35/1**3-**05U 29 Primrose Street 35/13-06JJ 29 PRIMROSE ST Chevy Chase Village Historic District

Hamped plans
IN copy
Toom
Toom
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Plans ded 73-06
12-11-05

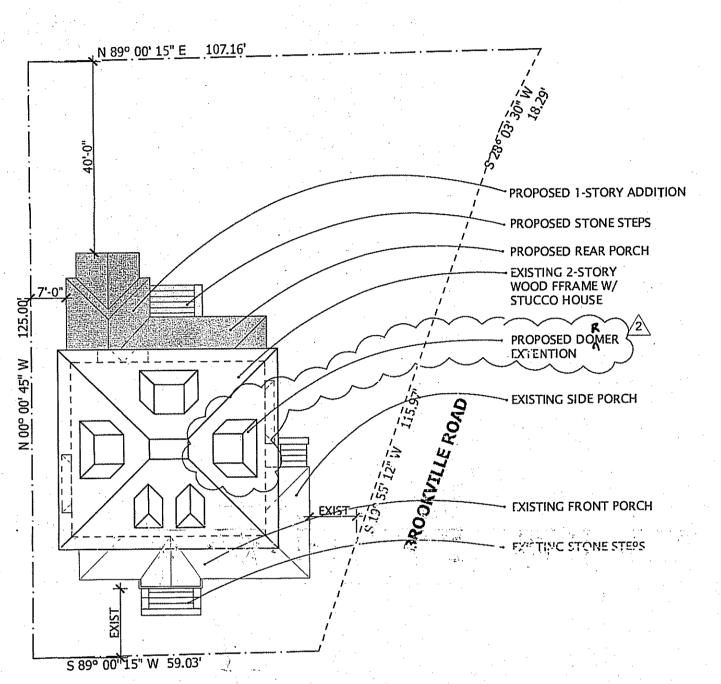
KATZ RENOVATION

29 PRIMROSE STREET CHEVY CHASE, MARYLAND

ARCHITECT

RILL & DECKER ARCHITECTS, P.C.

5019 WILSON LANE BETHESDA MD 20814 P 301 652 2484 F 301 652 9262



PRIMROSE STREET

HOUSE LOCATION INFORMATION 29 PRIMROSE STREET CHEVY CHASE, MARYLAND 20815 LOT 14 BLOCK 58 LOT COVERAGE = 22% SITE PLAN



DDAWING LICT

F	DRAWING LIST		
T1	SITE PLAN	A2-7	BUILDING SECTIONS
T2	NOTES & SCHEDULES	A2-8	BUILDING SECTIONS
D0	DEMOLITION PLAN	A3-1	WALL SECTIONS
D1	DEMOLITION PLAN	A3-2	WALL SECTIONS
A1-0	BASEMENT PLAN	A4-0	BASEMENT & 1ST FL REFLECTED CEILING PLAN
A1-1	FIRST FLOOR PLAN	A4-1	2ND & ATTIC FLOOR REFLECTED CEILING PLAN
A1-2	SECOND FLOOR PLAN	A5-1	INTERIOR ELEVATIONS
A1-3	ATTIC PLAN	A5-2	INTERIOR ELEVATIONS
A1-4	ROOF PLAN	A5-3	INTERIOR ELEVATIONS
A2-1	SOUTH (FRONT) ELEVATIONS	A5-4	INTERIOR ELEVATIONS
A2-2	NORTH (REAR) ELEVATIONS	A5-5	INTERIOR ELEVATIONS
A2-3	EAST (SIDE) ELEVATION	A5-6	INTERIOR ELEVATION
A2-4	WEST (SIDE) ELEVATION	SO	FOUNDATION, FIRST FLOOR, AND CEILING FRAMIN
A2-5	BUILDING SECTIONS	S1	ROOF FRAMING
A2-6	BUILDING SECTIONS		

WINDOW & EXTERIOR DOOR SCHEDULE

All windows to be 7/8" SDL, provided as follows, unless noted otherwise: 1. Exterior casing to match existing - head & sill.

2. Window screen finishes to match existing, UNO.

4. Compare and confirm all lite divisions with elevations. Notify architect of any discrepancies prior to order.

5. Confirm all Rough Opening (R.O.) dimensions with the window manufacturer prior to framing.

		Window			Rough Opening								
Qty	Label	Units	Туре	Mfr.	Model (Sash)	Lite Cut	TG	Width	Height	Mull	Casing	Location(s)	Note
5	A		Double-Hung	Dynamic	2'-9"x5'-1"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Butler's Pantry/Hall	Ptd Ext./Std Int.
1	В		Casement	Dynamie	1'-6"x4'-3"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Kitchen	Ptd Ext./Ptd Int.; Right hinge
3	С		Cottage	Dynamic	3'-0"x5'-1"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Breakfast	Ptd Ext./Ptd Int.
2	D		Cottage	Dynamic	1'-7"x5'-1"	See Dwg		V.I.F.	V.I.F.	6 1/2" FIN	Match Exist.	Breakfast	Ptd Ext./Ptd Int.
	, E		existing	-	various	various						various	Refinish.
1	E1		Existing Double-Hung		3'-3"x5'-1"	existing		V.I.F.	V.I.F.		Match Exist.	Masterbath	Existing relocated. Ptd Ext./Ptd Int
	E2		Existing Double-Hung		3'-3"x5'-1"	existing		V.I.F.	V.I.F.		Match Exist.	Sitting	Existing relocated. Ptd Ext./Std Int
2	F		Casement	Dynamie	(2)1'-5 1/2"x3'-5"	See Dwg		V.I.F.	V.I.F.	N/A	Match Exist.	Family	Ptd Ext./Std Int.
	H		Cottage	Dynamic	(2)2'-9"x5'-1"	See Dwg		V.I.F.	V.I.F.	6 1/2" FIN	Match Exist.	Masterbeth	Ptd Ext./Ptd Int.
3	- 11 T		Casement	Dynamie	(2)1'-5 1/2"x2'-0"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Guestbed	Ptd Ext./Ptd Int.
1	K		Casement	Dynamic	(2)1'-5 1/2"×3'-3"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Landing(Attic Fl)	Ptd Ext./Std Int.
	L		Casement	Dynamie	1'-5 1/2"x3'-3"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Landing(Attic Fl)	Ptd Ext./Std Int.; Right Hinge
2	L				1'-6"x4'-3"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Kitchen	Ptd Ext./Ptd Int.; Left Hinge
<u> </u>	B1	<u> </u>	Casement	Dynamic	1'-5 1/2"x3'-3"	See Dwg		V.I.F.	V.I.F.		Match Exist.	Landing(Attic FI)	Ptd Ext./Std Int.; Left Hinge
I	L1		Casement	Dynamic	<u></u>	occ Dwg		1144					
	ļ			<u> </u>		1	<u> </u>	Bough C	l Daning				
	<u> </u>	Door			Rough C		24.11		1	Note			
Qty	Label	Units	Туре	Mfr.	Model	Lite Cut	72.5	Width	Height	Mull	Casing	Location(s)	
1	1	T	3'-4" x 7'-0" French	Dynamic	In-Swing	See Dwg		V.I.F.	V.I.F.		Match Exist.	Mudroom	Ptd Ext./Std Int.
1	2	ļ. —	2'-8"x7'-0" French	Dynamic	In-Swing	See Dwg		V.I.F.	V.I.F.		Match Exist.	Kitchen	Ptd Ext./Ptd Int.
	 					1	<u> </u>						•.

STANDARD ABBREVIATIONS

ABV	Ahouo	DWG	Drawing	MFG	Manufacturer	SIM	Similar
ABV ADD#	Above Addendum Number (1,2,3,)	DRY	Dryer	MAS	Masonry	SL	Slide
ADJ	Adjustable	DF	Drinking Fountain	MO	Masonry Opening	SC	Solid Core
ADH.	Adhesive	EA	Each		Makeup Air Unit	STC	Solid Transmission Class (ification
AFF	Above Finish Floor	EW	Each Way		Mean Sea Levei	SPEC	South Specification
AGG	Aggregate		East	MATL MAX	Material Maximum	STND	Stained
A/C	Air Condition(er, ing, ed)	ELEC	Electric(ai)	MECH	Mechanicai	SS	Stainless Steel
AHU	Air Handling Unit	EL EL	Elevation	MEMB	Membrane	STD	Standard
ALT#	Alternate Number (1,2,3,)	ELEV EMER	Elevator Emergency	MET	Metal, Metalic	SP	Stand Pipe
ALUM	Aluminum	ENCL	Enclosure	MEZZ	Mezzanine	SQ	Square
AB ANOD	Anchor Bolt Anodized	ENG	Engineering	MIN	Minimum	STL	Steel
APT	Apartment	ENT	Entrance	ML	Microllam	STOR	Storage
APPROX	Approximate	ENVIRO	Enviroment	MISC	Miscellaneous	ST	Street
AD	Area Drain	EP	Epoxy Paint	MTD	Mounted	STRUCT	Structur(al)
ARCH	Architect(urai)	EQ	Equal	MTG	Mounting	SUSP SYS	Suspension or Suspended System
AUTO	Automatic	EQUIP	Equipment	MULL	Mullion	TEL	Telephone
AVG	Average	ETC	Elcetera		Masonry Opening Nominai	TEMP	Temperature
@	At	EXIST	Existing	NDM N	North	TECH	Technical
BA	Bath	EXP	Expansion Expansion Joint	N/A	Not Applicable	TD	Terrace Drain
BMT	Basement	EX E	Exposed	NEC	Necessary	TEO	To Be Determined
В	Bathroom	EXT	Exterior	NIC	Not in Contract	TP	Toilet Paper
BR BM	Bedroom Beam	ËF	Exhaust Fan	NO	Number	TPD	Toilet Paper Dispenser
BTW	Between	FT	Feet or Foot	NHC	No Head Casing	ТО	Top Of
BRG	Bearing	FIN	Finish	NTS	Not to Scale	TOC	Top of Curb
BIT	Bituminous	FA	Fire Alarm	OFF	Office	TOST	Top Of Steel
BEV	Bevei (Ed)	FP	Fire Place		Opening	TOS	Top of Slab Top of Wall
BLK	Block	FBGLAS	Fiberglass	OPP	Opposite	TS	Tubular Steel
BLKG	Blocking	. FR	Fire Rated	OA OD	Overall Outside Diameter	TYP	Typical
08	Board	FIXT	Fixture	95	Oven	TERR	Terrazzo
BOT	Bottom	FL FD	Fioor Fioor Drain	oc	On Center	THK	Thick
BC BRKT	Bottom of curb	FLOUR	Flourescent	PNL	Panel	THR	Threshold
BRK	Bracket Brick	FTG	Fooling	P	Pantry	T&G	Tongue and Groove
BLDG	Building	FOUN		PDR	Powder Room	T&B	Top And Boltom
BAL	Building Restriction Line	FR	Frame	PR	Pair	T	Tread
BUR	Build-Up Roofing	FUR	Furred or Furring	PT	Pressure Treated	UNO	Uniess Noted Otherwise
CAB	Cabinet	GA	Gage or Gauge	PTD	Painted	UON UTIL	Unless Otherwise Noted Utility
CPT	Carpet	GALV	Galvanized	PART	Partition	ÜL	Underwriters Laboratories, Inc
- Ci	Cast iron	GAL	Gallon	PVMT PLAS	Pavement Plaster	ŰV	Ultraviolet
CB	Catch Basin	GL GLAZ	Glass Glaze	PL	Plate	VAN	Vanity
CTV CEM	Cable TV	GR	Green	PLYWD	Piywood	ViF	Verify in Field
CEM	Cement Center	GYP	Gypsum	PLAST	Piastic	VERT	Vertical
C/C	Center To Center	GWB	Gypsum Wall Board	PLAM	Piastic Laminate	VEST	Vestibule
CL	Center Line	HDBD	Hardboard	PT	Point	VAT	Vinyi Asbestos Tile
CLG	Ceiling	HDWR	Hardware	POL	Polished	VWC VB	Vinyi Wali Covering Vinyi Base
CT	Ceramic Tile	HDWD	Hardwood	PVC	Polyvinyle Chloride	VOT	Vinyl Composition Tile
CO	Clean Out	HVAC	Heating, Ventilating & Air Conditioning	PC PSF	Portland Cement Pounds Per Square Foot	W/C	Water Closet
CLR	Clear (ance)	HD	Head	PSi PSi	Pounds Per Square Inch	WP	Waterproofing
CL	Closet	HDR HVY	Header Heavy	PROP	Property	WT	Weight
CTD	Coated Column	HT	Height	PA	Public Address	WWF	Welded Wire Fabric
CONC		HP	High Point	PUE	Public Utility Easement	W	West
CMU		HC	Hollow Core	PTW	Pressure Treated Wood		Without
CONST	Construction	HM.	Hollow Metal	QTY		W	With
CJ	Construction Joint	HORIZ	Hcrizontal	ar	Quarry Tile	WD	Wood Walk-in Closet
CONT	Continuous	HB	Hose Bibb		Rabbet (Ed)	WiC WDW	Window
CLL	Contract Limit Line	HVC	Hose Valve Cabinet	RAD R	Radiation Radius	Y	Yellow
CJT	Control Joint	HWH HTR	Hot Water Heater Heater	R	Riser	•	
CORR		HR	Hour	RCP	Reflected Ceiling Plan		
CTSK CTOP	Countersink Countertop	INST	instaliation	RECP	Receptacie		
CRS	Courses	INSUL	Insulation/Insulating	REF	Reference	•	
	Cubic Feet	INT	Interior	REF	Refrigerator		
DL	Dead Load	LAM	Laminated	REQR	Required		
DB	Decibei	LVL	Laminated Veneer Lumber	R/S	Rod And Shelf		
DEPT	Department	LAŸ	Lavatory	RD	Roof Drain Roof Top Unit		
DET	Detail	L.	Length	ATU REFL	Reflected	•	
DIAG		LL. LW	Live Load Light Weight	REG	Register		
DIA	Diameter	LIB	Library	REV	Revised		1
DIFF DIM	Diffuser Dimension	LIN	Linear	R/O	Right Of Way		· ·
DISP	Dispenser	LIN	Linen Closet	RFG	Roofing	÷.	
DISPOS		LR	Living Room	RB	Rubber		
DW	Dishwasher	LP	Low Foint	RO	Rough Opening		
DIV	Division	LV	Low Voltage	RM	Room		1 .
DR	Door	LB	Pound	SCHED	Schedule		
DBL	Double	LLH	Long Leg Horizontal	SECT	Section Sheet		
DN		LLV MACH	Long Leg Verticai Machine	SMS	Sheet Metai Screw		
DS	Down Spout	MAINT		SHWR	Shower	•	
0	Drain	INITALIA			I see that the second s		II

GENERAL NOTES

- 1 All work shall comply with Montgomery County and all other applicable federal, state and local codes, regulations and ordinances, including but not limited to any and all requirements for radon gas mitigation, soil crosion and construction site safety. All work shall be done to the highest standards of craftsmanship by journeymen of the respective trades.
- 2 Any inconsistencies found between the drawings and existing conditions or between the drawings themselves shall be reported to the architect. The Contractor shall not perform any work affected in any manner by the inconsistencies until the architect has clarified the information. Any work done will be solely at the contractor's risk and expense. The architect will resolve the inconsistencies in a timely manner.
- 3 Do not scale drawings to determine dimensions.
- 4 All dimensions are to the rough face of framing and centerline of columns unless noted otherwise.
- 5 Drawings at a larger scale shall take precedence over drawings at a smaller scale.
- 6 The Contractor shall maintain the jobsite free and clear of trash and debris.
- 7 The Contractor shall protect all landscaping, paving and other site conditions from damage.
- 8 Wall framing to be 2x6 studs 16" OC unless noted otherwise.
- 9 Rough grading and proper drainage by G.C. Finish grading and landscaping by Owner.
- 10 Run foundation drains to daylight.
- 11 Provide rubber membrane (Wintergard by certainteed) under all roofs where slopes are less than 4/12.
- 12 Provide R-19 insulation @ walls and R-38 @ ceilings.
- 13 Provide metal flashing at all window heads, horizontal window stops, windowsills, at the bottom of all cavity walls and at all other locations recommended by SMACNA.
- 14 The Contractor shall arrange for and coordinate the proper discontinuance, reconnection and relocation of all public utilities when required, including sewer, water, gas, electric, cable and telephone lines.
- 15 The Contractor shall complete all work in accordance with the drawings. At end of job, contractor to clean all finished surfaces and leave job in an orderly and neat fashion, capable of being used for its intended purpose. One-year warranty shall begin at substantial completion of the work, as determined by the architect. Provide all keys, equipment operating instructions, record drawings, etc. to Owner.

