

12 PIMTIR  
CROWY CURE VIKARY H.D.

2011 HAWP



## HISTORIC PRESERVATION COMMISSION


Isiah Leggett  
County Executive

Leslie Miles  
Chairperson

Date: 8/18/11

### MEMORANDUM

TO: Jennifer Hughes, Acting Director  
Department of Permitting Services

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

SUBJECT: Historic Area Work Permit #574124—walkway replacement and railing installation

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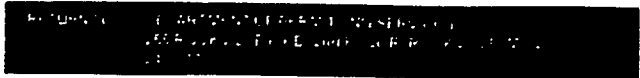
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on August 17, 2011.

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: Stewart and Sandy Bainum  
Address: 12 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.





# 574124

DPS-#8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: WAYNE GOOD/BERRY SCHONCKE  
Daytime Phone No.: 410-268-7414

Tax Account No.: 07-0321041  
Name of Property Owner: STEWART & SANDY BRUNUM Daytime Phone No.: 201-656-6829  
Address: 12 PRIMROSE ST CHEY CHASE, MD 20815  
Street Number City State Zip Code  
Contractor: NINCHESER CONSTRUCTION Co. Phone No.: 410-987-5905  
Contractor Registration No.: 422945  
Agent for Owner: GOOD ARCHITECTURE Daytime Phone No.: 410-268-7414

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: PRIMROSE ST.  
Town/City: CHEY CHASE Nearest Cross Street: CONNECTICUT AVE  
Lot: 38 Block: 54 Subdivision: \_\_\_\_\_  
Liber: 116622 Folio: 00551 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:

- AC
- Slab
- Room Addition
- Porch
- Deck
- Shed
- Solar
- Fireplace
- Woodburning Stove
- Single Family
- Fence/Wall (complete Section 4)
- Other: EXTERIOR STAIR & WALKWAY

1B. Construction cost estimate: \$ 10,000

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

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

I hereby certify that I have the authority to make the foregoing application, that the application is correct, and that the construction will comply with plans approved by all agencies listed and I hereby acknowledge and accept this to be a condition for the issuance of this permit.

[Signature]  
Signature of owner or authorized agent

07.11.11  
Date

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission

Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: 8/18/11

Application/Permit No.: 374124 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:

• BRICK STAIR AT FRONT DOOR PORTICO WITH LOW  
STEPPED BRICK WALL

• BRICK WALKWAY - RUNNING BOND WITH BAND OF  
SAILOR COURSE AT THE SIDES

• BRICK STAIR AND SLOPED STAIR WALL CLOSE TO  
GRADE FROM UPPER LAWN TO SIDEWALK

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

• REPLACE PORTICO STAIR IN-KIND. REPOINT STEPPED STAIR WALL  
NEW BRONZE HANDRAILS, NEW LIGHTING @ STAIR NOSING.

• REPLACE WALKWAY IN-KIND

• NEW BRICK STAIR & SLOPED STAIR WALL W/ ADDITIONAL TREAD & RISER  
TO BRING STAIR UP TO CODE. BRICK TO MATCH EXISTING. NEW BRONZE  
HANDRAIL, NEW LIGHTING @ STAIR NOSING.

**2. SITE PLAN**

Site and environmental setting, drawn to scale. You may use your plat. Your site plan must include:

- the scale, north arrow, and date;
- dimensions of all existing and proposed structures; and
- 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.

- 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.
- 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**

- 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.
- 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).

