

101 PRIMROSE STREET
CHERRY CHASE VILLAGE H.O.

[35-13-135]

McCartney Architects

1608 20th Street NW Washington DC 20009 202 328 0200

McCartney.Architects@verizon.net

FAX 202 265 8368

Robert L. Guynn, Architect

202 328 5414

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	101 Primrose Street, Chevy Chase	Meeting Date:	3/13/13
Resource:	Contributing Resource Chevy Chase Village Historic District	Report Date:	3/6/13
Applicant:	Tammy Harris (Karen Mulligan, Agent)	Public Notice:	2/27/13
Review:	HAWP	Tax Credit:	No
Case Number:	35/13-13J	Staff:	Karen Theimer Brown

PROPOSAL: window replacement and enclosure of second-story balcony

STAFF RECOMMENDATION

Staff recommends that the HPC **approve** this HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Contributing Resource within the Chevy Chase Village Historic District
STYLE: Colonial Revival
DATE: 1892-1916

PROPOSAL

The applicant is proposing the following:

- Remove an added door on the south elevation (Primrose street side). The applicant has stated that this door is not consistent in details (profiles, interior casing and height) with the other openings in this room. The applicant also attests that it was most likely that there was only one exterior door, and that the opening was originally a window.
- Replace the added door on the south elevation (Primrose street side) with an original window that is relocated from the second floor east (rear) elevation.
- Enclose with like materials the second floor porch/balcony, located on the southeastern corner of the house. A new wood window with like profiles will be added on the east (rear) elevation to create a symmetrical elevation.

APPLICABLE GUIDELINES

When reviewing alterations 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 *Chevy Chase Village Historic District Master Plan – Expansion*, approved and adopted in August 1997, *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 as follows:

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:

- Porches should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not. Enclosures of existing side and rear porches have occurred throughout the village with little or no adverse impact on its character, and they should be permitted where compatibly designed. Strict scrutiny should be applied
- Doors should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not.
- Windows should be subject to moderate scrutiny if they are visible from the public right of way, lenient scrutiny if they are not. Vinyl and aluminum windows (other than storm windows) should be discouraged.
- Siding should be subject to moderate scrutiny if it is visible from a public right of way, lenient if it is not. Artificial siding on areas visible from the public right of way should be discouraged where such materials would replace or damage original building materials that are in good condition. Vinyl and aluminum siding should be discouraged.

The *Guidelines* state additional basic policies that should be adhered to, including:

Preserving the integrity of the proposed Chevy Chase Village Historic District. Any alterations should, at a minimum, perpetuate the ability to perceive the sense of time and place portrayed by the district.

Preserving the integrity of the contributing structures in the district. Alterations to contributing structures should be designed in such a way that the altered structure still contributes to the district.

Design review emphasis should be restricted to changes that will be visible from the front or side public right-of-way, or that would be visible in the absence of vegetation or landscaping.

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.)

STAFF DISCUSSION

The historic resource is contributing to the Chevy Chase Village Historic District and therefore subject to moderate scrutiny. As noted in the Applicable Guidelines, the definition of moderate scrutiny allows for alterations that are designed so that the altered structure still contributes to the district.

The applicant is proposing to remove a door on the south elevation (Primrose street side). Per the applicant, there is an inconsistency between the interior details of this opening (profiles, interior casing and height) with other openings in the room, so it is not believed to be an original feature. Because there is an exterior door on both the Primrose and Brookville elevations, it appears somewhat that the house has two front façades. The Brookville elevation was the historical (original) front of the house. By removing the door on the Primrose side and replacing it with a window, the Brookville elevation will read as the primary façade, and only one exterior door will lead into the living room.

The applicant is also proposing to replace the added door on the south elevation (Primrose street side)

with an original window that will be relocated from the second floor east (rear) elevation. This second story window faces the porch/balcony on the southeastern corner (rear and side elevation) of the dwelling. In reviewing Sandborn maps, an indentation existed in this corner of the house as early as 1927. Currently there is no doorway into the porch, just this window. The applicant is proposing to relocate that window to the location where the door will be removed on the Primrose (south) elevation. The porch will subsequently be enclosed with like materials, and a new custom window with like profiles will be added on the rear (east) elevation in the new wall. The custom made single pane wood window will have true divided lights, and sash and muntin bars that replicate the size and light division of the existing second floor window. This window is proposed to preserve the symmetrical arrangement of windows on the rear elevation but would not be operable.

Using the guidelines and applying a moderate level of scrutiny, staff finds that the application is consistent with the Chevy Chase Village Historic District Guidelines and supports the removal of the door, the installation of the relocated window and a new window, and the enclosure of the porch as proposed. The historic window will be relocated to an historic opening, the new window will be located in the new framing, and the original front façade, the Brookville elevation, will continue to read as the original front of the house. The applicant has also proposed the use of historic materials for the siding and replacement window. All these factors preserve the integrity of this contributing structure, and as per the Guidelines, the alterations are proposed in such a way that the altered structure will still contribute to the district. Staff recommends approval.

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 Chevy Chase Village Historic District Guidelines and 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. 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.



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: KAREN MULLIGAN
Daytime Phone No.: 301-370-5159

Tax Account No.: _____
Name of Property Owner: TAMMY HARRIS Daytime Phone No.: 301-231-7385
Address: 101 PRIMROSE ST CHEVY CHASE MD 20815
Street Number City Street Zip Code
Contractor: CRAIG BECKERT Phone No.: 301-370-5153
Contractor Registration No.: 7380
Agent for Owner: KAREN MULLIGAN Daytime Phone No.: 301-370-5159

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE Street: SAME
Town/City: SAME AS ABOVE Nearest Cross Street: RAVENSWOOD ST BLOOMVILLE RD
Lot: BP-2 Block: EA Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ 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: _____
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 _____ 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.

Karen Mulligan 2/19/13
Signature of owner or authorized agent Date

Approved: _____ For Chairperson, Historic Preservation Commission

Disapproved: _____ Signature: _____ Date: _____

Application/Permit No.: 6026483 Date Filed: 2/19/13 Date Issued: _____

GRINA ARCHITECTS

March 3, 2013

Joshua Silver, Senior Planner | Historic Preservation Section
Functional Planning and Policy Division | Montgomery County Planning Department |
M-NCPPC

We propose a modest modification to 101 Primrose St., Chevy Chase, MD.

The first item is replacing what we believe to be an added door to the Primrose (side) elevation with a window(original) to be relocated from the second floor rear elevation. When you made your site visit, you determined the Brookville elevation was the original front of the house. The front door is on this elevation. The door to be replaced on the Primrose side elevation is not consistent in details (profiles, interior casing and height) with the other apertures in the living room. Also, it does not seem normal for there to be two exterior doors into the living room. For these reasons we believe an original window was replaced with the current door.

The second item is to enclose with like materials the odd second floor balcony on the rear of the house. A new wood window with like profiles will be added to create a symmetrical elevation.

Sincerely,

Peter C. Grina, AIA

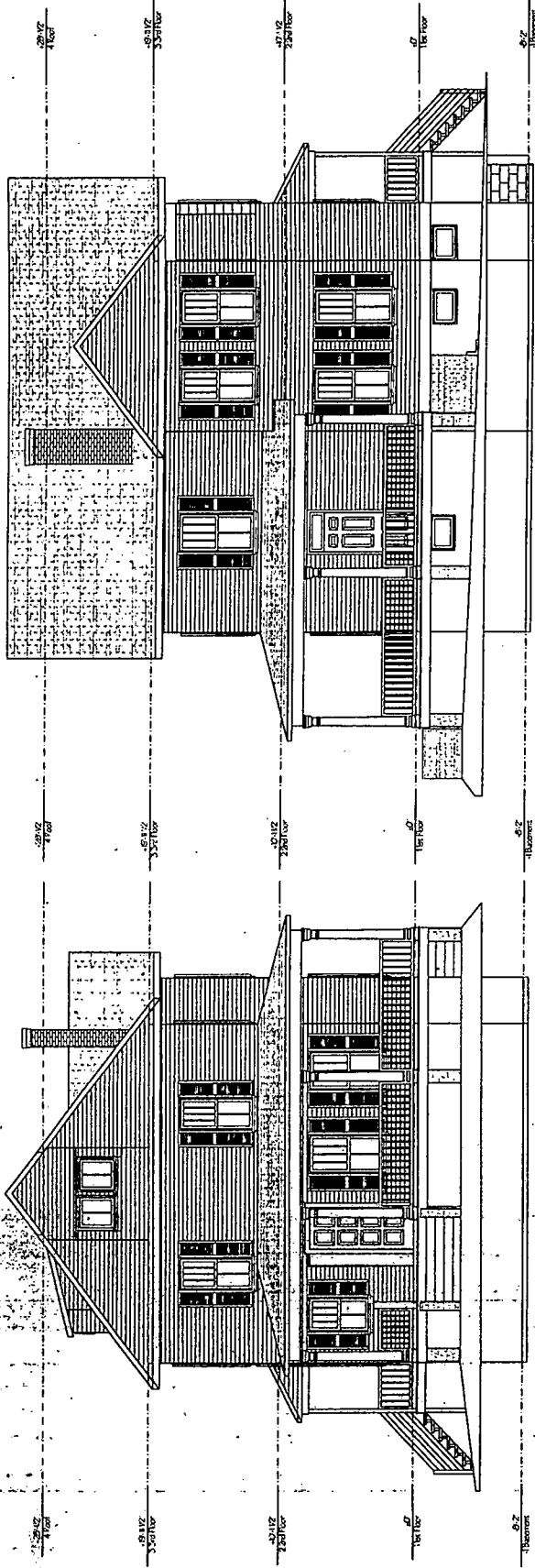
1506 WISCONSIN AVE., NW • WASHINGTON, DC • 20007
PHONE: 202-625-2300 • FAX: 202-625-0726

