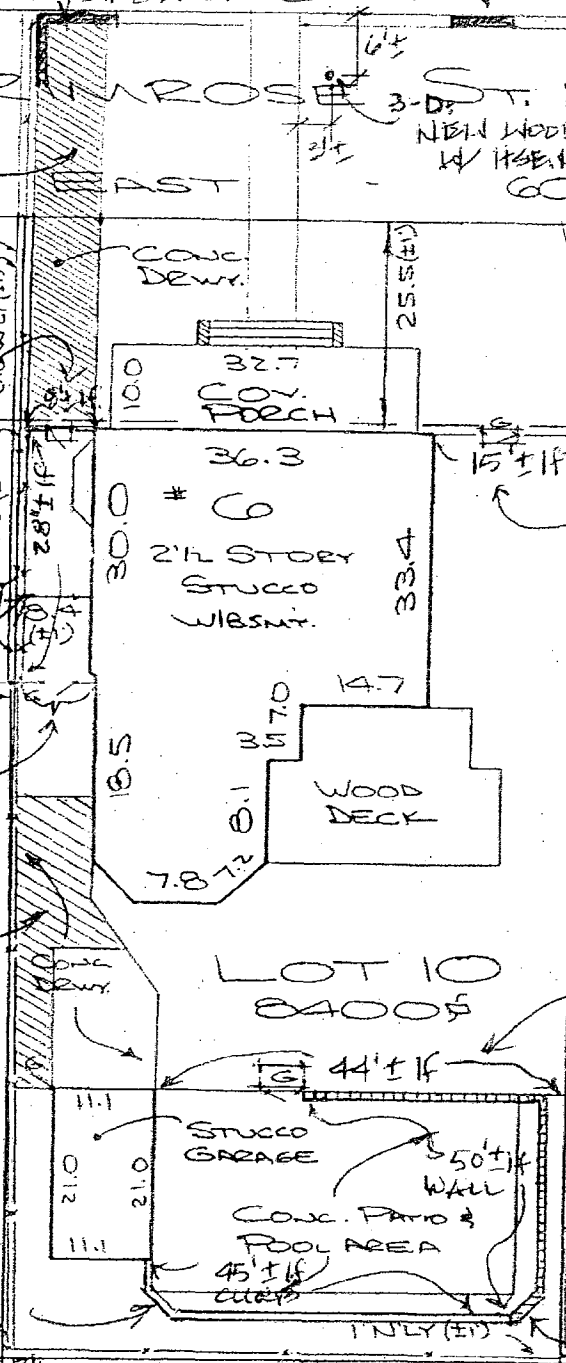
3-A: REMOVE CONC. DRIVEWAY SECTION & CREATE PLANTED BED AT GRADE

3-C-2: REPLACE EX WOOD FENCE & GATE W/ WOOD PICKET FENCE & FLATBOARD GATE @ 5' HT. PER POOL CODE, & WOOD ARBOR AT CENTERED GATE.

3-C-3: REPLACE EX STEEL PICKET FENCE & GATE W/ WOOD PICKET FENCE & FLATBOARD GATE @ 3.5' HT, & WOOD ARBOR OVER GATE

3-B: REPLACE W/ TIMBER CURB W/ RUBBLESTONE CURB @ 6" HT. MATCH OTHER STONE WALL STYLE

3-B: REPLACE EX. 2' HT. TIMBER RET. WALL W/ 2' HT RUBBLESTONE MATCH STONE WALL STYLE AT STREET.



SITE PLAN

CAMPER RESIDENCE
6 PRIMROSE ST.
CHEVY CHASE VILLAGE, MD

LOT 10, BLOCK 57, SECTION TWO CHEVY CHASE
MONTGOMERY CO., MD.

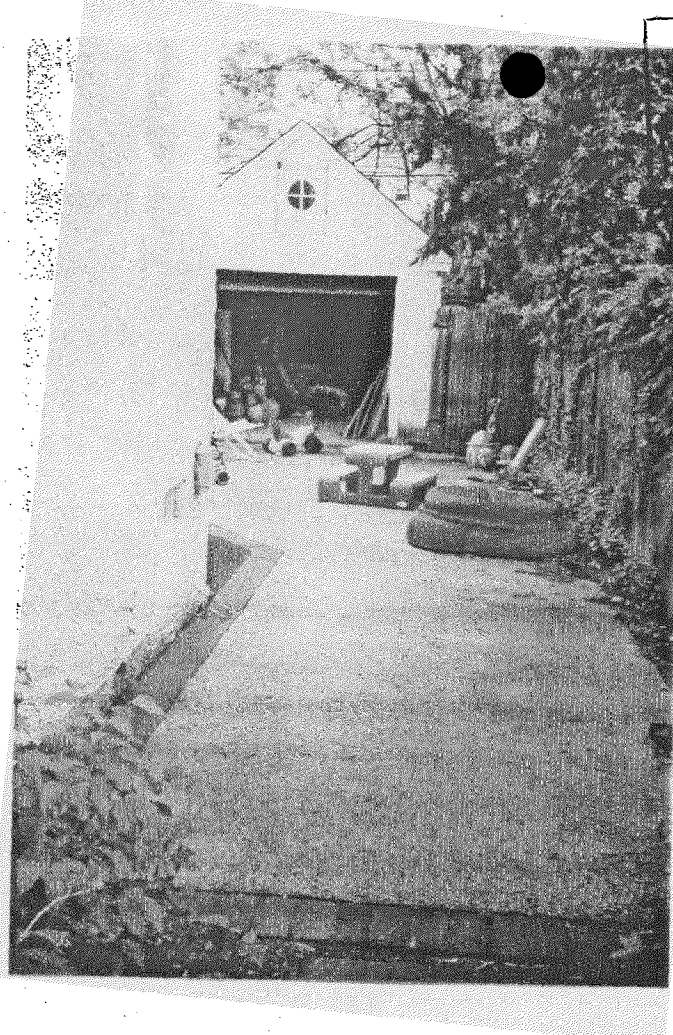
1" = 20.0'

PREPARED BY:
DIANNE SHIFFERT LANDSCAPE ARCH.
8213 KENTBURY DRIVE
BETHESDA, MD 20814
301/652-1288
FX. 301/652-1287 4-16-04

John D. Malley

6 PRIMROSE ST
HEVY CHASE, MD

AD 5-78-0



5d.

← WEST ELEVATION (PARTIAL)
LOOKING TOWARD REAR YARD

- PORTION OF CONCRETE DRIVEWAY TO BE REMOVED
- EXISTING STOCKADE FENCE TO REMAIN
- NEW CONSTRUCT 6'-6" WALPOLE PRIVACY FENCE W/ LATTICE TOPPER ALONG WEST PROPERTY LINE STARTING AT $\frac{1}{2}$ ADJUTING END OF STOCKADE FENCE

← EX. STOCKADE FENCE ENDS $\frac{1}{2}$ STEEL PICKET BEGINS AT CORNER OF DRIVEWAY SLAB

5e.

WEST ELEVATION (PARTIAL) FROM FRONT CORNER OF HOUSE LOOKING TOWARD REAR YARD $\frac{1}{2}$ SHOWING SIDE OF #4 PRIMROSE ST.



REAR YARD $\frac{1}{2}$ SHOWING SIDE OF #4 PRIMROSE ST.

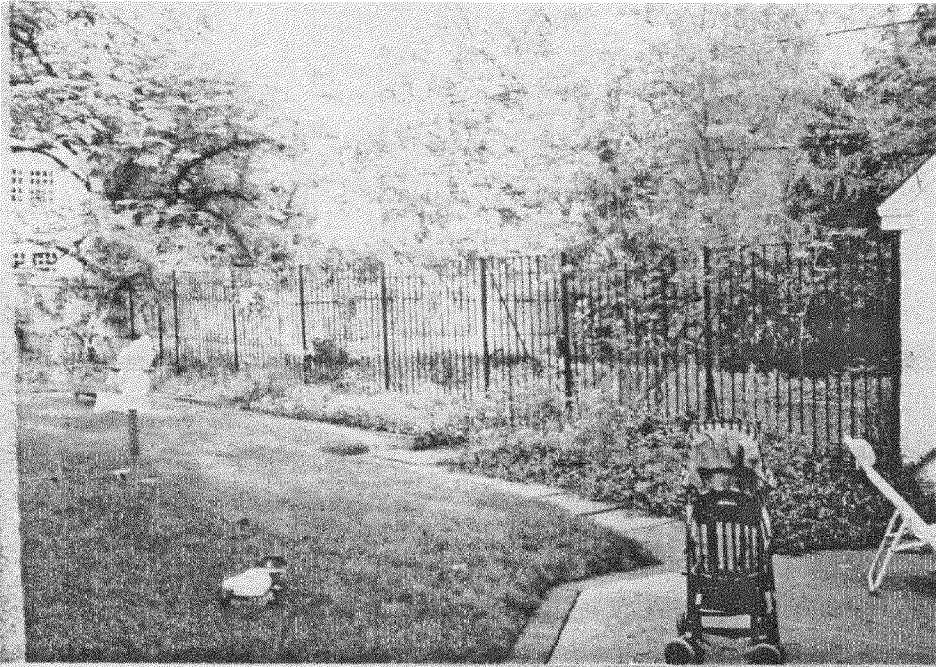
- DRIVEWAY SLAB TO BE REMOVED FROM FRONT WEST HOUSE CORNER (SHOWN HERE) TO PUBLIC SIDEWALK.
- CONSTRUCT NEW 6'-6" HT PRIVACY FENCE FROM STEEL PICKET POST AT CORNER OF DRIVEWAY SLAB TO CONNECT WITH STOCKADE FENCE, ≈ 20 LF

- CONSTRUCT NEW 5' HT WHITE PICKET FENCE, GATE $\frac{1}{2}$ ARBOR TO CONNECT END OF PROPOSED 6'-6" HT PRIVACY FENCE WITH FRONT HOUSE CORNER
- STEEL PICKET PARTY FENCES TO REMAIN.

EXHIBIT 5
6 PRIMROSE ST
CHEVY CHASE, MD

5f.

