


35/13-05U 29 Primrose Street

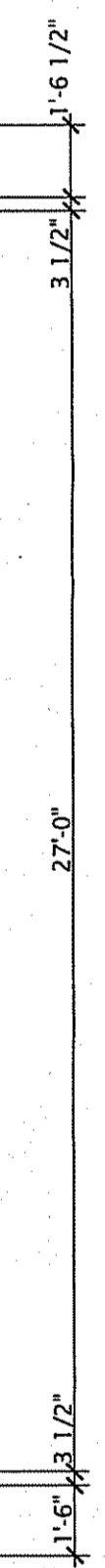
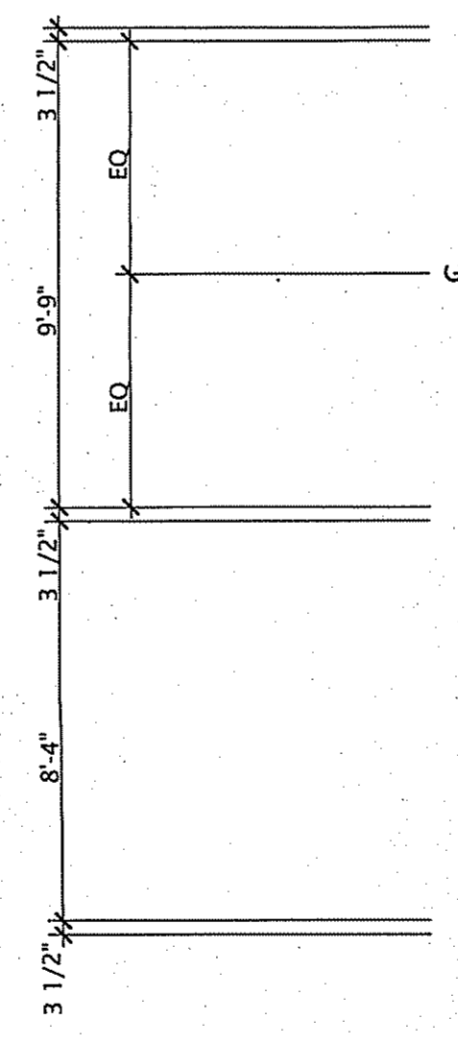
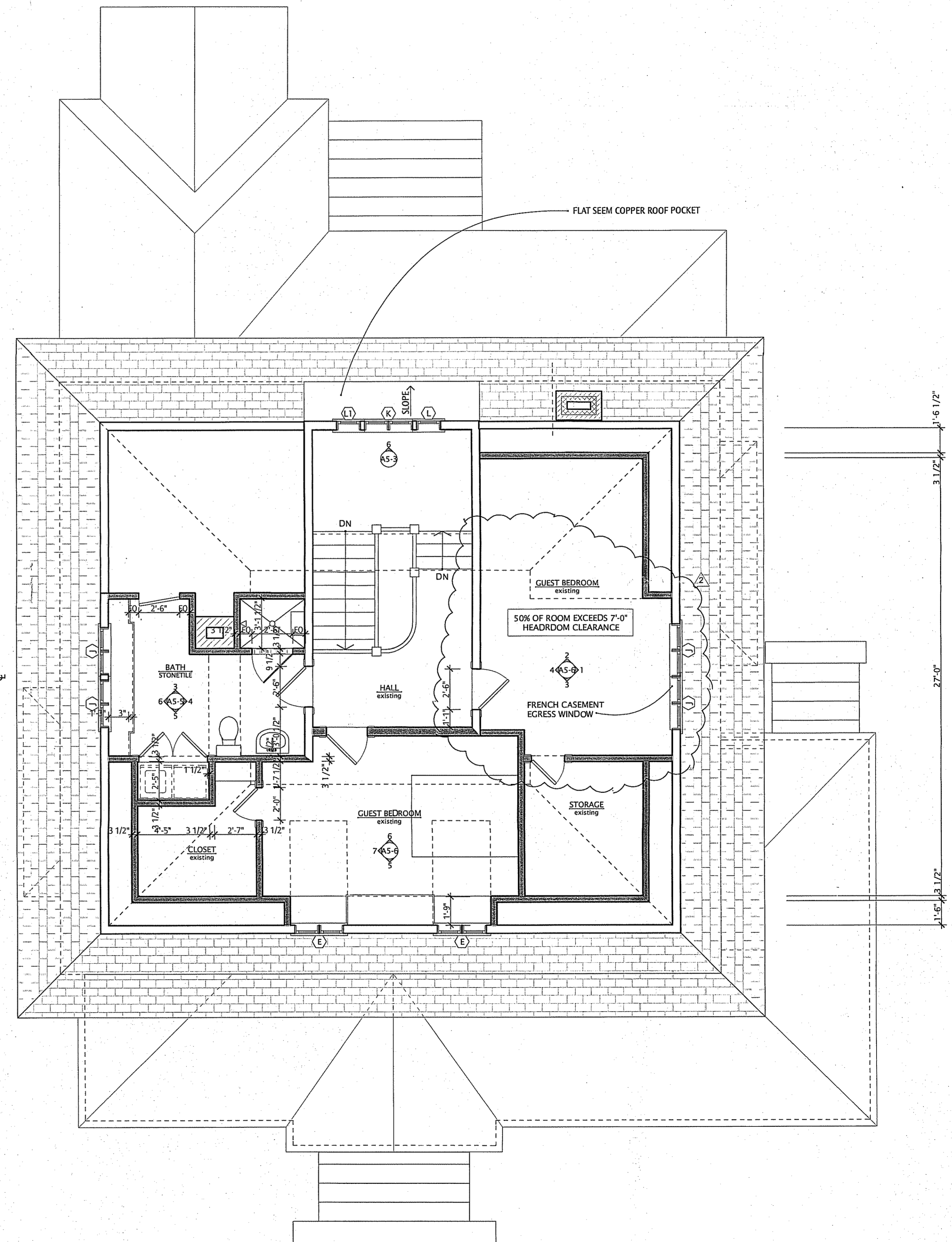
35/13-06JJ 29 PRIMROSE ST  
Chevy Chase Village Historic District



stamped plans  
in copy  
room

revised  
plans  
added 2-23-06 12-11-05





**1 ATTIC PLAN**  
1/4" = 1'-0" Mon 23 Jan 2007 16:21:06

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Matt*



**Katz  
Renovation**

29 Primrose Street  
Chevy Chase, Maryland 20815

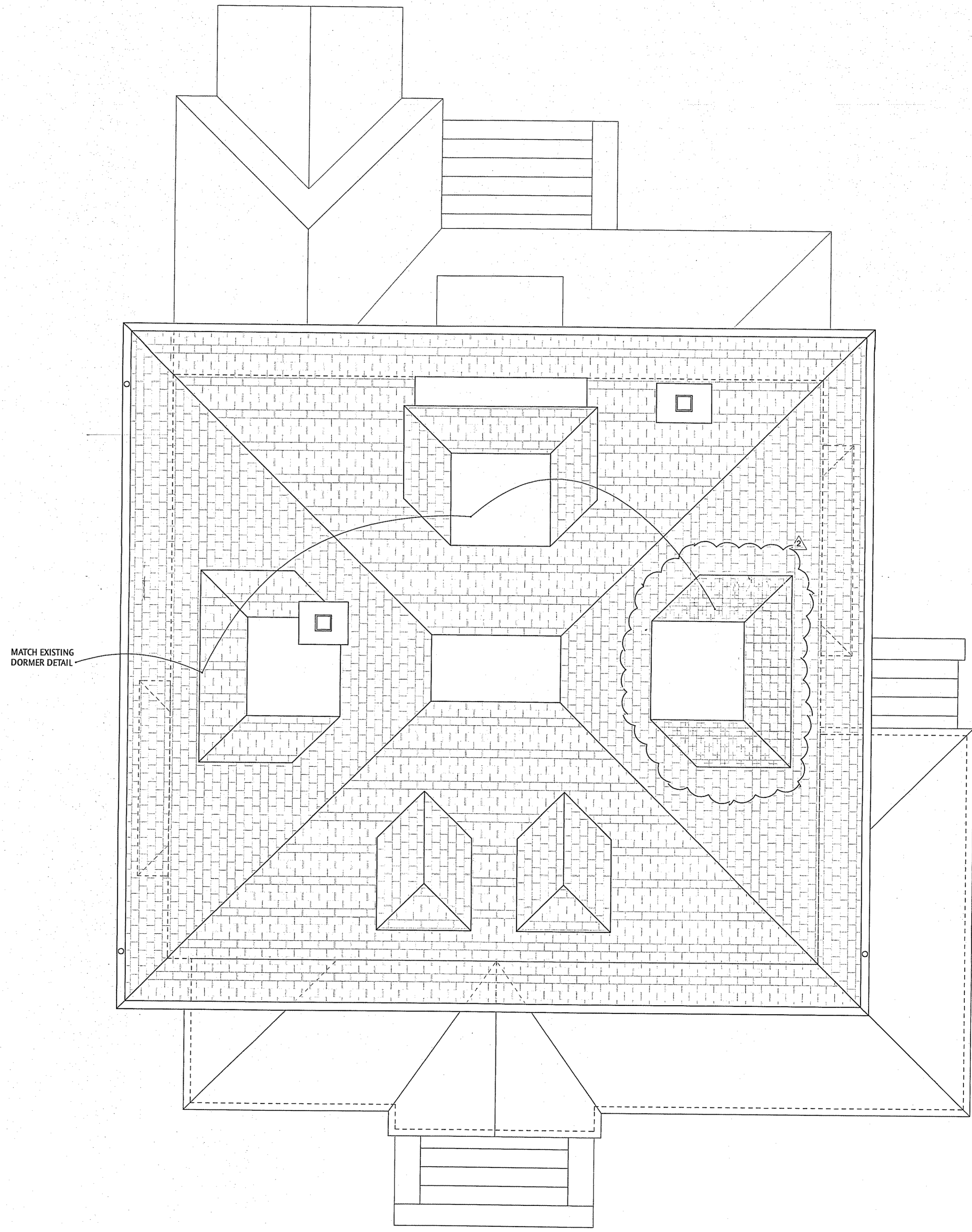
© 2006 Rill & Decker Architects, P.C.  
8 DECEMBER 2006

PERMIT SET

REVISION 1	17 FEB 2006	▲
REVISION 2	16 JAN 2007	▲

**A1-3**





APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Mackay*



**Katz  
Renovation**  
29 Primrose Street  
Chevy Chase, Maryland 20815

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8 DECEMBER 2006

PERMIT SET

REVISION 1	17 FEB 2006	1
REVISION 2	16 JAN 2007	2

**1 ROOF PLAN**  
1/4" = 1'-0"      Wed 17 Jan 2007 11:37:07



APPROVED  
Montgomery County  
Historic Preservation Commission  
*Judith O'Malley*



**Katz  
Renovation**  
29 Primrose Street  
Chevy Chase, Maryland 20815

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8 DECEMBER 2006

PERMIT SET

REVISION 1	17 FEB 2006	▲
REVISION 2	16 JAN 2007	▲

**A2-3**

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





**1** BUILDING SECTION  
1/4" = 1'-0"

APPROVED  
Montgomery County  
Historic Preservation Commission  
*Julia D. Wall*

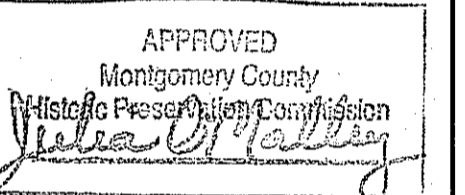


**Katz  
Renovation**  
29 Primrose Street  
Chevy Chase, Maryland 20815

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8 DECEMBER 2006

PERMIT SET

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REVISION 2	16 JAN 2007	▲



Katz  
Renovation

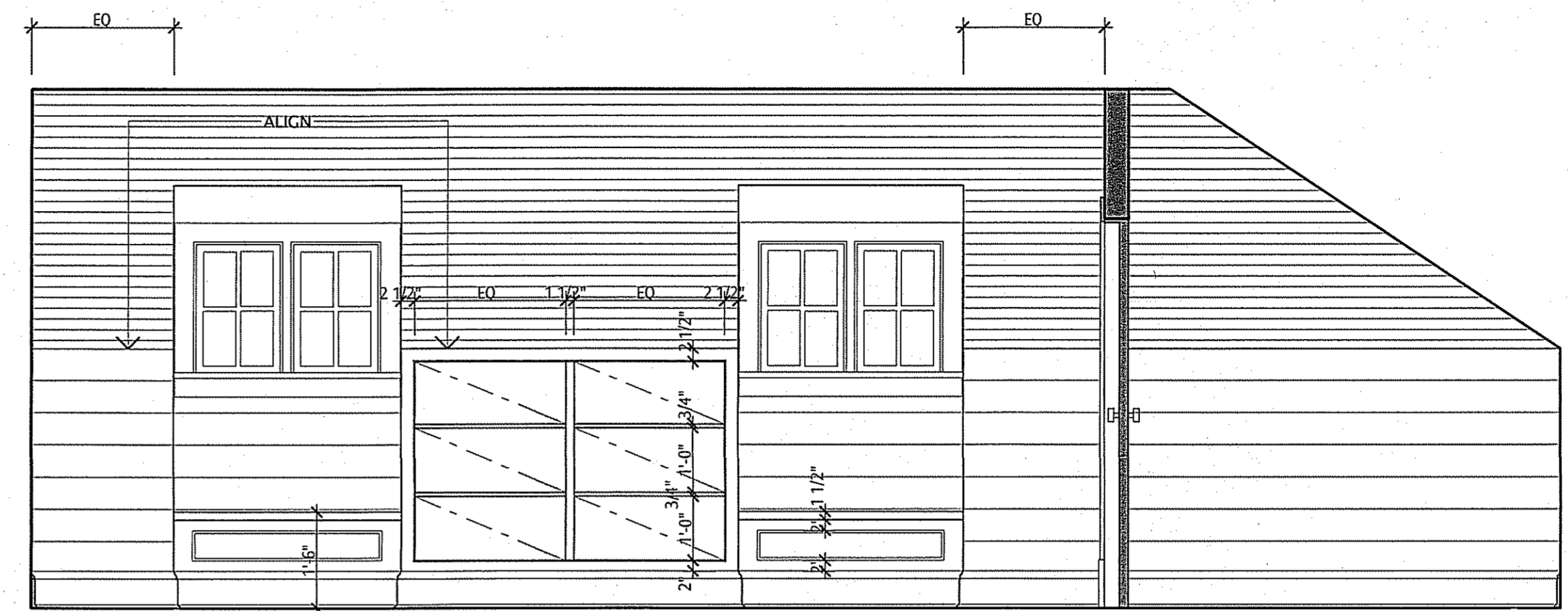
29 Primrose Street  
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© 2006 Rill & Decker Architects, P.C.  
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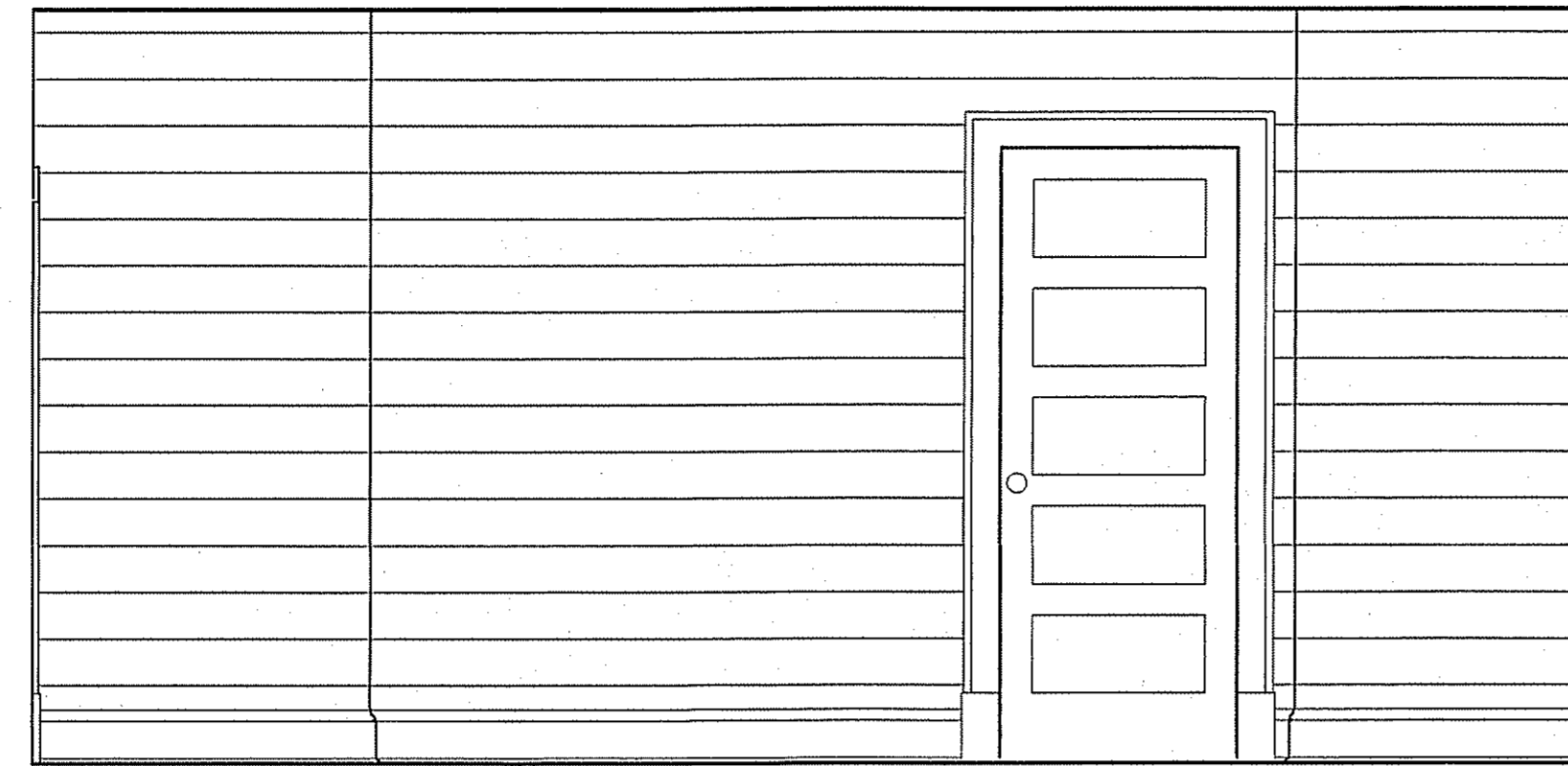
PERMIT SET

