

2011 HAWUP  
35/13

12 PRIMROSE  
CHERRY CHASE H.D.

PO Box 351

Crowsville, MD

21032

Rob Noble



## HISTORIC PRESERVATION COMMISSION

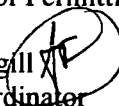
Isiah Leggett  
County Executive

Thomas Jester  
Chairperson

Date: 2/10/11

### MEMORANDUM

TO: Carla Reid, 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 #558818—generator and fence enclosure installation

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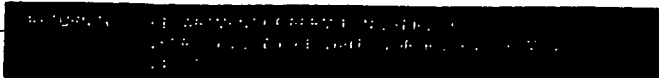
The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP) and this application was **approved** by the HPC on February 9, 2011.

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.





DPS - #8

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rob Noble
Daytime Phone No.: 443-433-6894

Tax Account No.:
Name of Property Owner: Stewart & Sandy Bainum
Address: 12 Primrose St. Chevy Chase, MD 20815
Contractor: Winchester Construction
Agent for Owner:

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: Primrose Street
Town/City: Chevy Chase
Lot: 12 Block: 57 Subdivision: Chevy Chase Sec 2

PART ONE: TYPE OF PERMIT ACTION AND USE

- 1A. CHECK ALL APPLICABLE: Construct, Extend, Alter/Renovate, Move, Revision, Repair, Revocable, A/C, Stab, Room Addition, Porch, Deck, Shed, Solar, Fireplace, Woodburning Stove, Single Family, Fence/Wall, Other: Generator

1B. Construction cost estimate: \$ 30,000.

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: No
2B. Type of water supply: 01 WSSC, 02 Well, 03 Other: No

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 8 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations: Entirely on land of owner

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

Signature of owner or authorized agent: Dal West
Date: 1/11/11

Approved: [Signature] For Chairperson, Historic Preservation Commission
Disapproved: [Signature] Date: 2/10/11
Application/Permit No.: 558818 Date Filed: 2/13/11 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 bannum residence was built in the  
1920s in historic Chevy Chase Village.

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

A 30 KW Natural gas generator will be  
installed @ the rear of property - A decorative  
fence will be built to surround generator from  
view and for sound attenuation - evergreens  
will be planted as further cover and sound  
attenuation

**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**

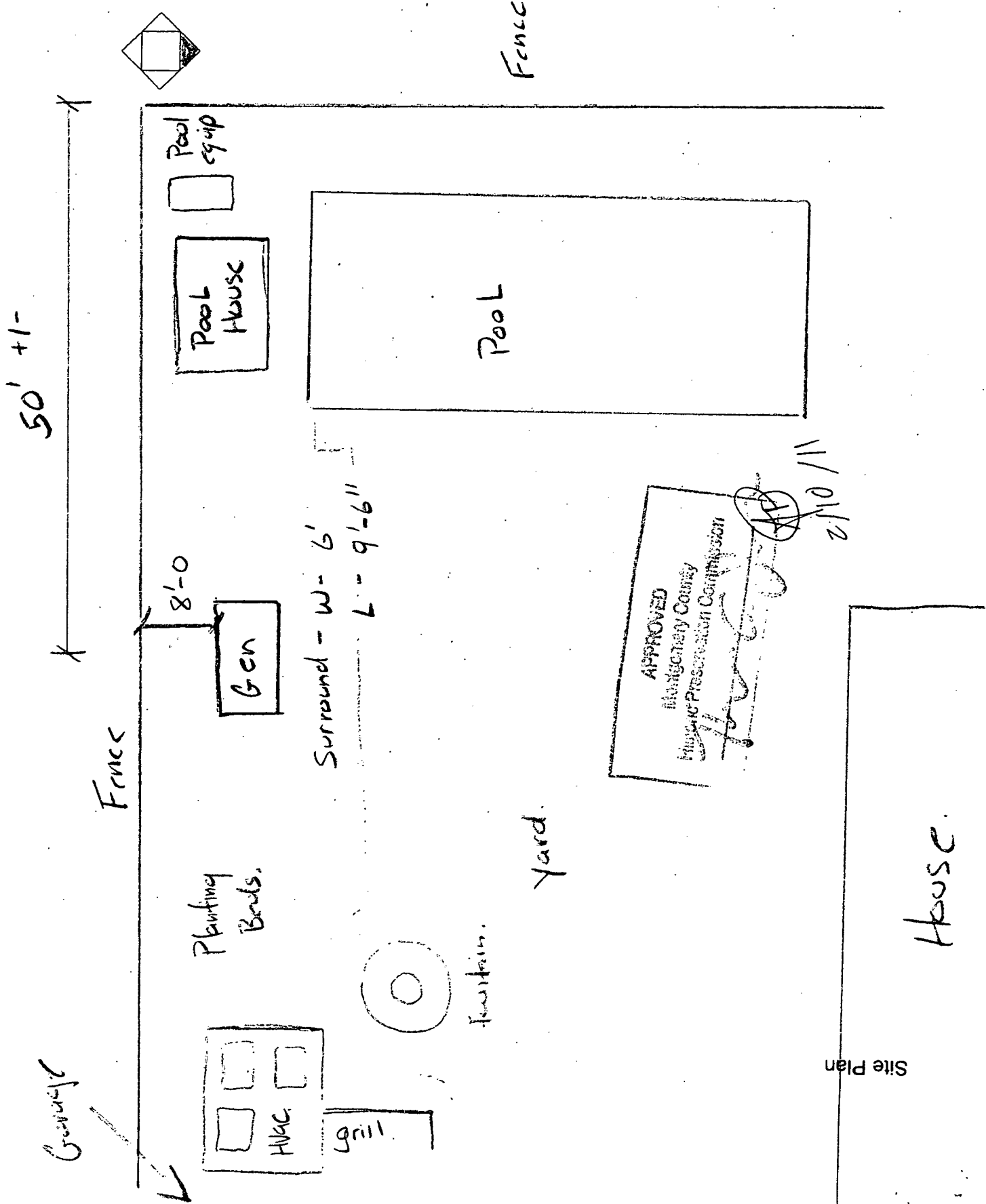
If you are proposing construction adjacent to or within the dripline of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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).