VIEW WEST TO EAST ACROSS REAR YARD (POOL AREA)

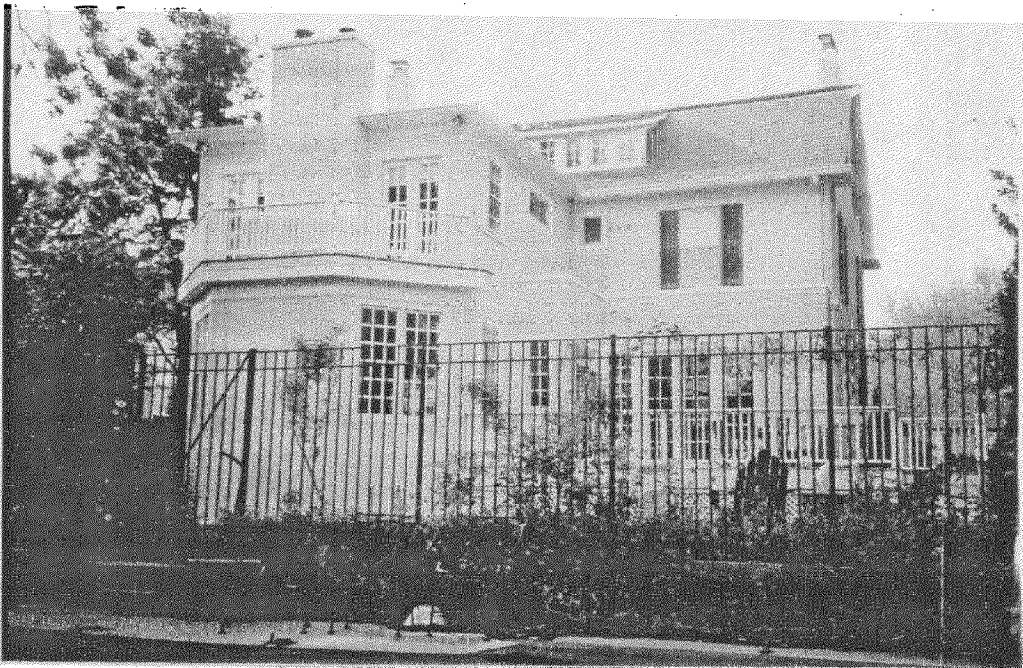


APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
5.27.04

- REPLACE STEEL PICKET FENCE WITH
3 1/2 HT. WALPOLE WHITE SQUARE PICKET
FENCE, GATE & ARBOR.

5g.

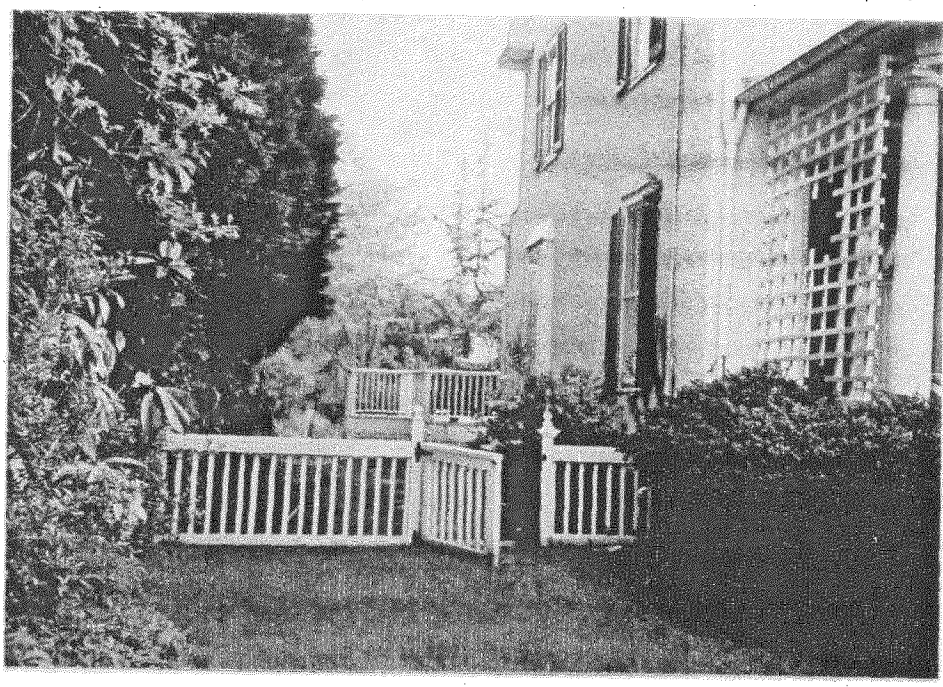
SOUTH (REAR) HOUSE ELEVATION



- REPLACE TIMBER RETAINING WALL (BOTTOM RIGHT
OF PHOTO, TYPICAL) WITH FIELDSTONE RETAINING
WALL PER WALL AT PUBLIC SIDEWALK, SIMILAR.

6 PRIMROSE ST
CHEVY CHASE, MD

5c. EAST ELEVATION LOOKING TOWARD REAR YARD



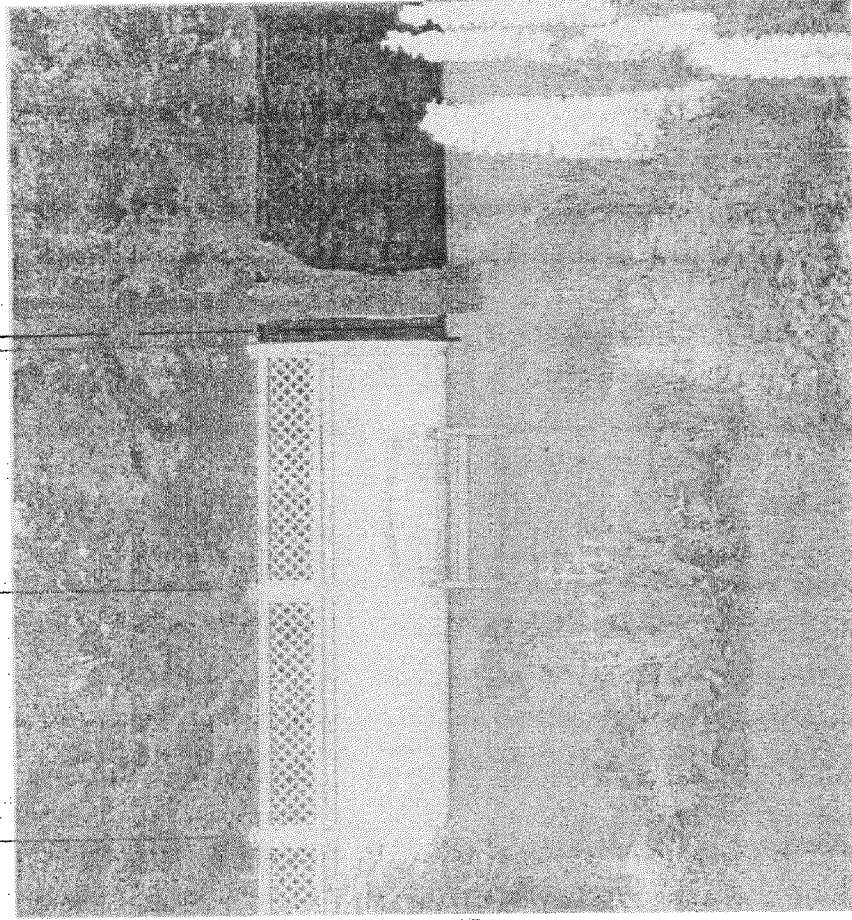
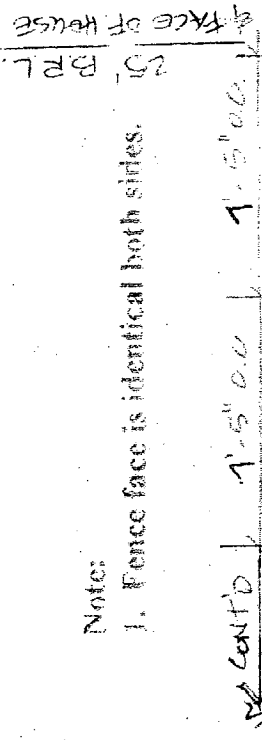
REPLACE EXISTING FENCE & GATE WITH
5' HEIGHT WHITE PICKET FENCE, GATE &
ARBOR. ALL BY WALPOLE HOOD WORKERS.

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley
AM 5-27-04

EXHIBIT 3-C-1

Note:

1. Fence face is identical both sides.



EAST ELEV, SIMILAR

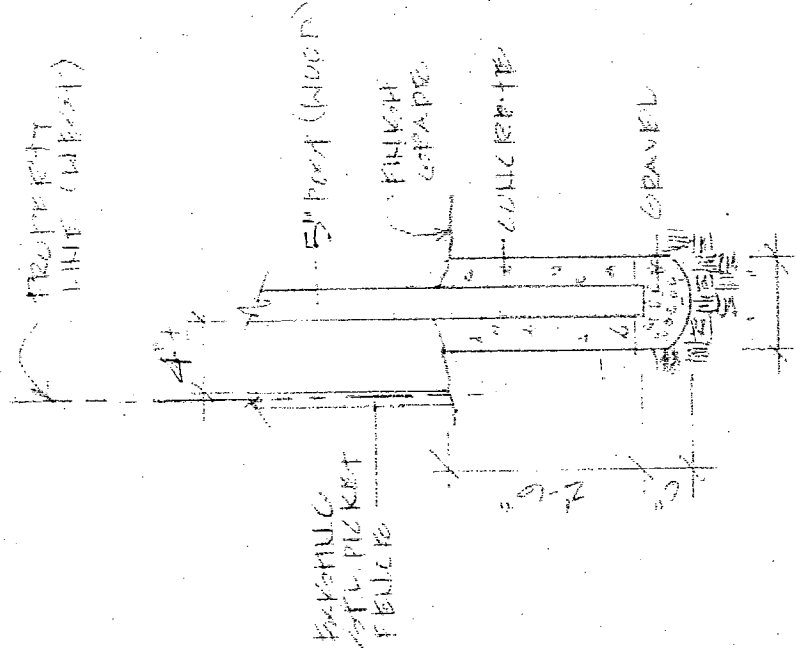
Proposed Wood Privacy Fence - ALONG WEST PROPERTY LINE NOT IF
 Camper Residence, 6 Primrose Street, Chevy Chase, MD 20815