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

**EXPEDITED**  
**MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION**  
**STAFF REPORT**

<b>Address:</b>	12 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	8/17/11
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	8/10/11
<b>Applicant:</b>	Stewart Bainum Jr.	<b>Public Notice:</b>	8/3/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	Partial
<b>Case Numbers:</b>	35/13-11S	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Hand railing installation and in-kind walkway replacement		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

**SIGNIFICANCE:** Contributing Resource within the Chevy Chase Village Historic District  
**STYLE:** Renaissance Revival  
**DATE:** 1922

**PROPOSAL**

The applicants are proposing to replace in-kind the front walkway and stairs to the portico to exactly match the existing walkway and stairs in material and dimensions and they will repoint the upper stair wall. At the lower set of stairs (closest to sidewalk), they will replace the stairs with one extra step and new stair walls to bring these stairs up to code. The lower stairs and walls will be brick to match the existing stairs. They will install new bronze handrails on each side of the upper and lower sets of stairs and the railing designs are in Circles 6-12.

**APPLICABLE GUIDELINES**

**Montgomery County Code; Chapter 24A-8**

- (a) The commission shall instruct the director to deny a permit if it finds, based on the evidence and information presented to or before the commission that the alteration for which the permit is sought would be inappropriate, inconsistent with or detrimental to the preservation, enhancement or ultimate protection of the historic site or historic resource within an historic district, and to the purposes of this chapter.
- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to insure conformity with the purposes and requirements of this chapter, if it finds that:
- (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or

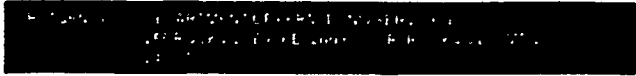
- (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter; or
  - (3) The proposal would enhance or aid in the protection, preservation and public or private utilization of the historic site or historic resource located within an historic district in a manner compatible with the historical, archeological, architectural or cultural value of the historic site or historic district in which an historic resource is located; or
  - (4) The proposal is necessary in order that unsafe conditions or health hazards be remedied; or
  - (5) The proposal is necessary in order that the owner of the subject property not be deprived of reasonable use of the property or suffer undue hardship; or
  - (6) In balancing the interests of the public in preserving the historic site or historic resource located within an historic district, with the interests of the public from the use and benefit of the alternative proposal, the general public welfare is better served by granting the permit.
- (c) It is not the intent of this chapter to limit new construction, alteration or repairs to any 1 period or architectural style.
  - (d) In the case of an application for work on an historic resource located within an historic district, the commission shall be lenient in its judgment of plans for structures of little historical or design significance or for plans involving new construction, unless such plans would seriously impair the historic or architectural value of surrounding historic resources or would impair the character of the historic district. (Ord. No. 9-4, § 1; Ord. No. 11-59.)

### **STAFF RECOMMENDATION**

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

and with the general condition that the applicant shall present the **3 permit sets of drawings to Historic Preservation Commission (HPC) staff for review and stamping** prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will **contact the staff person** assigned to this application at 301-563-3400 or [anne.fothergill@mncppc-mc.org](mailto:anne.fothergill@mncppc-mc.org) to schedule a follow-up site visit.



DPS - #8

574124

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

<p>Owner's mailing address                  MR. &amp; MRS. STUART BAINUM                  12 PRIMROSE ST.                  CHEVY CHASE, MD 20815</p>	<p>Owner's Agent's mailing address                  GOOD ARCHITECTURE                  132 NEST ST.                  ANNAPOLIS, MD 21401</p>
<p align="center">Adjacent and confronting Property Owners mailing addresses</p>	
<p><sup>1</sup> MRS.                  MR. DAVID GRANGER                  8 PRIMROSE ST                  CHEVY CHASE, MD 20815</p>	<p>Ms. Deborah E. Jospin                  16 PRIMROSE ST.                  CHEVY CHASE, MD 20815</p>
<p>MR. &amp; MRS. ANDREW MARINO                  11 PRIMROSE ST.                  CHEVY CHASE, MD 20815</p>	<p>Mr &amp; Mrs. David Jones                  15 PRIMROSE ST.                  CHEVY CHASE, MD 20815</p>
<p><del>XX</del> MR. &amp; MRS. DAVID MORGAN                  17 PRIMROSE ST                  CHEVY CHASE, MD 20815</p>	

PROPOSED FRONT STAIR REPLACEMENT FOR THE :