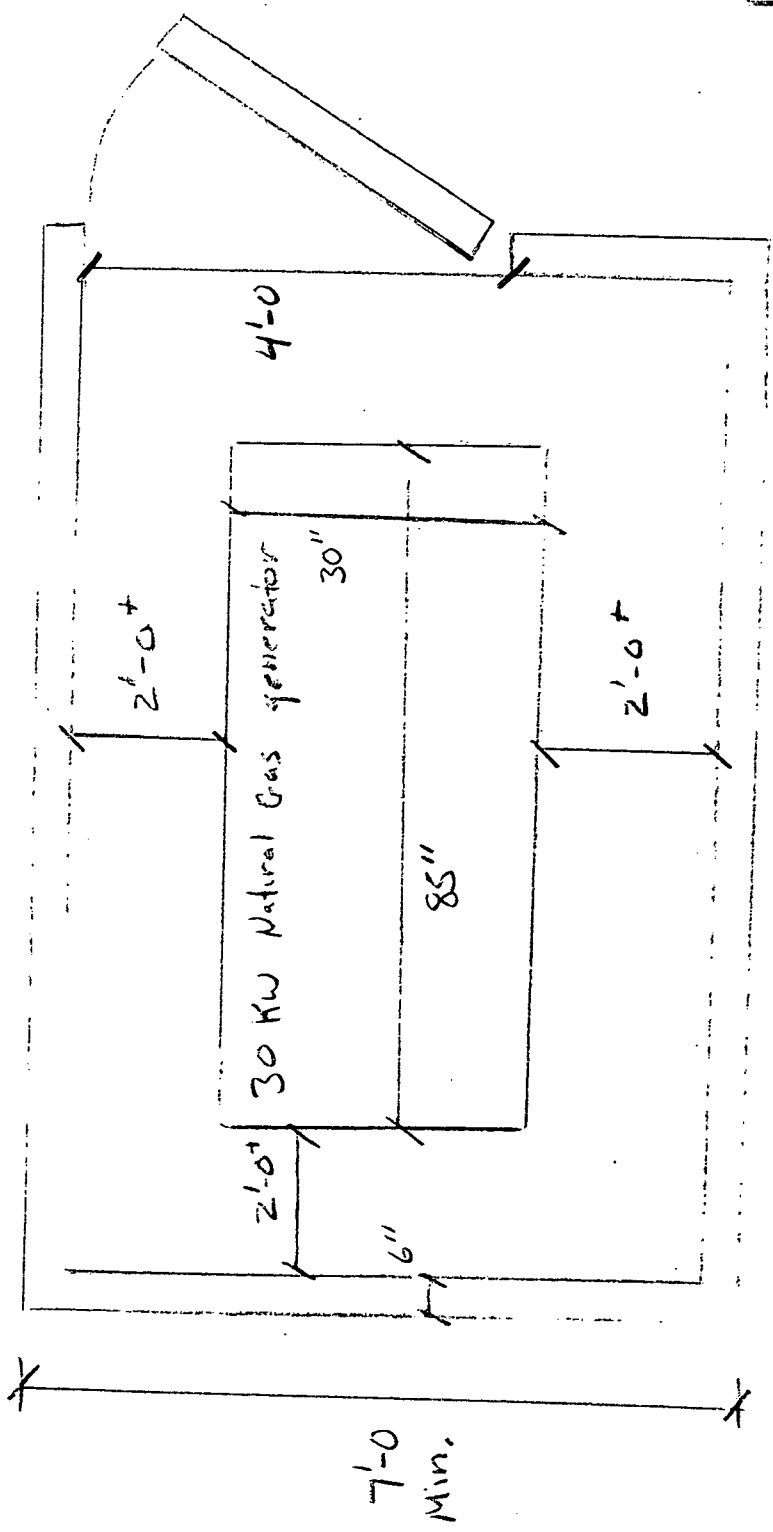
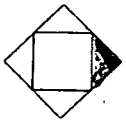
PLEASE PRINT (IN BLUE OR BLACK INK) OR TYPE THIS INFORMATION ON THE FOLLOWING PAGE.  
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

Shade portion to indicate North



Site Plan

Shade portion to indicate North



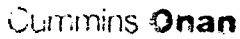
APPROVED  
 Municipal Council  
 Hillsborough County  
 Planning Commission

*[Signature]*

11/01/12

Fence Ht. 5'-4"

Fence To be surrounded by evergreens



### Residential generator RS Series 30000 Natural Gas and Propane

- Very quiet operation
- Aluminum weather resistant housing
- Fully automatic operation when used with a Cummins Onan automatic transfer panel
- Available for use with natural gas or LP vapor
- Attractive and discreet housing
- Electronic governor for precise frequency control
- Includes 120 V coolant heater
- Listed to UL 2200