Illustration prepared 4-16-04 by:
 Dianne Seiffert Landscape Design

8213 Kenilbury Drive, Bethesda, MD 20814
 PH: 301/652-1288 FX: 301/652-1287

APPROVED
 Montgomery County
 Historic Preservation Commission

Julia Offenberg 527-04



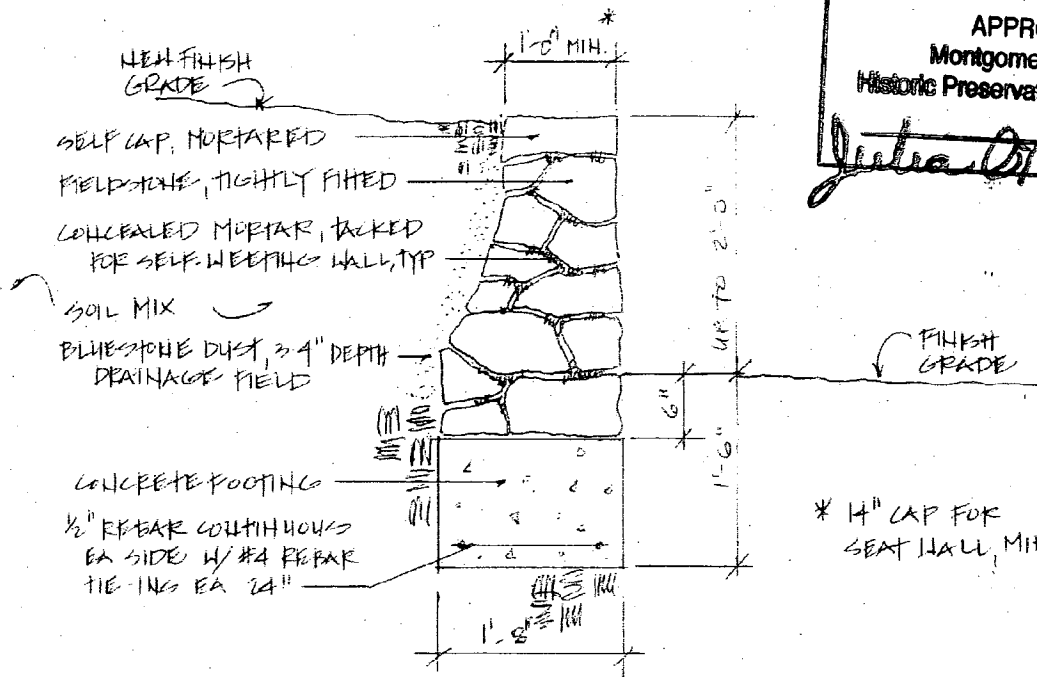
POST FOOTING DETAIL
 TYPICAL SECTION NPS

EXHIBIT 3-B

6 PRIMROSE STREET
CHEVY CHASE, MD

DIANNE SEIFFERT LANDSCAPE DESIGN

A Division of SEIFFERT LTD
8213 Kentbury Drive
Bethesda, MD 20814
301/652-1288
FAX 301/652-1287

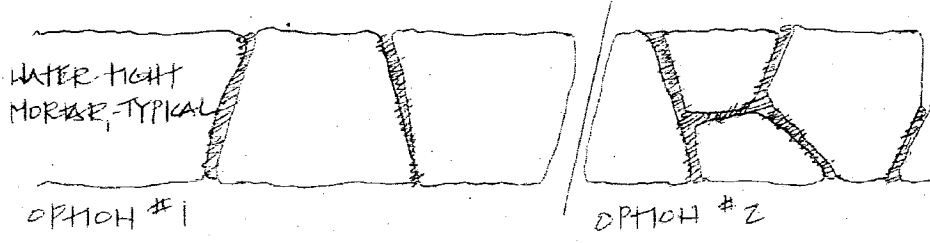


APPROVED
Montgomery County
Historic Preservation Commission

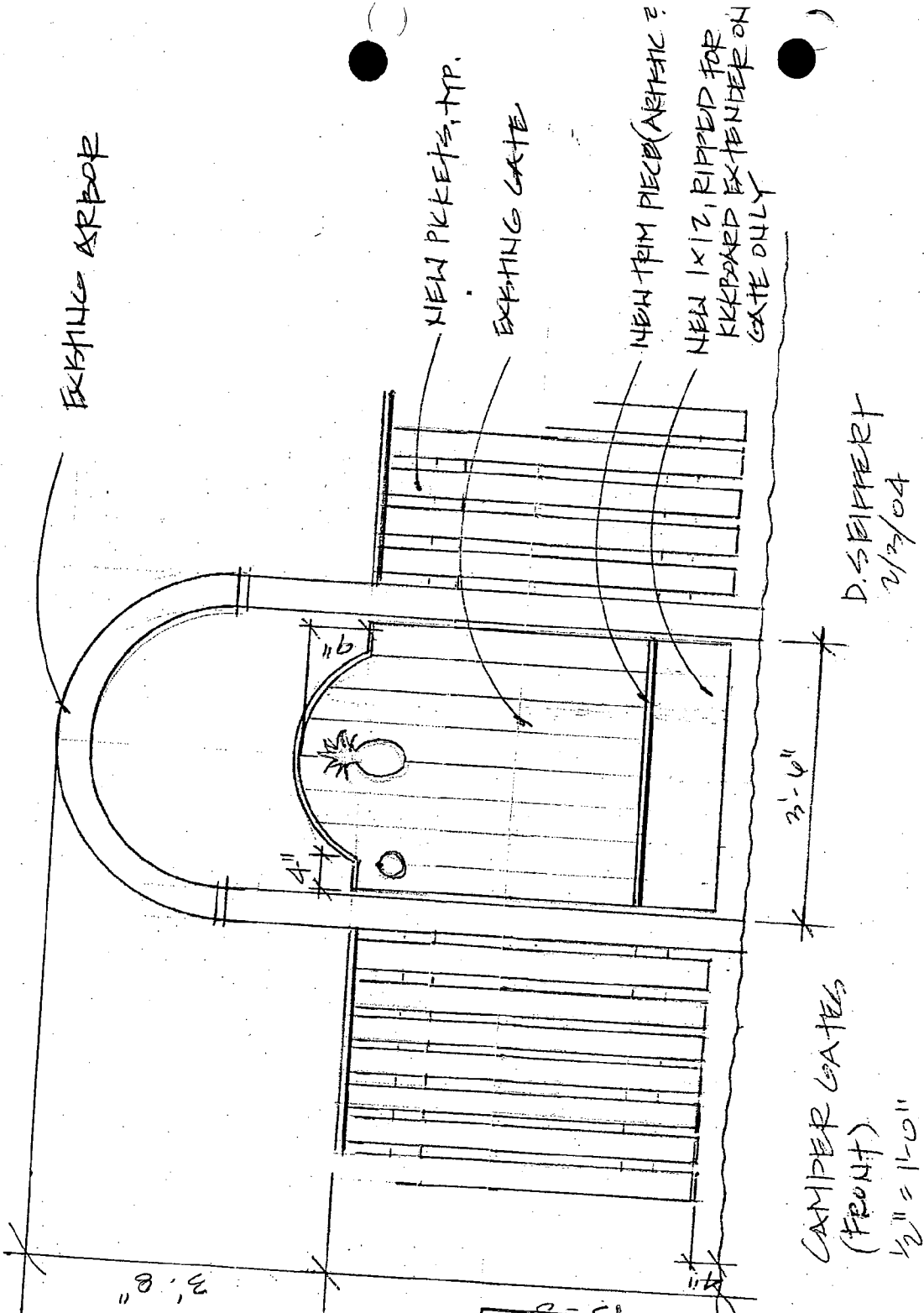
Julia O'Malley (Signature)

05-27-0'

1 FIELDSTONE RETAINING WALL, SEMI-DRY LAID
TYPICAL SECTION
3/4" = 1'-0"



2 SELF CAP STYLE
PLAN
3/4" = 1'-0"



WOOD ARBOR WITH 5' FENCE & GATE
 EIFFERT 4/13/04

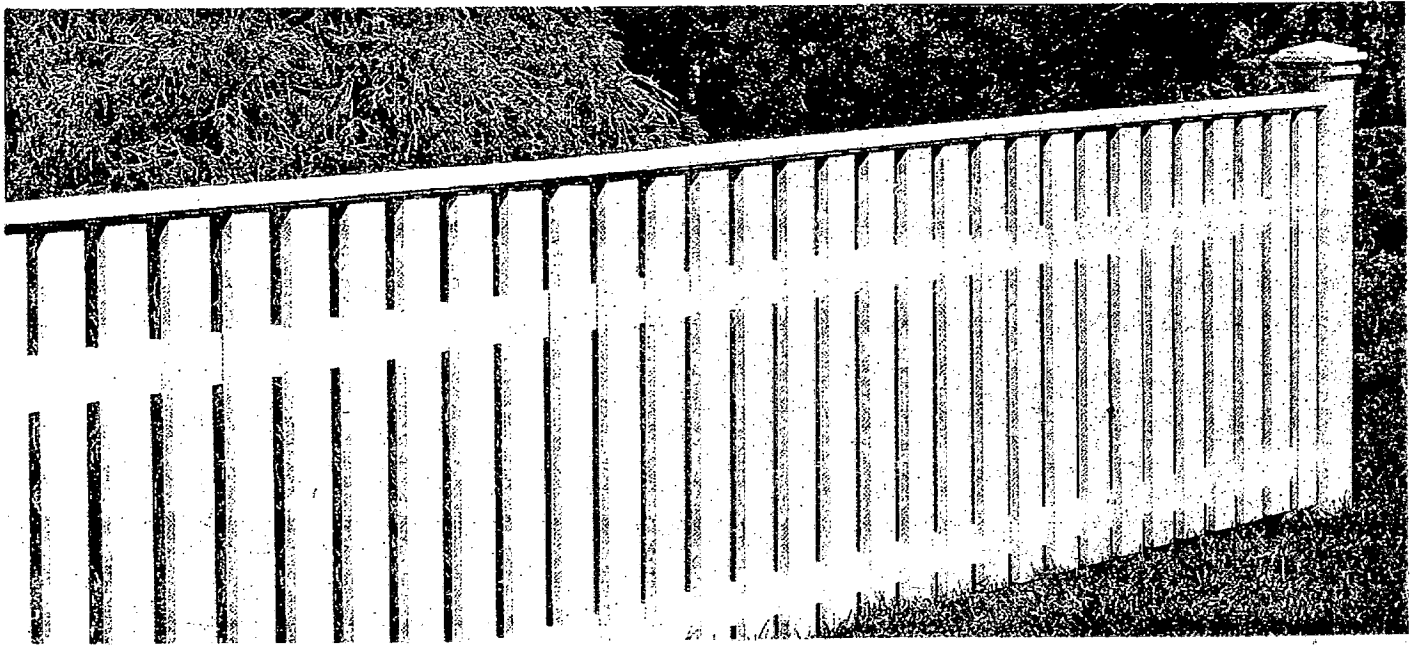
CAMPER GATES
 (FRONT)
 1/2" = 11'-0"