— BAINUM RESIDENCE —

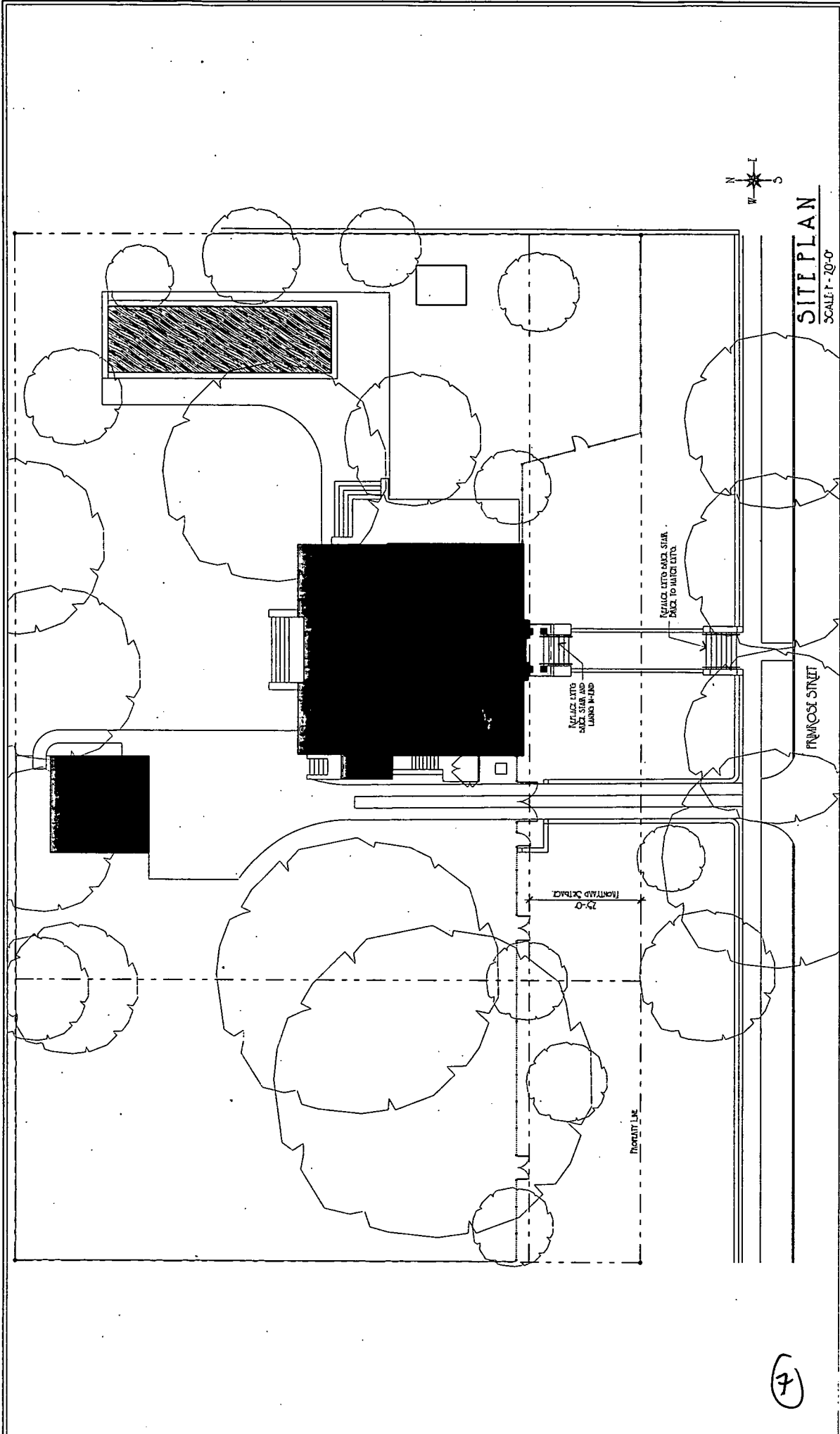
12 PRIMROSE STREET  
CHEVY CHASE, MARYLAND


JULY 5, 2011

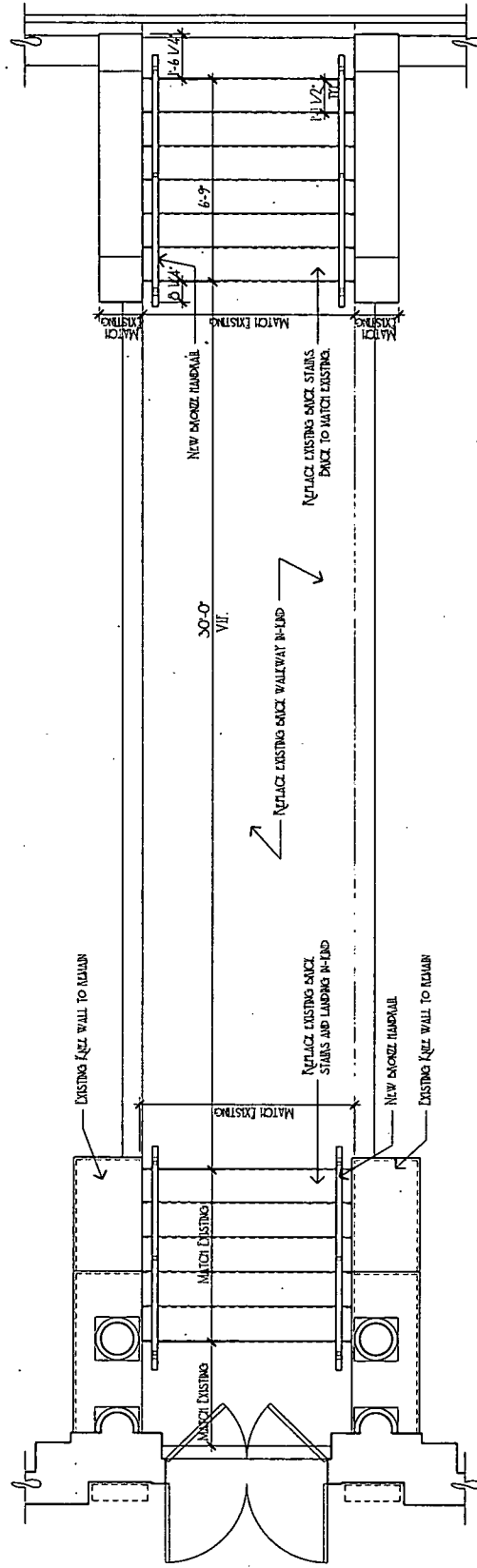


GOOD ARCHITECTURE  
PROFESSIONAL CORPORATION

132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7417 • FACSIMILE: 410.268.7438



	<b>GOOD ARCHITECTURE</b> PROFESSIONAL CORPORATION 132 WEST STREET • A.S. APOURIS, MARYLAND 21401 • TELEPHONE: 410-268-7414 • FACSIMILE: 410-268-7438		<b>THE BAINUM RESIDENCE</b> 12 PURPOSE STREET, CRYSTAL CITY, CALSS., MD 20005	DRAWN BY: EMS	ISSUED: 07/05/2011 FOR HISTORIC AREA WORK PERMIT	SP
	<b>SITE PLAN</b> SCALE: 1" = 20'-0"			PURPOSE STREET	75'-0" FRONTYARD SETBACK	



**FRONT STAIR PLAN**  
SCALE: 1/4" = 1'-0"

8

<p>ISSUED: 07/05/2011 FOR HISTORIC AREA WORK DRAW</p>	<p>DRAWN BY: ENS</p>	<p><b>THE BAINUM RESIDENCE</b> 2 PARSONS STREET, CHEST CRUISE, MD 20015</p>
<p><b>GOOD ARCHITECTURE</b> PROFESSIONAL CORPORATION 132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438</p>		