101 PRIMROSE RESIDENCE

CHEVY CHASE, MD

GRINA ARCHITECTS

1500 WILSON AVENUE, NW WASHINGTON, DC 20007 TEL: 202 638 4940 FAX: 202 638 4928



EXISTING

2 SOUTH ELEVATION SCALE 1/4" = 1'-0"

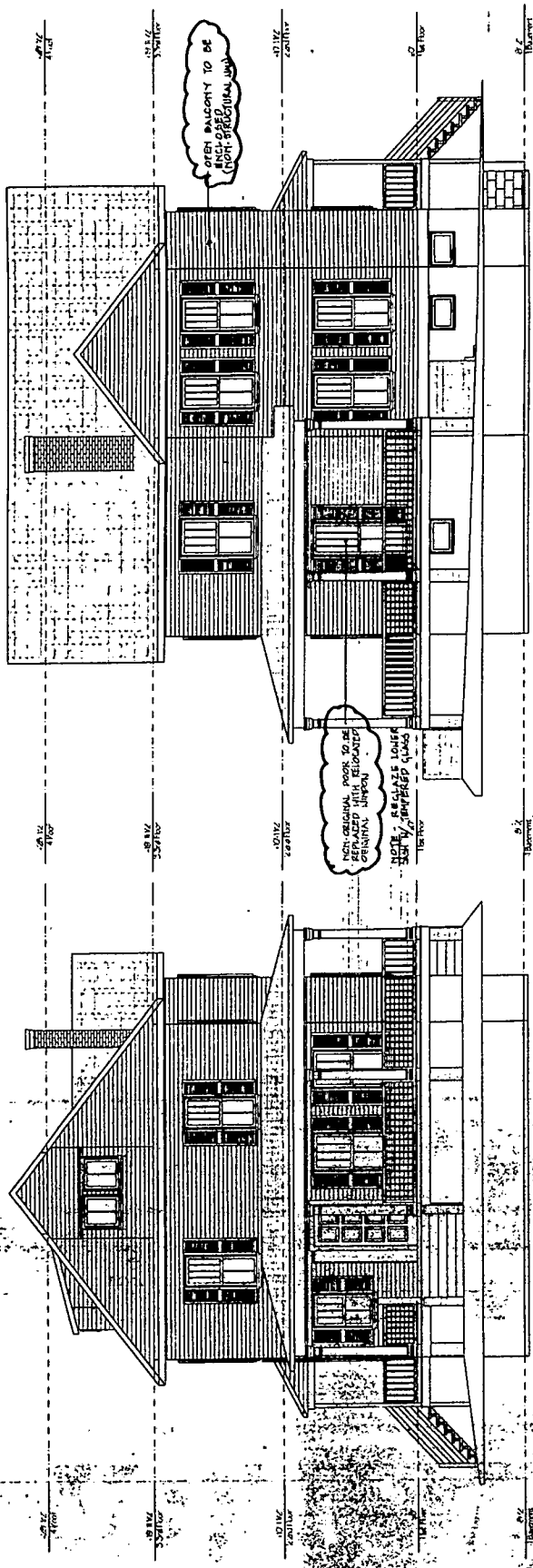
1 WEST ELEVATION SCALE 1/4" = 1'-0"

GRINA ARCHITECTS
 1500 WISCONSIN AVE., N.W. WASHINGTON, DC 20007 TEL. 302.0349001 FAX 302.0349078

101 PRIMROSE RESIDENCE
 CHERRY CHASE, MD

01/14/12 REV.
 2/6/13

II



2 SOUTH ELEVATION PROPOSED
 SCALE 1/4" = 1'-0"

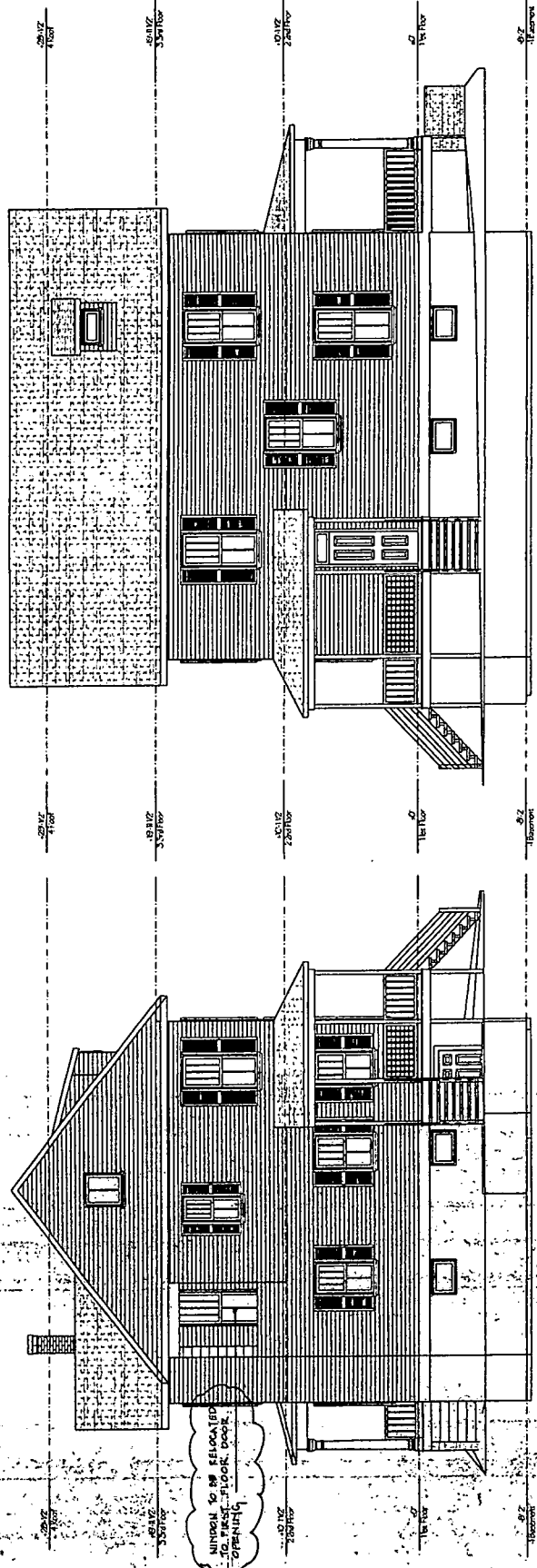
1 WEST ELEVATION
 SCALE 1/4" = 1'-0"

GRINA ARCHITECTS
 1505 WASHINGTON AVENUE, N.W. WASHINGTON, DC 20007 TEL: 202 638 9200 FAX 202 638 9278

101 PRIMROSE RESIDENCE
 CHEVY CHASS, MD

10/14/12 REV.
 2/15/13

EC2



MATERIAL TO BE RELOCATED TO REAR PORCH

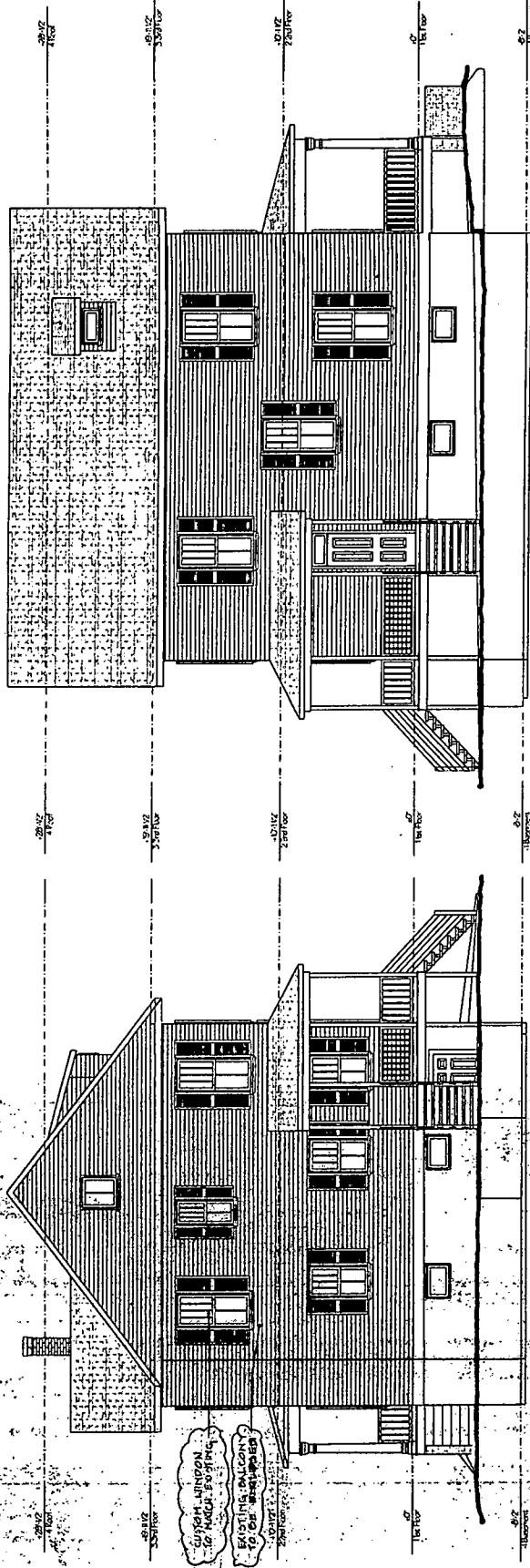
2 NORTH ELEVATION
 SCALE 1/4" = 1'-0"

1 EAST ELEVATION
 SCALE 1/4" = 1'-0"



101 PRIMROSE
RESIDENCE
CHERRY CHASE, MD

GRINA
ARCHITECTS
1505 WISCONSIN AVE. N.W. WASHINGTON, DC 20007 TEL: 202.638.9000 FAX: 202.638.9020



2 NORTH ELEVATION EXISTING
SCALE: 1/4" = 1'-0"

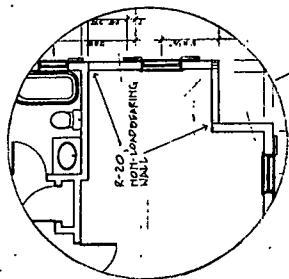
1 EAST ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