**Request a Quote** ▶

#### Weight, Size & Sound Levels

**Weight:** 1300 lb (590 kg)  
Footprint dimensions (for recommended installation) length 64.4 in (1635 mm), width 30 in (762 mm), height 46.7 in (1184.89 mm) Overall dimensions: length 85.3 in (2168.68 mm), width 30 in (762 mm), height 46.7 in (1184.89 mm)

**Size:**

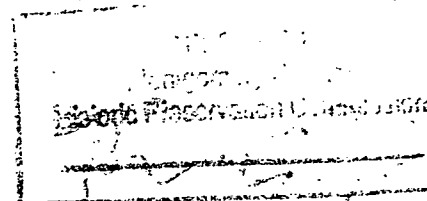
**Sound:** 67 dB(A) at 7 m, at full load

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AF  
2/10/11



## Fothergill, Anne

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [tom.bourke@whihomes.com]  
**Sent:** Wednesday, February 09, 2011 4:31 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP Comments for HPC 2/9/11: 12 Prim; 2 Oxford; and postponed: 26 Hesketh; 3702 Brad; 6 Quincy; 23 Grafton; 22 W Irving

The following are the comments of the of the Chevy Chase Village LAP for the HPC hearing of 2/9/11:

12 Primrose:

Contributing Resource

Fence replacement and generator with enclosure

Staff issued expedited Approval and the LAP concurs with Staff

We do note however that Chevy Chase Village has requirements regarding the location of air conditioning units in side yards. This is a generator (which could be construed as similar) and is located in the rear yard; so it may not be an issue, but LAP concurrence does not relieve any review requirements under the Village regulations.

2 Oxford:

Contributing Resource

Garage door replacement

Staff recommends approval and LAP concurs with Staff

We also attach our comments for the cancelled HPC meeting of 1/26/11 regarding some projects with have be postponed until tonight.

Submitted on behalf of the LAP by

Tom Bourke, Chair

Attached: prior comments -

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**From:** Bourke, Tom (Winchester Homes, Inc.)(Tom) [mailto:tom.bourke@whihomes.com]  
**Sent:** Wednesday, January 26, 2011 2:10 PM  
**To:** Fothergill, Anne; Manarolla, Kevin; Whipple, Scott; Silver, Joshua  
**Cc:** ChCh Village file (CCV@montgomerycountymd.gov); Feldman, Gail; HBSacks@comcast.net; Jacobs - Eph's daughter (abjdoe@gmail.com); Marsh, Joan (r.marshes@gmail.com); P. Wellington; Stephens, Betsy  
**Subject:** LAP Comments for HPC 1-26-11 26 Hesketh; 3702 Brad; 6 Quincy; 23 Grafton; 22 W Irving

The following are the LAP Comments for HPC hearing of 1-26-11

26 Hesketh

Non-contributing Resource

Fence replacement

Staff recommends approval and LAP concurs. We also support the use of "expedited" approval process

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

<b>Address:</b>	12 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	2/9/11
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	2/2/11
<b>Applicant:</b>	Stewart and Sandy Bainum (Rob Noble, Agent)	<b>Public Notice:</b>	1/26/11
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Numbers:</b>	35/13-11G	<b>Staff:</b>	Anne Fothergill
<b>Proposal:</b>	Fencing and generator installation		

**STAFF RECOMMENDATION**

- Approval  
 Approval with conditions

**PROPERTY DESCRIPTION**

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

**PROPOSAL**

The applicants are proposing to install an 85" x 30" generator located behind the house and eight feet from the rear fence. The generator will be enclosed by a 6' x 9'6" wood fence with a 4' gate. The proposed fence is 5'4" tall and will match the other wood fencing on the property.

**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 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

HISTORIC PRESERVATION COMMISSION
301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Rob Noble
Daytime Phone No.: 443-433-6894

Tax Account No.:
Name of Property Owner: Stewart & Sandy Bainum Daytime Phone No.: 301-656-6829
Address: 12 Primrose St. Chevy Chase, MD 20815
Contractor: Winchester Construction Phone No.: 410-987-5905
Contractor Registration No.:
Agent for Owner: Daytime Phone No.:

LOCATION OF BUILDING/PREMISE

House Number: 12 Street: Primrose Street
Town/City: Chevy Chase Nearest Cross Street:
Lot: 12 Block: 57 Subdivision: Chevy Chase Sec 2
Liber: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

1A. CHECK ALL APPLICABLE:
Construct [x] Extend [ ] Alter/Renovate [ ] A/C [ ] Slab [ ] Room Addition [ ] Porch [ ] Deck [ ] Shed [ ]
Move [ ] Install [x] Wreck/Raze [ ] Solar [ ] Fireplace [ ] Woodburning Stove [ ] Single Family [ ]
Revision [ ] Repair [ ] Revoceable [ ] Fence/Wall (complete Section 4) [x] Other: Generator [x]
1B. Construction cost estimate: \$ 30,000.
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: NO
2B. Type of water supply: 01 [ ] WSSC 02 [ ] Well 03 [ ] Other: NO

PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL

3A. Height 4 feet 8 inches
3B. Indicate whether the fence or retaining wall is to be constructed on one of the following locations:
[ ] On party line/property line [x] Entirely on land of owner [ ] On public right of way/easement