Rill & Decker Architects

> 5019 Wilson Lane Bethesda, Maryland 20814 (P) 301.652.2484 (F) 301.652.9262

> > Monigomery County
> > Historic Preservation Commiss
> > Letter On Ad



Katz Renovation

29 Primrose Street

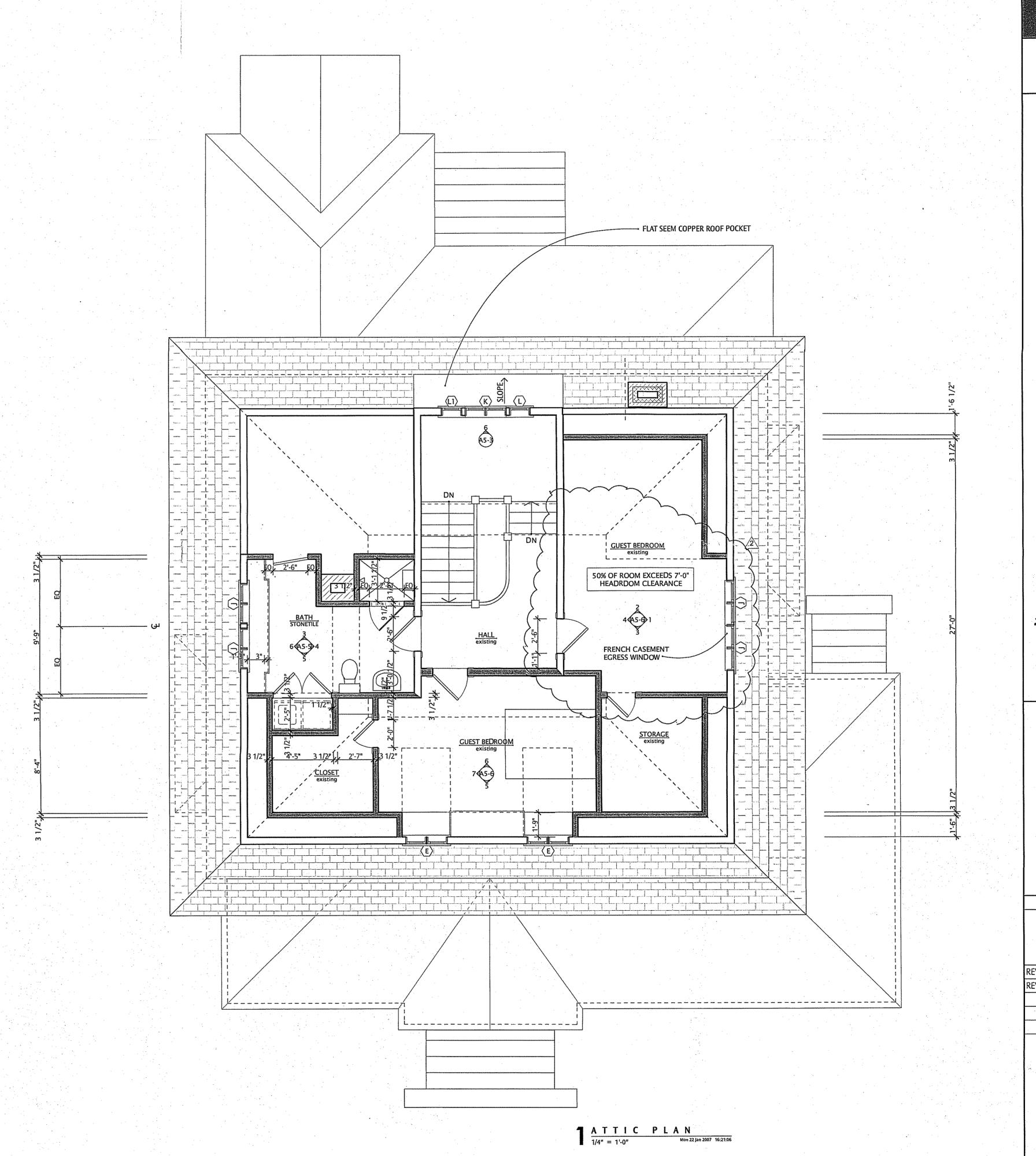
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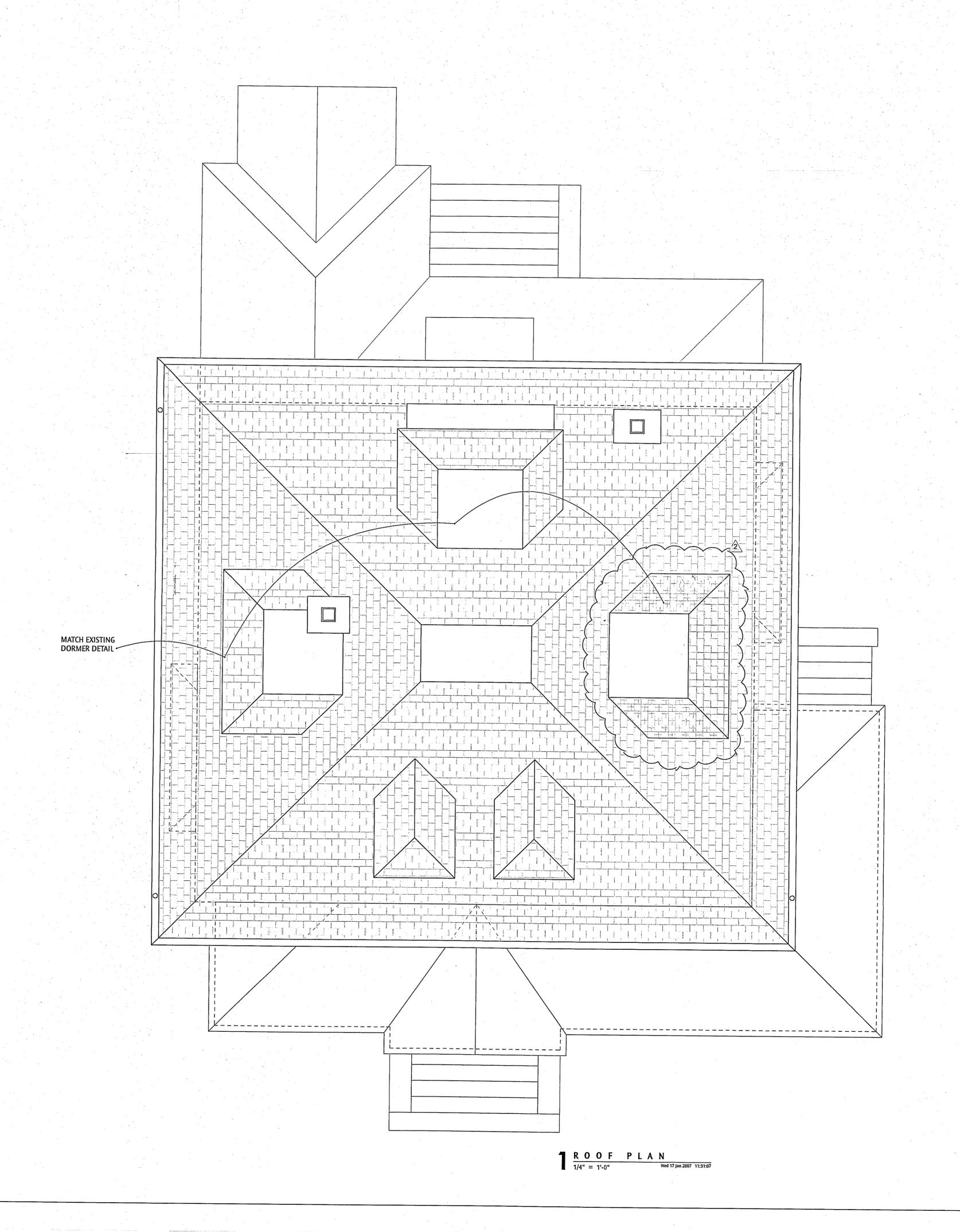
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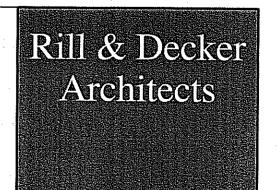
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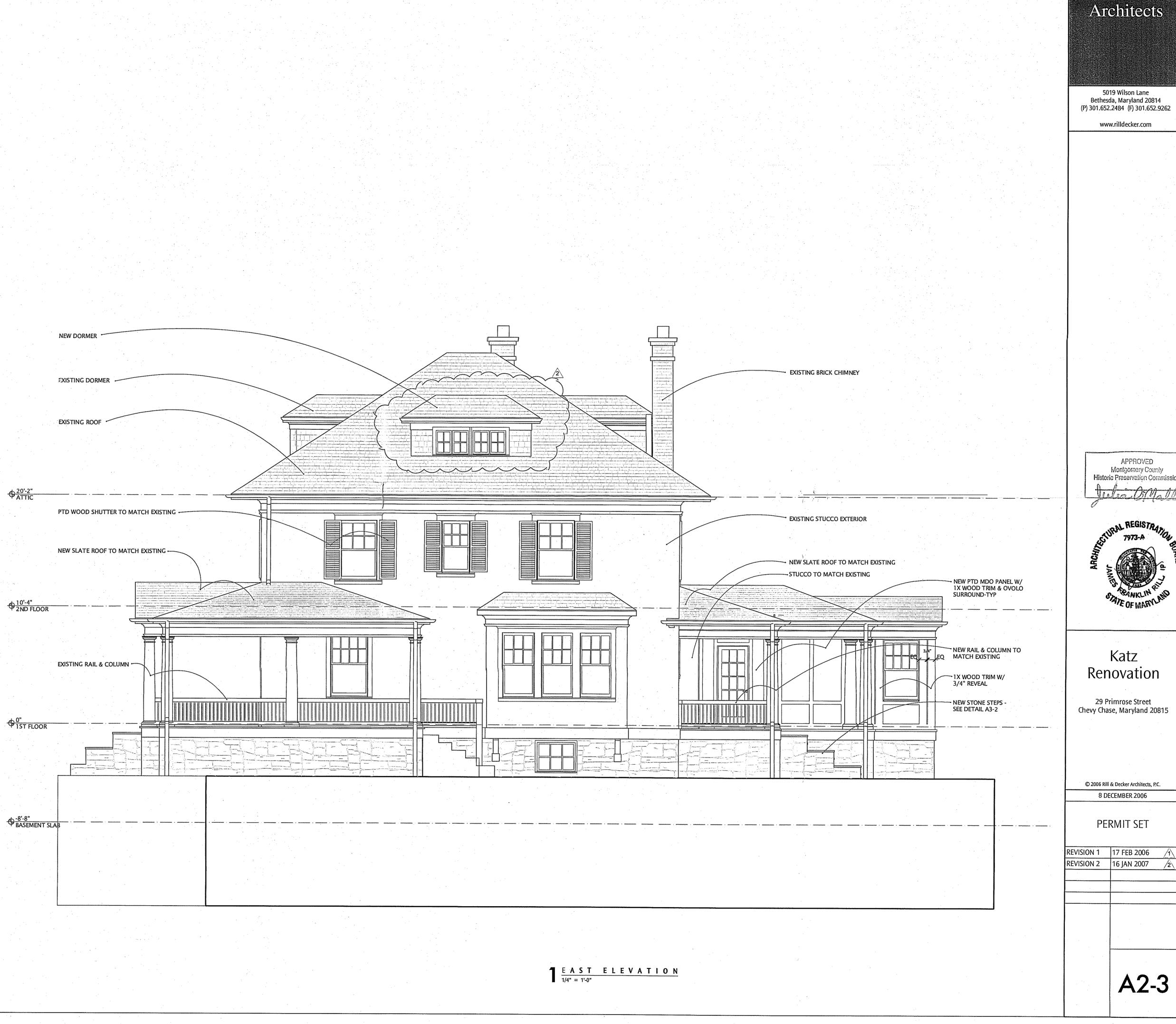
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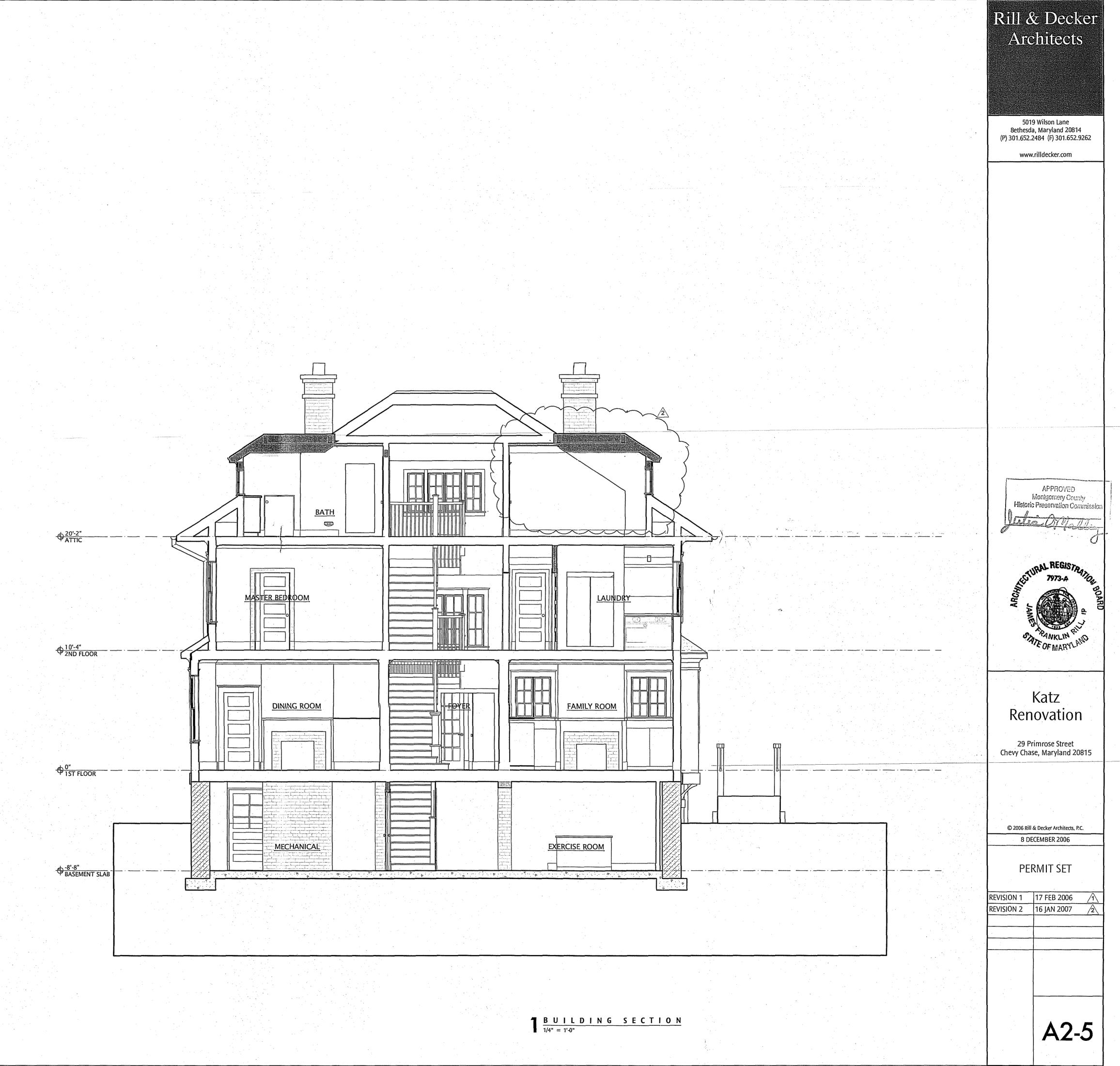
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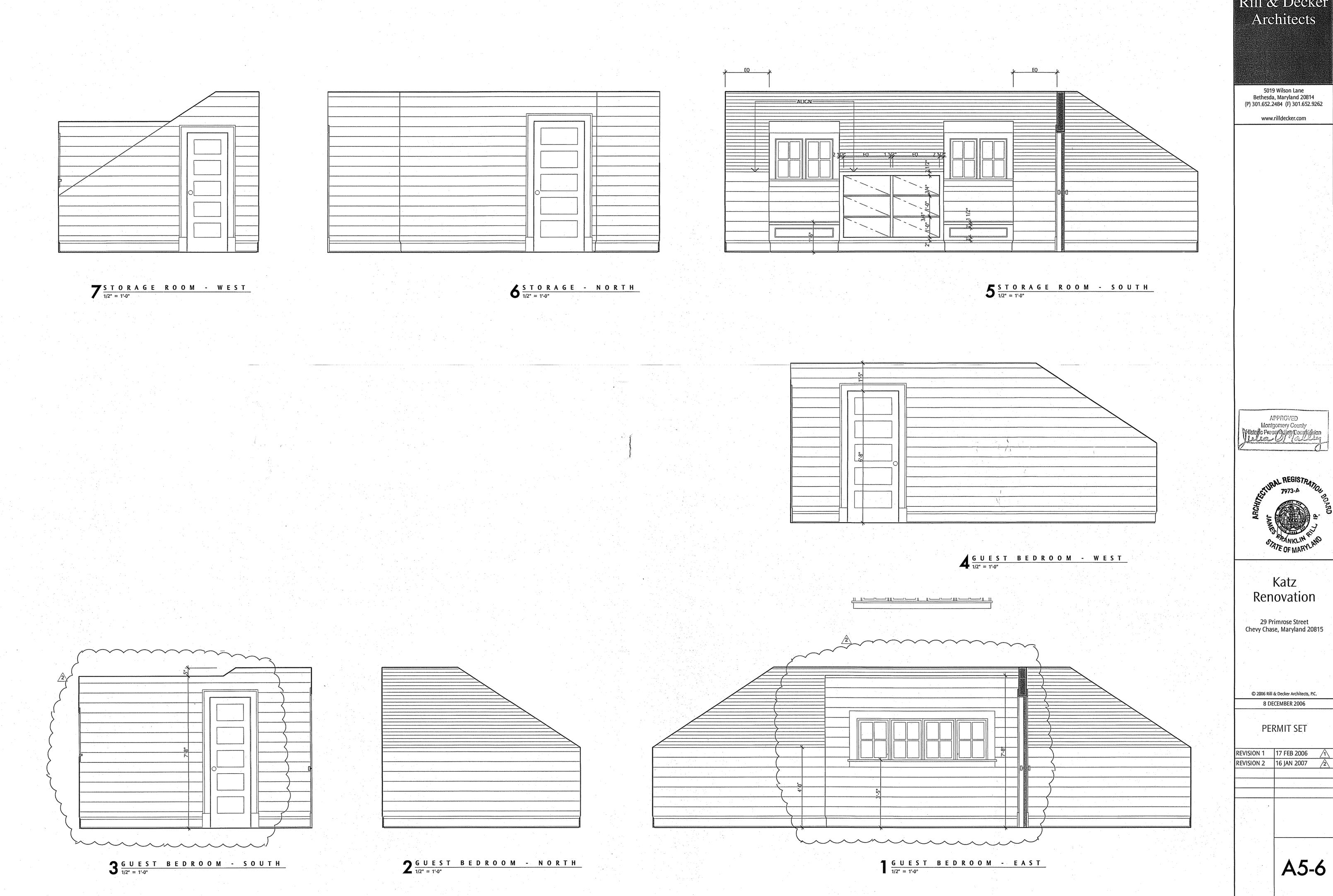