101 PRIMROSE RESIDENCE

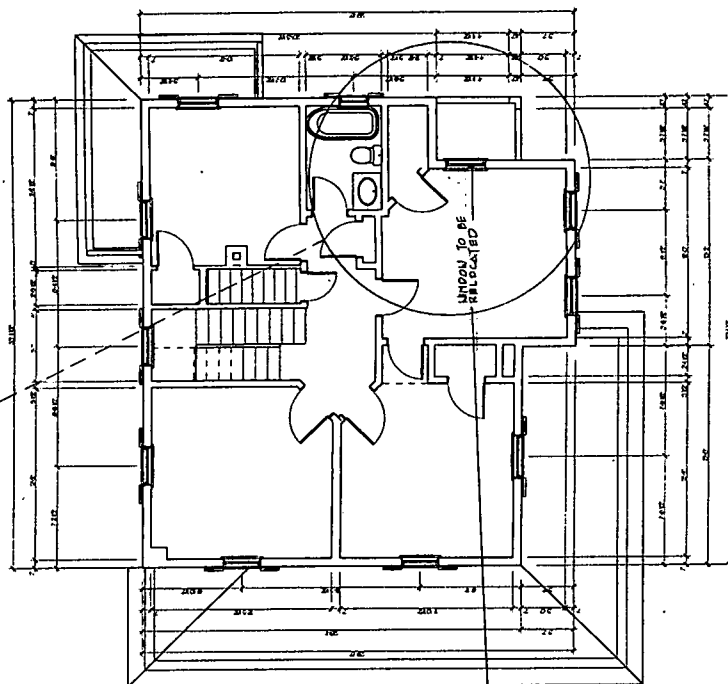
CHRYL CHASER, MD

GRINA
ARCHITECTS

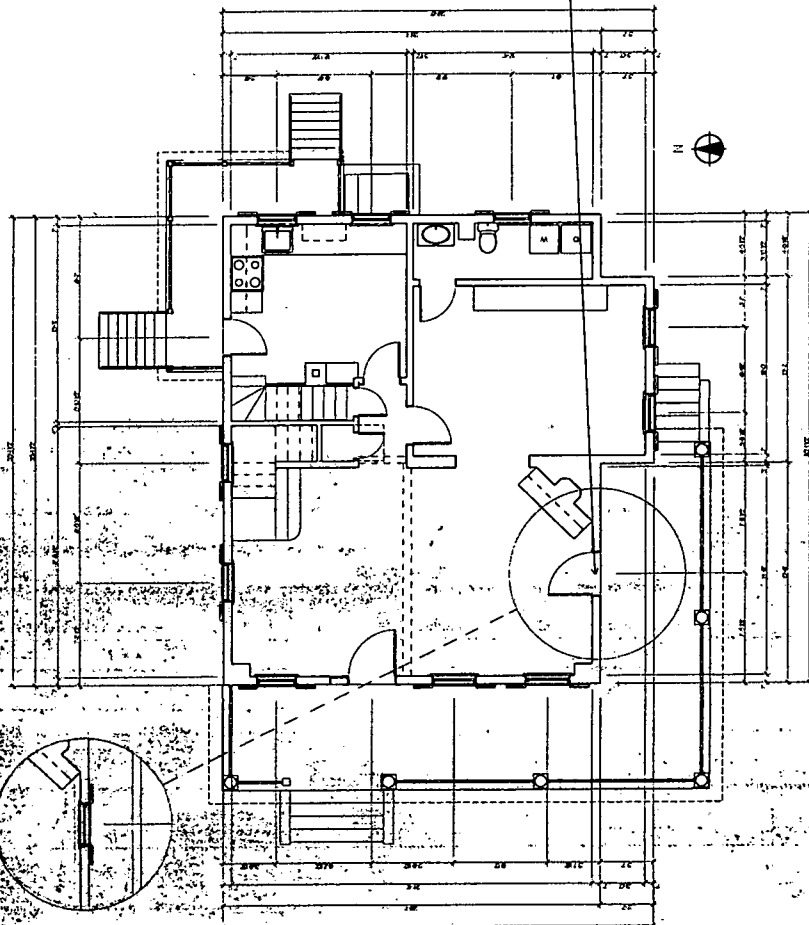
1500 WISCONSIN AVE., NW WASHINGTON, DC 20007 TEL: 202 835-9300 FAX: 202 835-9378



PROPOSED



2 SECOND FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

PROPOSED

Manarolla, Kevin

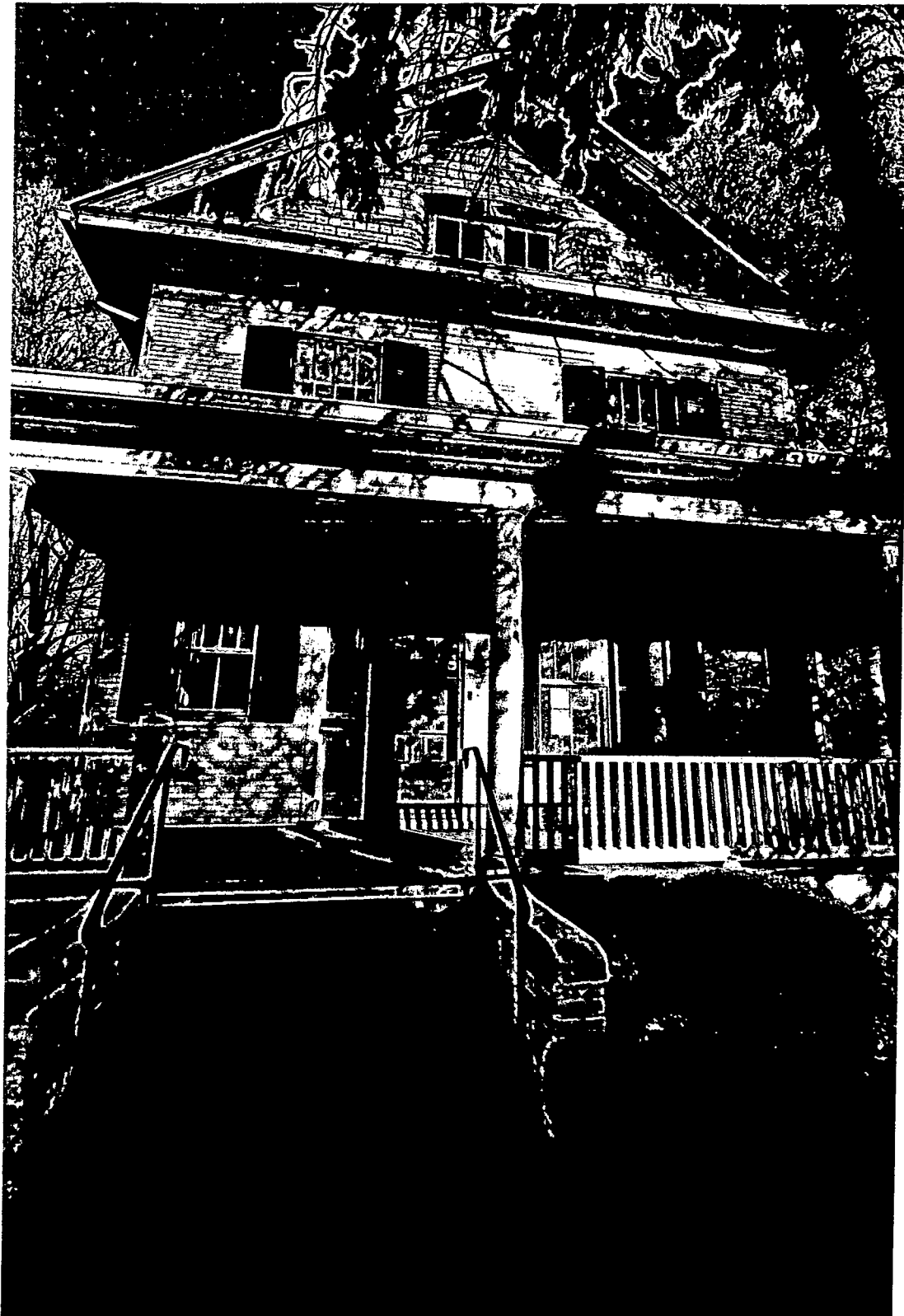
From: Brown, Karen
Sent: Thursday, March 07, 2013 8:28 AM
To: Manarolla, Kevin
Subject: FW: 101 Primrose Street, Chevy Chase

Kevin, will you please print this out and include this in the file for 101 Primrose? item IB on the agenda. thanks, karen

From: Craig Becraft [gcbeecraft@gmail.com]
Sent: Tuesday, March 05, 2013 6:54 PM
To: 'Peter Grina'
Cc: Brown, Karen
Subject: RE: 101 Primrose Street, Chevy Chase

A single custom made wood, single pane glass, true divided lite, sash that replicates the size and light division of the existing second floor double hung windows on that elevation. The muntin bars would match the existing with a horizontal bar that matches the width of the double hung check rail. It would be set in a jamb with exterior casing to match the existing double hung windows on that elevation but would not be operable.

Craig Becraft
Frontier Construction Co. Inc.
cp-301.370.5153
[email--gcbeecraft@gmail.com](mailto:gcbeecraft@gmail.com)



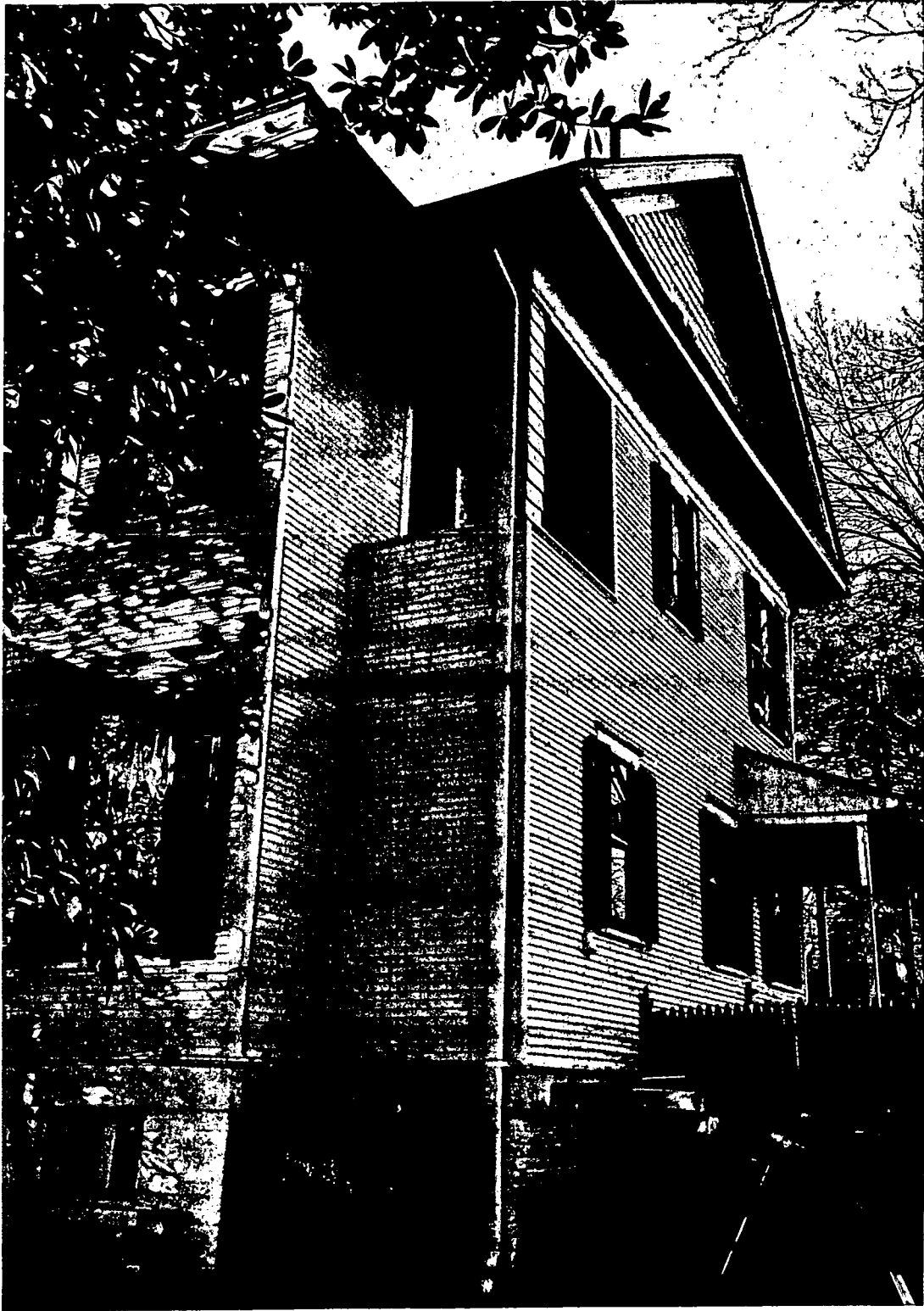
VIEW OF BROOKVILLE ELEVATION



VIEW FROM PRIMROSE



VIEW OF PRIMROSE ELEVATION FROM DRIVEWAY OFF PRIMROSE



VIEW OF BALCONY FROM PRIMROSE





HISTORIC PRESERVATION COMMISSION

Isiah Leggett
County Executive

Leslie Miles
Chairperson

Date: March 19, 2013

MEMORANDUM

TO: Diane R. Schwartz Jones, Director
Department of Permitting Services

FROM: Josh Silver, Senior Planner 
Historic Preservation Section
Maryland-National Capital Park & Planning Commission

SUBJECT: Historic Area Work Permit #626483, window installation and enclosure of 2nd story balcony

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was approved at the March 13, 2013 meeting.