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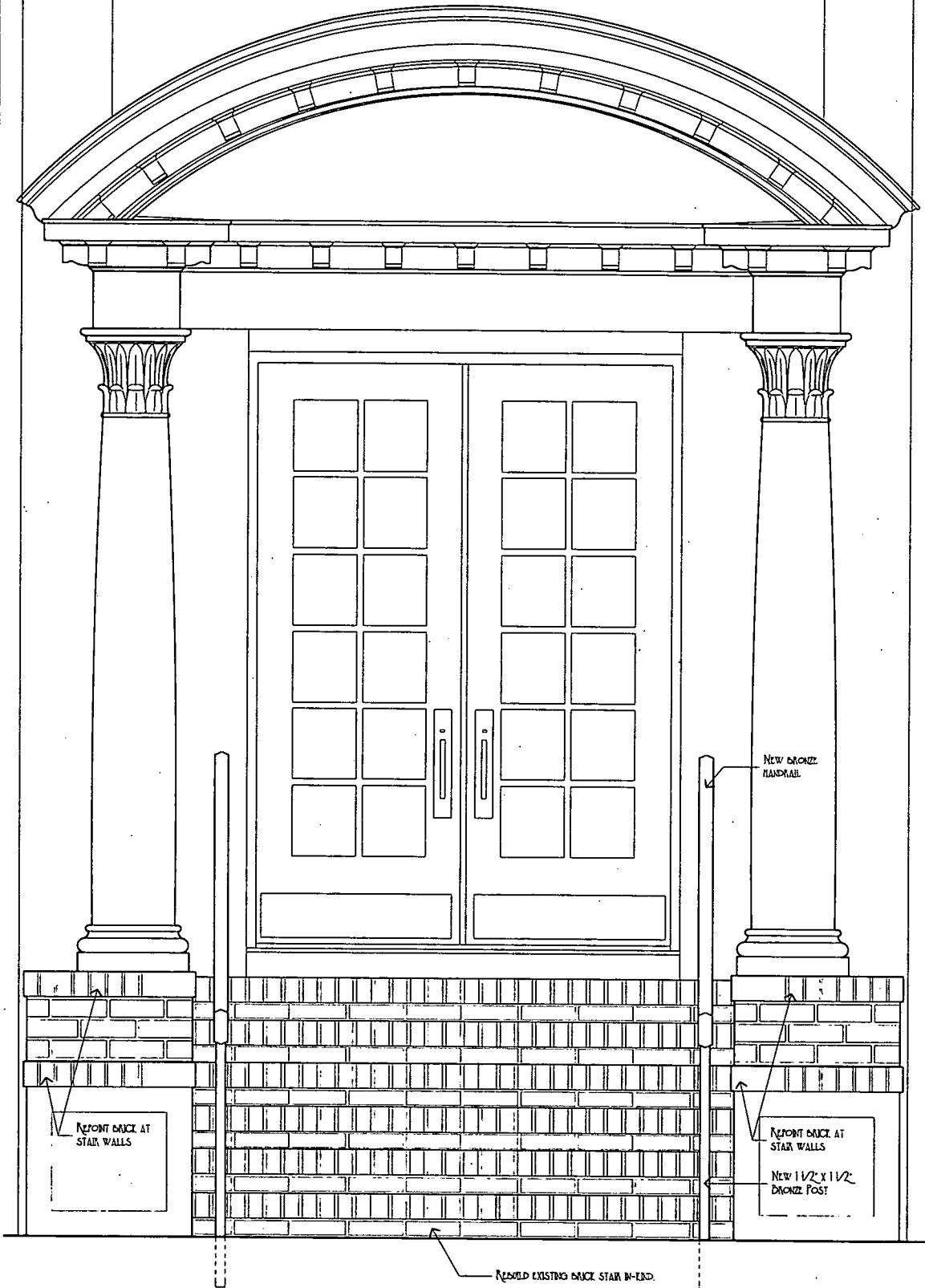
132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