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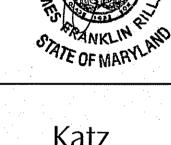
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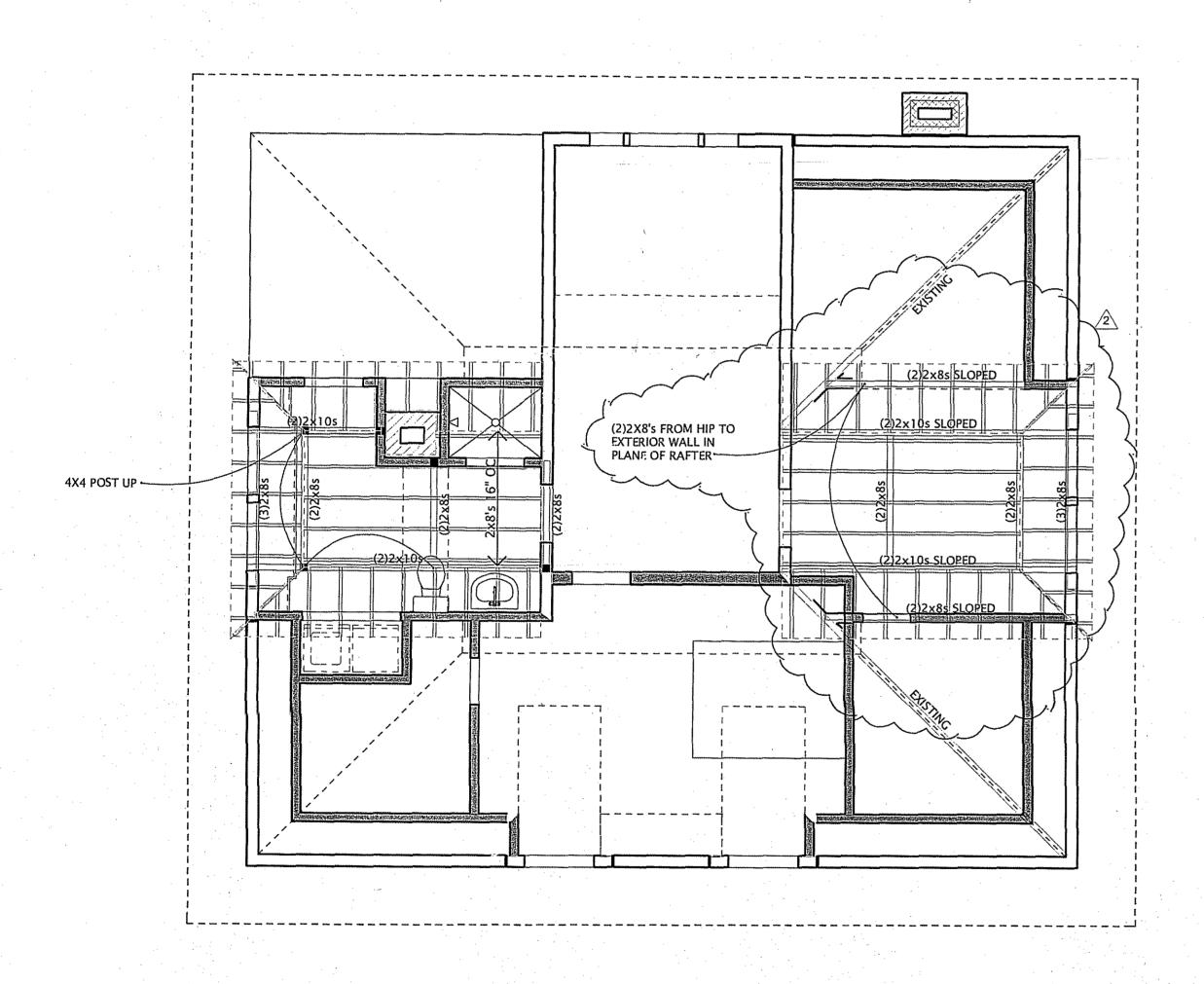


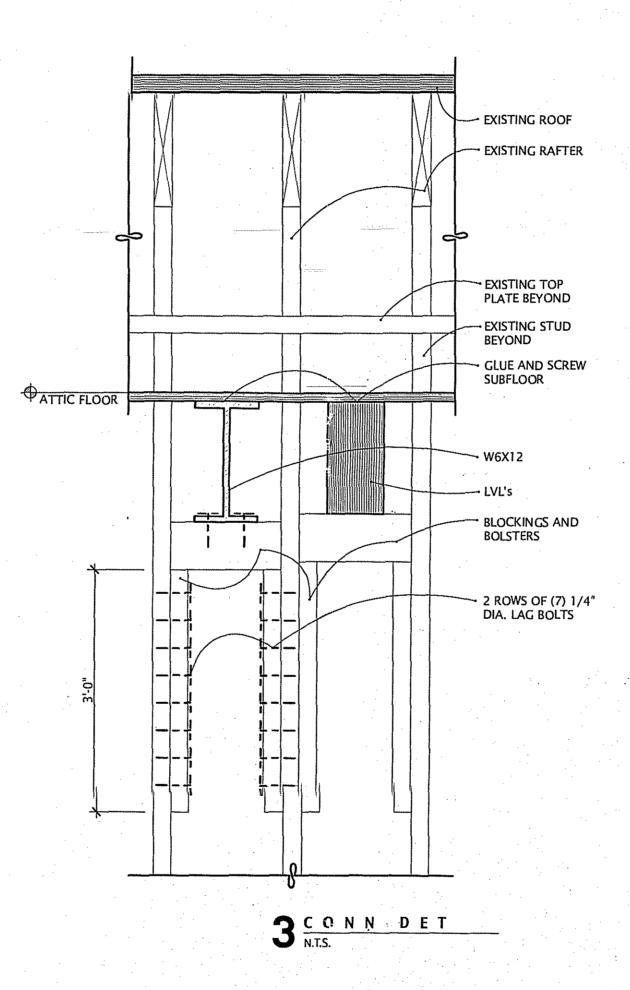


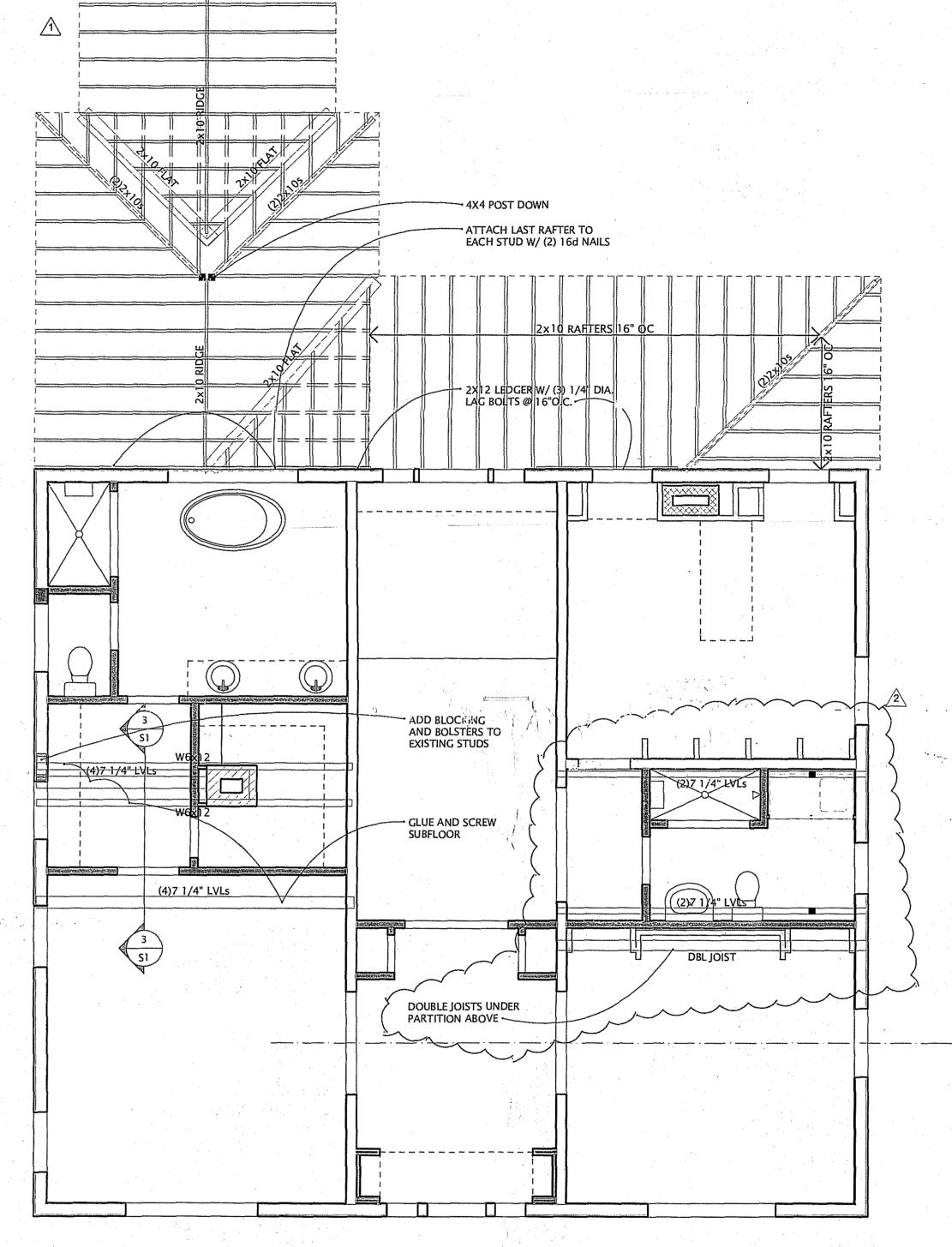
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8 DECEMBER 2006