Applicant: Tammy Harris

Address: 101 Primrose Street, Chevy Chase





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: KAREN MULLICAN
Daytime Phone No.: 301-370-5159

Tax Account No.: _____
Name of Property Owner: TAMMY HARRIS Daytime Phone No.: 301-231-7385
Address: 101 PRIMROSE ST CHEVY CHASE MD 20815
Street Number City State Zip Code
Contractor: CRAIG BECLAFF Phone No.: 301-370-5153
Contractor Registration No.: 7380
Agent for Owner: KAREN MULLICAN Daytime Phone No.: 301-370-5159

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE Street: SAME
Town/City: SAME AS ABOVE Nearest Cross Street: BAYVIEW ST BROOKVILLE RD
Lot: B.P-2 Block: E A Subdivision: CHEVY CHASE VILLAGE
Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE: 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: _____
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 _____ 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.

Karen Mulligan 2/19/13
Signature of owner or authorized agent Date

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: _____ Signature: _____ Date: 3/1/13
Application/Permit No.: 0260483 Date Filed: 2/19/13 Date Issued: _____



HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Tax Account No.: _____

Contact Person: ARON MULLIGAN

Daytime Phone No.: 301-370-5159

Name of Property Owner: TAMMY HARRIS Daytime Phone No.: 301-231-7305

Address: 101 PRIMROSE ST ALFRED CHASE MD 20815

Street Number City State Zip Code

Contractor: ARAC BICHAER Phone No.: 301-370-5153

Contractor Registration No.: 7380

Agent for Owner: ARON MULLIGAN Daytime Phone No.: 301-370-5159

LOCATION OF BUILDING/PREMISE

House Number: SAME AS ABOVE Street: SAME

Town/City: SAME AS ABOVE Nearest Cross Street: RYEGATE ST BROADVIEW RD

Lot: B.P.2 Block: A Subdivision: ALFRED CHASE VILLAGE

Liber: _____ Folio: _____ Parcel: _____

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE:
- CHECK ALL APPLICABLE:
- Construct
 - Extend
 - Alter/Renovate
 - Move
 - Install
 - Wreck/Raze
 - Revision
 - Repair
 - Revocable
 - A/C
 - Slab
 - Room Addition
 - Porch
 - Deck
 - Shed
 - Solar
 - Fireplace
 - Woodburning Stove
 - Single Family
 - Fence/Wall (complete Section 4)
 - Other: _____
18. 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: _____

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- 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.

Kim Miller Signature of owner or authorized agent
Date: 2/19/13

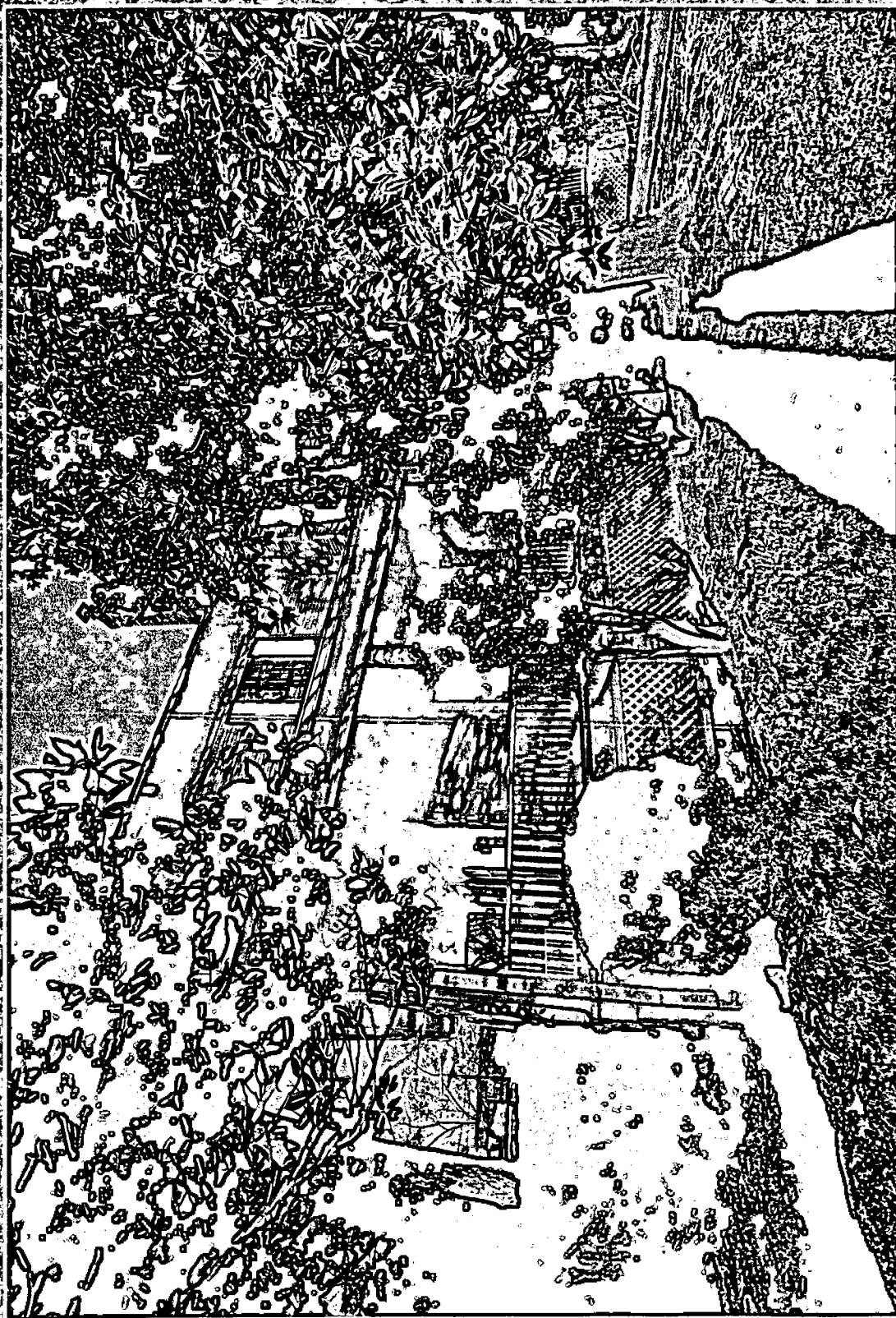
Approved: [Signature] Signature: _____ Date: 3/14/13

Disapproved: _____ Signature: _____ Date: _____

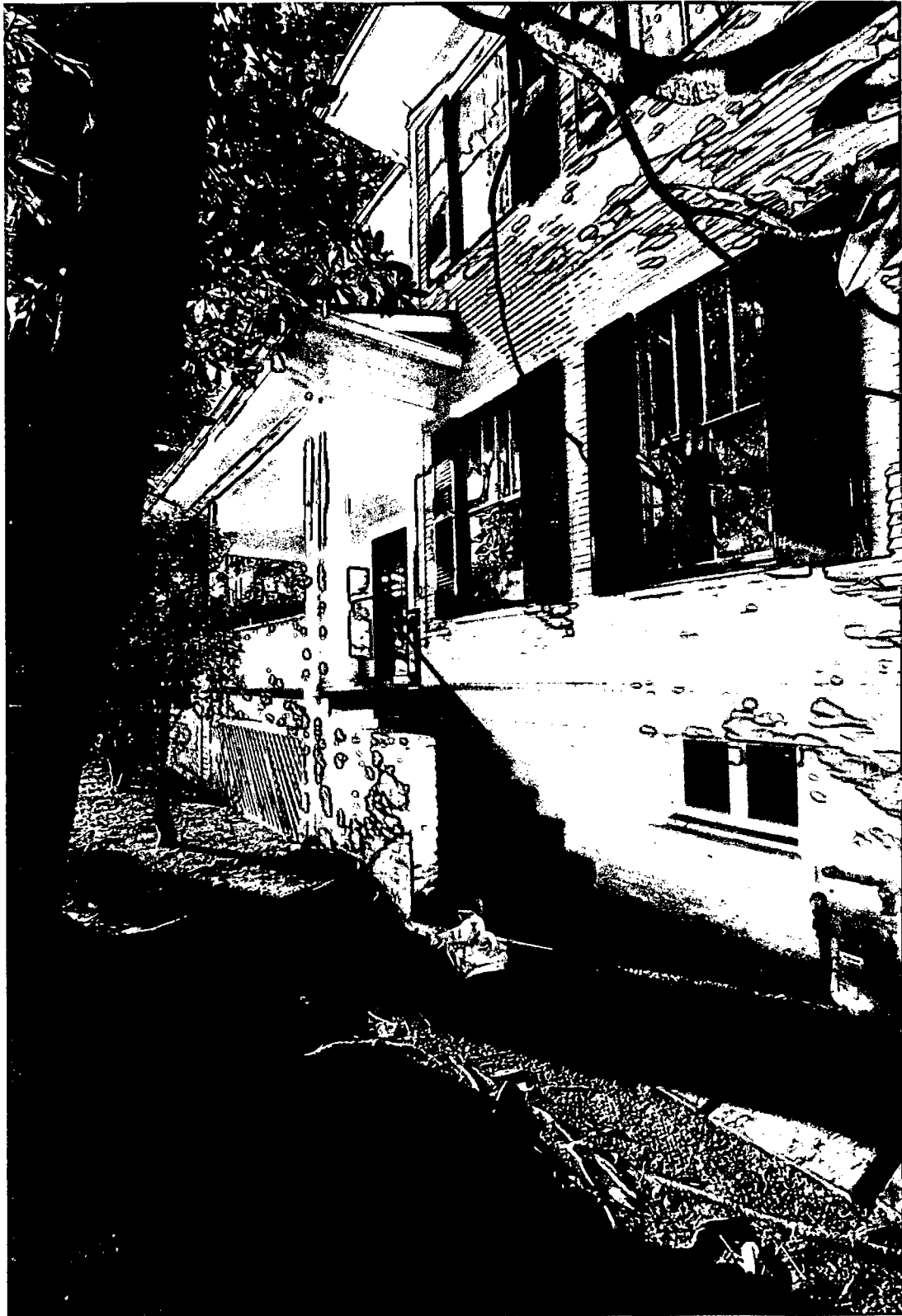
Application/Permit No.: 0206493 Date Filed: 2/19/13 Date Issued: _____



VIEW OF BROOKVILLE ELEVATION



VIEW FROM PRIMROSE



VIEW OF PRIMROSE ELEVATION FROM DRIVEWAY OFF PRIMROSE



VIEW OF BALCONY FROM PRIMROSE

G R I N A A R C H I T E C T S

March 3, 2013

Joshua Silver, Senior Planner | Historic Preservation Section

Functional Planning and Policy Division | Montgomery County Planning Department | M-NCPPC

We propose a modest modification to 101 Primrose St., Chevy Chase, MD.