APPROVED
 Montgomery County
 Historic Preservation Commission
Julia O'Malley
 AP 5-27-04

ENTRY FENCES

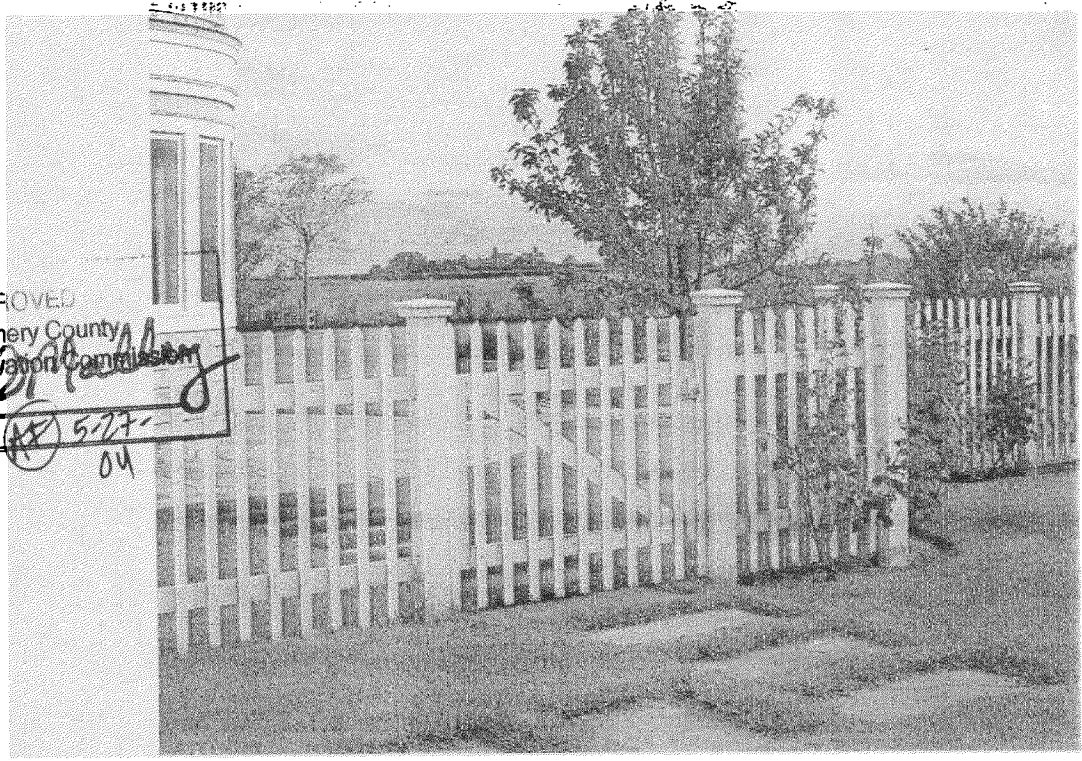
CAMPER RESIDENCE
6 PRIMROSE ST.
CHEVY CHASE, MD
5-4-04

C-2.
5' HT. FLAT PICKET @ HOUSE, SIMILAR



W. HOLE WOODWORK, INC.

C-3.
3 1/2' HT. SQUARE PICKET @ POOL, SIMILAR



APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Fallon
5/27/04
04

EXHIBIT 3-C-243

8'-2" HT SPINDLE TOP ARBOR

① 3, TYPICAL

CAMPBELL RESIDENCE
6 PRIMROSE ST
CHEVY CHASE, MD.



APPROVED
Montgomery County
Historic Preservation Commission

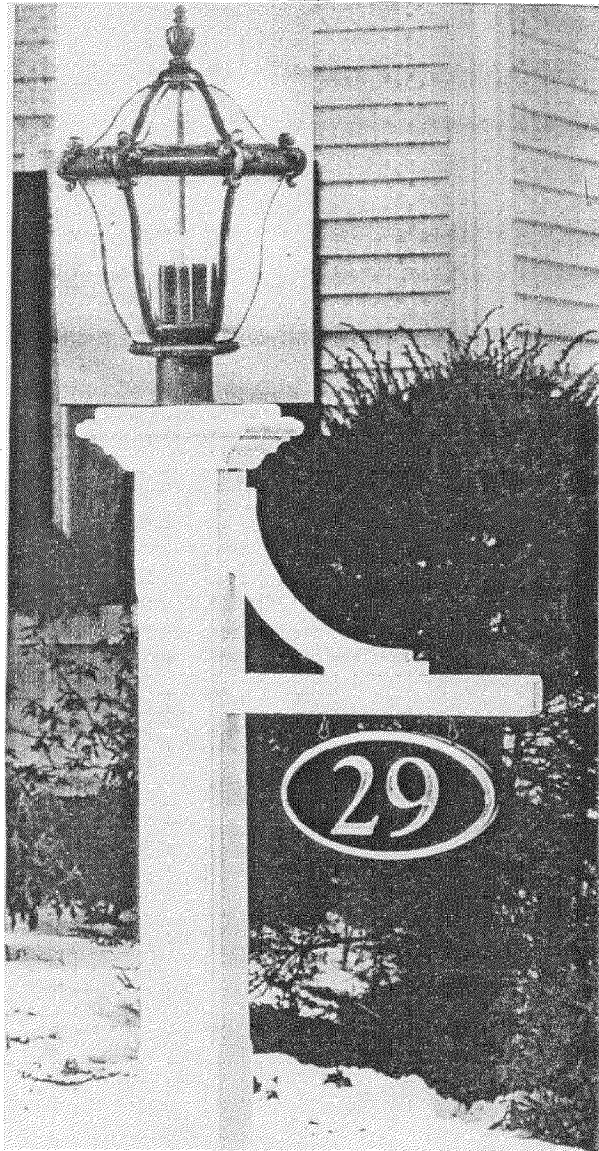
Julia O'Malley AH

5-27-02

PROPOSED LAMPPOST, SIMILAR

8'-8" HT.

EXHIBIT 3-D



CAMPER RESIDENCE
16 PRIMROSE ST
CHEVY CHASE, M.D.

APPROVED
Montgomery County
Historic Preservation Commission
Julia O'Malley

(AP) 5-27-01

EXHIBIT 5
6 PRIMROSE ST
CHEVY CHASE, MD

5a. NORTH ELEVATION w/ ADJACENT PROPERTY TO WEST

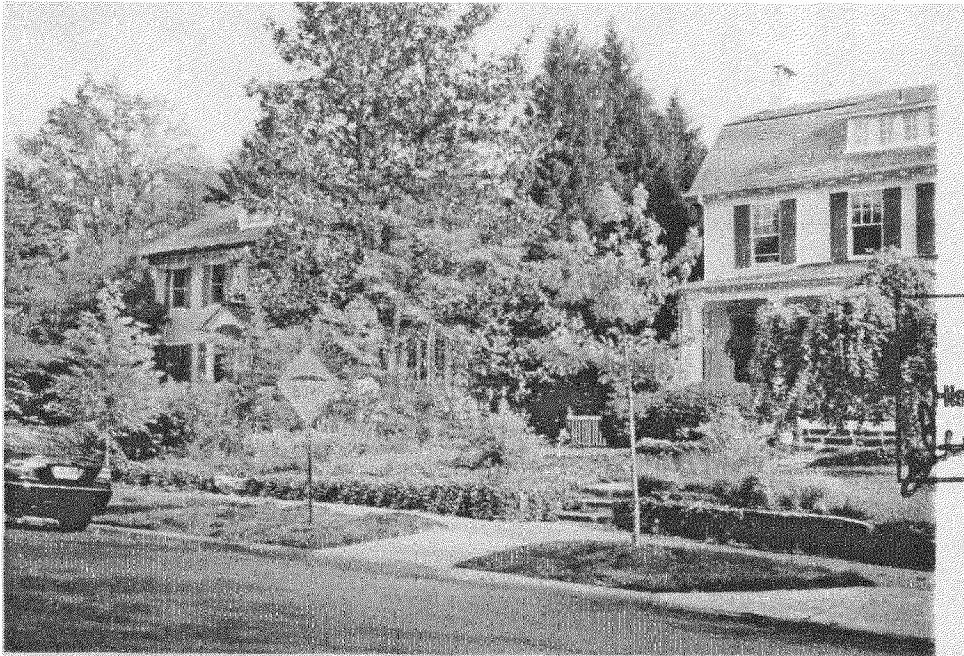


6 PRIMROSE ST

4 PRIMROSE ST

- CONCRETE AGGREGATE DRIVEWAY TO BE REMOVED
(CONCRETE APRON TO REMAIN)
- FIELDSTONE RETAINING WALL TO BE EXTENDED ACROSS
DRIVEWAY AREA

5b. NORTH ELEVATION w/ ADJACENT PROPERTY TO EAST



8 PRIMROSE

6 PRIMROSE

APPROVED
Montgomery County
Historic Preservation Commission

Julia O'Malley
AS 5-27-09

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 6 Primrose Street **Meeting Date:** 05/26/04
Applicant: Clarke and Naomi Camper **Report Date:** 05/19/04
Resource: Contributing Resource **Public Notice:** 05/12/04
 Chevy Chase Village Historic District
Review: HAWP **Tax Credit:** None
Case Number: 35/13-04P **Staff:** Anne Fothergill

PROPOSAL: Fence, driveway, and retaining wall alterations

RECOMMEND: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village
STYLE: Colonial Revival
DATE: c. 1892-1916

PROPOSAL

The applicants are proposing to:

- Remove concrete aggregate driveway and replace with planted bed
- Extend existing stone retaining wall along frontage of removed driveway
- Remove concrete driveway section behind house and replace with planted bed
- Replace existing timber wall around swimming pool with two fieldstone retaining walls
- Replace existing steel fences with wood fences, gates, and arbors; fences at both sides of house to be 5' to meet Code for pool (see site plan for fence location and photos in Circles 9-14 for proposed fence detailing)
- Install a wood lamppost with house number

STAFF DISCUSSION

The Chevy Chase Village Historic District guidelines for Contributing Resources include:

- 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.