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S1



HISTORIC PRESERVATION COMMISSION

Isiah Leggett County Executive Julia O'Malley Chairperson

Date: December 26, 2006

MEMORANDUM

TO:

Reggie Jetter, Acting Director

Department of Permitting Services

FROM:

Anne Fothergill, Senior Planner

Historic Preservation Section

Maryland-National Capital Park & Planning Commission

SUBJECT:

Historic Area Work Permit #439902, dormer enlargement

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 December 20, 2006 meeting.

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:

Ruth Katz

Address:

29 Primrose St, 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.







DPS-#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

Hamp of Property Owner PART ONE: TYPE OF PERMIT ACTION AND USE IA. CHECK ALL APPLICABLE: C Construct Extend | | Install : Weedvikere ☐ Move 😂 Solar 🔘 Fireplace 📋 Woodburning Stove (Hevocabie Fenne Wall complete Section 4) C Revision ... Hepair PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS CZ () Septic Type of sewage disposal; 03 📋 Other: 02 🗀 9Mm Type of water supply: 03 🗔 Other: PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL Indicate whether the tence or retaining wall is to be constructed on one of the following locations: Chiparty line/property line Entirely on land of owner On public right of wayreasement NOV 2 9 2006

DEPT. OF PERMITTING SERVICES

SEE REVERSE SIDE FOR INSTRUCTIONS

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WRITTEN DESCRIPTION OF PROJECT

₽,	Description of existing structure(s) and environmental setting, including their historical features and significance:
	Historia (2) story American town square struct of
	Stone horse (19204), which sits I m the
	corner of Primrose St. of Brookville Rd.
b.	General description of project and its effect on the historic resource(s), the environmental setting, and, where anolicable, the historic district:
	The proposed work involves enlarging an existing
	dormer to allow for more head room, a tlow in
	for a betwoom. The current area does hot
	quality us a bedroom are to low head room.
	Dirmen to match West Elevation Dormer.
<u>511</u>	EPLAN VIVWEW to matter was alevation you week.

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

- s. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site features such as walkways, driveways, lences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

7.

You must submit 2 copies of plans and elevations in a formal no larger than 11" x 17". Plans on 8 1/2" x 11" paper are pretented.

- 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 lacade 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 prims of each lacade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- Clearly tabel 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.

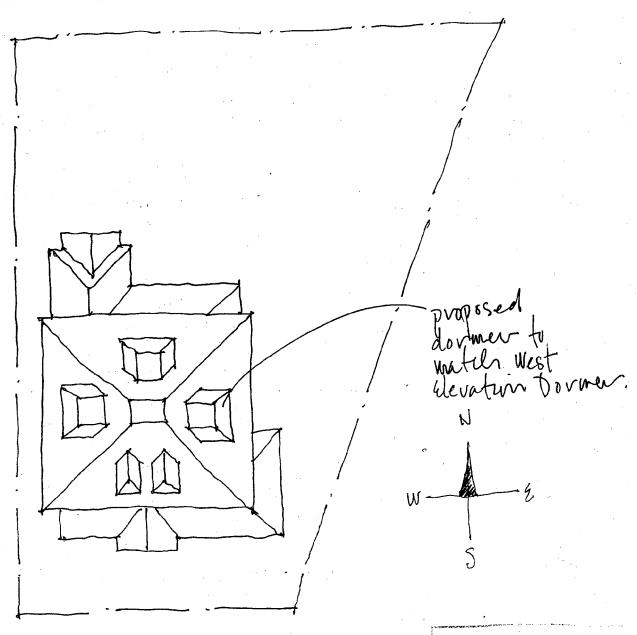
6. THEE SURVEY

if you are proposing construction adjacent to be synther the cheeke of any tree 51 or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey ploonlying the size, location, and species of each use of at least that dimension.

ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY GWNERS

For ALL projects, provide an accurate list of adjacent and conhenting property owners (not tenants), including names, addresses, and tip codes. This list should include the owners of all lots or parcels which adjoin the percet 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 of ten percet in formation from the Department of Assessments and Taxation, \$1 Montre Street. Rockville, (301/279-1255).

PLEASE PRINT (IN BLUE OR SLACK INX) 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.



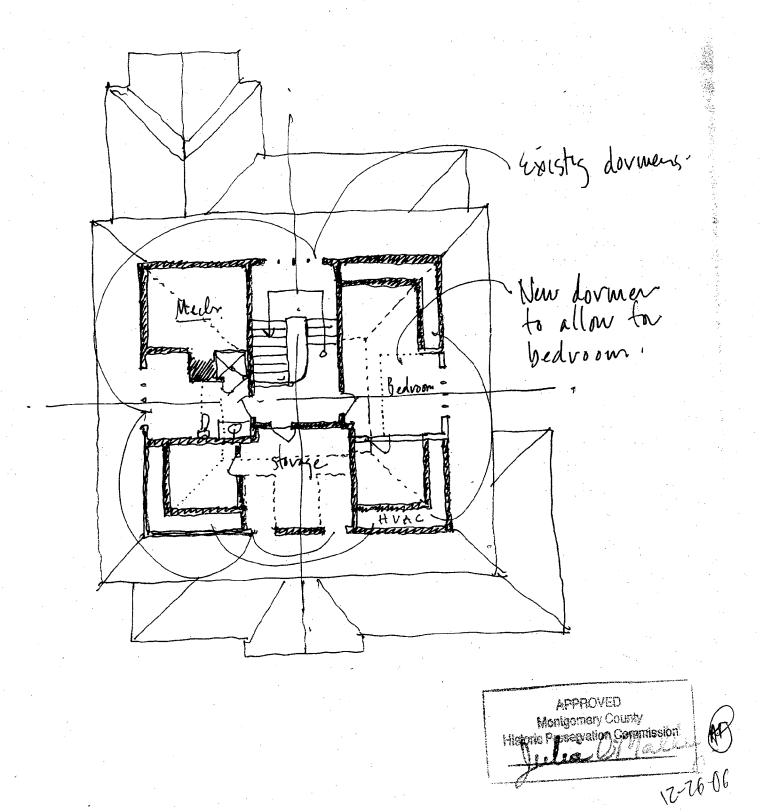
Site Plan-Proposed

1" = 26'-0"

APPROVED
Mortgottery County
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17-76-06

7



3rd Flour Plan - Proposed

Proposed



Montgomery County
Historic Pasery align Spring is 1999 (1996)

(C.)

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address:

29 Primrose Street, Chevy Chase

Meeting Date:

12/20/2006

Resource:

Contributing Resource

Report Date:

12/13/2006

Applicant:

Chevy Chase Village Historic District

Ruth Katz (Anne Decker, Architect)

Public Notice:

12/06/2006

Review:

Tax Credit:

None

Case Number:

35/13-06JJ

HAWP

Staff:

Anne Fothergill

PROPOSAL:

Dormer enlargement

RECOMMENDATION: Approve

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE:

Contributing Resource within the Chevy Chase Village Historic District

STYLE:

Colonial Revival Four Square

DATE:

c. 1918

BACKGROUND

In September 2005 the Historic Preservation Commission approved a Historic Area Work Permit for this house for a rear addition, enlargement of the left side dormer, and window enlargement in the rear dormer.

PROPOSAL

The applicant proposes to enlarge the right (east) side dormer to increase the usable space and meet Code. The proposed dormer will match the west side dormer in design and materials. The enlarged dormer will have four wood windows with true divided lights.

See existing and proposed plans in Circles 6-11.

APPLICABLE GUIDELINES

When reviewing alterations and new construction 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 historic preservation review guidelines in the approved and adopted amendment for the Chevy Chase Village Historic District (Guidelines), 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 below.

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:

O <u>Dormers</u> should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources they should be subject to strict scrutiny if they are visible from the public right-of-way.

Montgomery County Code; Chapter 24A

A HAWP permit should be issued if the Commission finds that:

- 1. The proposal will not substantially alter the exterior features of a historic site or historic resource within a historic district.
- 2. The proposal is compatible in character and nature with the historical archaeological, architectural or cultural features of the historic site or the historic district in which a historic resource is located and would not be detrimental thereto of to the achievement of the purposes of this chapter.

In the case of an application for work on a historic resource located within a 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 surrounding historic resources or would impair the character of the historic district.

Secretary of the Interior's Standards for Rehabilitation:

- # 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- #9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

STAFF DISCUSSION

The *Guidelines* state that "Contributing resources add to the overall streetscape due to their size, scale, and architectural character" and that moderate scrutiny means "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 original design."

The original roof form of this house has previously been altered with the west side dormer change which was approved by the HPC. The proposed enlarged east side dormer will now match the enlarged west side dormer and the two smaller front dormers will remain the same. The proposed wood TDL windows are appropriate for this resource and the dormer design is in keeping with the resource. Staff recommends approval.

STAFF RECOMMENDATION

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

and with 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.



Application/Permit No

Esta 6/21/99



DPS -#8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

PART ONE: TYPE OF PERMIT ACTION AND USE IA. CHECK ALL APPLICABLE Alter/Renovate Room Addition | Derch | Deck | Shed Construct ☐ Move 🗀 Install 10 WrithKee - Revocable C Revision ... Hegair [] Fenne AVall (complete Section 4) 18. Construction cost estimate: 5 10. If this is a revision of a previously approved active permit, see Permit # PART TWO: COMPLETE FOR NEW CONSTRUCTION AND EXTEND/ADDITIONS 02 [] Septic 03 🗒 Other: Type of sewage disposal, Type of water supply: 02 🕮 9VEB PART THREE: COMPLETE ONLY FOR FENCE/RETAINING WALL Indicate whether the tence of retaining wall is to be constructed on one of the following locations: Dn party line/property line On public right of way/easement pake the longering epitheatrim, that the application is certeet, and that the construction will comply with plans For Champerson, Historic Preservation Commission

NOV 2 9 2006

DEPT. OF PERMITTING SERVICES

30/06

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

ITTEN DES	IPTION OF PROJECT
Description	existing structure(s) and environmental setting, including their historical features and significance:
	istoric (2) story American tour square stucio de
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	orner of Primrose St. & Brookville RA.
	the same the binder's account of the same and the same and the same at the sam
General de	ippion al project and its effect on the historic resource(s), the environmental setting, and, where anolicable, the historic district:
	The proposed work involves enlarging an existing
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	to a betwoom. The wivent area does not
	quality us a bedroom are to low head room.
	Tirmer to witch West alevation Dormer.

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

- s. the scale, north arrow, and date;
- b. dimensions of all existing and proposed structures; and
- c. site leatures such as vinitiways, driveways, fences, ponds, streams, trash dumpsters, mechanical equipment, and landscaping.

3. PLANS AND ELEVATIONS

2. SITE PLAN

You must submit 2 copies of plans and elevations in a format no larger than 11" x 17". Plans on 6 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.
- 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 prims of each lacade of existing resource, including details of the effected 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 be whithin the checked of any tree St 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,

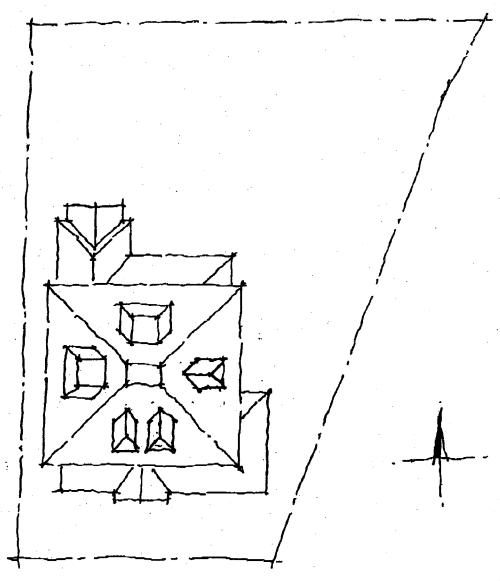
7. ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS

For ALL projects, provide an accurate list of adjacent and conhenting property owners (not tropatis), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as yield as the owner(s) of lot(s) or parcel(s) which lie directly across the street/highylay from the parcel in question. You can occan pass information from the Department of Assessments and Taxation. \$1 Monroe Street, Rockville, (301/279-1355).

PLEASE PRINT (IN BLUE OR SLACK INTO DRITTPE THIS INFORMATION ON THE FOLLOWING PAGE.
PLEASE STAY WITHIN THE GUIDES OF THE TEMPLATE, AS THIS WILL BE PHOTOCOPIED DIRECTLY ONTO MAILING LABELS.