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

Signature of owner or authorized agent: Dal West Date: 1/11/11

Approved: For Chairperson, Historic Preservation Commission
Disapproved: Signature: Date:
Application/Permit No.: 558818 Date Filed: 01/13/11 Date Issued:

**THE FOLLOWING ITEMS MUST BE COMPLETED AND THE  
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- a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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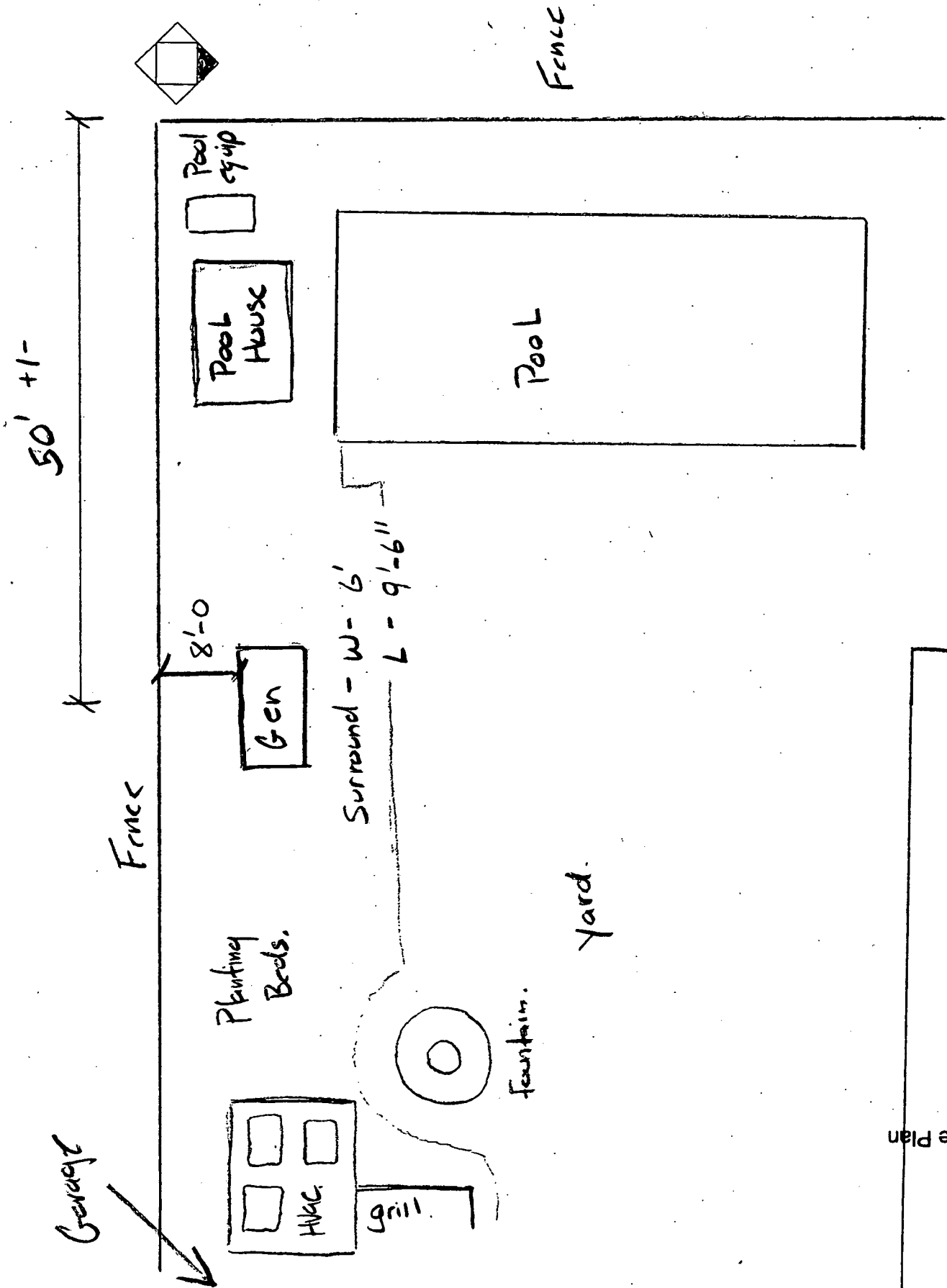
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**HAWP APPLICATION: MAILING ADDRESSES FOR NOTIFYING**  
 [Owner, Owner's Agent, Adjacent and Confronting Property Owners]

<p><b>Owner's mailing address</b></p> <p>12 PRIMROSE ST          CHEVY CHASE MD 20815</p>	<p><b>Owner's Agent's mailing address</b></p> <p>Winchester Construction CO.          781 Generals Hwy          Millersville MD 21108</p>
<p align="center"><b>Adjacent and confronting Property Owners mailing addresses</b></p>	
<p>16 primrose st.          chevy chase M.d. 20815          Deborah Jospin - 301-718-1864</p>	<p>11 primrose st.          chevy chase M.d. 20815          Corisa Mirina</p>
<p>8 primrose st.          chevy chase M.d. 20815          David and Mary Granger          301-652-5062</p>	<p>Susan Jones          15 primrose st.          chevy chase M.d. 20815</p>
<p>9 primrose st.          chevy chase M.d. 20815          Chase Paterson</p>	<p>Nancy Huidkoper          15 oxford st.          chevy chase M.d. 20815</p>