- Lampposts and other exterior lights should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not.
- HAWP applications for other types of exterior alterations, changes and/or additions should be reviewed in a manner that is consistent with the two paramount principles...fostering the Village's shared commitment to evolving eclecticism while maintaining its open park-like character.

Using these guidelines, staff reviewed this proposal and found all the proposed changes approvable.

The most important change from the existing conditions is the removal of the front driveway and the applicants should be commended for this. The return to grass and plants will have a very positive impact on the streetscape. The proposed fencing and retaining walls are appropriate materials and compatible design.

Staff recommends approval.

STAFF RECOMMENDATION

Staff recommends that the Commission *approve* the HAWP application as being consistent with 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 the general condition applicable to all Historic Area Work Permits that **the applicant will present 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits (if applicable)**. After issuance of the Montgomery County Department of Permitting Services (DPS) permit, the applicant will arrange for a field inspection by calling the DPS Field Services Office at (240) 777-6370 or online at www.permits.emontgomery.org prior to commencement of work and not more than two weeks following completion of work.

May 4, 2004

Exhibit Documents Accompanying Historic Area Work Permit Application Of

Clarke and Naomi Camper
6 Primrose Street
Chevy Chase, MD 20815-4229

1. **Written Description of Project:** See page 2 of application.
2. **Site Plan.** Attached.
3. **Plans and Elevations.** Attached, and keyed to Site Plan.
 - A. Remove driveway sections, @ 2, and replace with planted borders and lawn. See Site Plan and Photographs 5a, 5d and 5e for affected areas.
 - B. Construct fieldstone retaining walls, @ 2. See Site Plan, Plans & Elevations, and Photographs 5a and 5g for affected areas and specification.
 - C. Install wood fences, arbors and gates, all by Walpole Woodworkers. See Site Plan, and Plans & Elevations for affected areas and specification.
 - C-1. 6-1/2' height privacy fence along portion of west property line. (Photos 5d, 5e)
 - C-2. 5' height flat picket entry fence with gate and arbor, 1 @ connecting existing east and west boundary fences to front corners of house. (Photos 5c and 5e)
 - C-3. 3-1/2' height picket entry fence with gate and arbor, at swim pool. (Photos 5f, 5g)
 - D. Install Walpole wood lamppost with house number plaque & electrified coach fixture. See Site Plan and Plans & Elevations. (Photo 5a)
4. **Materials Specifications.** See Plans and Elevations.
5. **Photographs.** Attached, with location key and labels.
6. **Tree Survey.** None provided, as no trees are affected.
7. **Addresses of Adjacent and Confronting Property Owners.** See back of application.

1. Adjacent Property Owners

Carol A. McReady
4 Primrose St.
Chevy Chase, MD 20815

Block 57, Lot 9

David I & MR Granger
8 Primrose St.
Chevy Chase, MD 20815

Block 57, Lot 11

2. Confronting Property Owners (Front)

Otto J. Ruesch et al
1 Primrose St.
Chevy Chase, MD 20815

Block 58, Lot 30

Otto J. & JW Ruesch
1 Primrose St
Chevy Chase, MD 20815

Block 58, Lot 31

Alan B & Sandra L. Geller
5 Primrose St
Chevy Chase, MD 20815

Block 58, Lot P3

Richard D & BG Kline
7 Primrose St.
Chevy Chase, MD 20815

Block 58, Lot P2

3. Confronting Property Owners (Rear)

Randy & SJ Danfield
3 Oxford St
Chevy Chase, MD 20815

Block 57, Lot 6

George E 3RD + VKS Keeler
c/o Long & Foster Real Estate
11307 Georgia Avenue
Silver Spring, MD 20902-4673

Block 57, Lot 34

Valerie L. Reuther
7 Oxford St
Chevy Chase, MD 20815

Block 57, Lot 33

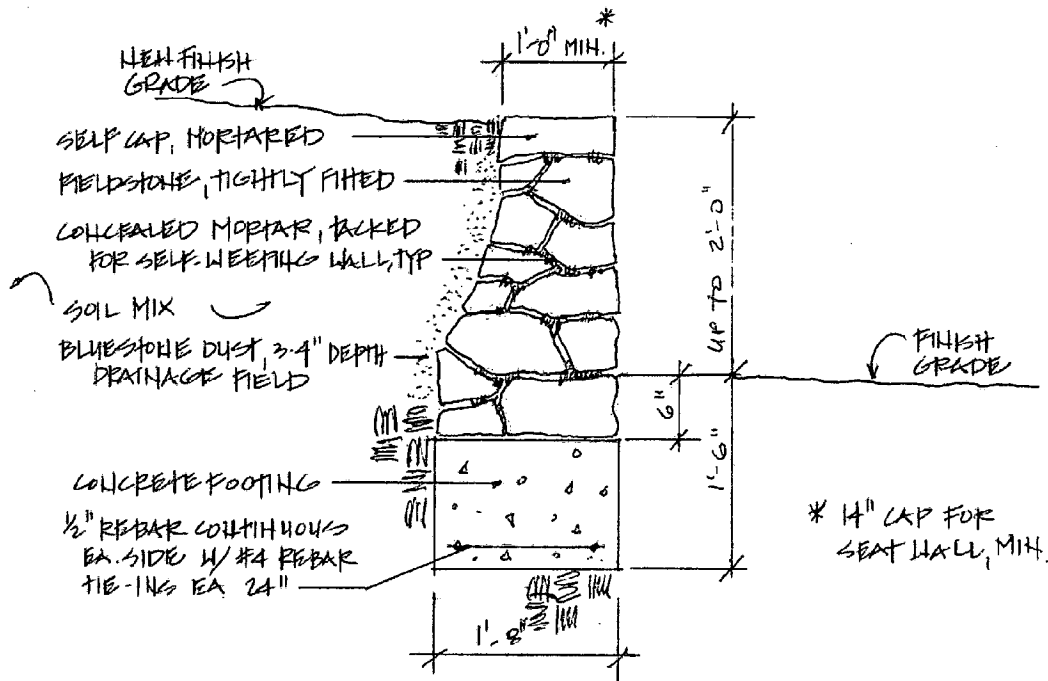
EXHIBIT 7

6 PRIMROSE ST
CHEVY CHASE, MD

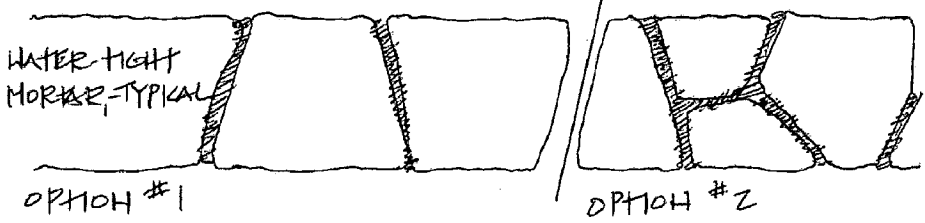
EXHIBIT 3-B
 6 PRIMROSE ST
 CHERRY CHASE, MD

**DIANNE SEIFFERT
 LANDSCAPE DESIGN**

A Division of SEIFFERT LTD
 8213 Kentbury Drive
 Bethesda, MD 20814
 301/652-1288
 FAX 301/652-1287