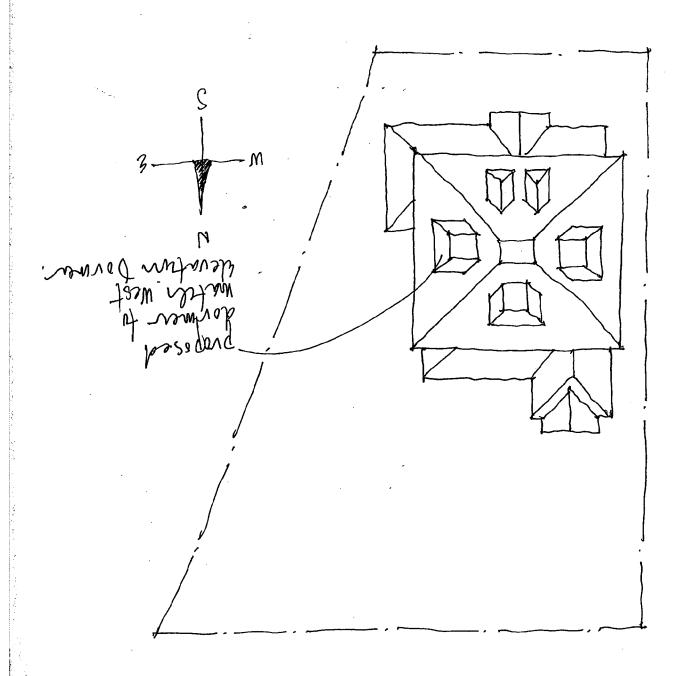
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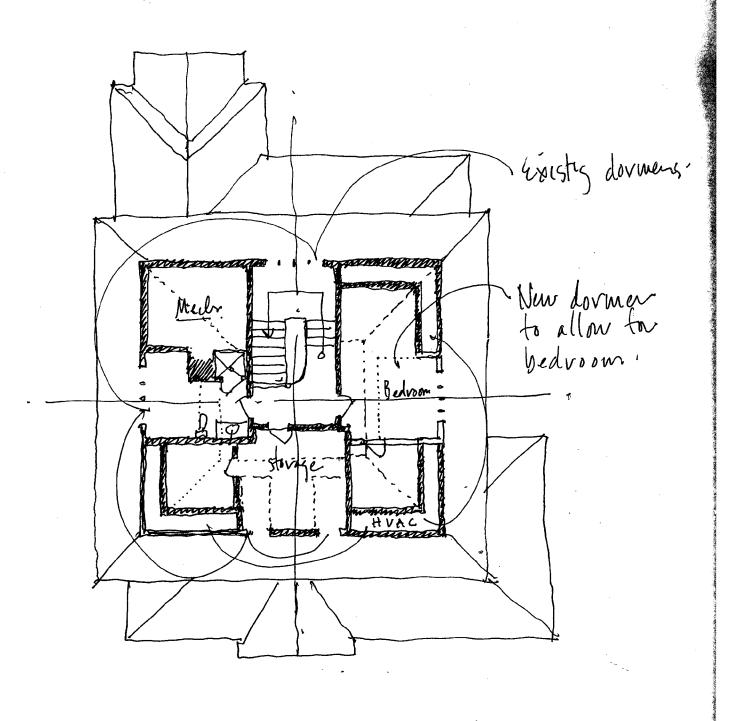


29 PRIMROSE SILVET CHEVY CHAGE, MD 20815 LOT 14 BLOCK 58

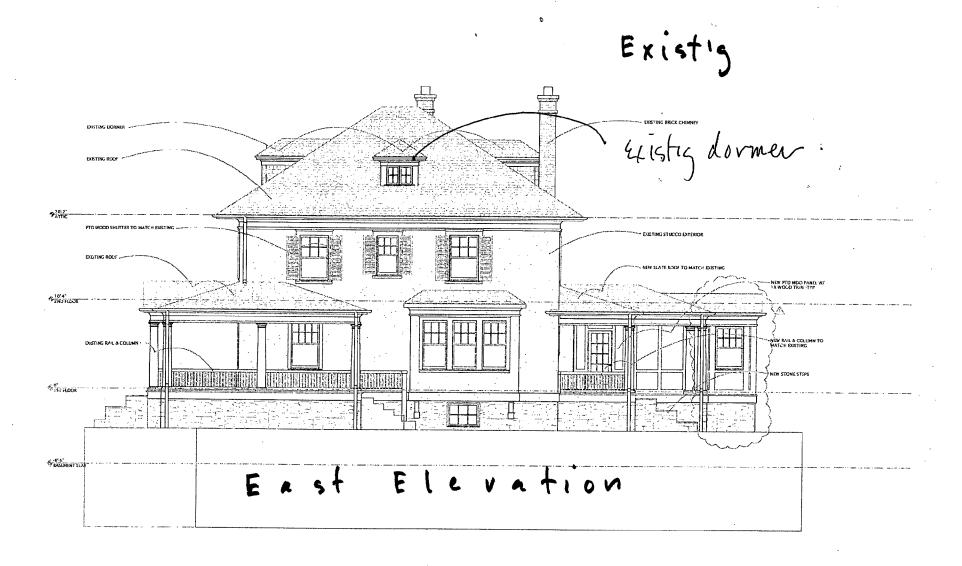
SITEPLAN - EXISTING

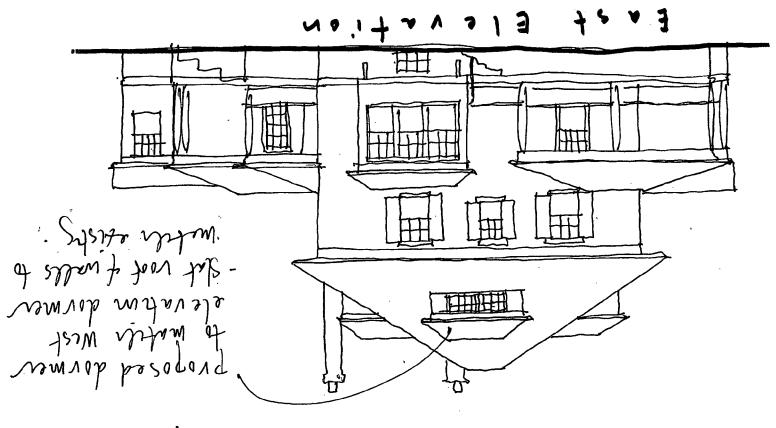


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3rd Floor Plan - Proposed





prodond







Front Elevation - South



Rear Elesation - North



West Elevation



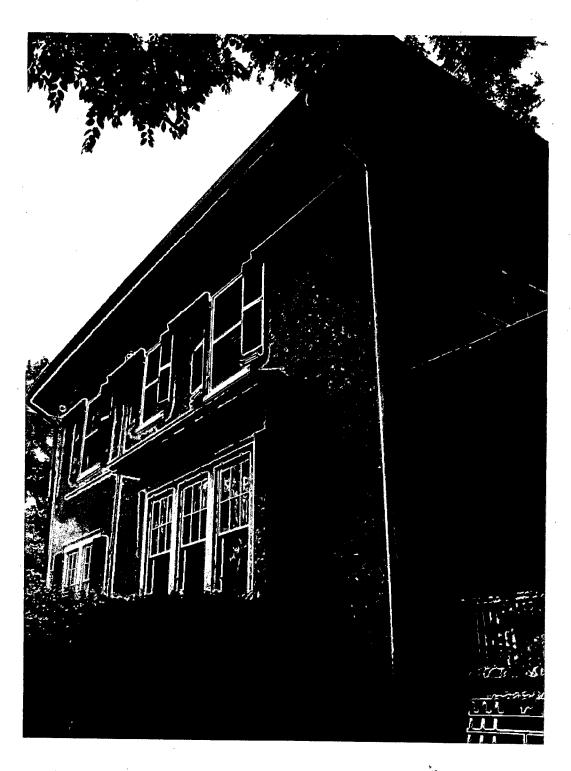




Front Elevation - South



Rear Elevation - North



West Elevation

February 22, 2006. Staff Item

In 2005 the HPC approved a rear addition and other alterations to 29 Primrose Street in Chevy Chase (Contributing Resource).

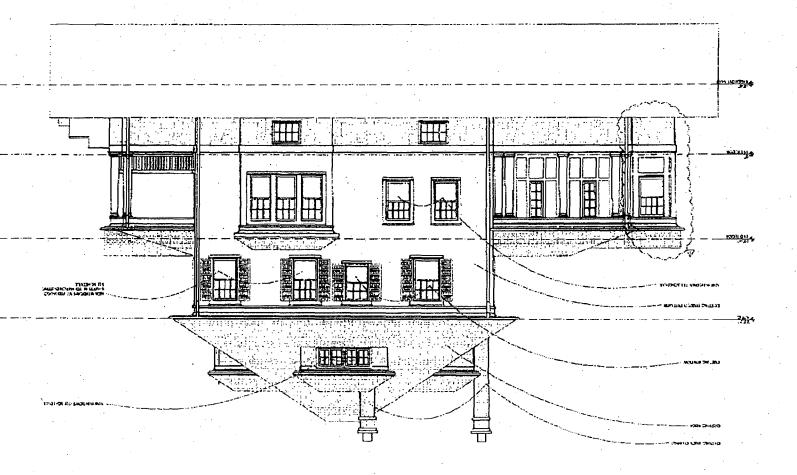
The applicants are proposing to extend the rear bay on the new addition by an additional 1'6". The approved and proposed plans are marked "old" and "new" in Circles 2-9. Staff is requesting that this minor change be approved at the staff level.











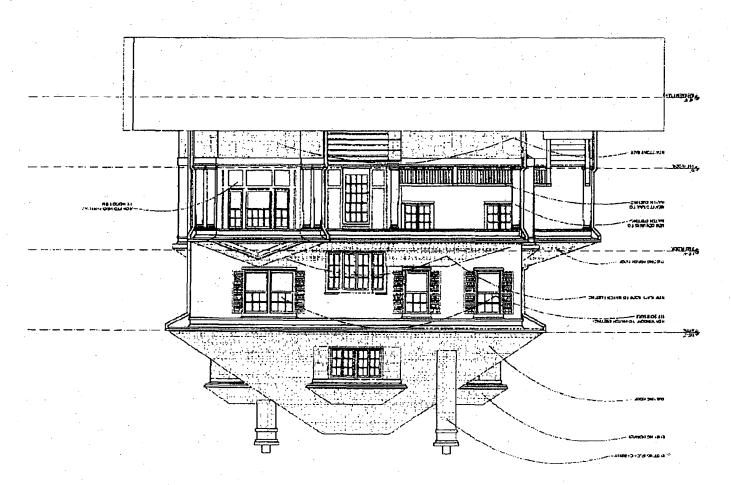
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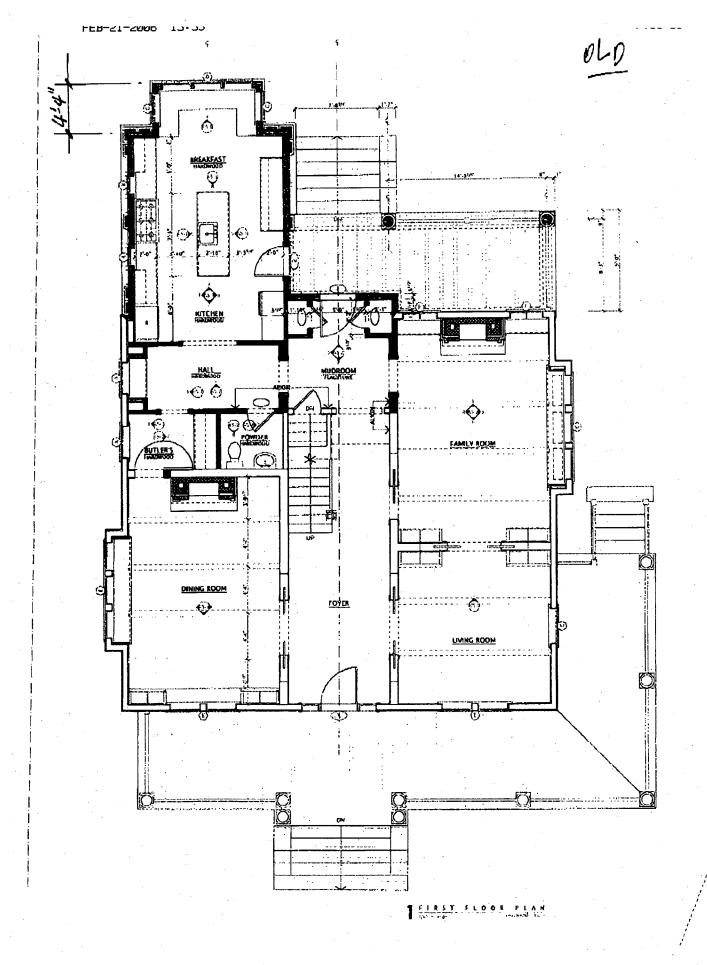


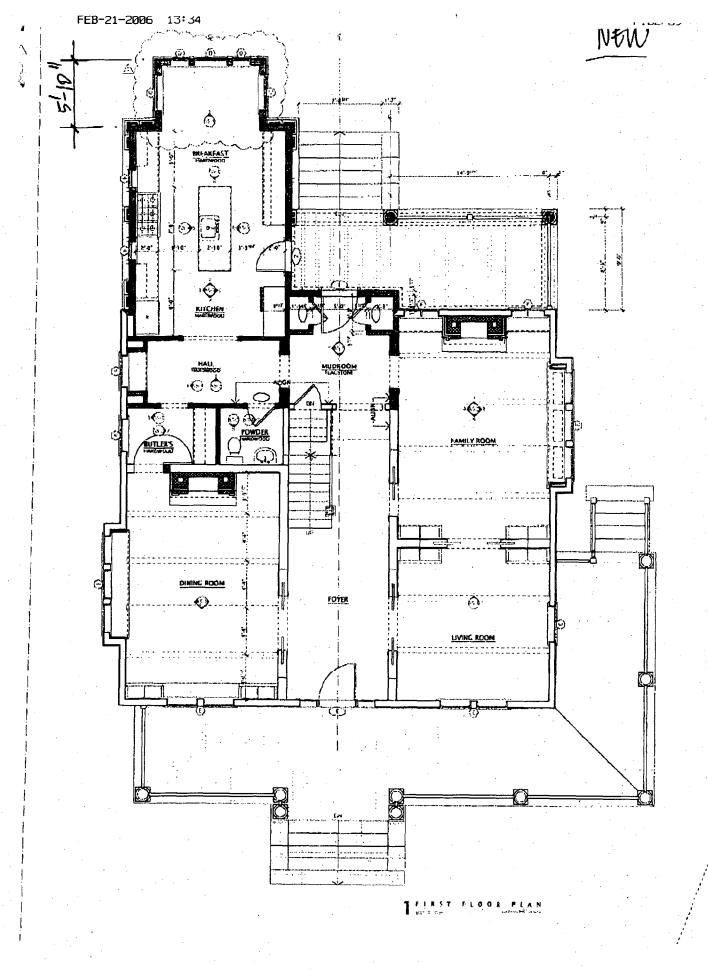
<DRAWINGNUMBER> LAST FREE ATTENT





MAN





Fothergill, Anne

From:

Fothergill, Anne

Sent:

Thursday, January 12, 2006 12:07 PM

To: Subject:

'Anne Decker' RE: 29 Primrose

Anne:

Last night at the worksession the HPC approved the change in location of two windows in the new 1st floor kitchen rear addition section of the west side of the house at 29 Primrose Street. This change can be seen in the West Elevation you sent me on January 6, 2006 and this will be kept in the file as the approved drawing.