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REVISION 2	16 JAN 2007	▲

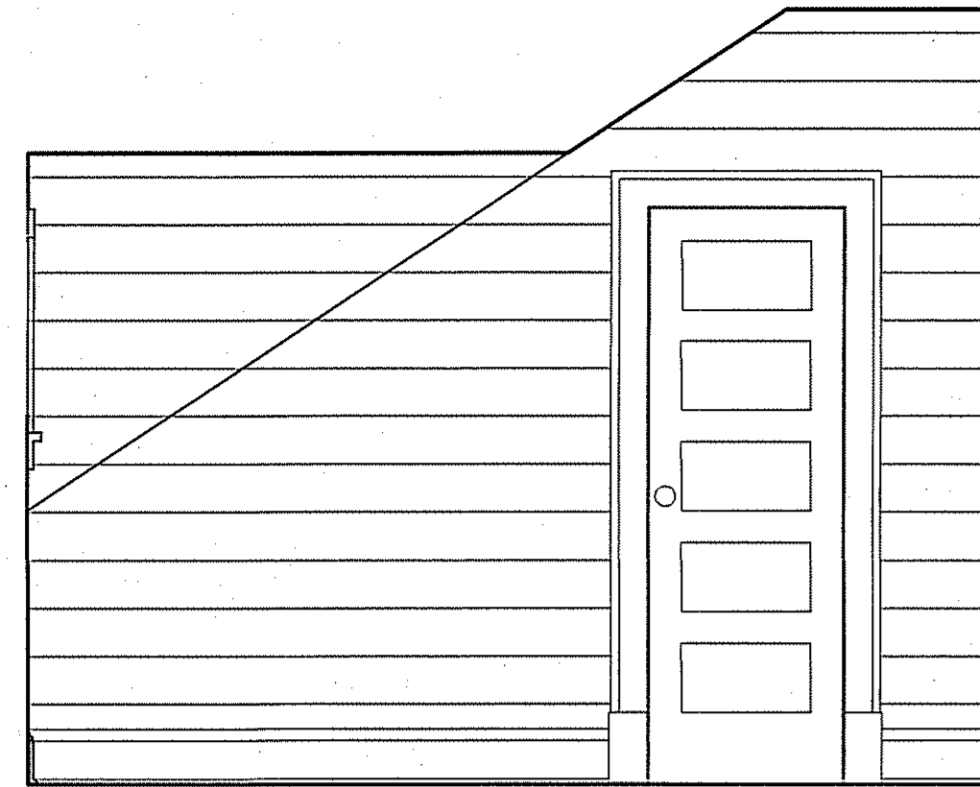
A5-6



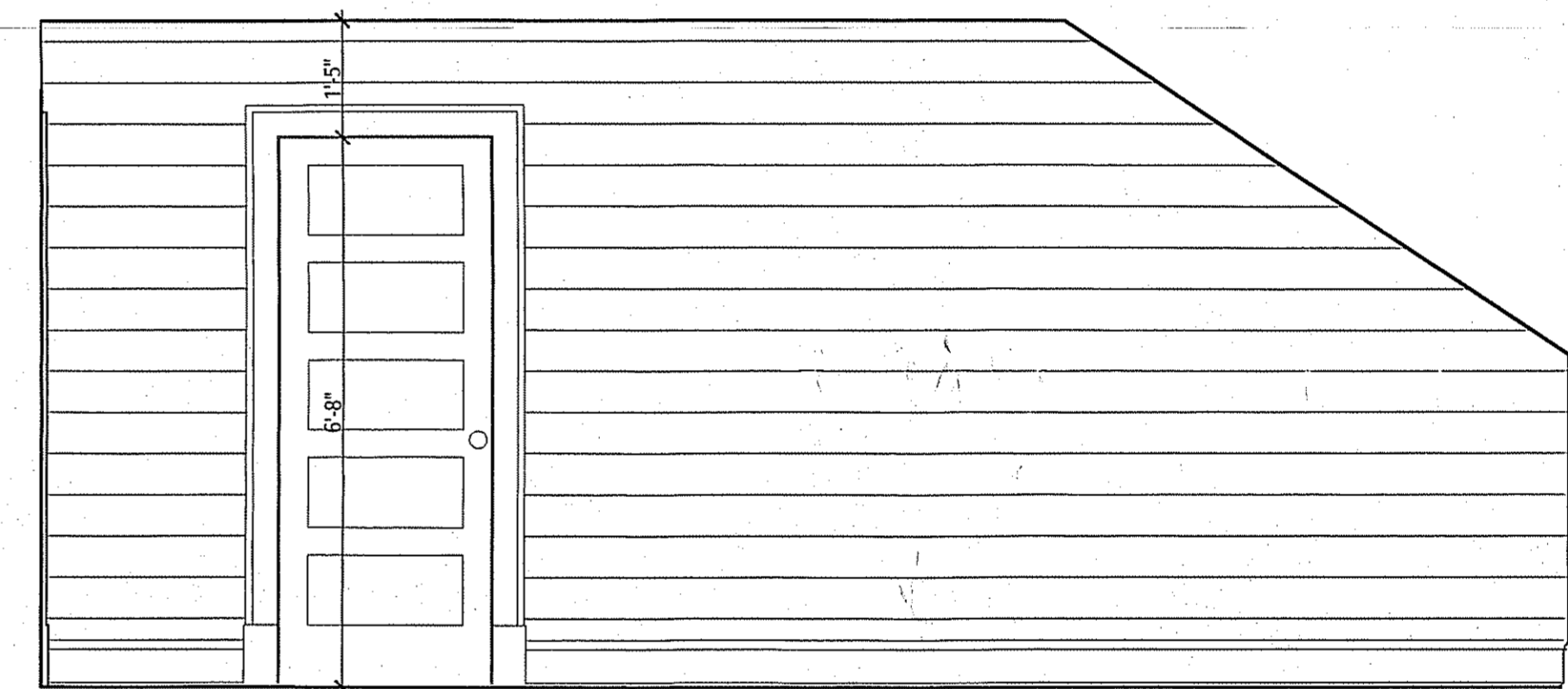
**5 STORAGE ROOM - SOUTH**  
1/2" = 1'-0"



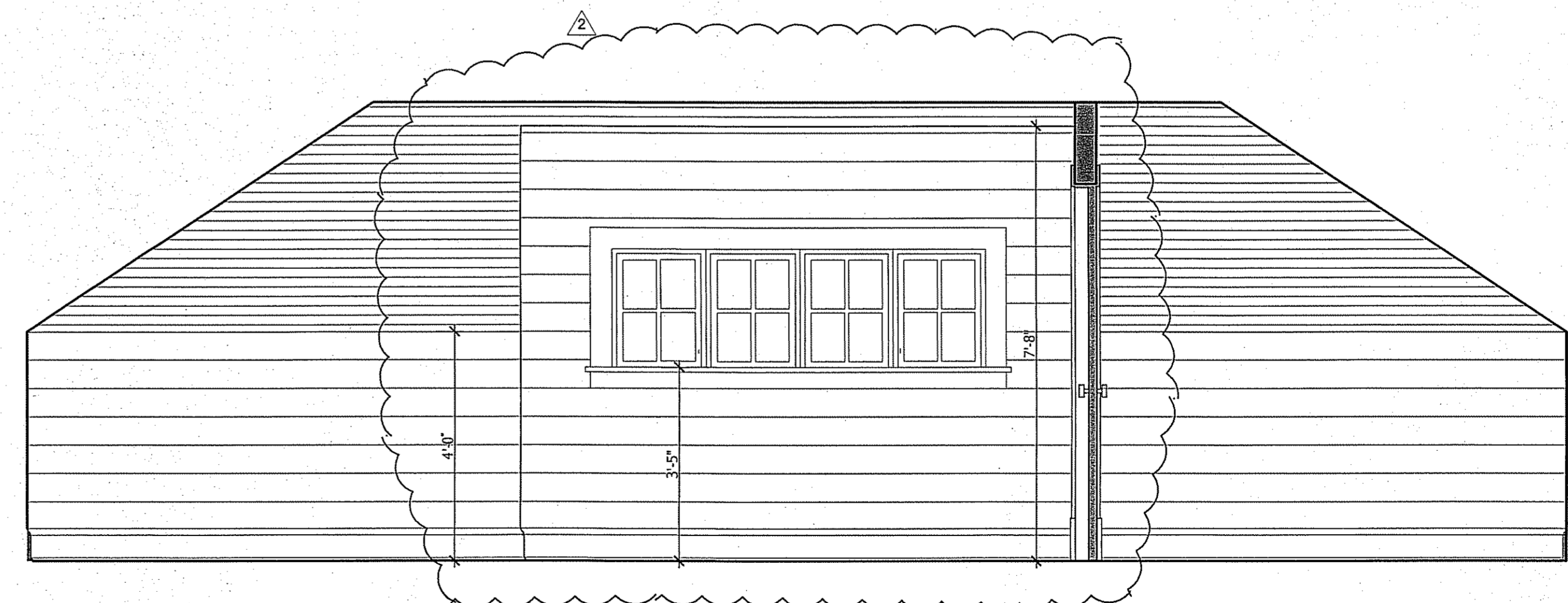
**6 STORAGE - NORTH**  
1/2" = 1'-0"



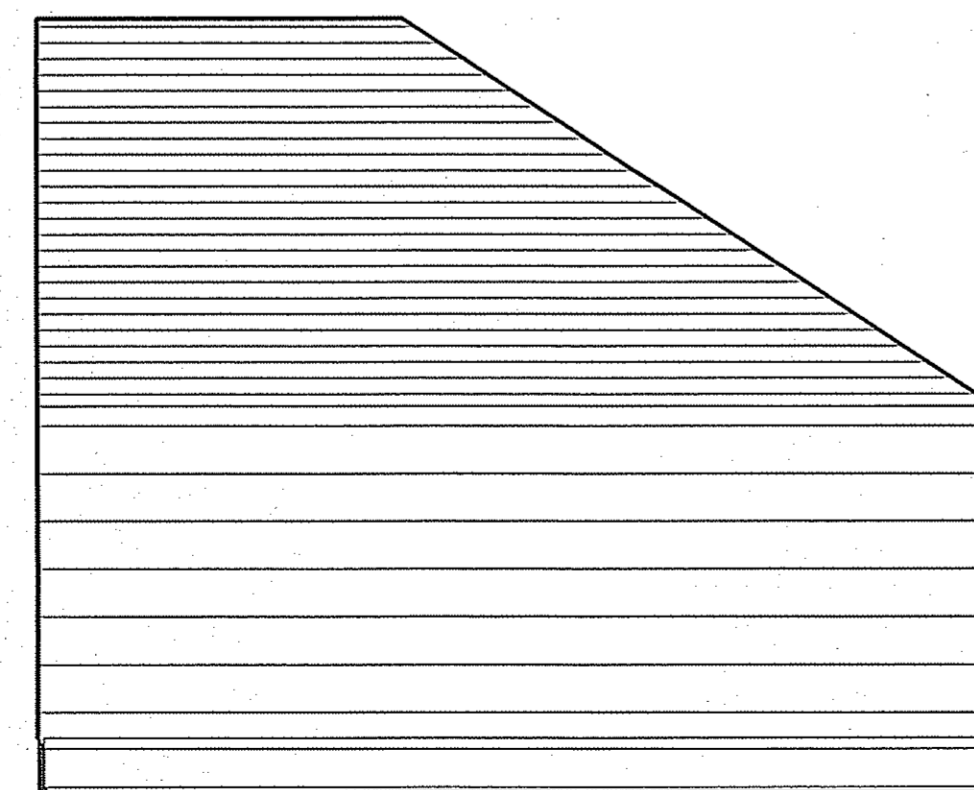
**7 STORAGE ROOM - WEST**  
1/2" = 1'-0"



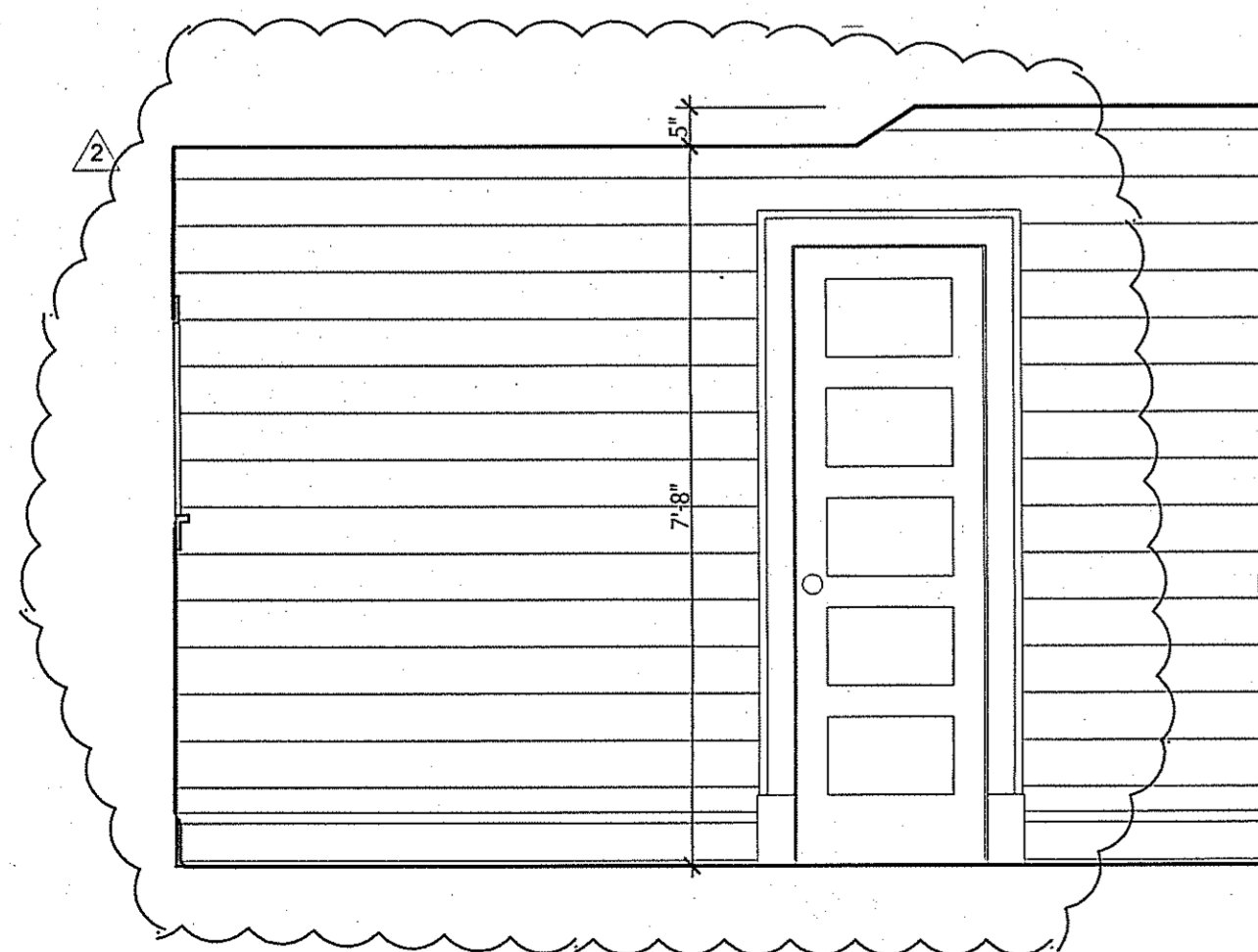
**4 GUEST BEDROOM - WEST**  
1/2" = 1'-0"



**1 GUEST BEDROOM - EAST**  
1/2" = 1'-0"



**2 GUEST BEDROOM - NORTH**  
1/2" = 1'-0"



**3 GUEST BEDROOM - SOUTH**  
1/2" = 1'-0"







## HISTORIC PRESERVATION COMMISSION

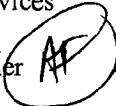
Isiah Leggett  
County Executive

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

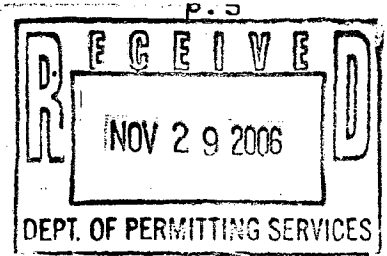
This HAWP approval is subject to the general condition that the applicant will obtain all other applicable Montgomery County or local government agency permits. After the issuance of these permits, the applicant must contact this Historic Preservation Office if any changes to the approved plan are made.





DEPARTMENT OF PERMITTING SERVICES  
233 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE, MD 20850  
301/777-6370

DPS -#8



HISTORIC PRESERVATION COMMISSION  
301/563-3400

# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Anne Decker  
Daytime Phone No.: 240 425 4641

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Ms. Ruth Katz Daytime Phone No.: \_\_\_\_\_  
Address: 29 Primrose St. Chevy Chase Md. 20815  
Street Number City State Zip Code  
Contractor: David Brown Phone No.: 301 674-2500  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Anne Decker / Bill & Decker, Architects Daytime Phone No.: 301 652-2484

**LOCATION OF BUILDING/PREMISE**  
House Number: 29 Street: Primrose St.  
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.  
Lot: 14 Block: 58 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  
 Move  Install  Wreck/Retire  
 Revision  Repair  Reversible

CHECK ALL APPLICABLE:  
 A/C  Stair  Room Addition  Porch  Deck  Shed  
 Solar  Fireplace  Woodburning Stove  Single Family  
 Fence/Wall (complete Section 4)  Other: \_\_\_\_\_

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

1C. If this is a revision of a previously approved active permit, see Permit # Yes HAWP # 396569

**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 sign my name and accept this to be a condition for the issuance of this permit.

Signature of owner or authorized agent: \_\_\_\_\_ Date: 4/29/06

Approved: Julie G. Walker Historic Preservation Commission Date: 12-26-06  
Disapproved: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 439902 Date Filed: 11/30/06 Date Issued: \_\_\_\_\_

SEE REVERSE SIDE FOR INSTRUCTIONS



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

**WRITTEN DESCRIPTION OF PROJECT**

a. Description of existing structure(s) and environmental setting, including their historical features and significance:

Historic (2) story American four square stucco of stone house (1920s) which sits on 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 applicable, the historic district:

The proposed work involves enlarging an existing dormer to allow for more head room allowing for a bedroom. The current area does not qualify as a bedroom due to low head room. Dormer to match West elevation Dormer.

**2. SITE PLAN**

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

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

**3. PLANS AND ELEVATIONS**

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

- a. Schematic construction plans, with marked dimensions, indicating location, size and general type of walls, window and door openings, and other fixed features of both the existing resource(s) and the proposed work.
- b. Elevations (facades), with marked dimensions, clearly indicating proposed work in relation to existing construction and, when appropriate, context. All materials and fixtures proposed for the exterior must be noted on the elevations drawings. An existing and a proposed elevation drawing of each facade affected by the proposed work is required.

**4. MATERIALS SPECIFICATIONS**

General description of materials and manufactured items proposed for incorporation in the work of the project. This information may be included on your design drawings.