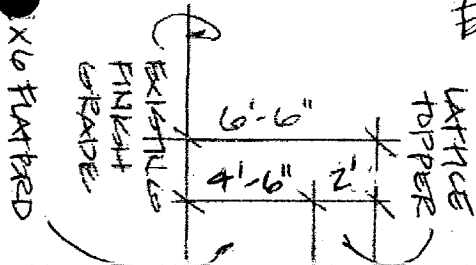
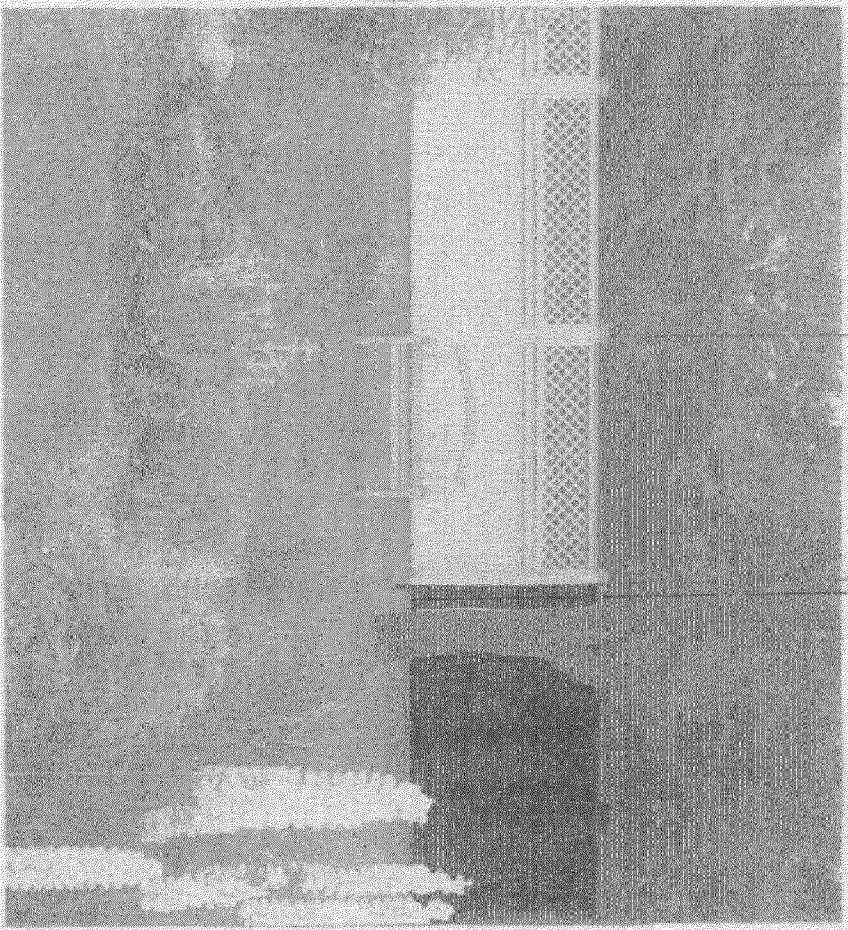
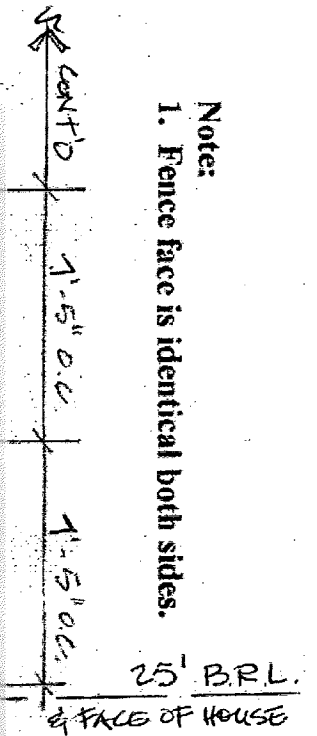
① FIELDSTONE RETAINING WALL, SEMI-DRY LAID
 TYPICAL SECTION 3/4" = 1'-0"



② SELF CAP STYLE
 PLAN 3/4" = 1'-0"

EXHIBIT 3-C-1

Note:
1. Fence face is identical both sides.

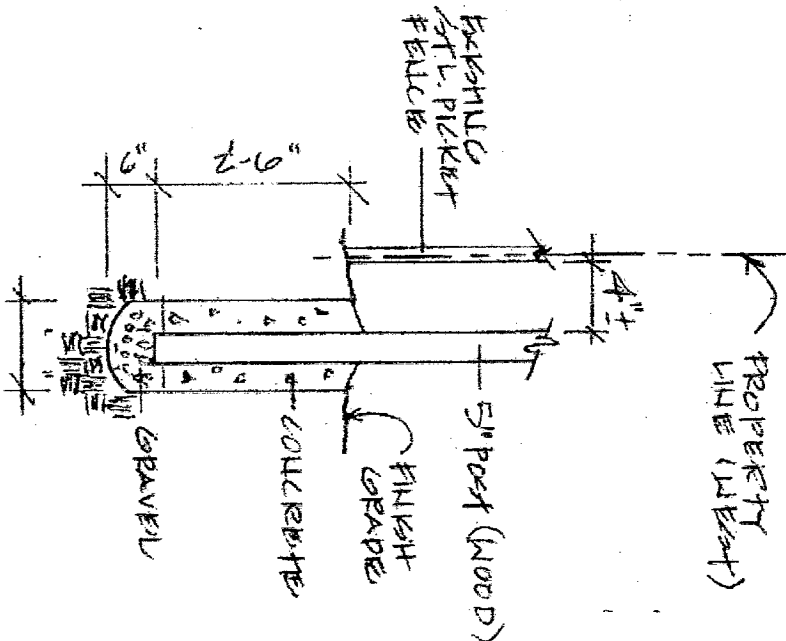


EAST ELEV, SIMILAR

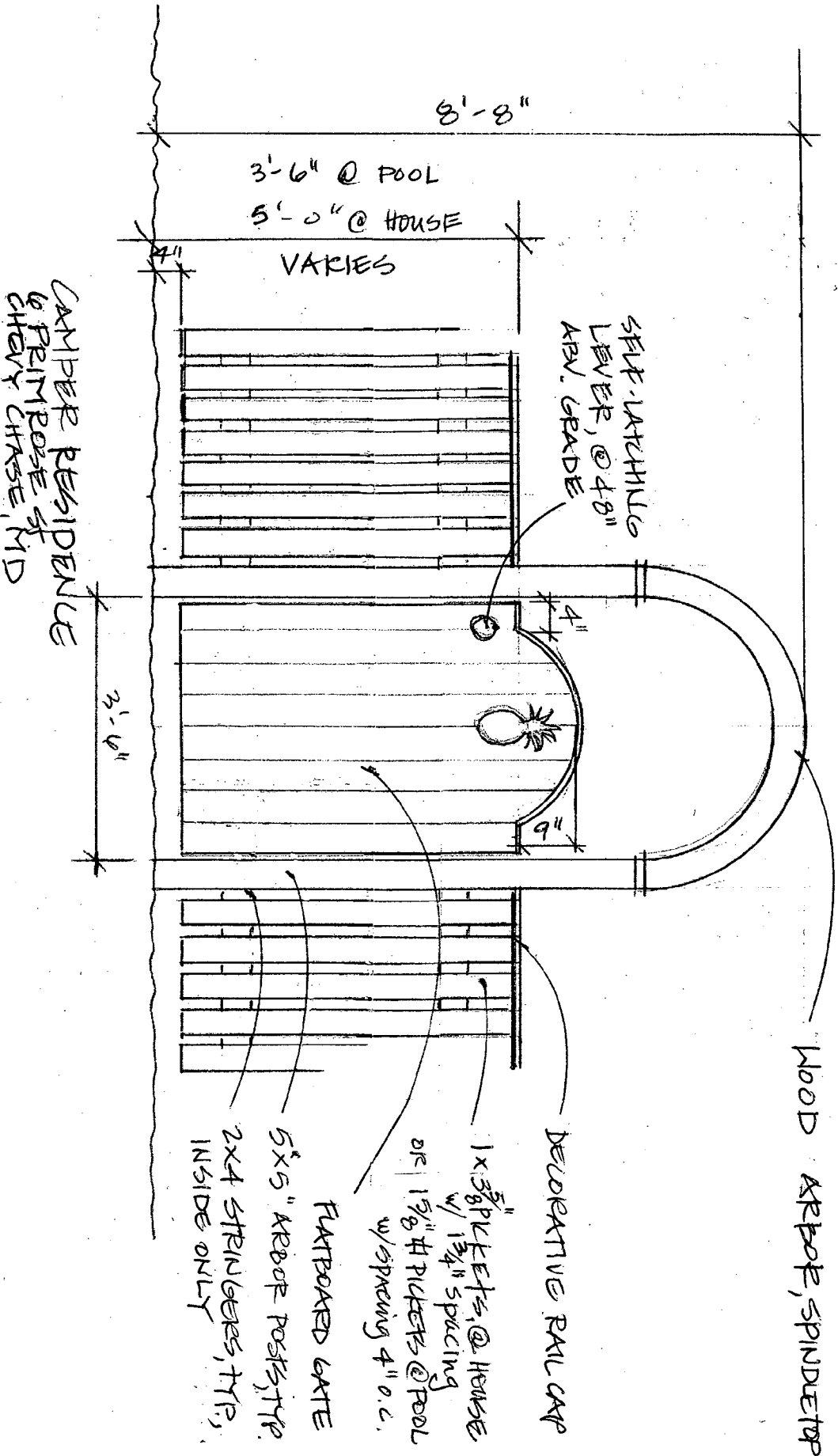
Proposed Wood Privacy Fence - ALONG WEST PROPERTY LINE, ~ 20' LF
Camper Residence, 6 Primrose Street, Chevy Chase, MD 20815

Illustration prepared 4-16-04 by:
Dianne Seiffert Landscape Design
8213 Kentbury Drive, Bethesda, MD 20814
Ph: 301/652-1288
Fx: 301/652-1287

Post Footing Detail
TYPICAL SECTION NTS.



FENCE, ARBOR & GATE PRODUCTS & INSTALLATION BY WALPOLE WOODWORKERS.
 ALL FINISH SURFACES TO BE OPAQUE WHITE STAIN.