GOOD ARCHITECTURE  
PETERSON WALL CORPORATION

THE BAINUM RESIDENCE  
12 LINCOLN STREET, CROFTON, MARYLAND 21035

DRAWN BY:  
DAS

ISSUED:  
07/05/2011  
FOR HISTORIC AREA WORK PLAN



ELEVATION ~ STAIR & PORTICO  
SCALE: 3/4" = 1'-0"

A2

9

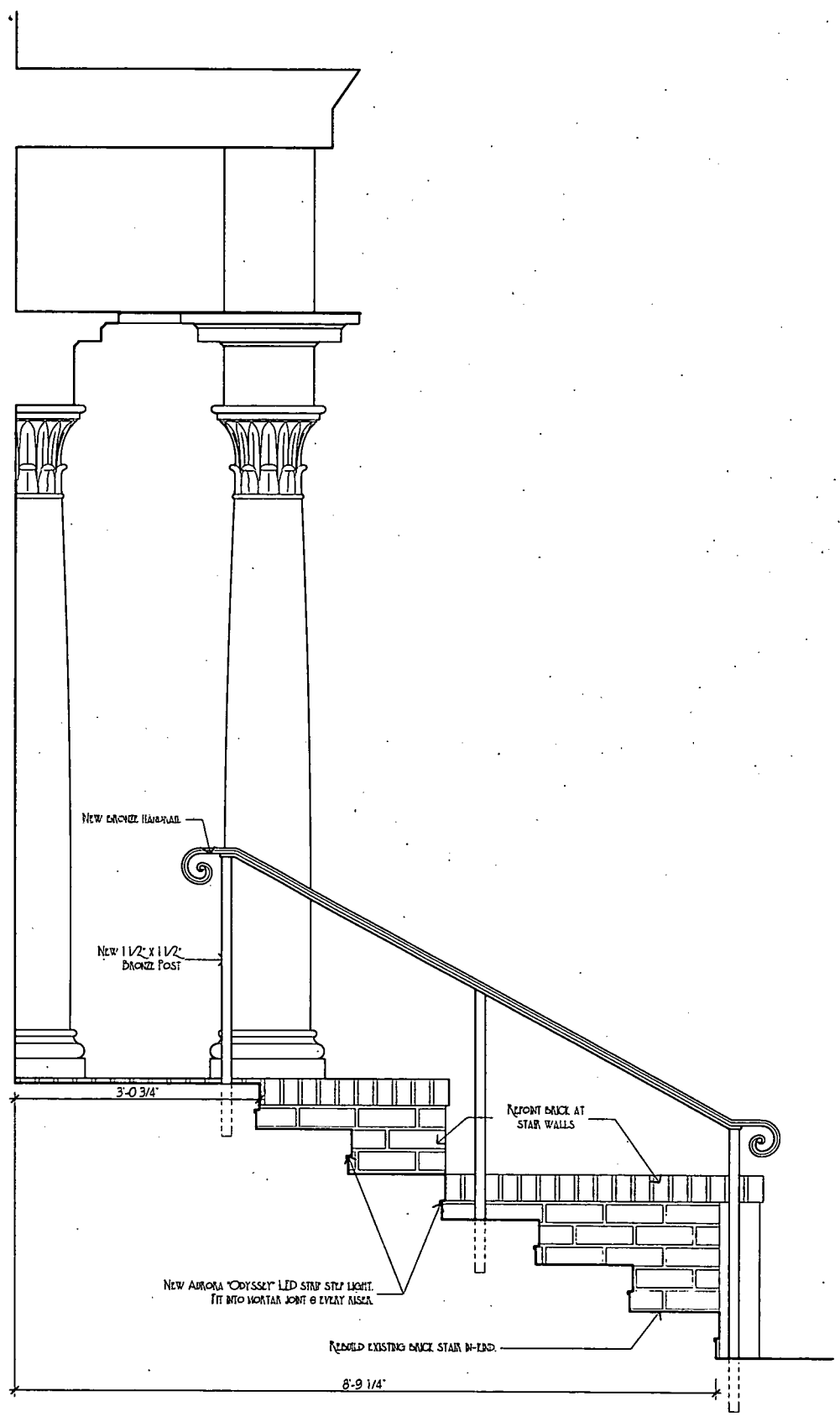


GOOD ARCHITECTURE  
 PROFESSIONAL CORPORATION  