However, the other change proposed on that elevation (2nd story window replacement in the historic house) was not approved at last night's meeting and that change cannot be made at this time. If the owner wants to propose that change, they must submit a revised HAWP application.

Thank you.

Sincerely, Anne

Anne Fothergill
Historic Preservation Planner
Montgomery County Park and Planning
1109 Spring Street, Suite 801
Silver Spring, MD 20910
301-563-3400 phone
301-563-3412 fax
http://www.mc-mncppc.org/historic/

January 11, 2006 Staff Item

In 2005 the HPC approved a rear addition and other alterations to 29 Primrose in Chevy Chase (Contributing Resource).

The applicants are proposing to replace a window from the west (left) side 2nd story of the house and replace it with two windows that are to be removed from the north (rear) side dormer. The removal of the rear dormer windows was approved by the HPC. The applicants want to know if this could be approved at a staff level or if it requires a revised HAWP be submitted.

See HPC approved west side elevation in Circle _____.
See proposed west side elevation in Circle _____.
See HPC approved north side elevation in Circle _______ (showing dormer windows that are now proposed to replace the west side window).

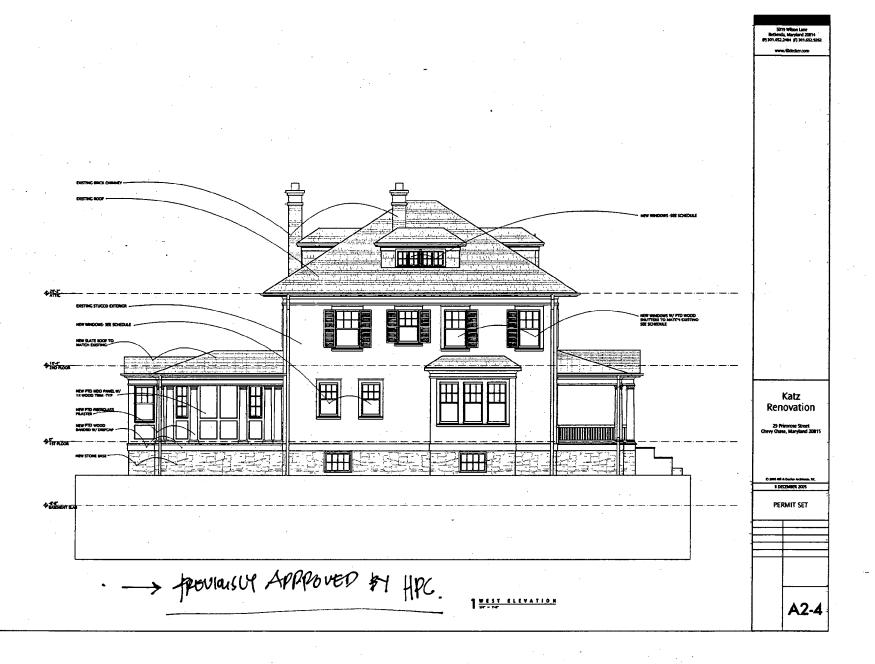
Additionally, the west side elevation shows a proposed change to the placement of two new windows in the new addition. Staff is requesting that this minor change be approved at the staff level.

yes



<DRAWINGNUMBER> # EST ELEVATION

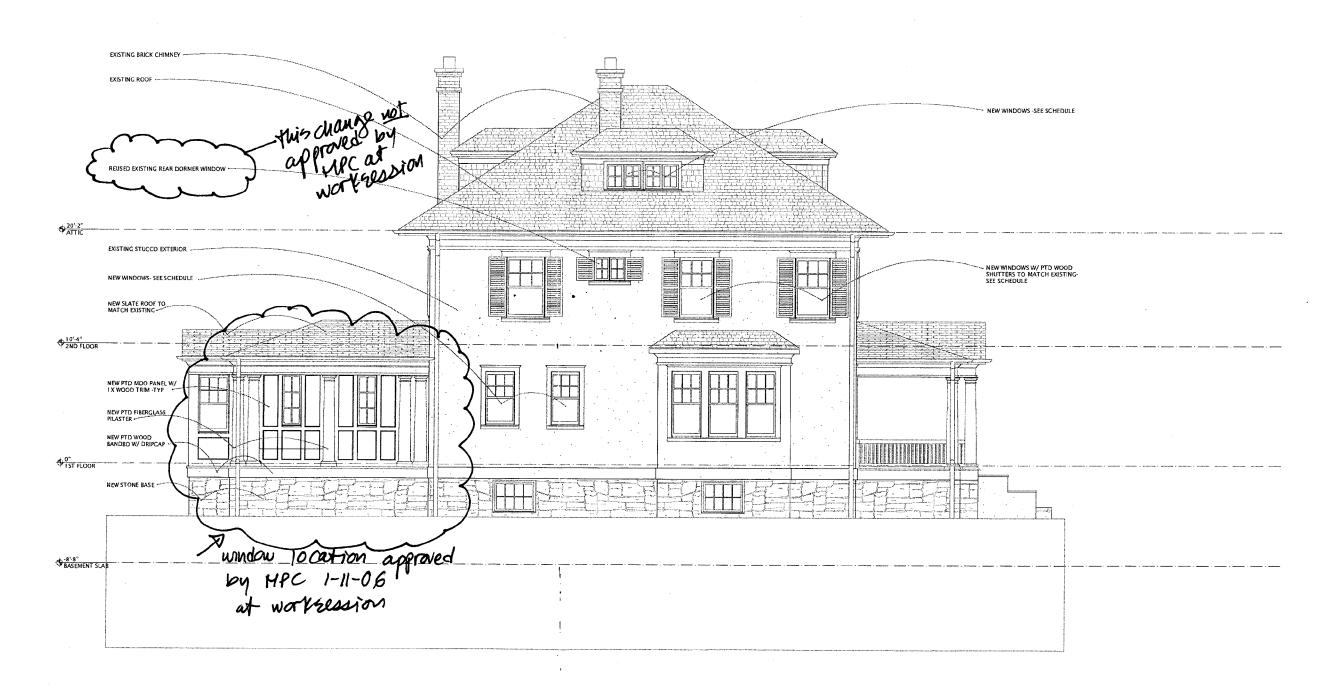
Proposed west elevation



(w)



Dormer window replacement Approved by HPC



<DRAWINGNUMBER> WEST ELEVATION

1

TRANSMITTAL

FROM:
DATE: 9 00 06

FAX NUMBER:
of PAGES (incl.cover)
PROJECT: 2 RIMPOSE

Anne !

FRANCE PLEASEFILOD (3)

STEER OF DWGS SHOWING;

I- REVISED FOR YOUR

REVIEW & APPROVAL

2-PREVIOUSLY APPROVED

3- PEAR ELEVATION INDICATING OPIGINAL WINDOW TO BE REUSED,

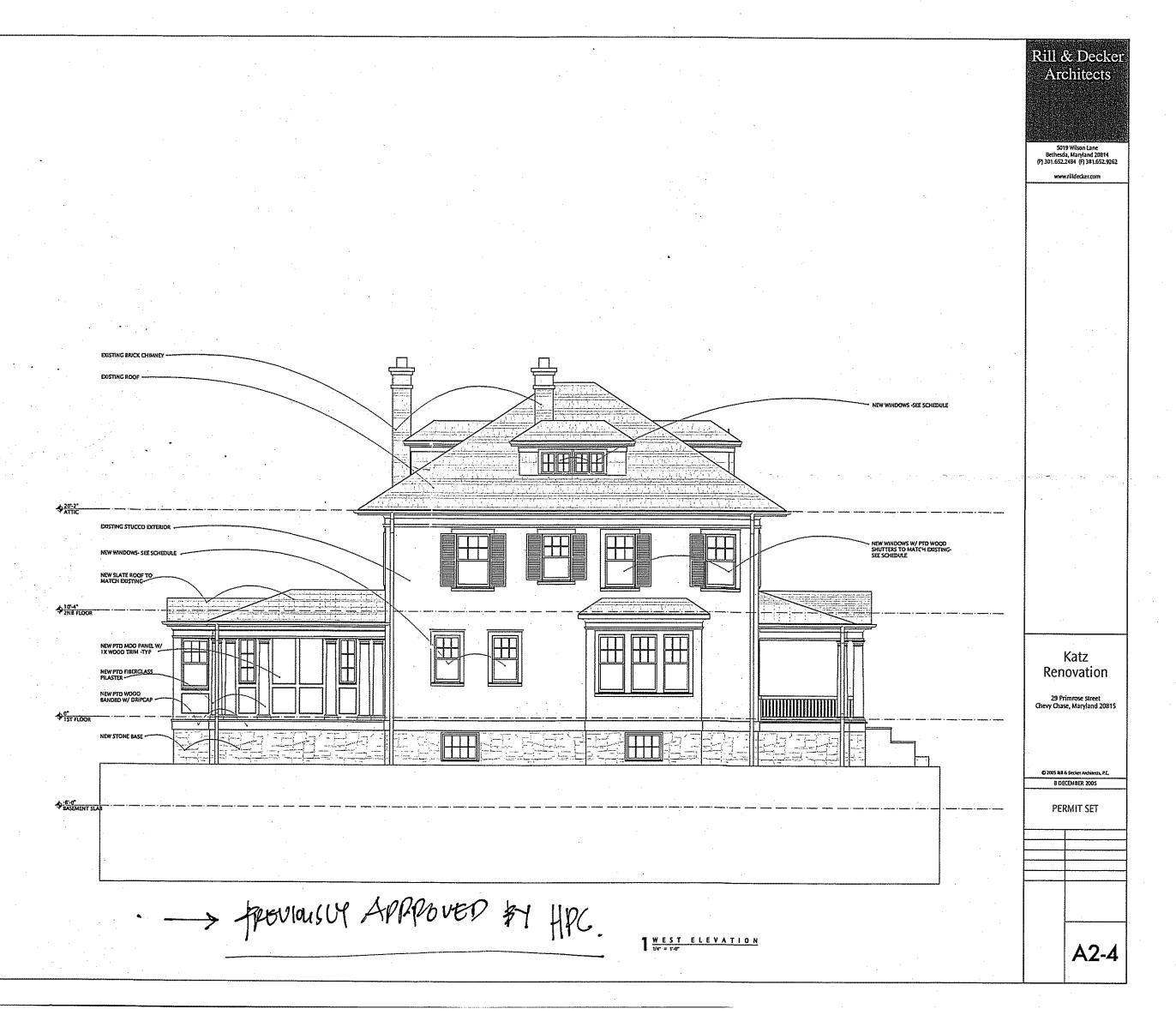
Plass can us for any questions on concerns.

THANKYON.

www.rilldecker.com

4







Date: September 29, 2005

MEMORANDUM

TO:

Robert Hubbard, Director

FROM:

Anne Fothergill, Senior Planner

Historic Preservation Section

SUBJECT:

Historic Area Work Permit #396569

The Montgomery County Historic Preservation Commission (HPC) has reviewed the attached application for a Historic Area Work Permit (HAWP). This application was **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:

Ruth Katz

Address:

29 Primrose Street, Chevy Chase, MD 20815

This HAWP approval is subject to 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 applicable Montgomery County Department of Permitting Services (DPS) building permits.



DPS - #8

HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Dept. of Permitting Services

Received

Lat. 5.21/99

SEE REVERSE SIDE FOR INSTRUCTIONS

HISTORIC PRESERVATION COMMISSION STAFF REPORT

Address: 29 Primrose Street Meeting Date: 09/28/05

Applicant: Ruth Katz (Kay Kim, Architect) Report Date: 09/21/05

Resource: Contributing Resource **Public Notice:** 09/14/05

Chevy Chase Village Historic District

Review: HAWP Tax Credit: None

Case Number: 35/13-05U Staff: Anne Fothergill

PROPOSAL: Construction of rear addition and rear porch, removal of non-historic screened porch,

alterations to dormers, and window replacement

RECOMMENDATION: Approval

PROJECT DESCRIPTION

SIGNIFICANCE: Contributing Resource, Chevy Chase Village

STYLE: Colonial Revival Four Square

DATE: c. 1918

PROPOSAL

The applicants are proposing to:

- Remove the non-original screened porch from the 2nd story of the east (Brookville Rd.) side of the house and install one wood true divided light window on that side elevation where the existing door to the porch is located.
- Construct a one-story addition on the rear left (west) side of the house. The addition has wood windows with true divided lights, wood panels, wood pilasters, a slate roof and a stone foundation. Along the back of the house to the side of the addition they are proposing an open porch with an inset picket wood railing and tongue-and-groove flooring and flagstone steps down to the yard.
- Enlarge the left (west) side dormer to meet Code for the bathroom and install four wood windows with true divided lights in the enlarged dormer. Replace the windows in the rear dormer with larger wood windows with true divided lights. The front two small dormers and the right (east) side dormer will not be altered.
- Relocate/replace windows on left/west side and rear of house, specifically:
 - --left/west elevation 1st floor: replace an existing non-original double metal jamb window (two windows) with two wood windows with true divided lights (located behind the dining room bay window)
 - --left/west elevation 2nd floor: relocate existing window above dining room to the left and install one new wood window with true divided lights; remove one window towards rear of building and install smaller wood window with true divided lights in new, adjacent opening
 - --rear/north elevation 1st floor: new wood entry door where existing window is located
 - --rear/north elevation 2nd floor: remove two single windows and install two new wood double

windows with true divided lights to match window pattern on front of house

• Alter the front steps and walkway by adding flagstone tread with rock-faced edge and flagstone over the walkway.