Shade portion to indicate North



Site Plan

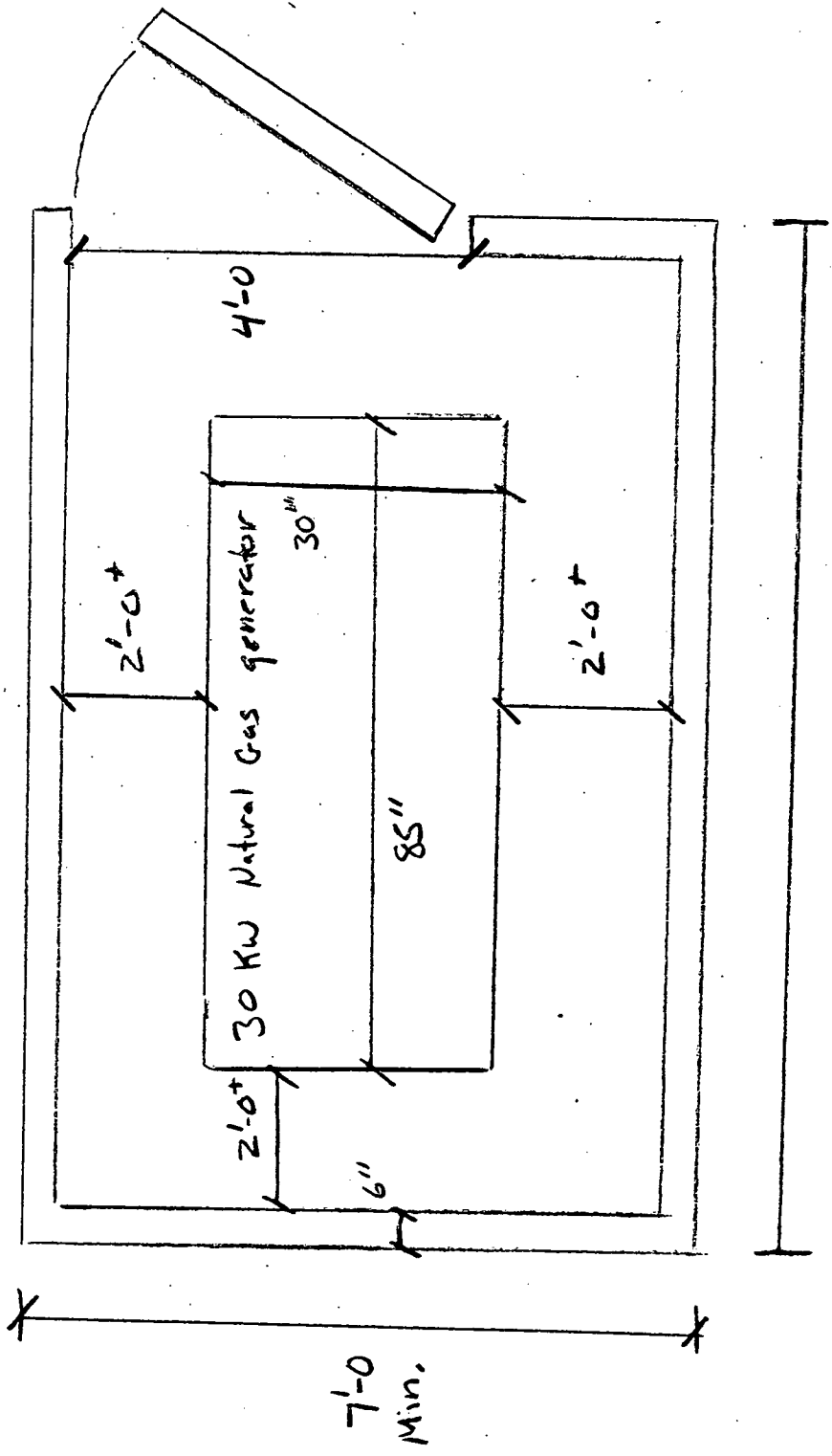
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House.

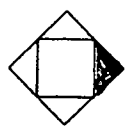
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Site Plan