**5. PHOTOGRAPHS**

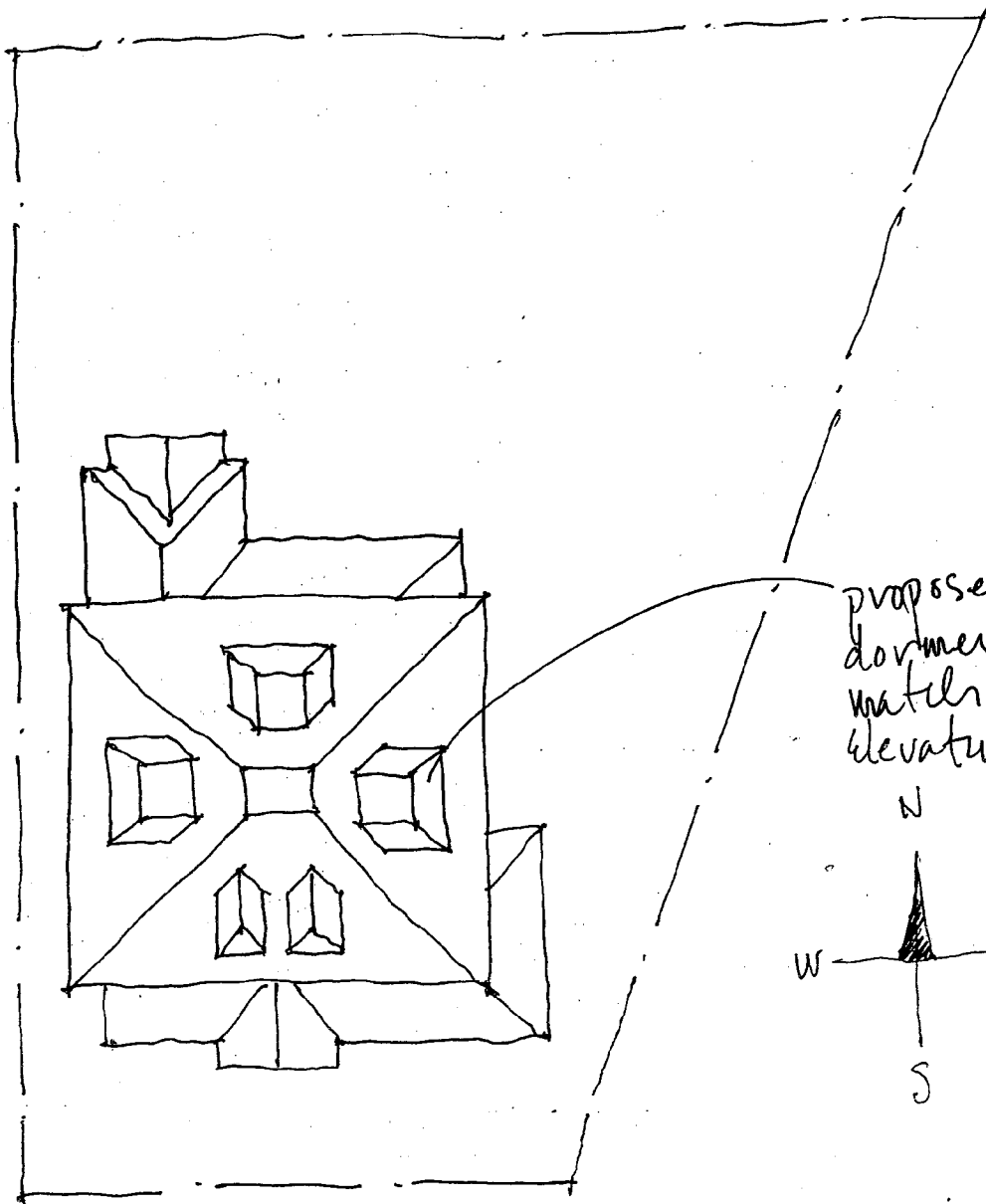
- a. Clearly labeled photographic prints of each facade of existing resource, including details of the affected portions. All labels should be placed on the front of photographs.
- b. Clearly label photographic prints of the resource as viewed from the public right-of-way and of the adjoining properties. All labels should be placed on the front of photographs.

**6. TREE SURVEY**

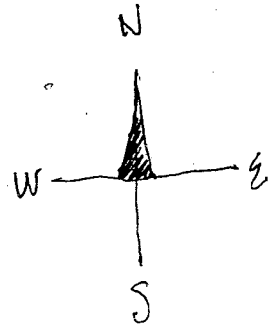
If you are proposing construction adjacent to or within the canopy of any tree 6" or larger in diameter (at approximately 4 feet above the ground), you must file an accurate tree survey identifying the size, location, and species of each tree of at least that dimension.

**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, 1301/279-1255).



proposed  
dormer to  
match West  
elevation dormer.

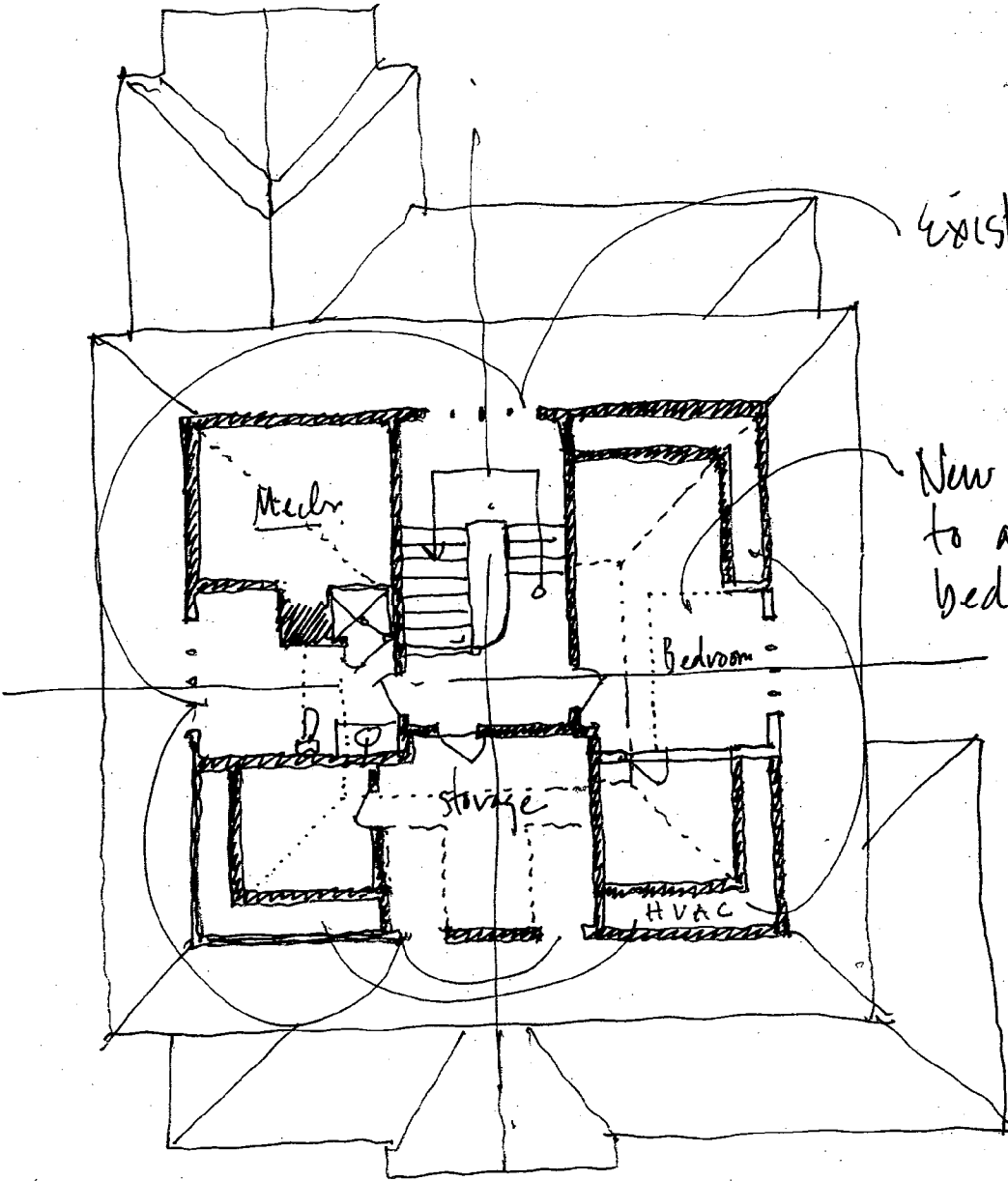


APPROVED  
Montgomery County  
History Preservation Commission  
*Julia DiMallera* (signature)

12-26-06

Site Plan - Proposed

1" = 20'-0"



existing dormers.

New dormer to allow for bedroom.

APPROVED  
 Montgomery County  
 Historic Preservation Commission  
*Julia O'Malley*

*AM*

12-26-06

3rd Floor Plan - Proposed

5



Proposed



proposed dormer  
to match west  
elevation dormer  
- flat roof of walls to  
match existing.

East Elevation

APPROVED  
Montgomery County  
Historic Preservation Commission

*Julia O'Malley*

AP

12-26-06

**HISTORIC PRESERVATION COMMISSION STAFF REPORT**

<b>Address:</b>	29 Primrose Street, Chevy Chase	<b>Meeting Date:</b>	12/20/2006
<b>Resource:</b>	Contributing Resource Chevy Chase Village Historic District	<b>Report Date:</b>	12/13/2006
<b>Applicant:</b>	Ruth Katz (Anne Decker, Architect)	<b>Public Notice:</b>	12/06/2006
<b>Review:</b>	HAWP	<b>Tax Credit:</b>	None
<b>Case Number:</b>	35/13-06JJ	<b>Staff:</b>	Anne Fothergill
<b>PROPOSAL:</b>	Dormer enlargement		
<b>RECOMMENDATION:</b>	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 *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.

***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;

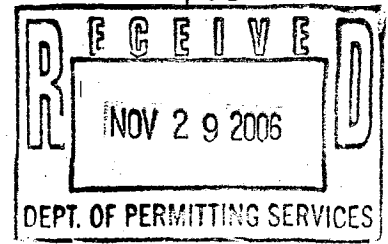
and with the general condition that the applicant shall notify the Historic Preservation Staff if they propose to make **any alterations** to the approved plans.



STATE OF MARYLAND DEPARTMENT OF PERMITTING SERVICES  
245 ROCKVILLE PIKE 2ND FLOOR ROCKVILLE MD 20850  
240777-3170

DPS - #6

HISTORIC PRESERVATION COMMISSION  
301/563-3400



# APPLICATION FOR HISTORIC AREA WORK PERMIT

Contact Person: Anne Decker  
Daytime Phone No.: 240 425 4641

Tax Account No.: \_\_\_\_\_  
Name of Property Owner: Ms. Ruth Katz Daytime Phone No.: \_\_\_\_\_  
Address: 29 Primrose St. Chevy Chase Md. 20815  
Street Number City State Zip Code  
Contractor: David Brown Phone No.: 301 674-2500  
Contractor Registration No.: \_\_\_\_\_  
Agent for Owner: Anne Decker / Bill & Decker, Architects Daytime Phone No.: 301 652-2484

**LOCATION OF BUILDING/PREMISE**  
House Number: 29 Street: Primrose St.  
Town/City: Chevy Chase Nearest Cross Street: Brookville Rd.  
Lot: 14 Block: 58 Subdivision: \_\_\_\_\_  
Liber: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**

1A. CHECK ALL APPLICABLE:  
 Construct  Extend  Alter/Renovate  Add  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: \_\_\_\_\_  
CHECKS ALL APPLICABLE: Dormer

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

1C. If this is a revision of a previously approved active permit, see Permit # Yes HAWP # 396569

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

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

[Signature] 4/29/06  
Signature of owner or authorized agent Date

Approved: \_\_\_\_\_ For: Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No.: 439902 Date Filed: 11/30/06 Date Issued: \_\_\_\_\_

Est: 602193 SEE REVERSE SIDE FOR INSTRUCTIONS

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

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a. Description of existing structure(s) and environmental setting, including their historical features and significance:

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Dormer to match West elevation Dormer.

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**6. TREE SURVEY**

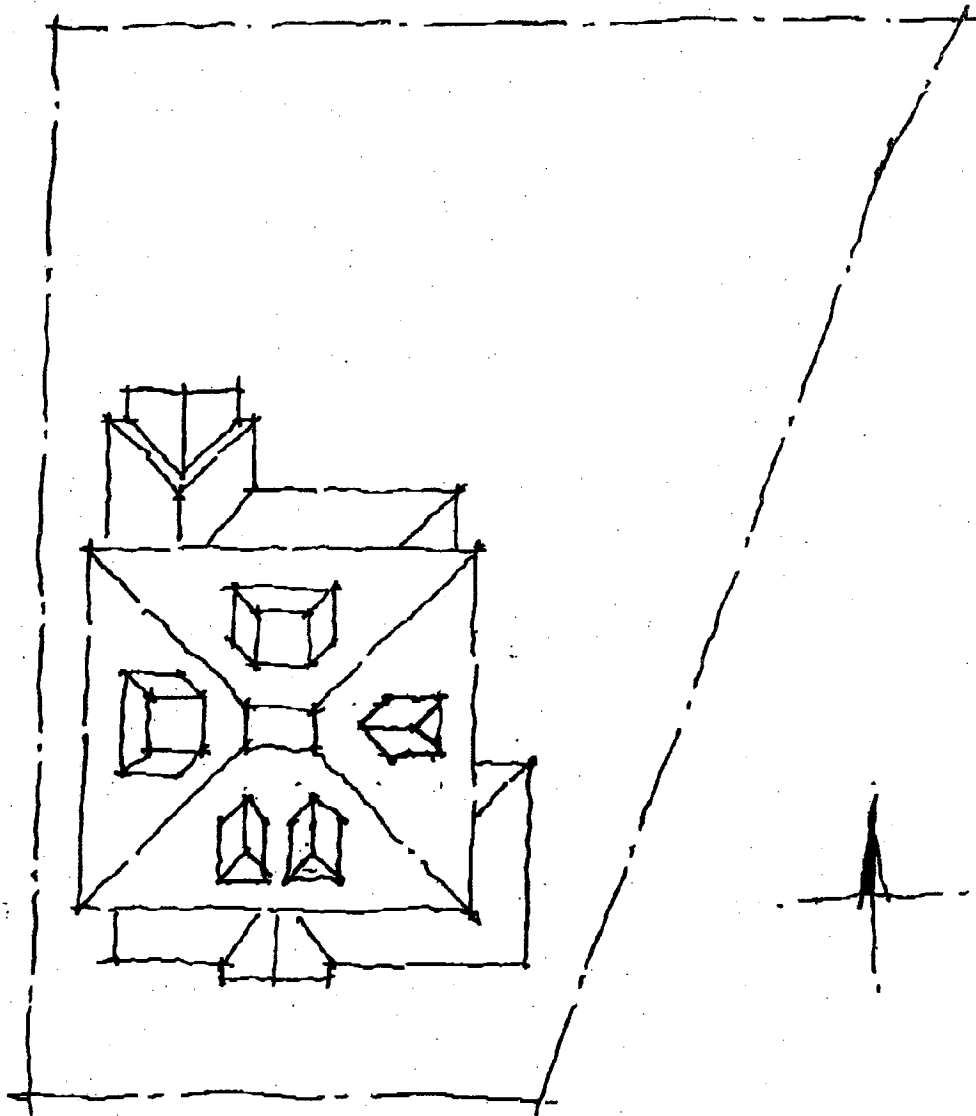
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For ALL projects, provide an accurate list of adjacent and confronting property owners (not tenants), including names, addresses, and zip codes. This list should include the owners of all lots or parcels which adjoin the parcel in question, as well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

5



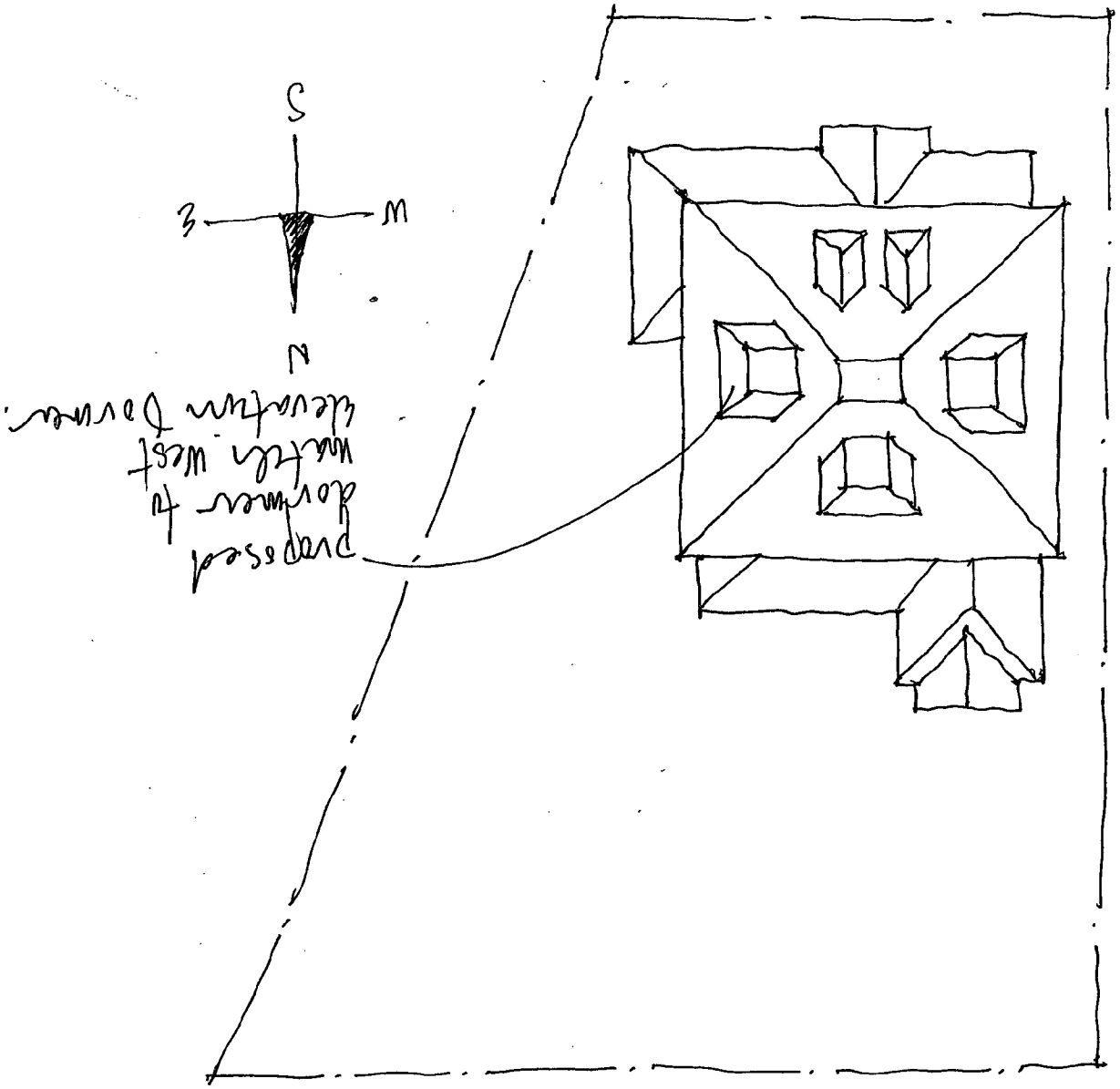
29 PRIMROSE STREET  
 CHEVY CHASE, MD 20815  
 LOT 14 BLOCK 5B

SITE PLAN -

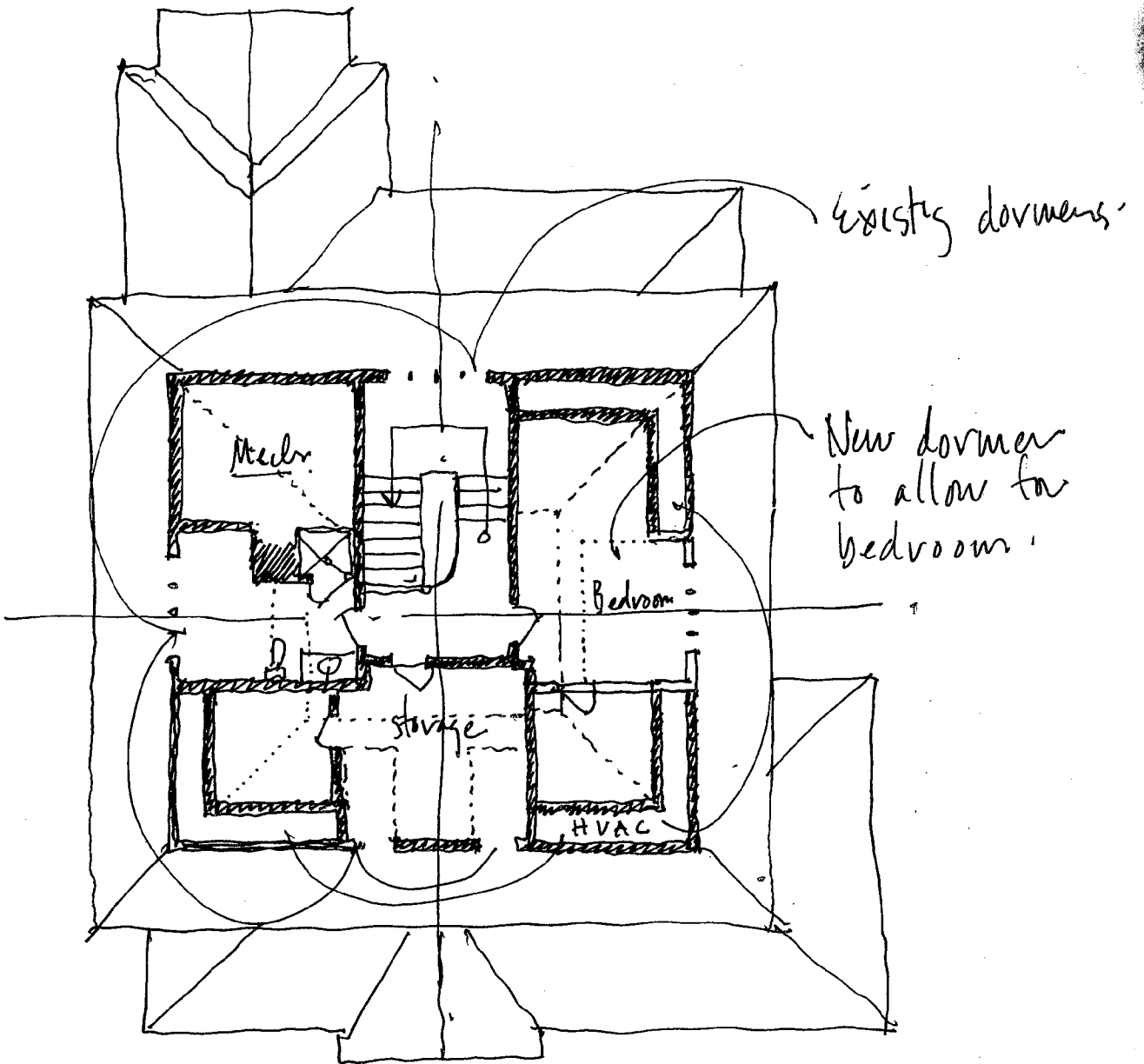
1" = 20'-0" EXISTING

3

Site Plan - Proposed  
1" = 20'-0"