NOTES:

1. ENDS OF FENCES ATTACHED EX. END TO BLDG. OR 6' HT MIN. FENCE
2. ALL FENCES & GATES @ HOUSE TO BE POOL CODE COMPLIANT

WOOD ENTRY FENCE WITH ARBOR & GATE

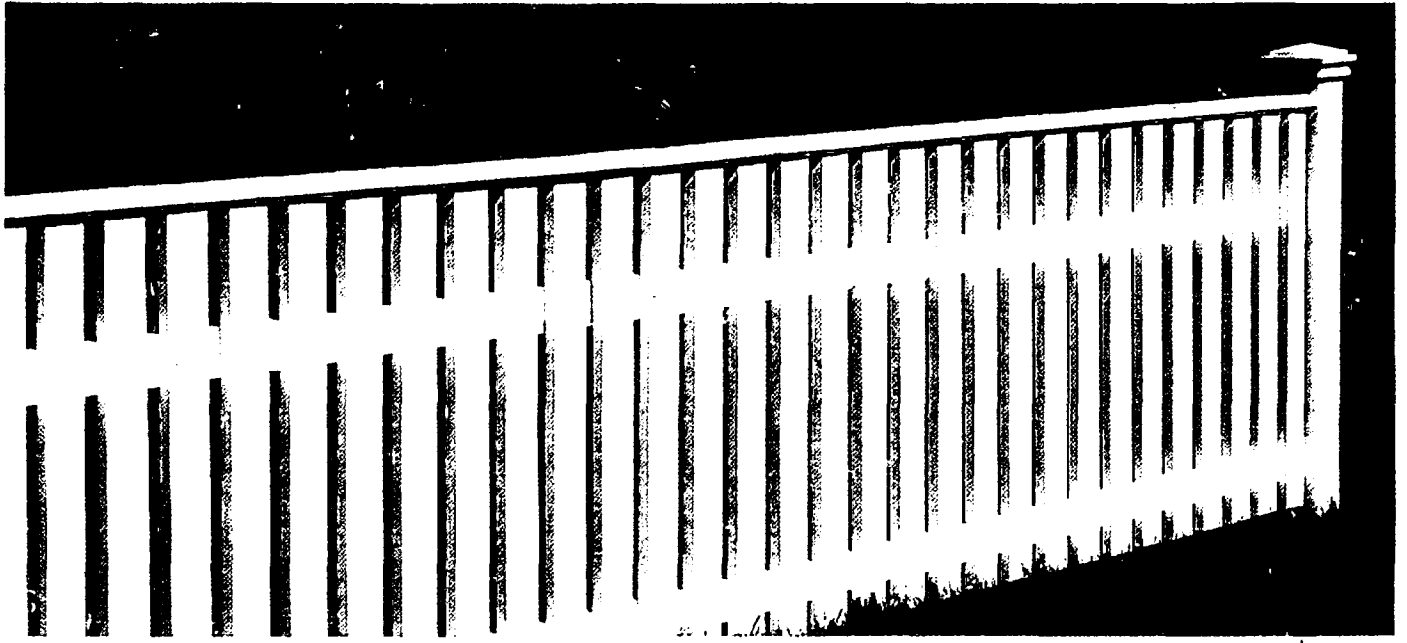
- NORTH ELEVATION, TYPICAL (PREFAB)
- @ HOUSE, W/ FLAT PICKETS
 - @ POOL, W/ SQUARE PICKETS, SIMILAR
- 1/2" = 1'-0"

ENTRY FENCES

CAMPER RESIDENCE
6 PRIMROSE ST.
CHEVY CHASE, MD

5-4-04

5' HT. FLAT PICKET @ HOUSE, SIMILAR



WAIPOLE WOODWORKERS

6'3" 3 1/2' HT. SQUARE PICKET @ POOL, SIMILAR

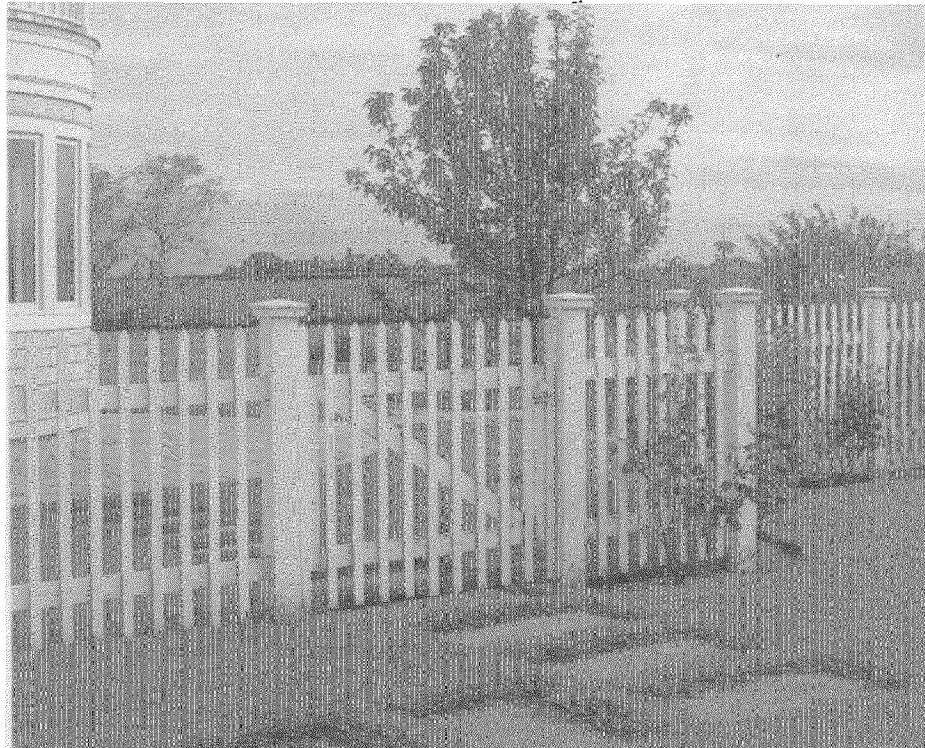


EXHIBIT 3-C-243

8'-8" HT SPINDLE TOP ARBOR

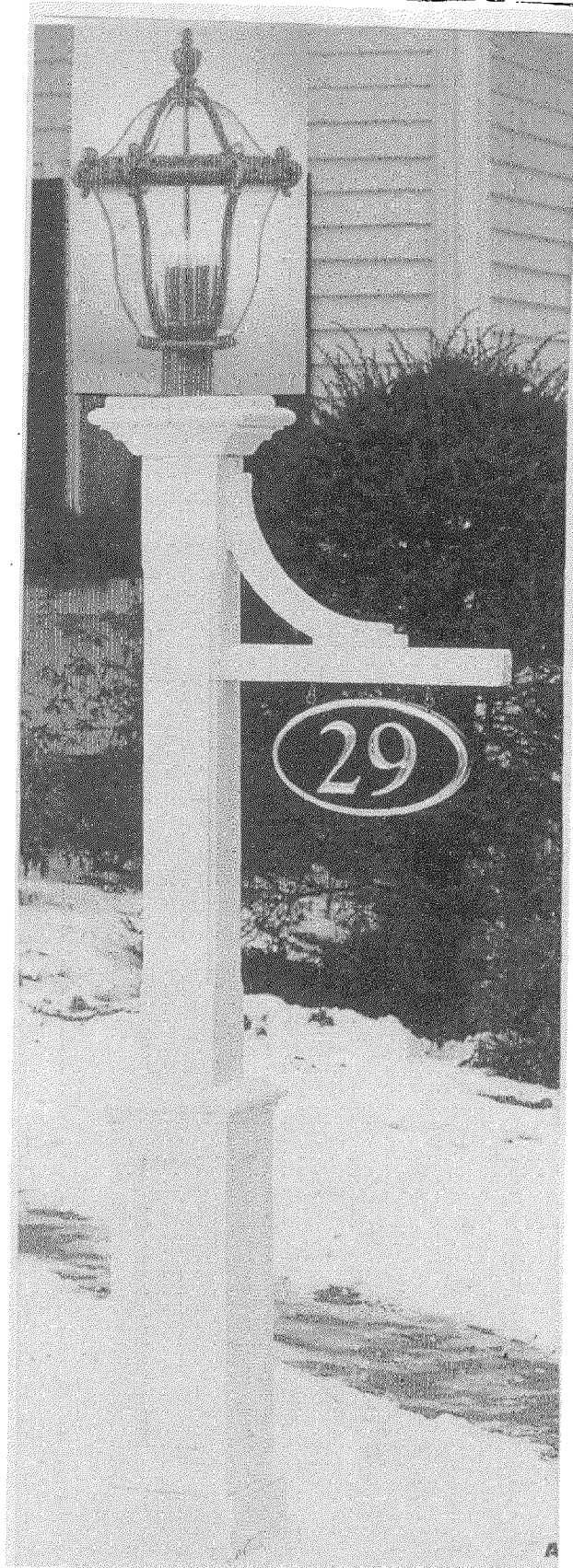
@ 3, TYPICAL

CAMPER RESIDENCE
6 PRIMROSE ST
CHEVY CHASE, MD.