The first item is replacing what we believe to be an added door to the Primrose (side) elevation with a window(original) to be relocated from the second floor rear elevation. When you made your site visit, you determined the Brookville elevation was the original front of the house. The front door is on this elevation. The door to be replaced on the Primrose side elevation is not consistent in details (profiles, interior casing and height) with the other apertures in the living room. Also, it does not seem normal for there to be two exterior doors into the living room. For these reasons we believe an original window was replaced with the current door.

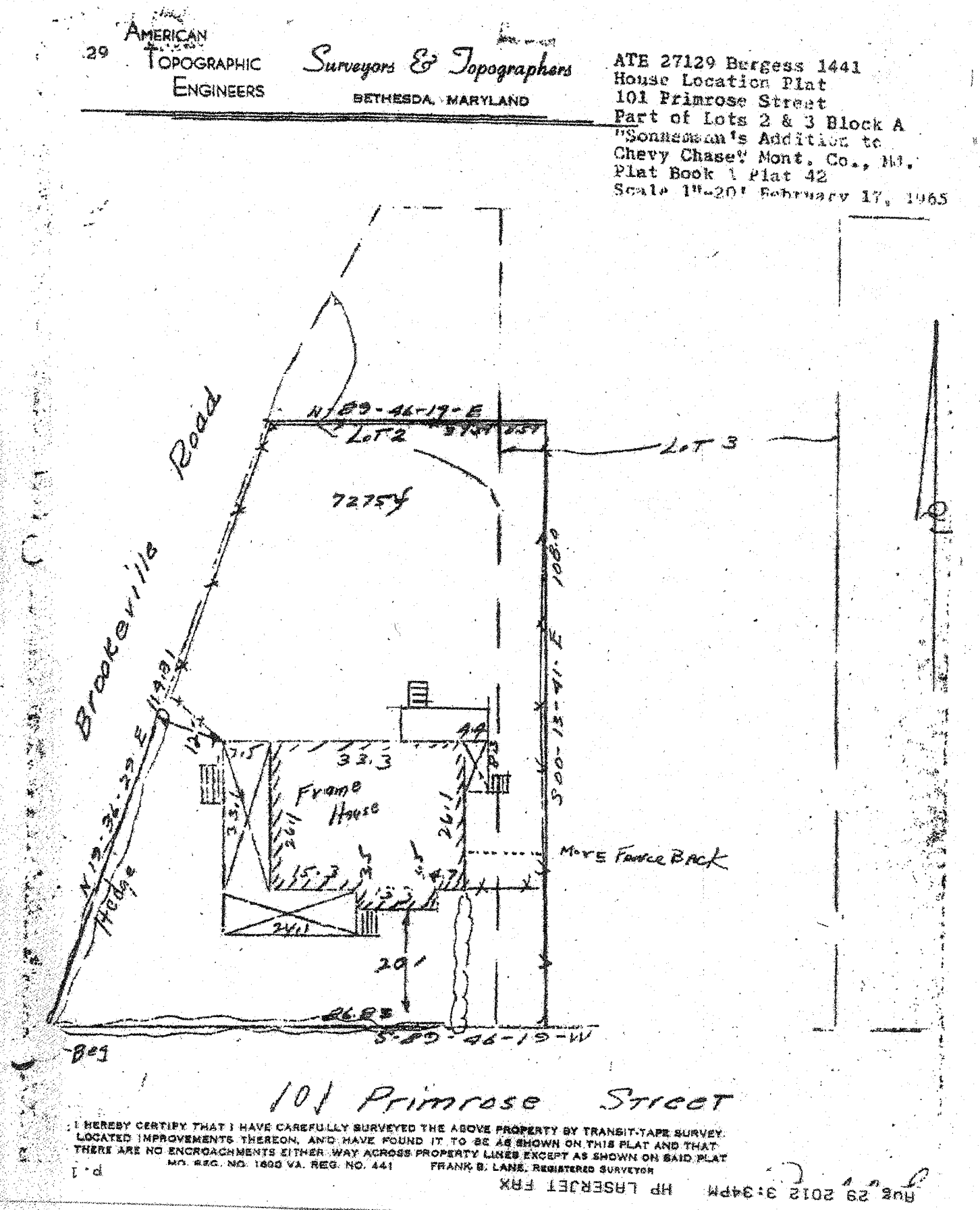
The second item is to enclose with like materials the odd second floor balcony on the rear of the house. A new wood window with like profiles will be added to create a symmetrical elevation.

Sincerely,

Peter C. Grina, AIA

GENERAL REQUIREMENTS

- I. Codes:
All work and materials shall conform to and be performed in strict compliance to all applicable laws, codes, ordinances, regulations, safety orders, standards and local authorities having jurisdiction including but not limited to:
• 2012 ICC International Residential Code w/ Local Amendments
• WSSC Plumbing Code
• other National/State/ or Local codes, orders, amendments or directives in effect for the authorities having jurisdiction and related to the contemplated type of work.
The Contractor shall notify the Architect of any variances with Codes in force.
- II. The contract for construction shall be AIA Document A105, 2007 Edition. AIA Document A201, General Conditions of the Contract for Construction, 2007 Edition, is adopted by reference as a part of these Contract Documents.
The drawings are intended to indicate the design intent only. All parties performing work shall visit the site and be familiar with all conditions that might affect their work. As a result, the information contained in these documents may require adjustments or modifications and the Architect reserves the right to make field adjustments in order to maintain design intent. Those performing work shall notify the Architect of any resulting discrepancies before proceeding with any work. DO NOT SCALE THESE DRAWINGS. If any detailed information is required, the Contractor shall refer the matter to the Architect before proceeding with any work. The Architect shall not be responsible for errors, omissions or delays by the Contractor.
- III. The Contractor(s) shall:
A. Apply for, secure and pay for all permits, fees, inspections, licenses, approvals, etc. required by authorities having jurisdiction over the work and shall assemble all transactions, guarantees, warranties, bonds, certificates of insurance, etc. as required for transmittal to the Owner.
B. Purchase and maintain all adequate insurance coverage(s) for protection against claims against himself, his employees or subcontractors, and shall:
1. Be responsible for:
a. Acts and omissions of the Contractor's employees, subcontractors and their agents and employees and any other persons performing any work under a contract with the Contractor, and,
b. Whether directly or indirectly, any damage which occurs to the Owners or other's persons or property, or that of any other party at the site due to him, his men's, or his subcontractors, and shall make good on any such claim or damage.
2. Maintain the jobsite in a safe, neat and orderly condition during the course of construction, and during construction, furnish and place proper safety devices and guards for the prevention of accidents.
C. Perform all work unless otherwise noted, and shall be solely responsible for, and have control over, all construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work required by the Contract Documents, and:
1. Include all items not specifically noted on the drawings, but which are obviously necessary to make a complete working installation of the design intent, and required or implied by the existing conditions.
2. Warrant to the Owner that all materials and equipment installed under this Contract shall be new, unless otherwise specified, and that all work shall be of good quality, free from faults and defects and conforms with the Contract Documents and
a. From a period of one year beginning at the date of substantial completion, promptly correct work found not to be in accordance with the Contract Documents, and shall bear all costs of corrections.
3. Perform all work and install materials in strict accordance with manufacturers specifications and instructions and in a manner consistent with industry standards and workmanship.
D. Investigate the jobsite to compare the Contract Document and existing conditions and to verify all dimensions concerning their work, and shall:
1. Notify the Owner and the Architect of any discrepancies before proceeding with the fabrication or installation of the work, and,
2. Examine all surfaces to determine that they are sound, dry, clean and ready to receive finishes or millwork prior to installations. Start of installation shall imply acceptance of substrate and shall not be reason for claims of improper performance of installed materials. Advise Architect of any construction not level, smooth, plumb, or substantially built within industry standards or requirements prior to start of construction.
3. Fully acquaint himself with the Conditions of the Contract, local conditions relating to location, accessibility and general character of the construction site and local labor conditions so that he understands the nature, extent, difficulties and restrictions related to the execution of the project.
E. Notify the Architect immediately of any conditions which prohibit the design intent of the drawings from being achieved and any omissions or conflicts in the drawings and any restrictions related to the execution of the work.
F. Provide and pay for all materials, equipment, machinery, tools, apparatus, hoisting, means of transportation and delivery, warehousing, removal of trash and debris, taxes and labor, and other facilities and services necessary for execution and to complete the work in full and in complete accordance with the Contract Documents.
G. Provide competent supervision for the coordination and completion of the work to be performed by his subcontractors for the duration of the job, and shall use all means necessary to protect all materials before, during and after installation. In the event of damage, make all repairs and replacements at no additional cost to the owner.
H. After execution of the Contract, for any Changes proposed by the Owner or others to the work described in the Contract Documents, furnish to the Architect for the Owner's review an itemized estimate of cost of the proposed work, and whether the Change represents a Credit (deduction), Extra (addition) or No Change to the Contract Price, and shall:
1. Not proceed with any proposed Change until written authorization is received from the Owner establishing the agreed Credit, Extra or No Change, and description of the Change. Any claims for extra work which the Contractor feels are necessary for the completion of the work and which he interprets as beyond the scope of the Contract Documents, shall not be approved unless such extra was authorized prior to its execution as described in H. above for proposed Changes.
2. Not make, cause to be made, or permit a subcontractor to make any change to what is specified on the plan without specific authorization of the Architect.
I. Procure materials so as not to delay substantial completion and notify the Architect within fifteen days of execution of Contract of any material delivery which would delay completion of the Contract.
J. Coordinate scheduling, provisions for installation, locations and the actual installation of items furnished by Owner or by others and shall cooperate with all trades on the project not under contract to the General Contractor.
- IV. The Work shall:
A. Conform in workmanship to the methods and operations of the best standards and accepted practices of fabrication, construction and/or installation by mechanics skilled in each appropriate trade. All parts shall be durably and substantially built, and shall present a neat workmanlike appearance.
B. If damaged or cut during construction, or if not conforming to specified standards, tolerances or manufacturers instructions for installation, be replaced, patched and/or repaired by experienced mechanics in the trades involved, and to the satisfaction of the Owner and Architect, at no additional cost to the Owner. Such replacing, repairing and/or patching shall be done with the appropriate materials, and in a manner that all surfaces so affected shall upon completion of the work, appear as new, and as if never cut or damaged, and shall match the surrounding similar surfaces to the satisfaction of the Owner and Architect.
C. All cutting and patching shall be performed in a neat and workmanlike manner. Any existing finishes disturbed or damaged by the contractor during the course of the work shall be repaired to match existing in kind and finish.
D. The contractor shall be responsible for restricting and containing dust and debris generated from the demolition and construction by means of temporary partitions or barriers, as required.
E. Where materials, equipment or other products are specified by manufacturer, brand name, etc., such designations are to establish standards of desired quality and type. All materials shall be of high quality, and at a minimum, equal to that specified, as determined by the Architect.
F. Have all surfaces thoroughly cleaned of dust, debris, loose construction material and equipment, including vacuuming and mopping of all floors and cleaning inside and outside surfaces of windows.