3rd Floor Plan - Proposed

Existing

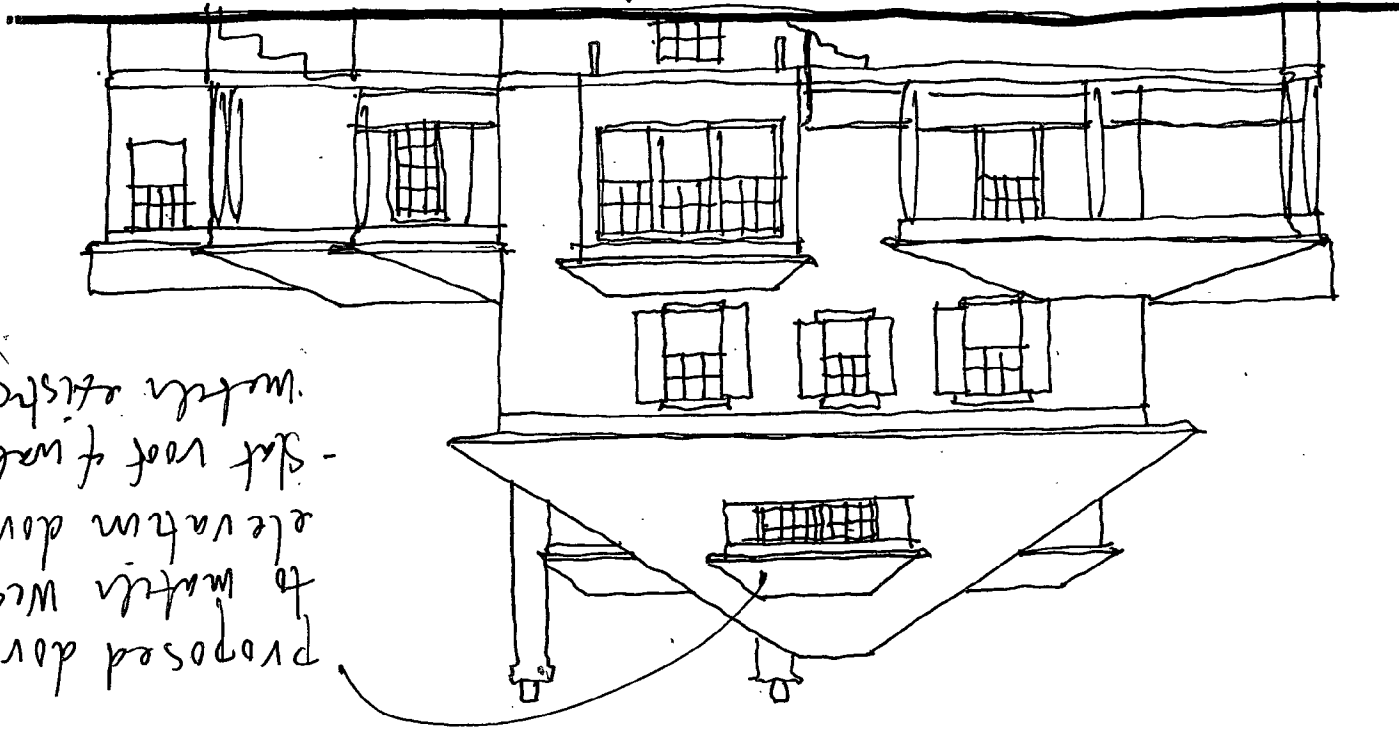
Existing dormer



East Elevation

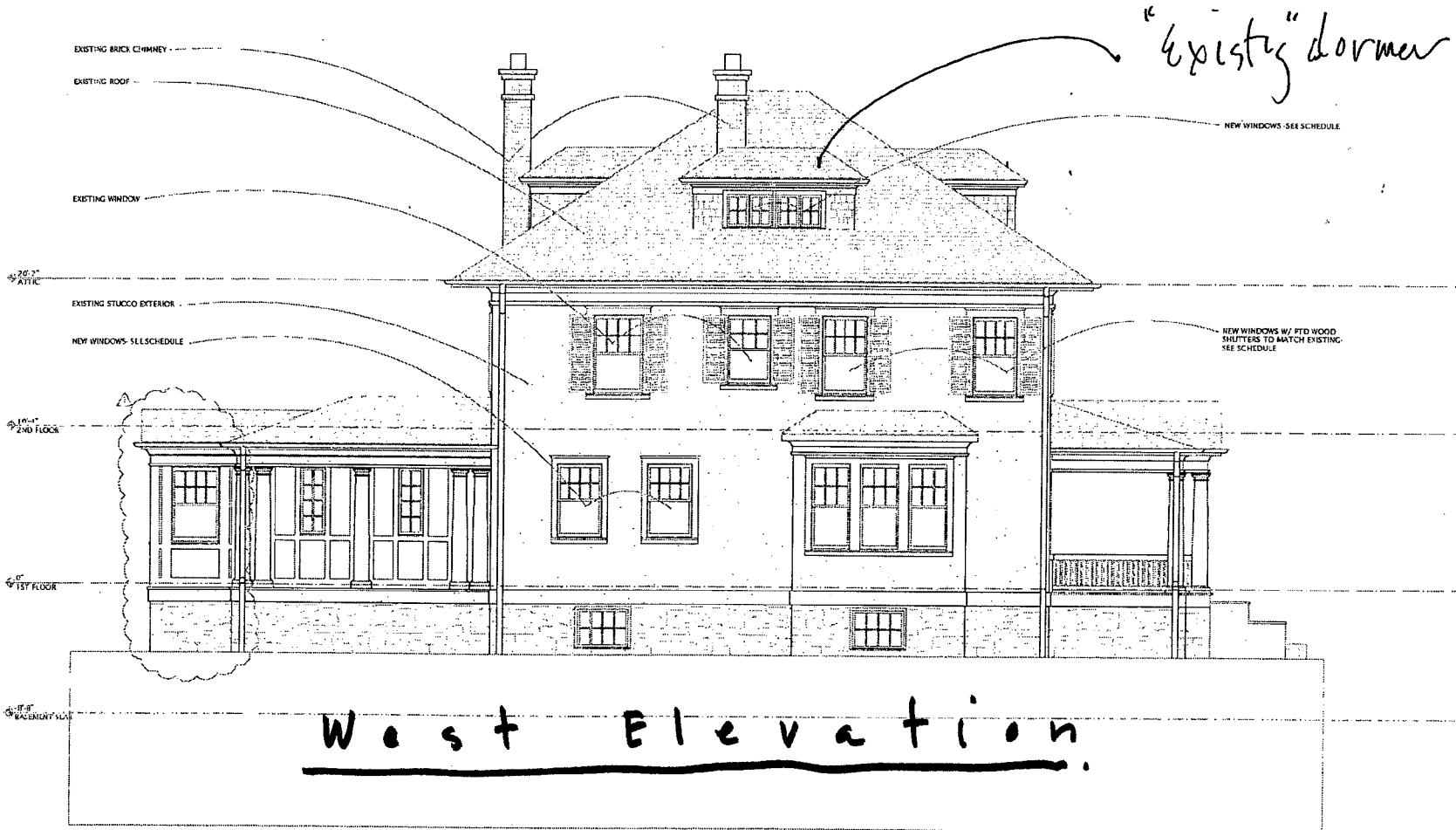
6

East Elevation



Proposed dormer  
to match west  
elevation dormer  
- flat roof of walls to  
match existing.

Proposed



*"existing" dormer*

West Elevation.