 132 WEST STREET • ANNAPOLIS, MARYLAND 21401 • TELEPHONE: 410.268.7414 • FACSIMILE: 410.268.7438

THE BAINUM RESIDENCE  
 12 FARMER STREET, COTTAGE PLACE, MD 20613

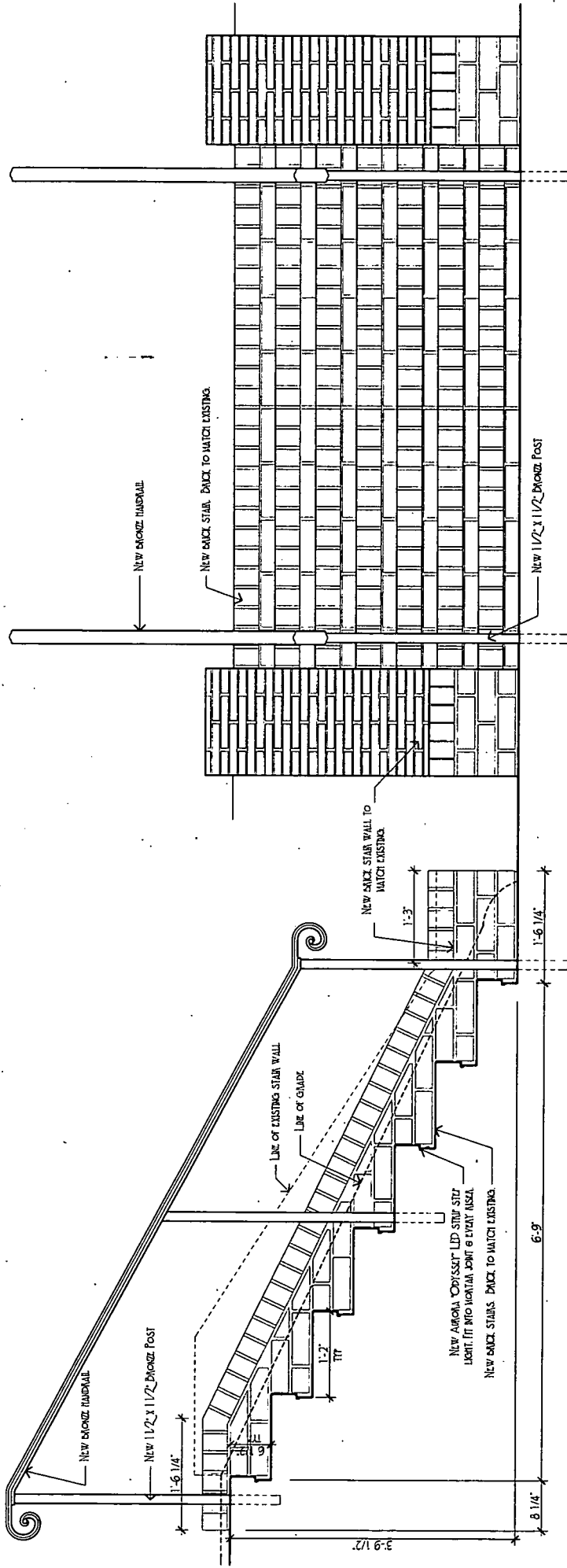
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 ISSUED: 01/05/2011  
 FOR HISTORIC AREA WORK PLAN