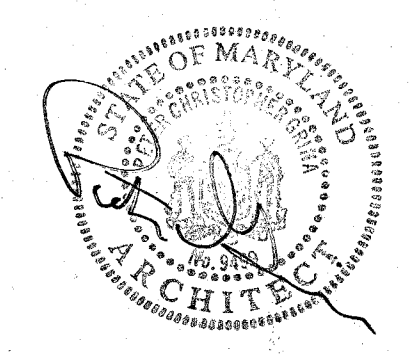


Maryland Department of Assessments and Taxation Real Property Data Search (v9.5.13) MONTGOMERY COUNTY		Go Back View Map New Search GroundRent Redemption GroundRent Registration	
Account Identifier: District - 07 Account Number - 00469926			
Owner Information			
Owner Name:	HARRIS TAMARA	Use:	RESIDENTIAL
Mailing Address:	101 PRIMROSE ST CHEVY CHASE MD 20815-	Principal Residence:	YES
		Deed Reference:	1) 44918/00057 2)
Location & Structure Information			
Premises Address	101 PRIMROSE ST CHEVY CHASE 20815-0000	Legal Description	PT LT 3 CHEVY CHASE SEC 6
Map Grid	Parcel Sub District	Section Block Lot	Assessment Area Plat No.
HNS1	0015	A P2 2	1/42
Special Tax Areas	Town	Ad Valorem Tax Class	County Use
	CHEVY CHASE VILLAGE	19	111
Primary Structure Built	Enclosed Area	Property Land Area	County Use
1908	1,736 SF	7,275 SF	111
Stories	Basement	Type	Exterior
2.000000	YES	STANDARD UNIT FRAME	
Value Information			
	Base Value	Value	Phase-in Assessments
		As Of	As Of
Land	681,600	574,300	07/01/2012 07/01/2013
Improvements:	170,960	128,600	
Total:	852,560	702,900	702,900
Preferential Land:	0	0	0
Transfer Information			
Seller:	SERWER HOWARD W & N R	Date:	09/27/2012
Type:	ARMS LENGTH IMPROVED	Deed1:	44918/00057
Seller:		Date:	12/30/1899
Type:		Deed1:	04160/00455
Seller:		Date:	
Type:		Deed1:	
Exemption Information			
Partial Exempt Assessments	Class	07/01/2012	07/01/2013
County	000	0.00	
State	000	0.00	
Municipal	000	0.00	0.00
Tax Exempt:	Special Tax Recapture:		
Exempt Class:	NONE		
Homestead Application Information			

SHEET	DESCRIPTION
1.1	INDEX OF DRAWINGS, SURVEY/HOUSE LOCATION PLAT, REAL PROPERTY DATA SEARCH, GENERAL & STRUCTURAL NOTES, PHOTOGRAPHS
EC1	EXISTING WEST, SOUTH ELEVATIONS
1	PROPOSED SOUTH ELEVATION
EC2	EXISTING EAST, NORTH ELEVATIONS
2	PROPOSED EAST ELEVATION
3	EXISTING & PROPOSED FIRST & SECOND FLOOR PLANS

NO CHANGE TO BUILDING FOOTPRINT

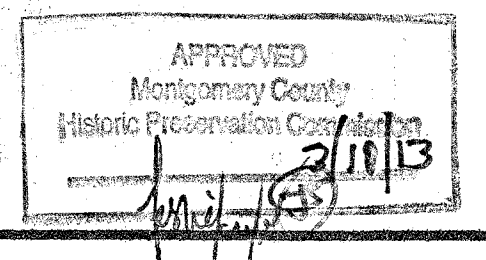
Professional Certification.
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 9499, expiration date 04-30-2013.
Peter Christopher Grina
Grina Architects, PLLC
1/28/2013



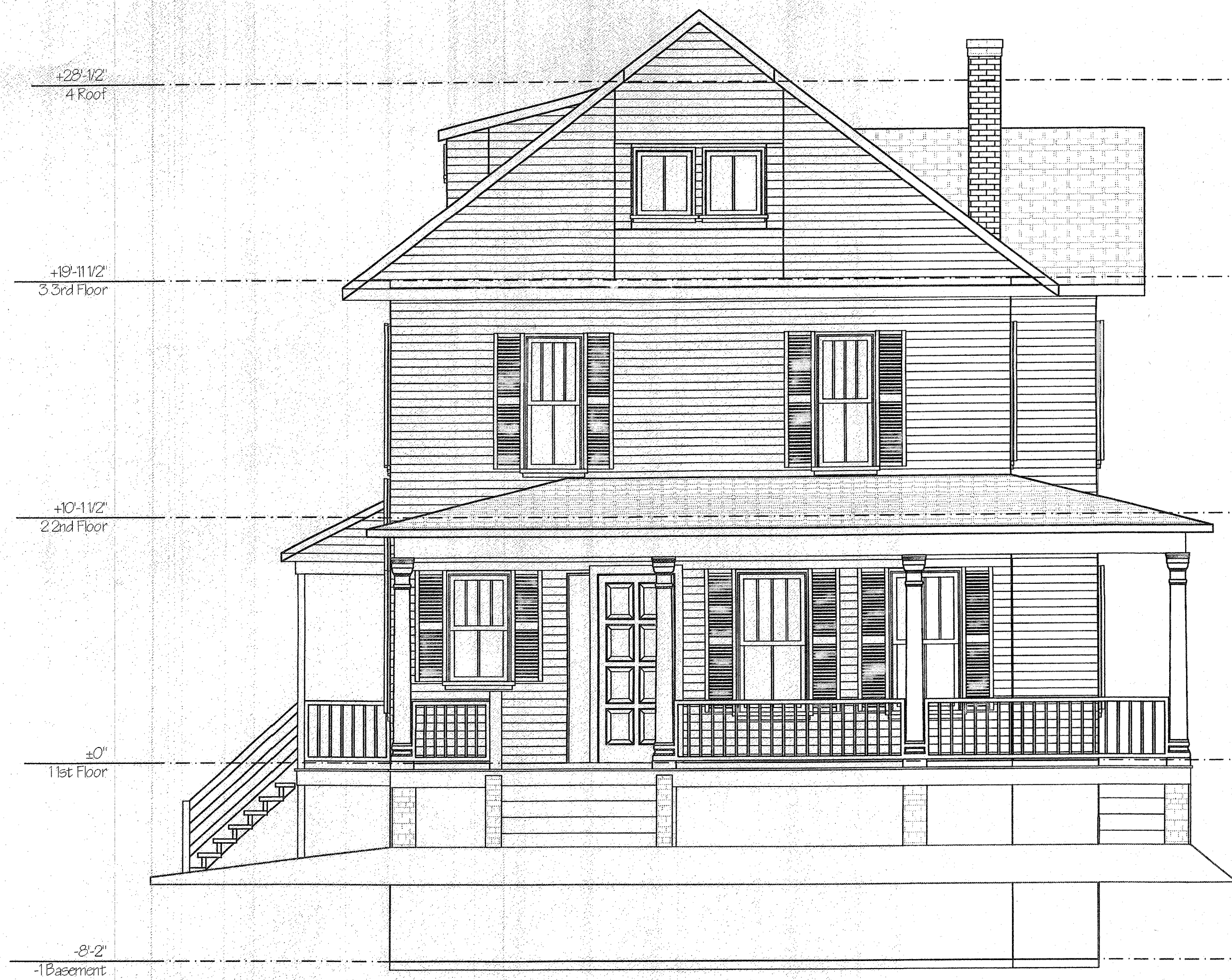
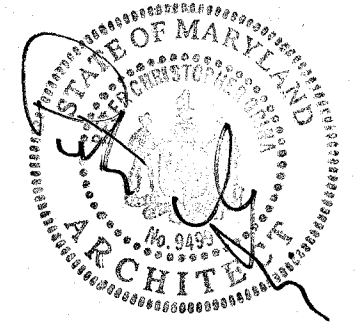
GRINA ARCHITECTS
1506 WISCONSIN AVE, NW WASHINGTON, DC 20007 TEL: 202.652.300 FAX: 202.652.0730

IOI PRIMROSE RESIDENCE
CHEVY CHASE, MD.