STAFF DISCUSSION

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

- Doors should be subject to moderate scrutiny if they are visible from
 the public right-of-way, lenient scrutiny if they are not. For outstanding
 resources, they should be subject to strict scrutiny if they are visible
 from the public right-of-way. Addition of compatible storm doors
 should be encouraged.
- Dormers should be subject to moderate scrutiny if they are visible from the public right-of-way, lenient scrutiny if they are not. For outstanding resources, they should be subject to strict scrutiny if they are visible from the public right-of-way.
- Major additions should, where feasible, be placed to the rear of the existing structure so that they are less visible from the public right-of-way. Major additions which substantially alter or obscure the front of the structure should be discouraged but not automatically prohibited. For example, where lot size does not permit placement to the rear, and the proposed addition is compatible with the street scape, it should be subject to moderate scrutiny for contributing resources, but strict scrutiny for outstanding resources.
- Porches should be subject to moderate scrutiny if the 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.
- Windows (including window replacement) should be subject to
 moderate scrutiny if they are visible from the public right-of-way,
 lenient scrutiny if they are not...Addition of compatible exterior storm
 windows should be encouraged, whether visible from the public rightof-way or not. Vinyl and aluminum windows (other than storm
 windows) should be discouraged.

Because this house is on the corner of Primrose and Brookville, the front and right (east) sides of the house are subject to a higher level of scrutiny than if the house were located further in on the block. At staff's recommendation, the applicants are not requesting approval for any substantial alterations to the front of the house (no dormer enlargement or window replacement, only the compatible changes to the front steps and walkway). Staff recommended that the applicants retain as many original windows and window openings throughout the house as possible, especially on the Primrose and Brookville (south and east) elevations. After much discussion with the applicants about the different levels of scrutiny and the prominence of these elevations, they have revised their proposal to minimize the proposed changes to these two sides.

The proposed rear addition is small and located behind the house on the northwest side, the least visible section of the house. The proposed rear porch also is compatible and uses appropriate materials.

The removal of the non-original screened porch on the second floor on the east (Brookville Road) side is

an improvement and the installation of a window in the location of the existing door to the porch is an appropriate alteration for this side elevation.

All the window and dormer alterations are proposed for the west and rear elevations, which are the two least visible elevations, so these alterations are reviewed with a lower level of scrutiny than if they were on the other two sides of the house or if this was an Outstanding Resource. The dormer enlargement is proposed to meet County Code and the new dormer will match the rear dormer's dimensions. All the windows proposed are true divided light wood windows, the same as most of the existing windows in the house and most appropriate for this house. The double metal jamb window to be removed on the west side first floor at the back is not original.

Staff discussed with the architects the possibility of reusing the original windows in the proposed new openings so as to retain as much original fabric as possible. The architects made that change where it was possible with the window located towards the front of the 2nd floor. However, they would prefer not to reuse the existing window that is at the back of the 2nd floor as they need a small window in that location. Generally staff would not recommend approval of the relocation or removal of original windows, but this is a unique case as it is a Contributing Resource, not Outstanding, and the applicants have worked with staff to revise their proposal to preserve the front and east sides, the most prominent elevations.

The proposed alterations and additions meet the criteria outlined in the Chevy Chase guidelines. Staff recommends approval.

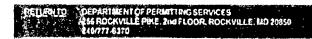
STAFF RECOMMENDATION

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 <u>3 permit sets of drawings</u> to HPC staff for review and stamping prior to submission for permits.





HISTORIC PRESERVATION COMMISSION 301/563-3400

APPLICATION FOR HISTORIC AREA WORK PERMIT

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Dept. of Permitting Services

(Y)

THE FOLLOWING ITEMS MUST BE COMPLETED AND THE REQUIRED DOCUMENTS MUST ACCOMPANY THIS APPLICATION.

WAITTEN DESCRIPTION OF PROJECT	
a. Description of existing structure(s) and environmental setting, including their historical features and signi	ificance:
483 SUPMED	
	·
b. General description of project and its effect on the historic resource(s), the environmental setting, and, where the setting is a setting of the setting	
GH MANNEN	
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 equipments	nent, and landsceping.
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° p	paper are preferred.
a. Schematic construction plans, with marked dimensions, indicating location, size and general type of valued features of both the existing resource(s) and the proposed work.	walls, window and door openings, and other
b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing co All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing facade affected by the proposed work is required.	
MATERIALS SPECIFICATIONS	
General description of materials and manufactured items proposed for incorporation in the work of the proje	ct. This information may be included on you
design drawings	
<u>PHOTOGRAPHS</u>	•
a. Clearly tabeled photographic prints of each facade of existing resource, including details of the affected print of photographs.	ortions. All labels should be placed on the
 Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoin the front of photographs. 	ing properties. All labels should be placed or
TREE SURVEY	
If you are proposing construction adjacent to or within the problem of any tree 6" or larger in diameter (all appinus) file an accurate tree survey identifying the size, location, and species of each tree of at least that dimensions.	
ADDRESSES OF ADJACENT AND CONFRONTING PROPERTY OWNERS	•

2.

6.

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.

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 tie directly across the street/highway from the parcel in question. You can octain this information from the Department of Assessments and Taxation, 51 Monroe Street,

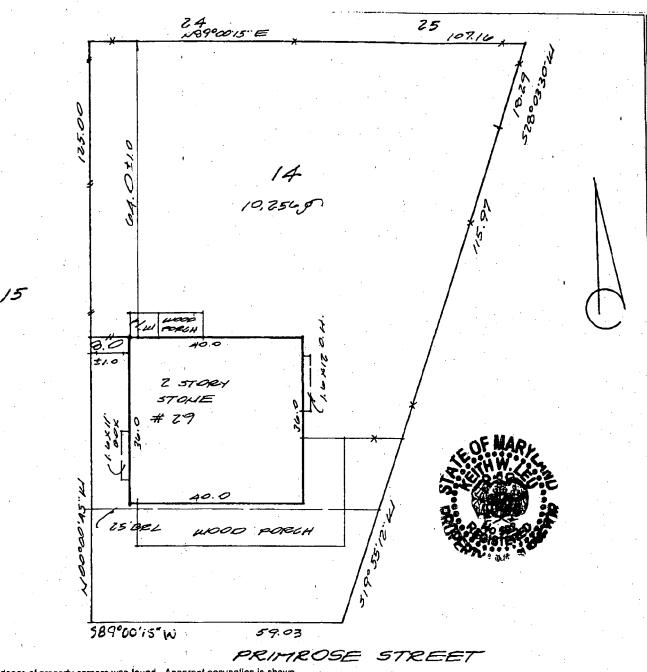
A. This historic house, built around 1929, is a 2-story stucco house with stone base which sits on the corner of Primrose street and Brookville road in Chevy Chase Village. It is currently designated as Contributing Historic Resource. (see attached photo).

This house retains most of the original features in terms of interior and exterior with the exception of the following modifications: New replacement window in attic domer, new windows above Family Room bookcases (Rear Elevation), modified Powder Room and Coat Closet along with added screen porch above wrap-around porch (East Elevation).

B. The main scope of our proposed work, with the blessings of the Historic Preservation Committee, will involve an extension/addition to the rear of the house to create and provide an upgraded kitchen with breakfast bay that looks out onto the rear yard, and in turn, create a buffer from a neighboring property for a new rear porch/deck that is more privately oriented.

The scope also involves reworking and restoring of the interior and exterior as follows:

- 1. Eliminate 2nd floor screen porch and double french doors on side of the house facing Brookville road; replace with (1) new 8-over-1 lite cut window to match existing (See East Elevation).
- 2. Modify window locations @ East and West elevations (See Drawings).
- 3. Enlarge existing West elevation dormer to create more head room in existing bathroom to meet code.
- 4. Modify interior partitions as illustrated in attached plans.
- 5. Enlarge windows at rear domer to provide for added light at 3rd floor.
- 6. New stone risers and 2" flagstone tread with rock faced edge to cover existing concrete stoop. New flagstone to cover existing concrete walk. Both existing concrete stoop and walk appear to have been added as part of a previous renovation and do not appear to be original to the house.



No evidence of property corners was found. Apparent occupation is shown.

Date: Plat Book: 05-06-05

Scale: /--=20' Drn: 8.0.

Surveyor's Certification

Plat No.:

106

NO TITLE REPORT FURNISHED

Work Order: 05-2708

Address:

29 PRIMROSE STREET

District:

Jurisdiction: MONTGOMERY COUNTY, MD

LOCATION DRAWING

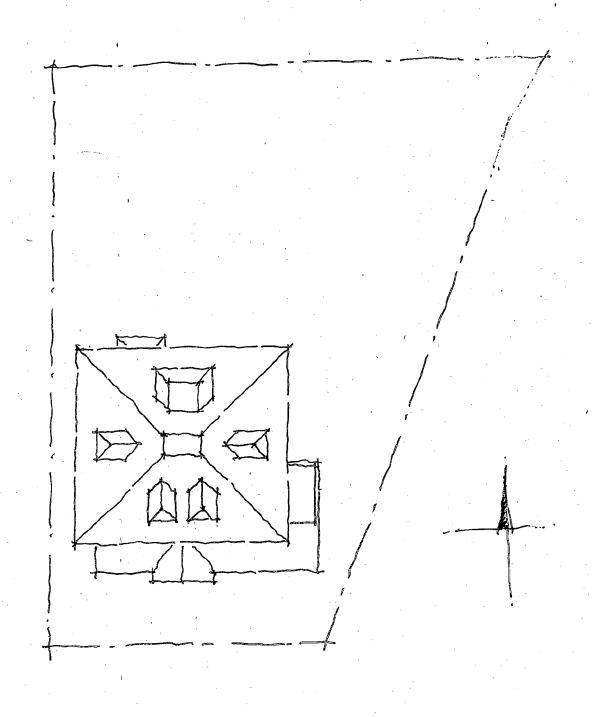
LOT 14 BLOCK 58 SECTION NO. 2 CHEVY CHASE

..OTE. This 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 refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements. This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required for the transfer of title or securing financing or refinancing.

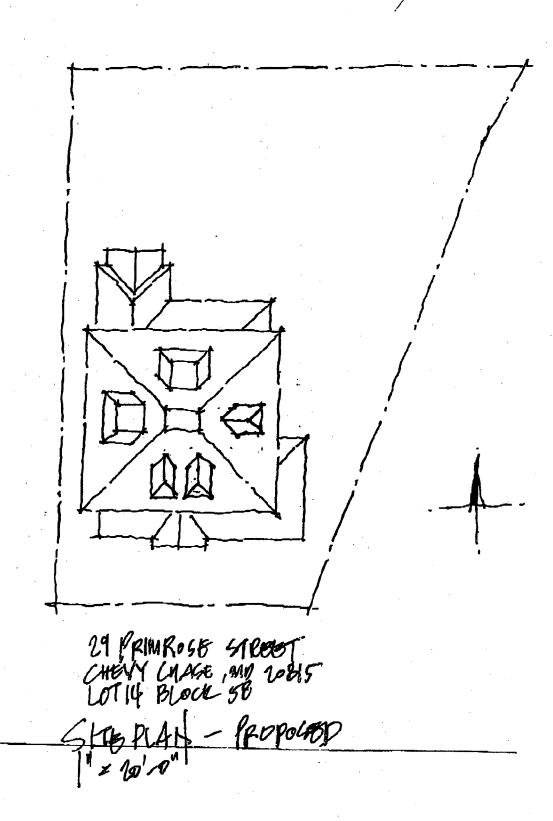
I hereby certify that the survey shown hereon is correct to the best of m knowledge and that, unless noted otherwise, it has been prepared utilizin description of record. This survey is not a boundary survey and the location of existence of property comers is neither guaranteed nor implied. Fence lines if shown, are approximate in location. This property does not lie within a 100 year flood plain according to FEMA insurance maps as interpreted by the originator unless otherwise shown hereon. Building restriction lines shown ar as per available information and are subject to the interpretation of the originator.

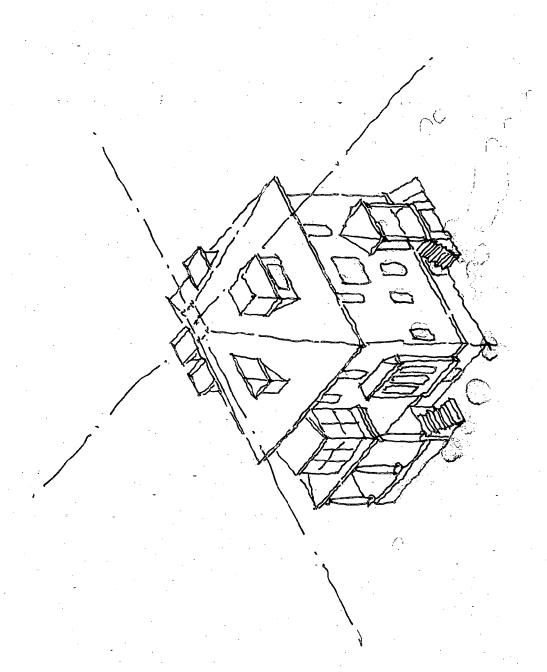


Meridian Surveys, Inc. 811 Russell Avenue Suite #303 Gaithersburg, MD 20879 (301) 721-9400