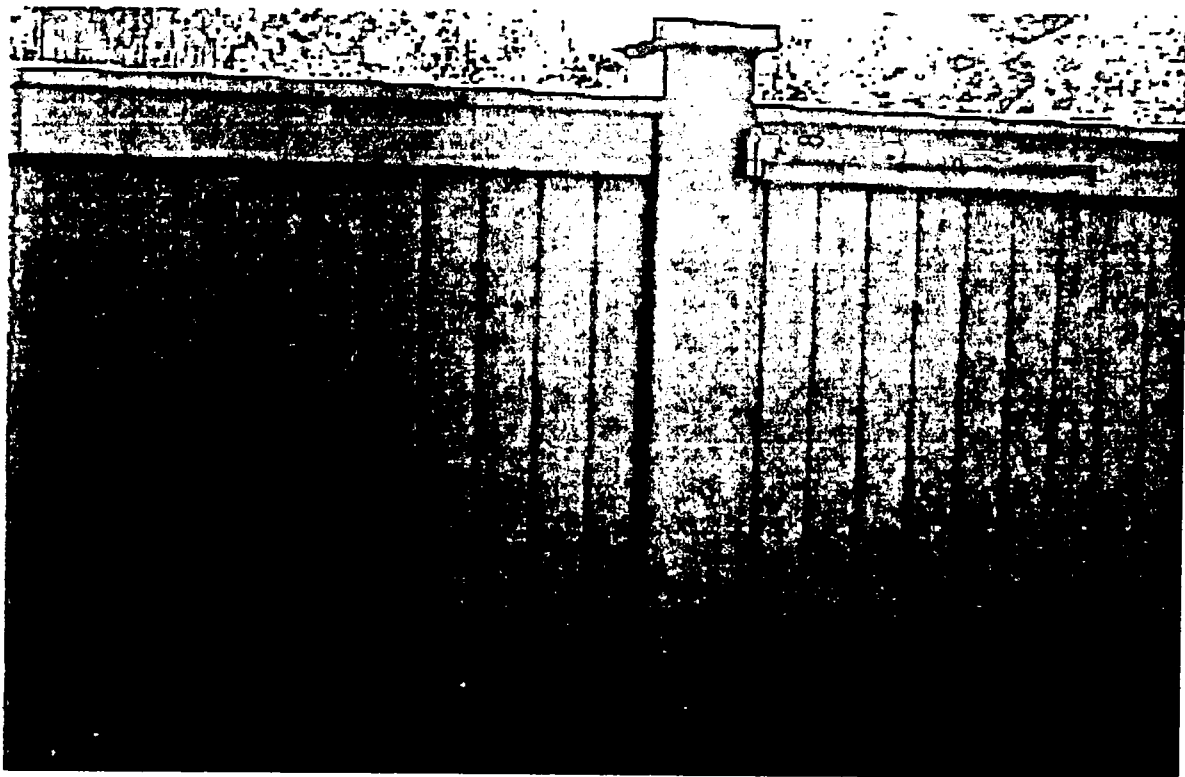
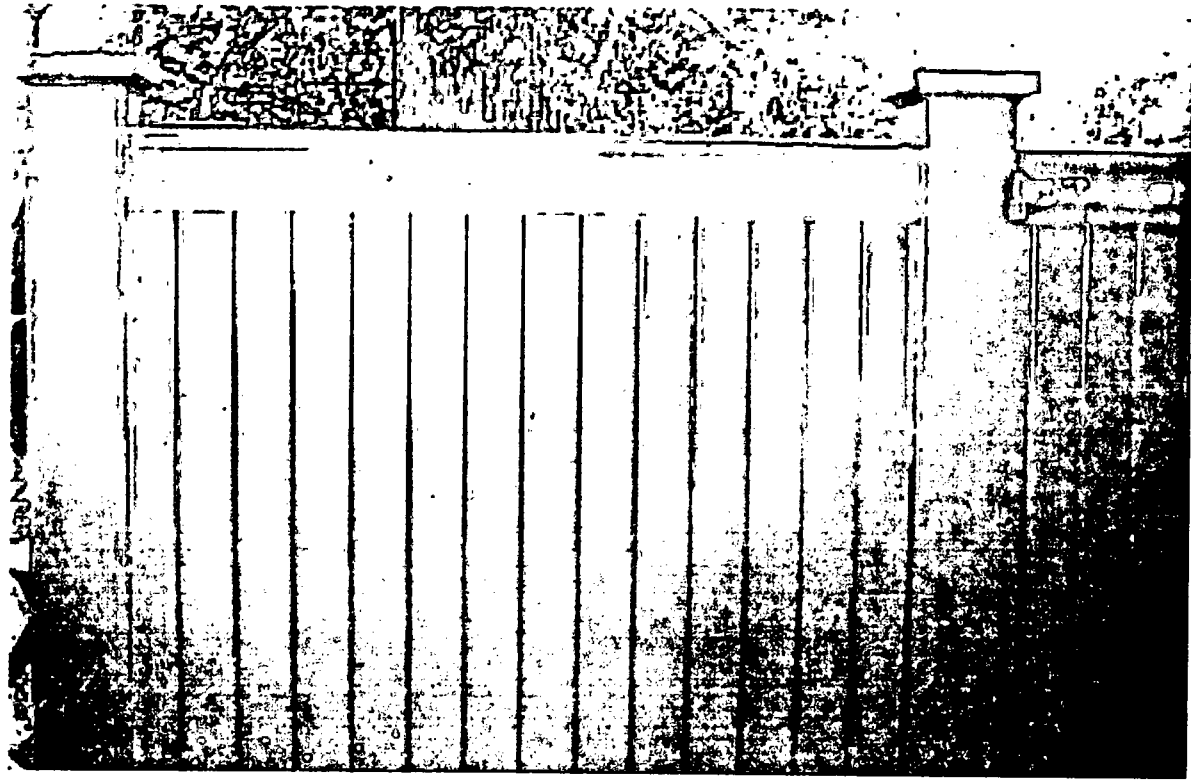
Fence Ht. 5'-4"  
Fence To be surrounded by evergreens



Shade portion to indicate North







Fence To be built around generator.  
Pictures are from existing HVAC and fountain pump enclosure.

(8)



unit will sit between Trees.