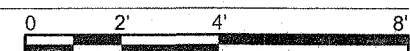
1/15/13



EXISTING



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



GRINA
ARCHITECTS

1506 WISCONSIN AVE, NW WASHINGTON, DC 20007 TEL. 202 655-3001 FAX 202 655-0726

IOI PRIMROSE
RESIDENCE
CHEVY CHASE, MD

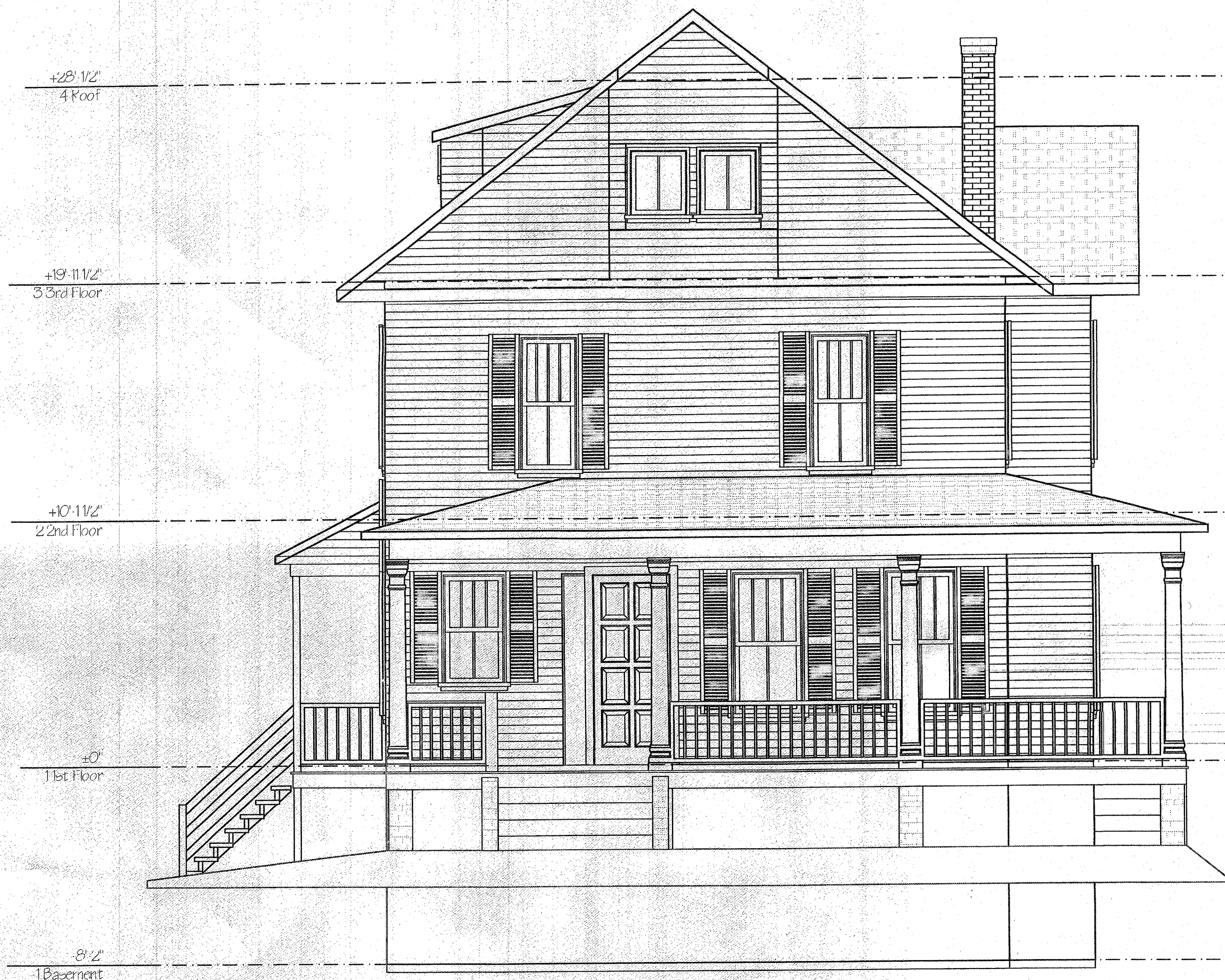
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EC1

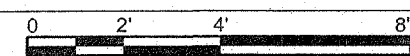


101 PRIMROSE RESIDENCE
CHEVY CHASE, MD

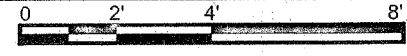
10/14/12 REV.
2/12/13

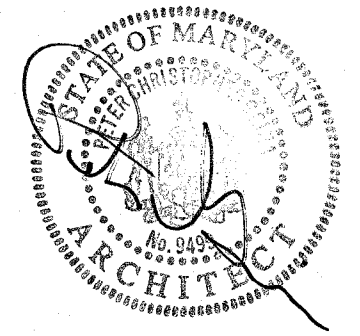


1 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"





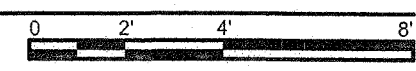
101 PRIMROSE
RESIDENCE
CHEVY CHASE, MD

10/14/12 REV.

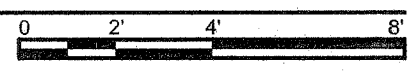
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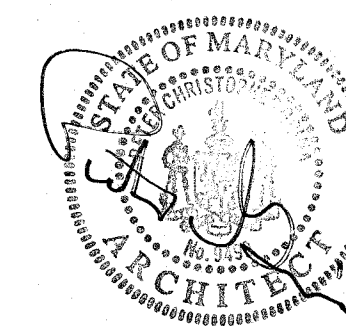


1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



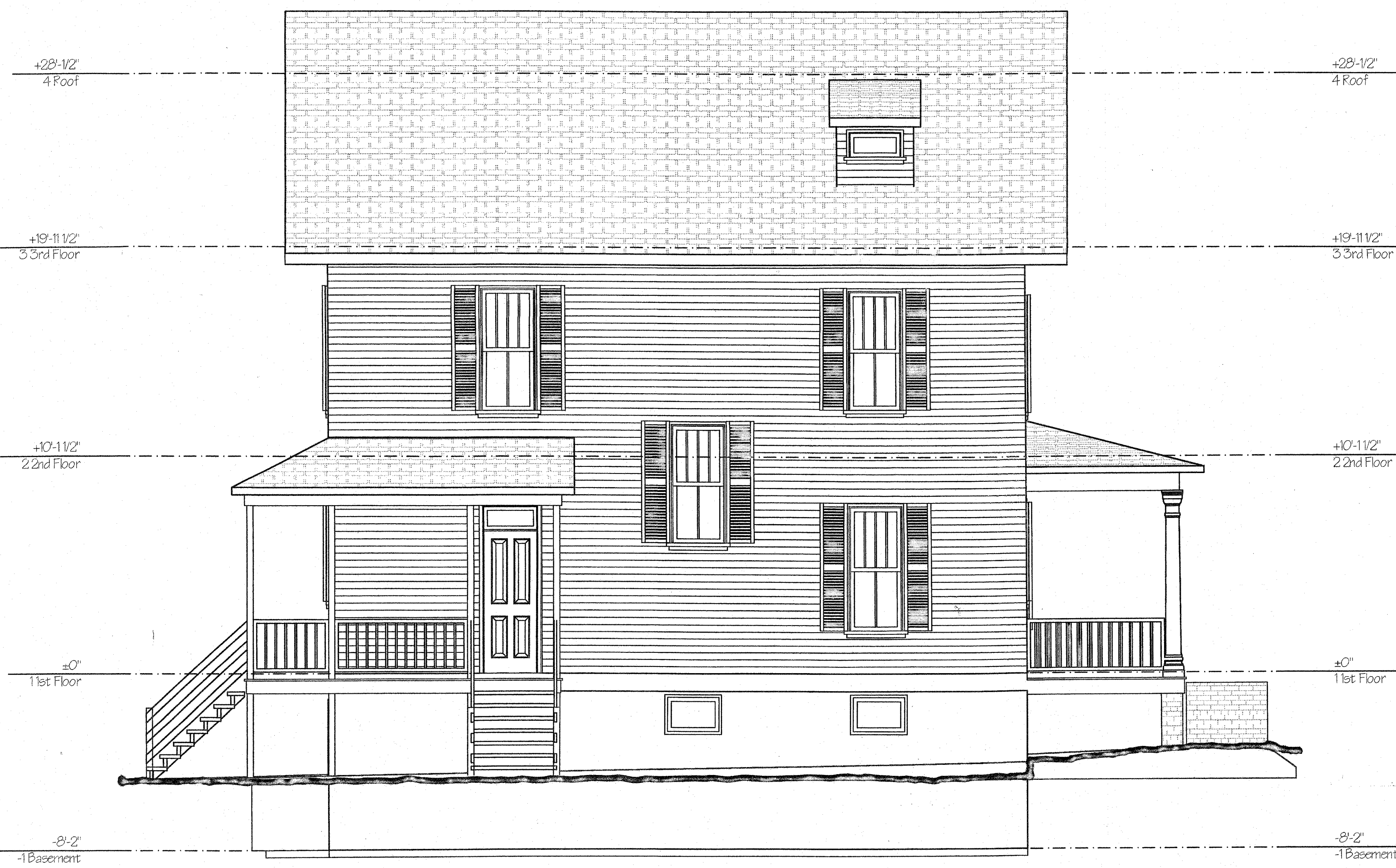
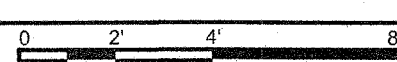