11





Front Elevation - South





Rear Elevation - North



West elevation

29 Primrose

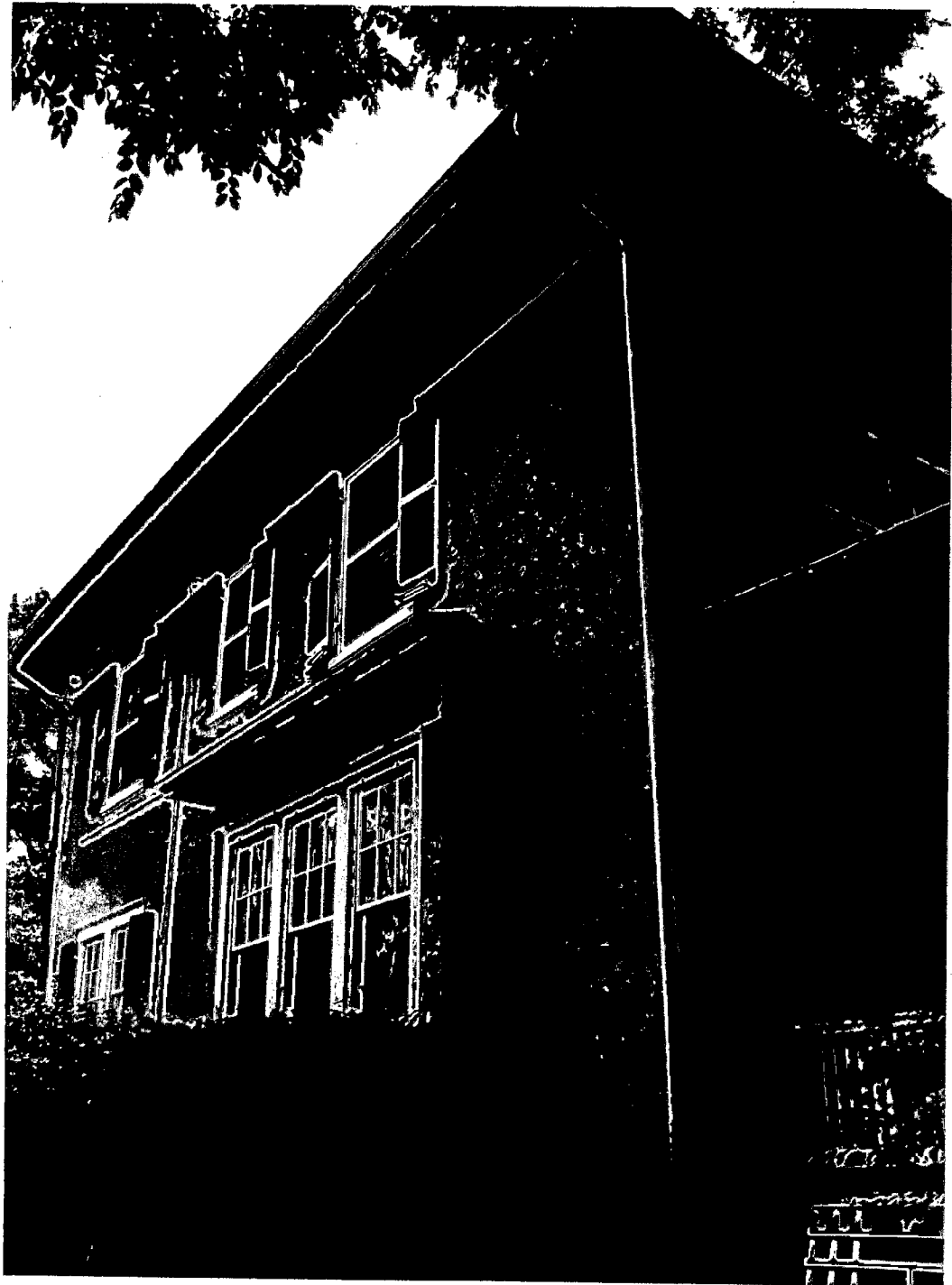




Front Elevation - South



Rear elevation - North



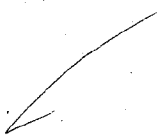
West elevation

**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.

Yes





OLD



<DRAWINGNUMBER> WEST ELEVATION

2







OLD

TOTAL P. 09

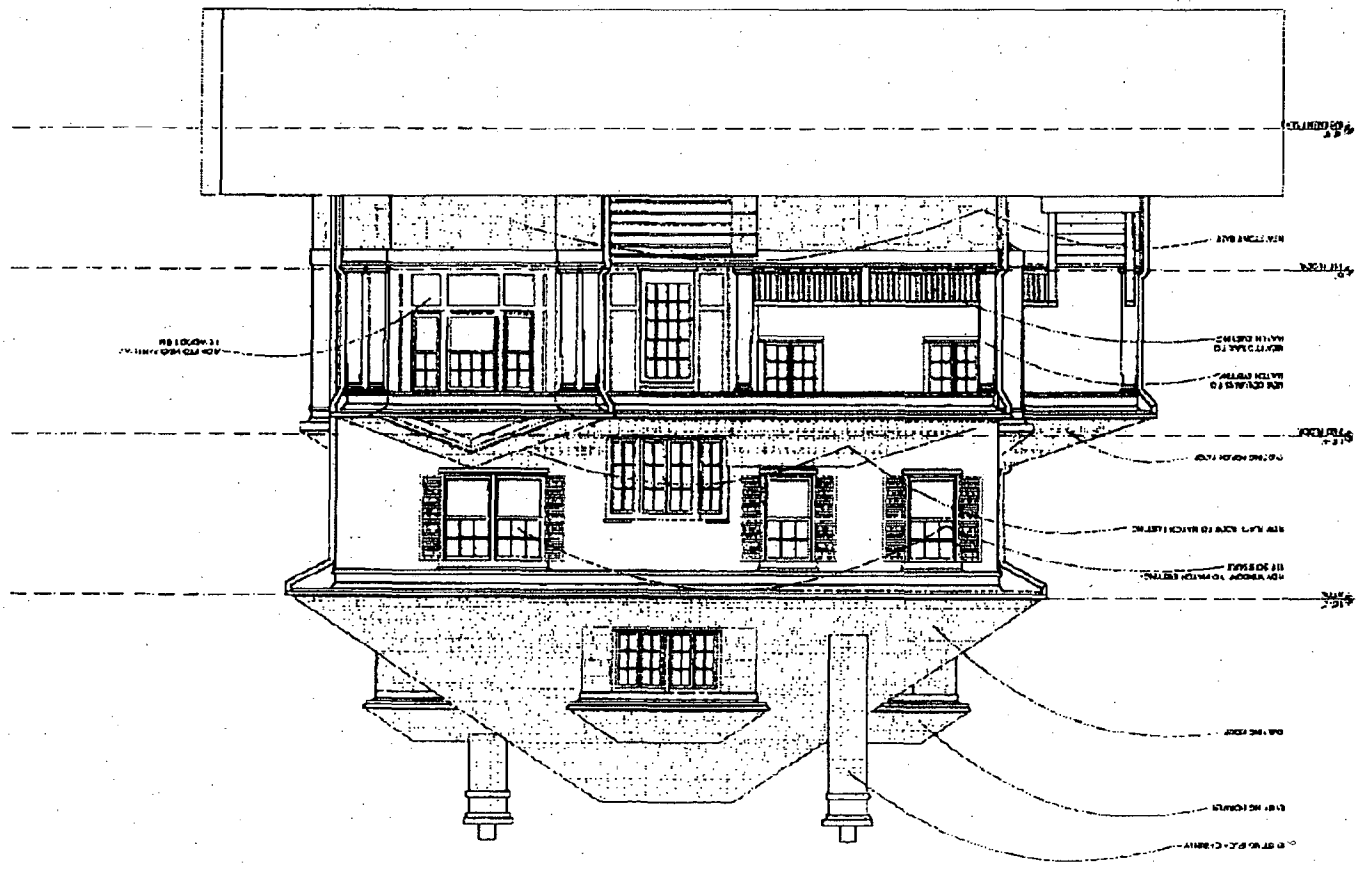


Rear

<DRAWINGNUMBER> NORTH ELEVATION

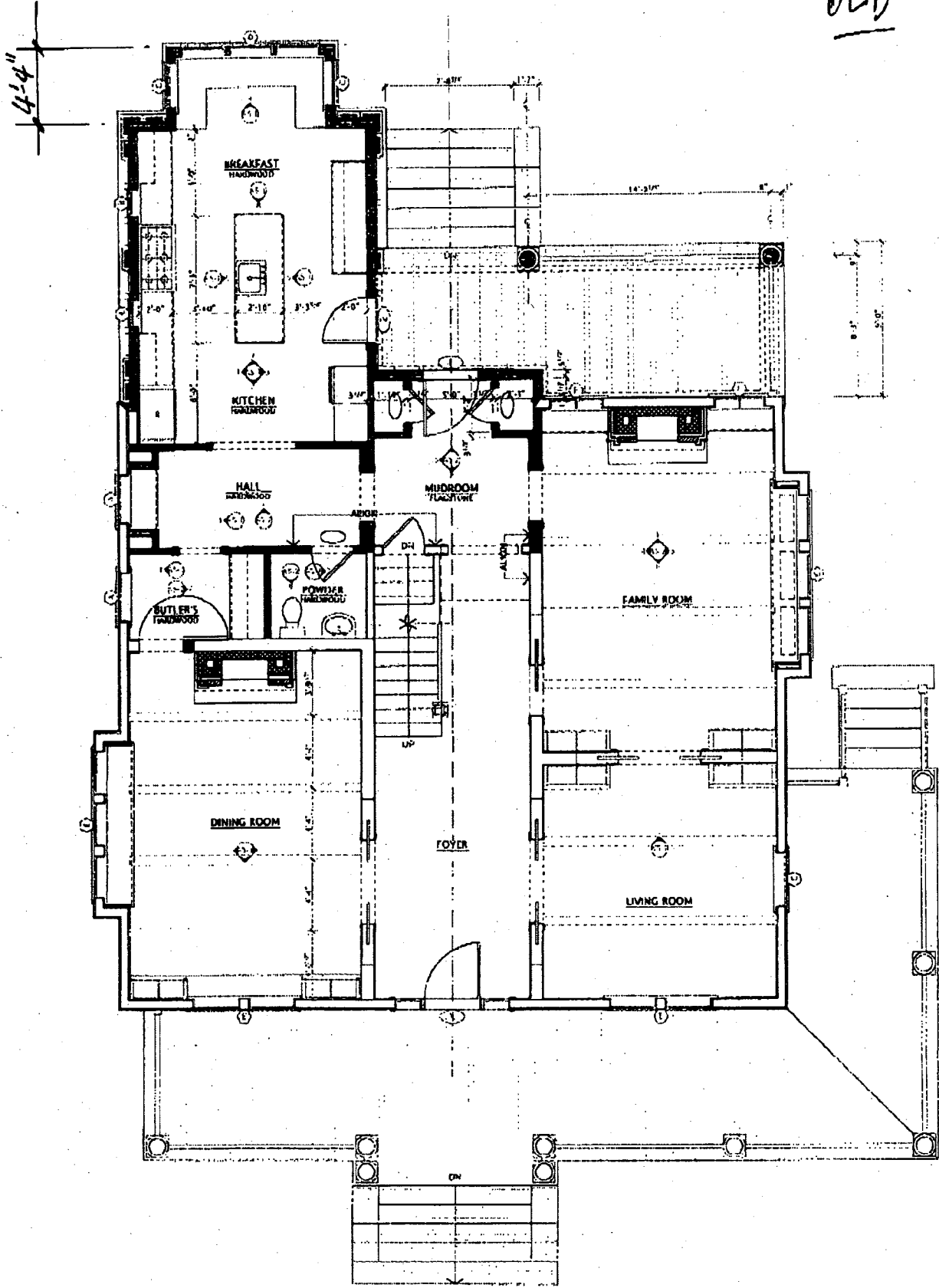
6

<DRAWINGNUMBER> NORTH ELEVATION



MAN

OLD

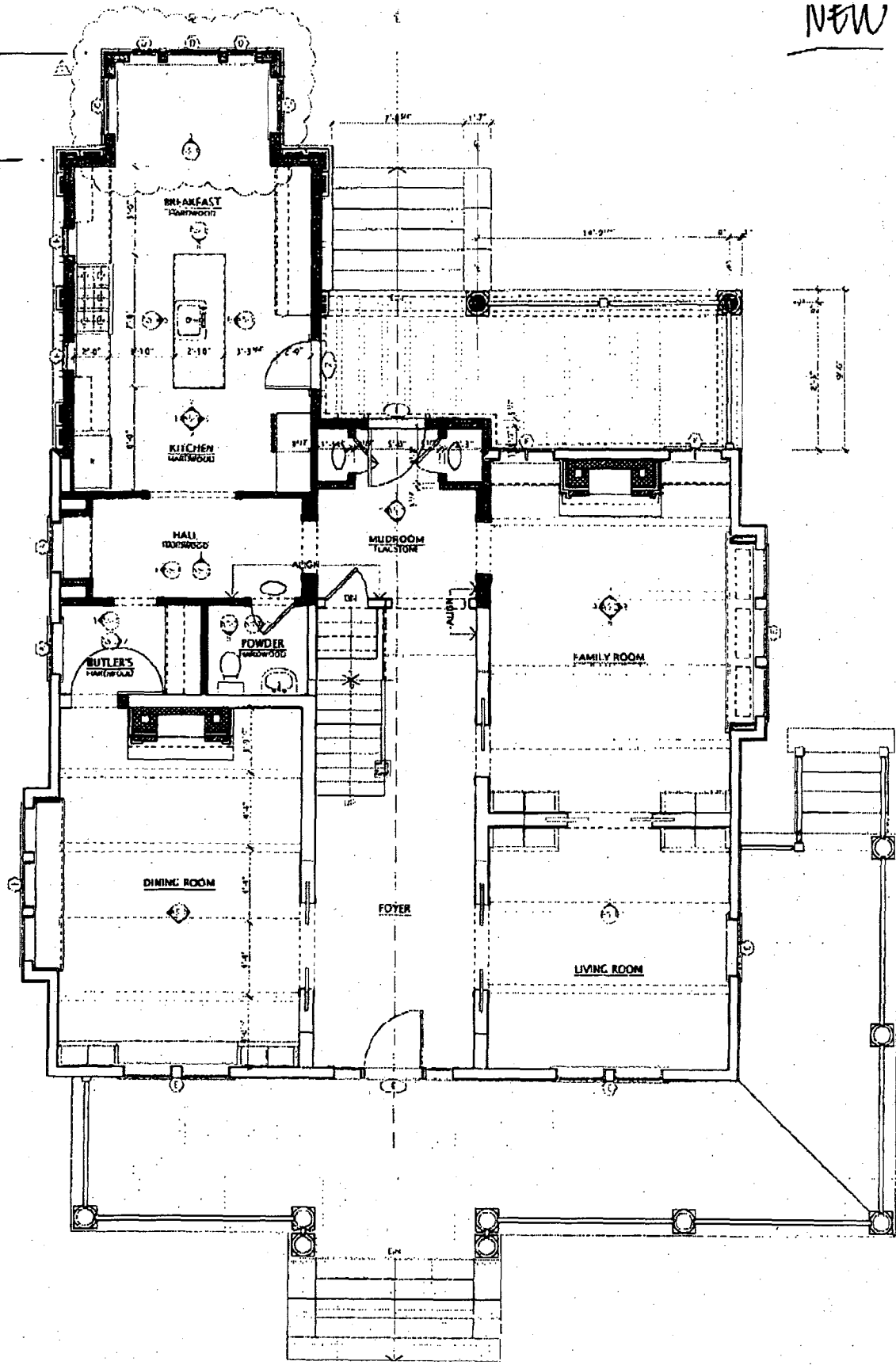


FIRST FLOOR PLAN



NEW

5'-10"



1 FIRST FLOOR PLAN

## Fothergill, Anne

---

**From:** Fothergill, Anne  
**Sent:** Thursday, January 12, 2006 12:07 PM  
**To:** 'Anne Decker'  
**Subject:** 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 2<sup>nd</sup> 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.

NO  
HAWP  
revision  
would be  
denied

See HPC approved west side elevation in Circle 3.

See proposed west side elevation in Circle 2.

See HPC approved north side elevation in Circle 4 (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

1.



<DRAWINGNUMBER> WEST ELEVATION  
1/8" = 1'-0"

Proposed west elevation

2



→ PREVIOUSLY APPROVED BY HPC.

WEST ELEVATION  
1/2" = 1'-0"

**Katz  
Renovation**  
23 Princeton Street  
Chevy Chase, Maryland 20815

© 2005 Hill & Tucker Architects, P.C.  
8 DECEMBER 2005

PERMIT SET

A2-4

To be Reused  
@ WEST ELEVATION



1 EXISTING NORTH ELEVATION  
W.P. & T.P.

2 EXISTING WEST ELEVATION  
W.P. & T.P.

Dormer window replacement  
Approved by HPC

4

1.



<DRAWINGNUMBER> WEST ELEVATION  
1/4" = 1'-0"



T R A N S M I T T A L

TO: Ann B. Fothergill  
FROM: \_\_\_\_\_  
DATE: 01/06/06  
FAX NUMBER: \_\_\_\_\_  
# of PAGES (incl. cover) 1  
PROJECT: 29 PRIMPUS

Ann B.:

ATTACHED PLEASE FIND (3)  
SETS OF DWGS SHOWING:  
1- REVISED FOR YOUR  
REVIEW & APPROVAL

2- PREVIOUSLY APPROVED  
WEST ELEVATION

3- REAR ELEVATION INDICATING  
ORIGINAL WINDOW  
TO BE REVISED.

PLEASE CALL US FOR ANY  
QUESTIONS OR CONCERNS.

THANK YOU.

[www.rilldecker.com](http://www.rilldecker.com)

8.

To BE REUSED  
@ WEST ELEVATION



1 EXISTING NORTH ELEVATION  
1/4" = 1'-0"

2 EXISTING WEST ELEVATION  
1/4" = 1'-0"

Katz  
Renovation

29 Primrose Street  
Chevy Chase, Maryland 20815

© 2005 Rill & Decker Architects, P.C.  
8 DECEMBER 2005

PERMIT SET

D03

2.



→ PREVIOUSLY APPROVED BY HPC.

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

Katz  
Renovation  
29 Primrose Street  
Chevy Chase, Maryland 20815

© 2005 Rill & Decker Architects, P.C.  
8 DECEMBER 2005

PERMIT SET

A2-4

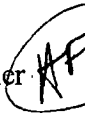


THE MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION

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.



RETURN TO: DEPARTMENT OF PERMITTING SERVICES  
255 ROCKVILLE PIKE, 2ND FLOOR, ROCKVILLE MD 20850  
240/777-6170

DPS - #8

HISTORIC PRESERVATION COMMISSION  
301/563-3400

APPLICATION FOR  
HISTORIC AREA WORK PERMIT

Contact Person: 240 425 4646  
Daytime Phone No: KAY KIM

Name of Property Owner: RUTH KATZ  
Address: 29 PRIMROSE STREET, CHEVY CHASE, MD 20815  
Contractor: KAY KIM/BILL DECKER ARCH  
Agent for Owner: KAY KIM/BILL DECKER ARCH

LOCATION OF BUILDING/PREMISE

House Number: 29 Street: PRIMROSE STREET  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: 14 Block: 58 Subdivision:  
Label: Folio: Parcel:

PART ONE: TYPE OF PERMIT ACTION AND USE

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

1B Construction cost estimate: \$  
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.

Signature of Owner or Authorized Agent: [Signature] Date: 08-31-05

Approved: [Signature] Date: 9-29-05  
Disapproved: [Signature] Date:  
Application Form No: 390569 Date Filed: Date Issued:

Received  
 SEP - 6 2005  
 Dept. of Permitting Services



- 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.

See existing and proposed site plans, elevations, and floor plans in Circles 8-25.

### 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 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.
- 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 right-of-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 2<sup>nd</sup> floor. However, they would prefer not to reuse the existing window that is at the back of the 2<sup>nd</sup> 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 3 permit sets of drawings to HPC staff for review and stamping prior to submission for permits.**



A



RETURN TO DEPARTMENT OF PERMITTING SERVICES  
1445 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: 240 425 4646  
Daytime Phone No: KAY KIM

Name of Property Owner: RUTH KATZ Daytime Phone No: \_\_\_\_\_  
Address: 29 PRIMROSE STREET, CHEVY CHASE City: CHEVY CHASE State: MD Zip Code: 20815  
Contractor: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Contractor Registration No: \_\_\_\_\_  
Agent for Owner: KAY KIM/BILL DECKER ARCH Daytime Phone No: 240 425 4646

**LOCATION OF BUILDING/PREMISE**  
House Number: 29 Street: PRIMROSE STREET  
Town/City: CHEVY CHASE Nearest Cross Street: BROOKVILLE ROAD  
Lot: 14 Block: 5B Subdivision: \_\_\_\_\_  
Lies: \_\_\_\_\_ Folio: \_\_\_\_\_ Parcel: \_\_\_\_\_

**PART ONE: TYPE OF PERMIT ACTION AND USE**  
1A. CHECK ALL APPLICABLE  
 Construct  Extend  Alter/Renovate  Add  Stair  Room Addition  Porch  Deck  Shed  
 Move  Install  Wreck/Remove  Solar  Fireplace  Woodburning Stove  Single Family  
 Revision  Repair  Revocable  Fence/Wall (complete Section 4)  Other \_\_\_\_\_  
1B. Construction cost estimate: \$ \_\_\_\_\_  
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.  
Signature of Owner or Authorized Agent: \_\_\_\_\_ Date: 08-31-05

Approved: \_\_\_\_\_ For Chairperson, Historic Preservation Commission  
Disapproved: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Application/Permit No: 396569 Date Filed: \_\_\_\_\_ Date Issued: \_\_\_\_\_

Lot 6-2199

**SEE REVERSE SIDE FOR INSTRUCTIONS**

Received  
SEP - 6 2005  
Dept. of Permitting Services

4

**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:

488 ANB MED

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

5th ANB MED

**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 end 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 canopy 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.

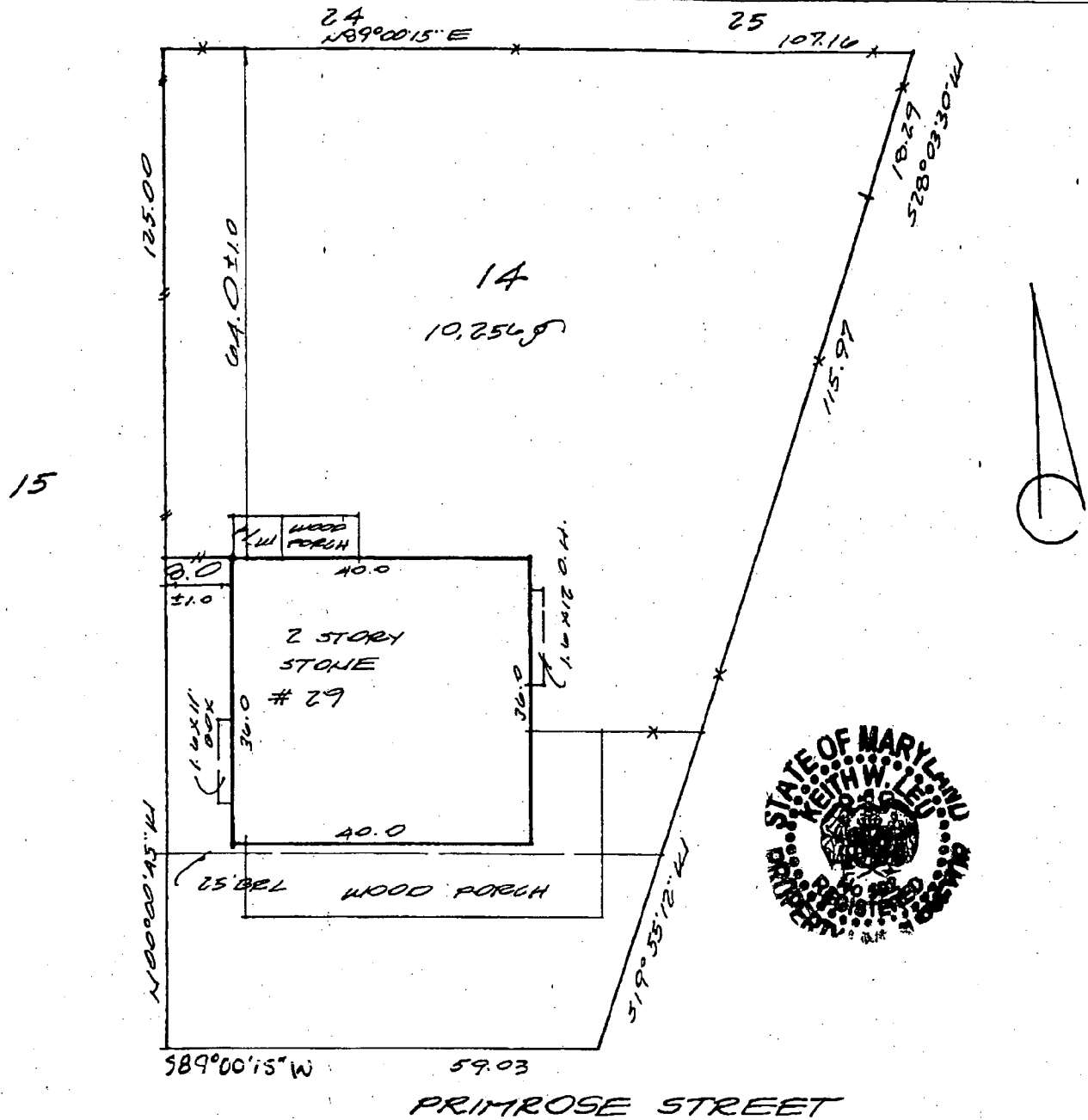
A. This historic house, built around 1929, is a 2-story stucco house with stone base which sits on the corner of Primrose street and Brookville road in Chevy Chase Village. It is currently designated as Contributing Historic Resource. (see attached photo).

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 dormer, 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 dormer 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: 05-06-05 Scale: 1"=20' Dm: B.D.

Plat Book: NO TITLE REPORT FURNISHED

Plat No.: 106

Work Order: 05-2708

Address: 29 PRIMROSE STREET

District: 7

Jurisdiction: MONTGOMERY COUNTY, MD

Surveyor's Certification

I hereby certify that the survey shown hereon is correct to the best of my knowledge and that, unless noted otherwise, it has been prepared utilizing description of record. This survey is not a boundary survey and the location of existence of property corners 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 are as per available information and are subject to the interpretation of the originator.

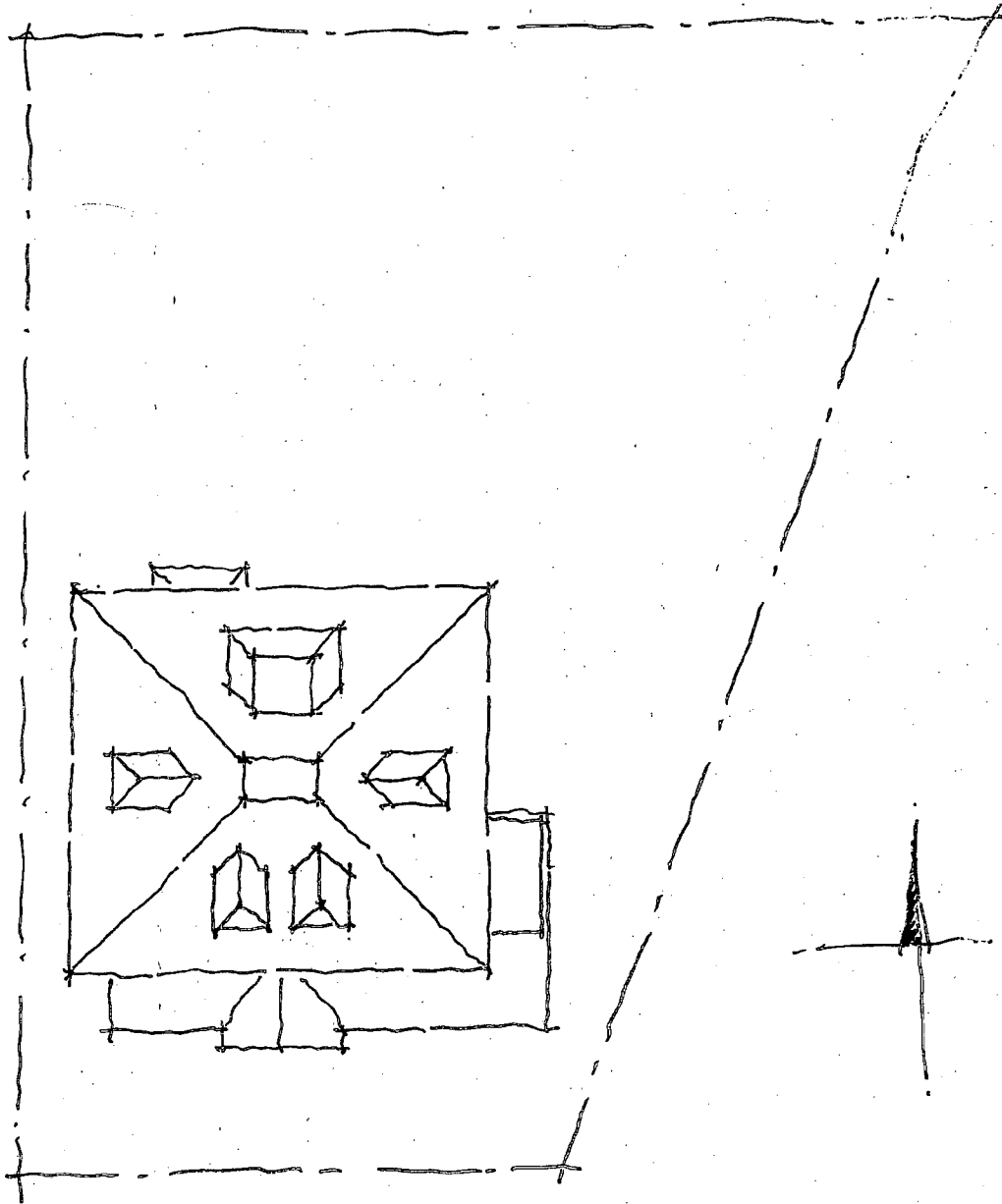
*Keith W. Lee*

LOCATION DRAWING  
LOT 14  
BLOCK 58  
SECTION NO. 2  
CHEVY CHASE

NOTE: 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.