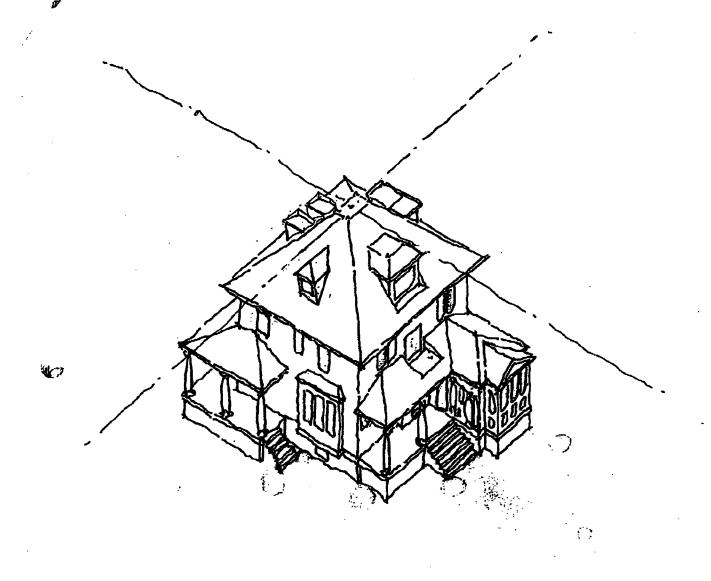


SITE PLAN-EXISTING





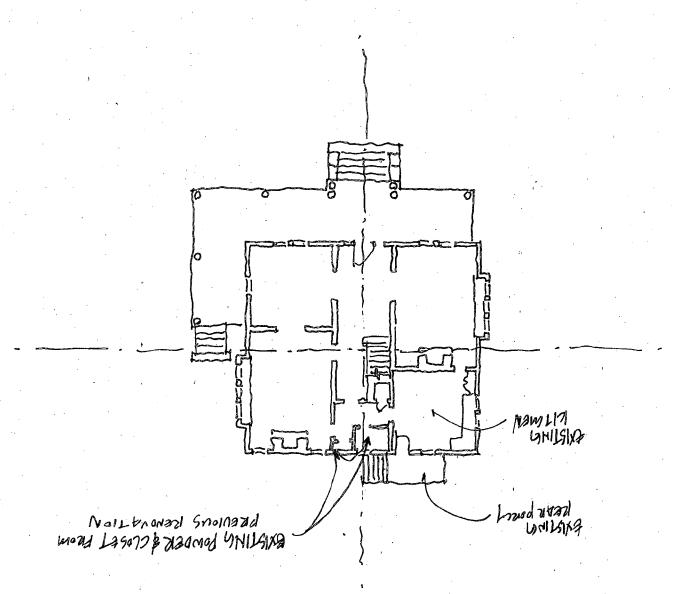
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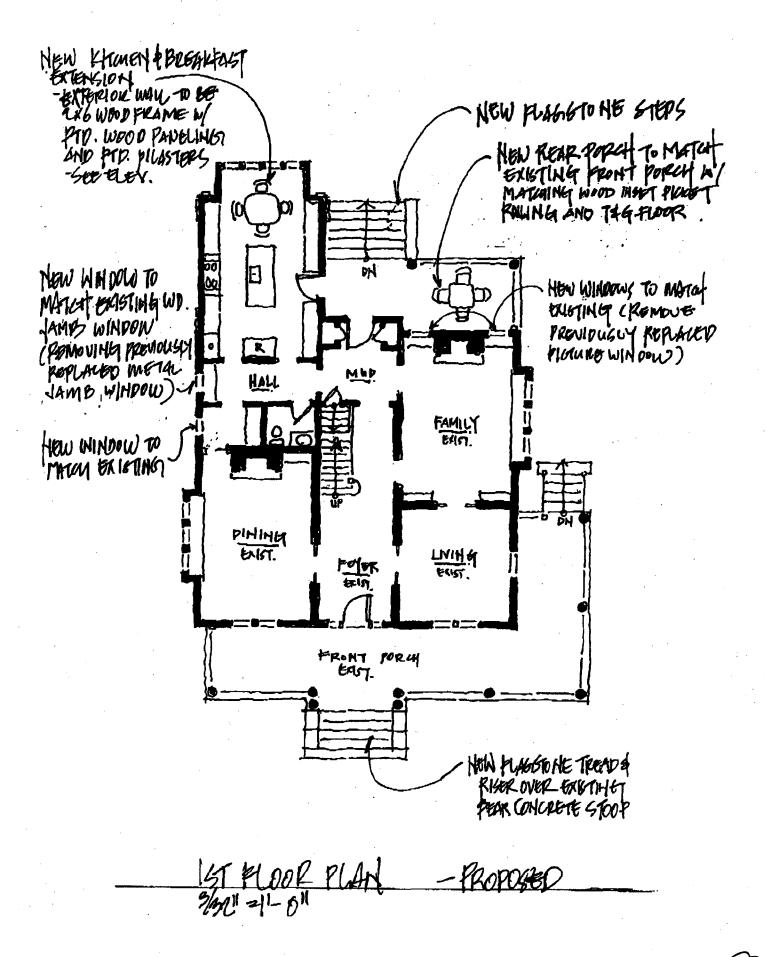


AXON VIBW - PROPOGED N.T.S.

TOTAL P.02

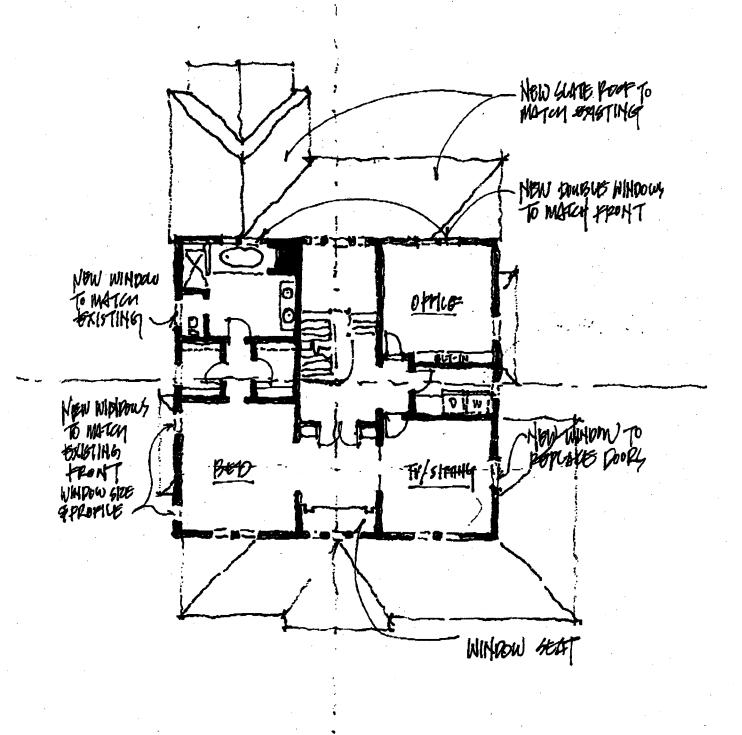
by 11/1/12 - Hend 7007 + 1/1





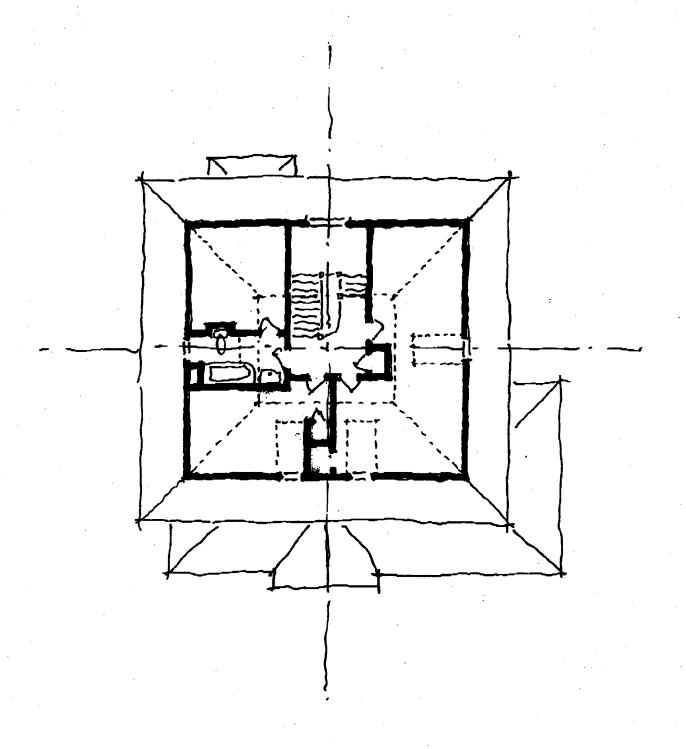
EXISTING MOSTER DOM

(14

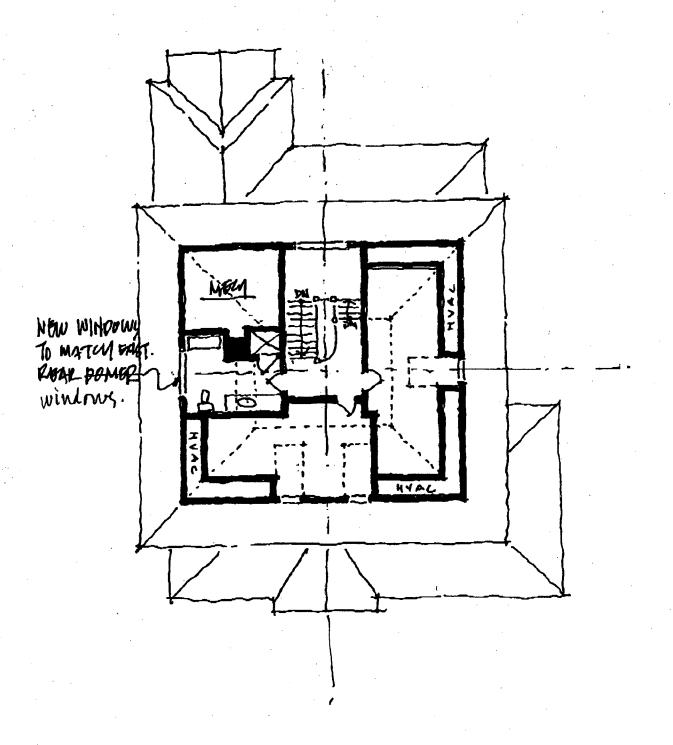


Who floor PLAN proposor

(15



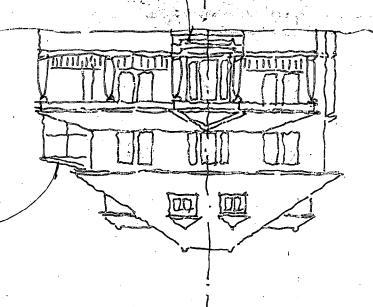
BRP CAMIC PLOOR PLAN - FXISTING



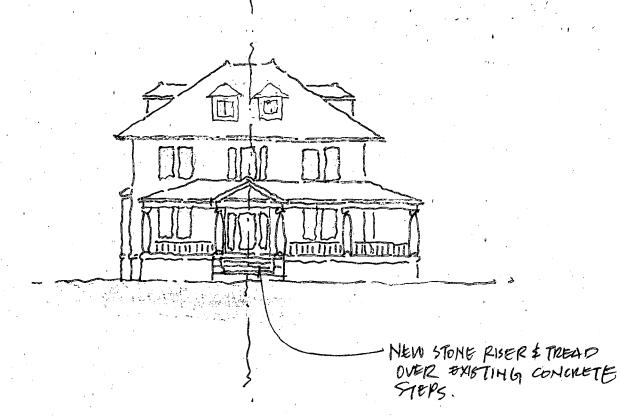
3BD (AMIC) FLOOR PLAN - PROPOSED

19 H19X9 - HOLFNAR 14084

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snolnaud mout dals/10015
alaunon north ahllisisa



Mared basas AHIRIXA.



#RONT ELEVATIVA - PROPOSED

EXISTING SCREEN PORLY
EROM PREVIOUS ADDITION
TO BE REMOVED

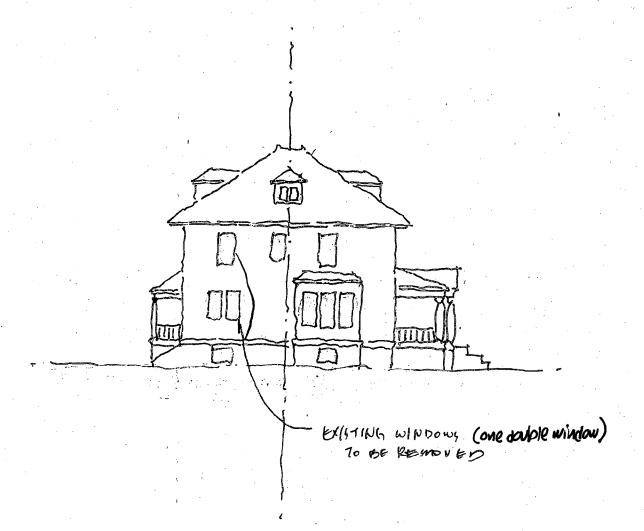
(BASI) She EDENATION - EXISTING



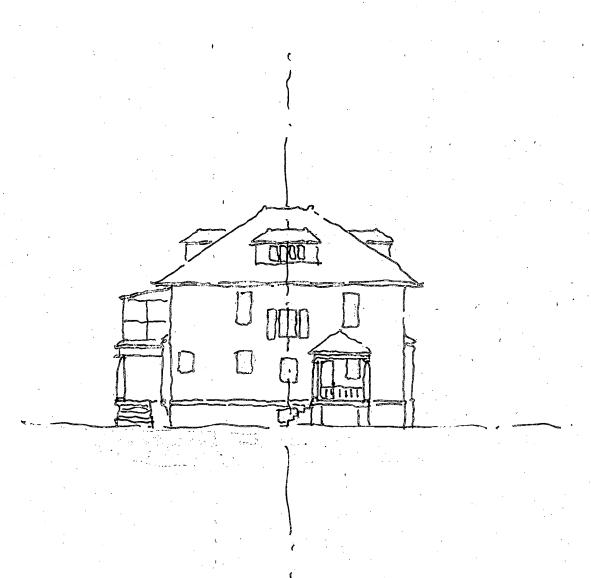
CEPST) SIDE BLEWSTON

- proposer

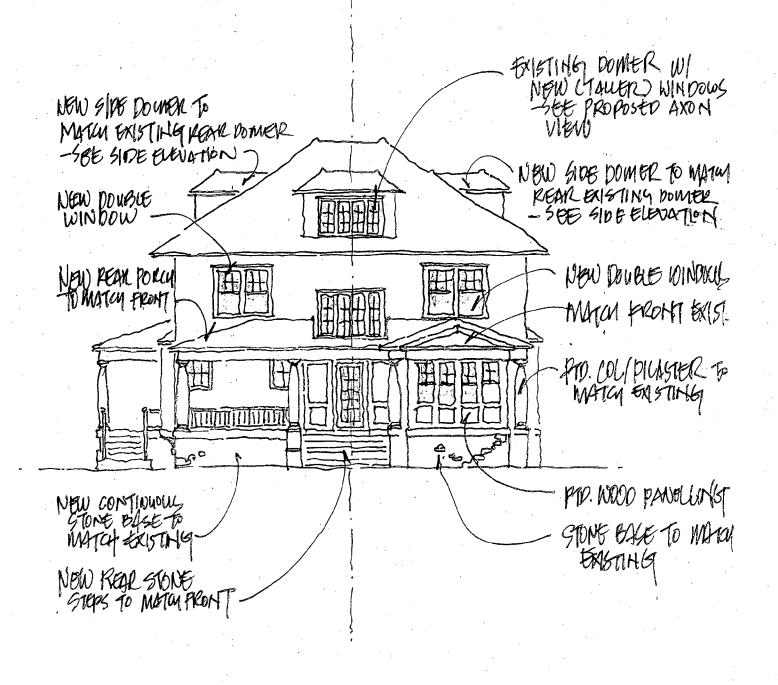
TOTAL P.03



(UBG) SIDE SIEVATION - BX1611HE



RBAR FLOVATION - GUSTING



REAK ELEVATOR

- PROPOSED