101 PRIMROSE
RESIDENCE
CHEVY CHASE, MD

10/14/12 REV.
2/12/13



1 EAST ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

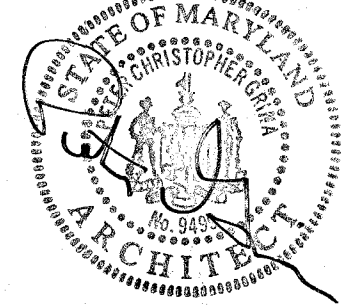


2 NORTH ELEVATION EXISTING
SCALE: 1/4" = 1'-0"

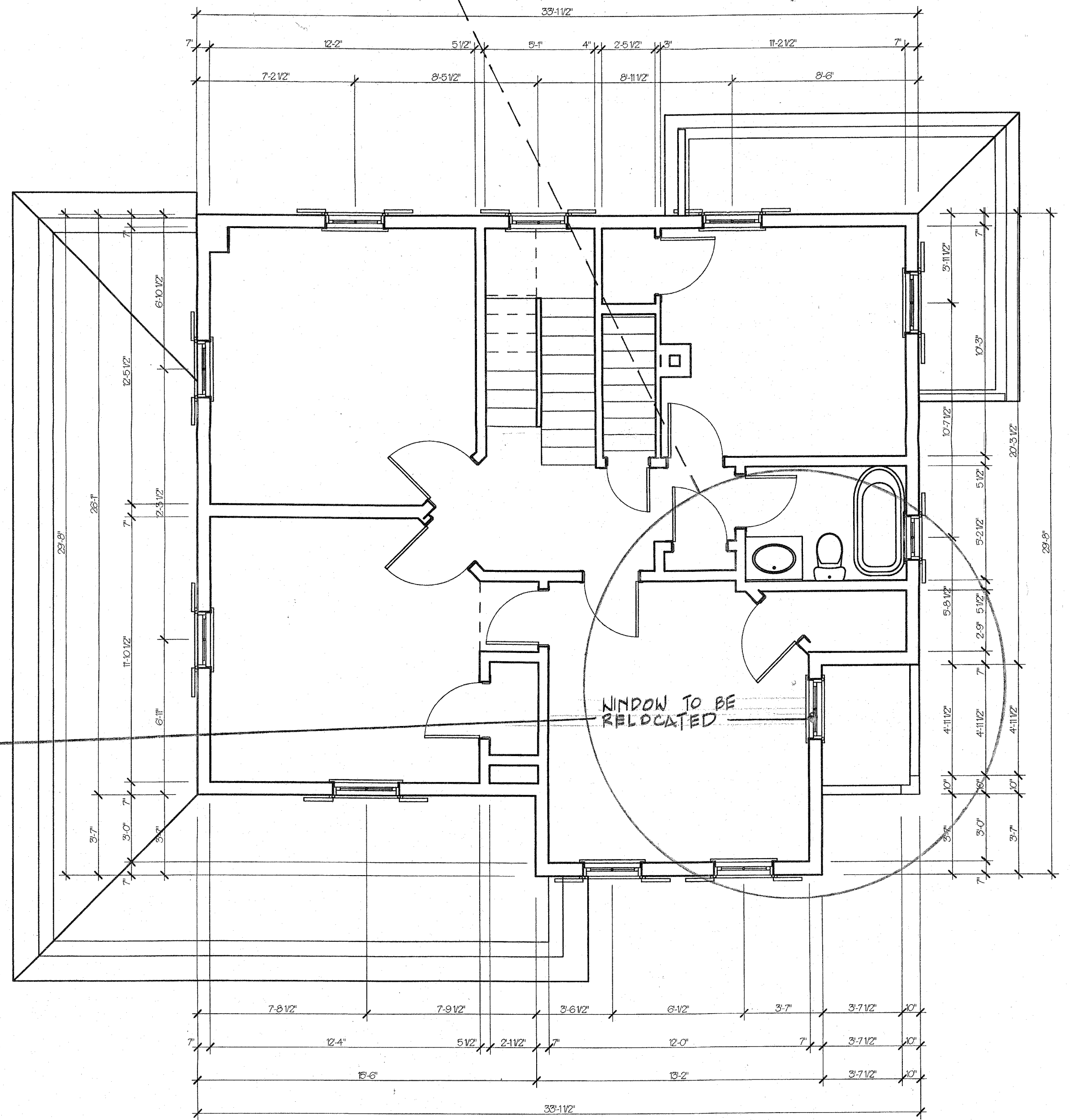
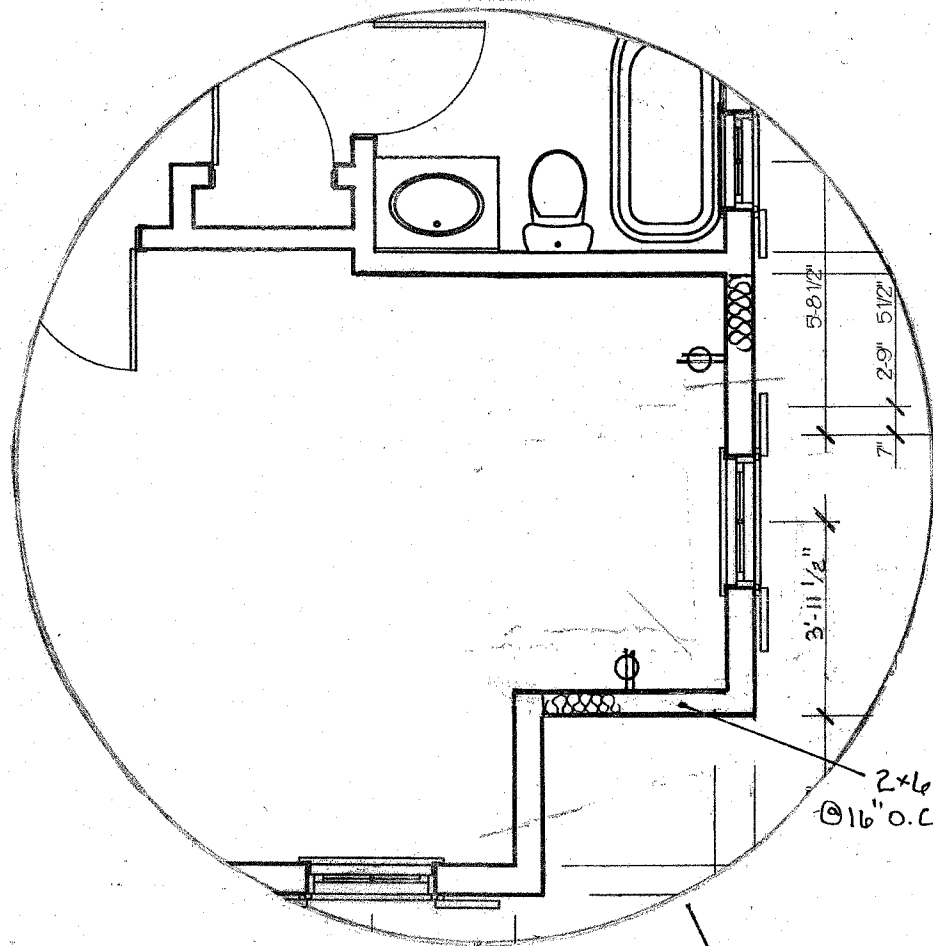


101 PRIMROSE RESIDENCE
CHEVY CHASE, MD

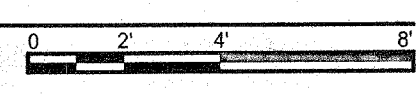
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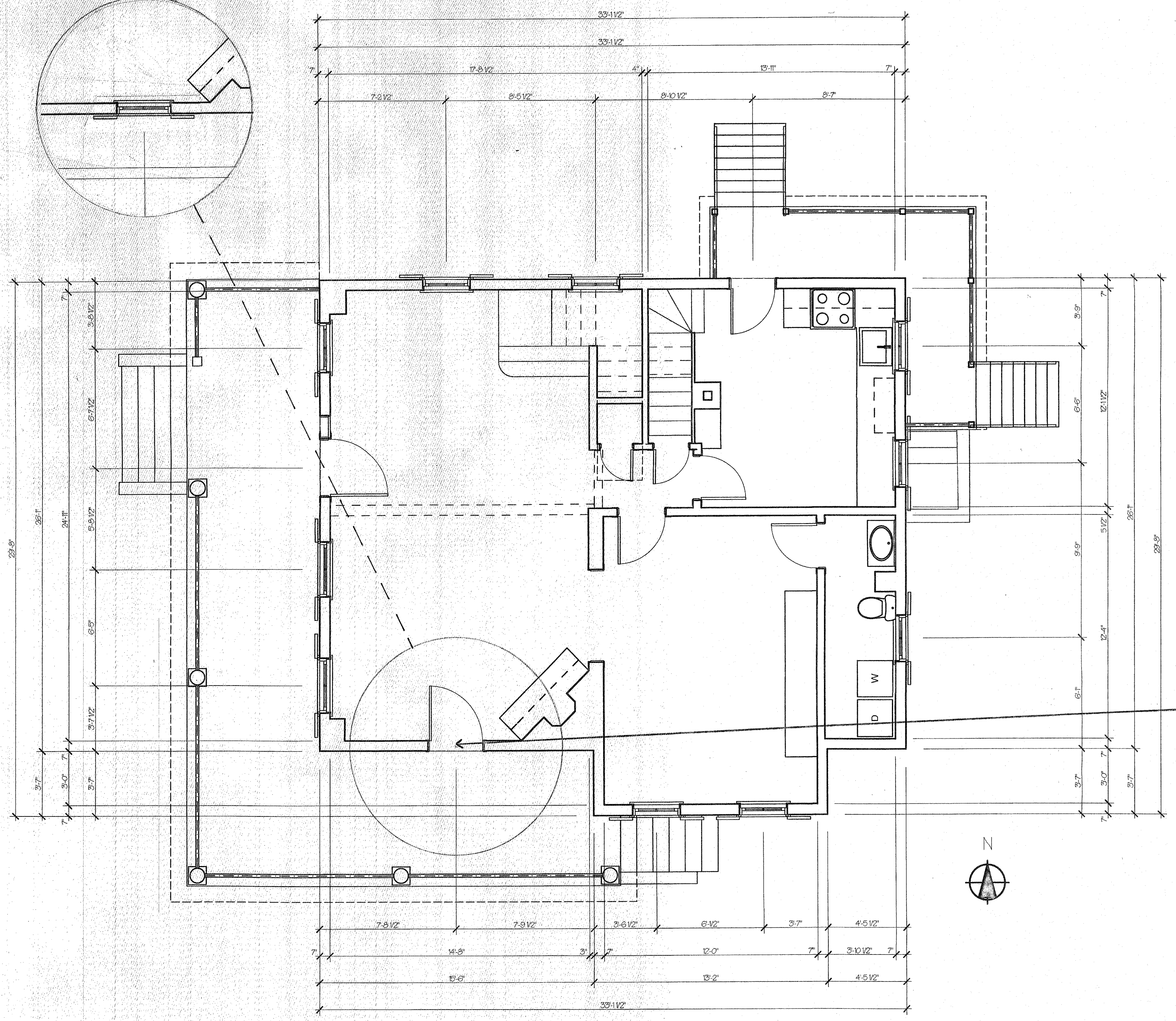
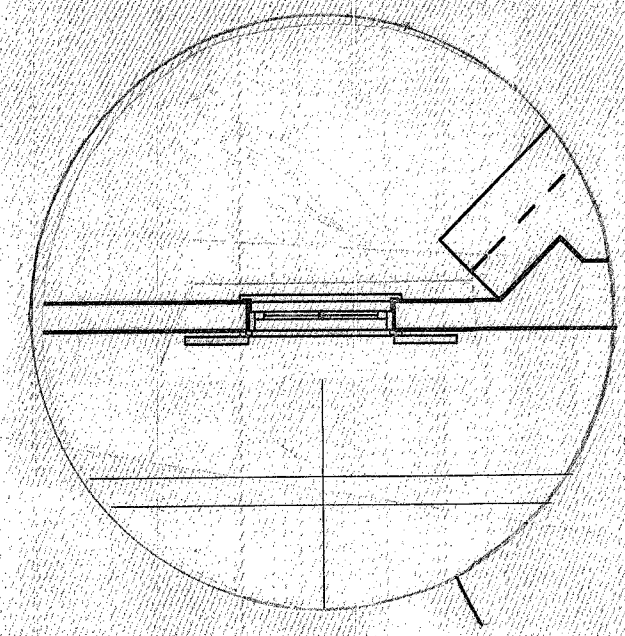
PROPOSED



2 SECOND FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"



PROPOSED



1 FIRST FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