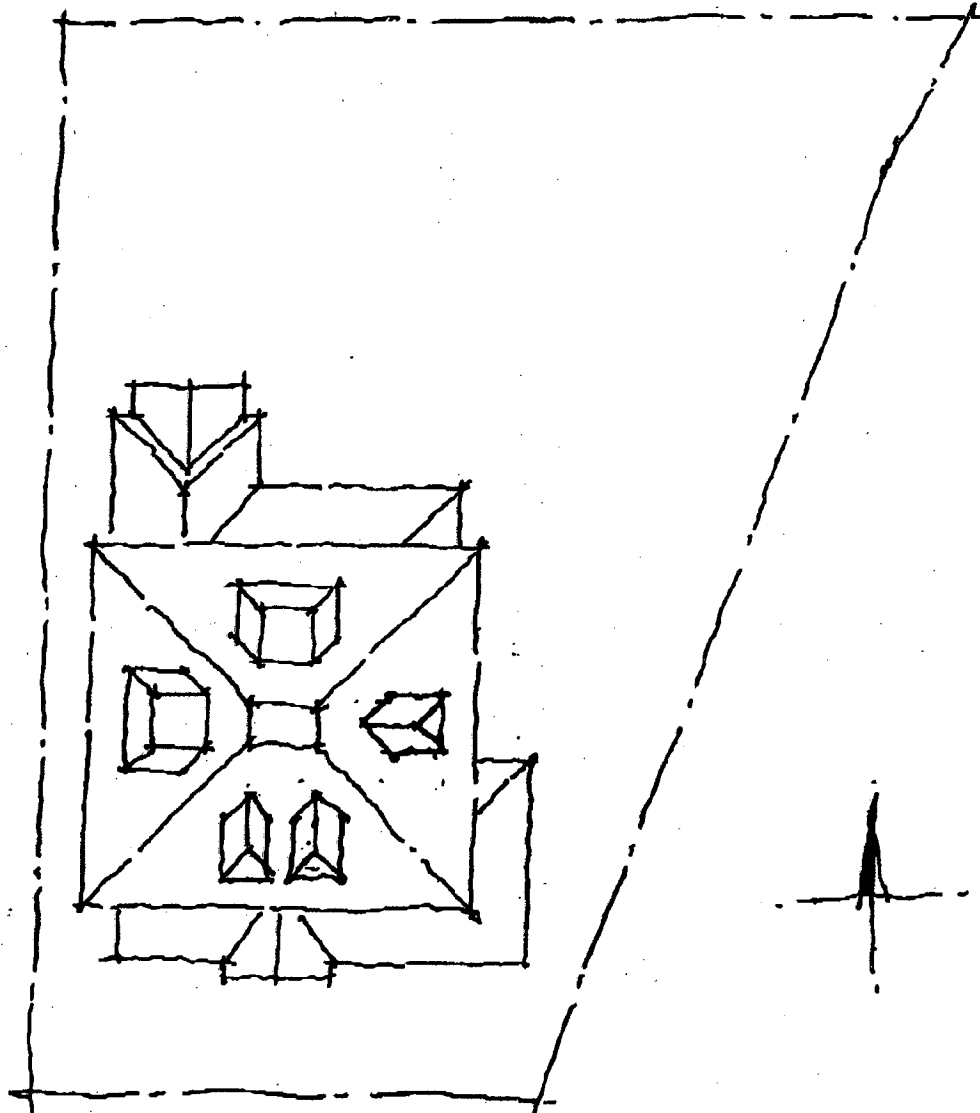
Meridian Surveys, Inc.  
811 Russell Avenue  
Suite #303  
Gaithersburg, MD 20879  
(301) 721-9400



SITE PLAN - EXISTING

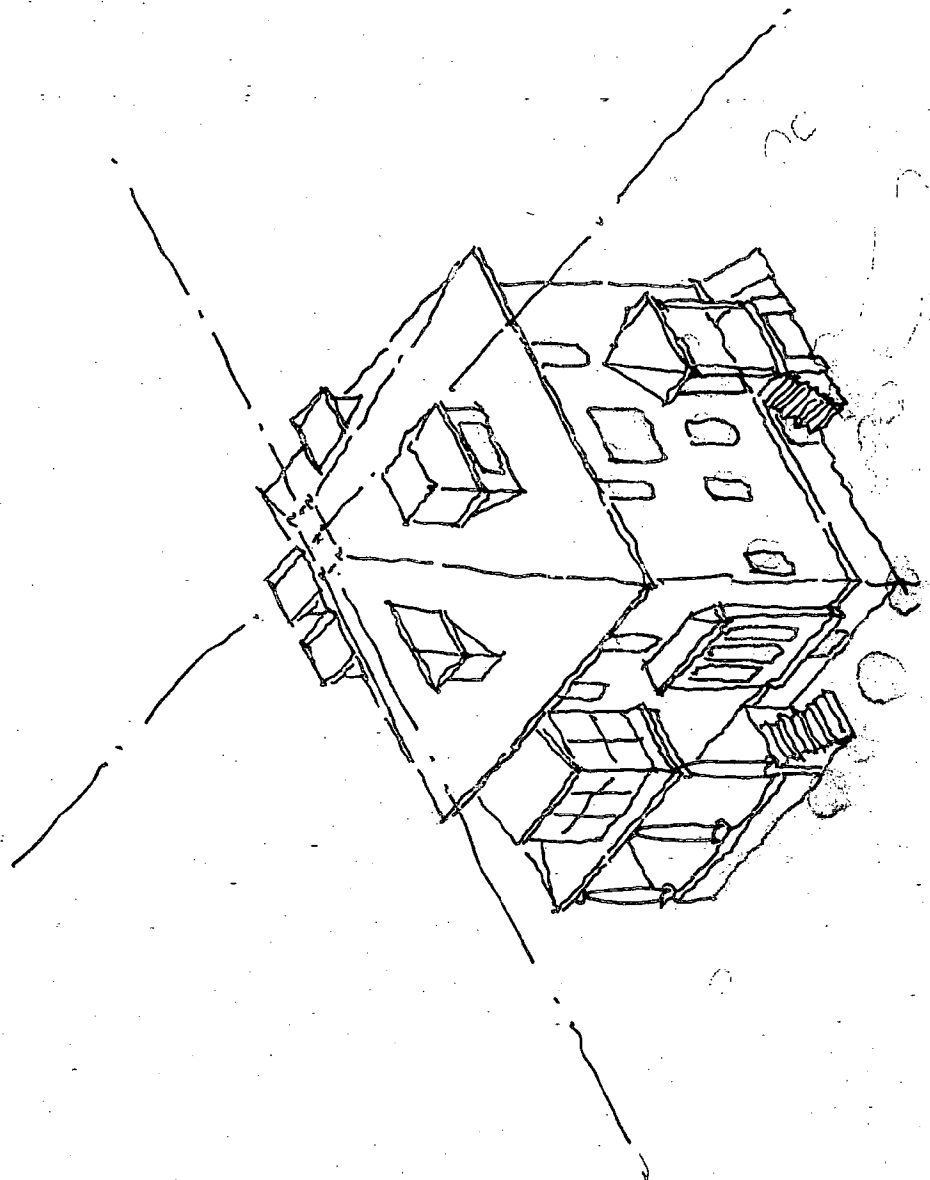
1" = 20' - 0"

10

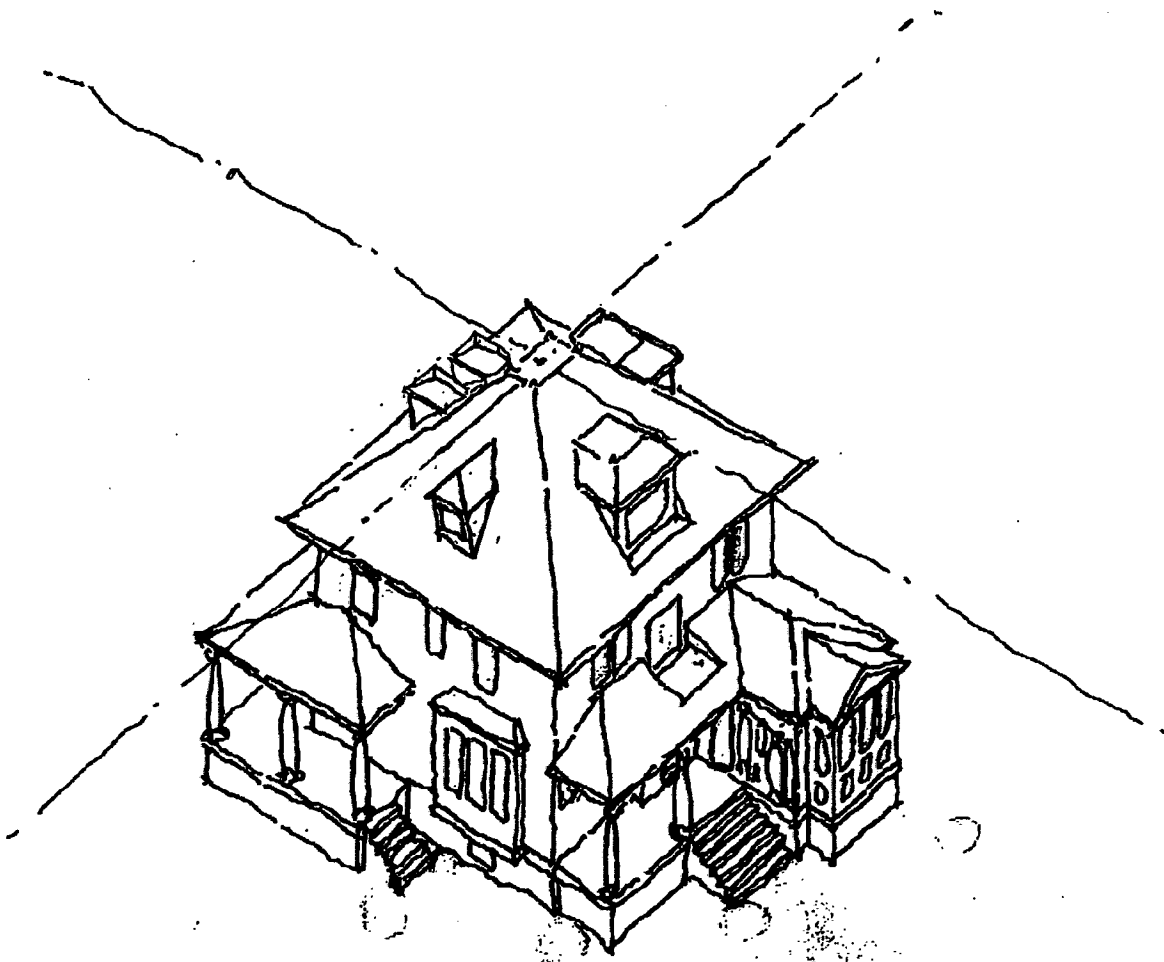


29 PRIMROSE STREET  
CHEVY CHASE, MD 20815  
LOT 14 BLOCK 5B

SITE PLAN - PROPOSED  
1" = 10'-0"



AXON VIEW - EXISTING  
S.T.S.



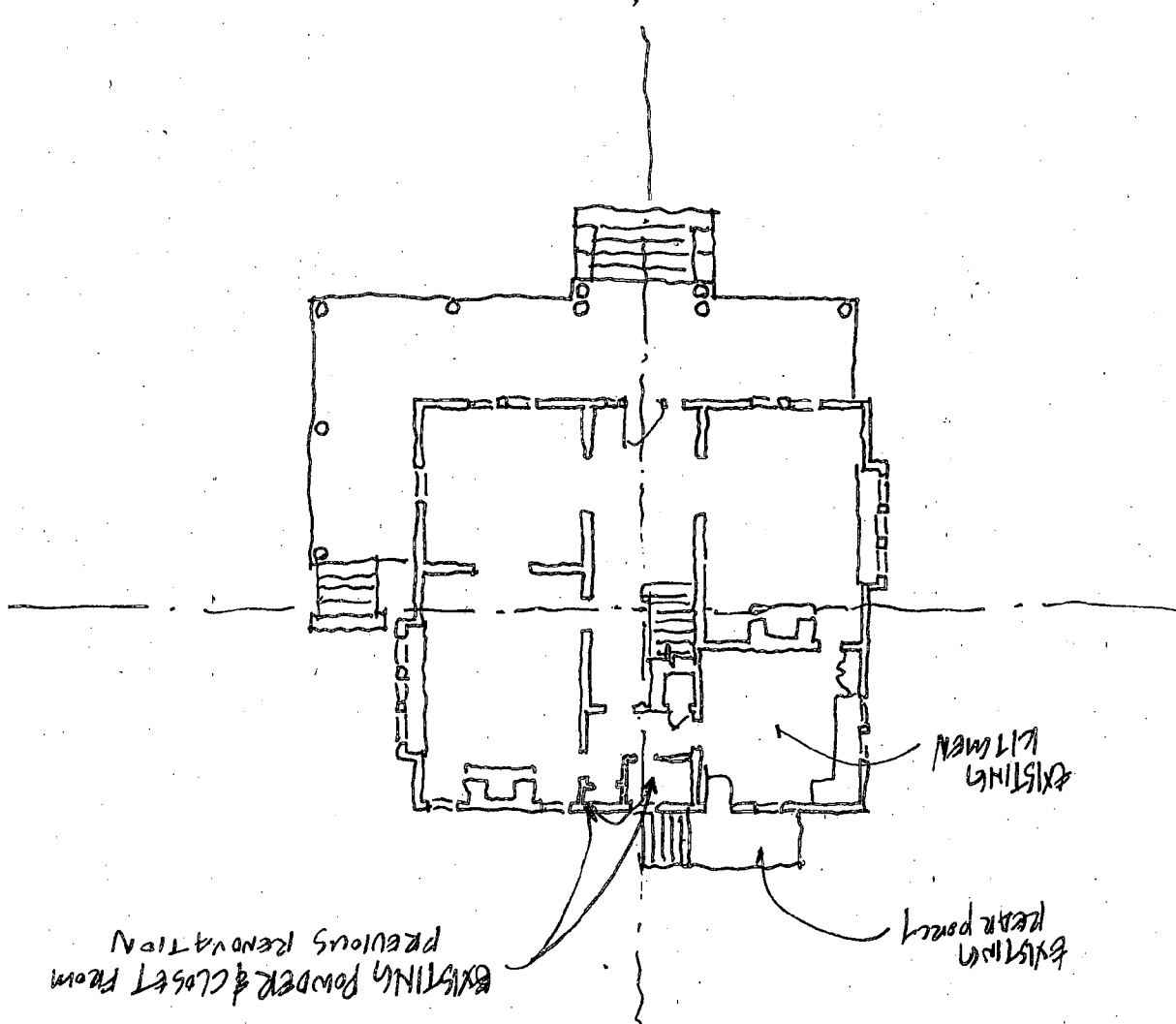
---

ARLEN VIEW - PROPOSED  
N.T.S.



21

1st floor plan - existing  
1/8" = 1'-0"



EXISTING LIT MEN

EXISTING REAR PORCH

EXISTING POWDER & CLOSET FROM PREVIOUS RENOVATION

NEW KITCHEN & BREAKFAST EXTENSION

- EXTERIOR WALL TO BE 2x6 WOOD FRAME W/ PTD. WOOD PANELING AND PTD. PILASTERS - SEE ELEV.

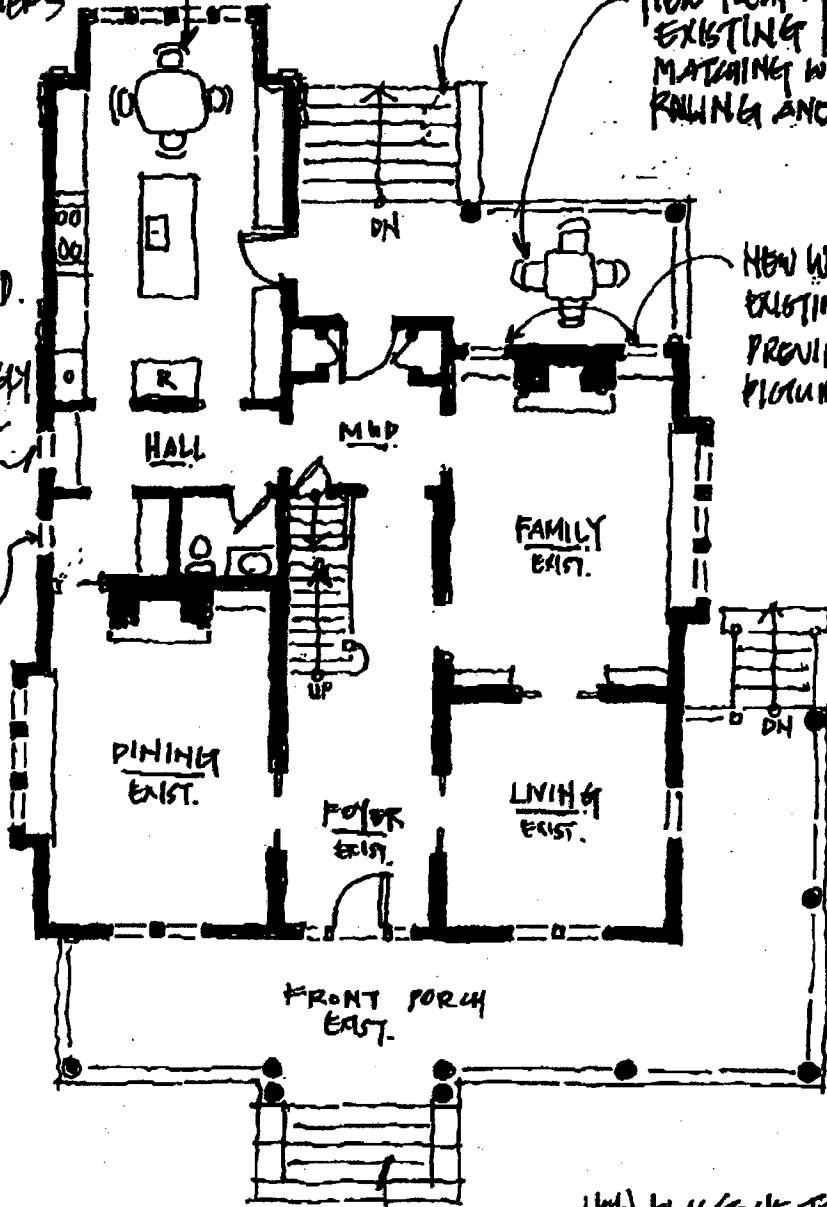
NEW FLAGSTONE STEPS

NEW REAR PORCH TO MATCH EXISTING FRONT PORCH W/ MATCHING WOOD INSET PICKET RAILING AND T&G FLOOR

NEW WINDOW TO MATCH EXISTING WD. JAMB WINDOW (REMOVING PREVIOUSLY REPLACED METAL JAMB WINDOW)