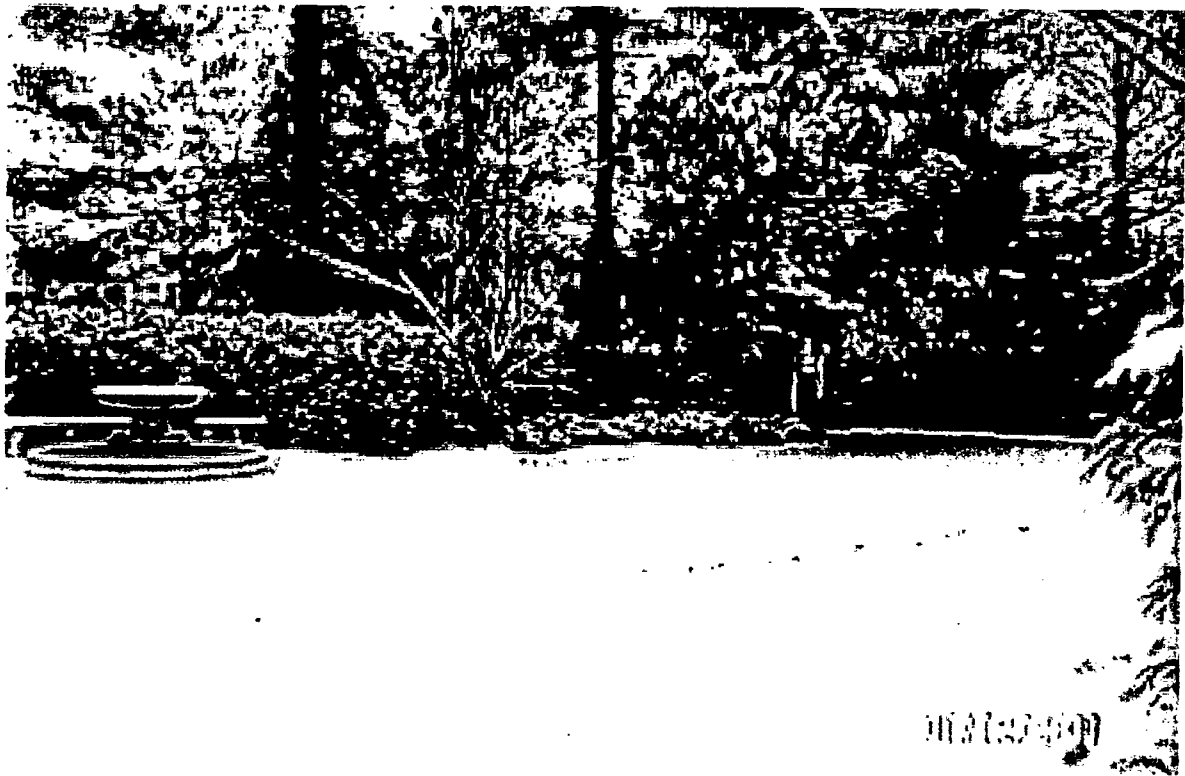
unit Location.

(9)

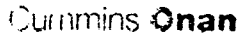


unit.

unit will sit 8' off existing fence.



Bainum back yard.



## Residential generator RS Series 30000 Natural Gas and Propane

- Very quiet operation
- Aluminum weather resistant housing
- Fully automatic operation when used with a Cummins Onan automatic transfer panel
- Available for use with natural gas or LP vapor
- Attractive and discreet housing
- Electronic governor for precise frequency control
- Includes 120 V coolant heater
- Listed to UL 2200

[Request a Quote](#) ▶

### Weight, Size & Sound Levels

**Weight:** 1300 lb (590 kg)  
Footprint dimensions (for recommended installation) length 64.4 in (1635 mm), width 30 in (762 mm), height 46.7 in (1184.89 mm) Overall dimensions: length 85.3 in (2166.68 mm), width 30 in (762 mm), height 46.7 in (1184.89 mm)