A.3



SECTION ~ STAIR @ PORTICO  
 SCALE: 3/4" = 1'-0"

10



**ELEVATION ~ STAR e STREET**  
SCALE: 3/4" = 1'-0"

**SECTION ~ STAR e STREET**  
SCALE: 3/4" = 1'-0"



**THE BAINUM RESIDENCE**  
2 FARMHOUSE STREET, CERRY CROSS, MD 20015

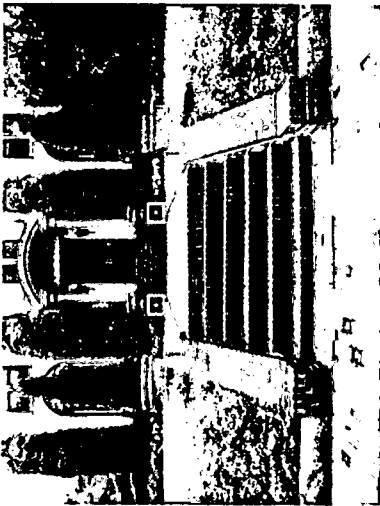
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DWS

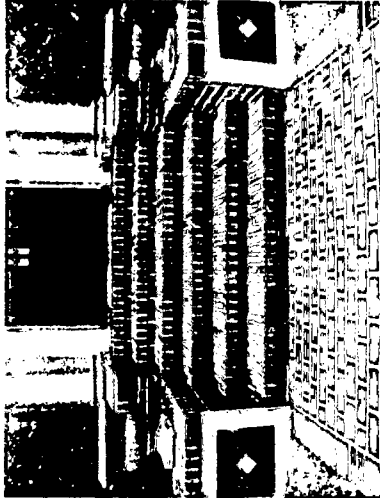
ISSUED:  
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**A.4**

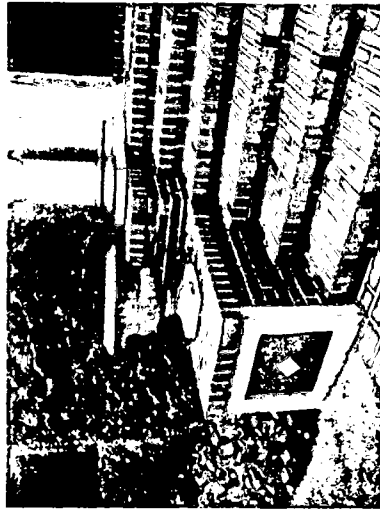




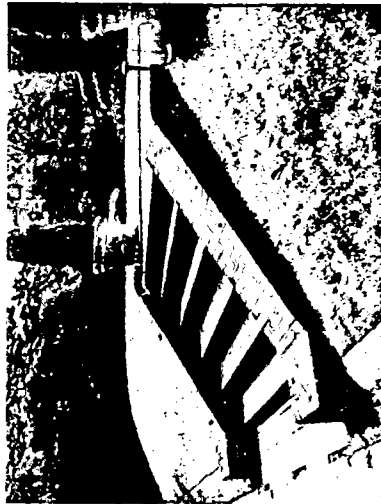
FRONT STAIRS FROM RUMORSE STREET



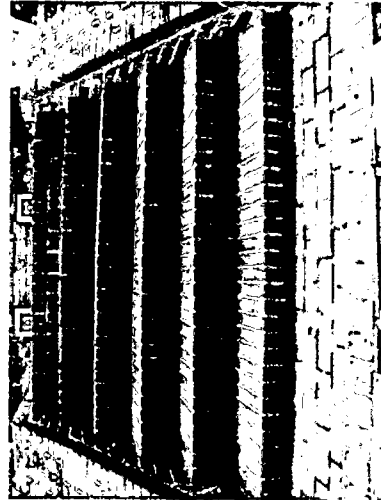
PONTCO STAIR



PONTCO STAIR



STAIR FROM SIDEWALK



STAIR FROM SIDEWALK



STAIR FROM SIDEWALK