NEW WINDOWS TO MATCH EXISTING (REMOVE PREVIOUSLY REPLACED PICTURE WINDOW)

NEW WINDOW TO MATCH EXISTING



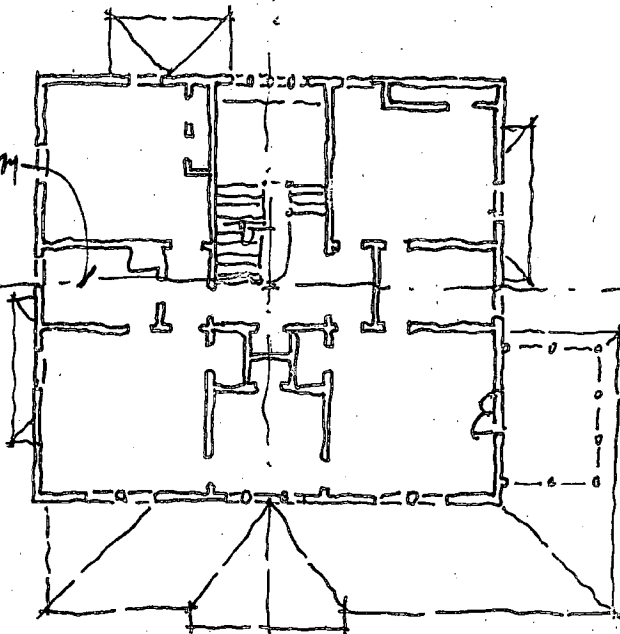
NEW FLAGSTONE TREAD & RISER OVER EXISTING REAR CONCRETE STOOP

1ST FLOOR PLAN

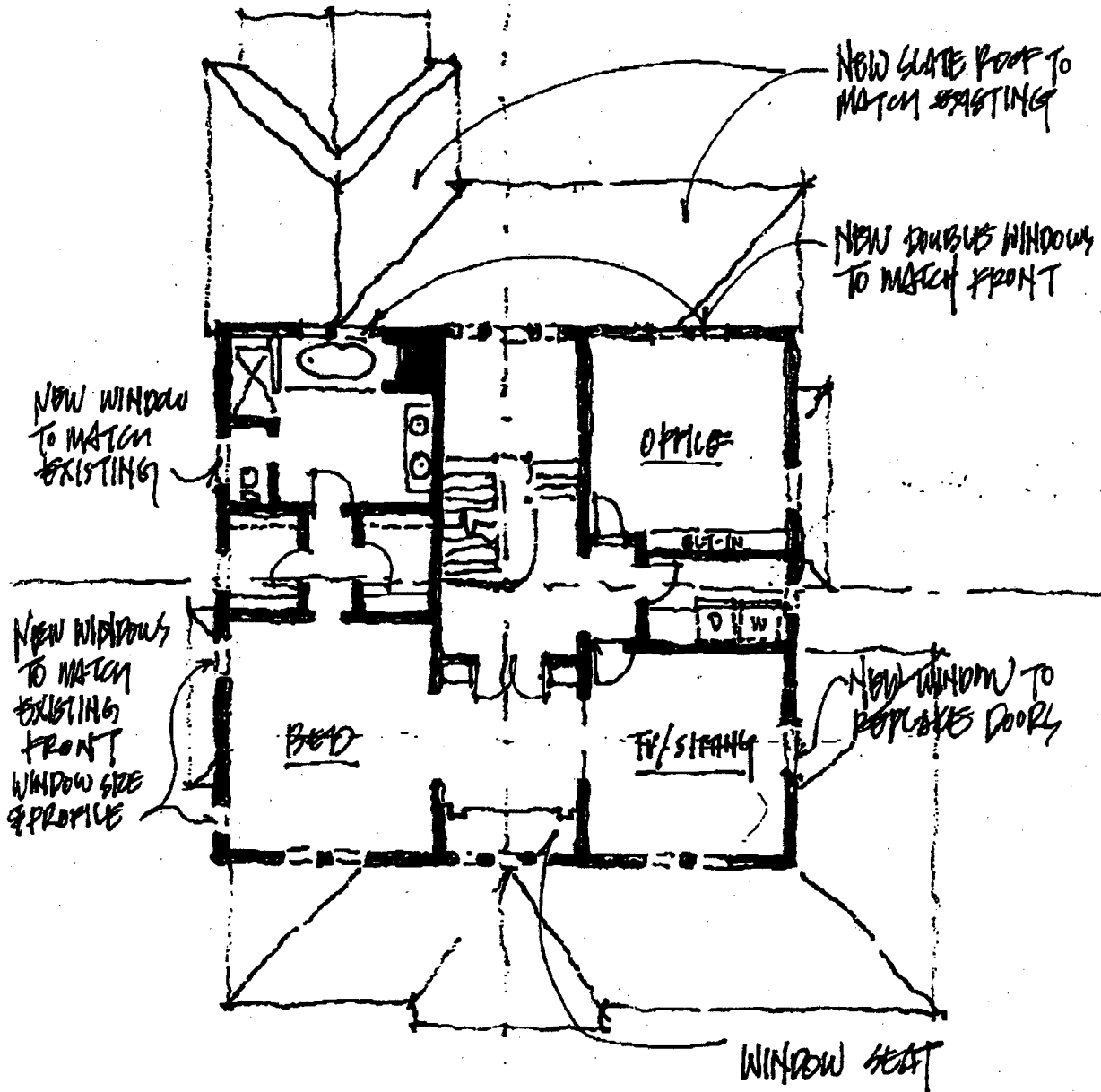
- PROPOSED

3/8" = 1'-0"

EXISTING MASTER BATH

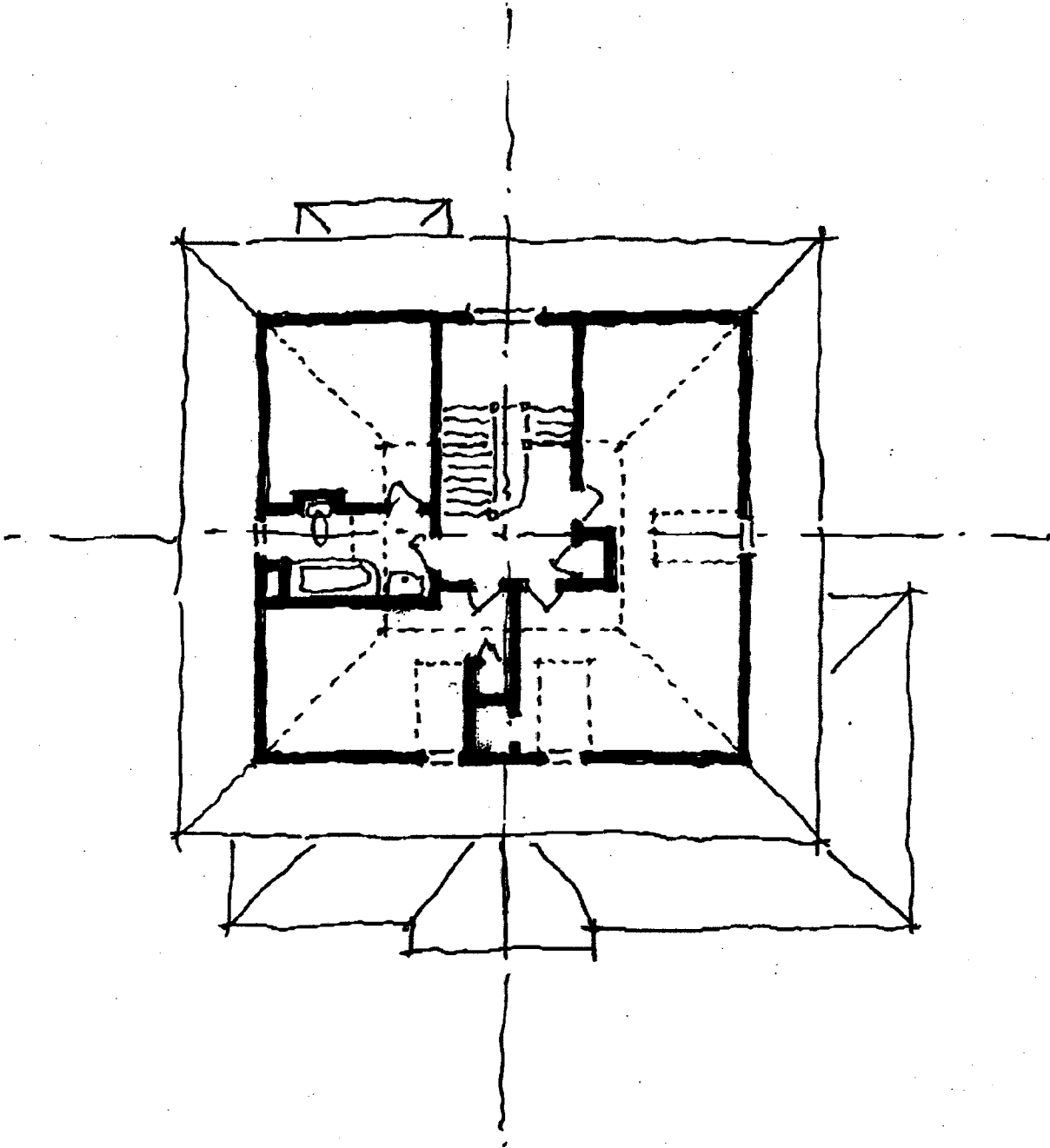


2ND FLOOR PLAN - EXISTING  
1/6" = 1'-0"

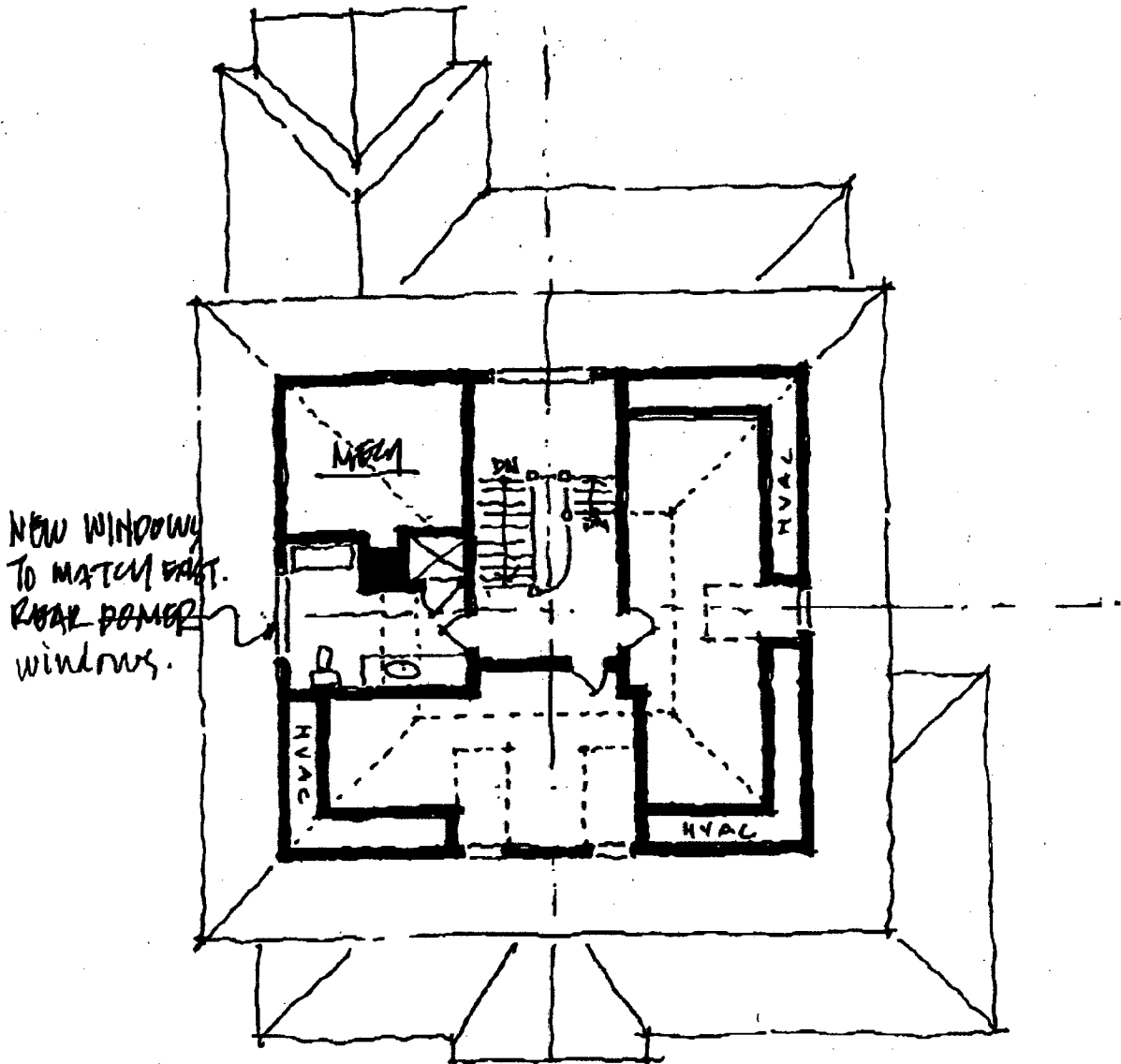


END. FLOOR PLAN  
1/8" = 1'-0"

PROPOSED



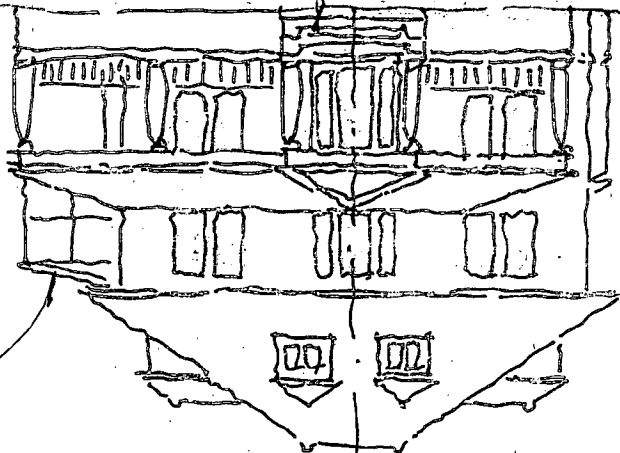
BRO (AMK) FLOOR PLAN - EXISTING



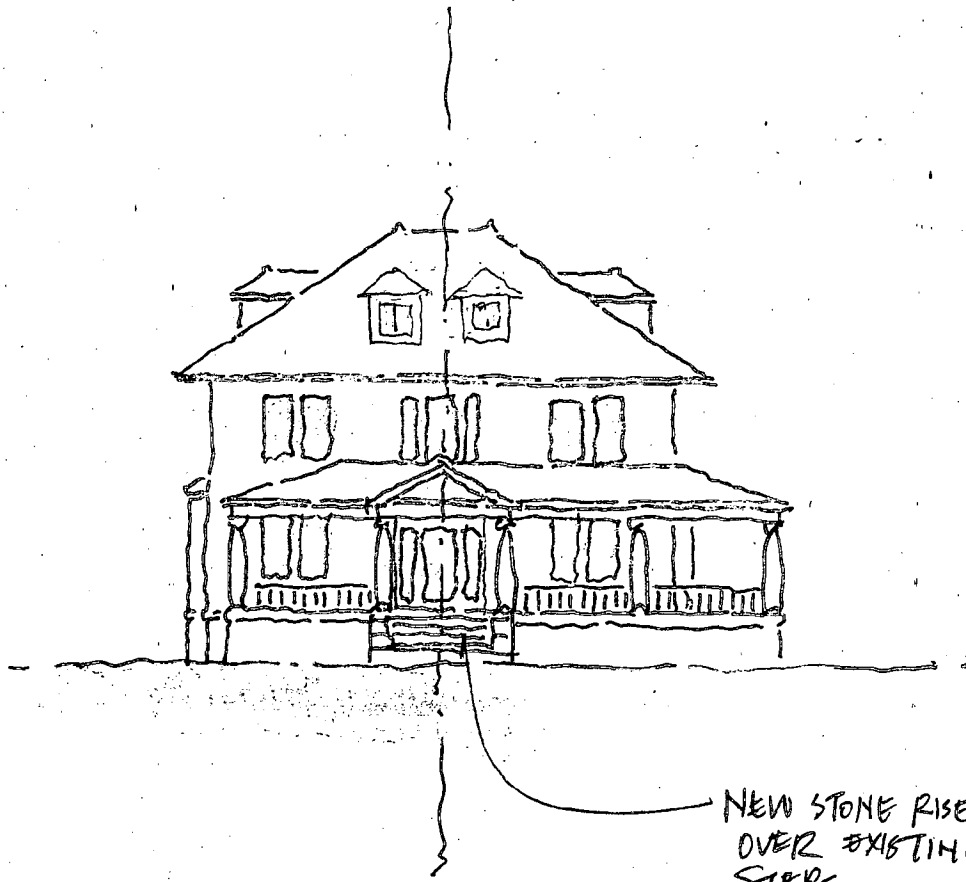
3RD (APTC) FLOOR PLAN - PROPOSED

FRONT ELEVATION - EXISTING  
1/6" = 1'-0"

EXISTING BRICK CONCRETE  
STOOP/STEP FROM PREVIOUS  
RENOVATION TO BE RESTORED  
W/ STONE STEPS



EXISTING SCREEN PORCH  
FROM PREVIOUS APPROVAL  
TO BE REMOVED

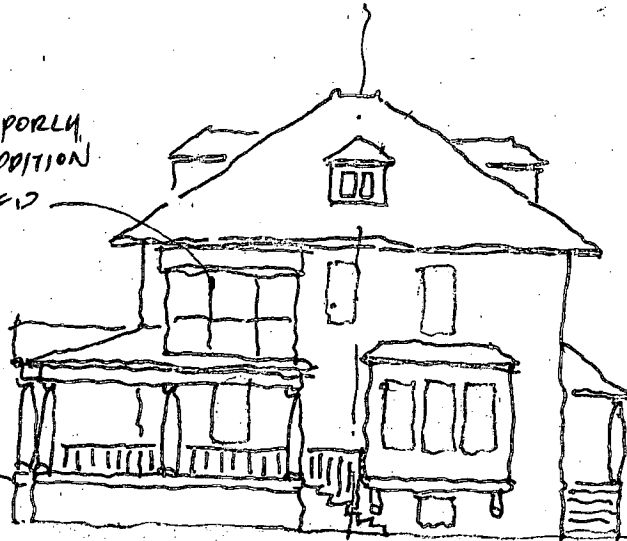


NEW STONE RISER & TREAD  
OVER EXISTING CONCRETE  
STEPS.