**Size:**

**Sound:** 67 dB(A) at 7 m, at full load

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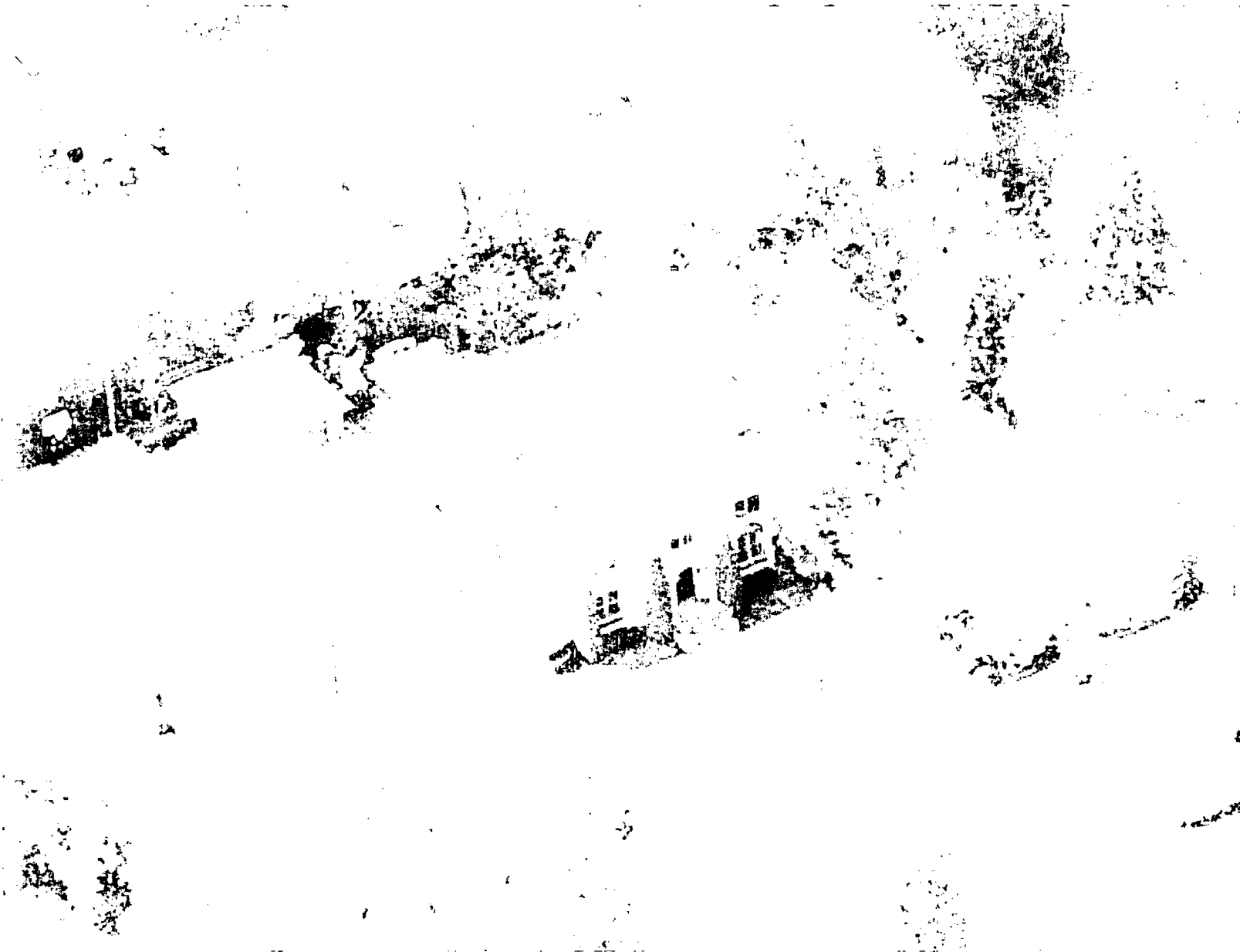
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11

12 PRIMROSE



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↑  
unit will sit between Trees.

01/12/2011



↑  
unit location.



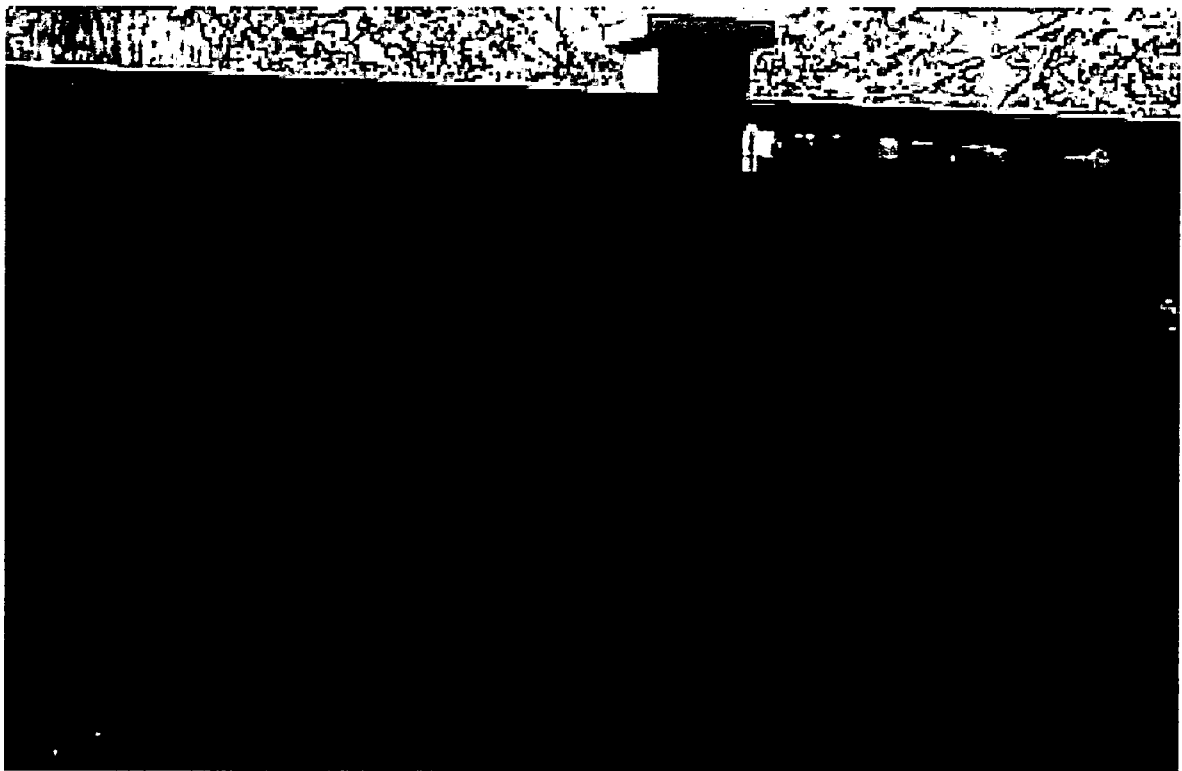
unit.

unit will sit 8' off existing fence.



Bainum back yard.





Fence To be built around generator.  
Pictures are from existing HVAC and fountain pump enclosure.