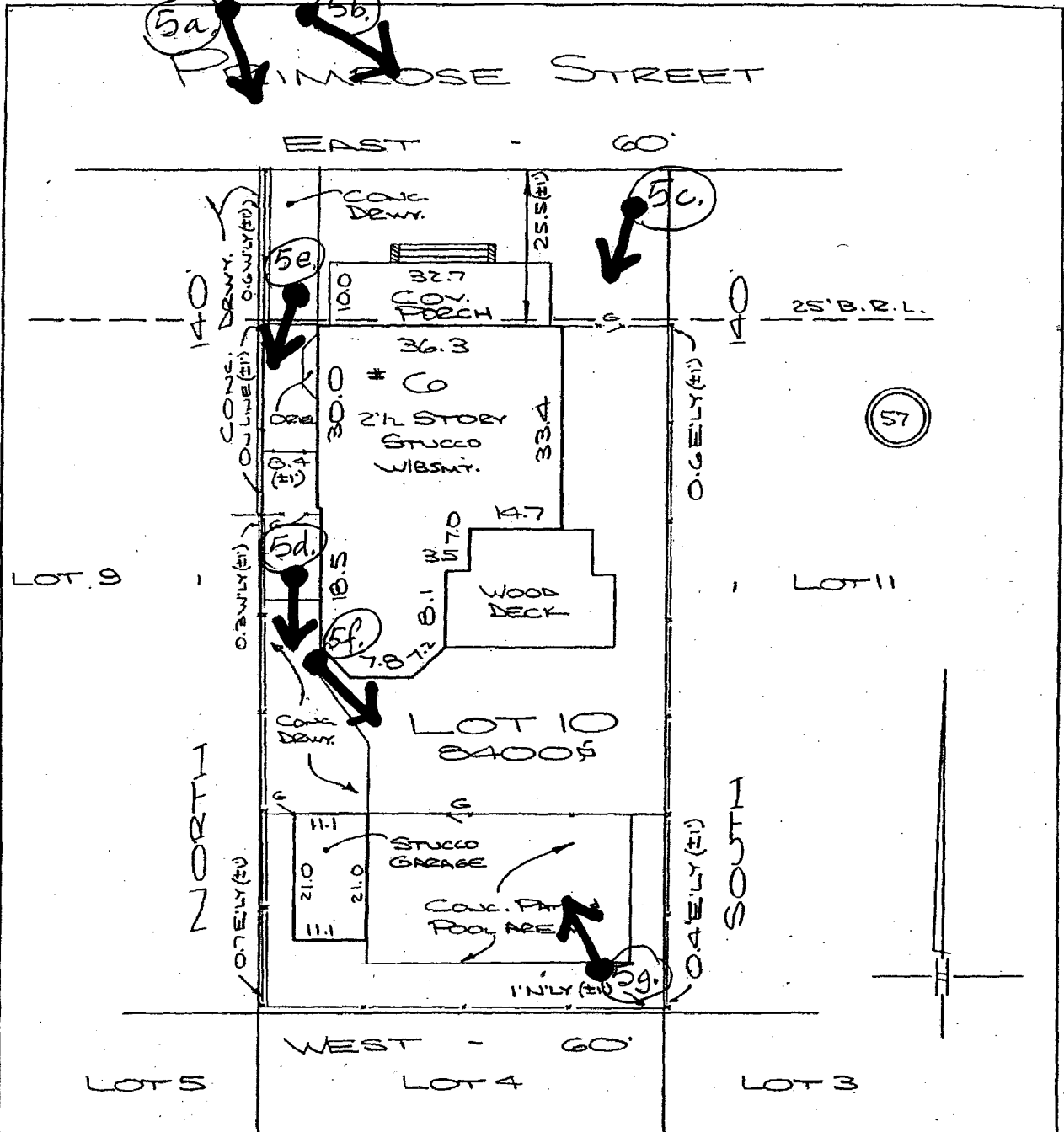


PROPOSED LAMPPOST, SIMILAR
8'-8" HT.

EXHIBIT 3-D



CAMPER RESIDENCE
6 PRIMROSE ST
CHEVY CHASE, M.D.



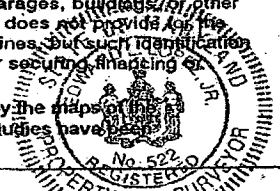
NOTE: SUBJECT LOT ALSO SHOWN ON PLAT BOOK 2 PLAT 106

Capitol Surveys, Inc.

10762 Rhode Island Avenue
Beltsville, Maryland 20705
Phone 301-931-1350
Fax 301-931-1352

NOTES: Plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing; the plat is not to be relied upon for the establishment or location of fences, garages, buildings or other existing or future improvements; and the plat does not provide an accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

This property lies within an area not covered by the maps of the National Flood Insurance Program. No flood studies have been conducted to the best of our knowledge.



LOCATION DRAWING
LOT 10 BLOCK 57
SECTION TWO
CHEVY CHASE
MONTGOMERY COUNTY, MARYLAND

I hereby certify this location drawing was prepared in accordance with the minimum standards of practice for the State of Maryland and is correct to the best of my belief of what can be visually and accessibly observed.

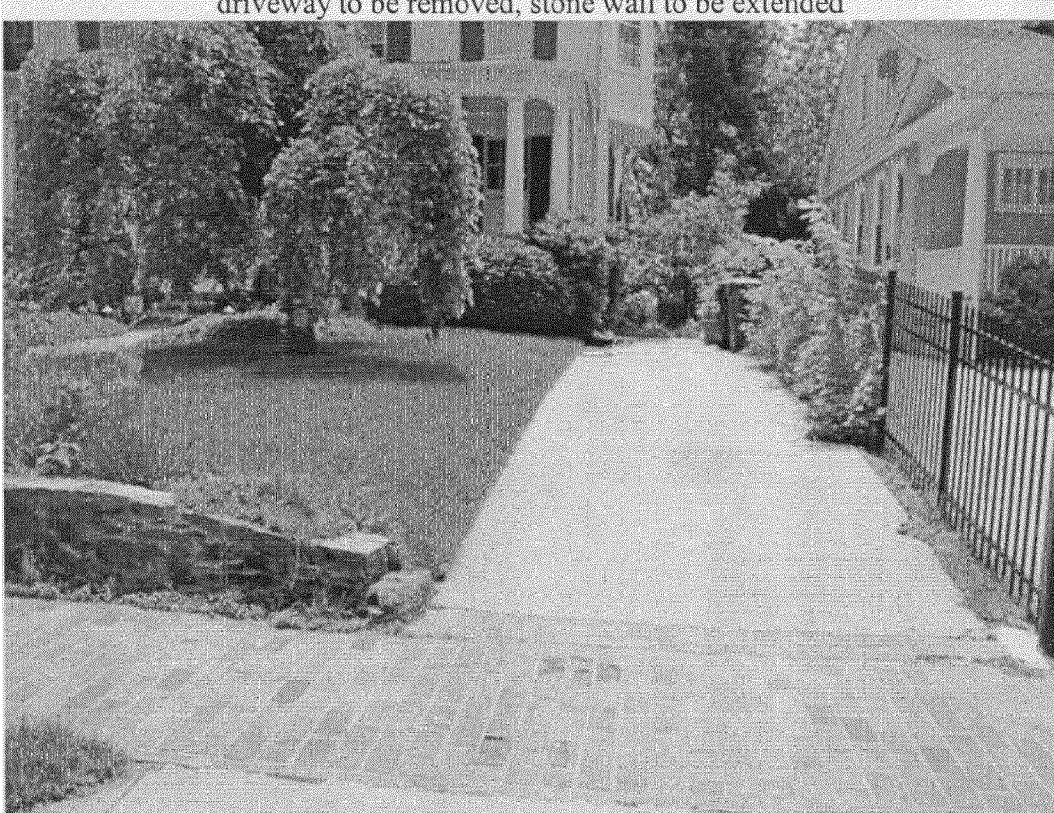
Edward L. Lopez, Jr.
Edward L. Lopez, Jr.

Recorded in Plat Book B Plat 50 Scale 1" = 20'
CASE: 3093-01 FILE: 69299 (REDUCED SIZE)

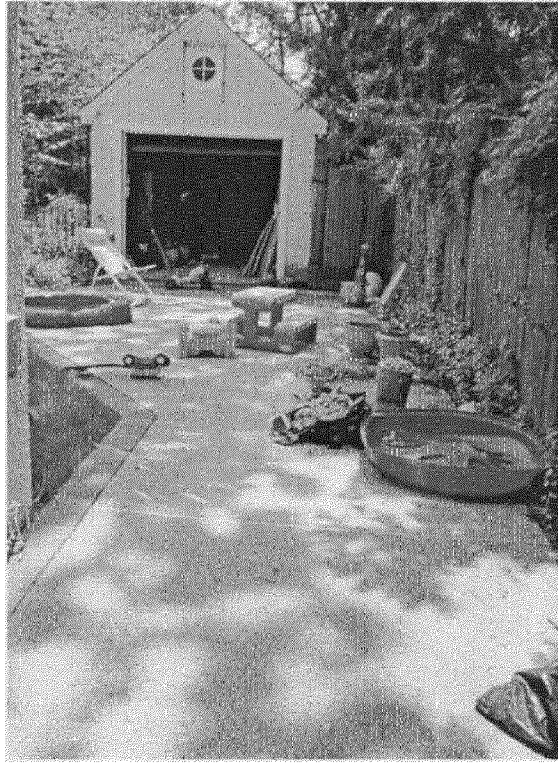
6 Primrose



driveway to be removed, stone wall to be extended



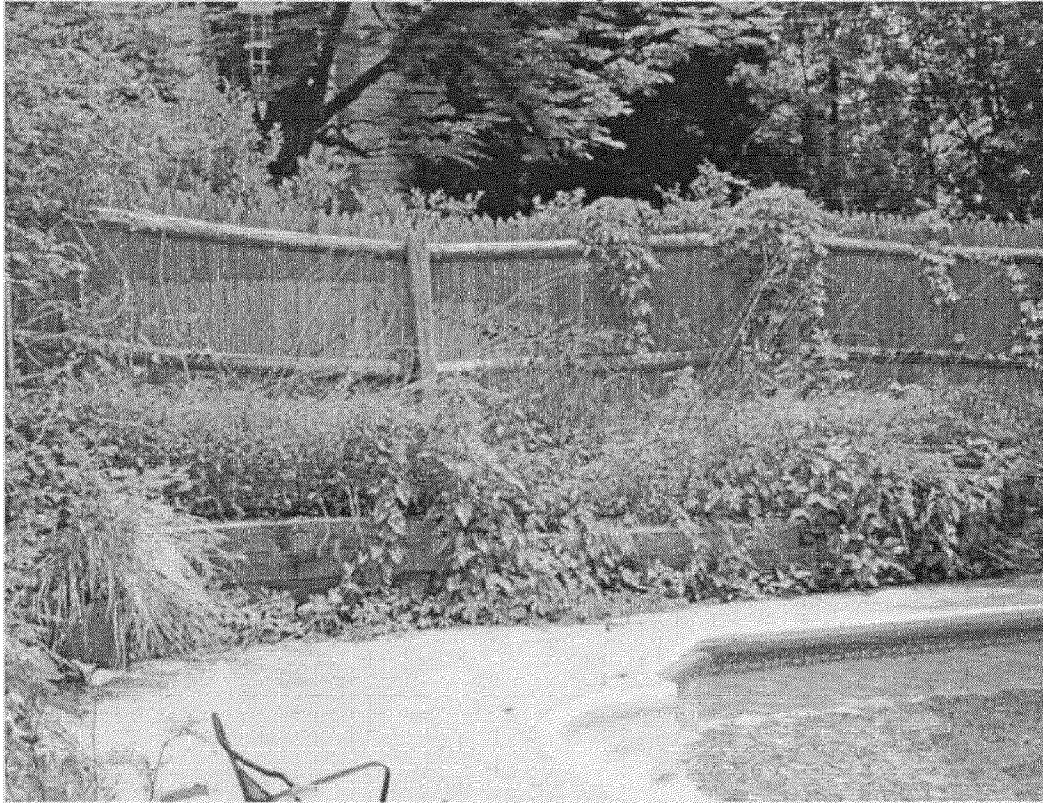
concrete section to be removed



ex. fence to be replaced with 5' high wood fence to meet Code for pool



timber retaining wall to be replaced with stone



ex. fence to be replaced with wood picket fence