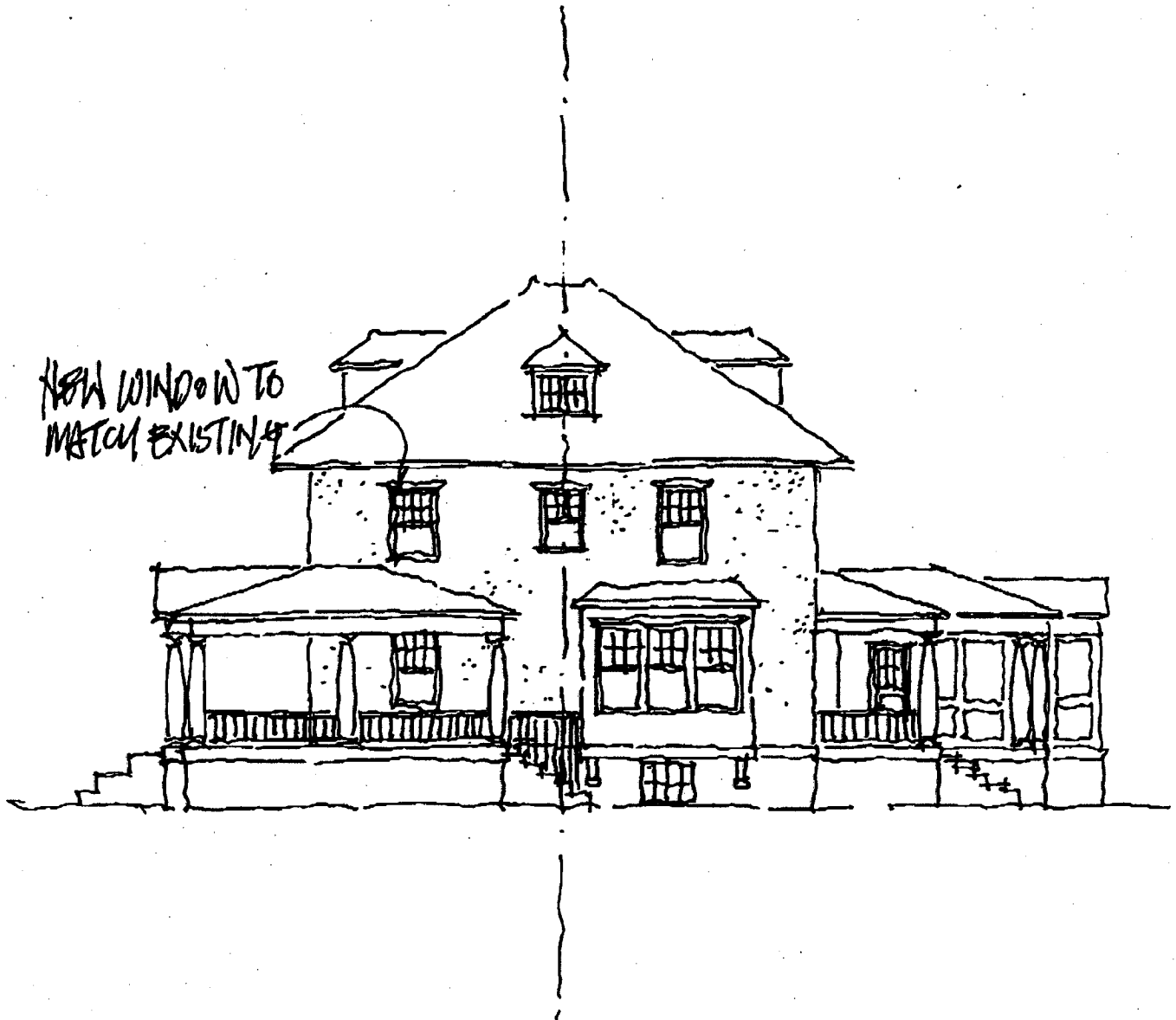
FRONT ELEVATION - PROPOSED  
 $\frac{1}{16}'' = 1'-0''$



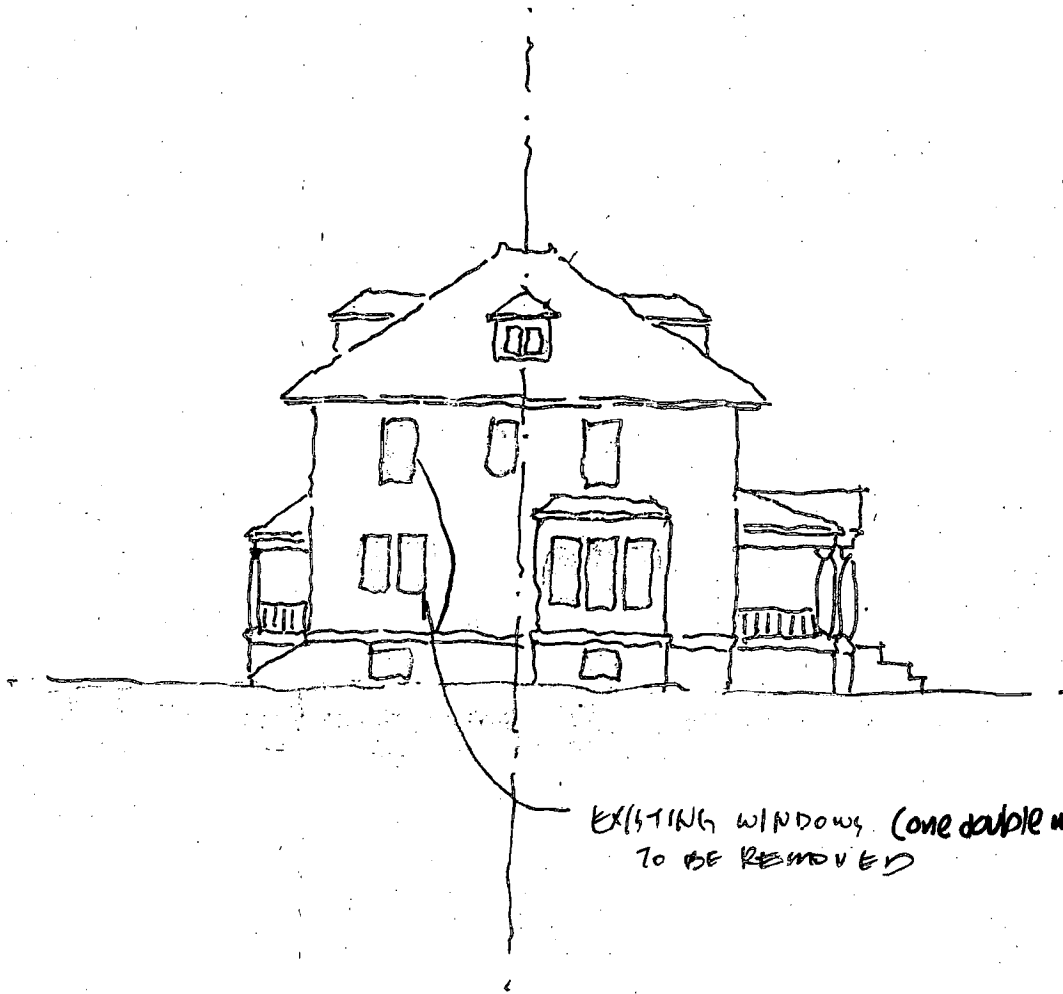
EXISTING SCREEN PORCH  
FROM PREVIOUS ADDITION  
TO BE REMOVED



(BASI) SLOPE ELEVATION - EXISTING  
 $\frac{1}{16}'' = 1'-0''$

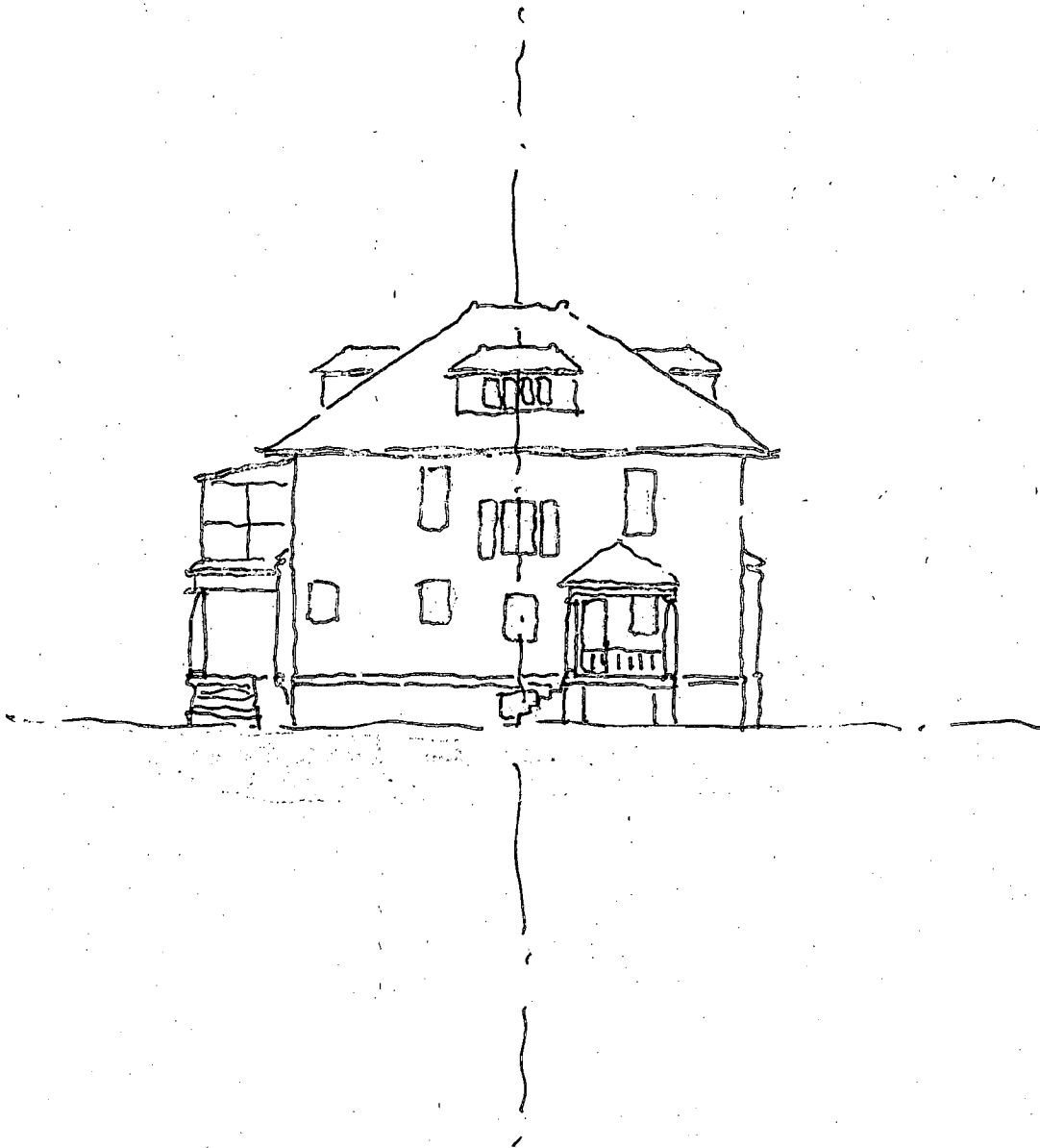


EXIST) SIDE ELEVATION                      - PROPOSED

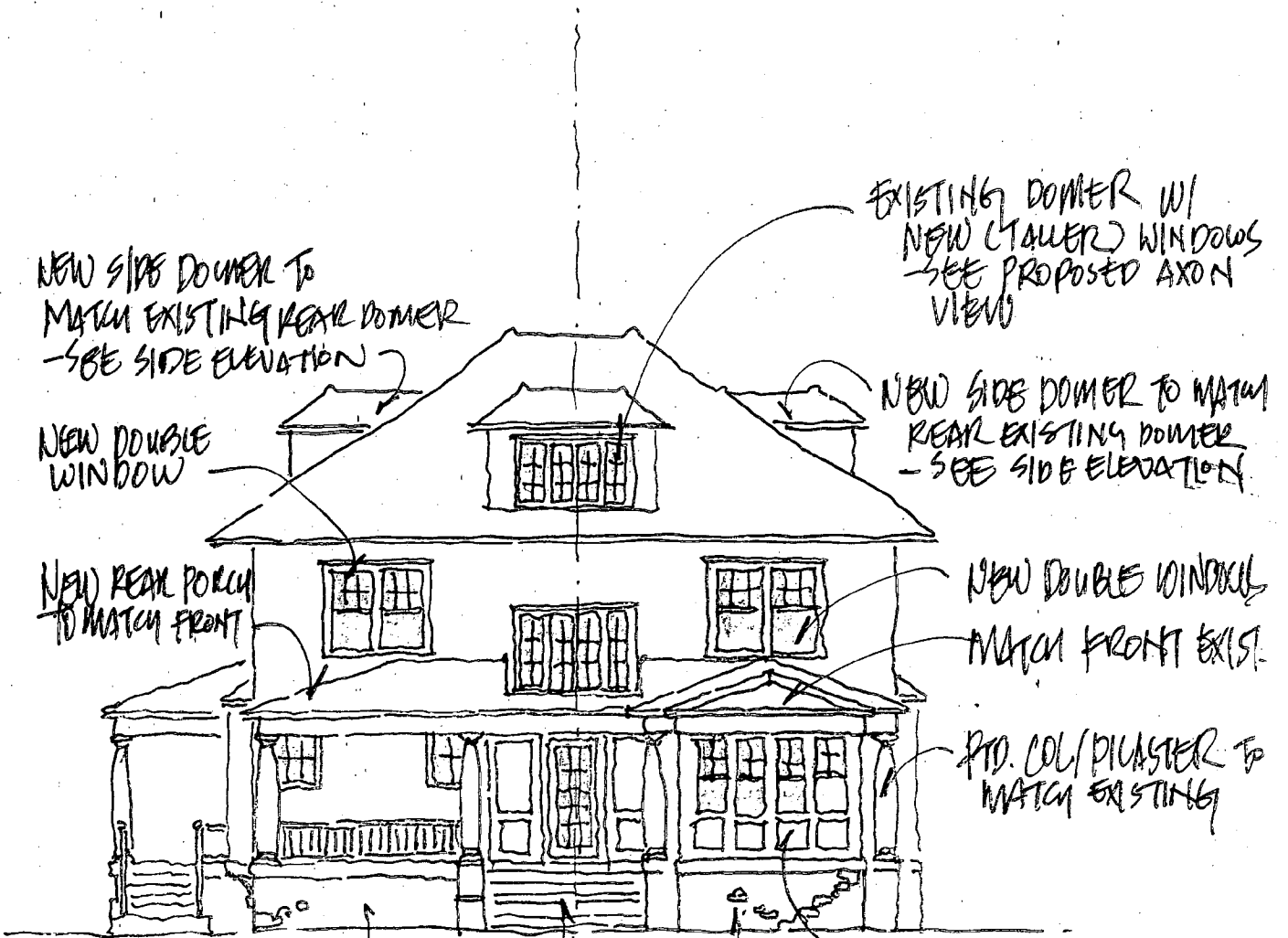


EXISTING WINDOWS (one double window)  
TO BE REMOVED

(WEST) SIDE ELEVATION - EXISTING  
1/6" = 1' - 0"



REAR ELEVATION - EXISTING  
 $\frac{1}{16}'' = 1'-0''$



NEW SIDE DORMER TO  
MATCH EXISTING REAR DORMER  
- SEE SIDE ELEVATION

EXISTING DORMER W/  
NEW (TALLER) WINDOWS  
- SEE PROPOSED AXON  
VIEW

NEW DOUBLE  
WINDOW

NEW SIDE DORMER TO MATCH  
REAR EXISTING DORMER  
- SEE SIDE ELEVATION

NEW REAR PORCH  
TO MATCH FRONT

NEW DOUBLE WINDOW  
MATCH FRONT EXIST.

PTD. COL/PILASTER TO  
MATCH EXISTING

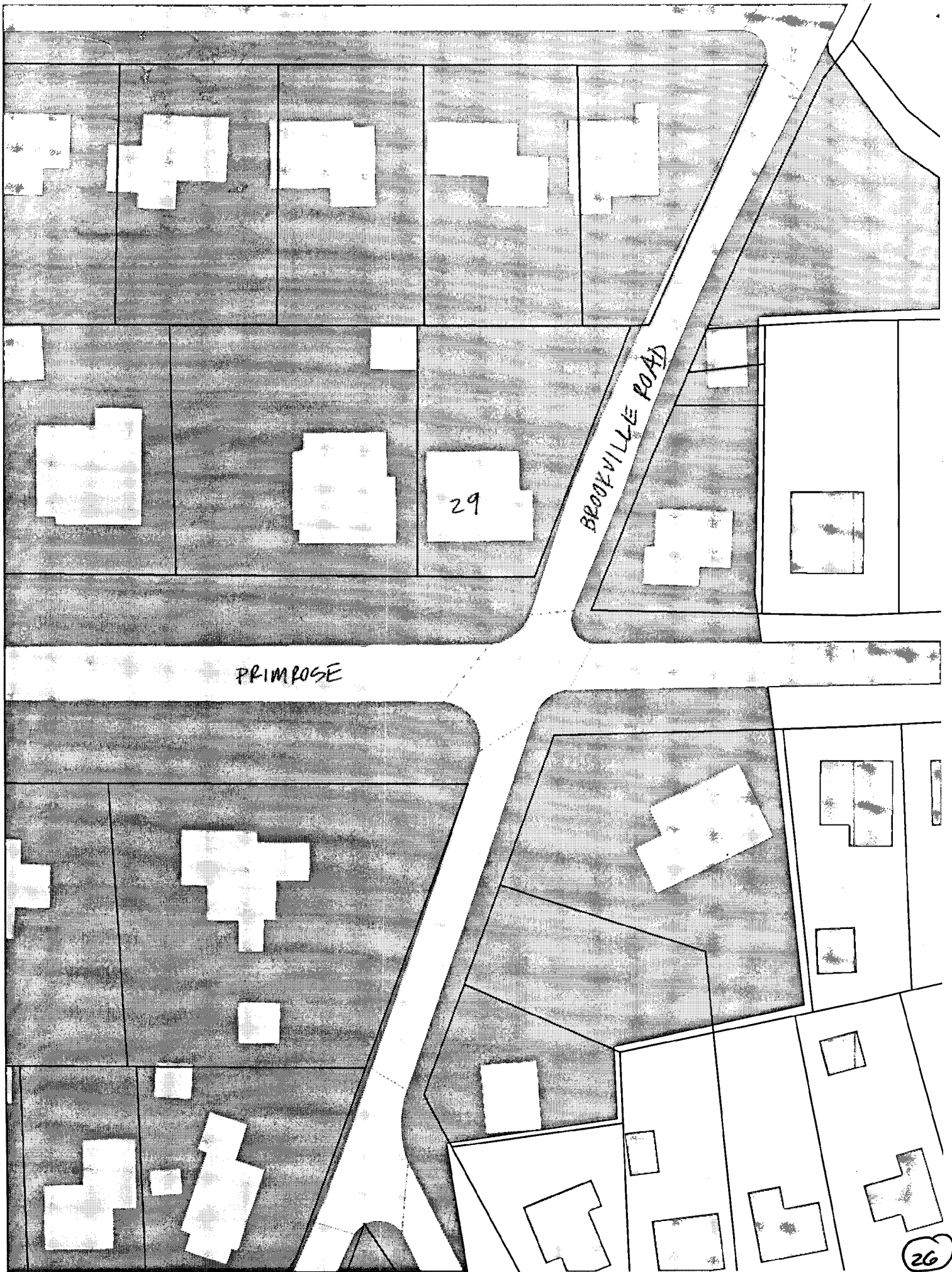
NEW CONTINUOUS  
STONE BASE TO  
MATCH EXISTING

PTD. WOOD PANELING  
STONE BASE TO MATCH  
EXISTING

NEW REAR STONE  
STEPS TO MATCH FRONT

REAR ELEVATION  
9/16" = 1'-0"

- PROPOSED



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BROOKVILLE ROAD

PRIMROSE







